



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

Tuesday, July 25, 2023

Committee met at 10:00 a.m., Tuesday, July 25, 2023, 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 Andy Benke, Jason Blanton, Charles Drayton, Joe Henderson, and Pam Otto

1. **Call to Order.** Chair Visser called the meeting to order at 10:00 a.m., stating the press and public were duly notified pursuant to state law, and all Committee members were present.

Media: None present

Public: Two (2), including Council member Ned Higgins

2. **Approval of Minutes from May 17, 2023, LUNR meeting**

Motion: Motion was made by Pat O'Neil, seconded by Carl Hubbard to approve the LUNR Minutes from May 17, 2023, passed unanimously.

3. **Consideration for the Town to Employ a Part Time or Full Time Naturalist responsible for Planning, Maintenance, and enhancement of Town Properties**

Mr. O'Neil stated an Ad Hoc committee, consisting of Administrator Benke, Council members Jody Latham and Gary Visser, and Mayor O'Neil, met the day prior to discuss the details of the proposed job and decided a more apt title would be something along the lines of "Director of Natural Resources and Resiliency." He also reviewed more of what they feel the job description should be and how they envision the position working with the both the public and Town staff. Chair Visser added the position will be able to issue tickets for Town Ordinance violations but will not be law enforcement.

4. **Discussion for use of Town owned historic structure at 1610 Middle Street**

Chair Visser wanted to discuss the current condition of 1610 Middle Street (formerly Town Hall, the Police Station, and Maintenance storage), as well as reviewing records that are currently stored there and the next steps for those. Mr. Benke stated the building was vacated due to mold, which is an ongoing problem, making the building unsafe. The quoted price to remove mold at the time was around \$1 million. The building does not have seismic construction engineering built into it, potentially making it unstable in an earthquake. The building was built around 1913 or 1914 as part of the Quartermaster's warehouse and is currently on the historic registry. Most of the records were moved to the new Town Hall but there are still some older records housed there. Records in a metal container could be safe from mold but anything in cardboard is unsafe and would need to be sanitized if handled. It is occasionally used for drills but is usually locked up and unused.

It was decided to recommend to Council to request that Andy investigate some options for sanitizing records and dispose of any items inside that are no longer needed, but there are no definite plans for the building as of now. Going inside the building will wait until it cools down.

5. Project and Grant Update

Mr. Joe Henderson reviewed the approved and pending grant proposals the Town has applied for. It includes the following:

I. Grant Projects: Approved and seeking proposals:

- a. SI Nature Trail Phase 2 – a sand trail that would connect the SI lighthouse with Fort Moultrie
- b. Historic Resources Survey – final presentation of findings October 2023
- c. Island-wide Drainage Upgrade s (SCIIP Grant)
- d. Island-wide Stormwater Master Plan
- e. Sullivan's Island Coastal Community Resiliency Plan – received approval for through FEMA BRIC funding.

II. Grant Applications: Submitted and pending approval:

- a. Historic Design Guidelines – Part two of the Historic Survey project. These will be a stand-alone document that will be used by the DRB and staff to inform decisions for applications.
- b. Station 26 ½ boardwalk construction – submitted for Greenbelt grant for \$51,000.

Mr. O'Neil requested this project review become a monthly presentation for LUNR Committee meetings.

6. Public Comment and Correspondence

- Ned Higgins (1408 Middle) – supports the idea of a Naturalist with a master's degree which can assist with issues of vegetation

7. Adjourn

Motion: A motion was made to adjourn at 10:36 a.m. by Pat O’Neil, seconded by Carl Hubbard, motion passed unanimously.

Respectfully Submitted

Handwritten signature of Pamela A. Otto in cursive script.

Pamela Otto

Approved at the September 19, 2023 meeting of Council.