

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, December 8, 2010**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, November 10, 2010 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, 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. Chairman Currey welcomed members of the public, to include Councilmember Jerry Kaynard (in attendance as a resident).

II. Approval of Agenda

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

III. Approval of Minutes

Chairman Currey noted the Commission has been presented with the November 10, 2010 meeting minutes and had a few minor suggestions for clarification changes. He recommended Staff mark all correspondence provided as Exhibit A individually as such and that the Town should include, in Exhibit C, the verbatim comments and notes Staff transcribed from the public hearing meeting tapes.

MOTION: Ms. Fowler made a motion to approve the November 10, 2010 Minutes with modifications to Exhibit A and C, for clarification, as suggested by Chairman Currey in these minutes; seconded by Mr. Clark; MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comment

Chairman Currey noted that residents Rusty Bennett, Rick Graham and Jerry Kaynard were the members of the public present tonight. He asked if the residents had any comments.

Mr. Kaynard referenced Commission members to his written and verbal comments made at last month's meeting regarding the Community Commercial Overlay District concept.

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 November meeting, changes to this document incorporated in **Exhibit A**. Highlights of the discussion and changes are as follows:

1. Rationale and benefit for creating an overlay district.

Ms. Fowler provided some proposed language that would provide the public detailed reasoning for the implementation of an overlay district.

Mr. Bluestein questioned whether the language should be reviewed by the Town attorney for improvements prior to insertion, made a motion that effect but the motion died for lack of second. Commission members noted the Town attorney would review this overlay district concept and any potential ordinance changes, in detail, in the future.

MOTION: Ms. Kilpatrick made a motion to approve the addition of language outlining the benefits of an overlay district, as incorporated in Exhibit A, page 1; seconded by Ms. Fowler. MOTION PASSED.

Ms. Fowler raised a series of questions regarding the overlay district document:

2. Item #2, page 2 (Exhibit A) – discrepancies with Overlay #2 regarding residential and commercial. Ms. Fowler submitted it might be difficult to justify handling Overlay District #1 properties differently than those in Overlay District #2. She opined that the Design Review Board should be allowed to offer bonuses in both districts if neighborhood compatibility is allowed.
3. Clarify Overlay District #1, item #2, page 2 for items such as building height, setbacks and primary building square footage. Commission discussed setbacks allowances for some time.
4. Change Overlay District #1, item #8, page 3 to be consistent – no allowances from Design Review Board (height, etc). Chairman Currey noted that this topic would be discussed by the Commission later in this document review.

Commission discussion at this meeting primarily focused on **Overlay District #2** (starting on page 4 of 7, Exhibit A). Changes are marked as “track changes” in Exhibit A.

Commission discussion centered on the following topics:

1. Residential use on first floor of a commercial building in Overlay District #2 will be restricted solely to access of and support for the second floor residence(s).
2. Building Official Robinson recommended the Town consider, in concert with approval of this overlay district concept, modifying current Town ordinances to allow multiple water meters on these properties, to separate the residential meter from the commercial meter.
3. Commission discussed maximum size of commercial construction and uses in Overlay District #2 for some time.

Commission decided to defer until January 2011 review of the final points of the Overlay District concept in particular the following:

- Residential construction special conditions – Overlay District #2
- Commercial construction special conditions – Overlay District #1
- Bonus/no bonus in commercial area of Overlay District #1

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.

Commission then received background on the lot at 3117 Marshall Boulevard, lately in the news. Building Official Robinson noted that the property had been sold to a new owner, the new owner obtained appropriate permits from the Office of Conservation Resource Management (OCRM) to re-nourish the area; and a building permit was properly obtained from the Town. He noted that, although the news reports that the Coastal Conservation League is opposed to this build, the new house will be built on existing high ground, not new fill. Building Official Robinson stressed that the OCRM makes final determination on re-nourishment permits/requests, not the Town.

VII. Next Meeting – 6:30PM, Wednesday, January 12, 2011

There being no further business, the meeting was adjourned at approximately 8:55 pm (Mr. Winchester motioned; Mr. Bluestein seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow, Asst. to Administrator

To be approved at the Wednesday, January 12, 2011 Planning Commission Meeting

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street

Community Commercial District – Overlay District Concept (12/8/10 version)



EXHIBIT A – December 8, 2010 Planning Commission Meeting

TRACK CHANGES & COMMENTS IN BOLD/UNDERLINE

What is an Overlay District?

An overlay district or zone is a planning tool a Town uses to identify a special geographic area or zone upon which special requirements are laid over the existing, underlying zoning. [From SC Code Sec. 6-29-720(C)(5)]

Deleted: ¶

Deleted: B

Why an Overlay District?

The creation of Overlay Districts, as permitted by S.C. Code Section 6-29-720(C)(5), will be in the best interest of the Town and its residents for a variety of reasons. The creation of the Overlay Districts recommended by the Planning Commission will, among other things, promote appropriate development in the Community Commercial (“CC”) District consistent with the Land Use Element Needs and goals set forth in the Town’s Comprehensive Plan, including but not limited to (1) creating a balance that will enhance the viability of the businesses within the commercial district for the benefit of the Town’s residents and business owners, and yet recognize the predominantly residential nature of the Island and seek to address the concerns of the residents within the CC District; and (2) enhancing neighborhood compatibility.

Specifically these Overlay Districts will:

- Recognize unique nature of these particular areas in the CC District;
- Allow the Town to be very specific with regard to construction, design, uses and other criteria;
- Clearly differentiate these areas from the balance of the Island and within the Community Commercial District regarding potential subdivision, uses and construction.

Formatted: Font: 12 pt

Deleted: s

Deleted: s

Deleted: s

What Areas Are Being Discussed for Overlay Districts?

Overlay District #1 consists of those lots between Middle Street and Jasper Boulevard from Station 22 ½ to Station 22

Deleted: November 10

Deleted: NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept

Deleted: By end of November 13, 2010 Regular Planning Commission Meeting

December 8, 2010 Version
Per Planning Commission Review of Public Comments from
October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

**Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street**

Community Commercial District – Overlay District Concept (12/8/10 version)

Formatted: Left



Deleted: ¶

Overlay District #2 consists of those lots between I'On Avenue and Middle Street from Station 22 to 2019 Middle Street (currently Sullivan's Restaurant and other businesses) and 2120 Middle Street (currently Prime Time Fitness)

Deleted: ¶



Concept for the Terms of an Overlay District (Overlay District #1)

This overlay district would allow the lots contained therein to be subdivided and would allow the owner to sell either or both individually as he/she desires and provides conditions for the construction of single-family residences to be built upon the residential portion.

Deleted: houses

Deleted: houses

Deleted: November 10

Deleted: NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept

Deleted: By end of November 13, 2010 Regular Planning Commission Meeting

Special Conditions

1. All single-family residences to be built in the residential portion of the overlay district must be reviewed and approved by the Design Review Board.

December 8, 2010 Version
Per Planning Commission Review of Public Comments from
October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

**Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street**

Community Commercial District – Overlay District Concept (12/8/10 version)

2. There will be ~~potential principal building~~ square footage or ~~building height~~ bonuses of fifteen (15%) percent for neighborhood compatibility for the ~~single-family residences~~ constructed on the residential half of the lots in the overlay district, ~~subject to Design Review Board approval~~.
 - Deleted: no
 - Deleted: other
 - Deleted: houses
3. ~~Single-family residences~~ in the residential portion of the overlay district must be constructed with walls ~~facing Middle Street~~ appropriately built for sound proofing, ~~as approved by the Design Review Board~~.
 - Deleted: Houses
 - Deleted: south facing
4. ~~Side setbacks~~ in the residential portion of the overlay district ~~may be reduced by the Design Review Board from those currently required to achieve greater neighborhood compatibility but cannot be less than ten (10') feet~~.
 - Deleted: S
 - Deleted: will remain the same as existing setbacks for similar sized lots.
5. The existing garage exemption ~~will~~ apply in the overlay district residential portion.
 - Deleted: does not
6. There must be provisions for off-street parking for a minimum of two vehicles in the residential portion of the overlay district. (OK "as is")
7. The split zoned lots in the overlay district will remain divided as before, that is 50% commercial and 50% residential. (OK "as is")
8. Buildings ~~that are~~ constructed in the future on the commercial side of these lots must be built in accordance with the conditions of Sections 21-52(C), 21-54(E) and 21-59 (D) of the Town of Sullivan's Island Code of Ordinances. (OK "as is")
 - Deleted: which might be
9. The owner of a split zoned lot who subdivides such lot into a residential lot and a commercial lot shall be required, at the owner's sole expense, to create a water and sewer easement between the owner of the residential lot and owner of the commercial lot, from Jasper Boulevard to the commercial lots on Middle Street, which easement must be incorporated into the final plat for the two new lots and which easement, as well as the water and sewer tap locations for both lots, shall conform in all respects to the requirements of the Town [final language subject to review and approval by Town Attorney]. (OK "as is")
10. For ~~single family residences~~ to be constructed on the residential portion of the split zoned lots; square footage, lot coverage, building height and building elevation ~~are~~ to be determined by attached Table (Table 1.1).
 - Deleted: houses

- Deleted: November 10
- Deleted: NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept
- Deleted: By end of November 13, 2010 Regular Planning Commission Meeting

December 8, 2010 Version
Per Planning Commission Review of Public Comments from
October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

**Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street**

Community Commercial District – Overlay District Concept (12/8/10 version)

Recommended Overlay District 1 Split Zone Lot Residential Construction

Table 1.1

| Lot Size | Maximum Impervious Coverage (2005 Ordinance) CURRENT REQ. | Principal Bldg Coverage Footprint (2007 Ordinance) CURRENT REQ | Principal Building Square Footage (before June 2007 ordinance change) | Principal Building Square Footage (2007 Ordinance) (CURRENT REQ) | Principal Building Square Footage Plus Maximum of 15% PC Proposed | Principal Building Height 2007 Ordinance (CURRENT REQ) | Principal Building Height Plus Maximum Bonus PC Proposed |
|----------|---|--|---|--|---|--|--|
| 10,890 | 3474 sf | 1839 sf | 2989 sf | 2391 sf | 2750 sf | 30.4 ft | 35.0 ft |
| 7000 | 2500 sf | 1450 sf | 2600 sf | 2080 sf | 2392 sf | 30.4 ft | 35.0 ft |

Deleted: - Comparisons

Formatted: Left

Deleted: (per current ordinance)

Formatted: Left

Deleted: Principal Coverage Footprint ¶ No Change

Deleted: Maximum Impervious Coverage (with 20% reduction)

Deleted: 2799 sf

Deleted: 1839 sf

Deleted: 2000 sf

Deleted: 1450 sf

Formatted: Left

Formatted Table

Deleted: ¶ Building Height (all lot sizes)¶ With 20% Reduction – 30.4 ft (max)¶

Deleted: Building Elevation

Foundation Height (all lot sizes)

Not to exceed the lesser of 4ft above grade or 1ft above Base Flood Elevation
(2007 Ordinance – Current Requirement)

Rationale for Creation of Overlay District One (OD1)

1. The residential portions of the lots are generally under-utilized and do not support neighborhood compatibility.
2. Single-family residential houses properly constructed and sited in the residential portion of the overlay district will provide a buffer from the distractions inherent in the commercial district.
3. This concept is consistent with the south or beach side of the same block, i.e. 50% commercial and 50% residential.
4. If built out in accordance with these recommendations the residential area north of Middle Street could become a neighborhood with generally consistent sized lots and homes thus creating real neighborhood compatibility.

Deleted: Houses

Deleted: November 10

Deleted: NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept

Deleted: By end of November 13, 2010 Regular Planning Commission Meeting

December 8, 2010 Version
Per Planning Commission Review of Public Comments from
October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

**Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street**

Community Commercial District – Overlay District Concept (12/8/10 version)

- The lots in the overlay district are generally of two sizes, approximately 22,000 sf and 14,000 sf. In the case of the 14,000 sf lots, to divide them in a ratio greater than 1 to 1 could create lots too small for comfortable residential construction, thus decreasing the possibility of single-family residences being built.

Concept for the Terms of an Overlay District (Overlay District #2)

This overlay district would allow the lots contained therein to be subdivided and would allow the owner to sell either or both individually as he/she desires subject to the following conditions:

Special Conditions

COMMERCIAL CONSTRUCTION – Middle Street Lots

- Buildings that might be constructed on the commercial half of a lot will be required to adhere to current zoning ordinance regulations except as noted in Table 1.2 and in permitted uses as indicated below.
- Buildings constructed in the commercial half of the area in Overlay District #2 would continue to be regulated by the existing zoning ordinance with respect to permitted uses [Section 21-50 (A-E) of Sullivan's Island Town Code of Ordinances, excepting Section 21-50(C)(3) (a-g), which shall be deleted.]
- Buildings that might be constructed on the commercial half of a lot in Overlay District #2 may have a maximum of two residential units on the upper level in accordance with Section 21-50 (C)(2)(a-f) allowing designation as condominiums in accordance with South Carolina State Law. No residential use shall be permitted on the first level of the building other than access or other residential support as approved by the Design Review Board.
- Buildings that might be constructed in the commercial half of the area in Overlay District #2 must be approved by the Design Review Board. Off-street parking must be provided in accordance with Section 21-143(D) of the Town Code of Ordinances.
- There will be a square footage bonus not to exceed fifteen percent (15%) for neighborhood compatibility for commercial structures constructed in Overlay District #2 as indicated in Table 1.2.
- Sidewalks must be provided whenever commercial buildings are constructed.
- Single-family dwellings or buildings solely for residential use are prohibited on the commercial lots.

December 8, 2010 Version
Per Planning Commission Review of Public Comments from
October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Deleted: homes

Deleted: <#>Planning Commission is recommending conditions that will promote appropriate development in the Community Commercial District consistent with the values of Sullivan's Island. ¶

Deleted: which

Formatted: Indent: Left: 36 pt

Deleted: r

Deleted: as to size, setback heights, etc. [Section 21-52(C), 21-54(E) and 21-59(D) of Sullivan's Island Town Code of Ordinances] Table 1.2 Attached¶

Formatted: Indent: Left: 18 pt

Formatted: Indent: Left: 18 pt, Hanging: 18 pt

Formatted: Bullets and Numbering

Deleted: which

Formatted: Indent: Left: 18 pt, Hanging: 18 pt

Formatted: Bullets and Numbering

Deleted: No more than fifty (50%) percent of the total square footage (... [1]

Formatted (... [2]

Formatted: Bullets and Numbering

Deleted: which

Deleted: and must be consisten (... [3]

Formatted (... [4]

Formatted: Bullets and Numbering

Deleted: no

Deleted: or other bonuses

Deleted:

Deleted: buildings

Formatted (... [5]

Formatted: Bullets and Numbering

Deleted: and approved by the D (... [6]

Formatted (... [7]

Formatted: Bullets and Numbering

Deleted: November 10

Deleted: NOTE: PC Only review (... [8]

Deleted: By end of November 1 (... [9]

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

**Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street**

Community Commercial District – Overlay District Concept (12/8/10 version)

8. The owner of a split zoned lot who subdivides such lot into a residential lot and a commercial lot shall be required, at the owner's sole expense, to create a water and sewer easement between the owner of the residential lot and owner of the commercial lot, from I'On Avenue to the commercial lots on Middle Street, which easement must be incorporated into the final plat for the two new lots and which easement, as well as the water and sewer tap locations for both lots, shall conform in all respects to the requirements of the Town [final language subject to review and approval by Town Attorney].

Formatted: Indent: Left: 18 pt, Hanging: 18 pt

Formatted: Bullets and Numbering

9. The Planning Commission recommends that the Town assess the feasibility of allowing separate water meters for commercial structures in Overlay Districts 1 and 2.

Overlay District 2 Split Zone Lots Commercial Construction
TABLE 1.2

Formatted: Centered

Formatted: Font: 12 pt

| <u>Lot Size</u> | <u>Structure Size</u> | <u>Structure Size</u> | <u>Structure Size</u> | <u>Structure Size</u> | <u>Building Height</u> | <u>Building Height</u> |
|-------------------|-------------------------------------|------------------------------------|---------------------------|---|------------------------------------|---------------------------|
| <u>¼ acre +/-</u> | <u>Before 2007 Ordinance change</u> | <u>2007 Ordinance Current Req.</u> | <u>PC Proposed (2010)</u> | <u>With Square Footage Bonus Not to Exceed 15% PC Proposed (2010)</u> | <u>2007 Ordinance Current Req.</u> | <u>PC Proposed (2010)</u> |
| <u>10,346sf</u> | <u>5,897 sf</u> | <u>4,718 sf</u> | <u>4,500 sf</u> | <u>5,175 sf</u> | <u>30.4 feet</u> | <u>38.0 feet</u> |

Foundation Height (all lot sizes)

Per current ordinances
See Section 21-59 (A-D) guidelines that determine building elevation in accordance with FEMA and other regulations.
Design Review Board shall not be allowed to increase elevation allowances.

Deleted: ¶
Overlay District 2 Split Zone Lots Commercial Construction¶

Table

1.2¶
Lot Size Acreage [... [10]

Deleted: **Building Elevation**

Deleted: November 10

Deleted: NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept

Deleted: By end of November 13, 2010 Regular Planning Commission Meeting

December 8, 2010 Version
Per Planning Commission Review of Public Comments from October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

**Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street**

Community Commercial District – Overlay District Concept (12/8/10 version)

Special Conditions

RESIDENTIAL CONSTRUCTION – I'On Avenue Lots

1. Single-family residences constructed in the residential side of these formerly split zoned lots in Overlay District #2 must conform to construction requirements of a ¼ acre lot anywhere else on the Island, excepting those in Overlay District #1. Table 1.3 attached. Height and building elevation will be determined later in order to achieve consistency with commercial buildings in this district.
2. There will be no square footage or other bonuses for neighborhood compatibility for the houses constructed in Overlay District #2.
3. The owner of a split zoned lot who subdivides such lot into a residential lot and a commercial lot shall be required, at the owner's sole expense, to create a water and sewer easement between the owner of the residential lot and owner of the commercial lot, from I'On Avenue to the commercial lots on Middle Street, which easement must be incorporated into the final plat for the two new lots and which easement, as well as the water and sewer tap locations for both lots, shall conform in all respects to the requirements of the Town [final language subject to review and approval by Town Attorney].

Deleted: Houses

Formatted: Indent: Left: 18 pt, Hanging: 18 pt

Deleted: <#>Water & Sewer easements must be incorporated in the final plat for split zoned lots, to conform to requirements outlined by the Town.¶

Overlay District 2 Split Zone Lots Residential Construction

Table 1.3

| Lot Size Acreage | Maximum Impervious Coverage | Maximum Principal Building Coverage | Maximum Principal Building (square footage) |
|------------------|-----------------------------|-------------------------------------|---|
| ¼ - Acre (+/-5%) | 3,474 sf | 1,839sf | 2,989 sf |

No bonuses for neighborhood compatibility

Building Height (all lot sizes)

Maximum – 38 ft. or such height as later approved for commercial building height

Building Elevation (all lot sizes)

7 feet above grade or 2 feet above FEMA Base Flood Elevation in accordance with Section 21-31(B)(1)(2) of Sullivan's Island Codes of Ordinances

Rationale for Creation of Overlay District Two (OD2)

1. The current conditions represent scattered development. There are a total of ten (10) lots; seven (7) with varied commercial uses, condominiums, post office,

Deleted: November 10

Deleted: NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept

Deleted: By end of November 13, 2010 Regular Planning Commission Meeting

December 8, 2010 Version
Per Planning Commission Review of Public Comments from
October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Note: This is a working document prepared by the Sullivan's Island Planning Commission for the intent of encouraging public feedback on issues related to the Community Commercial District. This information exemplifies the concepts that may be incorporated in an Overlay District within the Community Commercial District.

**Planning Commission Revisions Pursuant to
Public Feedback at Public Hearing
6:30PM Wednesday, October 13, 2010
Town Hall, 1610 Middle Street**

Community Commercial District – Overlay District Concept (12/8/10 version)

restaurants and professional offices. Three (3) of the lots are essentially undeveloped for commercial use.

2. There are advantages to the Town and residents in having low-impact commercial development along this corridor including convenience of potential services, appearance, and tax revenues for the Town.
3. Certain commercial development could result in increased off-street parking.
4. Commercial development is consistent with the Town's Comprehensive Plan.
5. Any future commercial development must be architecturally compatible with Sullivan's Island and of low impact to the community.
6. The conditions proposed are designed to promote appropriate commercial development consistent with our Comprehensive Plan and consistent with Island values as to use, size and appearance.

DRAFT

December 8, 2010 Version
Per Planning Commission Review of Public Comments from
October 13, 2010 Public Hearing on Overlay District Concept.
PC Reviewed OD Concept December 8, 2010

Deleted: November 10

Deleted: NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept

Deleted: By end of November 13, 2010 Regular Planning Commission Meeting

| | | |
|---|-------|-----------------------|
| Page 5: [1] Deleted | Owner | 12/13/2010 3:42:00 PM |
| No more than fifty (50%) percent of the total square footage of the structure may be dedicated for residential use. | | |
| Page 5: [2] Formatted | Owner | 12/13/2010 3:42:00 PM |
| Indent: Left: 18 pt, Hanging: 18 pt | | |
| Page 5: [3] Deleted | Owner | 12/13/2010 3:43:00 PM |
| and must be consistent with typical Sullivan's Island architecture | | |
| Page 5: [4] Formatted | Owner | 12/13/2010 3:42:00 PM |
| Indent: Left: 18 pt, Hanging: 18 pt | | |
| Page 5: [5] Formatted | Owner | 12/13/2010 3:42:00 PM |
| Indent: Left: 18 pt, Hanging: 18 pt | | |
| Page 5: [6] Deleted | Owner | 12/13/2010 3:44:00 PM |
| and approved by the Design Review Board | | |
| Page 5: [7] Formatted | Owner | 12/13/2010 3:44:00 PM |
| Indent: Left: 18 pt, Hanging: 18 pt | | |
| Page 1: [8] Deleted | Owner | 12/13/2010 3:37:00 PM |
| <i>NOTE: PC Only reviewed potential modifications through Overlay District #1 Concept</i> | | |
| Page 1: [9] Deleted | Owner | 12/13/2010 3:38:00 PM |
| By end of November 13, 2010 Regular Planning Commission Meeting | | |
| Page 6: [10] Deleted | Owner | 12/15/2010 9:59:00 AM |

Overlay District 2 Split Zone Lots Commercial Construction

Table 1.2

| Lot Size Acreage | Lot Size Square Footage | Maximum Size - Sec. 21-52(A) | Maximum Size - Sec. 21-52(C) (6/19/2007) |
|--------------------|-------------------------|------------------------------|--|
| 1/4 - Acre (+/-5%) | 10,346 | 5,897 sf | 4,718 sf |

Building Height (all lot sizes)

Per Current Ordinance Section 21-52 (A) – 38 ft (max)

Per Current Ordinance Section 21-52 (C) – 30.4 ft (max)