



**Town of Sullivan's Island, South Carolina
Planning Commission
Regular Meeting Minutes**

Wednesday, June 8, 2022

A regular meeting was held at 5:00pm, on Wednesday, June 8, 2022, in Town Hall at 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied.

Present: Commissioners Carl Hubbard (Chair), Manda Poletti (Vice Chair), David Peterseim, Mark Howard, Gallia Coles, and Charles Cole.

Staff Members: Charles Drayton, Director of Planning and Zoning, Joe Henderson, Deputy Administrator, and Pamela Otto, Planning Commission staff member.

A. **Call to Order.** Chair Hubbard called the meeting to order at 5:00pm, and it was stated the press and public were duly notified pursuant to the Freedom of Information Act requirements.

Public: There were five (5) members of the public present.

Media: There were no members of the media present.

B. **Approval of Minutes – May 11, 2022**

Motion: A motion was made by Ms. Poletti to approve the May 11, 2022 meeting minutes, seconded by Mr. Howard; this motion passed unanimously.

C. **Subdivision Requests**

1. 419 Station 23 Street (Application): Heirs of Rovena Hazel and Robert Mikell Trust, co-applicants, request approval of the lot line changes for two existing parcels, TMS# 529-06-00-106 and TMS# 529-06-00-107. This resubdivision involves making line changes in accordance with Town Code Section 17-19 (Planning Commission) and Zoning Ordinance Section 21-12 A (Lot Subdivision).

Drayton summarized the application for the Commission, pointing out that the original lot lines go through the house at 419 Station 23 Street. The proposal is to create a lot with the house by itself and an adjacent vacant lot.

Drayton mentioned that the plan has been through the court system and came to the Board of Zoning Appeals (BZA) last month with four (4) variance requests. The BZA granted two (2).

- §21-12 A (5) states that lots must be created in a generally rectangular shape. The BZA decided that the house sitting on the lot line meets the hardship test and the variance was granted for the usability of the Mikell lot.
- §21-12 A (2) states that no lot may be created for less than one half (.5) acre. The BZA decided that the lot created could be less than .5 acres if the required rear and side setbacks are applied to the historic home that is at 419 Station 23 Street. The proposed subdivision reduces TMS# 529-06-00-106 from .51 acre to .49 acre.

Chair Hubbard asked if the lines illustrated in the picture show the actual setbacks. Drayton said there was a twenty-five (25) foot setback at the rear of the house and a fifteen (15) foot setback at the side of the house.

Ms. Poletti asked if the owner of the existing house wanted to add on, could they get a variance for that. Drayton said they could. (Charles Cole arrives at this time) Mr. Peterseim asked how this situation came about. Drayton said there was at one time a provision on Sullivan's Island that there had to be a house on every lot. He also stated that this was a very unique situation not likely to be encountered again.

Mr. Howard clarified that two separate lots were being formed by this subdivision, that can be sold independently of each other. Drayton said that was correct, once the new plat was recorded with the county. Mr. Howard asked if the Water and Sewer department had been notified and were able to service both lots. Henderson stated that there was some utility work required but both lots will have water and sewer made available to them. Mr. Howard asked about entry to the lots, or if they would share a driveway. Drayton said currently there is a single driveway access, that would become the access for the marsh front property. He said a new driveway would be created for the lot with the house.

Chair Hubbard asked if there were any further questions or if the members of the public present would like to speak. Jason Mikell expressed his gratitude to the Commission and Town staff.

Motion: A motion was made by Ms. Poletti to approve the presented resubdivision plat for meeting the requirements of §21-12 A, and in accordance with the granted BZA variances from May 12, 2022, seconded by Mr. Howard; this motion passed unanimously.

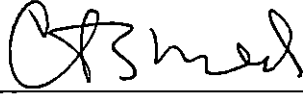
Mr. Cole asked about the buildings that housed the old pump. He stated that he had heard they were being restructured as they are considered historic. He feels it is a bad precedent to set.

D. **Adjourn.** There being no new business, nor further discussion, the meeting adjourned at approximately 5:12pm.

Motion: A motion was made to adjourn by Mr. Peterseim, seconded by Chair Hubbard; this motion passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff



Carl Hubbard, Chair

10-12-22

Date