

**TOWN OF SULLIVAN'S ISLAND
TREE COMMISSION
REGULAR MEETING MINUTES
March 25, 2024**

A regular meeting of the Town of Sullivan's Island Tree Commission was held at 5:00 p.m. at Town Hall. All requirements of the Freedom of Information Act have been satisfied. Present were Commission members Donovan Glassburn, Mark Miller, and Milton Langley.

Members of the public present: Mr. Randy Wilgis, property owner at 2202 Ion Avenue.

Staff members present: Charles Drayton, Director of Planning and Zoning, and Jessi Gress, Licensing and Permit Technician.

- I. **CALL TO ORDER:** Mr. Miller 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 THE MINUTES FROM February 26, 2024:** Mr. Langley made a motion to grant approval of the February 26, 2024 Tree Commission Meeting Minutes. Mr. Glassburn seconded this motion. All were in favor. None opposed. Motion passed unanimously.

III. TREE REMOVAL REQUESTS:

2118 I'On Avenue: Dane Derbyshire, of D4 Partners, requested removal of two trees: a healthy, Category 1 oak tree of 21" in diameter at breast height (DBH), and a healthy, category 1 pine tree of 19" in DBH. This request is being made in accordance with Zoning Ordinance, Section 21-162 B (Application for tree relocation, or removal and replacement) (PIN #529-09-00-022).

Mr. Drayton stated that the applicant requested to removal a 21" oak tree located on this lot. Mr. Drayton stated that this is commercial lot and the current owner has the intent to install a parking lot on this property. Mr. Drayton stated that the applicant has received approval from the Board of Zoning Appeals and the Planning Commission regarding this property. The applicant went before the Design Review Board and is addressing the feedback they have been given. This oak tree is in the way of the circulation for the proposed parking lot.

Mr. Drayton stated that town staff recommended that the Commission grant approval for the removal of this tree if they approve of the proposed mitigation since the tree encumbers the buildable area on the lot.

Mr. Matt Cline, applicant representative, presented his application to the Commission.

Mr. Randy Wilgis, property owner at 2202 I' On Avenue stated that adding the parking lot will create a bigger safety problem does not benefit it. Mr. Wilgis stated that he was not in favor of the application presented and asked that the Commission deny the request.

Town staff received five letters associated with this property from the public however none of specifically discuss the request for the tree removal (Exhibits 1-5).

Mr. Glassburn and Mr. Miller were in favor of the application presented.

Mr. Langley was not in favor of the tree removal request because it would remove all canopy from the lot.

Mr. Glassburn made a motion to approve the application provided that the applicant follows staff recommendations. Mr. Miller seconded this motion. Motion passed 2 to 1. Mr. Langley opposed.

Mr. Drayton stated that according to the Bylaws because there are only three members of the Commission present, there must be a unanimous vote for a motion to pass.

Mr. Langley strongly opposed approving the removal.

Mr. Glassburn made a motion to continue this meeting until next month when more members of the Commission are present. Mr. Langley seconded this motion. All were in favor. None opposed. Motion passed.

IV. SULLIVAN'S ISLAND TREE FUND:

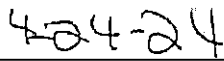
1. 2024 Town of Sullivan's Island Arbor Day Celebration – Schedule of Events, Flyer

Mr. Drayton provided a summary of the scheduled events, programs, and activities that will be taking place in celebration of Arbor Day.

V. ADJOURN: Mr. Langley made a motion to adjourn the meeting at 5:40 p.m. Mr. Glassburn seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Mark Miller, Chairman



Date

Charles,

I encourage the TOSI to support the construction of the parking lot at 2118 Ion Ave with as few restrictions as possible. I believe this is a golden opportunity to improve conditions around the Commercial District. Off street parking availability entirely within the Commercial District can eliminate a lot of problems in residential areas. One example is the Battery Thomson parking lot. Battery Thomson is on the National Historic Register. The lot never went through the approval process and probably wouldn't have been approved if it did. It's also located in a residential area and drivers often use Ion Avenue as a Commercial District bypass to get to and from it. Finally a Commercial District parking lot does not belong in a residential area next to a school. There are many other parking issues around the Commercial District.

Beach traffic parking and congestion will always be part of living on this island but that doesn't mean residents should have to deal with problems after beach traffic dies down. Maximizing off street parking within the Commercial District is the answer, not a problem. With plenty of available off street parking within the Commercial District many problem areas and concerns can be dealt with a lot easier. I believe with proper planning and honest intent, the residents around the Commercial District will be better off with the approval of 2118 parking. Thank You, Rick Graham. 2102 Ion Ave.

BENEFITS— — More parking within the Station 21 Commercial District can mean less parking and traffic in residential areas and is an opportunity that shouldn't be missed. The fewest artificial restrictions on 2118 parking will benefit the most residents instead of a handful.

ROAD BLOCKAGE— — Cars jutting into the Station 22 roadway and the excessive number of trash cans blocking the right of way has long been a problem. The town should fix the problems regardless of 2118 Ion.

BEACH PATH— — There are 2 other side streets between the Fire Station and Station 22 which are used when Middle Street is congested. Popular beach times and Middle Street congestion go together. Our Police and Firemen aren't going to sit in line waiting to turn on Station 22.

PEDESTRIANS AND TRAFFIC— — 2118 parking provides pedestrians access in either direction via sidewalks and crosswalks to all of the Commercial District. The illegal parking at Batteries Thomson and Gadsden, often with over 75 cars parked between them, is the source of most of the pedestrian and car traffic at intersections on Ion and elsewhere some are concerned with.

ACCESSIBILITY— — The parking lot needs to be accessible and we shouldn't trap drivers in or out of it which will only add to congestion when traffic backs up. If this lot is busy during the day it means cars will be everywhere anyway and it really is part of living here. The Station 22 curb cut is the best place for it. Drivers need to get in and out during the day but can easily be directed towards Middle Street in the evening hours which will keep them out of residential neighborhoods.

Rick Graham
2102 ION

To: Zoning/Planning/DRB/Town Council

January 29.24

It has come to my attention that a parking lot is proposed on the corner of Middle Street and Station 22.

I am surprised that the current investor bought this lot with the intent to use it as a parking lot when the other new lot on Middle Street is empty almost all of the time.

Of even larger concern is the entrance on Station 22, the most direct and active emergency route on Sullivan's Island. Blocking this road and making it more difficult for emergency vehicles to enter 22 and access the beach is unconscionable.

Additionally, this property borders a neighborhood on two sides. The residents already contend with more than a dozen garbage bins, dumpsters and trucks parked on 22 making the left turn onto 22 often problematic. Golf cart parking and kids on bikes and foot are abundant in this area as well as it is an active cross walk and direct route to the park. Additionally, it is also used as a loop to get to IOP now that a left on Middle Street getting on the island is prohibited.

Please reconsider this and the real and long term intention and impact of this move. This change not only diminishes swift emergency access to the beach, it represents an extreme safety hazard to residents and opens a gateway for potential commercial sprawl on Sullivan's Island.

Kind Regards,

Kimberly Brown
2118 Pettigrew Street

Jessi Gress

From: Charlotte Artus <Charlotte@artusart.com>
Sent: Sunday, February 4, 2024 9:48 AM
To: Jessi Gress; Bridget Welch
Subject: Zoning on Station 22.

CAUTION > 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.

Hello,

I am writing with respect to your zoning meeting on February 8, 2024, to consider allowing a new parking lot entrance on Station 22 between Middle Street and Ion.

That block is already extremely congested, teeming with pedestrians, cars and trucks, deliveries, golf carts, and bicycles. Adding a point of ingress and egress directly across from another parking area holding 5 or so cars and large trucks, and golf cart parking, as well as turning traffic from Middle Street (often too fast and cutting the corner) would considerably increase the risk of vehicle collisions.

The intersections of Station 22 with Ion and Atlantic Avenue are quite perilous, as many visitors think those are 4 way stops... near misses are daily. (Please can we also consider putting up signs at those intersections to say "Cross Traffic does not Stop" as we have at other intersections close by?).

Even more dangerous though, would be the risk to pedestrians. Station 22 is the most visited entrance for beach goers (especially recently as many beach paths are closed by high water). Our visitors to the downtown restaurants, bars, and shops, our neighbours out for a stroll with children and dogs, have no where else to walk but in the street on Station 22. Pedestrians are walking on that street day and night. Adding another hazard on that block would be unconscionable.

Station 22 is also the point of entry for emergency services. We should not even contemplate making the jobs of the emergency responders more difficult by adding to the congestion on Station 22.

Middle Street is already designed to allow for ingress and egress for parking.

Middle Street has sidewalks for pedestrians, and is wide enough to allow for two vehicles to easily pass, or for a vehicle to go around deliveries, for instance. Please do not bring this commercial activity into our narrow, busy and residential side street at Station 22.

All of us who live near Station 22 on Ion, Atlantic, and Pettigrew Streets, have the right to safety in our neighbourhood, and the duty to ensure that care for our visitors when we can.

Please do not approve this zoning request.

Yours truly,
Charlotte and Alan Artus
2114 Pettigrew Street
Sullivan's Island, SC

Comments regarding proposed parking lot at Sta. 22

I live at the corner of Sta. 22 and Atlantic. My family and I drive between Atlantic and Middle St. at least 6 times a day. The portion between Ion and Middle is easily our most complained about section of any S.I. street. Even with parking on only one side, it is difficult to have 2 cars pass each other because of the width of the drivable area of the street. This is greatly complicated by the large numbers of people walking on the street, frequently 4 or more abreast. Over the past 20 years, both the foot and vehicular traffic have increased dramatically, and winter traffic now is what summer traffic was back then. After the installation of the right turn only lane onto Middle at the gas station, there was an immediate great increase in Sta. 22 traffic caused by tourists crossing from Mt. Pleasant. The tourists often do not appreciate the prior legal left onto Jasper, so they turn on Middle and make the first left down Sta. 22 attempting to go back toward IOP. All this has made it hard to transverse that first block of Sta. 22; a parking lot entrance would make this section of road turn from difficult to almost impossible. Parkers making a left turn onto Sta. 22 would back up traffic on Middle quite a bit more than present, which already is far from good. I can see the danger of people crossing between Poe's and the other side by weaving around stopped cars growing much worse. I think an entrance to the proposed lot from Middle makes much more sense. It is a little further from the heavy commercial area, and already less congested. There does not appear to be much back-up caused by the present parking lot which was built there a year or 2 ago, so a new lot entrance should be fine. If traffic on Middle started to back up due to cars turning into the 2 lots, I propose eliminating parking on the north side of Middle for 100 feet or so from Sta. 22, and dedicating a left turn only lane for the new lot, and the old lot as well. This may not be necessary, because the vast majority of parking would be after 5:30 PM when the traffic going east is very light and allows for easy left turns for west-bound Middle St. traffic.

I would be happy to discuss this further.

Mark Reinhardt

2201 Atlantic Ave.

Cell # 843 364-1948