



**TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA
LAND USE AND NATURAL RESOURCES COMMITTEE OF COUNCIL**

Thursday, January 18, 2024

The Land Use and Natural Resources Committee met at 8:45 a.m., Thursday, January 18, 2024, at Town Hall (2056 Middle St.), all requirements of the Freedom of Information Act having been met. Present were:

Committee members: Gary Visser (Chair), Carl Hubbard, and Pat O'Neil

Staff: Town Administrator: Charles Drayton, Deputy Administrator Joe Henderson, and Staff Member Pam Otto

- 1. Call to Order.** Chair Visser called the meeting to order at 5:00 p.m., stating the press and public were duly notified pursuant to state law, and all Committee members were present.

Media: None present

Public: None (0)

- 2. A report from staff regarding projects and grants.**

- Historic Survey
- Historic Design Guidelines RFP
- Resilience and Sea Level Adaptation Plan RFQ
- Stormwater Master Plan & SCIIP Grant update

Joe Henderson gave an update on current and impending grant projects.

- a) New South & Associates have completed their historic survey and have submitted a final draft for staff review. The tentative final presentation will be in March 2024. The Committee requested staff to organize an open house to discuss staff recommendations.
- b) Three proposals have been received for the consultant selections for the Historic Design Guidelines from JMT (Johnson, Mirmiran, Thompson), Chronicle Heritage, and Thomason & Associates. The Committee requested this be placed on the next LUNR agenda to choose a selection committee to decide on a consultant.
- c) The initial survey work for the Stormwater Master Plan is finished by engineering company Seamon Whiteside. There was also a survey that many residents participated in, and many gave feedback as well. The Cleaning of pipes and ditches for survey work

begins on January 8, 2024. The Committee requested that all stormwater projects be publicized as well as staff potentially publishing an informational brochure or newsletter.

- d) Four firms submitted RFQs for the Sullivan’s Island Coastal Community Resiliency Plan: Weston/Sampson & Elko, bio-Habitats, Kimley Horn, and Seamon Whiteside. The Committee requested a selection committee be chosen at the next LUNR meeting. There was also discussion about having the future Resiliency Officer participate in the project.

3. Discussion of historic designation plaques as suggested by LUNR subcommittee

Chair Visser reviewed the purpose of the project as well as the process and subcommittee members that participated. They have created a list of recommendations, and the plaques will be “The Sullivan’s Island Historic Property.” Plaques will include the name of the property, its location, and when it was originally built. The plaque would be placed on the home or a significant post. Town staff will need to create an application that residents can use to apply and pay for the designation. Mr. Henderson explained the different categories of designation and answered questions from the Committee. They decided to have the designer, Eddie Fava, present his ideas first to the Committee (and subcommittee), who will then recommend one to Council.

4. Public Comment and Correspondence.

- John Winchester, comments about the second reading of ordinance
- Manda Poletti
- Susan Batla, would like to see improvements to the kayak launch at Station 26. Comments were forwarded to Chair Ned Higgins of the Recreation Committee. Mr. Henderson mentioned it would be a question for DHEC OCRM, the Town does not have the jurisdiction to install anything.

5. Adjourn

Motion: A motion was made to adjourn at 9:42 a.m. by Mr. O’Neil, seconded by Mr. Hubbard, motion passed unanimously.

Respectfully Submitted,



Pamela Otto

Approved 2/15/2024 LUNR meeting

Pam Otto

From: oneilp
Sent: Monday, December 11, 2023 8:28 PM
To: JOHN & JOANNE WINCHESTER
Cc: Charles Drayton; Pam Otto
Subject: Re: Last thoughts on new constr (promise)
Attachments: TOSI SQ FT BONUS COMPARISONS 12-11-23.xlsx

Hi John,

Thanks for your email. I had to miss the last LUNR mtg but if I understand correctly there was discussion and an approved motion to recommend to Council that the *possible* (heated) sq ft bonus on NEW construction that DRB can grant be the lesser of a) 15% of otherwise permitted sq ft or b) **500** sq ft. Council will likely take this up next Tuesday for first reading, where it can be voted on and/or amended. I wish to emphasize that individual cases will still be decided by DRB but they would not be able to grant *more* than that.

Attached is an updated Excel sheet showing what's currently possible and what would be possible with max of 15%/500 sq ft and 10%/500 sq ft. This has helped me get my head around the impacts of different scenarios. I wish to emphasize that the spreadsheet is my doing and not an official document. I'm copying Charles to again ask him to check my formulae.

Pam, would you please forward this to Gary and Carl, to avoid an e-meeting?

Thanks again, John. Hope you and Joanne are well.

pat

From: JOHN & JOANNE WINCHESTER <winchesterjohnjo@bellsouth.net>
Date: Thursday, December 7, 2023 at 10:25 AM
To: Gary Visser <garyvisser@bellsouth.net>
Cc: oneilp <oneilp@sullivansisland.sc.gov>, Carl Hubbard <chublaw@comcast.net>
Subject: Last thoughts on new constr (promise)

CAUTION: > This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Gary and LUNR, I've heard from several folks, you may have as well, essentially asking what's going on and why w/ new construction recommendations. I'm not sure where LUNR is on this now, but after hearing that Staff has recommended a flat 600SF bonus option for all new constr., I'd like to offer some thoughts.

First, from my perspective the issue remains mass, size, and most important, scale of new homes relative to lot size and surrounds. It is not this recently surfaced "issue" of young families and small lots. There is that issue, but it is of course driven by \$4-5M costs! I maintain most families can deal quite well with 3500SF...I'm not sure how they'd come up with the money! Point is, this should be an architecturally driven question; its a mistake to mix in a perceived "what families want", "what about small lots", etc. Its worth a visit down ION around Sta 29/30....the new houses on small lots back to back with Middle St are telling in appearance and scale. I can't believe we'd want more of this.

Second, if you believe the issue is size, mass and scale, as I do, its important to directly couple the size of the house to lot size. To do that most commonly one would use a percentage....not a flat number of SF as is being considered. Using a percentage talks to scale....stay with that....15% would be immensely better than a flat SF number (especially 600SF!).

Third, What would be the criteria for the DRB in dispensing the flat SF largess? Following the logic track I've heard and the arguments supporting small lot larger homes, the rationale....would the DRB would be in the business of assessing family size or the economics of the lot/house? "Neighborhood compatibility" was hard.....seems we're making it harder in terms of what to allocate.

I don't think anyone thought coming out of a HPDSG and year-plus PC study of new construction we'd do nothing to reduce size, mass and scale but looks like we may be headed in that direction. Maybe its not too late to seriously come up with something more akin to what came out of HPDSG and PC. Thanks for hearing me out.
John

Pam Otto

From: Gary Visser <garyvisser@bellsouth.net>
Sent: Tuesday, January 2, 2024 4:40 PM
To: Pam Otto
Subject: Fwd: LUNR historic sub committee

CAUTION: > This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Please include this for LUNR committee members consideration at our January 9th meeting.

This is from the LUNR sub-committee considering historic building designation and recognition and their recommendations.

Begin forwarded message:

From: MANDA POLETTI <1mpoletti@comcast.net>
Subject: Re: LUNR historic sub committee
Date: January 2, 2024 at 11:49:23 AM EST
To: Gary Visser <garyvisser@bellsouth.net>

Can't make it, I have a Finance Board meeting the same morning...sorry!

The following is a recap of the meeting:

Meeting: November 30th, 4pm

Committee members present: Poletti, Heller, Walsh, Fava

Town Staff present: Drayton, Henderson

Topics decided and discussed:

Plaque Name: Sullivan's Island Historic Property

Plaque Design: Eddie Fava is designing

Plaque design will include: name, SI lighthouse, historic district property is located in, year property was originally built

Placement of plaque: on home or or substantial fence post/pillar(if there is a fence on property)

Application: Town of SI will create the application

We decided that stamped metal was a better choice than a "casted" plaque, because of the price point. We all agreed that keeping the cost under \$250 a plaque will help with participation from property owners.

As soon as we have a design back, I will forward along to you to make any changes if needed. Lastly, we need to think about a way to roll this out to the community to gain traction!

Please let me know if I can do anything further to assist in this program...manda

On 01/02/2024 10:30 AM EST Gary Visser <garyvisser@bellsouth.net> wrote:

Well understood we finally are back to just Beth and I and dog. Lunr will be 8:45 on the 9th if you would like to present your work in person. Many thanks. Gary
Gary R. Visser
843-822-2705 cell

On Jan 2, 2024, at 9:28 AM, MANDA POLETTI <1mpoletti@comcast.net> wrote:

Hi Gary - catching up on email....I will get this to you today. I apologize, like everyone else, ridiculously busy December! manda

On 12/18/2023 3:24 PM EST Gary Visser
<garyvisser@bellsouth.net> wrote:

Hey Manda,

Merry Christmas to you and your family. I would like to include the recommendations of your sub committee regarding historic property plaques in the agenda for approval at our next LUNR committee meeting after Christmas. Please forward your recommendations so I can include them in the agenda and have it to town council for approval in January=February.

My thanks, have a great holiday.
Gary

Pam Otto

From: Gary Visser
Sent: Friday, December 8, 2023 10:02 AM
To: Pam Otto
Subject: FW: Boat Landing Improvement, Sta 26

Please add this to LUNR agenda for January
Thank you!

From: Justin Novak <jnovak@sullivansisland.sc.gov>
Sent: Tuesday, December 5, 2023 7:33 PM
To: Gary Visser <gvisser@sullivansisland.sc.gov>
Subject: Fw: Boat Landing Improvement, Sta 26

FYI

From: Bridget Welch <bwelch@sullivansisland.sc.gov>
Sent: Tuesday, April 4, 2023 2:44 PM
To: Bridget Welch <bwelch@sullivansisland.sc.gov>
Subject: FW: Boat Landing Improvement, Sta 26

See email below from Susan Batla.



Bridget Welch
Town Clerk

Sullivan's Island Town Hall
2056 Middle Street PO Box 427
Sullivan's Island, SC 29482
(o) 843-883-5730 (f) 843-883-3009

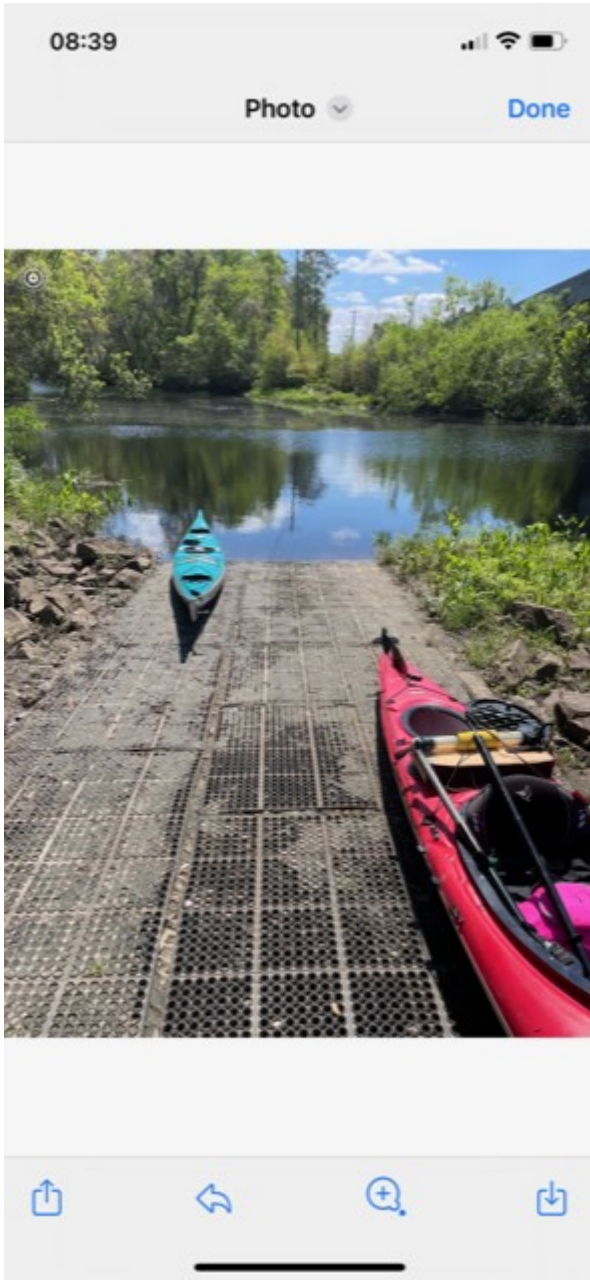
www.sullivansisland.sc.gov

From: Susan Batla <susan.batla@gmail.com>
Sent: Tuesday, April 4, 2023 2:08 PM
To: Bridget Welch <bwelch@sullivansisland.sc.gov>
Subject: Re: Boat Landing Improvement, Sta 26

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Ms. Welch, I'm hoping you will forward these photos to the Board. Dorchester County's boat ramps are great, and these photos show what is a good solution to the problem without a huge expense. These are rubber mats screwed/nailed down.

Susan Batla
Charleston Pod Squad



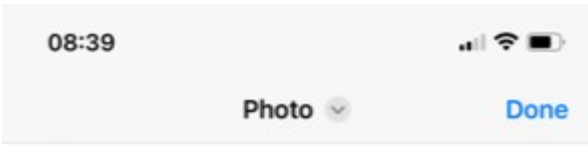
08:39



Photo

Done





> On Mar 15, 2023, at 14:21, Susan Batla <susan.batla@gmail.com> wrote:

>

> Ms. Welch, I am writing on behalf of our avid kayak group, the Charleston Pod Squad, who launch from Sta 26 frequently. We are a small group who have been kayaking together for over 8 years. Our group requires seakayaks, boats at least 13', for our weekly outings.

>

> Our concern is the safety of the Landing. Numerous times we have had injuries due to the condition of the Landing and it's large oyster shells and pluff mud.

>

> Many of us have fiberglass boats which are quite delicate around sharp objects. The cost of repairing deep scratches and holes is expensive. Falling or tripping on the razor sharp oyster shells requires an immediate trip to Urgent Care. After a high tide or rain, the slippery pluff mud is extremely difficult, if not impossible, to walk on, let alone attempt to launch or load our kayaks.

>

> Our hope is that the Town will soon improve Sta 26, possibly with a concrete ramp so that we may continue to enjoy

using this convenient Landing for our Adventures.

>

> We appreciate your consideration in this serious matter.

>

> Regards,

> Susan Batla

> Charleston Pod Squad

> Lowcountry Paddlers Member

> ACA Member