

Town of Sullivan's Island  
BOARD OF ZONING APPEALS  
Thursday, October 8, 2020

A Board of Zoning Appeals Meeting was held on the above date at 5:00 p.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Elizabeth Tezza, Chairman  
Babak Bryan, Board Member  
Michael Koon, Board Member  
Amy Pruitt, Board Member  
Joe Henderson, Director of Planning/Zoning Administrator  
Bridget Welch, Administration

A. Freedom of Information Act Requirements

Elizabeth Tezza called the meeting to order at 5:00 p.m. and stated the press and public had been notified in accordance with State Law. There was one (1) member of the public present and no members of the media present. This meeting was conducted via virtual meeting as a result of COVID-19 Pandemic.

B. Approval of Minutes from August 13, 2020

**Motion was made by Babak Bryan, seconded by Amy Pruitt, to approve the Board of Zoning Appeals Meeting minutes of August 13, 2020. This motion passed unanimously.**

C. Applicant and Participant Oath

Members of the audience who spoke during the meeting: Ron Coish

D. Special Exceptions

The Co-Op Provisions and Delicatessen: Ron Coish and Jess Patterson, applicants, request relocation of a previously approved coffee shop special exception within the Community Commercial Zoning District in accordance with Section 21-50. C (2) of the Zoning Ordinance. (TMS# 529-09-00-014)

Director of Planning/Zoning Administrator Joe Henderson presented this application on behalf of the Town. Mr. Henderson gave a brief background of this project. The Co-Op has operated as a coffee shop at 2019-C Middle Street since October 2014 following their first special exception hearing. During this meeting, the petitioner demonstrated meeting all conditions required of Zoning Ordinance Section 21-178 and Section 21-50 C. (2). The current request is to relocate and convert 2019-B Middle Street (previously "Almost Pink") to accommodate the coffee shop and retail/grocery use. Mr. Henderson reviewed the

Coffee Shop Use Regulations as outlined in Section 21-50. C (2) which are: no full-service restaurants, light meals with over-the-counter service, no hood system (no grease laden foods prepared), not within 300 feet of any existing coffee shop, no more than twenty-five (25) seats with no more than 700 square feet of interior floor area devoted to patron seating, outdoor dining not to exceed twenty-five (25) percent of the coffee shop's available floor area devoted to patron seating, the hours of operation are 6:00 a.m. to 10:00 p.m., no outdoor entertainment/speakers and maximum fifteen (15) percent on-site consumption of alcohol.

Mr. Henderson stated that staff recommends approval of the petitioner's request for demonstrating compliance with all the Zoning Ordinance conditions of Section 21-178 and Section 21-50. C (2).

Deliberations took place between the Board, applicant and Town staff.

**Motion was made by Michael Koon, seconded by Amy Pruitt, that the Board of Zoning Appeals approve the special exception for a relocation of a previously approved coffee shop within the Community Commercial District in accordance with Section 21-50 C. (2) of the Zoning Ordinance given that all requirements of Section 21-50. C (2) and Section 21-178 have been met.**

**Motion passed unanimously.**

E. Adjourn

**Motion was made by Michael Koon, seconded by Amy Pruitt to adjourn at 5:16 p.m. This motion passed unanimously.**

Respectfully submitted,

  
Courtney Sottile