

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

August 20, 2021 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

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

Absent: Janet Gorski

Guests: Kirk Boone, Grady Woods

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: July 30, 2021**: Mr. Fox made a motion to approve the minutes from the July 30, 2021, meeting. Mr. Leggett seconded the motion. The motion was **APPROVED** by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion

SITE VISIT

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

- **Variance #176**: 3764 Seabrook Island Road (To reduce the 30' Front Yard Setback required by Sec. 7.60.20.10 and to revise the Oceanfront Setback required by Sec. 9.30)

Public notice of the site visit was provided pursuant to the South Carolina Freedom of Information Act and the posted meeting agenda contained the following provision: *"The 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."*

Chairman Sewell noted that the purpose of the site visit was for observational purposes only, and no testimony would be heard pertaining to the variance application.

The meeting was recessed at approximately 2:37 PM. Board members then traveled individually to 3764 Seabrook Island Road. 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 should be directed to that location.

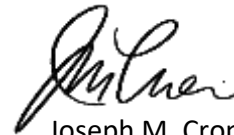
Mr. Pinckney left the meeting at 2:37 PM.

1. **3764 Seabrook Island Road**: The Board reconvened at approximately 2:52 PM at 3764 Seabrook Island Road. Board members observed the site, as well as neighboring properties in the vicinity of the site. Board members asked general questions regarding the proposed variance; however, no testimony was received. Mr. Kirk Boone (applicant) and Mr. Grady Woods (architect) participated in the site visit.

Mr. Fox and Mr. Leggett left the meeting at approximately 3:00 PM.

The meeting was adjourned at 3:05 PM.

Minutes Approved: September 13, 2021



Joseph M. Cronin
Zoning Administrator