



**Town of Sullivan's Island, South Carolina**  
**Board of Zoning Appeals**  
**Meeting Minutes**  
**Thursday, November 4, 2021**

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  
Jackie Edgerton, Board Member  
Jody Latham, Board Member  
James Elliot, Board Member  
Amy Pruitt, Board Member  
Joe Henderson, Director of Planning/Zoning Administrator  
Bridget Welch, Administration

**I. Freedom of Information Act Requirements**

Chair Tezza called the meeting to order at 5:59 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.

**II. Approval of Minutes-September 9, 2021**

**Motion was made by Jody Latham, seconded by James Elliot, to approve the Board of Zoning Appeals Meeting Minutes of October 14, 2021, passed unanimously.**

**III. Special Exceptions**

- A. 2824 Brooks Street: John Derbyshire, applicant, requests approval of the historic accessory dwelling unit (ADU) special exception in accordance with Zoning Ordinance section §21-20 C. (2) and §21-178. (PIN# 527-07-00-0044)

Mr. Henderson presented information about the structure, the "Squeeze Inn," its current condition, as well the administrative approvals the structure has already gone through. The DRB denied a previous application to relocate the historic cottage and attach as an addition. They instead recommended the applicants consider the ADU special exception which brings the current request before the Board of Zoning Appeals.

The ADU special exception includes a historic restoration to slightly elevate the historic home to one foot over base flood elevation to be compliant with FEMA requirements. The new construction's lowest structural member (LSM) may be no higher than 2' from BFE and no coverage increases, or setback relief has been granted for the ADU or the home. Staff recommends the exception be approved if the Board finds the project complies with the standards of §21-178.

Mr. Carl McCants was present representing John Derbyshire, property owner. He expanded on the presentation made by Mr. Henderson, explaining in more detail the plans for the project. He also mentioned the shed and garage will be removed from the property. The final structure after restoration will total 360 square feet.

Mr. Henderson clarified that because the historic ADU is a separate dwelling unit it may have a kitchen, bathroom, etc. If it were to be rented out, long or short-term, it will be required to have a business license, which will ensure compliance with the vacation rental ordinance. He also noted the proposed new adjacent structure being built proposes be elevated to allow parking underneath. This change in design would be required DRB final plan approval during a subsequent meeting.

**Motion was made by James Elliot, seconded by Amy Pruitt, to grant a motion for special exception of the historic accessory dwelling unit (ADU), special exception in accordance with Zoning Ordinance section §21-20 C. (2) and §21-178. (PIN# 527-07-00-0044), passed unanimously.**

#### **IV. Items for Consideration**

**A. Board of Zoning Appeals meeting dates for 2022**

Proposed meeting date copy needs to change "November submittal date" to "December submittal date."

**Motion was made by Jody Latham, seconded by Jackie Edgerton, to approve the proposed Board of Zoning Appeals meeting dates for 2022, passed unanimously.**

**B. Election of Officers for 2022**

**Motion was made by Jody Latham, seconded by James Elliot to nominate Elizabeth Tezza as Board of Zoning Appeals Chair for 2022, passed unanimously.**

**Motion was made by Elizabeth Tezza, seconded by James Elliot to nominate Jody Latham as Board of Zoning Appeals Vice-Chair for 2022, passed unanimously.**

#### **V. Adjourn**

**Motion was made by Jody Latham, seconded by James Elliot to adjourn at 6:46 p.m., passed unanimously.**

Respectfully submitted,

Bridget Welch  
Board of Zoning Appeals Staff

Elizabeth Tezza  
Elizabeth Tezza, Chair

2-10-22  
Date