



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

Monday, October 7, 2024

The Land Use and Natural Resources Committee met at 8:45 a.m., Monday, October 7, 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: Charles Drayton, Town Administrator Joe Henderson, Rebecca Fanning, Pam Otto, and Max Wurthmann.

**A. 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: Three (3)

**B. Approval of the Minutes from August 13, 2024**

**Motion:** Motion was made by Pat O'Neil, seconded by Carl Hubbard, to approve the minutes from the August 13, 2024 Land Use and Natural Resources Meeting, passed unanimously.

**Motion:** Motion was made by Pat O'Neil, seconded by Carl Hubbard, to move the Executive Session to the bottom of the action items on the agenda, passed unanimously.

**C. Action Items**

- 1. Selection of contractor for the Old Trolley Bridge Project**
- 2. Marshall Boulevard extension improvements**

Patrick Marr spoke about proposed improvements he previously spoke about on Marshall ROW (Right of Way) and now wants to review the final plans and get staff approval. They want to widen the beach path from four to six feet and instead of a four-foot hedge, replace it with natural grass that will be around 18 inches high. There will also be a viewing position for people, as well as a few other improvements to the surrounding area, like replacing landscaping. Because

the area will not be included in the first phase of the Town's Stormwater Master Plan, there are a few things they want to do to try and help with flooding, which he says can get to four feet deep at times. He then took questions from the Committee.

The Committee confirmed the area referred to is called Marshall Extension and that Mr. Marr would like their approval to move forward with their proposed landscaping changes. Charles Drayton, Director of Planning and Zoning, reviewed his comments pertaining to the proposal. Staff recommends approving the proposal as it meets all the criteria that was requested at the last meeting. Rebecca Fanning, Director of Resilience and Natural Resource Management, also recommends approval. Mr. Hubbard asked about other permissions or permits they would need to move forward.

**Motion:** Motion was made by Mr. Hubbard, seconded by Mr. O'Neil, to approve plans as submitted to the Committee and recommend to move to Council to approve, passed unanimously.

### **3. Discussion of Station stub-outs along the marsh**

Mr. Drayton reviewed the stub-outs around the Island, which he feels are opportunities for the Town to create pocket parks or viewing areas. This includes Town owned parcels that connect to DOT rights-of-way, areas where the rights-of-way extend to the marsh, or Town owned parcels that connect to the marsh. The existing comprehensive plan has language that supports creating passive recreational areas in these stub-outs, which Mr. Drayton reviewed.

Mark Howard spoke about the limited public marsh views around the Island, specifically about a 5,000 square foot public area off of Middle Street near Station 8. It has been used as a construction area for the past few years but should be available soon. He feels it would be inexpensive to distinguish it as a Town asset with signs or gravel, rather than leaving it alone and potentially having it used as private storage. Mr. Hubbard asked about the potential of including it in the construction plans for the Stormwater improvements. Mr. O'Neil and Chair Visser voiced their support for preserving these areas. Chair Visser stated other committees, such as public safety, would also need to assess these plans and give suggestions and/or approval. The Committee requested a list of all the parcels for review.

**Motion:** Motion was made by Mr. O'Neil, seconded by Mr. Hubbard, to recommend to Council that the Town plan to convert the end of Middle Street/Station 8 for passive viewing once the current usage problems are ended with construction projects, passed unanimously.

**Motion:** Motion was made by Mr. O'Neil, seconded by Mr. Hubbard, to recommend to Council that Staff be directed to look into ways of permanently protecting these stub-out or end of station parcels on the marsh side of the Island for continued ownership of the Town, passed unanimously.

#### **4. Discussion of electric vehicle charging stations**

Mr. Drayton reviewed the different levels of Electric Vehicle (EV) charging stations and suggested the Town consider installing Level Two stations, which provides around 200km or 5 hours of usage. One area suggested for installation is between the Town maintenance building and the Water & Sewer offices. He provided some visuals and estimates that it would cost the Town. The Town would be charged per kilowatt hour and could then charge users on a decided rate to potentially generate revenue for the Town. After some discussion, the Committee determined there is currently no need to move forward with the idea.

#### **5. Discussion of tree removal fees**

Ms. Fanning discussed the “Tough Bully” tree found on the Island that is not currently on the protected tree list in the ordinance. She reviewed the current tree removal permit process and requirements. She also discussed the detriments of removing trees and the benefits all trees, even dead or dying trees, provide. She then took questions from the Committee. Chair Visser confirmed that emergency tree removal permits can be issued in the event of a natural disaster. Mr. Drayton suggested possibly making changes to the tree removal fees in relationship to their location on a lot. Trees that are in the way of development are currently the same fee as trees on the edges or not in the way of buildable areas. Max Wurthmann, Building Official, supported the suggestion of having different rates for tree removal in buildable areas vs the perimeter. Chair Visser requested Ms. Fanning to work with the Tree Commission and Planning Commission on how to best expand the protected tree list.

#### **D. Executive Session**

**Motion:** Motion was made by Mr. Hubbard, seconded by Chair Visser to go into Executive Session to discuss contractors for the Old Trolley Bridge Project, passed unanimously.

##### **1. Discussion of proposals from contractors for the Old Trolley Bridge Project**

**Motion:** Motion was made by Mr. Hubbard, seconded by Mr. O’Neil, to come out of Executive Session, passed unanimously.

**Motion:** Motion was made by Mr. O’Neil, seconded by Mr. Hubbard, that based on the evaluation of proposals for the Old Trolley Bridge Renovation Project and based on the scoring by Staff and discussion considering the criteria that was announced as being involved in this selection, we select IPW Construction and Engineering Group, passed unanimously.

#### **E. Adjourn**

**Motion:** Motion was made to adjourn at 10:06 a.m. by Mr. Hubbard, seconded by Mr. O’Neil, motion passed unanimously.

Respectfully Submitted,

A handwritten signature in black ink that reads "Pamela A. Otto". The signature is written in a cursive style with a large initial "P" and a distinct "A" and "O".

Pamela Otto

Approved at the January 13, 2025 LUNR meeting.