

Town of Sullivan's Island
BOARD OF ZONING APPEALS
Thursday, September 12, 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
Summer Eudy, Board Member
Michael Koon, Board Member
Jody Latham, 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 was one (1) member of the public present and no members of the media present.

B. Approval of Minutes from August 8, 2019

Motion was made by Michael Koon, seconded by Summer Eudy, to approve the Board of Zoning Appeals Meeting minutes of August 8, 2019. This motion passed unanimously.

C. Applicant and Participant Oath

Members of the audience who spoke during the meeting: Brent Fleming

D. Special Exceptions

1. 1321 Middle Street: Brent Fleming, applicant, requests approval of the accessory dwelling unit (ADU) historic special exception in accordance with Zoning Ordinance sections §21-20 C. (2) and §21-178. (TMS# 523-07-00-096)

Director of Planning/Zoning Administrator Joe Henderson presented this application on behalf of the Town. Mr. Henderson gave a brief background of the property. On July 17, 2019, the Design Review Board designated the property as a *Traditional Island Resource* for meeting the Historic Designation Criteria of Section 21-94. This structure is one of ten small cottages that served as residences for non-commissioned officers that have been

severely altered over the years. During the Town's historic survey of 1990, the consultant deemed them as not having sufficient historic fabric to be considered historic. The owner requested this status of "altered repairable" be changed to "TIR historic".

The Design Review Board also conceptually approved the historic restoration strategy and siting for the new home in their request for the Accessory Dwelling Unit Special Exception. With the approval of this special exception, a second principal building (main house) may be constructed on the parcel, permitting the smaller historic structure to become an accessory dwelling unit (ADU).

After deliberations between the Board, Mr. Henderson and the applicant, the applicant withdrew his application. Chairman Elizabeth Tezza accepted the withdrawal.

E. Adjourn

Motion was made by Michael Koon, seconded by Babak Bryan, to adjourn at 6:58 p.m. This motion passed unanimously.

Respectfully submitted,


Courtney Liles