



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, March 9, 2023**

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
Jackie Edgerton, Board Member
Michael Scruggs, Board Member
Sydney Cook, Board Member
Charles Drayton, Director of Planning and Zoning
Joe Henderson, Deputy Administrator
Bridget Welch, Administration

I. Freedom of Information Act Requirements

Chair Tezza called the meeting to order at 6:05 p.m. and stated the press and public had been notified in accordance with State Law. There were five (5) members of the public present and no members of the media present.

II. Approval of Minutes-February 9, 2023

Motion was made by Michael Scruggs, seconded by Jackie Edgerton, to approve the Board of Zoning Appeals Meeting Minutes of February 9, 2023, passed unanimously.

III. Special Exception Requests

1. 3222 Middle Street (Application): Ida Havelka, applicant on behalf of Sunrise Presbyterian Church, requests consideration of Section 21-20 C. (3), special exception for religious institutions, clarifying that a columbarium is integral to the church's religious mission and that the columbarium use is compliant with the Zoning Ordinance's definition of "religious institution." (PIN# 529-08-00-019)

Charles Drayton presented the request and provided a map of the church's location and the definition of "religious institution" in the ordinance. He also defined a columbarium as a walled structure where urns are stored and people can come to sit and reflect, similar to a cemetery. The columbarium would be located on the Jasper Boulevard side of the building, between the current children's playground and parking lot for the church. He stated the staff recommends approving the structure, with the condition that it meets accessory structure setback requirements, it is limited to six feet (6) high and receives approval from FEMA and SCDHEC. He showed a proposed location and plans. Mr. Drayton stated FEMA needs to approve because of flood regulations on the Island.

The Board discussed the dimensions of the structure and whether it fits the requirements for an accessory structure site condition. It was clarified that they are seeking approval for the structure's use as well as providing any restrictions that the Board feels are important, such as setbacks.

Mr. Drayton stated the accessory structure setbacks are ten (10) feet from any property line and twenty (20) feet behind the building's front façade.

The applicant, Ida Havelka, presented and stating gardens with a columbarium are commonly built as part of a religious institution and she herself would like this to be her final resting place. She also stated the company they have contracted has constructed other columbariums in various places on South Carolina's coast.

Pastor Vance Polley of Sunrise Presbyterian Church also spoke about how a-columbariums fit into religious institutions and are integral to the institution's mission as a place for people to continue the experience of the worship service.

Chair Tezza thanked the pastor for allowing the Island to use the church facilities as a voting site.

Motion was made by Michael Scruggs, seconded by Sydney Cook, that the suggested columbarium use is an integral extension of the ecclesiastical mission and the columbarium meets the Town of Sullivan's Island definition of "religious institution" as coupled with the church, in relation to the church itself as our first finding, and also find that it meets the criteria for special exceptions as far as setback, fences, buffering, vehicular traffic, and pedestrian movements, off street parking, voting areas for both adults and children, and that the proposed use is compatible with the existing uses to the extent that such uses will not adversely affect the level of property values, general character, or general welfare of the nearby area. We need to add the special conditions Charles has outlined. I would propose that based on those findings that we approve it based on the special exceptions stated and recommended by the city which it meets all the structure setback requirements, it is limited to six feet in height, and that receives approval of FEMA and DHEC. I so move based upon my statement it be approved on the conditions stated and requested by the city, passed unanimously.

IV. Adjourn


Meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Bridget Welch
Board of Zoning Appeals Staff



Elizabeth Tezza



Date