

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Monday, November 13, 2023 7:19:07 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Donna Brown

**Address**

2444 Golf Oak Park

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

The removal of a few trees is integral to the plan to add pickle ball courts. Pickle Ball is the fastest growing sport I the US. Removal of a few trees will not harm Seabrook Island. This community is so cognizant of preserving nature. They go "above and beyond " to protect and respect nature on our island. The things that our community does to respect and preserve nature far outweighs the request to remove a few trees at our racquet club.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 7:48:04 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

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**Submitted Information:**

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**Name**

David Cerino

**Address**

2551 High Hammock Road, Seabrook Island, SC 29455

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Tuesday, November 14, 2023 9:47:16 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

John B Cox

**Address**

2470 Cat Tail Pond Rd

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

November 15, 2023

**Town of Seabrook Island, SC  
Board of Zoning Appeals**

RE: Comments and thoughts, Variance #184, Applicant-Seabrook Island Club  
Hearing Date – November 22, 2023

**HAND DELIVERED ON November 15, 2023**

As a property owner and resident of Seabrook Island since 2008, I would like to express in writing my thoughts as to why I am so **IN FAVOR of The Town granting Variance #184.**

There is a lot of negative chatter and misinformation being disseminated to property owners via the website NextDoor. Property owners read the notes posted as "truth and gospel". For example, someone posted a note on NextDoor that Seabrook Island Club was planning to remove 200 trees from the Racquet Club, when in fact they are requesting to remove 5 large trees, I believe. Someone else posted that the trees being removed were all Live Oaks, which they are not.

Below are my thoughts on why The Town should vote in favor of Variance #184

1. In the last few years our island population has grown tremendously. I believe we have acquired more than 400 new property owners/club members since 2019. I believe we have more homes that are in the building stage, now. To no surprise, those homes will be inhabited with people who will be utilizing our facilities and parking autos at those facilities.
2. Given the increase in our population, our amenities and parking facilities (SIPOA and SIC) need to grow in order to accommodate this increase in population.
3. With this growth it has to be expected and anticipated that some trees will need to be removed.
4. Trees are removed when we build homes on our island. Some of those trees are "special".
5. So long as the entity/person requesting the variance has done due diligence to make sure that they are not removing trees, or changing landscaping, or buffers, or adding fencing that creates a nuisance for the surrounding area, it makes sense that we need to allow our facilities to make additions to serve our growing population.

I do not believe the variances requested will create nuisances. And, I believe the requested variances were made thoughtfully, keeping in mind that we want to maintain the natural beauty and serenity of our island. However, we need to find a way to serve the needs and desires of our growing population.

Respectfully submitted by,



Donna Brown  
2444 Golf Oak Park  
Seabrook Island, SC 29455



**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 16, 2023 11:45:58 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Kimberly Davis

**Address**

2549 Clear Marsh Road

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

Yes it is a need, please approve.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 11:43:41 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

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**Submitted Information:**

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**Name**

LINDA K DEMLER

**Address**

3755 Beach Ct

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

We are in dire need for pickleball courts for the fastest growing sport in the nation and on Seabrook Island. The current proposal was prepared to keep the environmental impact at a minimum. The removal of 5 trees will be countered by additional plantings.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 3:24:45 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Sarah Dewey

**Address**

1103 Emmaline Lane, Seabrook Island, SC 29455

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

These courts are so badly needed. There are so many members who want to play more often and there just isn't enough availability. Thank you so much!

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 8:24:36 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Ted Diggs

**Address**

1909 Marsh Oak Lane

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

In favor



**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 7:38:17 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Timothy Ely

**Address**

3355 Seabrook Island Road

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

I am in strong support of the variances necessary to build 5 additional pickleball courts. The sport of pickleball is very additive to our health and well being at SBI, and the current 2 courts are heavily booked, to the extent my wife and I struggle to get a court.

I also believe additional courts would add to the value of our club and properties. Thank you

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Tuesday, November 14, 2023 6:05:03 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Mary Beth Faulkner

**Address**

2016 Sterling Marsh Lane

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 12:09:43 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Tracey Gillespie

**Address**

4040 Bridle Trail Drive

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

This variance would allow for a reasonable and prudent solution to addressing the community's need for more pickle ball courts, with minimal tree impact.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 11:00:45 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Patricia T Greubel

**Address**

2460 Cat Tail Pond Rd

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

Needed amenity to our Island.  
Thank you

**From:** [REDACTED]  
**To:** [Tyler Newman](#)  
**Subject:** Variance 184  
**Date:** Tuesday, November 14, 2023 4:58:22 PM

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I object to removal of protected trees.

Someone suggested that tennis courts are under utilized and one could be converted to Pickleball versus building new Pickleball courts.

I informally volunteered on next door to participate in a utilization study of tennis courts.

Please do not authorize removal of any protective trees until such a study can be completed with recommendations.

As I said, I volunteered to participate in such a study.

If you agree, I am available.

Please let me know your position.

M. G. Isaac

[REDACTED]

Living my -

**From:** [REDACTED]  
**To:** [Tyler Newman](#)  
**Subject:** Variance #184  
**Date:** Wednesday, November 15, 2023 7:06:52 PM

---

We do not know much about the NEED for more courts.  
The Club has stated that they do not know how broad the need is.  
They cannot provide info on the % of distinct club members who booked courts.  
It might be that a small % of members do many multiple bookings .  
DO NOT APPROVE THE VARIANCE REQUEST UNTIL A FULL, CLEAR, PUBLIC HEARING  
REVEALS TRUE DEMAND/ NEED, AND THEN IF THAT DEMAND TRUMPS OUR AUDOBON STANDING

M. G. Isaac

[REDACTED]  
Living my -

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 16, 2023 9:13:38 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Janet Lorey

**Address**

1301 pelican Watc Villas

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

Pickleball is the fastest growing spots in America. More courts are desperately needed to serve the growing interest at the club and to maintain the club's status.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Tuesday, November 14, 2023 4:53:15 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Stuart Lynch

**Address**

2455 The Haul Over

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

Pickleball is the fastest growing sport in the US. Based on the number of homes in our community, experts estimate that 33 courts are needed to meet demand. We have more than 200 trees on the RS site and are happy to mitigate any tree removal required. Property values are increasing in Seabrook because the Club is investing in its amenities! Please do not delay our ability to meet this need any further.



**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 9:35:00 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Mark Snyder

**Address**

1111 Emmaline Lane Johns Island SC 29455

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 7:45:55 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

David McClure

**Address**

2612 Seabrook Island Road

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

I believe the variance request is reasonable and the plan includes appropriate mitigation for any environmental issues. Please approve this request.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 16, 2023 9:51:56 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Susan Meloy

**Address**

2445 Bateau Trace

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

I support the proposal for five additional pickle ball courts and revised parking at the Racquet Club. Although the proposal requires the removal of five trees, I believe that's reasonable given the current and anticipated demand for pickle ball. The other elements requiring a variance also seem to be the best possible way of providing the courts and parking.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 7:23:31 PM

You've just received a new submission to your [Public Comments - Variance #184](#).  
[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Regina Oster

**Address**

3084 Seabrook Village Drive

**Email Address**

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 12:58:57 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Barbara Newton

**Address**

1909 Long Bend Drive

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

We live just down the road from subject property. Noise not an issue if properly fenced and landscaped.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 11:55:20 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Kenneth R Oster

**Address**

3084 Seabrook Village Drive, Johns Island, SC, 29455

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 16, 2023 10:37:14 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

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**Submitted Information:**

---

**Name**

Debbie and Jim Ott

**Address**

2566 Seabrook Island Rd.

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

We support and need the variance #184. While I don't play Pickle Ball regularly, I hope to in the future when the courts become more available. At this time it is very difficult to book a court. We support the removal of the few trees and the replanting.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 16, 2023 10:28:15 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Rhonda E Pittard

**Address**

3121 Marshgate Drive

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

The town of Seabrook is growing as such our infrastructures need to grow as well.  
If we don't service our residents, they will find alternatives that may not benefit our town overall.



**From:** [REDACTED]  
**To:** [Tyler Newman](#)  
**Cc:** [Joe Cronin](#); [Katharine Watkins](#); [Ed Williams](#); [Bob Leggett](#)  
**Subject:** SIC request for variance for Racquet Club expansion  
**Date:** Tuesday, November 14, 2023 3:11:30 PM

---

Mr. Newman:

Although additional pickleball courts are desirable, the Seabrook Island Club's request for a variance to encroach on setbacks and remove protected trees at the Racquet Club should not be approved because it does not meet the four standards needed for variance approval.

There are no extraordinary and exceptional conditions that make it necessary to build additional pickleball courts and parking at this particular location. While it may be a convenient location to build the courts, it is more valuable in its current state because the greenspace benefits our entire community. Additional courts – 3 or 4 – could be built with some additional parking without the variance. Current zoning already allows for those facilities.

The property that would be transformed into the courts is the one remaining parcel within the Racquet Club complex that is still mostly natural. For that reason, the number of courts built on this parcel should be limited to what current zoning allows. Minimizing the removal of trees and preserving buffers will enhance the natural attractiveness of the Racquet Club.

In addition, if the variance is granted, the negative impact from the noise and light on nearby properties will be greater. Preserving the trees will provide a valuable buffer for the increased noise and light. The variance would be detrimental to the public good and character of the surrounding area because the construction would encroach on the setbacks and reduce the buffers and the number of trees.

Jeffrey Pompe  
2348 Andell Way

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 6:39:40 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

suzanne quentz

**Address**

931 Sealoft Villa Dr

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

No - Opposed

**Comment**

I feel the meeting should either be postponed due to people being out of town for the holiday and not able to attend, but overall, I am against the variance, there are other options that can be considered such as turning some of the existing tennis courts to accommodate the pickleball courts which has been done in many communities.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 12:46:51 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Pat Quigley

**Address**

2754 Old Oak Walk

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

I am very much in favor Variance #184. It is a fair compromise between building the courts and keeping as many of the trees as possible.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Tuesday, November 14, 2023 9:19:27 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

CHRISTOPHER RYAN

**Address**

3032 High Hammock Road

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

The greater good is served so more SBI's can participate in outdoor sports.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 8:46:12 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Tom Sivert

**Address**

2118 Kings Pine Drive

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

The live oaks that are removed will be replaced, so no loss of these tree species. Plenty of trees remain, to provide noise abatement and visual appeal.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Wednesday, November 15, 2023 12:11:53 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Sharon Snyder

**Address**

1111 Emmaline Ln

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

The pickle ball courts are booked all through the morning, afternoons and evenings. Unless you are part of an established organized group that aggressively schedules court time it is very hard to get a court.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 2:03:08 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Varena Sparling

**Address**

2901 Atrium Villa, Seabrook Island

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

We need more pickle ball courts Even as a member of Seabrook Island, it is difficult to get playing times. Pickle Ball courts are always in use vs. the tennis courts I've only seen partial use at best.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 16, 2023 10:07:36 AM

You've just received a new submission to your [Public Comments - Variance #184](#).  
[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Suzanne stebbins

**Address**

3066 marshgate drive



**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

We very much need the pickle courts. As I understand it, the pickle courts can be added to the tennis facility with minimal damage done to the surrounding area. 5 trees will be removed and replaced with other plantings. It is important to support all the needs of our growing and changing community.

Thanks.

Suzanne stebbins



**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Monday, November 13, 2023 2:41:24 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Jacobus John Van de Graaf

**Address**

2390 Cat Tail Pond Rd.

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Sunday, November 12, 2023 1:57:44 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Jay Brown

**Address**

2481 SEABROOK ISLAND RD

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Sunday, November 12, 2023 1:55:06 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

CYNTHIA B. BROWN

**Address**

2481 SEABROOK ISLAND RD

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [REDACTED]  
**To:** [Tyler Newman](#)  
**Cc:** [Joe Cronin](#); [Katharine Watkins](#); [Ed Williams](#); [Bob Leggett](#)  
**Subject:** SIC request for variance for Racquet Club expansion  
**Date:** Sunday, November 12, 2023 1:43:24 PM

---

Mr. Newman:

The Board of Zoning Appeals should not approve the Seabrook Island Club's request for a variance to encroach on setbacks and remove protected trees at the Racquet Club. Some additional racquetball courts and parking can be built at the Racquet Club without the variance. The use of 8' tall chain link fencing is appropriate where those new courts are built. The requested variance does not meet the four standards (listed below) used by the Board of Zoning Appeals to evaluate variance requests for the reasons stated below.

1. There are extraordinary and exceptional conditions pertaining to this particular piece of property.

The applicant claims that the entire Racquet Club complex is extraordinary and exceptional because it is the primary racquet facility on Seabrook Island. That argument misconstrues the intent of this variance standard. There are no extraordinary and exception conditions pertaining to this **particular piece of property** that necessitate a variance to build five pickleball courts and associated parking. The property is in many respects characteristic of other wooded properties on Seabrook Island. The location of the parcel adjacent to other Racquet Club facilities does not make it extraordinary or exceptional, it simply makes it a convenient location for similar activities. Convenience is not an adequate basis for a variance.

The new facilities should be built in accordance with the current requirements of the Town's development standards. The Club does not need a variance to build pickleball courts, parking spaces, and associated fencing on the parcel. They are only requesting a variance because the number of facilities they want to build exceeds the capacity of the property. The Club's desire for additional pickleball courts and parking must be balanced with the inherent suitability of the property to reasonably accommodate those facilities without detriment to other resources, features, or desirable qualities of the surrounding landscape.

A case can be made that **this parcel** (not the entire Racquet Club) exhibits extraordinary and exceptional conditions because it is in effect a natural oasis surrounded by roads, tennis facilities, and condominiums. Current zoning allows the building of additional courts and related structures on the site. But it would be a clear violation of this variance standard to allow even more clearing and construction that would further diminish the extraordinary and exceptional natural features of this parcel. The property is also exceptional because of its striking visual appeal on Seabrook Island Road only yards from the gate. This important feature, which benefits our entire community, would be compromised by the requested variance.

2. These conditions do not generally apply to other property in the vicinity.

As stated above, this property has no extraordinary and exceptional conditions, except its unique, natural appeal. The property is the one remaining parcel within the Racquet Club complex that is still mostly natural. For that reason, the number of courts built on this parcel should be limited to what current zoning allows. Minimizing the removal of trees and

preserving buffers will enhance the natural attractiveness of the entire Racquet Club.

3. Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Denying the variance would not “effectively prohibit or unreasonably restrict the utilization of the property.” While the parcel may not accommodate five courts without a variance, it most likely would support three or even four courts and somewhat less parking without a variance. Complying with the current zoning may not meet the optimum number of courts requested by the Club, but it certainly would not prohibit some additional courts and parking. And the zoning requirements would not be “unreasonable” when taking into account the adverse effects of the variance.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The noise and light impacts of the variance will be unnecessarily detrimental to the adjacent properties. With or without a variance, the noise and lighting associated with the courts and parking will adversely affect neighbors and wildlife. However, the noise and lighting impacts will be less without a variance. Those impacts can be minimized by retaining the entire buffer (no encroachment) as well as retaining all protected trees by limiting the number of new courts and parking spaces. The variance would also be detrimental to the public good and character of the surrounding area because the environmental impacts on the parcel will be increased further by encroaching on the setbacks and reducing the buffers and number of trees.

The subject property is unique because of its relative size and aesthetic appeal just beyond the gate on our island’s main road. The development standards are designed to retain those important benefits for the entire Seabrook community. These environmental and aesthetic values do not need to be compromised to meet the Club's ideal number of pickleball courts.

Summary: The Club is not requesting a variance to build pickleball courts and parking spaces generally. Current zoning already allows for those facilities. The Club is requesting a variance to build a specific number of additional parking spaces and a specific number of pickleball courts. The BZA has no obligation to approve a variance just to allow the Club to build the number of new courts that the Club deems optimal for its members. The parcel in question could accommodate some additional parking and courts without a variance. The Club’s request for a variance to build its optimal number of new facilities does not meet the Board’s standards to approve a variance for that purpose.

Richard Wildermann  
3138 Privateer Creek Road

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Sunday, November 12, 2023 12:08:00 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Stephen Montagu-Pollock

**Address**

3150 Privateer Creek Road

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

This is badly needed.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Sunday, November 12, 2023 7:59:53 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Marika Michaels

**Address**

2349 Cat Tail Pond Road

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

Additional pickleball courts are badly needed and I trust the Board to build them in the most environmentally friendly way possible. I fully support the variances and know the end result will be pleasing and appropriate.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Saturday, November 11, 2023 8:37:02 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Susan DeCarrera

**Address**

2435 Cat Tail Pond

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**



**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Saturday, November 11, 2023 8:34:45 PM

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**Submitted Information:**

---

**Name**

Robert DeCarrera

**Address**

2435 Cat Tail Pond

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

We need the additional pickleball courts.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Friday, November 10, 2023 7:28:16 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Mary Naida

**Address**

3029 High Hammock

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Friday, November 10, 2023 6:40:13 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

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**Submitted Information:**

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**Name**

Robin Rankin

**Address**

2605 The Haul Over,Seabrook Island,SC

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

We have far too many resisters that puke on anything to improve our overall club facilities, with limited knowledge of what will take place or need of the club to meet member needs The SI Club has been diligent to remove the fewest trees possible to create new services for members with the promise to replace the trees that are being removed for future generations to enjoy. This ordinance meets the needs and replenishes out Island home.

**From:** [REDACTED]  
**To:** [Tyler Newman](#)  
**Subject:** Variance #184  
**Date:** Friday, November 10, 2023 3:09:00 PM  
**Attachments:** [IMG\\_5985.png](#)

---

Items 6-10 of the subject variance address removal of protected trees.

All but #9 are for parking convenience and should be denied.

Only #9 is for added pickle ball courts.

It should be considered with mitigation required.

Parking convenience does not trump protected status.

3:01 PM Fri Nov 10 100%

townofseabrookisland.org

<b>VARIANCE REQUESTS</b> :	<ol style="list-style-type: none"><li>1) To allow the use of chain link material for the construction of fencing associated with 5 proposed pickleball courts.</li><li>2) To allow the construction of 8' tall fences to surround four proposed pickleball courts.</li><li>3) To allow 34' of fencing to encroach 11' into the required 20' setback.</li><li>4) To allow a 13-space stretch of parking stalls instead of the required maximum 10-space stretch for the perimeter of the parking lot.</li><li>5) To allow a 10' strip of landscaping around the perimeter of the proposed parking lot instead of the required 20' landscaping strip.</li><li>6) To allow the removal of a protected 26" pine tree for the purpose of creating access to a proposed new parking lot.</li><li>7) To allow the removal of a protected 30" red oak tree for the purpose of creating access to a proposed new parking lot.</li><li>8) To allow the removal of a protected 24" live oak tree in association with the construction of a new parking lot.</li><li>9) To allow the removal of a protected 24" live oak tree for the purpose of adding new pickleball courts.</li><li>10) To allow the removal of a protected 25" live oak tree for the purpose of creating access to a proposed new parking lot.</li></ol>
	<b>ITEMS FOR INFORMATION / DISCUSSION</b>
	<b>ADJOURN</b>

---

Regards,

M. G. Isaac



Living my -

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Friday, November 10, 2023 10:06:05 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Colette Diggs

**Address**

1909 Marsh Oak Lane

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 4:44:27 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Doris

**Address**

Reinhart

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 3:44:52 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

patricia Knowles

**Address**

1140 Turtle Watch Lane

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [John Gregg](#)  
**To:** [Tyler Newman](#)  
**Cc:** [Joe Cronin](#)  
**Subject:** Fwd: Public hearing  
**Date:** Monday, November 13, 2023 9:26:58 AM

---

Forward of comment and request to change hearing date for Seabrook Island Club request pertaining to pickle ball courts.

JG

Begin forwarded message:

**From:** Meg Davidson [REDACTED]  
**Date:** November 13, 2023 at 8:51:53 AM EST  
**To:** John Gregg <jgregg@townofseabrookisland.org>  
**Cc:** [REDACTED]

Good morning,

This is a letter to express my disappointment and frustration in Tyler Lawson's refusal to change the date of the public hearing for the construction of new pickle ball courts.

The date and time of the meeting, Wednesday November 22 at 1pm, is totally unacceptable. The day before the Thanksgiving holiday means that many concerned residents living near the Tennis Club will be away traveling, busy entertaining and cooking for family and therefore unable to attend.

Please reschedule the public hearing.

Thank you,

Meg Davidson  
2434 Racquet Club Drive

Sent from my iPad



**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Monday, November 13, 2023 10:57:29 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Jeff Sullivan

**Address**

3623 Loggerhead Ct.

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

This seems reasonable.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Monday, November 13, 2023 11:06:40 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

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**Name**

Geoff Freeman

**Address**

2455 Cat Tail Pond

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

More pickleball courts! Say no to the misinformation and resistance to progress.

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Monday, November 13, 2023 2:41:24 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Jacobus John Van de Graaf

**Address**

2390 Cat Tail Pond Rd.

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

**From:** [no-reply@weebly.com](mailto:no-reply@weebly.com)  
**To:** [Tyler Newman](#)  
**Subject:** New Form Entry: Public Comments - Variance #184  
**Date:** Thursday, November 9, 2023 9:19:24 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Harry Wesson

**Address**

327 Beach Club Villa

**Email Address**

[REDACTED]

**Do you support the approval of Variance #184**

Yes - In Favor

**Comment**

Home owner since 2005  
Live on the Island for 7 month a year- Fall-Spring  
We do not rent our home

In favor of developing additional pickleball courts  
In favor of the variance-as it appears to be the most reasonable solution.  
Any project will have impacts. I'm am confident it will be tasteful,  
thoughtful and least impactful to nature.

\* I am an owner of an 8 court Pickleball facility in York, Maine- SEACOAST PICKLEBALL