

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

August 9, 2023

[Watch Live Stream \(YouTube\)](#)



MINUTES

Present: Stan Ullner (Chair), Tom Hund, Jim Newton

Absent: Wayne Billian (Vice Chair), Sharon Welch

Staff: Tyler Newman (Zoning Administrator), Katharine Watkins (Asst. Town Administrator)

Guests: Steven Zack (Director of Facilities for St. Christopher Camp), Rev. Laura Rezac (Executive Director)

Chair Ullner called the meeting to order at 1:30PM.

APPROVAL OF MINUTES

1. Regular Meeting: July 12, 2023

Mr. Newton moved to amend the meeting minutes to include his comments to be verbatim; Mr. Hund seconded. All in favor.

The amendment was approved.

Mr. Newton moved approve the meeting minutes as amended; Mr. Hund second. All voted in favor.

The previous meeting minutes of July 12th were approved as amended.

OLD BUSINESS ITEMS

The commissioners made comments on the previous Planning Commission meeting held in July.

NEW BUSINESS ITEMS

1. **Temporary Use Permit: St. Christopher Camp & Conference Center**

Zoning Administrator Newman summarized the request from the St. Christopher Camp & Conference Center to extend the previously approved temporary use permit for a 46' x 8.5' temporary kitchen trailer and 40' x 8' temporary freezer trailer at 4552 St. Christopher Lane.

Rev. Laura Rezac summarized their request for the temporary use permit and future steps for the project.

Discussions were had with the commission and the applicant.

Mr. Newton moved to approve the request from the St. Christopher Camp & Conference Center to extend the previously approved temporary use permit for a 46' x 8.5' temporary kitchen trailer and 40' x 8' temporary freezer trailer at 4552 St. Christopher Lane; Mr. Hund seconded. All voted in favor.

The request was approved.

2. Rezoning Request: 2125 Royal Pine Dr

Zoning Administrator Newman summarized the proposed ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

Mr. Hund moved to recommend approval of an ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District; Mr. Newton seconded. All voted in favor.

The rezoning request for 2125 Royal Pine Dr was approved.

3. Rezoning Request: 2156 Royal Pine Dr

Zoning Administrator Newman summarized the proposed ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District.

Mr. Hund moved to recommend approval of an ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District; Mr. Newton seconded. All voted in favor.

The rezoning request for 2156 Royal Pine Dr was approved.

ITEMS FOR INFORMATION / DISCUSSION

None.

ADJOURN

Mr. Hund moved to adjourn the meeting; Mr. Newton seconded. All voted in favor.

The meeting adjourned at 1:51PM.

Date: August 9, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator

Note: These minutes are not verbatim minutes. To listen to the meeting, please use the following link:
<https://www.youtube.com/@townofseabrookisland5287/streams>