

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
WORKSHOP/SPECIAL MEETING MINUTES
Wednesday, July 9, 2008**

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Wednesday, July 9, 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 5:10pm) and Elaine Fowler (arrived 6:05pm); 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. Chairman Currey recommended that, as there are a number of residents present specifically for the Land Use Element, this element should be moved from last consideration to first.

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

Mr. Thompson arrived at this time.

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

Commission reviewed the following Element and its respective Needs & Goals:

1. LAND USE

The Commission continued discussion of the Land Use Element from the June 19, 2008 Workshop/Special Meeting. Commission discussed and revised the Land Use Map and Land Use Element, as provided by BCD-COG (**Exhibit A**). Tonight's discussion centered upon existing land use conditions as opposed to desired future land uses.

Mr. Bluestein broached the topic of conservation and conservation/recreation land use designations, discussed by the Commission at its June 19, 2008 meeting. Mr. Bluestein indicated he has been does some research on this matter and spoke with representatives from the Coastal Conservation League. Mr. Bluestein expressed a desire to further define these two (2) land use designations to better protect the areas as conservation space.

While the Commission decided to continue discussion of the Land Use Element with the current definitions, Chairman Currey asked Mr. Bluestein to bring his information to the Planning Commission Workshop on July 17, 2008 for consideration. Thereafter, the Commission discussed specific properties and their current uses versus land use

designations. The Commission discussed multi-family, split zone lots and non-conforming uses on the Island, such as the gas station.

Zoning Administrator Prause clarified that the Town's Future Land Use Map should reflect land use designations within Town limits as Town officials would like to see them in the future. Ms. Vonie Gilreath, BCD-COG, clarified that the Town's Comprehensive Plan would include an Existing Land Use Map and a Future Land Use Map. The Existing Land Use Map should accurately reflect the present land uses for properties. Ms. Gilreath commented she received some corrections to make to the Existing Conditions Land Use Map from the Town Administrator.

The Commission asked that Staff work with Ms. Gilreath and BCD-COG to ensure the accuracy of the Existing Conditions Land Use Map and for Ms. Gilreath to bring to Commission a separate Future Land Use Map for review.

The Commission discussed historic homes, particularly smaller historic homes and the permitted accessory structures on these properties. The Commission discussed, but did not reach consensus, for establishing a third multi-family land use designation for historic properties with accessory structures.

Ms. Fowler arrived at approximately this time in the meeting.

Chairman Currey asked, and the Commission agreed, to open up the floor for comments from the public on this matter.

Rick Reed, 1851 Flag Street

Mr. Reed noted he has a multi-family property and questioned if he had equal rights and values to his structure in the event of a hurricane. He noted that he wanted his property to be marked on the Land Use map as "yellow," residential.

Zoning Administrator Prause clarified the difference between conforming and non-conforming structures and the fifty-percent value rule for rebuilding non-conforming structures in the event of property damage from natural causes.

Ms. Kilpatrick expressed displeasure with the trend for how accessory structures are developed on properties with smaller historic homes. She wants to ensure that the Town's message to property owners of historic homes is that the Town desires preservation of the smaller historic homes. Mr. Winchester agreed with Ms. Kilpatrick regarding the cottages, but noted that the size and style of accessory structures on historic home properties is an issue for the Design Review Board.

Mr. Bluestein spoke about the Historic Property Tax Incentive Program. He noted that a citizen committee is being established and should be operational within four weeks. It is his hope that this group will expand awareness of tax incentive programs for historic preservation.

The Commission spoke about the Community Commercial District, with Mr. Thompson expressing concern about containing commercial activity designation on the Land Use Map within the Community Commercial District corridor.

The Commission discussed the designation of vacant properties on the draft Land Use Map, with Mr. Winchester suggesting an extra tab/table be placed on the map to list Town owned property, particularly those that are currently vacant. The Commission and Staff discussed the value of designating all property within Town limits with a land use designation, instead of having a category marked "vacant."

Erica Mueller, Club House Island owner (0 Intracoastal Waterway)

Ms. Mueller noted that her marsh island is currently vacant and asked why it was not designated as vacant land, like the vacant land marked on the draft Land Use Map.

Chairman Currey clarified that the Commission has directed Staff and BCD-COG representatives to remove the "vacant land" designation from the map and mark the maps with land use designations, even if the properties are unimproved.

In summation, Chairman Currey asked the Commission to re-read the Land Use Element and come to the July 17, 2008 Workshop/Special Meeting with recommended modifications, if any. Chairman Currey noted it was after 6:30pm and time for the Regular Commission meeting.

The meeting was adjourned at approximately 6:35 p.m.

Respectfully submitted,

Lisa Darrow
Asst. to Administrator

Approved at the August 13, 2008 Regular Planning Commission Meeting