



PUBLIC HEARING NOTICE

TO: Village at Seabrook Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Notice of Appeal: Village at Seabrook Setback Requirements
DATE: July 22, 2019

Dear Property Owner,

The purpose of this letter is to notify you that the Town of Seabrook Island Board of Zoning Appeals has received an appeal (**Appeal #39**) of the Zoning Administrator's Letter of Determination relating to the setback requirements for the Village at Seabrook subdivision. As a property owner who may be affected by the outcome of this appeal, you are receiving this notification pursuant to Sec. § 19.40.10.30 of the town's Development Standards Ordinance (DSO).

APPEAL #39

APPELLANT: Cathy Patterson, 4064 Bridle Trail Drive, Seabrook Island, SC 29455

PURPOSE: An appeal of the Zoning Administrator's determination of the setback requirements for lots A-06, B-01, B-23 and B-26 in the Village at Seabrook Subdivision, specifically:

- Whether the setback requirements for the Village at Seabrook shall be as established in "Exhibit B" to Ordinance No. 2000-08, entitled "An ordinance to amend the Planned Unit Development within Area Six for the Lake Entry Tract (Developed as the Village at Seabrook)," which specifies the following minimum setback requirements for the Village at Seabrook:
 - Front Yard – 30 feet;
 - Side Yard – 15-foot separation between structures;
 - Rear Yard – 25 feet;
- Whether a corner lot shall be deemed to have two front yards, two side yards and no rear yard, as specified by Sec. § 7.60.10.10 of the Development Standards Ordinance;
- Whether the provisions of Ordinance No. 2001-03, which allows a reduction of the secondary front yard setback from 30 feet to 20 feet for corner lots wherein one intersecting street is a cul-de-sac, and which allows uncovered front steps to encroach into a front yard setback as long as they are no less than 20 feet from the front property line, applies to lots within the Village at Seabrook;

- Whether the rear yard setback for pie-shaped lots which do not have a defined rear property line shall be measured from the point of intersection between the two side property lines; and
- Whether the setback lines illustrated on the Subdivision Plat for the Village at Seabrook, which was approved by the Seabrook Island Planning Commission on December 12, 2001, and recorded in the Charleston County Register of Deeds Office on in Plat Book EF, Pages 245-246, on December 19, 2001, do not supersede or otherwise amend the minimum requirements contained within Ordinance No. 2000-08 or the Development Standards Ordinance.

The Board of Zoning Appeals has scheduled a **PUBLIC HEARING**, during which time the Board will hear testimony from any individual who wishes to speak regarding the appeal.

PUBLIC HEARING DATE: Thu. August 15, 2019
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Seabrook Island Town Hall
 2001 Seabrook Island Road
 Seabrook Island, SC 29455

During the public hearing, any individual may speak in favor of – or in opposition to – the appeal. Following the hearing, the Board may, in conformity with the provisions of state law, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken

In addition to attending the public hearing, interested parties may submit written comments in advance of the public hearing, as follows:

ONLINE: www.townofseabrookisland.org (Through 12:00 PM on August 8, 2019)
BY E-MAIL: jcronin@townofseabrookisland.org
BY MAIL: Town of Seabrook Island, Attn: Zoning Administrator
 2001 Seabrook Island Road, Seabrook Island, SC 29455

Pursuant to Sec. 6-29-800(c) of the South Carolina Code of Laws, please be advised that the Town has issued a stay on all zoning actions (including zoning permit approvals) and/or legal proceedings within the Village at Seabrook until the matters which are subject to the appeal have been acted upon by the Board of Zoning Appeals.

This stay will apply to all permit applications for which zoning review will be required to determine conformity with the Town’s setback requirements. Such examples will include, but are not limited to:

- New construction;
- Additions;
- Exterior modifications, excluding ordinary maintenance and repair;
- Reconstruction;
- Construction or modification of accessory structures, including fences, walls and driveways; and

- Major renovations to existing buildings where the value of the work exceeds 50% of the structure's fair market value.

The following activities are not subject to the Town's setback requirements and, therefore, will not be affected by this stay:

- Interior maintenance, repair and modification which does not exceed 50% of an existing structure's fair market value;
- Exterior maintenance and repair which does not change the footprint of an existing structure, excluding reconstruction;
- Any work which, in the opinion of the Zoning Administrator, is necessary to avoid imminent peril to life and property; and
- Any work which does not require a Town zoning permit.

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

Sincerely,



Joseph M. Cronin
Town Administrator/Zoning Administrator