

Town of Sullivan's Island  
BOARD OF ZONING APPEALS  
Thursday, November 14, 2019

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  
Babak Bryan, Board Member  
Michael Koon, Board Member  
Jody Latham, Board Member  
Amy Pruitt, Board Member  
Joe Henderson, Director of Planning/Zoning Administrator  
Courtney Liles, Town Clerk  
Randy Robinson, Building Official

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 (2) members of the public present and no members of the media present.

B. Approval of Minutes from September 12, 2019

**Motion was made by Babak Bryan, seconded by Michael Koon, to approve the Board of Zoning Appeals Meeting minutes of September 12, 2019. This motion passed unanimously.**

C. Applicant and Participant Oath

Members of the audience who spoke during the meeting: Barry Krell and Carl McCants

D. Special Exceptions

1. 2714 Jasper Boulevard: Carl McCants, applicant, requests approval of the accessory dwelling unit (ADU) historic special exception in accordance with Zoning Ordinance section §21-20 C. (2) and §21-178. (TMS# 523-07-00-020)

Director of Planning/Zoning Administrator Joe Henderson presented this application on behalf of the Town. Mr. Henderson gave a brief overview of the request. The property is bound by Jasper Boulevard to the south, and Goldbug Avenue to the north with a historic designation of a Traditional Island Resource by way of survey card #310. The Post Hugo assessment states that two additions were added since the 1970's and a new roof structure was added in 1989 with "new swan balustrade". Both the 1987 and 1990 historic surveys were presented for the Boards review. The applicant seeks approval of the accessory

dwelling unit (ADU) special exception along with their strategy for renovation. This special exception approval will legally render the small cottage an ADU and allow a second dwelling on the property (to become the principal building).

The Design Review Board approved the relocation to the west by 3' and addition of an east porch wing while keeping all other architectural elements original to the historic cottage. The new home has been designed around the existing live oak tree, which was denied for removal by the Tree Commission. The existing driveway on Jasper Boulevard is to be removed and relocated to the Goldbug Avenue side of the property.

Project architect, Carl McCants, presented the proposal to the Tree Commission and Design Review Board as follows: In January 2018 the Tree Commission denied removal of codominant 16" live oak in rear yard. On July 17, 2019, the Design Review Board granted conceptual approval pending an onsite visit by the board to confirm removal of nonoriginal additions. Staff measured the structure confirming 1190 square feet. On September 18, 2019, the Design Review Board grants preliminary approval of the Special Exception design criteria. Should the Board of Zoning Appeals grant approval of the special exception, Mr. McCants must then be granted final approval of design modifications from the Design Review Board.

**Motion was made by Michael Koon, seconded by Jody Latham, to approve the accessory dwelling unit (ADU) historic special exception having met all of the requirements of Zoning Ordinance sections §21-20 C. (2) and §21-178 and also to include requiring a buffer of trees on the property. Motion passed by a vote of 4-1, with Babak Bryan opposing.**

E. Items for Approval

1. Board of Zoning Appeals Meeting Dates 2020 (Attachment 1)

**Motion was made by Jody Latham, seconded by Babak Bryan, to approve the Board of Zoning Appeals Meeting Dates for 2020 as submitted. Motion passed unanimously.**

F. Adjourn

**Motion was made by Michael Koon, seconded by Jody Latham to adjourn at 6:22 p.m. This motion passed unanimously.**

Respectfully submitted,

Courtney Liles

