



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

Wednesday, February 11, 2026

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, February 11, 2026, in Town Hall at 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied.

Present: Manda Poletti (Chair), Charles Cole, Hannah Dodson, Mark Howard, Garth Lynch, and Gary Visser

Staff Members: Charles Drayton, Rebecca Fanning, Pam Otto, and Max Wurthmann

A. Call to Order: Chair Poletti called the meeting to order at 4:01 p.m.

Chair Poletti welcomed two new members, Hannah Dodson and Gary Visser.

B. Confirmation of Freedom of Information Act Requirements

It was stated the press and public were duly notified pursuant to the Freedom of Information Act requirements.

Public: There were eight (8) members of the public present.

Media: There were no (0) members of the media present.

C. Approval of the Minutes from January 14, 2026

Motion: Motion was made to approve the January 14, 2026 Planning Commission Meeting Minutes by Garth Lynch, seconded by Mark Howard, passed unanimously.

D. Public Input and Correspondence

- Bobby Cummings (correspondence)
- Tim Kelly (correspondence)

E. Boundary Adjustment Plat Approval

- 1) **3010 Jasper Boulevard and 3012 Jasper Boulevard (Boundary Adjustment Plat):** James G. Penington, of Palmetto Land Surveying, Inc., requests approval for the boundary line adjustment between two parcels of land identified as 3010 Jasper

Boulevard (TMS #529-08-00-060) and 3012 Jasper Boulevard (TMS #529-08-00-042) owned by Gayle M. Culler (-60) and 3012 Jasper, LLC & Polly D. Wurthmann (-042), respectively, to being each of the lots into greater conformity with the subdivision regulations. This boundary adjustment plat is requested under the terms and conditions of the Zoning Ordinance §21-12 A.

Zoning Administrator Charles Drayton presented the request with a map and other images. Historically the lot was one parcel and was subdivided into two plats in 1986 for the two houses on the lot. The home at 3012 Jasper Blvd burned down a year ago and the rebuild will allow for this subdivision plat adjustment to occur. Mr. Drayton reviewed the subdivision requirements and stated this adjustment will bring the two non-conforming lots closer to the ordinance requirements. Staff recommends approval of the boundary adjustment plat.

- 2) **Motion:** Motion was made to approve 3010 Jasper Boulevard and 3012 Jasper Boulevard Boundary Adjustment Plat request by Charlie Cole, seconded by Mark Howard, passed unanimously.

F. Planning Commission discussion of proposed amendment to Zoning Ordinance Sections 21-20 & 21-69 with a presentation from Blair Williams, Director of the Critical Area Permitting Division at DES-BCM.

Blair Williams from the South Carolina Department of Environmental Services-Bureau of Coastal Management explained his department has authority to manage the public trust property as it relates to the critical areas of South Carolina. There are four critical areas that include the beaches, the beach dune system, the tidelands, and the coastal waters. Anyone seeking to construct any type of erosion control structures in any of these areas must first get a permit from DES-BCM. Their permitting authority starts at the critical area line, which is where the salt marsh meets the upland. He then reviewed the steps required when the department determines whether to approve or deny a permit request. If there is no evidence of tide-land induced erosion, or there is an adequate buffer between the tidelands and the upland, the permit is denied. If the site qualifies, they are looked at on a site-by-site basis for approval. From there permits are approved, approved with conditions, or denied. He then took questions/comments from the audience.

Public Comment:

- Samantha Ploch, 1502 Thompson Ave – asked if the state is opposed to a permanent structure and who owns the land behind her property. Also asked about putting structures that do not go beyond the critical line.
- Debra Lofton, 1510 Thompson Ave – asked about the effects of property adjacent to property that has an erosion structure and the other one does not.
- Loren Ziff, 1412 Thompson Ave – asked if DES would consider a neighborhood/group permit rather than individual properties.
- Steven Kerr, 1424 Thompson Ave – asked what happens if the critical line moves and other questions about how it relates to tidal-based erosion.
- Angie Polk, 1652 Thompson Ave – asked if DES-BCM makes recommendations.

- Chauncey Clark, 2119 Pettigrew St – asked about the map being shown.

Mr. Williams then took questions from the Commission. Some topics included in these questions were damaged revetments, beach front erosion issues, sea-walls, and bulkhead material.

Mr. Drayton stated the next meeting on Wednesday March 11, 2026 will be a workshop to discuss the current ordinance and proposed changes to it.

Director of Resilience and Natural Resource Rebecca Fanning touched on the annual beachfront trimming that is currently happening in the maritime forest, stating hundreds of invasive popcorn trees have been removed.

Mr. Drayton stated the drainage project is on schedule and is installing 60-inch stormwater pipes at the outfalls.

G. Adjourn. There being no new business, no further discussion, the meeting adjourned at approximately 5:02 p.m.

Motion: Motion was made to adjourn at 5:02 p.m. by Garth Lynch, seconded by Hannah Dodson, passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff



Manda Poletti, Chair

3/11/2026
Date

Pam Otto

From: Tim Kelly <tkelly444@me.com>
Sent: Thursday, February 5, 2026 8:16 AM
To: Pam Otto
Cc: Charles Drayton; Manda Poletti; Pam Otto
Subject: Re: February 11, 2026, 4pm, Planning Commission meeting and agenda

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

I most likely won't be able to attend but I have a question for Mr. Williams.

If you have an existing hard structure and/or rip rap within the critical line does the state allow for repair and/or replacement of those structures?

Thank you.

Sent from my iPad

On Feb 4, 2026, at 2:09 PM, Pam Otto <POtto@sullivansisland.sc.gov> wrote:

Afternoon! I am reaching out to you because you have attended and spoken, or sent correspondence, to the Planning Commission or Town Council regarding the Erosion Control Structures Ordinance. This is to notify you that the Director of Critical Area Permitting at SC Department of Environmental Services (formerly DHEC), Mr. Blair Williams, will be attending and presenting at the 4pm, February 11, Planning Commission regular meeting. He will present regarding DES's erosion control structure regulations and permitting requirements, he will also be available to answer questions from the Commission and the public during this meeting. Due to your past interest in this subject, we wanted to make you aware of this so you can attempt to attend. If you can't attend and wish to provide input, please submit your correspondence in writing to me at this email address. Please pass this information to anyone you know who may be interested as well.

For future meetings, please sign up for TOSI talks as that system sends text alerts every Monday morning with a list of the coming weeks' meetings, as well as a link to the agendas. You can find instructions for how to sign up here <https://sullivansisland.sc.gov/residents/town-notification-sign-ups> , or you can text "Hello" to 855-675-8674 . Also, all town meetings are posted with their agendas on the Town website <https://sullivansisland.sc.gov/government/meetings-and-agendas> , that site can be easily added to your bookmarks as well.

Please do not hesitate to contact me with any questions or issues you may have, and forward any correspondence for the Planning Commission to me as well.
Thank you!

Best regards,

Pamela T. Otto
SHRM-CP
Human Resources & Administrative Services Manager
Town of Sullivan's Island
2056 Middle St.
PO Box 427
Sullivan's Island, SC 29482
potto@sullivansisland.sc.gov

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<Agenda - Planning Commission Feb 11_updated.pdf>

Pam Otto

From: Bobby Cummings, CFP®, AIF®, CPFA, CFBS <bobby@cummingswealth.com>
Sent: Tuesday, February 10, 2026 12:08 AM
To: Pam Otto
Cc: Bobby Cummings, CFP®, AIF®, CPFA, CFBS
Subject: Questions for - February 11, 2026, 4pm, Planning Commission meeting and agenda

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hi Pam,

Unfortunately, I will not be able to attend the Planning Commission meeting on Wednesday due to client obligations. This a matter is very important to me so will you please ask the chairperson to ask any of these questions below that are not asked by citizens or commission members?

1. General Erosion-Control Policy

- a. Are hardened erosion-control devices still permitted under current state policy
- b. How does the state balance the protection of wetlands and coastal resources with the protection of private upland property?

2. Critical Line Movement and Property Impacts

- a. If erosion or sea-level rise causes the critical line to migrate landward, does the state then assume regulatory authority over areas that were previously private upland?
- b. Can a hardened structure located landward of the critical line prevent or slow the landward migration of that line, or is the line allowed to move regardless of such structures?
- c. Are marsh front and oceanfront properties treated differently in practice under these regulations?

3. Setbacks and Nature-Based Solutions

- a. If a local ordinance establishes a setback area where only nature-based solutions are permitted, what happens if those solutions fail and the critical line moves landward?

b. In that scenario, would the state then assert regulatory control over the formerly private upland that has eroded or converted to wetlands?

4. Landscape Walls and Structure Classification

- a. How does DES/OCRM distinguish between a landscape wall and a bulkhead when the structure is fully landward of the critical line?
- b. What criteria are used to determine whether a wall is considered shoreline armoring versus internal property stabilization?
- c. Would landscape walls that remain landward of the critical line be subject to additional permitting requirements or future setbacks as sea levels rise?

5. Long-Term Planning Considerations

- a. Does DES/OCRM view hardened structures as a viable long-term option for protecting upland property, particularly in low-energy marsh environments?
- b. Are there policy changes under consideration that would provide property owners with additional options to address erosion and sea-level rise?

Thank you very much,



Bobby Cummings, CFP®, AIF®, CPFA, CFBS
President, Cummings Wealth Management Group

Click [here](#) to view my story.

Ph: (843)-884-9898, Fax: (843)-884-8798

1275 Ben Sawyer Blvd., Mount Pleasant, SC 29464

Website: www.cummingswealth.com



Bobby Cummings is proud to have been recognized as a Leaders Level advisor for 2024—a distinction based on ranking him among the top 6 percent of advisors affiliated with Commonwealth Financial Network.

Each year, Commonwealth, the broker/dealer-RIA that helps us process investment transactions on your behalf, recognizes Leaders Level advisors by invite of their peers, leading industry experts, and Commonwealth home office staff. Leaders level advisors benefit from an intensive learning and networking experience, hone their expertise, share best practices, and provide ever higher levels of service, education, and leadership to their clients.

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From: Pam Otto <POtto@sullivansisland.sc.gov>
 Sent: Wednesday, February 4, 2026 2:10 PM
 To: Pam Otto <POtto@sullivansisland.sc.gov>

Cc: Charles Drayton <CDrayton@sullivansisland.sc.gov>; Manda Poletti <1mpoletti@comcast.net>

Subject: February 11, 2026, 4pm, Planning Commission meeting and agenda

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Best regards,

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