

**TOWN OF SULLIVAN’S ISLAND, SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES**

Wednesday, October 8, 2014

A regular meeting of the Town of Sullivan’s Island Planning Commission was held at 6:30 p.m., Wednesday, October 8, 2014 at Town Hall, 2050-B Middle Street, all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Chair Gary Visser, Vice-Chair Hal Currey, Sydney Cook, Rusty Bennett, Carl Hubbard, Carlsen Huey and Manda Poletti. Staff members present: Zoning Administrator Henderson and Asst. to Administrator Darrow.

I. Call to Order. Chair Visser called the meeting to order, stated press and public were duly notified pursuant to state law and all Commissioners present. No public or media present.

II. Approval of Agenda – Commission made no changes to Agenda

III. Approval of Minutes

MOTION: Mr. Bennett moved to approve the August 13, 2014 minutes as presented; seconded by Ms. Cook. MOTION UNANIMOUSLY PASSED.
(Note – no meeting held in September)

IV. Correspondence & General Public Comments – N/A

V. Items for Information

**1. Sullivan’s Island Comprehensive Plan, Natural Resources Element
(Chapter 6)**

Chair Visser noted that, between updates of the Comprehensive Plan, the Commission will review individual elements and needs & goals to determine if there are action items for the Commission. Tonight the Commission will review the Natural Resources element. Chair Visser asked for a discussion of the land trusts as they relate to the accreted lands, for Commission’s edification. He noted that the Commission will limit discussion to a general overview of the accreted/protected lands as it relates to the Natural Resources element.

Zoning Administrator Henderson provided a broad overview of public spaces on the Island: tree protection ordinances, beach front, access points to beaches and marshes, deed protected vacant lots with marsh views and marsh area open spaces. He noted that the Town recently provided to FEMA an inventory and mapping of open space lands pursuant to its flood plain management audit. He further noted that the land trusts holding deed restrictions for various conservation spaces make annual inspections of the sites to ensure Town compliance with said restrictions.

Zoning Administrator Henderson noted that one of the Natural Resources Element Needs & Goals relates to the protection of dune walkovers. An example of recent Town activity that furthers this goal includes walkover enhancements at different Town access points.

Zoning Administrator Henderson noted that approximately 61.3% of the Town's boundary area is open space. Including all the parcels/lots and areas maintained by the Town (ex. Old Dump lot or grounds around Thomson Park), the total climbs to approximately 71% open space, the highest level of open space credit available by FEMA. He noted the Town receives bonus points with FEMA for having such significant percentages of open spaces, reducing individual property owners' flood insurance premiums.

Zoning Administrator Henderson clarified that privately held conservation restricted open spaces should count toward FEMA open space credits for the Town. He noted that FEMA required the elimination of federally owned open space properties from the Town's inventory for the agency's audit.

The Commission discussed vacant Town parcels, Stations 9 and 19, and conservation deed protections with the Mt Pleasant Conservancy. The Commission asked Staff to obtain and share with Commission the deed restrictions for these parcels for discussion at its November meeting. Zoning Administrator Henderson provided an overview of the nature trail projects (Phase 1 and 2) in the beachfront accreted lands. The Commission briefly discussed privately maintained beach access paths.

Commission reviewed various goals and strategies in Chapter 6, Natural Resources Element of the Sullivan's Island Comprehensive Plan. Chair Visser asked Staff to identify actionable items from Chapter 6 Needs & Goals that the Commission could review and discuss in November.

Items for Commission to review in November:

Deed restrictions for vacant lots Stations 9 and 19 to discuss potential allowed uses in lot;
Review of view corridors (marsh side);
Needs & Goals list, Chapter 6, for actionable items;
Ordinances related to privately maintained beach access paths
No motions or action was taken.

1. Battery to Beach

Zoning Administrator Henderson provided an update on the Battery to Beach bicycle route and implementation of signed Sullivan's Island route per SCDOT encroachment permits (11 signs total). No motions or action was taken.

2. Planning Commission Meeting Dates FY 2015

Commission set its 2015 meeting schedule, noting Commission will meet on Monday, November 9, 2015 as the regularly scheduled November date (Wednesday, November 11, 2015) will be Veteran's Day holiday.

3. Staff Update on Town Projects – Staff provided an oral update on various Town projects for Commission’s information (no action taken)

Next Meeting – (6:30pm) Wednesday, November 12, 2014 at Town Hall

Items identified for the agenda:

Sullivan’s Island Comprehensive Plan, Natural Resources Element (Chapter 6)

Deed restrictions for vacant lots Stations 9 and 19 to discuss potential allowed uses in lot;

Review of view corridors (marsh side);

Needs & Goals list, Chapter 6, for actionable items;

Ordinances related to privately maintained beach access paths

No motions or action was taken.

There being no further business, the meeting adjourned at approximately 7:46p.m. (Mr. Bennett motioned; Mr. Currey seconded; unanimously passed).

Respectfully submitted,

Lisa Darrow

Asst. to Administrator

Approved at the Wednesday, November 12, 2014 Planning Commission Meeting