

**MICHAEL PERKIS**  
MAYOR

# TOWN OF SULLIVAN'S ISLAND

**ANDY BENKE**  
TOWN ADMINISTRATOR

**JASON BLANTON**  
COMPTROLLER

**LAWRENCE A. DODDS**  
TOWN ATTORNEY

**GREG GRESS**  
WATER AND SEWER MANAGER

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CHIEF OF POLICE

**ELLEN MILLER**  
TOWN CLERK

**RANDY ROBINSON**  
BUILDING OFFICIAL

**M. ANTHONY STITH**  
FIRE CHIEF



## DESIGN REVIEW BOARD

Wednesday, November 19, 2014 - 6:00 P.M.  
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM OCTOBER 15, 2014
- C. CERTIFICATES OF APPROPRIATENESS–NON-HISTORIC PROPERTIES
  - 1. Café Medley: Andrew Harris, applicant, requests review and approval of proposed parking plan to operate a coffee shop use in the Community Commercial Zoning District in accordance with Section 21-143 D (1) (c) of the Zoning Ordinance. (TMS# 529-09-00-118)
  - 2. The Co-Op Provisions and Delicatessen: Jessie Patterson, applicant, requests review and approval of proposed parking plan to operate a coffee shop use in the Community Commercial Zoning District in accordance with Section 21-143 D (1) (c) of the Zoning Ordinance. (TMS# 529-09-00-014)
- D. PUBLIC INPUT
- E. ADJOURN

**APPLICATION  
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

**(FORM A)**

Project Address: 2213-C MIDDLEST.  
 Submittal Date: 10/17/2014  
 Meeting Date: 11/19/2014 Parcel I.D. (TMS#): \_\_\_\_\_

Requested Approval (check ONE)     Conceptual     Preliminary     Final

**Check one:**

Submittal is **outside** the Historic District, not classified historic, and requests DRB relief.

Submittal is **within** the Historic District and is: \_\_\_\_\_ designated as Historic Resource  
 \_\_\_\_\_ not designated as Historic Resource

Submittal is **outside** the Historic District and \_\_\_\_\_ designated as Historic Resource

Historic Survey #: \_\_\_\_\_ Historic Survey #: \_\_\_\_\_

**Nature of Work:** (circle all that apply)

Accessory Structure    Demolition / Relocation    Addition / Alteration    New Construction NEW ZONING

Owner's Name: PAT HEDERTON BUSINESS/APPLICANT Architect / Designer: CAFE MEDLEY/DRAW HARRIS

Address: 2201 Middle St. Contact #: 843 793 4055

email: Aussie@HedertonContractors.com Contractor: \_\_\_\_\_  
885-3708 Contact #: \_\_\_\_\_  
 email: \_\_\_\_\_

**Enter a Brief Description of the Project and Scope of Work to be Performed:**

Submission of PARKING PLAN For Existing business & structure of CAFE MEDLEY @ 2213-C MIDDLEST.

I (We) submit that the above information is true to the best of My (Our) knowledge.	<b>If Owner is not Applicant:</b> I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	
<u>CAFE MEDLEY (DRAW HARRIS)</u> Print Applicant's Name		Fee Received by _____
Applicant Signature	Owner's Signature	check # _____

# FINAL SUBMITTAL CHECKLIST

## Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2213-C Middle St.

Submittal Date: 10/17/14

Meeting Date: 11/19/14

Requested Approval:  Conceptual  Preliminary  Final

**Final Review:** All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

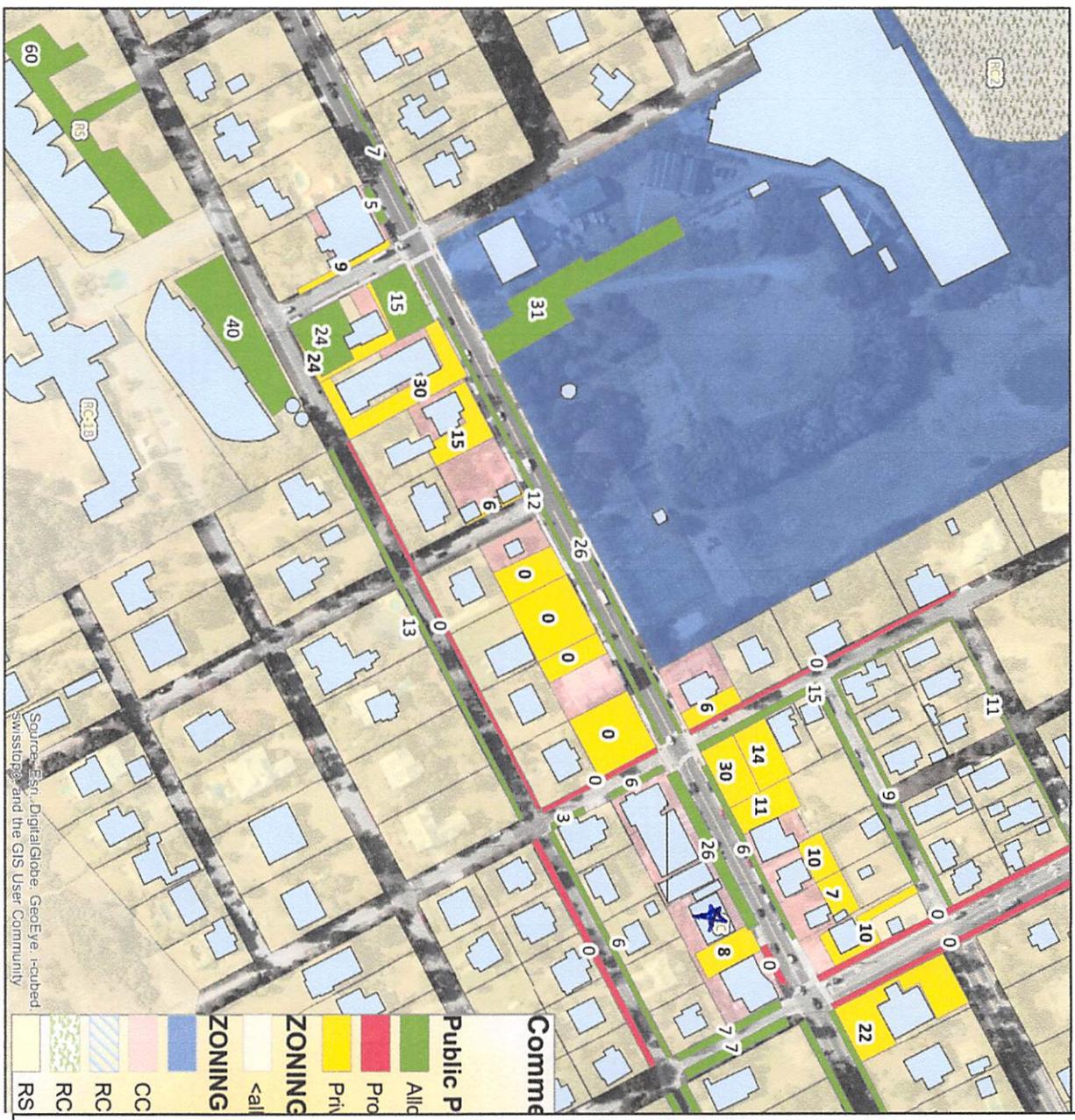
The following items shall be included in the Final Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
  - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [ 1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint, illustrating the following:
    - All applicable Flood Zone information
    - Setbacks, Property Lines, and Easements
    - Spot elevations required to comply with Section 21-24
    - OCRM Critical Lines, if applicable
    - Trees
    - Location of HVAC/ Equipment stands and electrical meter
    - Driveways, guest parking, garage back-up areas
  - Site Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale ], illustrating the following:
    - Existing Structures, if applicable
    - Proposed new structures
    - All applicable survey information
  - Floor Plans [ 1/8" = 1'-0" scale ], with the following requirements:
    - Exterior dimensions for exterior walls and porches
    - Graphically depict the outlines of heated space, covered porches and open decks.
    - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
  - Exterior Elevations [ 1/8" = 1'-0" scale ], with the following requirements:
    - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
    - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
    - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
    - Additional front yard setback shown on both side elevations for clarity.
  - Optional:
    - 3-D perspective sketches and / or models are encouraged.
    - Any relevant photographs or documentation that might be descriptive.

Mail

Joe Henderson map

Click here to view a full-screen version of this map



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Swisstopo, and the GIS User Community

+Drew Sh

5 of 6

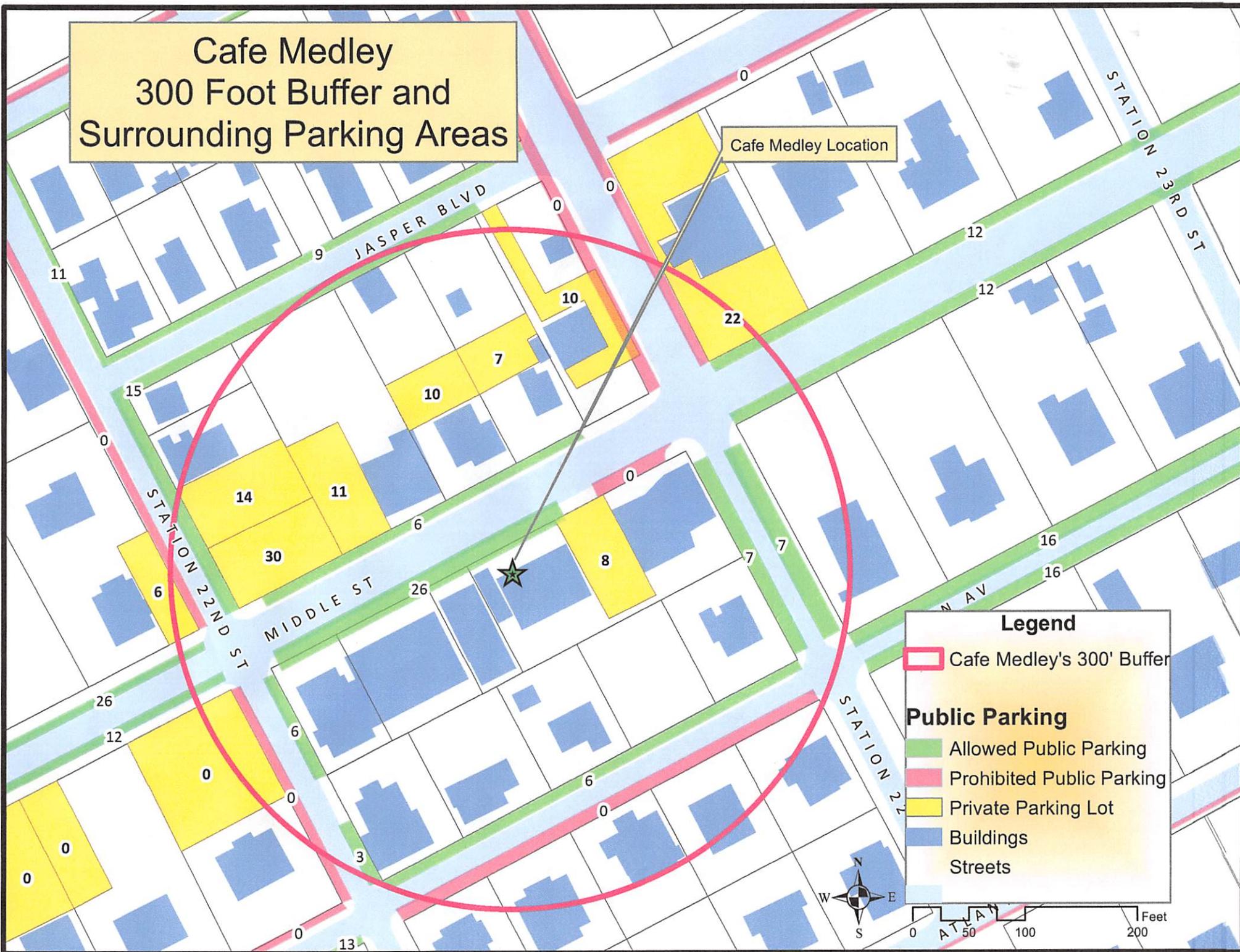
More

\* = CAFE MEDLEY

← Community Commercial District

# Cafe Medley 300 Foot Buffer and Surrounding Parking Areas

Cafe Medley Location



**Legend**

- Cafe Medley's 300' Buffer
- Public Parking**
  - Allowed Public Parking
  - Prohibited Public Parking
  - Private Parking Lot
  - Buildings
  - Streets



## Board of Zoning Appeals application for Café Medley

### Applying for Special Exception "Coffee Shop" under Article 21: Section 21-203

Article 21: Section 21-50.C. (2) Special Exceptions in the CC-District Coffee Shop as defined in Section 21-203. This application will go through each section and subsection of the definition and show how Café Medley either already does or will comply with the definition. Comments in RED demonstrate Café Medley's compliance with the definition of "Coffee Shop."

The definition of a Coffee Shop is given in ARTICLE 21: SECTION 21-203: DEFINITIONS as:

*Coffee Shop. A small establishment where beverages and light meals are prepared for onsite consumption and made available only by way of counter service. Light meals shall include, but not be limited to, soups, sandwiches, salads, baked goods, desserts, ice cream, cheese plates, and typical breakfast items. Sales of food and other goods shall constitute at least eighty-five (85) percent of total revenue, and limit the sale of beer and wine only (per SC Code of Regulations 7-200-1 and SC Code of Laws 61-4-500 ), which may comprise no more than fifteen (15) percent of total revenue. Coffee shops shall meet all the requirements of Section 21-50.C. (b). Café Medley has only Counter Service. Orders are taken at the counter and items are paid for at the time of ordering (See picture of counter). Menu attached for approval which shows menu limited to: Sandwiches, ice cream, salads, quiche, parfaits, acai bowls, cheese plates, typical breakfast items and other light menu items. The menu shows Café Medley's core menu items as breakfast items, sandwiches, salads, and pastries. Sales figures attached that show January 1, 2014 through July 31, 2014. These sales show that on-premise alcoholic beverage sales comprise of \$11,949.51 (beer, wine by the glass, and wine tasting charges). Total revenue during this time period was \$266,984.16 which shows that the sale of alcoholic beverages for on-site consumption was 4.5% of total sales during this time or the sales of food and other goods constituted for 95.5% of total revenue. Café Medley has always carried a SC PBW license for On-Premise Beer & Wine Only consumption. Current license number is 320661208 and expires 2/28/2016 (attached).*

- a) Coffee Shops shall only be permitted on existing lots zoned CC-Community Commercial (See zoning map attached) provided, however, that no new coffee shop may be established within 300 feet of any existing coffee shop. The distance of separation between the two uses shall be measured in a straight line between the front doors of each use without regard to intervening structures or objects. Currently there are no businesses zoned as Special Exception "Coffee Shop," therefore, Café Medley cannot be within the 300 foot limitation.
- b) Contains no more than twenty-five (25) seats with no more than seven hundred (700) square feet of floor area devoted to patron seating. Café Medley currently has 24 seats (see architectural drawings done by Steve Herlong & Associates...note that the banquette seating is four total around large round and one at each of other two tables). Café Medley is currently 648 square feet of total space (entire interior, including storage, office, kitchen, counter, and other

space) which makes it well within the 700 square foot limitation of floor space especially since Café Medley has only 346 feet of total interior patron space (space not including kitchen, storage, bathroom).

- c) Outdoor patios, porches, and decks are permitted provided such outdoor space does not exceed twenty-five (25) percent of the coffee shop's available floor area devoted to patron seating. The total number of patron seats, inclusive of outdoor patios, porches and decks, shall not exceed twenty-five (25). Café Medley has 58 square feet of outside patron space which is 17% of the interior patron space (346 square feet...indoor plus vestibule). Please see drawings from Herlong and Associates. Note that the area between the planters (against window) and table set ups is the 4' required ADA required walkway since the handicap lift is on the far south side of the deck.
- d) The hours of operation shall be limited to 6:00am to 10:00pm; and, Café Medley's hours of operation are and have always been: October through March: Monday-Thursday 7am to 8pm; Friday/Saturday 7am to 9pm; Sunday 8am to 8pm. April through September: Monday-Thursday 7am to 9pm; Friday/Saturday 7am to 10pm; Sunday 8am to 8pm. These hours are published on our website and in our menu (see attached).
- e) No outdoor entertainment or speaker system is permitted, but this shall not prevent the service of food and beverages on porches, decks, patios. Café Medley does not sponsor outdoor music, nor does it have speakers on the deck.
- f) Coffee shop uses shall be limited to preparing light meals with appliances which do not require Type I or Type II kitchen exhaust hood system inspections per SCDHEC Section 6-8-20; Subsection 8-400. Café Medley has been inspected annually (or more often) since opening in November 2008. Café Medley has never failed a DHEC inspection, nor been required to have any Type I or Type II kitchen exhaust hood system. Currently, Café Medley has and uses the following kitchen appliances: Panini Grill, Microwave, Rotary Toaster, Toaster Oven, Vita-Mix Blender, Ice Machine, Kitchen Aid Mixer, Cuisinart Food Processor, Ice Cream Chest Freezer, Refrigerated Sandwich Station, Jenn-Air Drink Cooler, 2 Group Head Espresso Machine, Espresso Bean Grinder, Coffee Grinder, Jenn-Air Coffee Maker, Upright Glass Front Refrigerator, and Chest Freezer. Pictures of larger cooking appliances attached.

Cafe Medley has been in business since November 2008. The Café has successfully applied for and received annually a Sullivan's Island Business License (Current license attached #6319 expires 12/31/14). Café Medley has held a retail license with the State of South Carolina uninterrupted during this time as well (new license attached, license #010098226 effective 5/22/14). Café Medley is currently an LLC held by partnership between R. Bradley Creger (70%) and Michelle L. Harris (30%) (agreement attached). Café Medley currently has a lease with Pat Ilderton to use the space at 2213-C Middle Street as a fully licensed business (lease attached).

Café Medley carries all necessary insurances including: Liability, Liquor Liability, Worker's Comp, Contents Coverage, Flood, etc. Copies of the certificates of coverage attached. Café Medley just renewed/changed our Liquor Liability and Liability coverages and submitted the necessary information

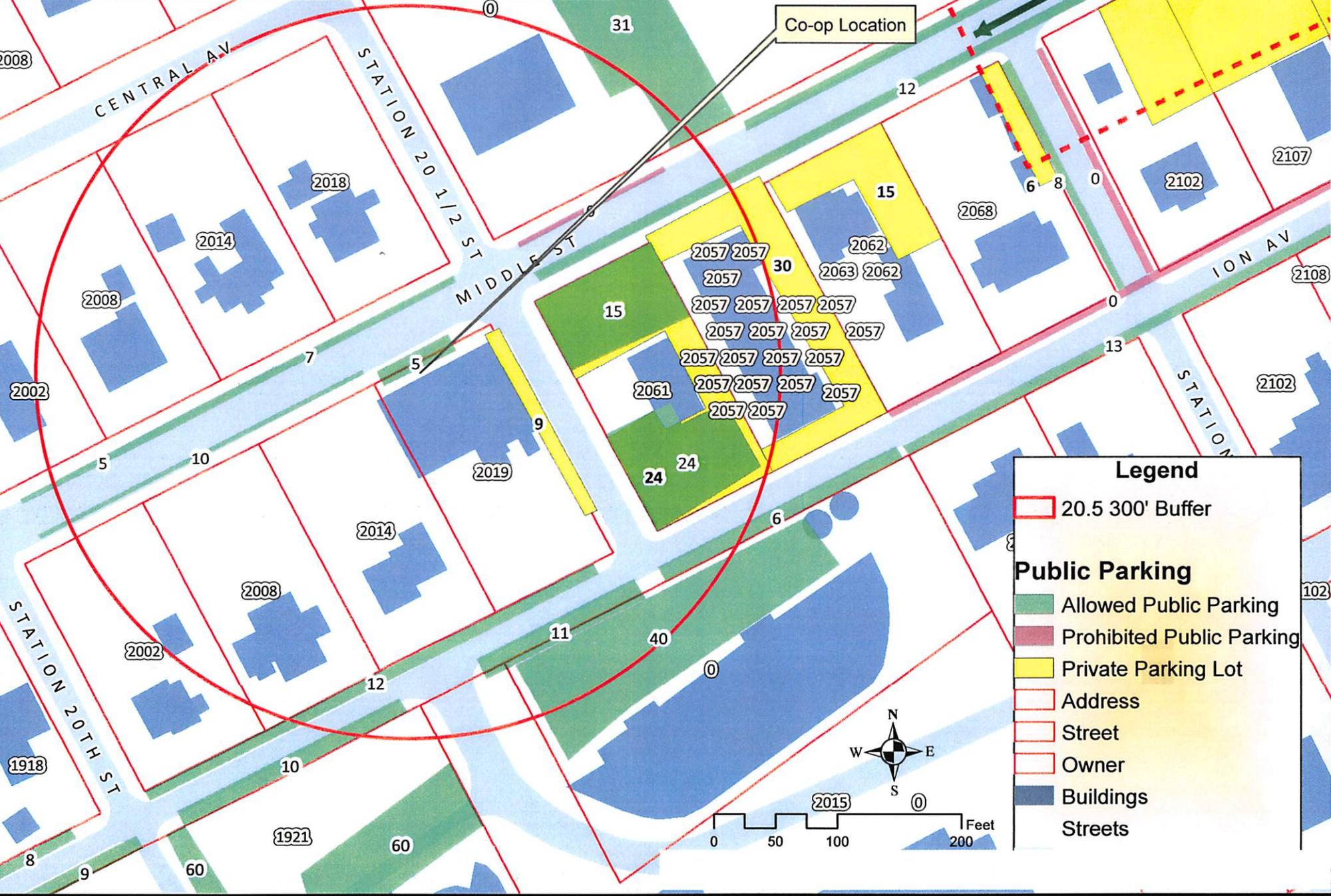
regarding alcohol sales. At the time of application, we estimated our on-premise alcohol beverage sales and our projected revenue from the attached YTD sales figures. The Liquor Liability Coverage shows an estimated \$57,000 in on-premise alcoholic beverage sales (VERY high estimate since when they do an audit at the end of the year, I'd prefer to not owe money to them) with total sales of \$511,000 for an on-premise beverage sales percentage of 11.15%. Please refer to highlighted information on page 3 of the Liability Coverage.

**Board of Zoning Appeals Review:** In order to approve a Special Exception, the Board of Zoning Appeals shall find that the proposed use meets the following standards of Z.O. Section 21-178:

1. Adequate provision is made for such items such as setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors. **Café Medley has operated with amicable relationships to the neighboring businesses and residents. The Body Garden and High Thyme flank Café Medley in the building located at 2213-C Middle Street. Chartwell Holdings and BGI-LLC have offices above Café Medley. Please see attached letter from business owners stating that adequate provision has been made protecting these adjacent businesses from adverse influence such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors. In 6 years of operation, Café Medley has never had a single complaint from a resident related to noise, vibration, dust, glare, odor, traffic congestion, or similar factors. See attached letter from Police Chief Dan Howard.**
2. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered. **Since November 2008, Café Medley has required our employees to park either on Middle Street or on north of Station 22.5. This frees up parking and traffic concerns related to our employees. Although a majority of our patrons walk, bike, ride golf carts, or were already on the island, Café Medley has made every effort since 2008 to limit the parking and traffic impact on the Island and to surrounding residential areas. There will be no additional impact if/when Café Medley is approved for the Coffee Shop Special Exception. Vehicular traffic and pedestrian movement on adjacent roads will not be hindered or endangered due to Café Medley attaining this Special Exception since Café Medley's business model or operation will not change. Please refer to the map showing the existing public right of way parking within 2 blocks of Café Medley. This map, constructed by Zoning Administrator Joe Henderson, shows no less than 464 public parking spaces within 2 blocks of Café Medley's location. This includes 31 spaces at the Fire Department/Town Hall lot, 40 spaces at the Fire Training Center lot, 60 spaces at SIES and 24 spaces at the Post Office for use after hours and on weekends/holidays. 2213-C Middle Street has 8 dedicated spaces for the building's use on private lot, 2 of which are handicapped only. Café Medley's main influx of customers is for Coffee and Breakfast which is between the hours of 7am and 11am. During this time period, Café Medley is the only business open year round Monday through Saturday. Café Medley's patrons have access to essentially all 464 of these spaces during this time. On Sunday, Taco Mamacita and High Thyme offer brunch starting at 10am or 10:30am, respectively, so between 8am and 10am this lot is dedicated to Café Medley patrons.**

3. Off-street parking and loading areas and the entrance and exits of these areas shall be adequate in terms of location, amount, design, and construction to serve the proposed use. The off-street parking for Café Medley is located just north of the building between High Thyme and Taco Mamacita. The entrance for this parking area is on Middle St. and the exit is through the alleyway behind Taco Mamacita. This off-street parking contains 8 spaces and 2 handicapped spaces. (See attached map and As-Built Survey of the property. Where it says "Gravel Parking" is the private lot). This parking area has been utilized by the building at 2213 Middle St. for the past 25 years since it was re-built following Hurricane Hugo. Technically, the loading area is behind 2213 Middle St. in the alleyway with loading occurring through the back door of Café Medley (see attached pictures). This is the same loading area utilized by High Thyme and Home Team BBQ. However, Café Medley only receives deliveries from three bakers (Saffron, Sticky's Bakery, and Wildflour) and Costco (delivered by Owners Michelle & Drew Harris themselves), all of which deliver prior to the opening of business at 7am. All deliveries are made in either non-commercial vehicles or commercial trucks that only have 2 axles (small box truck or van). These deliveries present little to no impact on the surrounding areas in terms of noise, vibration, dust, glare, odor, traffic congestion, and similar factors.
4. The proposed use shall be compatible with existing uses to the extent that such use will not adversely affect the level of property values, general character, or general welfare of the nearby area. Generally, On-premise dining establishments actually serve to increase property values, general character, and general welfare of the town in which they exist. From a July 12, 2014 report by <http://americangeneralfinance.info/> "*Properties near business districts or waterfronts are likely to increase in value.*" Another study shows the following: "*The report, "Walking the Walk: How Walkability Raises Housing Values in U.S. Cities" by Joseph Cortright, analyzed data from 94,000 real estate transactions in 15 major markets provided by ZipRealty and found that in 13 of the 15 markets, higher levels of walkability, as measured by Walk Score, were directly linked to higher home values.*" This information is found at <http://www.ceosforcities.org/research/walking-the-walk/> and relates that the closer amenities are within walking distance to residential areas, the more the values of homes increase. Coffee Shops are specifically listed in this list of amenities. On a more specific note, Café Medley has become THE local meeting spot on the island for residents. Even the Chief of Police has a weekly "coffee hour" on Wednesdays from 8:30am to 9:30am when residents are invited to join him for coffee or breakfast and discuss Island happenings. See attached letters from residents that extoll the benefit that Café Medley provides the local community.

# Co-op Coffee Shop 300 Foot Buffer with Area Parking



**Legend**

- 20.5 300' Buffer

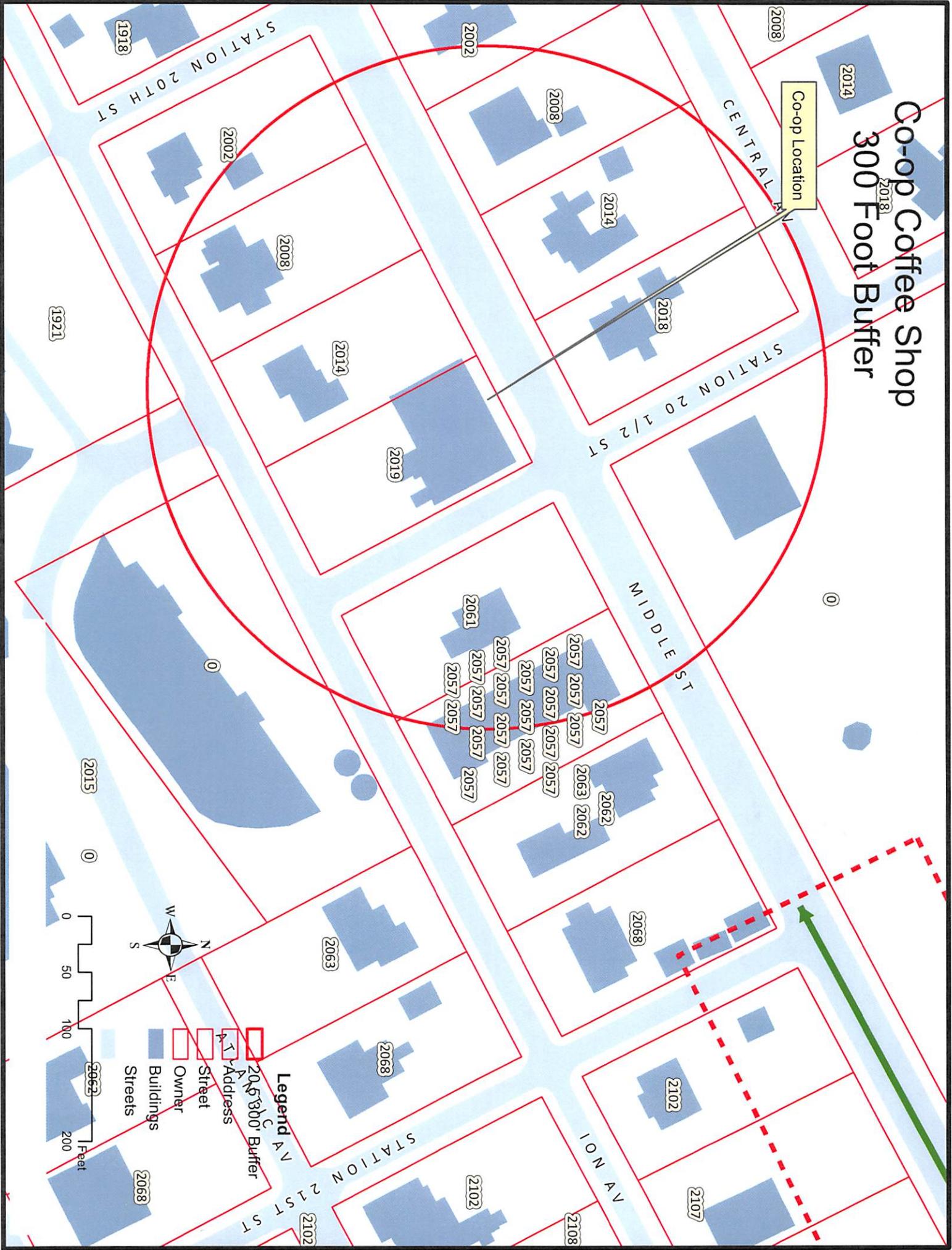
**Public Parking**

- Allowed Public Parking
- Prohibited Public Parking
- Private Parking Lot

- Address
- Street
- Owner
- Buildings
- Streets

# Co-op Coffee Shop 300 Foot Buffer

Co-op Location



- 20.5 300' Buffer
- Address
- Street
- Owner
- Buildings
- Streets



# Co-Op Board of Zoning Appeals Special Exception Request:

## September 12, 2014: Ron Coish

BZA Narrative:

Step 1: Board of Zoning Appeals Review: In order to approve a Special Exception, the Board of Zoning Appeals shall find that the proposed use meets the following standards of Z.O. Section 21-178:

q Adequate provision is made for such items such as setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors.

Answer

There is a barrier at present between Sullivan's Restaurant and the Co-op. A like barrier will be constructed to separate the Co-op from Just Pink.

q Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.

Answer

the Co-op plan would not alter the existing situation.

q Off-street parking and loading areas and the entrance and exits of these areas shall be adequate in terms of location, amount, design, and construction to serve the proposed use.

Answer

All will stay the same. See Sheet "A" for loading zone and off street parking.

5spaces directly in front of Co-op.

7 spaces directly across the street.

15 spaces at post office.front. Within 1 block radius.

24 spaces post office rear. Within 1 block radius.

40 spacec behind Co-op in pblic parking. Within 1 block radius.

q The proposed use shall be compatible with existing uses to the extent that such use will not adversely affect the level of property values, general character, or general welfare of the nearby area.

Answer

This plan will not require any changes, which would compatibility with areas described above.

Step 2: BZA must find it meets Zoning Ordinance standards

q A coffee shop by definition is small establishment that does not provide full service of food and beverages, but limits its offerings to particular foods and beverages. These limited commodities must reflect a core business of the coffee shop use and a limited number of ancillary non-core items as a measure to keep from serving menu items indicative of a full service restaurant. Light meals shall include, but not be limited to, soups, sandwiches, salads, baked goods, desserts, ice cream, cheese plates, typical breakfast items and may only be made available by way of counter service.

Answer

I have supplied a Co-op menu for your review. This menu satisfies the above-mentioned criteria. Our core business is Deli-Grocery with a few non core items such as tee shirts, hats and candles. Under the new rule we shall be a coffee-shop grocery Co-op. Core business would be coffee shop and retail sale of grocery items with ancillary sales of sandwiches, soups, salads, ect. We are not a full service restaurant but wish to become coffee shop certified.

q Coffee shops shall only be permitted on existing lots zoned CC-Community Commercial provided, however, that no new coffee shop may be established within 300 feet of any existing coffee shop. The distance of separation between the two uses shall be measured in a straight line between the front doors of each use without regard to intervening structures or objects.

See sheet "B" to observe the 300 foot buffer.

q Contains no more than twenty-five (25) seats with no more than seven hundred (700) square feet of interior floor area devoted to patron seating.

See floor plan. Item "C".

500sq. ft patron seating. (interior) Total interior 1,500 sq. ft.

q Outdoor patios, porches and decks are permitted provided such outdoor space does not exceed twenty-five (25) percent of the coffee shop' s available floor area devoted to patron seating. The total number of patron seats, inclusive of outdoor patios, porches and decks, shall not exceed twenty-five (25).

125 sq. ft allowed exterior patron seating.

See floor plan "C"

q The hours of operation shall be limited to 6:00 a.m. to 10:00 p.m.; and,

Monday to Friday 8am to 8pm

Saturday and Sunday 9am to 7pm.

q No outdoor entertainment or speaker system is permitted, but this shall not prevent the service of food and beverages on porches, decks and patios.

None exists.

q Coffee shop uses shall be limited to preparing light meals with appliances which do not require Type I or Type II kitchen exhaust hood system inspections per SCDHEC Section 6-8-20; Subsection 8-400.

Compliant at present with Coffee Shop use described above.

q Sales of food and other goods shall constitute at least eighty-five (85) percent of total revenue, and limit alcohol sales to beer and wine only (per SC Code of Regulations 7-200-1 and SC Code of Laws 61-4-500 ), which may comprise of no more than fifteen (15) percent on-site consumption of alcohol.

Currently and will be compliant in the future.

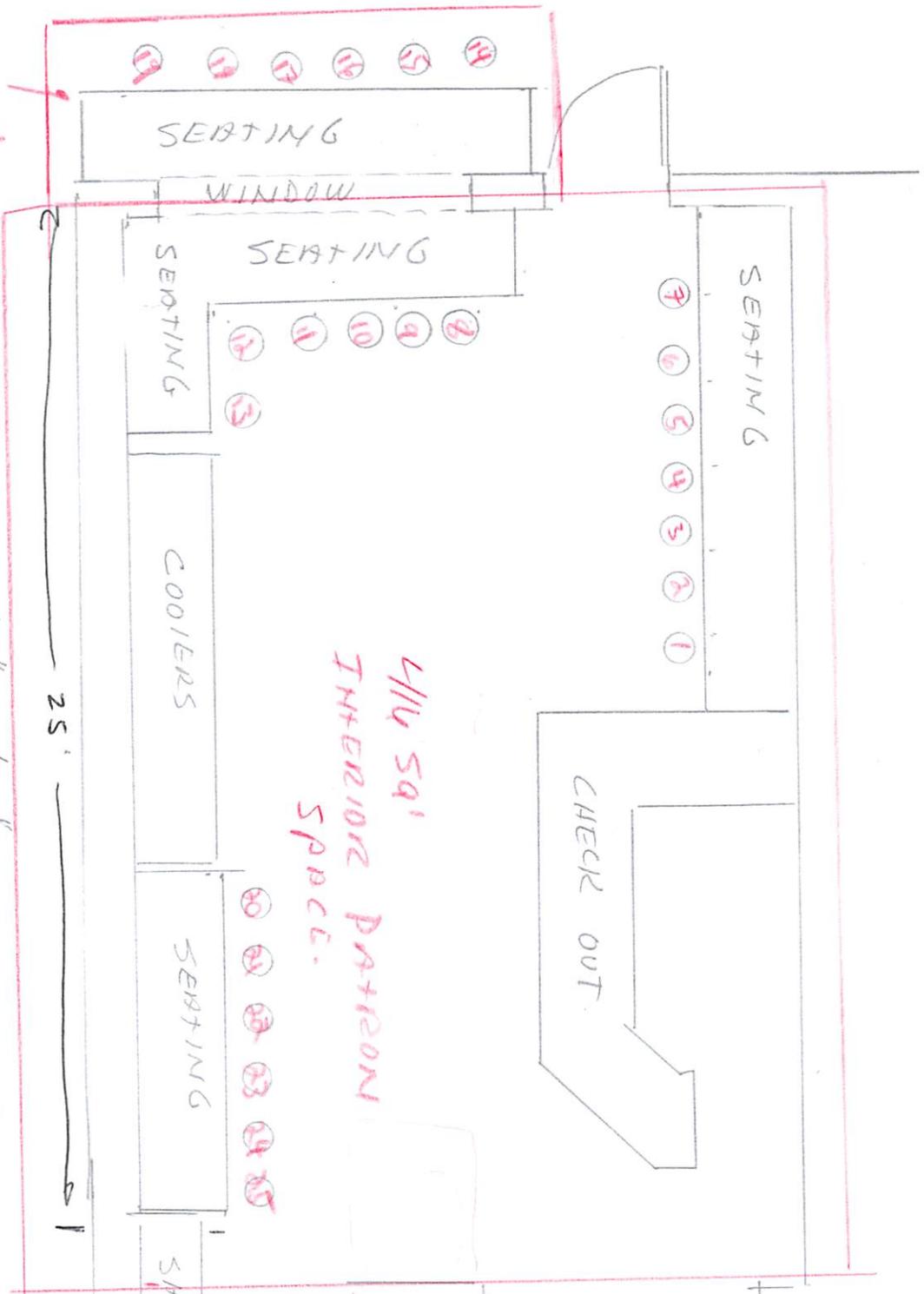
Documentation will be provided according to chap. 10 Town code- Business license procedure.

Upon request we shall provide Department of Revenue information as well as Restaurant Insurance information.

Item "C"

40 50 60  
PATID  
AREA

25'  
1/4" = 1'-0"

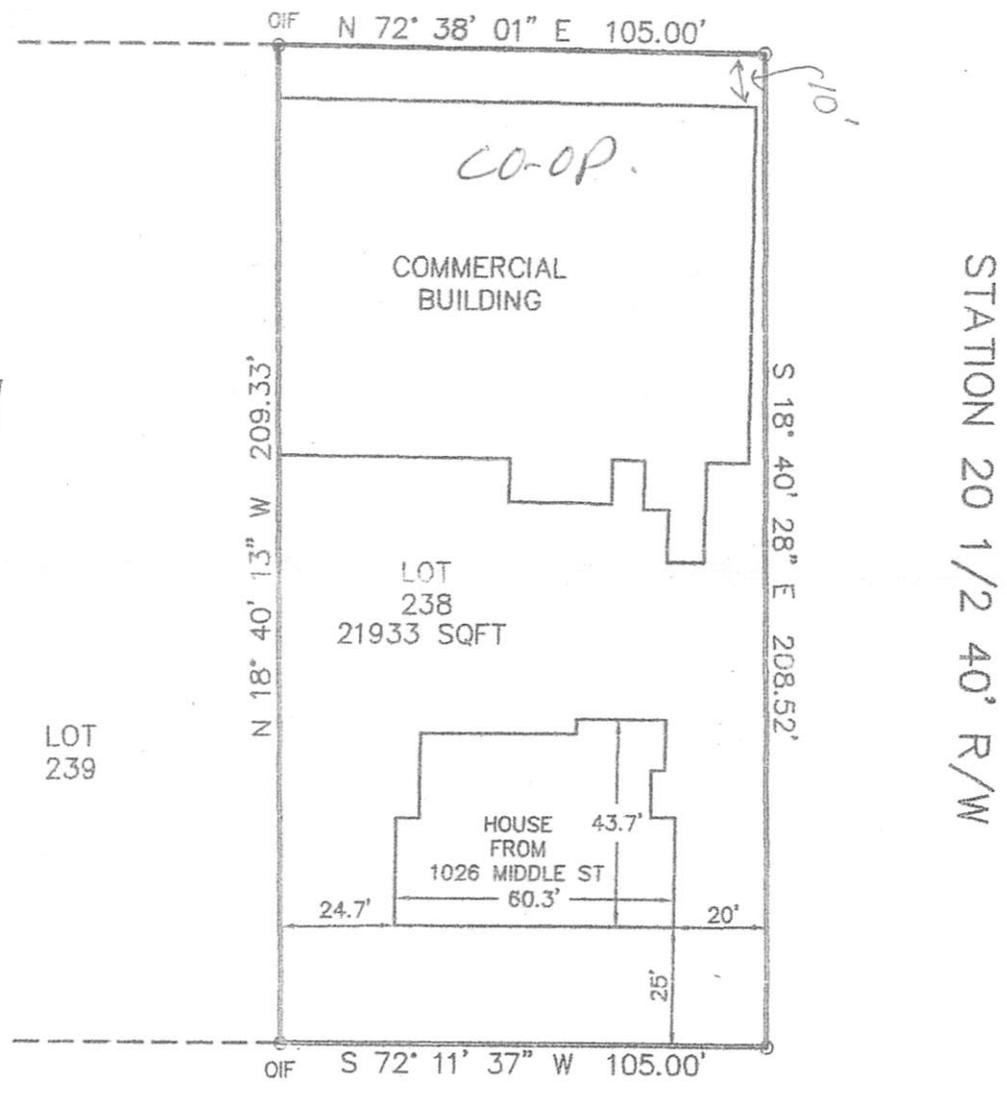


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PRODUCTS

COOLER

THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY



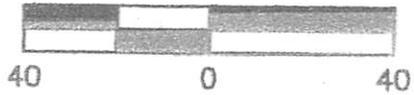
ION AVENUE 40' R/W

**SITE PLAN  
2018 ION AVENUE  
TOWN OF SULLIVANS ISLAND  
CHARLESTON COUNTY  
SOUTH CAROLINA**

**NOTES**

- 1) REFERENCE FLAT BOOK R PAGE 93
- 2) TMS # 529-09-00-014
- 3) REQUESTED BY: SAMMY RHODES

DATE: JULY 7, 2004  
SCALE: 1" = 40'



**LEGEND**

- OIF 1/2" OPEN IRON FOUND
- CIF 1" CRIMPED IRON FOUND
- RF #5 REBAR FOUND
- RS #5 REBAR SET
- CP COMPUTED POINT

SUBJECT PROPERTY LOCATED IN FLOOD ZONE VE ELEV 16  
FIRM PANEL 455418-0001-D  
DATED MARCH 18, 1991

**JOHN E. WADE JR., RLS**  
POST OFFICE BOX 686  
ISLE OF PALMS  
SOUTH CAROLINA, 29451  
(843) 886-8862



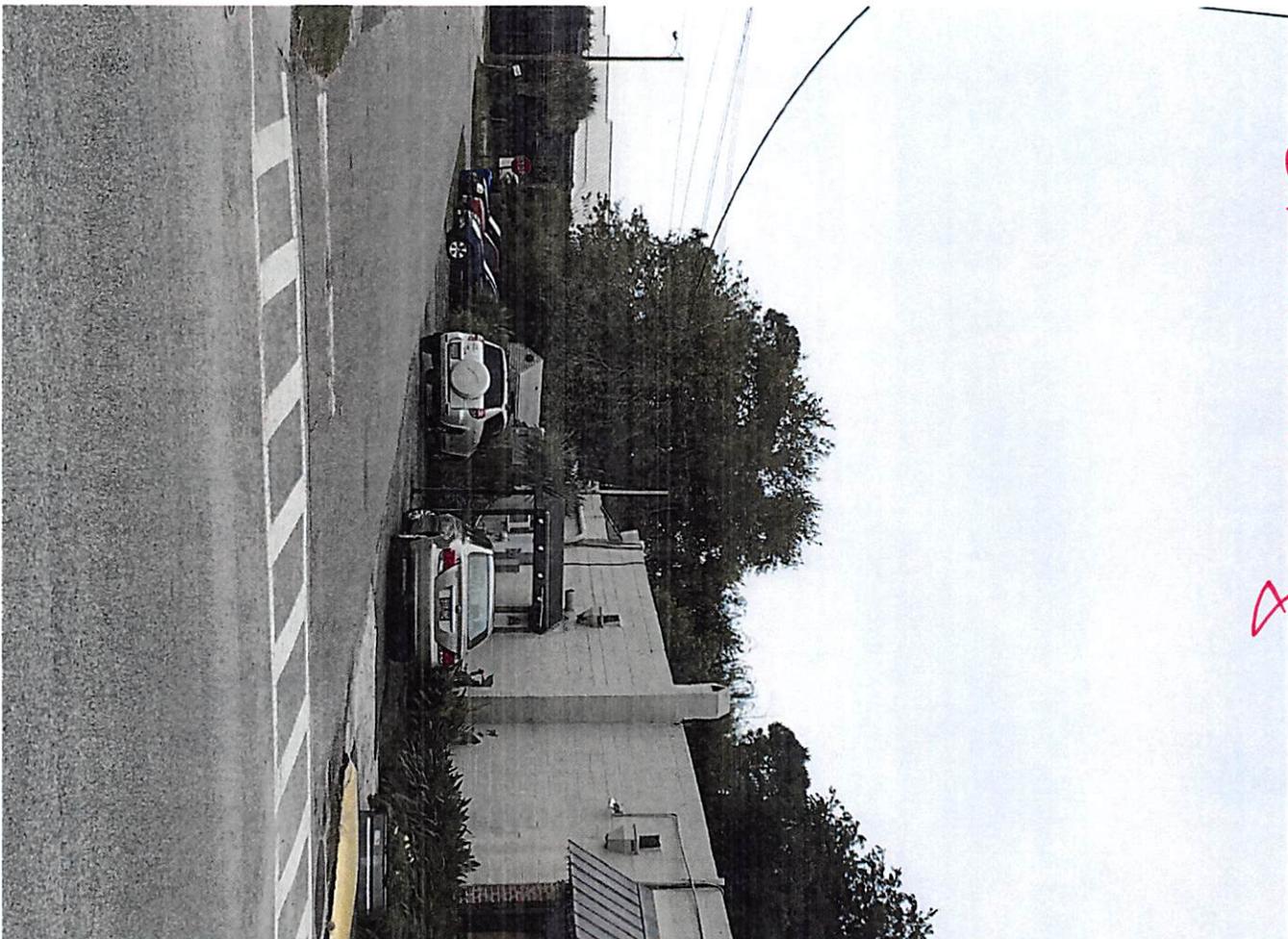
THIS DRAWING IS BASED ON THE REFERENCE PLAT SHOWN AND NO GROUND SURVEY HAS BEEN DONE AT THIS TIME. ITS SOLE PURPOSE IS TO DETERMINE FEASIBILITY OF PLACING THE HOUSE SHOWN ON THIS LOT.

SEARCHED INDEXED SERIALIZED FILED



Street Parking

Sta. 22 Parkings

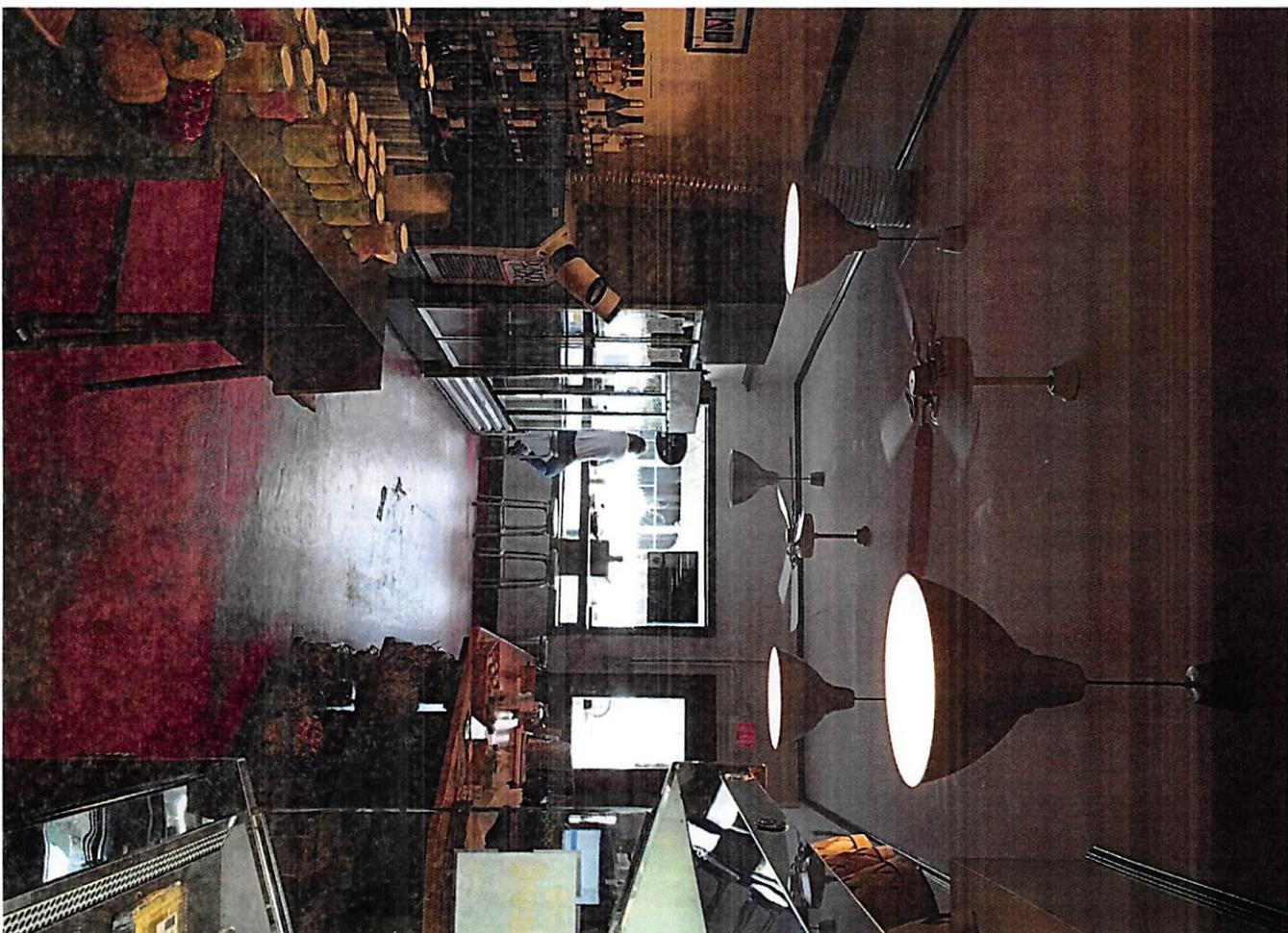


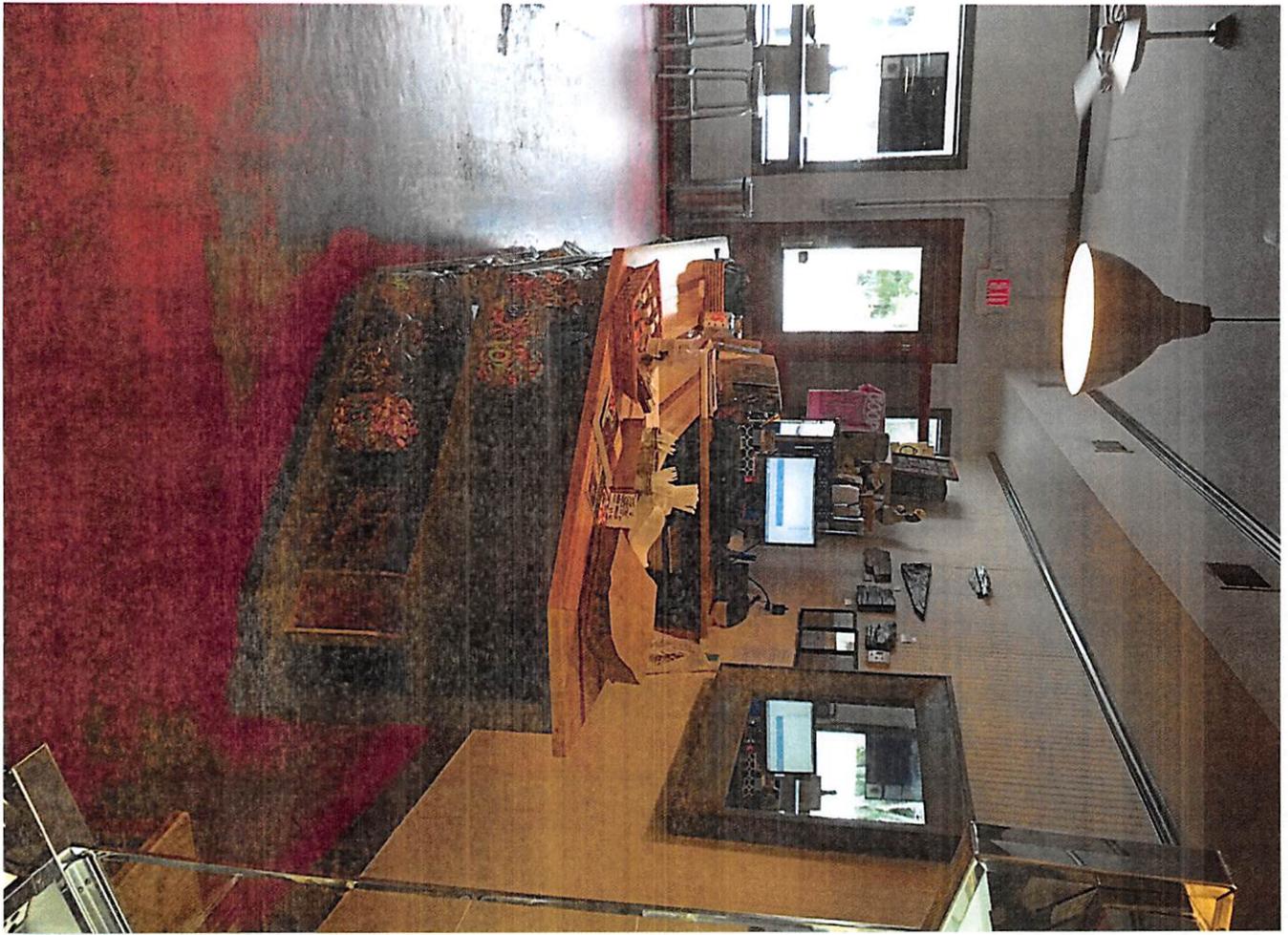
Post Office





*Proposed Patio Area*







Side Property line



Residential Property Show Sat. 22.





I'on Ave.

