

**TOWN OF SULLIVAN'S ISLAND  
SOUTH CAROLINA  
PLANNING COMMISSION MINUTES**

Wednesday, June 11, 2008

The regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:35pm on Wednesday, June 11, 2008 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, Nicky Bluestein, Aussie Geer, Anne Osborne Kilpatrick, Bobby Thompson and Elaine Fowler; Zoning Administrator Kent Prause and Asst. to Administrator Lisa Darrow.

**I. Call to Order.** Chairman Currey called the meeting to order, stated the press and public were duly notified pursuant to state law and commented that the meeting is starting five (5) minutes late to accommodate a short break after the Commission's Workshop just prior to this meeting on the Town's Comprehensive Plan.

**II. Approval of Agenda**

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

**III. Approval of Minutes**

**MOTION: Mr. Winchester made a motion to approve the following minutes:**

**May 14, 2008 Workshop/Special Commission Meeting**

**May 14, 2008 Regular Commission Meeting**

**May 22, 2008 Workshop/Special Commission Meeting**

**Motion seconded by Ms. Geer; MOTION UNANIMOUSLY PASSED.**

**IV. General Correspondence and General Public Comment**

Ms. Erika Mueller identified herself as a co-owner of Club House Island, identified as 0 Intracoastal Waterway, a marsh island off Breach Inlet discussed by the Commission during the Workshop/Special Meeting just prior to this meeting. Ms. Mueller, noting she is currently a Mount Pleasant resident, questioned what she could use her land for, based upon the potential designation of a Conservation and Conservation/Recreation Land Use Map notation. Chairman Currey clarified that the Land Use Map is separate from the Town's Zoning Map, noting that 0 Intracoastal Waterway is zoned RC-2 and the potential development/use of the land is a zoning issue.

**V. New Business:**

**Town Comprehensive Plan – 10 year Review**

**1. Finalize Review of Land Use Element (initiated at June 11, 2008 Workshop/Special Meeting).**

Chairman Currey noted that further discussion of this matter would be deferred to the June 19, 2008 to allow BCD-COG to modify the draft Land Use Map.

**2. Review and discussion of Elements' Needs & Goals:**

The Commission made revisions to the following Plan Element's Needs & Goals: Community Facilities - (draft version is Exhibit A). The Commission spent a bulk of time reviewing Community Facilities Needs & Goals, agreeing to review it again at the next workshop on June 19, 2008. The Commission briefly touched upon the Housing Element, with Ms. Gilreath noting that BCD-COG would have recommended language regarding affordable housing for this Element on June 19, 2008.

The other elements on the agenda were deferred to June 19, 2008: Transportation and Priority Investment, and further discussion of Community Facilities, Land Use and Housing. Ms. Gilreath said she would ensure the 2004 Land Use Element was distributed to Commission for consideration by the end of this week.

**VI. Unfinished Business**

**1. Accreted Land Management Consultant Services RFQ – Status**

Chairman Currey reported that Council has selected Coastal Science and Engineering in concert with Sabine and Waters to perform the Accreted Land Management Plan. The Town is close to finalizing a contract.

**2. Master Community Commercial (CC) District Plan Consultant Services RFP – Status**

Chairman Currey reported the Town is reviewing a contract with the selected candidate for this project: Seamon Whiteside & Associates, in concert with Urban Edge Design.

Chairman Currey noted that the Commission has scheduled an additional Comprehensive Plan Workshop/Special Workshop for Thursday, June 19, 2008 from 5:00pm – 7:30pm, and Vonie Gilreath, BCD-COG will be present for this meeting. The Commission further decided to schedule an additional Comprehensive Plan Workshop/Special Meeting for Thursday, July 17, 2008, starting at 5:00pm.

There being no further business, the meeting was adjourned (motion by Ms. Kilpatrick; seconded by Mr. Bluestein; unanimously passed) at approximately 8:00 p.m.

Respectfully submitted,

Lisa Darrow  
Asst. to Administrator

Approved at the July 9, 2008 Regular Planning Commission Meeting