



Town of Sullivan's Island, South Carolina
Planning Commission
Regular Meeting Minutes

Wednesday, April 14, 2021

A regular meeting was held at 6:00 p.m., on Wednesday, April 14, 2021, by way of virtual Zoom platform. All requirements of the Freedom of Information Act were verified to have been satisfied.

Present: Commissioners Carl Hubbard, David Peterseim, Gallia Coles and Laura Schroeder

Not Present: Commissioners Manda Poletti and Charles Cole

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

Call to Order: Chair Hubbard called the meeting to order, and it was stated the press and public were duly notified pursuant to the Freedom of Information Act Requirements. There were no members of the public or media present.

A. Approval of Minutes – March 10, 2021

Motion: A motion was made by Mr. Peterseim, seconded by Ms. Schroeder, to approve the Planning Commission minutes dated March 10, 2021. This motion passed unanimously.

B. Public Input –Henderson reported that a letter was received from Richard Graham in support of text amendments to make short-term auto parking lots for general public use and not reserved exclusively for commercial district businesses.

Discussion: Mr. Hubbard agreed with Mr. Graham's opinion and explained that short-term parking should not be restricted to the commercial district patrons; proposing instead that an amendment be made to allow short-term parking to be open for any member of the public regardless of where they are going on the Island.

C. Public Hearing for Zoning Ordinance Text Amendments

1. Driveways, Zoning Ordinance Section §21-15: Henderson presented changes to the Zoning Ordinance that were discussed during the March 10, 2021 Planning Commission meeting. The Commission made a motion that a second driveway may be allowed on a residential property under two (2) conditions. The first being to allow a second driveway as long as it is on a separate road frontage. The second is that the property owner must present a valid SCDOT (South Carolina Department of Transportation) encroachment permit at the time the Sullivan's Island building permits are requested. The proposed text amendments were shown in the text of the Ordinance Sec. 21-15.

§21-15 A. (1) (a) was shown to change the driveway number allowed from one (1) to two (2) per lot in the RS District (residential) and there was added a line stating a second driveway must be on a separate road frontage.

§21-15 A. (1) (b) was shown to change by adding commercial uses after government, allowing two (2) driveways in non-residential lots.

§21-15 A. (2) (c) was shown to change by adding language that requires the SCDOT encroachment permit before requesting a building permit from the Town of Sullivan's Island.

Discussion: Ms. Coles asked for clarification on the last discussed change, §21-15 A. (2) (c), whether it applied to all driveways or just the second one moving forward. Henderson stated that the previous language required property owners to get an SCDOT encroachment permit prior to construction of the driveway. The reason the permit needs to be acquired before Sullivan's Island permitting, is due to a second driveway being a red flag to the SCDOT, who will sometimes request further studies before approving a permit. It would therefore be a better practice to make sure the property owner can get the SCDOT's permission for any driveway before requesting a Sullivan's Island building permit.

There was no public input on the discussion.

Motion: Mr. Peterseim made A motion to recommend Town Council approval of the proposed text amendments as they were presented, seconded by Mr. Hubbard. This motion passed unanimously.

2. Short-term Auto Parking Lot, Zoning Ordinance Section §21-50 C. (4): Consideration of establishing short-term auto parking lots as conditional uses with associated text changes. Henderson stated this amendment will establish short-term parking lots as a conditional use instead of a special exception, with all plan review approvable at the Town staff level. It would remove the need for the Board of Zoning Appeals (BZA) and Design Review Board (DRB) approval. This is a Town Council initiated text amendment via the February meeting of the Land Use and Natural Resources Committee (LUNR) and the regular Council meeting in February.

§21-50 B. (3) was shown to change by striking the language allowing Video sales and rentals and replacing it with Short-Term Parking Lot.

§21-50 B. (3) (a) will specify that the short-term parking lots be on commercial lots and portions of lots in the CC, CCOD 1, and CCOD 2 areas, as well as define short-term auto parking lot. This will take into account the public input from Mr. Graham, not specifying the lots are for the commercial district only.

§21-50 B. (3) (b) will no longer require that a written agreement be in place between the parking lot owner and a business. The new text will state there shall be no long-term parking or boat, vehicle, trailer or recreational vehicle storage.

§21-50 B. (3) (c) will give the approval of short-term auto parking lots to the Zoning Administrator or designee, providing that the parking design requirements of Article XV, Sec. 21-143 D are met.

Discussion: Ms. Schroeder asked if striking §21-50 B. (3) (b) would change the use of the parking lot currently being operated by Poe's Tavern. Henderson stated that their current agreement would not be negated by this, but that future lots will not be required to have a written agreement with a business. Ms. Coles asked if this meant that they are permitted to have an agreement however they may also have a general use parking lot. Henderson agreed and said that it was up to the property owner. If the owner decided to have a written agreement designating a portion of the spaces for a business and leaving the rest for general use, that would be allowed.

There was some discussion regarding the language of §21-50 C. (6) (a), and the rationale for using "on the commercial lot" instead of "portion of lots." Mr. Peterseim wondered if it might have something to do with the split zoned lots, keeping the residential portions from becoming parking lots. Ms. Schroeder said it might be more clear if they removed the words "lots and," changing the wording as follows:

"Short-term auto parking lot shall be limited to short-term parking on the commercial lots and portions of lots located within the CC, CCOD 1 and CCOD 2 areas:..."

To "Short-term auto parking lot shall be limited to short-term parking on the commercial portions of the lots located within the CC, CCOD 1 and CCOD 2 areas:..."

There was no public input on the discussion.

Motion: A motion was made to recommend Town Council approval of the proposed text amendments to Section §21-50 C and B provided the wording is modified by removing "lots and" from the wording, seconded by Mr. Peterseim. This motion passed unanimously.

Mr. Hubbard asked Henderson to pass the amendment on to Town Council. Henderson stated he would formally draft the memorandum from the Planning Commission referencing all comments made related to the parking in the commercial district.

Henderson mentioned there was no new business scheduled for the May Planning Commission meeting, but that there would be a public hearing for the Public Facilities rezoning at the June 9, 2021 meeting.

D. Adjourn

Motion: A motion was made to adjourn by Ms. Schroeder, seconded by Ms. Coles. This motion passed unanimously. The meeting adjourned at approximately 6:36 p.m.



Carl Hubbard, Chair

6-16-21
Date

Respectfully submitted,
Pamela Otto,
Planning Commission Secretary