

June 10, 2010

The Board of Zoning Appeals for the Town of Sullivan's Island met on the above date at Town Hall, all requirements of the Freedom of Information Act having been satisfied.

Present were: Alice Paylor
Jimmy Hiers
Susan Middaugh
Susan Romaine
Bachman Smith
Elizabeth Tezza

Chairman Alice Paylor called the meeting to order.

Motion was made by Susan Romaine, seconded by Jimmy Hiers, to approve the minutes from the May 13, 2010 meeting, carried unanimously.

Alice Paylor administered the applicant and participant oath.

White, Joanna. 2214 and 2216 Middle Street. Special exception for parking lot, Section 21-50 C (4).

Chairman Paylor asked Building Official Randy Robinson to give an overview of the request. Mr. Robinson stated that under Section 21-50 permitted uses, conditional uses and prohibited uses, it allows for a short-term auto parking lot. Mr. Robinson reviewed the conditions of allowing the short-term parking with the Board.

Chairman Paylor asked the applicant to present. Attorney Bill Barr represented the applicants, Joanna and Everett White, managers of the Island Gallery. He also introduced Brooks McCormick, representative of the parking management company, and Jerry Kaynard, owner of the property. Mr. Barr stated that the applicant had been to the Design Review Board and it gave a favorable recommendation for their plan. The applicant plans to build a fence along the back that will block the area from the residential area, and place shrubs in front of the fence. The vehicular traffic and pedestrian movement on adjacent roads should not be hindered, and the proposed use is compatible with existing uses. They have a professional parking company attendant that will monitor the lot. The business is open from 10 am – 6 pm, and after 6 pm a parking attendant would be present. Traffic control entering and exiting will be controlled by the parking attendant. The owners of the Island Gallery will monitor the parking while the store is open from 10 am - 6pm except during the summer; the parking management company will monitor the parking from 10 am – 2am during the summer, and 6 pm – 2am during the other months. The hours of operation of the lot would be consistent with the establishments in the commercial area. The signage will meet the sign regulations for the Town.

Chairman Paylor asked for public comment. Pat Votava, 2214 Jasper, stated she would like the Board to hold any decision until Town Council determines its master plan on the commercial district. Seth Fisher, 405 Station 22 Street, was concerned that other requests

could be made for paid parking if the Board grants this special exception. Correspondence was received from Eddie Fava, 2424 Myrtle Avenue, who also requested the Board hold any decision pending the commercial district master plan. Correspondence was also received from Robert Thompson, 2917 Iron Avenue, listing concerns to be satisfied before approval should be given.

Motion was made by Susan Romaine, seconded by Elizabeth Tezza, to grant a special exception for a trial period of one year; that the lot is always manned when it is open and the hours of operation can not go past 2 am; that the fence have a height of eight feet; that the lighting on lot be no higher than eight feet with the light shining down instead of out; adequate signage at rear of business that overnight parking is prohibited; gate will be installed to close after hours and when not manned; the Board go on record to not prohibit the applicant from coming back before one year trial period is over if so needed; limit the information signage to beyond the front façade of the existing businesses; and the sign directing cars into the lot may not be larger than eight square feet; carried by a vote of 5-1, with Susan Middaugh opposed.

Motion was made by Elizabeth Tezza, seconded by Jimmy Hiers, to adjourn, carried unanimously.

Respectfully submitted,

Ellen McQueeney

Approved:

Date:
