



**Town of Sullivan's Island, South Carolina
Town Council Meeting Minutes
Tuesday, September 19, 2023, 6:00 p.m.**

The regular meeting of the Town Council was held on the above date at approximately 6:00 p.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Patrick M. O'Neil, Mayor
Justin Novak, Mayor Pro-Tem
Ned Higgins, Councilmember
Carl Hubbard, Councilmember
Jody Latham, Councilmember
Scott Millimet, Councilmember

Councilmember Gary Visser had previously notified Council he would be unavailable for this meeting.

Staff members present were Town Administrator Andy Benke, Police Chief Chris Griffin, Fire Chief Anthony Stith, Charles Drayton, Larry Dodds, Greg Gress, Amanda Hawver, Joe Henderson, Glenn Meadows, Bridget Welch, Max Wurthmann., Markley McGougan, BSO Kierah Beavins, Carlos Hernandez, BSO Nehemiah Clarke and BSO Livingston.

Mayor Patrick O'Neil called the meeting to order at 6:03 p.m. and stated the press and public had been notified in accordance with State Law. There were fifty (50) members of the public present and one (1) member of the media present. Mayor O'Neil led the Pledge of Allegiance followed by a moment of silence for prayer or reflection.

I. Oath of Office: Officer Markley McGougan

II. Format: Public Comments

- Julia Khoury, 1728 I'On Ave – opposed to rezoning amendment pertaining to the proposed Ocean Club
- Dorinda Burroughs, 2708 Atlantic Ave – would like for the maritime forest to be cut back to help deter the coyote population
- Bill Craver, 2702 I'On Ave – requests the maritime forest be trimmed and maintained as per recommendations from a representative from the Forestry Commission at a Council meeting a few years ago

- Howard Holl, 1808 Atlantic Ave – opposed to rezoning amendment pertaining to the proposed Ocean Club
- Ralph Byers, 3025 Middle St – opposed to the Ocean Club development but in support of the possibility of a less expensive social club
- Wayne Guckenberger, 2105 Pettigrew St – expressed concerns about coyote activity and wants to make changes to their environment to address problems
- Barbara Spell, 1702 Atlantic Ave – opposed to rezoning amendment pertaining to the proposed Ocean Club
- Brent Havens, 1746 Thompson Ave – adamantly opposed to rezoning amendment pertaining to the proposed Ocean Club
- Chauncey Clark, 2110 Pettigrew St – suggested clearing out areas where coyotes live as per DNR recommendations

III. Correspondence:

1. Cyndy & Blaine Ewing, 2514 I'On Ave – Opposed to Zoning Amendment
2. Barbara Spell, 1702 Atlantic Ave - Opposed to Zoning Amendment
3. Susan & Larry Middaugh, 2420 Raven Dr - Opposed to Zoning Amendment
4. Tracy & Chris Giglio, 1753 Atlantic Ave - Opposed to Zoning Amendment
5. Julie Harris, 2908 Marshall Blvd - Opposed to Zoning Amendment
6. Karen Burke, 2902 Marshall Blvd - Opposed to Zoning Amendment
7. Laura Blanchard, 2062 Jasper Blvd - Opposed to Zoning Amendment
8. June & Gene Blanchard, 1305 Thompson Ave - Opposed to Zoning Amendment
9. Rochelle Rutledge, 1764 Atlantic Ave - Opposed to Zoning Amendment
10. Mary Lou Shoemaker, 2907 Brownell Ave - Opposed to Zoning Amendment
11. Lila Trussler, 1650 Atlantic Ave - Opposed to Zoning Amendment
12. Cecilia (Tuffy) Atkins, 2656 Goldbug Ave - Opposed to Zoning Amendment
13. Andrea Kellner, 1744 I'On Ave - Opposed to Zoning Amendment
14. Charles Kellner, 1744 I'On Ave - Opposed to Zoning Amendment
15. George Mahama, 2857 I'On Ave - Opposed to Zoning Amendment
16. Mary Guess, 2608 Middle St - Opposed to Zoning Amendment
17. Sally & Chuck Greer, 2808 Atlantic Ave - Opposed to Zoning Amendment
18. Michael Burkhold, 1660 Atlantic Ave – Concerns and Comments “Ocean Club”
19. Dan Legare, 3104 Marshall Blvd - Questions for Proposed “Ocean Club”
20. Kevin Pennington, 1514 Middle St – Questions and Comments “Ocean Club”
21. Michael Bourland, 1607 Atlantic Ave – Concern with Maritime Forest overgrowth
22. Rochelle Rutledge, 1764 Atlantic Ave – In Favor to Ban Beach Fires
23. Wayne Guckenberger, 2105 Pettigrew St – In Favor to Ban Beach Fires
24. Allie McCrae, 820 Conquest Ave – Hope to keep Beach Fires
25. Rupen Soutanian, 2201 I'On Ave – Hope to keep Beach Fires
26. Cheryl Clark, 2119 Pettigrew St – Limit Beach Fires & Concern with Coyote Activity

27. Pat Votava, 2214 Jasper Blvd – Concern with Coyote Activity
28. Sallie Prichard, 2830 Middle St – Concern with Coyote Activity
29. Kimberly Brown, 2118 Pettigrew St - Concern with Coyote Activity
30. Karen Burke, 2902 Marshall Blvd - Concern with Coyote Activity
31. Letters of Commendation to Beach Service Officer Kierah Beavins for Life Saving Action
32. Craig Oliverius, IOP Fire Chief – Letter Thanking Sullivan’s Island Fire Department for assisting with a building fire on Goat Island

Additional Correspondence Since Workshop Meeting

33. Melanie Burkhold, 1660 Atlantic Ave - Opposed to Zoning Amendment
34. Lila Tussler, 1650 Atlantic Ave - Opposed to Zoning Amendment
35. Brent & Nancy Havens, 1746 Thompson Ave - Opposed to Zoning Amendment
36. Andrea Kellner, 1744 I’On Ave - Opposed to Zoning Amendment
37. Charles Stockdale, 1702 I’On - Opposed to Zoning Amendment
38. Park Smith, 1719 Atlantic Ave - Opposed to Zoning Amendment
39. Beth Mclean, 1313 Middle St - Opposed to Zoning Amendment
40. Bruce Dovey - Opposed to Zoning Amendment
41. Adele Tobin, 1659 Middle St - Opposed to Zoning Amendment
42. Paul Skinner, 3302 Jasper Blvd - Opposed to Zoning Amendment
43. Ray Mixon, Jr., 2212 I’On Ave - Opposed to Zoning Amendment
44. Lisa Crow, 2908 I’On Ave - Opposed to Zoning Amendment
45. Joyce Green - Opposed to Zoning Amendment
46. Susan Kobrovsky, 402 Seabreeze Ln - Opposed to Zoning Amendment
47. Missy Willett - Opposed to Zoning Amendment
48. Amy Davidson, 1710 I’On Ave – Opposed to Zoning Amendment
49. Eric & Jennifer Burr, 1705 Atlantic Ave - Opposed to Zoning Amendment & Concern with Coyote Activity
50. Andrew Speaker, 2302 Atlantic Ave – Questions for Proposed “Ocean Club”
51. Neil Garfinkel, 1001 Middle St – In Favor of “Ocean Club”
52. Paul Vannatta, 1802 Back St - In Favor of “Ocean Club”
53. Danny Morrison, 2851 Middle St - In Favor of “Ocean Club”
54. David Seay - In Favor of “Ocean Club”
55. Christa Heilig, 840 Middle St - In Favor of “Ocean Club”
56. Ross Cowan, 923 Osceola Ave - In Favor of “Ocean Club”
57. Brad Taylor, 1750 I’On Ave - In Favor of “Ocean Club”
58. Mindelle & Loren Ziff, 1412 Thompson Ave - In Favor of “Ocean Club”
59. Ernie Masters - In Favor of “Ocean Club”
60. Ali Berney, 852 Middle St - In Favor of “Ocean Club”
61. David Sarratt, 1321 Middle St – In Favor of “Ocean Club”
62. Talby Taylor, 1750 I’On Ave – In Favor of “Ocean Club”
63. Clinton Carter, 1851 Flag St B – Hope to keep Beach Fires
64. Carol Killough, 1813 Back St – Hope to keep Beach Fires

65. Cindy Kirkland, 2602 Middle St – Hope to keep Beach Fires
66. Chad Walldorf, 3112 Marshall Blvd – Hope to keep Beach Fires
67. Terry Day, 2866 Marshall Blvd – Hope to keep Beach Fires
68. Ashley Mayer – Thanking the Fire Dept for Birthday party at the Station
69. Brian Hellman – Addressing Questions for “Ocean Club”

IV. Council Action Items:

- A. Approval of the August 15, 2023 Regular Council Meeting Minutes

Motion was made by Councilmember Millimet, seconded by Councilmember Latham to approve the August 15, 2023 Regular Council Meeting Minutes, passed unanimously.

- B. Approval of the July 25, 2023, Land Use and Natural Resources Committee Meeting Minutes (Committee Members Only)

Motion was made by Councilmember Hubbard, seconded by Mayor O’Neil to approve the July 25, 2023, Land Use and Natural Resources Committee Meeting Minutes (Committee Members Only), passed unanimously.

- C. Possible Motion regarding request by representatives of the Ocean Club for text Amendment to Zoning Ordinance

Mayor O’Neil stated the Ocean Club had withdrawn their proposal, but it was still on the meeting agenda and would be discussed. He also stated Mayor Pro-Tem Novak recused himself.

Councilmember Millimet summarized the proposal and process the Ocean Club presented to Town Council. He stated he does not feel the proposal is in the best interest of the Town or its citizens. He also stated this motion does not mean the matter is completely closed, as the Ocean Club is welcome to continue to have discussions and possibly submit an edited proposal.

Motion was made by Councilmember Millimet, seconded by Councilmember Hubbard, that Council, after considering the current and previous plans submitted by the developers of the proposed Ocean Club, for how the commercial, private club that would be operated in a district currently zoned as residential, deny the request by the developers to make a zoning text amendment and deny the developers’ request to refer the request to the Planning Commission for public hearing, review, and recommendation, passed 5-0, with Mayor Pro-Tem Novak recusing himself.

The proposal was discussed by other councilmembers, who all provided reasons for their support of the motion put forth. Councilmember Latham stated there were still too many questions left unanswered and feels Council cannot support a request like this while being against other commercial activities in residential areas, such as Pacaso and short-term rentals.

Councilmember Higgins agreed and felt the business district should be limited to its area now. He is, however, open to the possibility of a non-profit. Councilmember Hubbard stated he supports the motion but has spoken with the developers, who are amenable to drafting a new plan that aligns with Council's requests. Mayor O'Neil and Councilmember Millimet discussed the possibility of moving forward with a different, non-commercial, more community friendly plan, for the former Sand Dunes Club. Mayor O'Neil clarified even though the proposal was withdrawn, Council will not be allowing any sort of commercial activity plan for this residential zoned area to move forward. Councilmember Latham confirmed there was never a memorandum of understanding created with this group and Councilmember Millimet.

V. Reports and Communication:

- 1) Mayor's Report: Nothing to Report
- 2) Administrator's Report:
 - a) The first charrette for the upgrades to Stith Park will occur Thursday, September 21, 2023 at 6:00 p.m. at Town Hall. The second charrette will be either October 25 or October 26, 2023, to be confirmed at a later date.
 - b) The Public Safety Committee decided to do more research concerning speeds at the end of the causeway before proceeding with installing a radar speed limit sign.
 - c) Coyote trapping will continue.
 - d) The contractor for clean-up from Hurricane Idalia started today, focusing on washed-up beach debris. They will also try to clear some of the dead wax myrtles near Stations 18 and 28.
- 3) Attorney's Report: Nothing to Report
- 4) Boards and Commissions Report (Mr. Drayton)
 - a) Planning and Commission – Their review of recommendations from the Historic Study Group has been completed and will be given to Council soon.
 - b) Board of Zoning Appeals – Nothing to Report
 - c) Design Review Board – Nothing to Report
 - d) Tree Commission – Nothing to Report
 - e) Municipal Elections Commission – Nothing to Report

VI. Committee Reports – Discussion Items:

- A. Finance Committee – Chair Millimet corrected a statement from the last meeting, clarifying he meant to say \$870,000 when referring to the amount of interest that could be earned in the state investment fund.
- B. Public Facilities Committee – Chair Hubbard mentioned they will begin working on a plan to handle the documents stored at the old Town Hall building. Mr. Benke stated they are formulating a plan with Palmetto Environmental.
- C. Land Use & Natural Resources Committee – A position description for a full time Naturalist and Resiliency Director has been confirmed. Councilmember Latham requested the Town utilize a search firm to fill the position. Mr. Henderson provided grant updates. The Greenbelt Project grant and Historic Design Guidelines grant have both been approved and will move forward.

- D. Administration Committee – They recommend to Council that the time for public comment be extended from 90 seconds to 2 minutes. If there is an excess of commentors, a designated time will be set and split between them. These will be discussed at Workshop. Mayor Pro-Tem Novak suggested signing up for TOSI Talks text messages to receive alerts regarding Town Matters.
- E. Water & Sewer Committee – The next meeting will be Thursday, September 28, 2023, at 8:45 a.m. There will also be more information forthcoming about the field trip to the outfalls and a public hearing regarding potentially adding a fourth tier.
- F. Public Safety Committee – Chair O’Neil recognized Beach Service Officer Kierah Beavins for life saving action, detailed in a letter of commendation from Deputy Chief Glenn Meadows included in the agenda packet. The Committee requests Town Staff draft a proposal for ways to reduce the negative impacts of beach fires. The portable speed radar will be set up for research on the causeway. Chair O’Neil stated that DNR Officer Jay Butfiloski’s presentation regarding coyotes is available to view as a single video on the Town website thanks to the efforts of Mary Poole and can also be seen in the April 27, 2023 Council meeting video. Three coyotes have been caught so far. Staff is looking into ways to make reporting easier through consolidated dispatch. Councilmember Millimet mentioned residents are allowed to set up traps on their own private property.
- G. Recreation Committee – Chair Higgins encouraged people to attend the charrette regarding Stith Park on September 21.

VII. Executive Session:

Motion was made by Councilmember Hubbard, seconded by Councilmember Millimet, to go into Executive Session at 6:53 p.m. to discuss the following items, passed unanimously.

- A. Legal Advice – Attorney Sheedy: Charleston Water System Contract
- B. Personnel – Review of Applications submitted for the Board of Zoning Appeals
Vacant Seat
- C. Personnel – Employee Retirement and Succession Plan

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Hubbard, to come out of Executive Session, at 8:17 p.m. to discuss the following items, passed unanimously.

Mayor O’Neil stated that no votes or actions were taken while in Executive Session.

VIII. Upon Returning to Open Session, Council may take action on items discussed during Executive Session.

Motion was made by Councilmember Hubbard, seconded by Councilmember Latham, to appoint Cindy Kirkland to the unexpired term vacancy on the Board of Zoning appeals, passed unanimously.

IX. Adjournment

Motion was made by Councilmember Latham, seconded by Mayor Pro-Tem Novak to adjourn the meeting at 8:18 p.m., passed unanimously.

Respectfully submitted,



Bridget Welch