

TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
WORKSHOP/SPECIAL MEETING MINUTES
Thursday, October 23, 2008

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Thursday, October 23, 2008 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, Vice-Chairman John Winchester, Aussie Geer, Nicky Bluestein, Anne Osborne Kilpatrick, Bobby Thompson and Elaine Fowler; Assistant to Administrator Lisa Darrow.

I. Call to Order. Chairman Currey called the meeting to order and stated the press and public were duly notified pursuant to state law. He noted all members were present.

Chairman Currey noted that the meeting agenda did not include public comments or correspondence; however, as the Commission desires public input and questions, Chairman Currey recognized a public member who wished to speak.

Erica Mueller, owner 0 Intracoastal Waterway (Club House Island)

Ms. Mueller noted that she and/or the property co-owner, Michael Saintsing, have been to a number of previous meetings regarding consideration of the Land Use Element and Map in the Comprehensive Plan. In particular, Ms. Mueller expressed particular desire to have the Future Land Use Map changed, as it relates to her property at 0 Intracoastal Waterway, to designate her property as residential, instead of conservation-recreational (RC).

Ms. Mueller noted she has argued, during the public comment section of previous meetings, that her island, while marsh, has considerable high-ground not of an accreted nature and should be allowed to be developed residential. She asked if Commission members had met with the Town Attorney regarding her island and what, if any, findings did the Town Attorney represent.

Chairman Currey and Vice-Chairman Winchester noted they had both met with the Town Attorney approximately three (3) weeks ago, along with Town Administrator Benke, regarding various matters, including the recommendations made by Commission for the Town's Future Land Use Map. Chairman Currey and Vice-Chairman Winchester reported that the Town Attorney found no problems with the Commission recommending conservation and recreation conservation land use designations on the marsh islands incorporated in the Town's planning boundaries.

Ms. Mueller pressed for a specific determination for her property; however, both Commission members noted they spoke with the Town Attorney in general terms regarding conservation and recreation conservation land use designations, and did not seek a legal determination on a particular property. At this point, Chairman Currey noted the Commission unanimously approved the conservation and recreation conservation land use designations, at a previous meeting. While acknowledging Ms. Mueller's desire to develop her property, Chairman Currey reiterated it was not appropriate for this Commission to deliberate upon the zoning classification of 0 Intracoastal Waterway in this fashion.

II. Town Comprehensive Plan Review

Elements and Needs & Goals with BCD-COG

1. Transportation – Element and Needs & Goals

The Commission reviewed and revised the Transportation documents with Ms. Vonie Gilreath, BCD-COG (Exhibit A). Regarding the Element, Vice-Chairman Winchester particularly suggested removing the extra CHATS data that was lengthy and detailed. Mr. Thompson recalled the Ben Sawyer bridge renovation debate and the importance placed upon traffic counts. Mr. Thompson submitted this data might be useful in the future as reference. After brief discussion, the Commission decided to reference the detailed traffic data as an appendix to the Transportation Element.

Thereafter the Commission reviewed the Transportation Needs & Goals, making changes directly to the draft document presented on overhead (Exhibit B).

MOTION: Vice-Chairman Winchester made a motion to remove paid parking information from the Needs & Goals; seconded by Mr. Thompson; MOTION UNANIMOUSLY PASSED.

The Commission finished the Transportation Element and Needs & Goals. These documents are ready for inclusion in final draft for Council.

2. Housing – Element and Needs & Goals

The Commission reviewed the Housing documents making corrections directly to the document (Exhibit C). The Commission reviewed the majority of the documents.

III. Next Workshop/Special Meeting – 5:00 p.m., Wednesday, November 12, 2008

At the next workshop, the Commission will continue review of Housing, Natural Resources and consider Cultural Resources and Land Use Needs & Goals as they relate to view corridors. Vice-Chairman Winchester noted he would craft some language regarding the view corridor matter for Commission's consideration at the next workshop.

Chairman Currey outlined the plan for completing the Commission review of the Comprehensive Plan documents:

1. Ms. Gilreath and Asst to Administrator Darrow will meet before November to gather and disseminate complete current drafts of all Elements and Needs & Goals ready, to date. Commission will have opportunity to review these documents prior to the November 12, 2008 meeting.
2. Commission will finish review of Housing and Natural Resources Elements on November 12, 2008
3. Commission will bring comments and last minute changes to future meetings for minor document changes, with the goal of delivering a work product to Council at its December 1st Committee meeting.

The meeting was adjourned at approximately 7:00 p.m. (Ms. Kilpatrick motion; Ms. Fowler seconded).

Respectfully submitted,

Lisa Darrow

Asst. to Administrator

Approved at the November 12, 2008 Regular Planning Commission Meeting