Notice of Appeal - Form 1
Board of Zoning Appeals

Date Filed: _____ Permit Application No. _____ Appeal No. _____

Instructions

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance** or application for **special exception.** Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

- ☐ from action of a zoning official as stated on attached Form 2
- ☐ for a variance as stated on attached Form 3.
- ☐ for a special exception as stated on attached Form 4.

APPLICANT(S) [print] DAVE SPURLIN ISLAND HOUSE HOA PRESIDENT
Address: 2613 SULLIVANS ISLAND SC 29482
Telephone: 843-532-2694 [work] _____ [home]
Interest: 100% Owner(s): _____ Adjacent Owner(s); Other: _____
OWNER(S) [if other than Applicant(s)]: N/A
Address: _____
Telephone: _____ [work] _____ home]
[Use reverse side if more space is needed.]
PROPERTY ADDRESS: 2057 MIDDLE ST
Lot 252 Block _____ Subdivision _____
Tax Map No. 529090011 4 Plat Book D Page 189
Lot Dimensions: _____ Area: _____
Zoning District: CC & RS Zoning Map Page: _____

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 5/11/26 _____
Owner signature(s)

I (we) certify that the information in this application and the attached Form 2, 3 or 4 is correct.

Date: 5/11/26 _____
Applicant signature(s)

Special Exception Application - Form 4
Board of Zoning Appeals

Date Filed: 5/11/26 Permit Application No. _____ Appeal No. _____

1. Applicant hereby appeals to the board of zoning appeals for a special exception for use of the property described in the Notice of Appeals [Form 1] as: _____

   COMMERCIAL PARKING

   which is a permitted special exception under the district regulation in Section 2150C.4 of the zoning ordinance.

2. Applicant will meet the standards in Section 21143D of the zoning ordinance which are applicable to the proposed special exception in the following manner:

   EXPANDING USE TO INCLUDE PAID PARKING.

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance: NONE.

   PLAT, LETTER, PARKING PLAN, COUNTY

4. The following documents are submitted in support of this application: _____

   PLAT, LETTER, PARKING PLAN, COUNTY GIS

   [A plot plan must be submitted.]

Date: 5/11/26

Applicant signature

Variance Application - Form 3
Board of Zoning Appeals

Date Filed: 5/11/26 Permit Application No. _____ Appeal No. _____

1. Applicant hereby appeals to the board of zoning appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the zoning ordinance:
SECTION 2.143 D 2F, ~~3B~~, ~~3D~~, 3E, ~~3F~~, 3G, 3H, 4
so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: PARKING PLAN TO MITIGATE SHORT TERM PARKING.
for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.

   a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: EXISTING CONDITIONS ARE A PARKING LOT BEING CURRENTLY USED ON A SHORT TERM BASIS.
   b. These conditions do not generally apply to other property in the vicinity as shown by: THIS IS A UNIQUE PROPERTY. ONLY RESIDENTIAL MULTI FAMILY HOUSING IN COMMERCIAL DISTRICT
   c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: CURRENT ORDINANCE IS RESTRICTING ABILITY TO EFFECTIVELY MANAGE PARKING LOT FOR RESIDENTIAL USE OF PROPERTY. OWNERS NOT ABLE TO PARK ON PROPERTY.
   d. 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 for the following reasons: NOT ASKING FOR ANY PHYSICAL CHANGES TO THE PROPERTY.

3. The following documents are submitted in support of this application: _____
[A plot plan must be submitted.]

Date: 5/11/26

Applicant signature

BOARD OF ZONING APPEALS

IN ACCORDANCE WITH ***ZONING ORDINANCE SECTION 21-175,***

I DAVID SPURGIN HAVE SUBMITTED A COMPLETED BOARD OF ZONING APPEALS APPLICATION, FOR THE MEETING DATE OF 6/11/26, WHICH WILL BE HELD AT SULLIVAN'S ISLAND TOWN HALL LOCATED AT **2056 MIDDLE STREET, SULLIVAN'S ISLAND, SOUTH CAROLINA.**

ADDITIONALLY, I UNDERSTAND THAT THE BOARD MAY POSTPONE OR PROCEED TO DISPOSE OF A MATTER ON THE RECORD BEFORE IT IN THE ABSENCE OF AN APPEARANCE ON BEHALF OF AN APPLICANT.

APPLICANT SIGNATURE

5/11/26
DATE

P.O. BOX 427 • SULLIVAN'S ISLAND, SC 29482
(843) 883-3198 • FAX (843) 883-3009 • WWW.SULLIVANSISLAND-SC.CONI

To Whom It May Concern,

Island House Condominium currently maintains 29 parking spaces on the property. Of these, 20 spaces are assigned to individual unit owners, and the remaining spaces are designated for visitor use. The property is not open for public parking. Currently all visitors and residents must have a parking permit displayed in their vehicles at all times.

Over the past several years, we have experienced a significant and ongoing increase in unauthorized and illegal parking on the property. This issue has escalated in parallel with increased tourism and daily traffic to the island. A substantial portion of this unauthorized use is short-term parking by individuals accessing nearby restaurants, the park and beach, or conducting brief business with the town.

This pattern has created a growing safety and security concern for our residents. At any given time, residents are unable to identify who is accessing or occupying vehicles on the property, which compromises the intended private nature of the community and increases risk exposure for residents and visitors alike.

The HOA has made extensive efforts to address this issue through a variety of enforcement and deterrence measures, including police engagement, written warnings, enhanced signage, parking permits, coordination with local businesses, and on-site monitoring. Despite these efforts, the issue has persisted and continues to escalate. Further enforcement actions, such as towing, present additional legal and safety challenges when dealing with non-residents on private property and one the community is not comfortable engaging with.

To address these challenges more effectively, we are requesting approval to convert the front row of 8 parking spaces facing Middle Street into paid parking as part of our upcoming resealing and restriping project. These spaces would be made available as paid parking, while all remaining spaces would continue to be reserved exclusively for Island House residents and their approved guests. It is our observation that parking has become such an issue on the island that people are seeking out our "free" spaces instead of utilizing the paid parking available down the street.

We believe this approach will achieve several important outcomes:

- Reduce unauthorized and transient parking on private property
- Improve safety and security for residents by limiting uncontrolled access
- Decrease unnecessary vehicle traffic entering and exiting the property
- Provide a structured and managed parking option that better serves the surrounding community and visitor demand

No physical changes to the property layout are planned beyond restriping and updated signage as required to reflect the new designation. Importantly, the proposed paid spaces will remain available for residents during peak times when not occupied by paid public parking.

Based on current usage patterns, approximately 15 spaces are typically sufficient to support resident needs under normal conditions, with occasionally increased demand during peak holiday periods. It is also noted that a portion of owners are seasonal residents who utilize their assigned spaces only intermittently throughout the year.

We believe this adjustment represents a balanced, practical solution that enhances safety, supports community access, and better aligns parking demand with responsible property management.

We appreciate your consideration of this request.

Respectfully,
David Spurgin
Island House President / Condominium Association