

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

May 14, 2021 – 2:30 PM

Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)



MINUTES

Present: Walter Sewell (Chair), John Fox (Vice Chair), Bob Leggett, Tom Pinckney, Joe Cronin (Zoning Administrator)

Absent: Janet Gorski

Guests: Paul Stoyanoff

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:32 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: January 21, 2021**: Mr. Leggett made a motion to approve the minutes from the January 21, 2021, meeting. Mr. Fox seconded the motion. The motion was **APPROVED** by a vote of 4-0.

PENDING VARIANCE REQUESTS

Zoning Administrator Cronin distributed copies of the following variance applications to members of the Board and provided a brief overview of each request:

- **Variance #173 (2263 Seabrook Island Road)**: Request to allow the front steps for a proposed single-family residence to encroach approximately 5.0 feet into the required 20-foot front yard setback and approximately 6.4 feet into the required 7.5-foot side yard setback.
- **Variance #174 (3056 Seabrook Village Drive)**: To allow a covered porch on a proposed single-family residence to encroach approximately 6.3 feet into the required 25-foot rear yard setback.

Zoning Administrator Cronin noted that the public hearing for each of these variances would be held "virtually" due to the ongoing COVID-19 pandemic. He stated that the Board will be able to receive verbal comments via the Zoom platform, similar to a traditional public hearing. In

addition, the town will continue to accept written comments in advance of the meeting via the following options:

- **ONLINE:** www.townofseabrookisland.org
- **EMAIL:** jcronin@townofseabrookisland.org
- **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

All written comments would be read into the public record during the hearing on June 11, 2021.

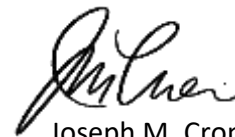
ITEMS FOR INFORMATION / DISCUSSION

1. **Discussion of Meeting Dates for Variance #175:** Zoning Administrator Cronin noted that he had received an additional variance request for property located adjacent to Marsh Walk Villas and the Racquet Club. He asked Board members whether they would prefer to schedule the meeting dates or now or do it electronically via Doodle. The consensus was to schedule the meeting dates via Doodle.
2. **Discussion of Return to In-Person Meetings:** Chairman Sewell asked about the likelihood of returning to in-person meetings. Zoning Administrator Cronin noted that there was still concern about indoor group gatherings. While the CDC has indicated that such gatherings were safe when held among vaccinated individuals, the town was prohibited by the Governor's recent executive order from restricting access based on a resident's vaccination status. Therefore, it was his expectation that virtual meetings would continue to be held for the foreseeable future. He did add, however, that the Board could resume in-person gatherings for site visits if it so chooses since those take place in an outdoor setting.

Chairman Sewell noted that the next meeting was scheduled for Friday, June 11, 2021, at 2:30 PM. He requested that members make arrangements to visit and observe each location prior to the next meeting.

There being no further business, Mr. Pinckney made a motion to adjourn the meeting. Mr. Leggett seconded the motion. The motion to adjourn the meeting was **APPROVED** by a vote of 4-0 and the meeting was adjourned at 2:51 PM.

Minutes Approved: June 11, 2021



Joseph M. Cronin
Zoning Administrator