



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, June 9, 2022**

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: Jody Latham, Acting Chair
Jackie Edgerton, Board Member
Peter Koepke, Board Member
James Elliott, Board Member
Jeremy Graves, Board Member
Joe Henderson, Deputy Administrator
Charles Drayton, Director of Planning & Zoning
Bridget Welch, Administration

I. Freedom of Information Act Requirements

Acting Chair Latham 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 was one (1) member of the public present and no members of the media present.

II. Approval of Minutes-May 12, 2022

Motion was made by Peter Koepke, seconded by Jackie Edgerton, to approve the Board of Zoning Appeals Meeting Minutes of May 12, 2022, passed unanimously.

III. Special Exceptions

1. Larder Coffee and Provisions (Application): Anita Baker, applicant, is requesting a special exception to operate a coffee shop use in the Community Commercial Zoning District in accordance with Section 21-50. C (2) of the Zoning Ordinance. (TMS# 529-09-00-117 & -118)

Zoning Administrator Charles Drayton presented on behalf of the Town as well as the applicant, who was not present at the beginning of the meeting but arrived later. The request is a continuation of the use of the space since 2014 with Café Medley, which was in Unit B. This request is for units B and C. He went over coffee shop use regulations under Town Code 21-50. C (2), as well as provided a sample menu for the shop. Mr. Drayton went over each

requirement and confirmed the proposal met all of these. He also provided a site plan showing how Units C and B would be combined, having the demising wall partially removed. The indoor patron area is 688 square feet and the two outdoor areas total 162 square feet. The application states the applicant intends to comply with all rules set forth in the Town Code.

Mr. Drayton showed a current photo of the interior space as well renderings of what it will potentially look like and conceptual ideas. He stated the staff recommended granting this special exception after ensuring compliance with all standards and provided the standards the board should review when considering this application.

The applicant spoke and provided further details about the concept of the space, which will include wine, coffee, and grocery staples, many provided by local vendors. She also mentioned their plan to have delivery and pick up options for coffee and groceries.


Motion was made by Jeremy Graves, seconded by Jackie Edgerton to approve this special exception to operate a coffee shop in the community commercial zoning district in accordance with section 21-50. C of the zoning ordinance and that it meets the requirements of 21-178 regarding setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, 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 of ADA unloading, and 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, passed unanimously.

IV. Adjourn

Motion was made by Jackie Edgerton, seconded by Peter Koepke to adjourn at 6:19 p.m., passed unanimously.

Respectfully submitted,
Bridget Welch
Board of Zoning Appeals Staff


Elizabeth Tezza


Date