

TOWN OF SULLIVAN'S ISLAND TREE COMMISSION

REGULAR MEETING MINUTES Tuesday December 29, 2020

A regular meeting of the Town of Sullivan's Island Tree Commission was held on Monday, September 28, 2020 at 5:00 p.m. online via Zoom. All requirements of the Freedom of Information Act have been satisfied. Present were Commission members Mary English, Caroline Pennington and Nathaniel H. Robb.

Members of the public present: No members of the public were present.

Staff members present: Joe Henderson, Director of Planning/Zoning Administrator and Jessica Gress, Licensing and Permit Technician.

- I. **CALL TO ORDER:** Mr. Robb called the meeting to order and stated that the press and public were duly notified pursuant to State Law and a quorum of Commission Members were present. There were no known members of media present.
- II. **APPROVAL OF MINUTES:** Ms. English made a motion to approve the October 26, 2020 Tree Commission Meeting Minutes. Ms. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **TREE REMOVAL REQUESTS:**

2062 Pettigrew Street: Applicant and owners requested approval to remove one (1) Category 1 live oak at 29" diameter at breast height (DBH) and one (1) Category 1 pecan at 16" diameter at breast height (DBH) with attached mitigation plan. Request is in accordance with Zoning Ordinance Section 21-162. B. (Application for relocation, or removal and replacement). (PIN# 529-09-00-055)

Mr. Henderson stated that the applicant requested the removal of one 29-inch live oak and 1 16-inch pecan tree. Mr. Henderson stated that there will be a historic restoration and a large addition. The trees are located in the buildable area of the lot on the Atlantic Avenue side property. Mr. Henderson stated that the applicant will be willing the replant three 8-inch live oaks on the Atlantic Avenue side and the remaining 11 inches outside of the mitigation will be paid into the tree fund. Mr. Henderson stated that the amount paid to the tree fund would be \$1,265.00.

Mr. Henderson stated that Town Staff recommended to consider the Tree Commission criteria for the tree removal as listed below.

- Size
- Species
- Location and lot size
- Density
- Mitigation plan

Mr. Henderson stated that the applicant was not present for this meeting but the Commission can go forth with the completion of this application.

Mr. Robb stated that he is not in favor of the removal of the live oak because he believes there is plenty of room on the lot to build the addition without removing the tree. Ms. English agreed with Mr. Robb. Ms. English believed that this is a very healthy tree with a large canopy and was not in favor of the removal. Ms. English stated that the tree is in the buildable area for a porch not the home so she suggested that the applicant redesign their plans accordingly to avoid removing the live oak. Ms. Pennington agreed with Mr. Robb and Ms. English.

Mr. Robb asked if they were planning on moving and relocating the existing structure on the lot. Mr. Henderson stated that this is correct. Mr. Henderson stated that they are planning to take the historic home and relocating it from Pettigrew Street to Atlantic Avenue. Mr. Robb asked if the construction plans have been presented to the Design Review Board. Mr. Henderson responded by stating that the applicant presented the design plans to the Design Review Board for conceptual approval and was given final approval. Mr. Henderson believed that he thinks the applicant was going to the Design Review Board for conceptual approval then planning to come to the Tree Commission to receive approval to remove the trees then back to the Design Review Board for final approval.

Mr. Henderson suggested that the Commission members make a motion to shift the building footprint closer to Pettigrew Street so that the applicant can continue with this project. Mr. Robb stated that he believes that is out of the Commission Members purview and the applicant should go back to modify their plans accordingly. Ms. English stated that she would make a motion to deny the removal of the live oak because they can make adjustments to the plans so the live oak doesn't have to be removed.

Ms. Pennington stated that we could approve the removal of the pecan tree but should deny the removal of the live oak.

Ms. English made a motion to deny the removal of the 19-inch live oak and to approve the removal of the 16-inch pecan tree. Mr. Robb seconded this motion. All were in favor. None opposed. Motion passed unanimously.

840 Middle Street: Applicant and owners, requested approval to remove one (1) Category 1 live pecan tree at 24" diameter at breast height (DBH) with attached mitigation plan. Request is in accordance with Zoning Ordinance Section 21-162. B. (Application for relocation, or removal and replacement). (PIN# 523-06-00-034)

Mr. Henderson stated that the applicant requested the removal of a 24" pean tree. The tree is located right along the western setback where the proposed new single-family home will go. Mr. Henderson stated that this project is still in its early stages and the applicant is planning on mitigating the total required number of inches for replacement with 5 5" magnolias or oak trees.

Mr. Andrew Nissen stated that the proposed new construction will be built in the existing footprint of the home that was just demolished. Mr. Nissen stated that he requested the removal of the pecan tree because it will interfere with the construction of the new home. They are planning to keep the existing pool, fence and driveway and because they are keeping these things on the lot the buildable area is minimal.

Mr. Henderson stated that regarding the removal of the sable palmettos you must replant or transplant that tree back on the property.

Ms. English stated that pecan trees don't have a lot of canopy and is in favor of the application presented. Ms. Pennington was in favor of the application presented. Mr. Robb was in favor of the application presented.

Mr. Robb made a motion to approve the removal of the pecan tree with the replacement of any of the protected trees. Ms. English seconded the motion. All were in favor. None opposed. Motion passed unanimously.

2314 Middle Street: Applicant and owners, requested approval to remove two (2) Category 1 pine trees at 21" and 23" diameter at breast height (DBH) with attached mitigation plan. Request is in accordance with Zoning Ordinance Section 21-162. B. (Application for relocation, or removal and replacement). (PIN# 529-06-00-018)

Mr. Henderson stated that the applicant requested the removal of two pine trees. Mr. Henderson stated that the trees are very healthy but it seems they have reached the end of their life cycle. Mr. Henderson stated that there is no replanting plan submitted for this application and the owners would like to pay the fee to the Tree fund in the amount of \$1,672.00.

A letter was submitted to the Commission Members from Mr. Eddie Fava in favor of the application presented (Exhibit 1).

Mr. Edmond Most stated that there is concern with a storm coming through and knocking one of the trees down into the power line nearby. The other concern is the tree closest to the home also coming down during a storm and falling onto the home. There is also a 20" live oak next to the two pines. Mr. Most stated that the owners would like to preserve the live oak but in order to do that the two pines will need to be removed. Mr. Most stated that the owners would like to use some mitigation after construction.

Ms. English stated that she was in favor of the application presented but a discussion is needed in regards to the mitigation plan. Mr. Robb stated that he would want to see the applicant replant something on the lot instead of paying all fees to the tree fund.

Mr. Henderson stated that in the past the Commission has allowed partial payment into the tree fund and required a certain number of inches for onsite replanting. Mr. Henderson stated that in a case like this where there are quite a few live oaks on the property the Commission could require one of those trees, in inches, to be replanted on site and the other paid into the tree bank versus requiring the full mitigation.

Ms. English stated that the applicant's presentation was good enough to not require a mandatory mitigation because it seems as though these are problem trees.

Mr. Henderson stated it is up to the Commission as to if they want the applicant to replant, pay the full amount to the tree fund or relieve them of all replanting and fees. Ms. English asked for the applicant to share his thoughts.

Mr. Most stated that when he designs his landscape plans, he prefers to let the construction of the home unfold first so that way he can see what is there and what can be planted. The landscape plan has not been started at this time. Mr. Most asked that the Commission postpone determining what can and cannot be replanted just so they have a better idea of what he is able to do after construction.

Mr. Henderson stated that for the purpose of this meeting, he will need the Commission members to give an exact number in mitigation fees and inches to be replanted. Ms. English asked the Commission if they would be ok with suggesting either pay the current mitigation or replanting of 20 inches.

Ms. English made a motion to approve the removal of the two-pine trees and require a mitigation of \$1,672 or a 20-inch replant. Ms. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.

IV. ITEMS FOR DISCUSSION:

2021 Tree Commission Meeting Dates:

Mr. Henderson suggested changing the December 28, 2021 meeting date to December 20, 2021 so that there is not interference with the holidays.

Mr. Robb made a motion to change the December 28, 2021 meeting date to December 20, 2021. Ms. English seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. **ADJOURN:** Mr. Robb made a motion to adjourn at 5:45pm. Ms. English seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Nathaniel Robb, Chairman



Date

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12.29.20

Re:
SI Tree Commission & Staff
Pine Removal Request for 2314 Middle Street
Sullivan's Island, South Carolina
29482

Good Evening,

My office has designed and developed the approved plans for the restoration and rear addition to the historic home at 2314 Middle Street, where the new owners are painstakingly returning the property (currently (4) apartments) to its original use as a single family residence. Their request, as submitted by project Landscape Architect Edmund Most, is for the removal of the two compromised pinesone encroaching into the middle street power lines and right of way, and the other was having already been snapped and significantly damaged during Hugo, is deterring the proper growth of the adjacent grand/live oak.

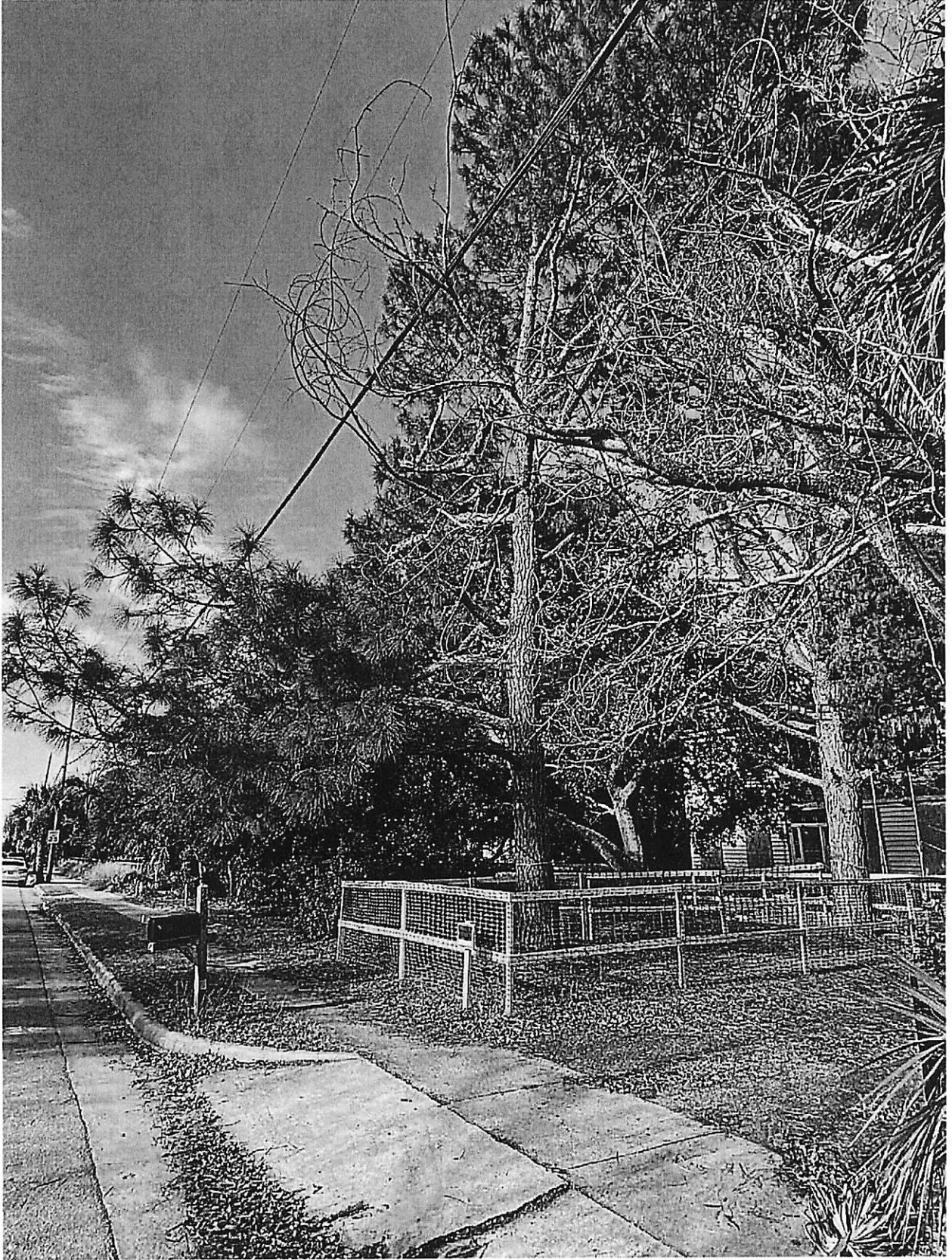
We respectfully request your approval of the request to remove the legitimate threat of damage to either (or both) the soon to be restored historic structure and the power lines. Thank you for your time & support.

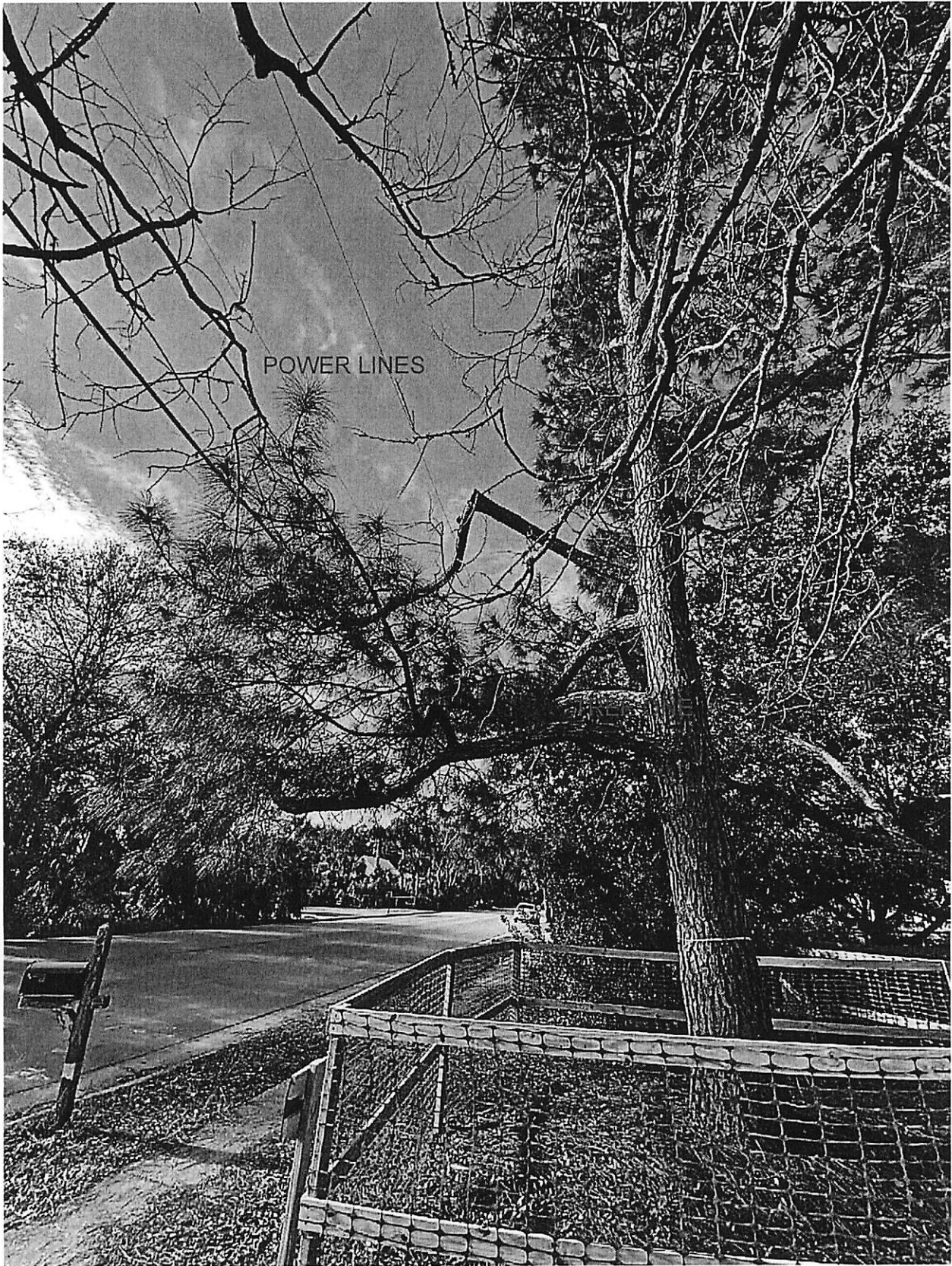
Sincerely,

Eddie Fava

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Ernest E. Fava, Jr. NCARB
e. e. fava architects, etc.





POWER LINES

