

**TOWN OF SULLIVAN'S ISLAND  
SOUTH CAROLINA  
PLANNING COMMISSION  
WORKSHOP/SPECIAL MEETING MINUTES**

Thursday, June 19, 2008

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Thursday, June 19, 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, Aussie Geer, Nicky Bluestein, Anne Osborne Kilpatrick, Bobby Thompson (arrived 5:05pm) and Elaine Fowler (arrived 5:10pm); Zoning Administrator Kent Prause and Assistant 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.

**II. Approval of Agenda.** Chairman Currey noted the Commission would continue its review of Element Needs & Goals of the Comprehensive Plan. Vonie Gilreath and Harun Rashid of BCD-COG were present tonight to continue review of the Land Use Map and other Comprehensive Plan Elements and Needs & Goals. Chairman Currey noted that Staff has prepared a revised agenda to reflect the documents available from BCD-COG.

**MOTION: Ms. Kilpatrick made a motion to approve the revised agenda for tonight's meeting; seconded by Ms. Geer; MOTION UNANIMOUSLY PASSED.**

*Ms. Fowler and Mr. Thompson were present at the meeting at this time.*

**III. Review of Town Comprehensive Plan – Needs & Goals and Element**

Commission reviewed the following Needs & Goals in tandem with the respective Element:

1. **LAND USE MAP**– with Harun Rashid of BCD-COG present

The Commission continued discussion of the Land Use Map from June 11, 2008 Workshop/Special Meeting. Discussion centered on the marsh islands and marshland within Town limits and requiring designation on the Land Use Map. After discussion regarding recreational opportunities for some marsh land per RC-2 zoning, primarily in the form of docks if permitted by DHEC/OCRM, the Commission developed a conservation and recreation/conservation designation recommendation for marsh areas in Town limits. The Commission stressed that no commercial activity and no subdivision should be allowed on the marsh islands and marsh lands.

Mr. Winchester proposed the following designations and definitions:

Marsh areas in Town limits which MIGHT allow a dock

CR: Conservation Recreation:

Recognizes limited use of land for recreational purposes (i.e. docks where otherwise permitted by applicable laws and regulations), but otherwise envisions long term preservation of the land with out commercial activity or subdivision.

Town marsh areas which cannot clearly have a dock on it.

C: Conservation

The Commission decided to review the Land Use Element after BCD-COG review and revision of the proposed Land Use Map. This Element is scheduled for the July 9, 2008 Workshop/Special Meeting.

**2. POPULATION** - Commission and Vonie Gilreath, BCD-COG, reviewed the Population Needs & Goals and Element. This Element and Needs & Goals are ready for a final draft review.

**3. ECONOMIC** – Commission and Vonie Gilreath, BCD-COG, reviewed the Economic Needs & Goals and Element, making revisions. This Element and Needs & Goals are ready for a final draft review.

**4. NATURAL RESOURCES** - Commission and Vonie Gilreath, BCD-COG, reviewed the Natural Resources Needs & Goals and Element, making revisions. The Commission asked that Building Official Robinson review the information regarding flood zones on Element’s page 2 of 9. Commission further asked that BCD-COG have additional agency representatives, such as DHEC/OCRM, validate the topography and flood information in this Element.

**5. COMMUNITY FACILITIES** – Commission and Vonie Gilreath, BCD-COG, spent some time reviewing both the Needs & Goals and Element, making revisions. This information will be reviewed again at the July 9, 2008 meeting. Various Commission members will obtain additional information from Staff regarding Town facilities, particularly Mr. Winchester gathering information on the Water and Sewer Needs & Goals.

**6. HOUSING** - Commission and Vonie Gilreath, BCD-COG, reviewed the Element and Needs & Goals, making revisions especially to the Needs & Goals. The Commission discussed the issue of affordable housing, noting that the cost of land on the Island made affordable housing a challenge. The Commission discussed opportunities for regional affordable housing initiatives. This Element will be reviewed again on July 9, 2008.

The Commission agreed to defer consideration of Cultural Resources and Transportation for the next Workshop, due to the late hour.

The Planning Commission will continue work on the Comprehensive Plan at its next Special meeting/workshop scheduled from 5:00pm – 6:30pm at Town Hall on Wednesday, July 9, 2008 and subsequent regular Commission Meeting at 6:30pm. The elements to be reviewed will be: Community Facilities, Housing, Cultural Resources, Transportation, Land Use, Natural Resources and Priority Investment (not addressed yet).

The meeting was adjourned at approximately 8:05 p.m.

Respectfully submitted,

Lisa Darrow  
Asst. to Administrator

Approved at the July 9, 2008 Regular Planning Commission Meeting