



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

Wednesday, March 27, 2024

The Land Use and Natural Resources Committee met at 8:45 a.m., Wednesday, March 27, 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, Pam Otto, and Max Wurthmann.

- 1. Call to Order.** Chair Visser called the meeting to order at 8:45 a.m., stating the press and public were duly notified pursuant to state law, and all Committee members were present.

Media: None present

Public: Six (6)

- 2. Approval of the Minutes from February 15, 2024**

Motion: Motion was made by Pat O'Neil, seconded by Chair Visser, to approve the minutes from the February 15, 2024 Land Use and Natural Resources Meeting, passed 2-0, with Carl Hubbard abstaining due to absence.

- 3. Discussion regarding Ordinance §21-69, Erosion control structures in the RC Area Districts.**

A request has been made by the Dodsons for clarification about how the Town has handled erosion in years past. Mr. Henderson stated the Dodsons have been maintaining the existing erosion structure that is just outside their property line. They would now like to expand and build another structure or a landscape wall to help with erosion. Mr. Henderson went over what kind of erosion control is allowed within the zoning ordinance.

Mr. Dodson presented his reasons for requesting to build the wall at the critical line, which is on Town property, rather than at his property line. Building structures on Town property is not currently allowed in the ordinances. Mr. Henderson stated the Town has allowed erosion

abatement before in Town property, but not like what Mr. Dodson is suggesting. Other marsh-side erosion walls were built on Raven Drive, but only on private property. There are also examples of walls being built without permits and are now being investigated by the Town and DHEC (Department of Health and Environmental Control).

Samantha Ploch, 1502 Thompson Ave commented the area behind her house is also eroding and mentioned other homes in her area she feels have a similar wall that was approved by the Town.

The Committee continued discussion and asked questions of the residents and staff. Chair Visser then reviewed the options that LUNR Committee has moving forward. Both parties made closing comments.

Motion: Motion was made by Mr. Hubbard, seconded by Mr. O’Neil, to recommend to Council that this be submitted to the Planning Commission for it’s review and recommendations, passed unanimously.

4. Discussion of proposed amendments to Zoning Ordinance §22-22 & 21-29: Side setbacks and side façade setbacks

Charles Drayton reviewed the proposed amendments regarding side setbacks and side façade setbacks. Currently these items are in two different ordinances and the proposed changes would marry them into one, as well as update the ordinance to be consistent with good construction practices. He then answered questions from the Committee and gave a visual explanation.

Motion: Motion was made by Mr. O’Neil, seconded by Mr. Hubbard, to refer the ordinances proposed under §22-22 & 21-29, side setbacks and side façade setbacks, to Council for their consideration, passed unanimously.

5. Update on Stormwater Master Plan open house held on March 19, 2024

Mr. Henderson provided an update, recapping the Open House that was held by Seamon & Whitesides. Chair Visser requested Seamon & Whitesides provide a report about the data that was collected about issues on resident’s property.

Mr. Hubbard asked if it was possible for the Town to put out pumps as “pre-hazard flood mitigation,” similar to the City of Charleston does. Mr. Henderson stated it would require an encroachment permit from the SCDOT (Department of Transportation) as they would need to be placed in the DOT right-of-way. The location for where the water would be pumped would need to be assessed, as well as probably hiring more staff.

Resident John Winchester stated the Town should focus on educating the residents on better stormwater management. He would also like to see more communication with other agencies about the Town’s priorities. Mr. Henderson stated DOT is participating in the Stormwater Master

Plan. There was further discussion about the future of the plan and what it hopes to accomplish. There is also a possibility of including ditch maintenance in this year's budget.

6. Discussion of a proposed ordinance amending Appendix A: Zoning of the Ordinances for the Town of Sullivan's Island

Mr. Henderson presented the text amendment draft that was proposed by Mayor Pro-Tem Justin Novak regarding §21-7. This section outlines the procedure when Council approves or ratifies a zoning ordinance. It currently has a 60 day window until new zoning ordinance goes into effect and he would like to eliminate it so changes go into effect immediately.

Motion: Motion was made by Mr. O'Neil, seconded by Mr. Hubbard, to recommend to Council to send this to the Planning Commission, passed unanimously.

7. Discussion of recommendations of LUNR subcommittee for historic design recognition and forward to Council for approval and referral for copyright

Eddie Fava commented that they are working on suppliers for the historic designation plaque and answered questions about the design changes.

Motion: Motion was made by Mr. O'Neil, seconded by Mr. Hubbard, to forward the design to the Town Attorney to have a discussion about the copyright, passed unanimously.

8. Public comment and correspondence

9. Executive Session to discuss contractual matters for the following Grant projects:

- a. **Historic Design Guidelines**
- b. **Resiliency and Sea Level Rise Adaptation Plan**

Motion: Motion was made by Mr. O'Neil, seconded by Mr. Hubbard, to go into Executive Discussion to discuss contractual matters regarding provisions to the Historic Design Guidelines and the resiliency and sea level rise adaptation plan at 10:06 a.m., passed unanimously.

Motion: Motion was made by Mr. O'Neil, seconded by Mr. Hubbard, to come out of Executive Session at 10:35 a.m.

Chair Visser stated no votes were taken or decisions made during Executive Session.

Motion: Motion was made by Mr. Hubbard, seconded by Mr. O'Neil, to recommend to Town Council that we accept the proposal from Tomasson Associates for the Town of Sullivan's Island Historic District Design Guidelines, passed unanimously.

Motion: Motion was made by Mr. O’Neil, seconded by Mr. Hubbard, to recommend that Town Council select Weston and Sampson for the Sea Level Rise Adaptation Plan, passed unanimously.

10. Adjourn

Motion: A motion was made to adjourn at 10:32 a.m. by Mr. O’Neil, seconded by Mr. Hubbard, motion passed unanimously.

Respectfully Submitted,

Handwritten signature of Pamela A. Otto in black ink.

Pamela Otto

Approved at the July 1, 2024 LUNR meeting