



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

Monday, July 28, 2025

The Land Use and Natural Resources Committee met at 10:00 a.m., Monday, July 29, 2025, 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, and Pam Otto

- A. 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: One (1)

Public: Thirty (30)

**B. Action Items**

**1. Discussion of Need and Potential Opportunities for Dredging Cove Creek**

Charles Drayton presented on behalf of staff about the possibilities of dredging Cove Creek, which refers to a roughly 1.5-mile creek starting at the Station 19 kayak launch out towards Charleston Harbor. He stated he has requested information about the project currently being done at the Fort Moultrie Pier by the National Park Service and is waiting for an answer. He is also looking into information regarding the costs involved and grant opportunities. He stated the Army Corps of Engineers will sometimes partner with non-federal agencies to enact dredging projects, typically requiring a 35% match, after their vetting process.

Mr. Drayton also reviewed the language in the Comprehensive Plan and what it says in regard to Cove Creek. He then took questions from the Committee. He also stated the creek is considered "waters of the state," and is not a Town-owned parcel, but the Town does maintain jurisdiction over the entire area.

## **Public Comment:**

- Curt Polke, 1652 Thompson Ave – has noticed a big change in the amount of silt in the creek. He is also concerned about the bacteria build up due to stormwater.
- Pierre Delucy, 405 Station 12 – moved for a deepwater creek and says that is no longer the case behind his house. He also commented on the amount of pollution in the marsh and feels they will worsen with stormwater.
- Bobby Cummings, 1450 Thompson Ave – reviewed the history of the creek and stated the Ben Sawyer Bridge has caused the large amounts of silt in the creek. He stated the creek should be protected for those that live on and enjoy the creek, as well as the animals that live there.
- Hannah Dodson, 1462 Thompson Ave – showed photos of the amount of mud back in the creek and commented it has gotten worse very quickly in the past few years. She also expressed concerns with the amount of pollution draining into the creek from the stormwater drains.
- Scott Greene, 1651 Middle St – supports dredging the creek to preserve its beauty, as a property owner and an avid kayaker.
- Loren Ziff, 1412 Thompson Ave – supports dredging the creek and feels there are a lot of residents that would be willing to help make it happen.
- Jay Keenan, 1312 Cove Ave – supports dredging the creek and stated they have watched the creek fill in significantly over the past 35 years. He also encourages the Council to make an ongoing project to do dredging.

Chair Visser stated the stormwater plan is not designed to create more pollution or deposit silt into the creek. He also feels residents could possibly extend their docks to reach deeper water. Mr. Hubbard suggested at least making inquiries about dredging possibilities and Mr. O’Neil agreed.

Mr. Henderson stated they could possibly have Seamon & Whiteside speak to the environmental impact on the creek during and after the stormwater project. He also stated the current plan is designed to trap sediment for the Town to clean out before being drained into the creek.

**Motion was made by Carl Hubbard, seconded by Pat O’Neil, to continue to have this discussion in the LUNR Committee and will report to Council as needed and get the information requested in today’s meeting, passed unanimously.**

## **2. Funding Opportunity Discussion for Updated Town Tree Replacement List**

Rebecca Fanning showed the tree canopy map of the Town that was done as an earlier project and discussed the need to update the tree replacement list that is provided to property owners and contractors. The Tree Commission recently removed some tree species that are not beneficial if

replanted and gave suggestions of native species as possibilities to add. A new grant funding opportunity has arisen from the Forestry Commission, which could help turn the current list into move of an information table. Another suggested opportunity would be installing interpretive signage along beach paths providing more information about the native species and their habitats. This would further benefit those choosing tree replacements, to choose ones that would thrive in their specific micro-environment on the Island. The grant would require a 20% match and the estimated cost to the Town would be under \$1,500 and the Tree Commission has agreed to pay out from the Tree Fund. Mr. Hubbard and Mr. O'Neil voiced their support for this project.

**Motion was made by Pat O'Neil, seconded by Carl Hubbard, to recommend to Council to approve this expenditure for this brochure project, passed unanimously.**

### **3. Partnership Discussion for Demonstration Rain Garden**

Ms. Fanning stated the partnership was proposed by Clemson Extension, which has a master rain gardener program, that has a training program for the general public and one for Americorps volunteers working under the Sustainability Institute only. Marty Freeman from the Sustainability Institute was at the meeting representing the Americorps volunteers. She then explained what a rain garden is and their purpose. The volunteers would be on the Island to demonstrate a rain garden for residents to emulate on their property. This is a suggestion that will be published in the forthcoming resilience plan. The volunteers will also be out on the Island to scout potential locations for these gardens on Town property. She then took questions from the Committee. She also stated the Town would need to provide funding as funds will be covered by Clemson Extension.

**Motion was made by Pat O'Neil, seconded by Carl Hubbard, to recommend to Council to approve this project, passed unanimously.**

### **C. Adjourn**

**Motion:** Motion was made to adjourn at 11:00 a.m. by Mr. O'Neil, seconded by Mr. Hubbard, motion passed unanimously.

Respectfully Submitted,



Pamela Otto

Approved at the September 16, 2025 Town Council meeting