

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

June 29, 2021 – 2:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

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

Absent: Bob Leggett

Guests: Keith Murphy (Applicant), Katrina Burrell

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:30 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: June 11, 2021**: Ms. Gorski made a motion to approve the minutes from the June 11, 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 application to members of the Board and provided a brief overview of the request:

- **Variance #175 (Tax Map # 149-01-00-092)**: 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)

Chairman Sewell asked who would receive the public notice since the property was surrounded mostly by multi-family regimes. Zoning Administrator Cronin responded that the notice would be sent by certified mail to each regime. He added that he had also obtained the email address for each regime president or chair from COVAR and would send notice via email as well.

Chairman Sewell asked where the public hearing signs would be placed. Zoning Administrator Cronin responded that one sign would be placed at each street frontage. Therefore, there would be one on Long Bend Drive and another at the access from Marsh Walk Villas.

Mr. Fox asked why the notice wasn't being provided to all property owners within the neighboring regimes. Zoning Administrator Cronin responded that the DSO requires the notice to be provided to the owners within two parcels on all four sides. Therefore, only a couple units closest to the property would receive a notice, not all owners within the regime. The preferred approach would ensure that all surrounding regimes would receive public notice of the pending request and could share that information with its members.

Chairman Sewell noted that the public hearing 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 will be read into the public record during the hearing on July 30, 2021.

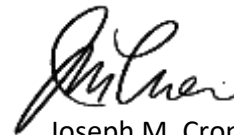
ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion

Chairman Sewell noted that the next meeting was scheduled for Friday, July 30, 2021, at 2:30 PM. He requested that members make arrangements to visit the property prior to the next meeting.

There being no further business, Ms. Gorski made a motion to adjourn the meeting. Mr. Fox seconded the motion. The motion to adjourn the meeting was **APPROVED** by a vote of 4-0 and the meeting was adjourned at 2:41 PM.

Minutes Approved: July 30, 2021



Joseph M. Cronin
Zoning Administrator