

**TOWN OF SULLIVAN'S ISLAND  
SOUTH CAROLINA  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, October 7, 2008**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 4:30 p.m., Tuesday, October 7, 2008 in Town Council Chambers, 1610 Middle Street all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Vice-Chairman John Winchester, Aussie Geer, Nicky Bluestein and Anne Osborne Kilpatrick and Elaine Fowler; Zoning Administrator Kent Prause and Assistant to Administrator Lisa Darrow.

**I. Call to Order.** Vice-Chairman Winchester called the meeting to order and stated the press and public were duly notified pursuant to state law. He noted Chairman Currey and Bobby Thompson had excused absences.

**II. Approval of Agenda.**

**MOTION: Ms. Geer made a motion to approve the agenda as presented; seconded by Mr. Bluestein; MOTION PASSED UNANIMOUSLY.**

**III. Approval of Minutes.**

**September 10, 2008 Special Commission/Workshop**

**MOTION: Ms. Geer made a motion to approve the September 10, 2008 Special Commission/Workshop minutes with the following corrections: delete reference, in discussion regarding Dr. Durst property, to examples of commercial activity allowed under commercial zoning; seconded by Ms. Kilpatrick.**

Discussion: Commission discussed this dialogue, noting that the minute's modification did not materially impact the main discussion the Commission had regarding the commercial district last month.

**COMMISSION APPROVED FOUR (4) TO ONE (1); Mr. Bluestein dissenting**

**September 10, 2008 Regular Commission**

**MOTION: Ms. Fowler made a motion to approve the September 10, 2008 Regular Commission minutes with the following corrections: clarify role of Arthur Schirmer, special speaker; seconded by Ms. Kilpatrick; MOTION PASSED UNANIMOUSLY**

**September 18, 2008 Special Commission/Workshop**

**MOTION: Ms. Kilpatrick made a motion to approve the September 18, 2008 Special Commission/Workshop minutes as presented; seconded by Ms. Geer; MOTION UNANIMOUSLY PASSED.**

**IV. Correspondence & General Public Comments -**

Vice-Chairman Winchester advised the Commission that he, Chairman Currey and Town Administrator Benke recently met with Town Attorney Dodds to discuss the Recreation Conservation (RC) and Conservation (C) classifications of the developing Land Use Element in the 2008 Comprehensive Plan. He and Chairman Currey advised Town Attorney Dodds that of the Mueller/Saintsing interest regarding residential development of their property at 0 Intracoastal Waterway (Club House Island). Additionally, Vice-

Chairman Winchester reported that Mr. Saintsing, partial owner of 0 Intracoastal Waterway, telephoned Vice-Chairman Winchester after the meeting with Town Attorney Dodds, interested in the meeting results. Mr. Winchester reported that he advised Mr. Saintsing that the meeting with the Town Attorney was very limited in scope, restricted to discussion of the Town's Land Use Element of the Comprehensive Plan, and that issue of zoning, particularly of an individual property, was separate from the land planning for the Comprehensive Plan.

Mr. Winchester reported that the Town Attorney found no objections to, or inconsistencies with, the Commission's approach or resultant future land use map or definitions that had developed. In summation, Vice-Chairman Winchester reported that the Town Attorney found the product of the Commission's deliberations regarding future land use and a Recreation Conservation (RC) district to be appropriate and reasonable, on face.

**V. New Business**  
**Town Comprehensive Plan Review**  
**Elements and Needs & Goals with BCD-COG**

**1. Transportation – Element and Needs & Goals**

Commission reviewed the Element and Needs & Goals document for Transportation with BCD-COG representative, Ms. Vonie Gilreath (Exhibit A).

**VI. Unfinished Business**  
**Accreted Land Management Consultant Services – Status Update**

Staff reported that the consultant services, Coastal Science & Engineering, continue work on the field studies, data collection and analysis. To date, the Town has not been provided with a report to share.

**Community Commercial (CC) District Master Plan Charette**

Vice-Chairman Winchester noted that the Design Charrette for the Community Commercial District will kick-off tonight at 6:30p.m., Holy Cross Episcopal Church. He noted that the charrette would commence through October 16, 2008 and there would be multiple opportunities for the public to comment on the project and general commercial area.

Vice-Chairman Winchester particularly noted that Council has invited the Planning Commission to meet with the design team from 6:00p.m. – 7:00p.m. on Monday, October 13, 2008 at Holy Cross Episcopal Church. The Commission will be present to share information and answer questions of the design team, but Vice-Chairman Winchester stressed that the Commission would not deliberate, make motions or render any decisions at this public meeting.

The meeting was adjourned at approximately 6:20 p.m. (Ms. Kilpatrick motion; Ms. Geer seconded).

Respectfully submitted,

Lisa Darrow  
Asst. to Administrator

Approved at the November 12, 2008 Regular Planning Commission Meeting