



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, August 10, 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
Jeremy Graves, Board Member
Michael Scruggs, Board Member
Charles Drayton, Director of Planning and Zoning
Bridget Welch, Administration

I. Freedom of Information Act Requirements

Chair 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 three (3) members of the public present and no members of the media present.

II. Approval of Minutes-March 9, 2023

Motion was made by Michael Scruggs, seconded by Jeremy Graves, to approve the Board of Zoning Appeals Meeting Minutes of March 9, 2023, passed unanimously.

III. Special Exception Requests

1. 2630 Goldbug Avenue (Application): Heather Wilson, applicant, requests approval of a special exception of the historic structure on the property to be used as an accessory dwelling unit, in accordance with the Zoning Ordinance Section § 21-20 C. (2) & § 21-178. (PIN# 529-06-00-090)

Mr. Charles Drayton presented the history and existing survey of the property, as well as the proposed site plan. The owners would like to square the cottage (it is currently at a slight angle to the property line), as well as build an additional home and an accessory structure. He stated the new home would need to be lower to the ground to match the historic structure, not

allowing a ground floor garage. Staff recommendation is to approve the special exception. Mr. Drayton confirmed the special exception specifically allows a second dwelling unit on the property because of the historic cottage they want to preserve.

Heather Wilson presented on behalf of the property owners and agreed with everything Charles had presented. She also stated they found a lot of historic materials they can use under the vinyl of the current home and the goal is to preserve the historic structure. They are requesting the move to give the space on the rear of the property to be seen as it stands alone, as opposed to having the structure hovering behind it. It will continue to be addressed as Goldbug. Because the foundation is not historic, they will not disturb any historic material by giving it a new foundation.

Motion was made by Jeremy Graves, seconded by Jackie Edgerton, to approve the special exception of the historic structure on the property to be used as an accessory dwelling structure according to zoning ordinance §21-20 C. (2) and §21-178, and accept the staff recommendation as written, which states that these four findings of fact are required for a special exception by the BZA, adequate provision is made for such items such as setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, such as noise, vibration, dust, glare, color, traffic congestion, and similar factors, staff does not feel that a home on a residential lot will create any adverse influences, vehicular and pedestrian movement on adjacent roads shall be hindered or endangered, staff does not believe that will be an issue, 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, required parking on the property will be part of the site plan approval, and 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, if anything it would positively affect property values, general character and general welfare, passed unanimously.

IV. Adjourn

Motion was made by Jackie Edgerton, seconded by Michael Scruggs, to adjourn the Board of Zoning Appeals Meeting at 6:19 p.m., passed unanimously.

Respectfully submitted,
Bridget Welch
Board of Zoning Appeals Staff



Elizabeth Tezza

