



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

Tuesday, August 13, 2024

The Land Use and Natural Resources Committee met at 8:45 a.m., Tuesday, August 13, 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: Nehemiah Clarke, Charles Drayton, Jessi Gress, Town Administrator Joe Henderson, Rebecca Fanning, Pam Otto, Mary Poole, and Max Wurthmann.

- 1. Call to Order.** Chair Visser called the meeting to order at 10:16 a.m., stating the press and public were duly notified pursuant to state law, and all Committee members were present.
Media: None present
Public: Seven (7)

- 2. Approval of the Minutes from July 1, 2024**

Motion: Motion was made by Carl Hubbard, seconded by Pat O'Neil, to approve the minutes from the July 1, 2024 Land Use and Natural Resources Meeting, passed unanimously.

- 3. US Army Corps Sand Project: Coastal Science & Engineering to provide project update.**

Steve Traynor from Coastal Science and Engineering gave an update on the sand project, which will make use of the sand that will be dredged by the US Army Corps Sand Project. The US Army Corps began pumping in mid-August and is projected to continue through September. Due to the higher grain product, the sand will be placed in the inner tidal zone, rather than on the beach. They company has submitted a permit to move the sand and are currently waiting on its approval. Council will decide later where and what exactly the sand will be placed and used for. Mr. Traynor then took questions from the Committee.

- 4. Discussion of landscaping improvements to the right-of-way of Marshall Blvd extension.**

Pat Marr, owner of 3209 Marshall Blvd introduced Randy Barkowitz from 3203 Marshall Blvd as well as landscape architect David Tomlin. Mr. Marr mentioned both addresses have to go through a public right-of-way to get to their private property. There is currently a concrete driveway that connects to Marshall Blvd to the properties and this area is consistently flooded during storm events. This area also serves as an access point to a public beach path to Breach Inlet via public right-of-way. Mr. Tomlin reviewed the options these homeowners have to fix the flooding problem while new homes are being built and then presented their preferred option. He would also like to potentially improve the concrete right-of-way. Mr. Tomlin and Town Staff then took questions from the Committee and addressed some concerns they had.

Ryne Phillips from Seamon Whiteside, the company that is handling the Island Wide Stormwater Improvement Plan, also spoke about the issues faced in this area. He stated it will be part of the Improvement Plan but will not be included as part of the SCIIP Grant.

Charles Drayton, Director of Zoning and Planning and Mr. Phillips provided some possible suggestions to improve the flooding issue in the area. Mr. Drayton stated staff cannot approve the landscaping request and it would need approval from Town Council.

Town Administrator Joe Henderson stated one option would be to allow pervious pavers to be put down, but allowing property owners to put in landscaping in public right-of-way is more difficult to navigate. Other owners around the Island have made similar requests that have not been approved. Some owners have elected to pay to put pervious pavers in and sign a waiver acknowledging the Town will not be responsible for maintaining them. Committee members agreed that some improvements could be made and would like for staff and the owners to come up with some alternate plans that better maintain the public access to the beach and the public viewshed through the right of way to Breach Inlet. Mr. Phillips mentioned a few possible solutions as well and stated they would be happy to work with the Town and with the property owners.

5. Consideration of Native Plant Week Municipal Sponsorship Opportunity.

Rebecca Fanning presented a proposal for the Town to participate in a variety of activities, including “Beneath the Oaks with Doug Tallamy”, that will be going on during Charleston Native Plant Society Week. She requests sponsorship from Town Council as well as deciding on what representatives would be sent to the conference on the Town’s behalf. She suggested a sponsorship of between \$500-\$2,000. The Tree Commission is also considering a sponsorship.

Motion: Motion was made by Carl Hubbard, seconded by Gary Visser, to recommend this opportunity be placed on the next Council meeting agenda for further discussion, passed unanimously.

6. Discussion of Compost Relocation and Competition.

Ms. Fanning explained the compost competition challenge that came from Folly Beach, as well as the many benefits of the composting program. Some participants in the program have complained about the current location of the compost bin at Battery Gadsden and proposed it be moved to Quarter Street, as suggested by Fire Chief Anthony Stith. Mr. Visser suggested that option be discussed further, specifically with the Water & Sewer Department, but feels the current location works well. Mr. Hubbard also supports the idea and suggested better advertising for the program. There was also talk of having the composted soil being dropped off on the Island for people to collect and use in gardens and landscaping. The Committee requested a cost analysis for getting a truckload delivered.

7. Consideration of Instituting a Program of Planting Replacement trees in Protected Land in areas where there has been illegal cutting.

Ms. Fanning gave some background of the maritime forest and stated the Town has the responsibility of restoring the areas of the forest that were illegally cut down, as per the deed restriction. She presented the possible public policies and actions available to Town Council. She further presented and explained the articles of the deed that involve this topic. Mr. Henderson requested the committee to give staff directives for move forward with the penalties laid out in §21-71 Trimming and pruning the RC-1 District. Council will decide how to proceed when the perpetrator is not known and a judge will decide on penalties when violators have been identified. The Town currently has multiple cases that they are working on being prosecuted.

Motion: Motion was made by Carl Hubbard, seconded by Gary Visser, to forward to Council for action under §21-71, §H, paragraph 1 that we institute mitigation where the perpetrator of cuttings is unknown to replace the vegetation with a like species and volume, passed unanimously.

8. Adjourn

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

Respectfully Submitted,


Pamela Otto

Approved at the October 7, 2024 LUNR meeting