

# TOWN OF SEABROOK ISLAND

## Board of Zoning Appeals Meeting

January 7, 2021 – 2:30 PM

Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)



## MINUTES

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

Absent: None

Guests: None

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:35 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

Chairman Sewell then welcomed Mr. Tom Pinckney to the Board of Zoning Appeals. Mr. Pinckney was appointed by council to fill the position formerly held by Ms. Ava Kleinman.

### ELECTION OF CHAIR & VICE CHAIR FOR 2020

Chairman Sewell opened the floor for nominations for the position of chair. Ms. Gorski nominated Walter Sewell to serve as chair for 2021. Mr. Fox seconded the nomination. There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to elect Mr. Sewell as chair was **APPROVED** by a vote of 5-0.

Chairman Sewell then opened the floor for nominations for the position of vice chair. Chairman Sewell nominated John Fox to serve as vice chair for 2021. Ms. Gorski seconded the nomination. There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to elect Mr. Fox as vice chair was **APPROVED** by a vote of 5-0.

### APPOINTMENT OF SECRETARY FOR 2019

Chairman Sewell nominated Zoning Administrator Cronin to serve as Secretary to the Board for 2021. Mr. Leggett seconded the nomination. There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to appoint Zoning Administrator Cronin as secretary was **APPROVED** by a vote of 5-0.

### APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: November 2, 2020:** Ms. Gorski noted a typo on page 9 (“district” should be “distract.”) Ms. Gorski made a motion to approve the minutes from the November 2, 2020, meeting as corrected. Mr. Fox seconded the motion. The motion was **APPROVED** by a vote of 4-0. Mr. Pinckney abstained from voting because he was not a member of the Board at that time.

## 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 #171 (2730 Gnarled Pine):** Request to allow a proposed screened porch addition to encroach approximately 5.5 feet into the required 25-foot rear yard setback.
- **Variance #172 (3016 Seabrook Village Drive):** Request to allow a new single-family home to encroach up to 10 feet into the required 30-foot front yard setback. A brief discussion took place regarding “cul-de-sacs,” which is not a defined term in the DSO.

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](http://www.townofseabrookisland.org)
- **EMAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)
- **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

Zoning Administrator Cronin added that all written comments would be read into the public record during the hearing on January 21st.

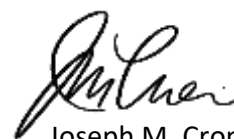
## ITEMS FOR INFORMATION / DISCUSSION

*There were no Items for Information / Discussion.*

Chairman Sewell noted that the next meeting was scheduled for Thursday, January 21, 2021, at 2:30 PM. He requested that members make arrangements to visit each location prior to the next meeting. He also encouraged members to wear a mask when interacting with others during the site visits.

There being no further business, Ms. Gorski made a motion to adjourn the meeting. Mr. Leggett seconded the motion. The motion to adjourn the meeting was **APPROVED** by a vote of 5-0 and the meeting was adjourned at 3:03 PM.

Minutes Approved: January 21, 2021



Joseph M. Cronin  
Zoning Administrator