



ATTACHMENT #17a

SUPPLEMENT

Correspondence in Support of the Variance Request
(2 Messages Received)

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Wednesday, July 28, 2021 2:32:27 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Paula Murphy

Address

2919 Captain Sams Road

Email Address

pcmurphy11@gmail.com

Do you support the approval of Variance #175?

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Wednesday, July 28, 2021 6:22:53 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Pam & Cary Hall

Address

508 Cobby Creek, Seabrook

Email Address

Chall@wyche.com

Do you support the approval of Variance #175?

Yes - In Favor

Comment



ATTACHMENT #17b

SUPPLEMENT

Correspondence in Opposition to the Variance Request
(29 Messages Received)

TO: Joseph M. Cronin, Town Administrator/Zoning Administrator
Town of Seabrook Island

FROM: Lucy Hoover, President
Seabrook Island Green Space Conservancy

SUBJECT: Variance Request for TAX Map #149-01-00-092 (Variance #175)

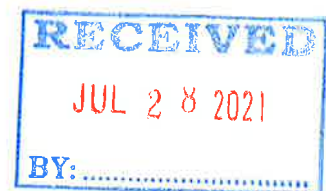
Date: July 28, 2021

Dear Mr. Cronin:

The Board of the Seabrook Island Green Space Conservancy has reviewed the subject variance request and recommends that **no reduction** in the 25-foot marsh setback be allowed. The 25-foot marsh setback is environmentally important because it establishes a 25-foot riparian buffer between State waters and upgradient development. This buffer zone provides multiple environmental services such as

- provision of wildlife habitat,
- a corridor for wildlife movement between the salt marsh and the island's interior,
- removal of pollutants from storm-generated surface runoff,
- a buffer to absorb tidal flooding, and
- space for the inland movement of salt marsh as it adapts to rising sea level.

In summary, the 25-foot marsh setback is a critical tool that helps to sustain the island's natural environment and protect the quality of area shellfish waters. **The requested variance to reduce and/or encroach upon the 25-foot marsh setback should be denied.**



From: [victor agusta](#)
To: [Joe Cronin](#)
Subject: Variance 175
Date: Wednesday, July 28, 2021 4:37:11 PM

I am against the change to decrease the distance from the house to the marsh on both sides. We need to control flooding. Removing marsh land is not a good way to do this.

I was the chairman of ARC , and when variance was waived by the town, the committee could not over rule it. Those houses when built ,had flooding drive ways and water seeping into the garage.

I am also against the 50 foot decrease to the property line because this will remove many good trees and be right next to the current Tennis courts. i will attend the virtual meeting Victor Agusta

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Wednesday, July 28, 2021 5:11:31 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

George & Patricia Doolittle

Address

2613 Jenkins Point Road

Email Address

P17doolittle@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

We are very concerned that the proposed setback on this parcel of land would have a negative impact on flooding and habitat.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Wednesday, July 28, 2021 7:01:21 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Christopher Ryan

Address

3032 High Hammock Road

Email Address

seabrookryans@comcast.net

Do you support the approval of Variance #175?

No - Opposed

Comment

I oppose ALL elements of the variance.
I oppose the encroachment on the SBI Club Racquet Club courts and the detriment this will have to members of the club.

I thought we are/were an Audubon community!!! How can this variation possibly be allowed or condoned.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Wednesday, July 28, 2021 10:33:17 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Janet Chesley

Address

2521 Haulover Pointe Circle

Email Address

JanetPChesley@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

There are many reasons why this variance should not be granted:

- 1) The driveway entrance at the sharp corner on Long Bend will have limited sight distance and will be very dangerous. It already is dangerous with pedestrians crossing from the courts back to the Racquet Center.
- 2) Consider the negative impact on flooding and habitat. Where will the animals relocate to?
- 3) This is not just one request but four significant requests and would be a terrible precedent when green space is already a concern.
- 4) This variance includes a whole new road to be cut (close to where the variance notice is posted) the new road will be on the right opposite the left turn into the tennis club. and will wipe out virtually all the trees and shrubs in that area. It will also wipe out ALL the trees and shrubs behind the stand-alone tennis courts that are on the right. as you drive in Long Bend Drive.
- 5) The Island will lose its sustainability and Audubon certification. . "The Sustainable Communities Program helps communities tackle those challenges and plan for change in a way that fosters a vibrant local economy while maintaining a healthy environment and high quality of

life. This is the concept of sustainability, which Audubon International views as the foundation for quality communities of today and tomorrow. We want to harness the best of what Seabrook is today, and plan for the best of what Seabrook can be tomorrow.”

We are moving further and further away from this every day with a lack of green space and frequent building.

6) The ARC has been very, very tough in the past on variances to individual home builders. It is unacceptable to allow egregious variances to a developer who will do nothing but wreck our environment.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Thursday, July 29, 2021 8:18:46 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Susan Meloy

Address

2942 Seabrook Island Road

Email Address

Susanmeloy@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

As a frequent tennis player, I object to the variance that would permit development of the property as shown. The sight and sounds of vehicles on the entry drive along court 11 would be a distraction to players, especially without any room for a landscape buffer. Villas on top of courts 11 and 12 would replicate the problem of the existing villas on top of courts 13 and 14. There is frequent noise from owners and maintenance projects. In addition, the tall structures prevent breezes, making those courts much warmer than others. A better use of the land would be for a small number of additional tennis or pickle ball courts and a small "comfort station" for the players on those courts.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Thursday, July 29, 2021 9:50:32 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

John Sesody

Address

2991 Hidden Oak Drive seabrook island sc 29445

Email Address

jjsesody@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

Before any work is done we need a detailed impact report on this proposal. The proposed area is shoehorned in among a number of existing developments and abuts protected marshland.

NO NO NO

JOHN Sesody

From: [Kelly Ellsworth](#)
To: [Joe Cronin](#)
Subject: Reynolds Williams July 30 zoning appeals request
Date: Thursday, July 29, 2021 10:39:09 AM

Thanks for the opportunity to submit comments on the request. I am Kelly Ellsworth and reside at 3025 Seabrook Village Drive. I ask that the request be denied to protect the wildlife and marsh et al. New development on the island is causing many unintended consequences.

Sent from my iPhone

Town of Seabrook Island
Board of Zoning Appeals

Comments in Opposition to Application #175

To the Board:

The above-referenced Application #175 is in fact four separate variance requests:

- (1) Reduce the marsh setback from 25 feet to 10 feet to allow for construction of a driveway and parking lot (Code Sec. 7.60.50);
- (2) Reduce the marsh setback from 25 feet to 18 feet to allow for construction of a multi-family residence (Code Sec. 7.60.50);
- (3) Reduce the marsh setback for open decks from 15 feet to 7 feet to allow for the encroachment of an open deck (Code Sec. 7.60.50); and
- (4) Eliminate the required 50-foot landscaped buffer along the shared property line with the Seabrook Island Racquet Club/Tennis Courts (Code Sec. 10.30.20).

These requests must be individually analyzed to determine whether they comply with *every one* of the four standards for a variance as required by State law and the Town of Seabrook's Development Standards Ordinance, and findings must be made by the Board on each of these criteria. Upon such analysis, none of the four requests meets the requirements for granting a variance.

At the outset, it is informative to note that, upon information and belief, the owners/applicant do not currently own the property in question; the land is listed as "Active Contingent" on the Seabrook Island Real Estate website. One can assume that a final sale is contingent on obtaining necessary approvals to build the proposed townhouses; if approvals are not granted, the sale does not go through and the owners/applicants are not financially harmed.

Turning first to the request to eliminate entirely the buffer requirements of Section 10.30, the Applicants have supported their request by stating that as currently zoned, "the buildable area of the lot is decreased by approximately 60%," and restricts access to Longbend Drive; that a neighboring Marshwalk Trace building does not comport with the required buffer; that application of the buffer would not allow for access from Longbend Drive; and that the neighboring condo building does not comply, and in any event "careful care and consideration will be implemented for all landscape elements to create as much buffer as possible between the tennis courts and this development. Plant choices will be carefully picked..." and "will be respectful of all SIPOA guidelines."

The Development Standards Ordinance specifically sets out the purpose of the buffer:

Sec. 10.10. - Purpose and Objectives.

It is the intent of this Article to establish minimum landscape development requirements in both publicly and privately owned developed areas; to ensure that an appropriate population of trees is provided and preserved within the Town; to require the installation and maintenance of landscape areas in off-street parking facilities; and to require the installation and maintenance of landscaped buffer areas between non-complementary land uses. It is intended that the implementation and enforcement of this Section achieve the following objectives:

- a) Contribute to an urban environment which is in ecological harmony with the surrounding natural and agricultural environments.
- (b) Aid in stabilizing the ecological balance by contributing to the processes of ground water recharge, and stormwater runoff retardation, while at the same time aiding in the abatement of noise, glare, heat, air pollution and dust.
- (c) Assist in controlling vehicular and pedestrian traffic to and from, as well as within, off-street parking facilities and other vehicular use areas if utilized as an integral site design element to:
- (d) Clearly delineate and buffer the bounds of abutting vehicular use areas, particularly public right-of-way, so that distractions of movements, noise and glare from one area do not adversely affect the activity in another area;
- (e) Limit physical site access to established points of ingress and egress;
- (f) Limit the internal movement of vehicles and pedestrians to designated traffic configurations;
- (g) Promote energy conservation by maximizing the cooling and shading effects of trees;
- (h) Buffer non-complementary and incompatible land uses by providing a transitional interface; and
- (i) Enhance and encourage the preservation and reconstruction of the natural environment.

It is clear that approval of the requested variance would allow noncompliance with ***each and every one*** of the stated intentions of the Town to preserve the environmental character of the Town. Some examples (although far from exhaustive), the Applicants have given no explanation whatsoever of how they would deal with the drainage and runoff from an impervious driveway, especially so close to the tennis courts; why the shared driveway at the

far end of Longbend Drive would not allow for adequate access (except to those townhomes that are proposed to stand in the drainage easement); or how approval of the variance request would not eliminate virtually all natural environment along the “long bend” of Longbend Drive. There can be no clearer example of “substantial detriment to adjacent property or to the public good” and the “character of the district” than if this variance were to be granted. At bottom, the only “extraordinary and exceptional” aspect of this variance is the breadth of its scope.

As to the three remaining variance requests for changes to the marsh setback requirements, again, each one must be reviewed individually, and separate findings based on the criteria must be made. However, the detail submitted as to each of these requests is minimal; for example, the application does not address the potential harm to the marshland and its associated drainage, natural cover, and support for wildlife.

Moreover, the placement of a Marshwalk Trace building, which the Applicants says “appears to overstep their 25’ OCRM Marsh Setback,” provides no support for the current requests. The Applicants have not demonstrated that the placement of that building was the subject of a variance; or, if a variance was requested, what particular characteristics of the building were demonstrated in support of such a request. Thus, no factual comparison can be made.

This Board in the past has conducted detailed reviews of variance requests by measuring in inches and feet the encroachment of additions, decks, patios, etc. Every property owner who has requested a variance in recent years is well aware of the diligence with which this Board has approached such requests, with site visits and tape measures. While noting that this is a proposed development, not a standing home, the scope of the encroachments requested here, in total, paints a clear picture of wholesale destruction of the natural environment.

For these reasons, the Board must deny the variance requests in Application #175. The Applicants have not met their burden of providing facts sufficient to meet each of the standards for approval for each of their requests. If the Board decides to grant any or all of the requests, it must support such approval with detailed findings based upon evidence properly submitted in the record, sufficient to withstand appeal to circuit court.

Respectfully submitted,

Ava Kleinman
July 29, 2021

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Thursday, July 29, 2021 11:55:52 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Larry Mohn

Address

510 Cobby Creek Lane

Email Address

mohnlar@aol.com

Do you support the approval of Variance #175?

No - Opposed

Comment

The setbacks are established to protect marsh habitat. The current setback is less than recommended for protection and now we plan to reduce the established setback to help a developer?

Why have setbacks at all if we just provide variances? This sets a terrible precedent for future requests. The lot had the setbacks in place when purchased - the owner of that lot has to abide by them.

SIPOA should have strongly opposed this - the Board will feel the heat if it passes.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Thursday, July 29, 2021 12:52:04 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Mike and Amy Kashmer

Address

1725 LIVE OAK PARK

Email Address

mikeekashmer@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

We strongly feel any infringement on the marsh can only have an adverse on the wildlife and environment which is exactly why the original buffers were put in place.

Why can't this builder design within the constraints of the property? How is this a positive move for our community? We are deeply saddened and concerned that this request is even being considered.

From: [patricia Schaefer](#)
To: [Joe Cronin](#)
Subject: #175 application
Date: Thursday, July 29, 2021 1:54:50 PM

Set back variances should not be changed. We live on the marsh and have seen how vulnerable it is. There is erosion and threat of runoff from parking areas. This sets a terrible precedent for building on the marsh. This should not be approved!

Patricia and Page Schaefer
2565 clear marsh rd.

Sent from my iPhone

From: [Janet Chesley](#)
To: [Joe Cronin](#)
Subject: Regarding variance for Charleston County tax map #149-01-00-092 (Variance #175)
Date: Thursday, July 29, 2021 3:51:58 PM

I am sending this email in order to voice my concern regarding variance # 175. I feel that it is important that you be made aware that this is not in the interest of the community nor what the community wants.

- 1) This strip of undeveloped land has been a safe haven for SI wildlife for a long time and there isn't much of it left on the island. It was stated at the last two annual meetings that the Board will attempt to buy land for GREENSPACE. To my knowledge, this has not occurred, and it disappoints me that there was an opportunity to purchase the land in question for GREENSPACE. Instead, it seems that a 1.5-million-dollar office building was purchased with no current plans for its use. It would also seem that the Island will soon lose the Audubon sustainability certification, with good reason. In the past, we were known as a caring community of environmental custodians. Each project we approve now encroaches on the marsh, creating more runoff, and adding more impervious surface. Our low country ecosystem is very special, and the majority of Members wish to preserve it. Our community is rallying to support efforts to curb further development as the one proposed.
- 2) When viewing the proposed variance, it would seem that the developer has carved out several thousand square feet of land from protected areas to place 12 condos with garages and decks into less than 2 acres solely for the developer's economic benefit with absolutely no remediation of land or other compensation to the club or existing villa owners. In my opinion, the last thing Seabrook Island needs is more condos. All 12 units are 3 bedrooms, each allowing rental to 8-10 people under the Towns rental ordinance. 96 people. The 2 car garages will not provide enough parking for 96 people and there will not be surface parking for an additional 25 cars. The driveway entrance at the sharp corner on Long Bend will have limited sight distance and will be very dangerous as it already is currently with pedestrians crossing from the courts back the Racquet Club.
- 3) The ARC has been very tough in the past on variances to individual home builders and it is unacceptable to allow egregious variances to a developer. Members have stated that the ARC mandates that residents plant 2 trees for every nuisance palm they wish to remove on their property. How is it that SIPOA AND ARC don't mind adding this and removing many, many trees without mitigation?
- 4) Seabrook Island Real Estate is a corporation wholly owned by SIC. The club's President is also chairperson of SIRE. Every listing and sale by SIRE produces revenue for the club. It is obvious that the club has a financial incentive to see this happen, even though club amenities are already stretched, and the club is operating on a profit model, not the private club model that it is required to be per our bylaws and state business license/registration (the fundamental concern raised by the Petition last month). The Club, not its members, will benefit financially even though the Club does not need this new money. I object to the Club permitting SIRE to participate in any way in this proposed transaction and new property development.

Personally, the reasons that I purchased on Seabrook are slowly eroding away. Numerous failed policies, poor management, dramatic encroachment onto the ecosystem - have been deeply disappointing to me. I hope that you will vote no on variance # 175.

Janet Chesley
2521 Haulover Pointe Circle
Seabrook Island

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Thursday, July 29, 2021 4:29:55 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Sheila Quigley

Address

1362 Pelican Watch Villas Seabrook Island SC 29455

Email Address

squi860507@aol.com

Do you support the approval of Variance #175?

No - Opposed

Comment

There is no legitimate reason for granting this variance.

From: [Ted Henderer](#)
To: [Joe Cronin](#)
Subject: Variance 175
Date: Thursday, July 29, 2021 7:06:03 PM

Please don't approve this variance

Ted & Ruth Ann Henderer

Sent from my iPhone

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Thursday, July 29, 2021 8:41:52 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Catherine Johnson

Address

3606 Beachcomber Run

Email Address

Katierjohnson@comcast.net

Do you support the approval of Variance #175?

No - Opposed

Comment

This variance meets none of the necessary conditions - the developer simply needs to design smaller or differently within the confines of the existing setbacks. In particular, allowing the variance is of substantial detriment to the public good. We must preserve and protect the marsh which benefits all residents of our island, providing beauty, sanctuary for wildlife and buffer from the effects of storms. Please vote no. Thank you!

From: [Tom Lamb](#)
To: [Joe Cronin](#)
Subject: Variance Request for Tax Map # 149-01-00-092 (Variance #175)
Date: Thursday, July 29, 2021 10:35:49 PM

Joe,

I strenuously object to the granting of a variance regarding the marsh setback for the purpose of cramming in additional housing by reducing the buffer. The buffer was established to ensure that we humans resist our economic desire to encroach on an existing ecosystem that is already in peril and should not be modified to allow a developer to eke out additional profit at the expense of our ecosystem. Stop the steal!

Yours truly,
Thomas W. Lamb
2857 Baywood Drive

Sent from [Mail](#) for Windows 10

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Thursday, July 29, 2021 10:39:25 PM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Derek fyfe

Address

Embassy Row Way

Email Address

derekfyfe@yahoo.com

Do you support the approval of Variance #175?

No - Opposed

Comment

I strenuously object to the zoning variance as it adversely affects our marsh environment. We need to be preserving the unique features of our island not destroying them

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 5:26:22 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Annie Smith-Jones

Address

2112 Loblolly Lane

Email Address

Sjonesclan@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

We have established buffer zones to keep the distance from critical environmental areas for a reason. Why should this development ignore these areas except to benefit the developer in building more units? This is not a sufficient reason to encroach in these setbacks to the extreme level of what is being requested. If Seabrook is as environmentally minded as it appears, we should not approve this variance.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 8:50:51 AM

You've just received a new submission to your [Public Comments - Variance #175](#).

[Mark as Spam](#)

Submitted Information:

Name

Jim mcdonald

Address

12 rhetics bluff rd

Email Address

jjmcd82@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

At some point someone has to enforce the rules to stop this invasive encroachment on nature, existing homeowners and the general island population. This request is not reasonable. It's greedy, and thoughtless.

Please vote NO

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 8:53:22 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Blair Pugh

Address

1211 Jenkins Lagoon Drive North

Email Address

lgpfbp0527@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

We cannot simultaneously claim to be staunch stewards and protectors of our unique environment and allow variances to the development of that environment.

These regulations were put into place for a reason. Build within the regulations period, just as homeowners are asked to do.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 9:11:17 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Sally Boudinot

Address

2986 Seabrook Island Rd

Email Address

sallyboudinot@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

The extraordinary increase in development on our island is putting wildlife at risk. Since we have owned our home, wildlife has increasingly become more aggressive and invasive, due to encroachment on their natural habitat. Bird populations are declining. SI touts its environmental conscientiousness at its gates, yet recent zoning decisions suggest otherwise. Please, deny this variance request. Do the right thing for both wildlife and property owners.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 9:34:00 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Steven Pugh

Address

1211 jenkins lagoon drive, north

Email Address

spugh@richardsonplowden.com

Do you support the approval of Variance #175?

No - Opposed

Comment

This area is already too dense. With additional burdens on the marshland and potential traffic onto Seabrook Island Road (in an already congested area of ingress/egress), I am opposed to Variance #175.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 9:35:48 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Doug Fagan

Address

813 Treeloft Trace

Email Address

doug.fagan@staples.com

Do you support the approval of Variance #175?

No - Opposed

Comment

Given global warming trends escalating and predicted rising sea levels granting this aggressive setback is not a reasonable accommodation and should not be granted. Thank you

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 10:22:50 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Donna J. Miller

Address

1736 Live Oak Park

Email Address

dlaird369@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

I am full time resident for over 20 years at Fiddlers Cove on the marsh. During that time I've witnessed the water level changes, the extreme King tides, yet the Storm Surge of Hurricane Irma and Matthew was truly frightening. I have photos of a 4' wall of water surging in from Bohicket into Horseshoe Cove and beyond, filling our garages with more than 2' of salt water, rushing into Heron Point pool, surrounding all our homes up to the 3rd front step!

PLEASE do not change the marsh set back.

Contact me for photos if you need them.

Thank you. Donna Laird Miller

From: [Lorrie Warren](#)
To: [Joe Cronin](#)
Subject: Marsh Walk Villas
Date: Friday, July 30, 2021 10:27:50 AM
Attachments: [Seabrook Island Variance 1.docx](#)

Hello Mr. Cronin,

Attached is our family letter requesting the proposed variance #175 be denied. We appreciate you reading this and taking into consideration the current property owner's request. If you need additional information please feel free to contact me by email or cell 843-452-1400. I will also be on the zoom meeting this afternoon. Thank you again and have a great day.

Lorrie Droze Warren
2018 Marsh Walk Villas

July 29, 2021

FROM: Property Owner: Mrs. Peggy T. Droze, 2018 Long Bend Road, Marsh Walk Villas, Seabrook Island. Submitted by Lorrie Droze Warren -Power of Attorney for Peggy T. Droze

RE: APPLICATION # 175 APPLICANT: Reynolds-Williams at Marshwood LLC (Owner), Keith Murphy (Applicant) **ADDRESS:** N/A Marshwalk Trace **TAX MAP NUMBER:** 149-01-00-092 **ZONING DISTRICT:** PUD / MF Multi-Family Residential **CODE SECTION:** § 7.60.50. Marsh Setbacks (25 feet required); § 9.40.10. Marsh Area Requirements (Natural or planted ground cover required within 25 feet of marsh); and § 10.30. Buffering of Incompatible Land Uses (50 feet required) **VARIANCE REQUEST:** To reduce the marsh setback from 25 feet to 10 feet (15-foot encroachment) to allow for construction of a driveway and vehicular parking area; To reduce the marsh setback from 25 feet to approximately 18 feet (7-foot encroachment) to allow for construction of an attached multi-family residence (“Unit 8”); To reduce the marsh setback for open decks from 15 feet to 7 feet (8-foot encroachment) to allow for the encroachment of an open deck (“Unit 8”); and To eliminate the required 50-foot landscaped buffer along the shared property line with TM # 149-01-00-093 (Seabrook Island Racquet Club tennis courts).

This statement is to serve as extremely strong opposition for any variance request to the proposed property adjacent to Marsh Walk Villas. We are native Charlestonians and have owned our property at Marsh Walk Villas for 36 years. It is our family vacation home not rental property. We purchased this villa because of its quiet and tranquil location on a dead-end street with no surrounding traffic. The marsh area and green space around the villas and tennis courts played an important part of this decision. We do not want any variance granted that would impact this area.

Also, please take into consideration the natural habitat of the wildlife. It is home to endangered species such as the red cockaded woodpecker and a host of other birds and wildlife. Has an environmental impact study or wildlife study been done to ensure this wildlife will not be disturbed? We feel the project could be redesigned on a smaller scale with less environmental impact.

The loss of green space between the proposed townhouses and tennis courts would be absolutely detrimental to our quality of life and property values if the variance is approved. Please consider the current property owners and deny the request. Thank you for your consideration.

Lorrie Droze Warren

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 10:54:41 AM

You've just received a new submission to your [Public Comments - Variance #175](#).

[Mark as Spam](#)

Submitted Information:

Name

DUNCAN J FOSTER

Address

1635, Live Oak Park

Email Address

fosdunc@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

Structure should not be able to encroach upon marshes.

Structures that want variances should be obliged to give back equal amount of property that is attached to the property requesting variance

Duncan Foster

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 11:39:20 AM

You've just received a new submission to your [Public Comments - Variance #175](#).
[Mark as Spam](#)

Submitted Information:

Name

Veronica L'Allier

Address

2609 Jenkins Point Rd

Email Address

Vlallier2609@gmail.com

Do you support the approval of Variance #175?

No - Opposed

Comment

In the building of these homes the owners / developers should have to follow the same rules as owners of single family homes are required to follow regarding setbacks and landscaping. Also 5 separate variance requests is excessive. Let them fit fewer homes within the setbacks for that property.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 12:03:09 PM

You've just received a new submission to your [Public Comments - Variance #175](#).

[Mark as Spam](#)

Submitted Information:

Name

Deborah Finkelstein

Address

3030 High Hammock Rd

Email Address

d.finkelstein@sbcglobal.net

Do you support the approval of Variance #175?

No - Opposed

Comment

Please do not give variance.



ATTACHMENT #17d

SUPPLEMENT

Correspondence by Board of Zoning Appeals Members
(2 Messages Received)

From: [Walter Sewell](#)
To: [Joe Cronin](#)
Cc: [John Fox](#); [Bob Leggett](#); ["Janet Gorski"](#); [Tom Pinckney](#)
Subject: FW: Drainage Easement and Stormwater Pond
Date: Friday, July 30, 2021 10:15:32 AM

Joe,

I finished going through the entire package and it appears one of the three messages that I sent before leaving for Ohio did not get included.

The first was dated July 11th and is included. The second is dated July 12th and is missing. The third is dated July 17th and is included..

Below is the message from July 12th.

Walter

From: Walter Sewell <wsecondwind@yahoo.com>
Sent: Monday, July 12, 2021 1:39 PM
To: Joseph M. Cronin (jcronin@townofseabrookisland.org) <jcronin@townofseabrookisland.org>
Cc: John Fox (johnfox8624@gmail.com) <johnfox8624@gmail.com>; Bob Leggett <rmlegg8@gmail.com>; 'Janet Gorski' <gorskijw@gmail.com>; Tom Pinckney (pinckney.tom@comcast.net) <pinckney.tom@comcast.net>
Subject: Drainage Easement and Stormwater Pond

Joe,

I re-visited the Drainage Easement on the northside of Long Bend Drive [directly across the road from the entrance to the Racquet Club] at about 4:00 PM on Sunday when the tide was completely out and there was no change in the water level at the south end of the easement, so I'm certain that it is not tidal.

This morning I believe I found out why there is no tidal flow in the easement. I went to the north end of the parcel and walked east to the Lagoon aka Stormwater Pond to see if it appeared to be tidal.

What I saw on the east side of the lagoon, near the south end is a very large concrete culvert outfall that drains into this lagoon. This pipe would have been installed in conjunction with construction of the Racquet Club Villas to drain the new streets and parking lots associated with the new multi-family housing. It's apparent that this large pipe was place so high that at the location where it crosses the marsh it is serving as a barricade that prevents tidal flow to the south through the marsh. That explains why the water level doesn't change at the south end of the easement and, unfortunately, why the water at that location smells bad – it's stagnant from a lack of any flushing from the tide.

So now my questions are just about the Stormwater Pond – whether it is tidal and what is its purpose.

I intend to return to the Pond early in the AM, toward the end of the week when low tide is around 7:00. If the water level in the pond is not significantly lower than it was this morning, then I'll know that it is not tidal.

That will still leave the question as to what is the purpose of the pond and how will it be changed by the note on page 24 that reads: STORMWATER POND DIKE TO BE REPAIRED.

Also, I will be interested to hear an explanation of an adjacent note on that page which reads: STORM WATER BOUNDARY "TO BE" RECLASSIFIED/RECLAIMED AFTER OUTFALL CORRECTIONS.

Walter

From: [Walter Sewell](#)
To: [John Fox](#); [Bob Leggett](#); ["Janet Gorski"](#); [Tom Pinckney](#)
Cc: [Joe Cronin](#)
Subject: No. 175 - Additional Conditions
Date: Friday, July 30, 2021 12:02:03 PM

Fellow Board Members,

Following Joe's recitation of Staff recommendations for attachment to the Variance Request, if approved, I expect to offer two additional conditions, for a total of seven. As usual, if the request is denied all of the proposed conditions are moot.

Here are the proposed conditions:

1. The developer shall work with the SIPOA Staff to implement improvement in the flow of water within the 45-foot drainage easement adjacent to the south end of the property [immediately north of Long Bend Drive], with the objective of alleviating the present stagnant water condition in this area.
2. The developer shall confer with the SIPOA Staff regarding the purpose that the Stormwater Pond should serve in the completed development and what should be done with regard to the Broken Dike and the dysfunctional 24-inch RCP.

I will reserve discussion of these items until the latter portion of today's Hearing but I wanted you to be able to read the text in advance, in case you wanted to look at the these areas on the drawings and because the language I've used may seem rather convoluted.

Walter



ATTACHMENT #17e

SUPPLEMENT
Other Messages
(1 Message Received)

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #175
Date: Friday, July 30, 2021 9:26:31 AM

You've just received a new submission to your [Public Comments - Variance #175](#).

[Mark as Spam](#)

Submitted Information:

Name

Cathy Patterson

Address

4064 Bridle Trail Drive

Email Address

pncpatt@aol.com

Do you support the approval of Variance #175?

Unsure

Comment

Is there a history in the past of any other variance that was granted for : not keeping the 50 foot buffer zone between the different zones - and if yes, then when, where, and why? Why even have this ordinance if it has no meaning, but more important, that the town requires no maintenance of the existing ones on Seabrook.