

July 12, 2018

A Board of Zoning Appeals Meeting was held on the above date at 6:00 p.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Elizabeth Tezza, Chairman
Emily Brasher, Board Member
Peter Koepke, Board Member
Jody Latham, Board Member
Peter Richardson, Board Member
Joe Henderson, Zoning Administrator
Randy Robinson, Building Official
Courtney Liles, Town Clerk

A. Freedom of Information Act Requirements

Elizabeth Tezza called the meeting to order at 6:00 p.m. and stated the press and public had been notified in accordance with State Law. There were two members of the public present and no members of the media present.

B. Approval of Minutes from May 10, 2018

Motion was made by Peter Richardson, seconded by Emily Brasher, to approve the Board of Zoning Appeals Meeting minutes of May 10, 2018. This motion passed unanimously.

C. Applicant and Participant Oath

D. Special Exception

1. 2213-C Middle Street: Pier 22, LLC, applicants, request approval of a special exception within the CC-District, to establish a coffee shop eating establishment in accordance with Zoning Ordinance §21-50 C. (2) and §21-178. (TMS# 529-09-00-026)

Zoning Administrator Joe Henderson presented this application on behalf of the Town. Mr. Henderson stated that a special exception is one of three duties that the Board of Zoning Appeals maintains. Special exceptions are anticipated land uses within the ordinance and allowed within any given system zoning district. Town Council allows these land uses but they want to apply a high level of review and oversight in granting approval for these uses. They must meet very specific

conditions for a special exception. The coffee shop uses are noted in §21-50 C. (2). Mr. Henderson reviewed the following conditions: coffee shops are not allowed within three hundred (300) feet of another coffee shop, can have no more than twenty-five (25) seats in the entire establishment with no more than seven hundred (700) square feet of the usable patron seating, outdoor patio or seating area cannot exceed twenty-five (25) percent of the inside patron seating area, hours of operation are limited from 6:00 a.m. to 10:00 p.m., no outdoor entertainment or speaker system, alcohol sales cannot exceed fifty (50) percent of the total revenue and the small eating establishment can only serve light meals.

Mr. Henderson stated that the application being presented has been thoroughly vetted by Town staff and meets all of those conditions of the ordinance.

Mr. Brannon Florie, applicant, is representing his company Florie's Neighborhood Dining Group. Mr. Florie is making this request in accordance with Zoning Ordinance §21-50 C. (2) and §21-178. Mr. Florie is proposing Pier 22 as Sullivan's Island's newest seafood eatery. The calculated square footage of the inside patrol area is five hundred sixty-four (564). His vision for Pier 22 is to provide fresh, local seafood and vegetable offerings. This concept will focus on grab-and-go counter service with the ability for guests to utilize the seats provided.

A few of Pier 22's menu items include but are not limited to: Maine lobster rolls, local shrimp rolls, sandwiches, salads, noodle bowls, raw and cooked seafood and unique deserts. Beverages include beer and wine by the glass, coffee, espresso and house made sodas. The majority of the food prep will be executed at one of Mr. Florie's licensed commissary kitchens. This in turn will help cut down on traffic, parking and waste by having almost no box truck deliveries and less employees for parking. The planned hours of operation will be Monday- Sunday from 11:00 a.m.- 10:00 p.m. for lunch and dinner.

The Board reviewed the conditions stated in §21-178. There are adequate provisions made for setbacks, fences, buffers, vehicular traffic etc., pedestrian movement is not impeded in any way, off-street parking and loading areas are provided, the proposed use is compatible with existing uses and does not affect the property values, general character or general welfare of the nearby area.

2. **Motion was made by Jody Latham, seconded by Peter Koepke, that the Board of Zoning Appeals approves the request for a special exception at 2213-C Middle Street for Pier 22, LLC to establish a coffee shop eating establishment in accordance with Z.O. §21-178 because the Board finds that the operation**

provides adequate provisions for: setbacks such as buffering or planting, traffic and pedestrian movement on the roads to not be hindered, off-street parking and loading entrance and exits; that the proposed use shall be compatible with existing uses.

The request also meets the requirements of Z.O. §21-50 C. (2) because it is a coffee shop permitted by the commercial zoning rules such as: it is not within 300 feet of any existing coffee shop, contains no more than twenty-five (25) seats with no more than seven hundred (700) square feet of interior floor area, the patios, porches and decks does not exceed twenty-five (25) percent of the coffee shop's available floor area, the hours of operation will be between 6:00 AM and 10:00 PM, it will have no outdoor entertainment or speaker system, food preparation will be limited to light meals and appliances that do not require Type 1 or Type 2 kitchen exhaust hood systems, sales of food will be eighty-five (85) percent of the sales and alcohol will be fifteen (15) percent or less. This motion passed unanimously.

E. Public Input

F. Adjourn

Motion was made by Peter Richardson, seconded by Jody Latham, to adjourn at 6:17 p.m. This motion passed unanimously.

Respectfully submitted,



Courtney Liles