

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

April 25, 2018 – 9:00 AM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Walter Sewell (Chairman), Jerry Farber (Vice Chairman), Bob Leggett, Ava Kleinman, Joe Cronin (Zoning Administrator)

Absent: Robert Quagliato

Guests: None

The call to order was delayed while members of town staff attempted to reach Mr. Quagliato. Vice Chairman Farber then called the meeting of the Board of Zoning Appeals to order at 9:08 a.m. The requirements of the Freedom of Information Act were fulfilled and the meeting was properly posted.

ELECTION OF CHAIR & VICE CHAIR

Vice Chairman Farber noted that since the Board last met in 2016, former Chairman Sanders elected not to seek reappointment. Vice Chairman Farber called for nominations for a new Chairman.

Ms. Kleinman nominated Vice Chairman Farber to serve as Chairman.

Vice Chairman Farber respectfully declined the nomination, stating that as a member of the Seabrook Island Real Estate Board, he felt that there may be instances where he would need to recuse himself from discussion.

Ms. Kleinman withdrew the nomination.

Vice Chairman Farber then nominated Mr. Sewell to serve as Chairman. Mr. Sewell responded that he would accept the nomination. Mr. Leggett seconded the nomination. There being no further nominations, Vice Chairman Farber called for a vote on the nomination. The motion to elect Mr. Sewell as Chairman was approved by a vote of 4-0.

Chairman Sewell then opened the floor for nominations for Vice Chairman. Mr. Leggett asked Mr. Farber if he would accept the nomination for Vice Chairman. Mr. Farber responded that he would be willing to again serve as Vice Chairman. Mr. Leggett then nominated Mr. Farber to serve as Vice Chairman. Ms. Kleinman seconded the nomination.

There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to elect Mr. Farber as Vice Chairman was approved by a vote of 4-0.

APPOINTMENT OF SECRETARY

Zoning Administrator Cronin stated that the Board's former Secretary, Lynda Stearns, had been promoted to the position of License and Permit Specialist. Therefore, the Board was asked to appoint a new Secretary. The role of the Secretary is to prepare the meeting agenda and attachments, meeting minutes, and other record keeping responsibilities. Zoning Administrator Cronin stated that he had performed these responsibilities in his previous position, and was willing to do the same for the town.

Ms. Kleinman asked if there would be a conflict arising from the Zoning Administrator also serving as Secretary. Zoning Administrator Cronin responded that he didn't believe there would be a conflict, as the Zoning Administrator already prepares agenda materials, and all minutes would be reviewed and approved by the Board for accuracy prior to publication. He added that the Board had the ability to appoint a new Secretary if at any time in the future the Board felt that there was a conflict.

Vice Chairman Farber nominated Zoning Administrator Cronin to serve as Secretary to the Board. Chairman Sewell seconded the nomination. The motion to appoint Zoning Administrator Cronin as Secretary was approved by a vote of 4-0.

SITE VISIT

- 1. 2666 Persimmon Pond Court (Tax Map # 147-01-00-069 – Lot 38, Block 5):** Zoning Administrator Cronin stated that the Board had requested an opportunity to visit 2666 Persimmon Pond Court in advance of a public hearing on Variance Request #155, which will take place at 2:30 PM on Friday, May 4th. Zoning Administrator Cronin noted that the purpose of the visit was for observational purposes only, and that no testimony would be heard pertaining to the variance application. A paper copy of the proposed site plan and property survey, which had previously been provided via email, was distributed to Board members. Zoning Administrator Cronin stated that a full agenda packet, with attachments, would be provided to the Board and posted publicly in advance of the public hearing. A brief discussion then took place regarding the process for conducting the public hearing, and reviewing variance requests in general.

Prior to departing for the site visit, Zoning Administrator Cronin noted that public notice of the site visit had been provided, pursuant to the Freedom of Information Act. He stated that the agenda for today's meeting contained the following provision: *"This site visit will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting."* He added for the record that no one from the public was present at the meeting, and that no one had requested access behind the security gate.

Lastly, Zoning Administrator Cronin stated that there was no other business on the agenda. Unless the Board wished to reconvene at Town Hall following the site visit, the meeting would be adjourned following the site visit. Members of the Board agreed that there was no need to reconvene following the site visit.

The meeting was recessed at approximately 9:35 am. Board members then traveled individually to 2666 Persimmon Pond Court. Staff members at Town Hall were notified that the Board was traveling to the site, and anyone coming to Town Hall to observe the site visit may be directed to that location.

The Board reconvened approximately 15 minutes later at 2666 Persimmon Pond Court. Board members observed the site, as well as neighboring properties in the vicinity of the site. Board members asked general questions regarding the property lines and zoning requirements; however, no testimony was received. Chairman Sewell asked if the town had received public comments. Zoning Administrator Cronin responded that the town had received three responses (later four), which will be included in the agenda packet. Any additional comments received after the agenda packet is distributed will be forwarded to Board members and entered into the public record during the meeting on May 4th. The site visit lasted approximately 22 minutes.

There being no further business, the meeting was adjourned at 10:14 am.

Minutes Approved: June 12, 2018



Joseph M. Cronin
Zoning Administrator