



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

Jeremy Graves, Board Member
Arthur Hanlon, Board Member
Cindy Kirkland, Board Member
Michael Scruggs, Vice-Chair

Charles Drayton, Director of Planning and Zoning
Rebecca Fanning, Director of Resilience and Natural Resource Management
Bridget Welch, Staff Member

I. Freedom of Information Act Requirements

Vice-Chair Michael Scruggs 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 were no (0) members of the public present and no members of the media present.

II. Approval of Minutes-October 9, 2025

Motion was made by Jeremy Graves, seconded by Cindy Kirkland, to approve the Board of Zoning Appeals Meeting Minutes of October 9, 2025, passed unanimously.

III. Variance Request

- 1. 2663 Bayonne Street (Application):** Thomas A. Hutcheson and Josephine H. Hutcheson, applicant-owners, represented by Hunter Lee of Sabine and Waters, Inc., are requesting a variance from §21-13, to allow the importation of fill materials onto the lot, increasing lot elevations in two locations up to 3 inches more than 1 foot above the existing grades. (PIN# 529-11-00-068).

Charles Drayton gave background on the property, providing photos and reasons for the request. He also showed their proposal and explained that most of the other lots in the area do not go as far back

into the wetlands. They are hoping to fill in around 0.1 acre (4356 square feet), but only 645 feet require BZA approval because it needs more than one foot of fill. They have already received approval from the Army Corps of Engineers and staff also recommend approval for the request, as it meets the four requirements for a variance. He then took questions from the Board.

Hunter Lee from Sabine and Waters then presented on behalf of the applicant, stating that this lot has much less usable space than neighbors and gave an explanation for why just those two areas require more than the allowed amount of fill. He then took questions from the Board. The Board also asked Rebecca Fanning questions about the wetlands and its relation to flooding. The homeowners are planning on using the area as a backyard.

Motion was made by Jeremy Graves, seconded by Cindy Kirkland, to approve the variance to fill the wetlands allowing over one foot of fill covering up to 645 square feet area and no more than fifteen inches of fill and including updated survey with double the survey spot elevation points and one foot contour lines, passed unanimously.

Motion was made by Michael Scruggs, seconded by Jeremy Graves, to amend the current motion to add the following findings; that there are extraordinary and exceptional conditions pertaining to this particular piece of property in that the depression on the subject parcel is the only depression located on private property parcel and makes it a very unique condition; two, that these conditions do not generally apply to other property in the vicinity as previously stated, it is unique and we have been shown that, as currently platted, there are no other lots that we are aware of that would be impacted similarly to this one; three, because of these conditions, the application of the Zoning Ordinance to the particular piece of property would effectively unreasonably restrict the full utilization of the property because there is effectively almost a third of the property that is unusable for recreation purposes adjacent to the residence; number four, the authorization of a variance will not be of substantial detriment to adjacent property or to the good of the public, and the granting of the variance will not harm the character of the district, it's been shown that as currently platted, there's no drainage that would harm adjacent lots and nothing that we have been presented with that shows it will detriment the neighborhood property or the public good, passed unanimously.

IV. Adjourn

Motion was made by Jeremy Graves, seconded by Arthur Hanlon, to adjourn the Board of Zoning Appeals meeting at 4:46 p.m., passed unanimously.

Respectfully submitted,
Bridget Welch
Board of Zoning Appeals Staff


Chair, Elizabeth Tezza