



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, February 13, 2025**

A Board of Zoning Appeals Meeting was held on the above date at 4:00 p.m., all requirements of the Freedom of Information Act having been satisfied.

Present were:

Elizabeth Tezza, Chair
Jackie Edgerton, Board Member
Jeremy Graves, Board Member
Arthur Hanlon, Board Member
Cindy Kirkland, Board Member
Michael Scruggs, 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 4:00 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.

II. Approval of Minutes-October 10, 2024

Motion was made by Michael Scruggs, seconded by Jeremy Graves, to approve the Board of Zoning Appeals Meeting Minutes of October 10, 2024, passed unanimously.

III. Special Exception Requests

1. **2101 Middle Street (Application):** D4 Partners, applicant, is requesting approval of CC-District Special Exception to establish a short-term automobile parking lot, in accordance with the Zoning Ordinance §21-50 C (4) and §21-17 (PIN#529-09-00-135, formerly a portion of 529-09-00-022).

Mr. Drayton reviewed the application and provided more information including a map and background of the information. The lot has been subdivided, and the request meets all the ordinance requirements. He also reviewed the requirements of the ordinance and provided examples of compliance. He mentioned the Town does not want an entrance to the lot on Station 21 and only has one on Middle Street to keep traffic from exiting into the residential district. The parking lot will only be for short-term parking and will not allow overnight parking. Mr. Drayton stated that staff recommend approving the variance, granted it also complies with any conditions given by the BZA and the Design Review Board.

Dane Derbyshire from D4 Partners presented on behalf of the applicant and stated this design is similar to another short-term parking lot property they have already built at 2119 Middle Street. They have employed an engineering firm as well as a landscape architect to ensure the lot meets all safety and parking requirements. He mentioned there have not been any issues with the last lot other than an excess of trash, which was attended to. This lot has a few less parking spots than the other lots, but it will look similar. He then took questions from the Board.

Chair Tezza passed the chair position to Vice-Chair Scruggs in order to make the motion.

Motion was made by Ms. Tezza, seconded by Ms. Edgerton, to approve the special exception request for 2101 Middle Street as the application is in compliance with the special exception standards in §21-178 that setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use will be in place, that vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered, that 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), that the proposed use shall be compatible with existing uses to the extent that such use will not adversely affect the level of property values, general character, or general welfare of the nearby area. The application is also in compliance with variance standards §21-179 as there are extraordinary and exception conditions pertaining to the particular piece of property such that it is split-zoned in the commercial district; these conditions do not generally apply to other property in the vicinity specifically in the residential district; that because of these conditions, the application of the Zoning Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and the authorization of a variance will not be of substantial detriment to the adjacent property or to the public good, and the granting of the variance will not harm the character of the district, further we do recommend approval a variance from §21-143 D.(3)(G) to allow a driveway greater than fourteen feet, allowing the applicant to utilize the existing 21-foot-wide curb cut and driveway access into the property, passed unanimously.

Public Comment:

- Rick Graham, 2102 I'On Ave – stated he agrees with the approval of the Special Exception.

IV. Adjourn

Motion was made by Jackie Edgerton, seconded by Elizabeth Tezza, to adjourn the Board of Zoning Appeals Meeting at 4:37 p.m., passed unanimously.

Respectfully submitted,
Bridget Welch
Board of Zoning Appeals Staff



Chair, Elizabeth Tezza