



**TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA  
LAND USE AND NATURAL RESOURCES COMMITTEE OF COUNCIL**

Monday, August 23, 2021

Committee met at 8:30am, this date, at Town Hall (2056 Middle Street), all requirements of the Freedom of Information Act having been met. Present were;

Committee members: Gary Visser (Chair), Scott Millimet and Pat O'Neil

Staff: Administrator Andy Benke, Zoning Administrator Joe Henderson, Building Official Randy Robinson and Committee staff member Pam Otto

- 1. Call to Order.** Chair Visser called the meeting to order, stated the press and public were duly notified pursuant to state law, and all Committee members were present: no media and eleven (11) members of the public were present, including Council member Bachman Smith.
- 2. Public Comments and Correspondence.** It was noted that there was not a Public Comments item on the agenda.

**Motion:** Mayor O'Neil made a motion to add public comments to the agenda; seconded by Mr. Millimet. This motion passed unanimously.

**Public Comments**

**Barbara Spell (1702 Atlantic Ave.)** spoke in reference to Battery Logan. She feels the Public Facilities Zoning District gives Town Council too much power and does not offer any protection.

**Rick Graham (2102 I'On Ave.)** spoke in reference to parking lots in the commercial district and the changes proposed to the existing ordinance. He is in support of those changes and feels that parking lots in that district will benefit traffic and pedestrian safety.

**Joy Morris (852 Middle St.)** wanted consideration for the Post Office to have golf cart parking. She also requested that the next meeting to discuss the Public Facilities Zoning District be held in the evening hours so residents who work will be able to attend.

**Carl Jacobson (1509 Middle St.)** does not want to see Battery Logan used for boat parking, he wants to see it preserved as a green space.

**Troy Barber (2107 Middle St.)** wanted to see general use parking not tied to a business and not to have to procure a variance, but he is in favor of Design Review Board (DRB) oversight. He feels increased parking that will be made available by general use parking lots will benefit the parking issue on Sullivan's Island.

**3. Consideration of the renewed private parking lot requests, Short-term Auto Parking Lot, Zoning Ordinance Section §21-50 C. (4).** Henderson gave a brief presentation of the current ordinance and changes recommended by the Planning Commission. At this time a parking lot is to have a written agreement with a specific business and must be granted a special exception by the Board of Zoning Appeals (BZA). The lot design must then be approved by the DRB, to make sure it follows the regulations.

### **Discussion**

There was some discussion about what benefit there would be to making it a conditional use as opposed to a special exception to approve a parking lot. As a conditional use, there would be no variance required and it would be up to Town staff to approve, but DRB would still have to approve it. Chair Visser asked if there would be any limit on other commercial activity held on the property. Henderson said it would be restricted by the business license process, and if they wanted to deviate from the licensed business, they would have to apply for a special event permit, which would be reviewed by the Town Administrator and Town Council. He also said a certificate of zoning compliance issued for a parking lot, means that is what is required to be there.

Mayor O'Neil wanted to know if staff was comfortable making the initial decisions about parking lots. Henderson said they would be, especially with the DRB oversight of the final process. Mr. Millimet agreed that it is not feasible to tie a parking lot to a single business and that having a parking attendant could cause traffic backups. Mayor O'Neil is open to the general use aspect and is in favor of the DRB approval for the design aspect, as that is required of any business in the commercial district.

The proposed changes are shown in Exhibit A.

Mayor O'Neil asked what criteria the BZA would use if parking lots were to remain a special exception. Henderson said they would make sure it did not adversely affect surrounding neighborhoods, check traffic flow and pedestrian flow, and that it does not devalue the surrounding properties. Chair Visser asked what would regulate the appearance and design of the parking lot. Henderson said that is codified and written out in Article XV of the Zoning Ordinance.

**Motion:** Mayor O’Neil made a motion to recommend to Town Council that they proceed with the changes recommended for Parking Short-term Auto parking lots to remain in the special exception category under Ordinance §21-50 C. (4); seconded by Mr. Millimet. This motion passed unanimously.

**4. Consideration of Planning Commission’s proposed Public Facilities Zoning District.**

Henderson asked for guidance from the Committee on how to move forward on the language changes to the Public Facilities Zoning District.

**Discussion**

There was some discussion about the use of Battery Logan for boat parking. It was decided that use of the property was no longer under discussion. However, even as it is currently zoned, it could be a legal use of the property is Town Council decided to do that. Chair Visser asked Robinson to sum up his statements from the June 28, 2021 LUNR meeting. Robinson said that at this time, Town Council can do anything to a property that is not zoned. He said if the property is zoned, then there can be special restrictions on the property to prevent specific uses.

Mayor O’Neil said that the idea of a Public Facilities district is not unique or new, it has been around since the 1950’s.

Henderson stated that staff needed direction on the “for profit uses” language as well. Town Council would have to review and approve any special event. There was some concern about how allowing a for profit use would be a gateway to other larger uses. Chair Visser asked Council member Smith for his input. Mr. Smith said he has a concern about eliminating the “for profit” language, as it would eliminate certain non-profit uses. Chair Visser asked Mr. Smith to help Henderson tailor the language to allow for profit use in support of a non-profit occasion.

Chair Visser asked for any member of the public who wanted to have input to send correspondence to Henderson for the LUNR Committee.

**Motion:** Mayor O’Neil motioned for this discussion to be tabled and considered at a future LUNR meeting; seconded by Mr. Millimet. This motion passed unanimously.

**5. Discussion of designating parking spaces along Station 22 ½ between Middle St. and I’On Ave. to be for golf carts and Low Speed Vehicles (LSVs) only.**

Mr. Millimet feels those spaces are too small for vehicles and there is a need for more golf cart spaces, so this is a better use of the parking in that area. Benke said the Town would need Department of Transportation (DOT) approval. Drawings would need to be submitted along with an encroachment permit. Benke was unsure how the DOT would respond as preserving beach parking for the public is a big concern at this time.

Mayor O'Neil is in favor of more golf cart parking but he feels this is not the best location for it. Station 22 ½ is a one way street away from Middle Street and golf cart parking there would require golf carts to come out into a busy intersection on Middle St. and turn onto Station 22 ½. Mr. Millimet said he would discuss options of different areas to add golf cart parking with Benke. There is no further action required at this time.

**6. Discussion of parking within Battery Gadsden reclaiming green space on historic property.** Mr. Smith said that Battery Gadsden has been subjected to vandalism and litter, along with parking all along the green space in that area. That would probably be mitigated by eliminating parking in that area, showcasing the historical structure and providing access to the community garden. Parking in the grass in front of the library would be sufficient, and then eliminate people driving through the area by blocking the road past the library, and again blocking the end of the Station 20 spur that runs into Battery Gadsden.

**Discussion**

Mayor O'Neil felt this should be brought to Town Council for them to decide which Committee to assign this. Mr. Smith said he will put it on the Council agenda, as well as discuss it with the Battery Gadsden Society and the Poe Library in order to get their feedback. There is no further action at this time.

**7. Adjourn** There being no further public discussion or new business, the meeting adjourned at approximately 9:43am.

**Motion:** A motion was made to adjourn by Mayor O'Neil; seconded by Mr. Millimet. This motion passed unanimously.

Respectfully Submitted,



Pamela Otto