

**TOWN OF SULLIVAN'S ISLAND  
SOUTH CAROLINA  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, June 8, 2011**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, June 8, 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 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 Commission member Elaine Fowler had an excused absence. Chairman Currey welcomed members of the public, to include Councilmembers Pat O'Neil (Real Estate Committee Chair) and Jerry Kaynard (in attendance as a resident).

**II. Approval of Agenda**

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

**III. Approval of Minutes**

**MOTION: Mr. Winchester made a motion to approve the May 11, 2011 Planning Commission minutes; seconded by Ms. Kilpatrick. MOTION UNANIMOUSLY PASSED.**

**IV. Correspondence & General Public Comment - None**

**V. New Business - None**

**VI. Unfinished Business**

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

Chairman Currey welcomed Derk VanRaalte, Esq of Brady Law firm, whom the Town has retained to draft ordinance language regarding the Community Commercial Overlay District. Thereafter, Mr. VanRaalte and Commission members reviewed the draft ordinance language, recommending revisions (**Exhibit A**). Mr. VanRaalte indicated he would take the Commission's recommendation and revise the draft ordinance accordingly. Commission members agreed to review the tables in the original concept paper to clarify the math for computing the building height design specifications. Commission members agreed that Chairman Currey, Vice-Chairman Winchester and Commissioner Clark would meet between meetings to work on the draft ordinance and coordinate with Mr. VanRaalte, to expedite the revisions. The Commission will review the draft ordinance document again at the July 2011 Planning Commission meeting. Chairman Currey clarified that the Commission will hold public hearings in the future and the public will have many opportunities to comment on this Overlay District.

## **B. Ongoing Town Projects – Status & Staff Report**

- A. Accreted Land Management Plan:** Council held three workshop sessions in 2011 to review the four zones related to the Accreted Land Plan from Coastal Science & Engineering. At present the Real Estate Committee will fold Council's recommendations into a document for further Council consideration.
- B. Town Vista Protection:** Councilman Pat O'Neil reported that the Real Estate Committee has worked with the Mt. Pleasant Conservancy to restrict two vacant parcels of land on the marsh side of Sullivan's Island for public view corridors in perpetuity. These parcels are commonly known as the Station 19 "dump" and Pitt Street landing right-of-way (Station 9). Currently the properties are being surveyed. Once complete, the Planning Commission will receive these plats for review and approval, perhaps in July.
- C. Town Hall/Police Department**  
Councilmember O'Neil reported that the relocation of Town Hall and Police Department to temporary trailers has provided the Town with the opportunity to explore a myriad of options for the long-term placement of its civic structures. Therefore, the Town will pursue a needs assessment of its civic buildings, with emphasis on Town Hall and Police Department. The Real Estate Committee of Council will soon meet to review requirements to release a request for qualifications for a consultant to conduct a needs assessment.
- D. Sullivan's Island Elementary School**  
The lease with Sullivan's Island Elementary school is for a structure accommodating up to 500 students. The Planning Commission at some point may be asked to consider the zoning for the Sullivan's Island Elementary property.

## **VII. Next Meeting – 6:30PM, Wednesday, July 13, 2011**

There being no further business, the meeting was adjourned at approximately 8:45 pm (Mr. Winchester motioned; Ms. Kilpatrick seconded; unanimously passed).

Respectfully submitted,  
Lisa Darrow, Asst. to Administrator

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