

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, March 9, 2011**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, March 9, 2011 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 and noted all Commission members. Chairman Currey welcomed members of the public, to include Councilmember Jerry Kaynard (in attendance as a resident).

II. Approval of Agenda

Chairman Currey recommended that the Commission include continued review of language regarding the Land Use element and Mr. Bluestein asked to include an update on the status of the Bicycle Committee.

MOTION: Vice-Chairman Winchester made a motion to approve the agenda with the following additions under Unfinished Business, B (1) Review of Land Use Element and (2) Bicycle Committee status; seconded by ; seconded by Mr. Clark; MOTION UNANIMOUSLY PASSED.

III. Approval of Minutes

Ms. Fowler noted a couple of amendments to the February 9, 2011 minutes: change date on minutes to February from January; strike her comments in VI Unfinished Business (B) Continued Discussion of Comprehensive Plan Needs & Goals (Land Use), page 2 of minutes, that are unclear and replace with suggested verbiage she presented to the Commission.

MOTION: Ms. Geer made a motion to approve the February 9, 2011 minutes as amended herein; seconded by Ms. Fowler; MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comment - None

V. New Business - None

VI. Unfinished Business

A. Community Commercial District Overlay District (#1 & #2) Concept-Status

Commission continued discussion regarding the Overlay District #1 & #2 Concept (**Exhibit A**). Discussion revolved around potential inclusion of additional front yard setback guidelines similar to those found in the Town's ordinance for the RS-District, specifically Section 21-22 (B)(4)(a-c) (**included as Exhibit B**) for commercial construction in the overlay district. Chairman Currey noted that when he presented the Commission's status report to Council last month, Council members expressed concern that the Town not create language that would allow for the design of tall, flat topped commercial structures that would give Middle Street commercial corridor a "closed in" feel. Chairman Currey noted a secondary setback for commercial construction could be a design technique to address this concern. Thereafter the Commission discussed an additional front yard setback with the following points made:

1. Condominiums that might be constructed on top of commercial structures need to remain viable and marketable;
2. Neighborhood compatibility and how it relates to a potential 15% modification in zoning standards from the Design Board: Commission members commented that Sec 21-22 (4)(c) appeared unclear. DRB could modify 15% of what for neighborhood compatibility?
3. Is streetscape effect for buildings to be encouraged or discouraged for commercial area?
4. Pictures or sketches should be included in Section 21, Zoning as design reference examples;

Commission members reached consensus to provide Section 21-22 (4)(a-c) to a working group for consideration, this group being comprised of Chairman Currey and Winchester and one other member of the Planning Commission, two members of the Design Review Board and a local architect outside of either Commission. This group would propose some draft language to the Planning Commission by the April 13, 2011 regular meeting.

B. Continued Discussion of Comprehensive Plan Needs & Goals (Land Use)

Chairman Currey noted that, at the last meeting, he offered to propose suggested language that could be included in a future modification of the Land Use Element Needs & Goals, as it relates to encourage an eclectic nature to the Island. His feedback was distributed to the Commission (**Exhibit C**) with direction to retain this information for consideration during future review of the Comprehensive Plan.

C. Bicycle Committee and Bicycle Friendly Community

Chairman Currey reported that the Bicycle Committee submitted its application for Bicycle Friendly Community designation in summer 2010. The Committee received positive feedback on its first application for this designation and given suggestions for improvements that would strengthen an application packet next year. Committee Chair Ward Lasso recently indicated he needs to step away as chair due to time constraints (he was recently appointed to the Board of Zoning Appeals). Councilwoman Watson, chair of the Recreation Committee of Council, is actively seeking a new chair.

D. Ongoing Town Projects – Status & Staff Report

Accreted Land Management Plan: Staff reported Council met in special sessions on March 11 & 12, 2011 to review the Accreted Land Management Plan. Additional meetings to consider other aspects of the Accreted Land Management Plan will occur in the near future (dates not determined).

VII. Next Meeting – 6:30PM, Wednesday, April 13, 2011

There being no further business, the meeting was adjourned at approximately 7:42 pm (Ms. Kilpatrick motioned; Mr. Geer seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow, Asst. to Administrator

To be approved at the Wednesday, April 13, 2011 Planning Commission Meeting