



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, February 8, 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 having been satisfied.

Present were:

Elizabeth Tezza, Chair
Michael Scruggs, Vice-Chair
Jackie Edgerton, Board Member
James Elliott, Board Member
Jeremy Graves, Board Member
Cindy Kirkland, Board Member

Charles Drayton, Director of Planning and Zoning
Bridget Welch, Staff Member

I. Freedom of Information Act Requirements

Chair 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 twenty (20) members of the public present and no members of the media present.

II. Approval of Minutes-January 11, 2024

Motion was made by Michael Scruggs, seconded by Jeremy Graves, to approve the Board of Zoning Appeals Meeting Minutes of January 11, 2024, passed unanimously.

III. Variance Requests

1. 2118 I'On Avenue (Application): D4 Partners, applicant, is requesting approval of a CC-District Special Exception to establish a short-term automobile parking lot, in accordance with the Zoning Ordinance §21-50 C (4) and §21-178. (PIN# 529-09-00-022) (Plan 1); (Plan 2).

Charles Drayton presented on behalf of the Town recommending that the Board approve the request. The split-zoned property is in the process of being subdivided along the zoning boundary, creating a commercial property on Middle Street and a residential property on I'On Avenue. The request fits the three applicable special exception requirements, found in Section 21-50 C. (4), which are:

1. "Short-term auto parking lot" shall be defined as a general use surface parking lot located within the Commercial District for use during daytime and nighttime hours of operation and shall be limited to the commercial portions of lots located within the CC, CCOD 1, and CCOD 2 areas. Overnight parking shall be prohibited and monitored by the property owner.

2. There shall be no long-term parking or storage of vehicles, boats, trailers, or other recreational vehicles; and

3. Short-term auto parking must comply with the parking design requirements of Article XV, Sec. 21-143 D. regarding number of parking spaces, driving aisles, and buffers.

Mr. Drayton presented the proposed parking lot design which was updated to use the existing curb cut on Middle Street, rather than creating a new one on Station 22, a change made after speaking with Fire Chief and head of Emergency Preparedness Anthony Stith and with the South Carolina Department of Transportation (SCDOT). Mr. Drayton also reviewed the other possible options for the commercial lot and took questions from the Board.

Matt Kline then presented on behalf of the applicant. He mentioned they are trying to keep the design consistent with the existing parking lot on Middle Street and that the subdivision is required to differentiate the commercial from the residential lots. The proposed entrance on Middle Street would allow the sidewalk to remain in place as well as the two live oaks near the front of the property. He then took questions from the Board.

Public Comment:

- Jim Falco, would like to know when cars would be required to vacant lot
- Sammy Rhodes, 2002 I'On Ave, in favor of the lot to help prevent traffic from parking on/in residential property.
- Rick Graham, 2102 I'On Ave, supports the parking lot to alleviate traffic on I'On Ave and Atlantic Ave.
- Randy Wilgis, 2202 I'On Ave, has concerns about the flooding issues around that area, the pedestrian traffic, and the setback in relation to the residential lot behind it.
- Madeline McGee, 2211 I'On Ave, has concerns about the impact of the lot on the welfare of the neighborhood and commercial district. She would also like to consider the possibility of rezoning the lot to residential, among other things.

- Troy Barber, 2107 Middle St, owns the parking lot down the street and stated he has not heard any complaints since it opened. He supports the building of the lot and feels it is needed for the Island.
- Kimberly Brown, 2118 Pettigrew St, would like the applicants to carefully consider their landscaping choices.

Chair Tezza reviewed the requirements needed to approve this special exception and there was discussion amongst the Board. Mr. Drayton pointed out this option for a commercial lot would be the only commercial land use that does not draw more people to the Island, like a new business would.

Motion was made by James Elliott, seconded by Jackie Edgerton, to approve the request for the special exception, based on the information heard, it appears that it complies and meets the requirements of 21-50C 4, meets the requirements of §21-203, meets the requirements of §21-143D, which are the design requirements, and then finally, it meets the requirements for a special exception under zoning ordinance §21-178 with regard to setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, I propose we require a fence on the Station 22 side that meets the requirements for residential fences on the Island, subject to the approval by the Design Review Board, that vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered, we don't believe this will hinder or endanger vehicle or pedestrian movement, off street parking and loading areas and the entrance and exits of these areas shall be adequate in terms of location, amount, design, and construction to serve the proposed use (ADA unloading), and finally, the proposed use shall be compatible with existing uses such that it won't adversely affect the level of property values, the general character, or the general welfare of nearby area passed 5-1, with Chair Tezza opposing.

Chair Tezza stated she is voting against the approval of the Special Exception and would like for the Town of Sullivan's Island to work with the property owner across the street, who we all know and love, to mitigate the parking difficulties on that property as well as find a solution for the trash can and the dumpster that work their way into the street; at times, when driving on the block, the dumpster has been in the street blocking the lane of traffic. She would also like the Town to look into the feasibility of a sidewalk on the parking lot side of that block of 22 that will hopefully be able to keep pedestrians out of the roadways as much as possible.

IV. Adjourn

Motion was made by Jackie Edgerton, seconded by James Elliott, to adjourn the Board of Zoning Appeals Meeting at 7:28 p.m., passed unanimously.

Respectfully submitted,
Bridget Welch
Board of Zoning Appeals Staff



Chair, Elizabeth Tezza