

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, January 12, 2011**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, January 12, 2011 in Town Council Chambers, 1610 Middle Street all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Chairman Hal Currey, Aussie Geer, Nicky Bluestein, Anne Osborne Kilpatrick, Elaine Fowler and Chauncey Clark; Asst to Administrator Darrow and Building Official Robinson.

I. Call to Order. Chairman Currey called the meeting to order, stated the press and public were duly notified pursuant to state law and noted all Commission members were present except Vice-Chair Winchester, whose absence was excused. Chairman Currey welcomed members of the public, to include Councilmember Jerry Kaynard (in attendance as a resident).

II. Approval of Agenda

MOTION: Ms. Kilpatrick made a motion to approve the agenda; seconded by Mr. Clark; MOTION UNANIMOUSLY PASSED.

III. Election of Officers – Chair and Vice-Chair

MOTION: Ms. Geer made a motion to appoint Mr. Hal Currey as Chair and Mr. John Winchester as Vice-Chair of the Planning Commission; seconded by Ms. Fowler; MOTION UNANIMOUSLY PASSED.

Chairman Currey confirmed that Mr. Winchester had indicated he would be willing to serve in a leadership role on the Commission should he be nominated. Chairman Currey thanked the Commission members for their teamwork on this board and continued confidence in him as Chair.

IV. Annual Approval of Planning Commission Rules of Procedures

Chairman Currey directed Commission's attention to the Rules of Procedures due for annual review.

MOTION: Ms. Fowler made a motion to approve the Rules of Procedure; Ms. Geer seconded; MOTION UNANIMOUSLY PASSED.

IV. Approval of Minutes

Chairman Currey noted the Commission has been presented with the December 8, 2010 meeting minutes and had the Commission made a few corrections: strike two sentences in paragraph two of page two regarding CC District (redundant) and strike last sentence in item 2 on page two (redundant).

MOTION: Ms. Kilpatrick made a motion to approve the December 8, 2010 minutes with modifications to page 2 for clarity as outlined in these minutes; seconded by Ms. Fowler; MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comment

Chairman Currey noted that residents Will Salter and Jerry Kaynard were the members of the public present tonight. Neither resident had comments to offer.

V. New Business - None

VI. Unfinished Business

A. Continued Discussion Regarding Community commercial District Overlay District (#1 and #2) Concept

Commission continued reviewed of the draft Community Commercial Overlay District concept document from the December meeting, changes to this document incorporated in **Exhibit A**. Highlights of the discussion and changes are as follows:

1. Calculation of lot sizes and building square footage in Option 1 – clarification of proposed recommended changes.
2. Discussion regarding neighborhood compatibility – might there be additional factors beyond neighborhood compatibility in which the Design Review Board might approve of the 15% bonuses?
3. Commission reviewed building heights: 35 ft for residential in Overlay District #1 (OD#1) and 38 feet for commercial in OD#1 and both residential and commercial in Overlay District #2 (OD #2)
4. Maximum square footage of residential lots in OD#2.
5. Commission called for a clear, consolidated table that better illustrated the proposed changes for OD #1 and OD #2.

Commission agreed that Chairman Currey should meet with Staff to clarify the changes to Overlay District Concept document and craft a consolidated table for the Commission to review. Thereafter Chairman Currey would present the Commission's final recommendations to Council at the February 7, 2011 Committees of Council meeting.

B. Continued Discussion of Comprehensive Plan Needs & Goals (Land Use)

Commission agreed to defer this matter until February 2011.

C. Ongoing Town Projects – Status & Staff Report

Accreted Land Management Plan: Staff reported Council continues to review and provide input on the consultant's final recommendations, with a December 15, 2010 deadline set for comments to be returned to Town Staff.

VII. Next Meeting – 6:30PM, Wednesday, February 9, 2011

There being no further business, the meeting was adjourned at approximately 8:58 pm (Ms. Geer motioned; Mr. Bluestein seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow, Asst. to Administrator

To be approved at the Wednesday, February 9, 2011 Planning Commission Meeting