



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, October 10, 2024**

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 have been satisfied.

Present were:

Elizabeth Tezza, Chair
Cammie Camp, Board Member
James Elliott, Board Member
Cindy Kirkland, Board Member

Charles Drayton, Director of Planning and Zoning
Pam Otto, Staff Member

I. Freedom of Information Act Requirements

Chair Elizabeth Tezza called the meeting to order at 6:02 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.

II. Approval of Minutes-September 12, 2024

Motion was made by James Elliott, seconded by Cindy Kirkland, to approve the Board of Zoning Appeals Meeting Minutes of September 12, 2024, passed unanimously.

III. Board Discussion and Approval of Chair and Vice-Chair

Motion was made by James Elliott, seconded by Cindy Kirkland, to approve Elizabeth Tezza as Chair and Michael Scruggs as Vice-Chair of the Board of Zoning Appeals, passed unanimously.

IV. Approval of the Board of Zoning Appeals' Calendar of Meetings for 2025

Motion was made by Cammie Camp, seconded by Cindy Kirkland, to approve the Calendar of Meetings for 2025 for meetings at 4:00 p.m. for the Board of Zoning Appeals, passed unanimously.

V. Special Exception Requests

1. **2608 Myrtle Avenue (Application)**: Adam Lloyd, applicant, requests approval of a special exception for the historic structure on the property to be used as an accessory dwelling unit, in accordance with the Zoning Ordinance Sections §21-20 C. (2) & §21-78. (PIN#529-06-00-051)

Charles Drayton summarized the history of the property and project with photos and presentation. It is a Traditional Island resource property in the Atlanticville Historic District. There have been non-historic renovations done over the years and the Design Review Board approved for those additions to be removed in September 2024. They are making a special exception request to build a new second house on the property along the Goldbug frontage. The new structure is proposed to be a 1.5 story design without parking underneath to keep the massing lower. Staff recommend approval of the special exception according to DRB approval and provided the Board makes findings of fact that the project complies with the standards for granting special exceptions, found in §21-178. Mr. Drayton then took questions from the Board.

The property owner, Adam Lloyd, explained they applied for the exception earlier than usual due to the submission deadline. He stated they do have more finalized plans to present at the next DRB meeting and do not plan on encroaching on any setbacks. Mr. Drayton also provided more information about the parking plan for the property. Mr. Lloyd took questions from the Board.

Motion was made by James Elliott, seconded by Cammie Camp, to approve the request for a special exception for the historic structure on the property to be used as an accessory dwelling in accordance with zoning §21-20 C. (2) & §21-178 in that there is adequate provision being made for setbacks, which the applicant has described, although they just have renderings right now, they do not have any plans to ask for any variances with regards to setbacks and a part of our approving the applications is that they will meet all the setback requirements. There are no issues with protections required for adjacent properties, bringing adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors. We find that the plan doesn't hinder or endanger vehicular traffic and pedestrian movement on adjacent roads. The off-street parking and loading areas and the entrance and exits of these areas appear to be adequate in terms of location, amount, design, and construction to serve the proposed use. The proposed use appears to be compatible with existing use to the extent that such use will not adversely affect the level of property values, general character, or general welfare of the nearby area, and it meets the requirements of §21-20 C. (2) because the covenants run with the property that it is going to be a single family ownership and it will remain as such

regardless of the type of ownership every owner, member, partner, shareholder or unit owner will have the same percentage of ownership in the historic structure as in any additional structure(s) you plan to build; and every owner, member, partner, shareholder or unit owner will have the same amount of control of the use of the historic structure as over the additional structure(s). Also, the historic structure will be 1200 square feet or less and as discussed, you can have a rental, but the requirements further guard the tax assessments, passed unanimously.

VI. Adjourn

Motion was made by James Elliott, seconded by Elizabeth Tezza, to adjourn the Board of Zoning Appeals Meeting at 6:31 p.m., passed unanimously.

Respectfully submitted,
Bridget Welch
Board of Zoning Appeals Staff


Chair, Elizabeth Tezza