

Town of Sullivan's Island, South Carolina
PLANNING COMMISSION
REGULAR MEETING MINUTES

Wednesday, February 12, 2020

A regular meeting was held at 6:00 PM, this date, at Town Hall, 2056 Middle Street, all requirements of the Freedom of Information Act satisfied. Present: Commissioners Gary Visser (Chair), Sydney Cook (Vice-Chair), Charlie Cole, Carl Hubbard, David Peterseim and Manda Poletti. No other members of the public were present. No media present.

Staff members: Joe Henderson, Director of Planning and Pamela Otto, Planning Commission Secretary.

Call to Order. Chair Visser called the meeting to order, stated press and public were duly notified pursuant to Freedom of Information Act Requirements and all Commissioners were present except Hal Currey (excused absence). No public or media present.

A. APPROVAL OF AGENDA – approved as presented

B. APPROVAL OF MINUTES – December 11, 2019

MOTION: Motion was made by Mr. Cole, seconded by Mr. Hubbard, to approve the Planning Commission Minutes dated December 11, 2019. This motion passed unanimously.

C. PUBLIC INPUT – no written correspondence received

D. ITEMS FOR CONSIDERATION

Election of Planning Commission Officers: Consideration of chairman and vice-chairman positions in accordance with S.C. Code §6-29-360. Mr. Visser made a motion to vote for both positions at once, Mr. Peterseim seconded. Mr. Hubbard made a motion to appoint Gary Visser for Chair and Sydney Cook for Vice Chair. All voted in favor none were opposed.

Planning Commission Project List for 2020: The Commission and staff held a discussion of potential zoning issues that may arise in the calendar year.

- *Section 21-15. Driveways (potential modifications)-* Henderson discussed the intent of Zoning Ordinance section 21-15 that regulates driveways, stating that some residents located on the side of the street with no public parking were interested in an additional driveway to improve access to for residential use. The regulations currently only permit one driveway per lot and the placement of that driveway should take into consideration the location of public parking in the right-of-way so as to discourage the removal of public parking spaces.

- *Section 21-75 Private docks in RC-2 Area District-* This zoning change is currently being considered by Town Council and was brought up for study by a resident living adjacent to the marsh. This citizen requested a text amendment to allow docks within an area currently restricted (Station 18- Station 27). Henderson stated that the Zoning Ordinance would have to be changed in 2 ways:
 - Area where docks are not allowed, Station 18 to Station 27
 - Length of dock allowed

- *Public Facilities Zoning District-* (conceptually approved by PC 12-11-2019) Henderson mentioned the LUNR meeting the next morning will discuss this district. It was discussed that it would allow for taller fences on property that is adjacent to these properties.

- *FEMA flood map changes-* Expected in summer of 2020 Henderson discussed the potential impact of the new levels as they apply to Ordinance 21-31. There is some concern that this will limit the ability for some residents to park under their home, leading to the increase of detached garages. The matter of the increase in lot coverage was approached as well. Henderson will find the Hurricane Hugo water levels, the percentage of elevated houses and the BFE pre-Hugo to aid the commission in a decision on how to change the Ordinance. Mr. Visser asked if we should have an architect come speak to the commission, Steve Herlong was mentioned by staff.

Next meeting scheduled for Wednesday, March 11, 2020 at 6 p.m.

A motion was made by Mr. Hubbard, seconded by Mr. Peterseim, to adjourn at 7:06 p.m. This motion passed unanimously.

Respectfully submitted,
Pamela Otto
Planning Commission Secretary

Approved at the May 13, 2020 Planning Commission Meeting