

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, August 10, 2011**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, August 10, 2011 in Town Council Chambers, 2050-B Middle Street all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Chairman Hal Currey, Vice-Chairman Winchester, Aussie Geer, Nicky Bluestein, Anne Osborne Kilpatrick and Elaine Fowler; 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 all Commission members were present except Chauncey Clark, whose absence was excused. Chairman Currey welcomed members of the public, to include Councilmember Jerry Kaynard (in attendance as a resident).

II. Approval of Agenda

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

III. Approval of Minutes

MOTION: Ms. Kilpatrick made a motion to approve the July 13, 2011 minutes as presented; seconded by Ms. Geer; MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comment

Chairman Currey noted that residents Mark Howard and Jerry Kaynard were present tonight. Mr. Howard asked about the post office building on Middle Street that is listed as one of the split zone lots in the proposed CCD overlay district (item A under Unfinished Business in tonight's meeting). If the CCD overlay district was established and the post office closed, Mr. Howard wondered what could be built on that lot that is owned by The Beach Company. Chairman Currey stated that the CCD overlay district, if approved as written, would allow for a business on the Middle Street side and a residence on the I'On side (the lots could be divided and separately owned). He clarified for Mr. Howard that a business, not an apartment complex, could be built on the Middle Street lot.

V. New Business –

**Plat Approval: 951 & 957 Middle Street, lot line adjustment
(TMS 523-06-00-061 & 523-09-00-062)**

Keith Campbell, Southeastern Surveyors, was present to represent the property owners, the Long family. He returned with a revised plat seeking a lot line adjustment that would be acceptable to the Planning Commission. Mr. Campbell noted that at last meeting the Planning Commission had an issue with the lot line vis-à-vis the garage and gazebo setbacks. Owner's adjustments include water/sewer tap identification and lot line modification.

Planning Commission, Staff and Mr. Campbell discussed the lot line adjustments made to accommodate a large tree along the property line and the water/sewer taps.

Vice-Chairman Winchester noted that the lot line adjustments do not meet the setback requirements for the lot. Ms. Fowler expressed concern that Town ordinances charge the Planning Commission to approve plats (Section 17-10) but that express language of Section 12-12 (2) prohibits lot sizes from being increased or diminished in size in any respect, and also that the Planning Commission is not authorized to approve plats with non-conforming improvements. Ms. Fowler expressed concern that the language of Section 12-12(2) needs to be reviewed and consideration given as to whether it should be amended to give the Planning Commission some limited degree of discretion in approving plats that result in the change of lot size, so long as the change would not result in a lot size of less than ½ acre and perhaps with other limitations. After discussion, the general consensus was that consideration of any such changes involved a number of issues and should be reserved for a later date. Vice-Chairman Winchester suggested that the owner go to the Board of Zoning Appeals for a setback variance for the garage as the Planning Commission cannot approve variances.

Acting Zoning Administrator Robinson noted that Section 12-12 (2) of Town Codes does not allow for lot sizes to be diminished in a subdivision request and recommended that the Planning Commission not approve the proposed plat.

MOTION: Vice-Chairman Winchester moved to deny plat approval for 951 & 957 Middle Street (TMS 523-06-00-061 and 523-09-00-062) based upon Section 21-12(2) of Town Codes relating to lot size dimensions and due to insufficient setbacks; seconded by Ms. Fowler; MOTION UNANIMOUSLY PASSED.

VI. Unfinished Business

A. Community Commercial District Overlay District (#1 and #2)

Commission continued review of draft ordinance language related to a Community Commercial Overlay District (**Exhibit A**). The Commission made minor adjustments to the ordinance language, for clarification. The Commission discussed the matter of water and sewer line access to the rear of split zone lots from the Middle Street side again. Discussion continued whether the owner would be required to run water and sewer lines to the rear of the property before splitting the lots and selling them, or, whether a bond could be issued to ensure the same occurred. Building Official and Acting Zoning Administrator Robinson reiterated Water & Sewer Manager Gress' concern that the Town not open itself up to liability from future new lot owners seeking water/sewer access from a new line that the Town might not be able to provide (SCDHEC limits the number of taps and new lines with the Town's existing water treatment facility). The Commission decided to have Staff, along with the Town's attorney, provide the Commission with clear language on this water/wastewater line issue.

Next steps: Chairman Currey stated that the Planning Commission will hold a public hearing, to gather feedback, on a proposed new CCD overlay district at 6:00PM on Wednesday, September 14, 2011. The Commission will start the meeting half an hour earlier to accommodate the public hearing and then move into the regular Planning Commission meeting matters.

B. Ongoing Town Projects – Status & Staff Report

Accreted Land Management Plan: Nothing new to report

VII. Next Meeting – 6:00PM, Wednesday, September 14, 2011

There being no further business, the meeting was adjourned at approximately 8:50 pm (Ms. Kilpatrick motioned; Ms. Geer seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow, Asst. to Administrator

Approved at the Wednesday, September 14, 2011 Planning Commission Meeting