

TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
WORKSHOP/SPECIAL MEETING MINUTES
Thursday, July 17, 2008

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Thursday, July 17, 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 and 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 the Element and Needs & Goals of the Comprehensive Plan.

Mr. Thompson arrived at this time.

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

Ms. Fowler arrived at this time.

Commission reviewed the following Elements and their respective Needs & Goals:

1. COMMUNITY FACILITIES

The Commission continued discussion of the Community Facilities Element and revised the Needs & Goals and Element (**Exhibit A**). Chairman Currey announced that the Community Facilities Element and Needs & Goals were essentially complete and would receive a final review prior to submittal of the Comprehensive Plan, in total, to Council.

2. LAND USE

Commission reviewed the Element and Needs & Goals, with Staff reviewing the existing Land Use Maps for accuracy and return to Commission for August 13, 2008 meeting (**Exhibit B**). The Commission discussed the draft documents from BCD-COG noting that they liked much of the 1998 Land Use Element language. Chairman Currey volunteered, and Commission concurred, to review the 1998 Element and BCD-COG current version and provide some proposed changes for Commission to discuss at the August 13, 2008 meeting.

The Commission discussed language regarding split zone lots, noting that split zone lots would be considered in the Community Commercial (CC) District Master Plan study. The Commission concurred that it should not provide specific recommendations for this Land Use as this might prejudice or influence the consultants soon to engage in the CC District Master Plan study.

Thereafter, the Commission briefly discussed historic preservation efforts for existing homes, with Mr. Bluestein promoting tax credit opportunities for historic preservation.

He commented that a grass-roots community group was developing to promote historic tax incentives for residents engaging in historic preservation.

Commission members queried whether the Land Use Element's Needs & Goals should include a recommendation to improve ordinances regarding construction related to historic houses to promote preservation. The Commission also discussed the definition of multi-family, noting there are essentially three types of multiple dwelling units on one property that may or may not be considered "multi-family:" (1) true multi-family units (i.e. condominiums, townhouses or apartments); (2) small historic house with an accessory structure as a special exception; or (3) multiple dwellings in one structure with the possibility of an additional structure on the property. The Commission decided to seek input from the Design Review Board and Board of Zoning Appeals on zoning ordinances. Chairman Currey noted Land Use would be discussed again at the August 13, 2008 meeting.

The Commission took a five (5) minute break at this time.

The Commission reviewed the following Element and Needs & Goals:

3. HOUSING

The Commission reviewed the BCD-COG Element version on June 19, 2008 and made some revisions to the Element and Needs & Goals (**Exhibit C**). Commission discussion centered upon affordable housing, noting the competing interests of perpetuating and/or maintaining open spaces and development, whether for affordable housing or other reasons. Chairman Currey noted the Housing Element would be discussed again at the August 13, 2008 meeting.

Mr. Thompson left meeting at 7:30 p.m.

The Commission discussed the possibility of a joint meeting with the Design Review Board to gather inputs for the Land Use Element Needs & Goals. Chairman Currey said he would advise Commission if a special joint meeting would be called in August.

In summation, Chairman Currey noted the Commission would review the following items, at minimum, at the August 13, 2008 Workshop/Special Meeting at 5:00pm: Land Use and Maps and Housing. If time allows, Commission will then discuss Cultural Resources and Transportation. Chairman Currey noted that the Commission also needs to revisit Natural Resources and have a first look at Priority Investment.

The meeting was adjourned at approximately 7:55 p.m. (Ms. Geer motion; Ms. Kilpatrick seconded).

Respectfully submitted,

Lisa Darrow
Asst. to Administrator

Approved at the August 13, 2008 Regular Planning Commission Meeting