

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, December 12, 2012**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, December 12, 2012 in Town Hall at 2050-B Middle Street, all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Chauncey Clark, Chair, Anne Osborne Kilpatrick, Vice-Chair, Hal Currey, Carlsen Huey, Gary Visser and Rusty Bennett; Staff member Administrator Benke (portion of meeting), Asst. to Administrator Darrow and Building Official/Acting Zoning Administrator Robinson.

I. Call to Order. Chair Clark called the meeting to order, stated the press and public were duly notified pursuant to state law.

II. Approval of Agenda

MOTION: Mr. Bennett made a motion to approve the December 12, 2012 agenda; seconded by Mr. Currey. MOTION UNANIMOUSLY PASSED.

III. Approval of Minutes

MOTION: Mr. Bennett made a motion to approve the November 14, 2012 meeting minutes; seconded by Mr. Visser. MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comments – None

V. New Business - None

VI. Unfinished Business

1 Plat Approval: 2650 Goldbug Avenue

This is a continuation of Commission review from last month. Commission members recalled that a decision on this plat was pending Town Attorney approval, which has been given (plat increased front property line to street front and reduced rear property line-total of 1.005 acres).

MOTION: Mr. Currey made a motion to approve the plat for 2650 Goldbug; seconded by Mr. Bennett. MOTION UNANIMOUSLY PASSED.

2. Five (5) Year Review of Town Comprehensive Plan – Review Elements, Needs & Goals (2008 Plan)

a. Additional Review – Natural Resources Element, Needs & Goals

Commission continued review of the Natural Resources Element and Staff report. Chairman Currey noted he needed to review additional information requested last month, provided by Staff. Commission deferred review of Natural Resources until January.

b. Initial Review – Community Facilities Element, Needs & Goals

Commission received Community Facilities update report prepared by Asst. to Administrator Darrow. Mr. Visser took the lead on reviewing and reporting on the status of the Town's water and sewer facilities. Commission briefly discussed potential value in having a non-elected water and sewer advisory committee, whose role would include identifying water/sewer service challenges and opportunities. Mr. Visser shared his expertise in the water/wastewater field and his thoughts on the Town's water and sewer needs and goals. Commission will continue review of this Element in January 2013, receiving a report blending Staff and Mr. Visser's information and recommendations.

Administrator Benke observed this portion of the meeting (Community Facilities Review)

3. Demolition by Neglect

Staff provided Commission with general information regarding Demolition by Neglect, noting the Municipal Association of South Carolina has reported it as one of the top three SC legislative priority challenges for 2013.

Commission decided to defer discussion of this topic pending hire of a new Town Zoning Administrator.

4. Long Term Boat/Leisure Vehicle Parking on Middle Street & Jasper Boulevard

Vice-Chair Kilpatrick expressed interest in the Town addressing issues with long term storage of boats and other recreational vehicles on these roads, for safety and aesthetic reasons. Commission discussion raised the following questions to consider:

- State regulations on maximum time vehicles may be parked on public right-of-way before being considered abandoned;
- Different parking regulations for SC Department of Transportation roads and off-shoulder rights-of-way;
- Using DOT roads and rights-of-way for storage of vehicles instead of parking – what would constitute a difference.
- Town options for establishing ordinance guidelines and under which category (public nuisance not zoning?); enforcement considerations.

Vice-Chair Kilpatrick will take lead in investigating this issue and reporting to Planning Commission.

5. Ongoing Town Projects – Status & Staff Report

Staff reported:

- Municipal Facilities/Town Hall & Police Station – still under review by Real Estate Committee and balance of Council.
- Zoning Administrator – twenty-three (23) applications received by August 24, 2012 deadline; under review by Personnel Committee and Staff.

VII. Next Meeting – (6:30p.m.) Wednesday, January 9, 2013

Items to be included on the January agenda:

- a. Planning Commission 2013 Work Schedule
- b. Further Review: Natural Resources Element, Needs & Goals
- c. Further Review: Community Facilities Element, Needs & Goals
- d. Demolition by Neglect (show on agenda marked deferred)
- e. Long Term parking of boats & leisure vehicles on Middle Street

There being no further business, the meeting adjourned at approximately 7:45 pm (Mr. Bennett motioned; Vice-Chair Kilpatrick seconded; unanimously passed).

Respectfully submitted,

Lisa Darrow

Asst. to Administrator

Approved at the Wednesday, January 9, 2013 Planning Commission Meeting