

**TOWN OF SULLIVAN'S ISLAND
TREE COMMISSION
REGULAR MEETING MINUTES
October 25, 2021**

A regular meeting of the Town of Sullivan's Island Tree Commission was held on at 5:00 p.m. online via Zoom. All requirements of the Freedom of Information Act have been satisfied. Present were Commission members Donivan Glassburn, Mark Miller, and Nathaniel H. Robb Jr.

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:** Mr. Glassburn made a motion to approve the **September 27, 2021 Tree Commission Meeting Minutes. Mr. Robb seconded this motion. All were in favor. None opposed. Motion passed unanimously.**
- III. **TREE REMOVAL REQUESTS:**

810 Star of the West: Zac Naramore, applicant, requested approval to remove one (1) category 1 pecan tree of 16.5" diameter at breast height (DBH) with proposed mitigation plan. Request is in accordance with Zoning Ordinance, Section 21-162 B (Application for tree relocation, or removal and replacement). (PIN #523-06-00-077)

Mr. Henderson stated that the applicant requested the removal of a 16.5 category 1 pecan tree because the tree is located in the buildable area. Mr. Henderson stated that the applicant proposed the replanting of over 16" of magnolias and Eastern red cedars. Mr. Henderson stated that Town Staff recommended the removal of this tree because it is in the buildable area of the lot, there are signs of a large cavity in the center of the step and the applicant plans to replant over the required mitigation amount.

Mr. Zac Naramore, applicant, presented his application to the Commission.

No public comment was made.

Mr. Miller asked what the proposed timeline would be to the replanting. Mr. Naramore responded by stating that usually all mitigation and planting isn't completed until the end of the construction project but because the mitigation proposed is on the property line, they could plant sooner than that.

The Commission members was in favor of the application presented.

Mr. Glassburn made a motion to approve the application presented given the Staff recommendation and requiring the replanting of 62 inches. Mr. Robb seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1501 Middle Street: Jerry Benoit, applicant, requested approval to remove one (1) category 1 laurel oak tree of 30" diameter at breast height (DBH) no mitigation plan has been submitted. Request is in accordance with Zoning Ordinance, Section 21-162 B (Application for tree relocation, or removal and replacement). (PIN #523-08-00-018)

Mr. Henderson stated that the applicant requested the removal of one Category 1 laurel oak tree. Mr. Henderson stated that the applicant did not submit a mitigation plan. Mr. Henderson stated that Town Staff recommended the removal of the laurel ok because it is within the buildable area of the lot, the historic cistern on the lot is required to be protected as part of the historic prese and the applicant plans to protect the existing live oaks on the property and reuse the cisterns as part of their preservation plan.

Mr. Jerry Benoit presented the application to the Commission.

No public comment was made.

The Commission members were in favor of the application presented.

Mr. Robb made a motion to grant the approval of the application presented based on Staff recommendation. Mr. Glassburn seconded this motion. All were in favor. None opposed. Motion passed unanimously.

3104 l'On Avenue: Chip Warley, applicant, requested approval to remove one (1) codominant category 1 live oak tree of 18" and 12" in diameter at breast height (DBH) with proposed mitigation plan. Request is in accordance with Zoning Ordinance, Section 21-162 B (Application for tree relocation, or removal and replacement). (PIN #529-12-00-033)

Mr. Henderson stated that the applicant requested to remove 1 category 1 codominant category 1 tree that is 18" and 12" in breast height. Mr. Henderson stated that the applicant submitted a mitigation plan and proposed the replanting of 12 inches and the remaining 35 inches would be paid to the Tree Fund. Mr. Henderson stated that Town Staff recommended the following:

- Consider the location of the tree
- Tree shows signs of slight decline per arborist risk assessment
- Applicant plans to replant over the required mitigation

Mr. Chip Warley, applicant, presented his application to the Commission.

No public comment was made.

Mr. Miller asked by removing these two portions of this tree would the rest survive.

Mr. Benoit responded by stating removing 50% of this tree is more than the average percentage reduction. The percentage reduction is about 15 to 20% so removing 50% of this tree its going to put the growth of the tree at a decline.

Ms. Summer Eudy, real estate agent, stated she represents the current owner, Mr. Wayne Stelljes. Ms. Eudy stated that the owner has lived here since 2004 but his family lived here for quite some time. Ms. Eudy stated that due to family health issues, its time for the owner to sell.

Mr. Wayne Stelljes, property owner of 3104 l'On Avenue, stated that him and his family has owned this property for generations and now it is time for he and his family to move on. Mr. Stelljes stated that the current home is about 2200 square feet in 1983. In today's world this house is small for this lot and nowadays a much larger house could be placed on this lot. Mr. Stelljes stated that he believed no matter who buys this house they are going to have to remove this tree in order to build or add on to this home.

The Commission members were in favor of the application presented.

Mr. Glassburn made a motion to approve the application submitted. Mr. Robb seconded this motion. All were in favor. None opposed.

IV. ITEMS FOR INFORMATION:

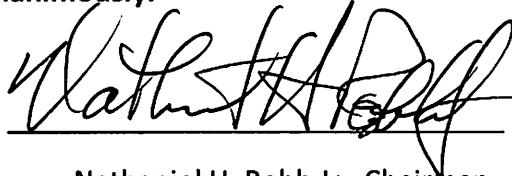
Tree fund update: Mr. Henderson provided an update to the Commission members on the current status of the Tree Fund account. Mr. Henderson stated the tree fund currently has a net amount of \$152,577.98, tree fund deposits or pending removals have an amount of \$68,293.50, the total amount in the account is \$220,871.48.

The Commission members asked if it was possible to use some of this money to bury power lines throughout the island. Mr. Henderson stated that they would not be likely to use these funds for the burial of power lines because it is not tree planting or preservation related which is specified by the Zoning Ordinance when using the Tree Fund. Mr. Henderson suggesting plantings, removals or relocations of trees or plants on Town property might be appropriate if approved by Town Council.

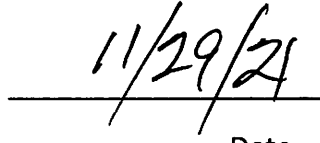
Mr. Glassburn asked if they could come up with a plan to remove the very large stump that is located at the tennis court by Station 17 and plant more trees to provide additional shading. Mr. Henderson stated that they could work on getting a plan together for this work.

Mr. Glassburn made a motion to allow Town Staff remove the large stump at the Tennis courts on Station 17 and to create a replanting plan to add a 6–8-inch live oak on the lot. Mr. Langley seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. **ADJOURN: Mr. Robb made a motion to adjourn at 5:51 p.m. Mr. Glassburn seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

A handwritten signature in black ink, appearing to read "Nathaniel H. Robb Jr.", written over a horizontal line.

Nathaniel H. Robb Jr., Chairman

A handwritten date "11/29/21" written in black ink over a horizontal line.

Date