

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, August 11, 2010**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, August 11, 2010 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 late) and Elaine Fowler; Asst to Administrator Darrow and Building Official Robinson.

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.

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

III. Approval of Minutes.

Commission reviewed the July 14, 2010 Planning Commission minutes with Vice-Chairman Winchester recommending deletion of verbiage on page 2 and 3 (New Business, Master Community Commercial District Plan) for clarity.

MOTION: Ms. Geer made a motion to approve the July 14, 2010 minutes incorporating the aforementioned minor revision on pages 2 and 3; seconded by Ms. Kilpatrick; MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comments - None

V. New Business - None

VI. Unfinished Business

A. Continued Discussion of Community Commercial District Plan

Pursuant to Commission's discussion at its July meeting regarding the Community Commercial District Plan, Chairman Currey and Vice-Chairman Winchester volunteered to draft an overlay district concept for Commission's discussion tonight. Thereafter the Commission reviewed and revised the draft concept of an overlay district that would address the north side of Middle Street between Station 22 ½ and Station 22. (**Overlay District Concept Report attached as Exhibit A**). The Commission reached general consensus for Chairman Currey to obtain Council feedback on the overlay district concept before the Commission holds a public hearing on this topic. Chairman Currey will offer a report to Council at its September 13, 2010 Committees of Council Meeting. Meanwhile, the Commission will look at the rest of the Community Commercial District at the September meeting, with Chairman Currey and Vice-Chairman Winchester volunteering to draft a second concept for Commission's consideration at this meeting.

B. Continued Discussion of Comprehensive Plan Needs & Goals (Land Use)

Due to time constraints the Commission agreed to defer this matter for discussion at the September Planning Commission meeting.

C. Staff Report: Certified Local Government

Building Official Robinson reported the CLG application should be submitted to State Archives & History soon. Thereafter the Town should expect a response within a month.

**D. Ongoing Town Projects – Status Report:
Accreted Land Management Plan Consultant Services**

Chairman Currey referred to a memorandum from Administrator Benke as to the status of the Accreted Land Management and Community Commercial District Plans (**Exhibit B**).

VII. Next Meeting – 6:30PM, Wednesday, September 8, 2010

There being no further business, the meeting was adjourned at approximately 8:08 p.m. (Ms. Kilpatrick motioned; Ms. Fowler seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow, Asst. to Administrator

Approved at the Wednesday, September 8, 2010 Planning Commission Meeting

EXHIBIT A



Planning Commission Community Commercial District Report

What is an Overlay District?

An overlay district or zone is a planning tool a Town uses to identify a special geographic area or zone upon which special requirements are laid over the existing, underlying zoning. *[From SC Code Sec. 6-29-720(B)(5)]*

Why an Overlay District?

- Recognizes unique nature of these particular areas in the CC District;
- Allows Town to be very specific with regard to construction, design uses and other criteria;
- Clearly differentiates these areas from balance of Island regarding potential subdivision.

What Area Is Recommended for Overlay District?

Those lots between Middle Street and Jasper Boulevard from Station 22 ½ to Station 22.



What Is Recommended for Overlay District?

This overlay district would allow the residential portions of the split zone lots in the area described above to be sold and provide conditions for the construction of houses to be built upon the residential portion.

Special Conditions/Restrictions

1. All houses to be built in the residential portion of the overlay district must be reviewed and approved by the Design Review Board.
2. There will be no square footage or other bonuses for neighborhood compatibility for the houses constructed on the residential half of the lots in the overlay district.
3. Houses in the residential portion of the overlay district must be constructed with south facing walls appropriately built for sound proofing.
4. Setbacks in the residential portion of the overlay district will remain the same as existing setbacks for similar sized lots.
5. The existing garage exemption does not apply in the overlay district residential portion.
6. There must be provisions for off-street parking for a minimum of two vehicles in the residential portion of the overlay district.
7. The split zoned lots in the overlay district will remain divided as before, that is 50% commercial and 50% residential.
8. Building which might be constructed in the future on the commercial side of these lots must be built in accordance with the conditions of Sections 21-52(c), 21-54(E) and 21-59 (D) of the Town of Sullivan's Island Code of Ordinances.
9. For houses to be constructed on the residential portion of the split zoned lots square footage, lot coverage, building height and building elevation to be determined by attached table (Table 1.1).

Overlay District 1 Split Zone Lot Residential Construction - Comparisons

Table 1.1

Lot Size	Maximum Impervious Coverage (per current ordinance)	Maximum Impervious Coverage (with 20% reduction)	Principal Bldg Coverage Footprint (per current ordinance)	Principal Coverage Footprint <u>No Change</u>	Principal Building Square Footage (per current ordinance)	Principal Building Square Footage (with 20% reduction)
10,890	3474 sf	2799 sf	1839 sf	1839 sf	2989 sf	2391 sf
7000	2500 sf	2000 sf	1450 sf	1450 sf	2600 sf	2080 sf
5000	2000 sf	1600 sf	1250 sf	1250 sf	2400 sf	1920 sf

Building Height (all lot sizes)

Per Current Ordinances – 38 ft (max)
 With Proposed 20% Reduction – 30.4 ft (max)

Building Elevation (all lot sizes)

Per Current Ordinances – 7 ft above grade or 2 ft above FEMA Base Flood Elevation
 Proposed Reduction – 4 ft above grade or 1 ft above Base Flood Elevation

Why Approach Overlay District #1 In This Manner?

1. The residential portions of the lots are generally under-utilized and do not support neighborhood compatibility.
2. Houses to be constructed in the residential portion of the overlay district will provide a buffer from the distractions inherent in the commercial district.
3. This concept is consistent with the south or beach side of the same block, i.e. 50% commercial and 50% residential.
4. If built out in accordance with these recommendations the residential area north of Middle Street could become a neighborhood with generally consistent sized lots and homes thus creating real neighborhood compatibility.
5. The lots in the overlay district are generally of two sizes, approximately 22,000 sf and 14,000 sf. In the case of the 14,000 sf lots, to divide them in a ratio greater than 1 to 1 could create lots too small for comfortable residential construction, thus decreasing the possibility of homes being built.
6. Planning Commission is recommending conditions that will promote appropriate development in the Community Commercial District consistent with the values of Sullivan's Island.

Memo

To: Hal Currey, Chairman – Planning Commission
From: Andy Benko
Date: 11 August 2010
Re: Project Updates

Listed below you will find an update on the Accreted Land Management Plan and Commercial District Master Plan projects.

Accreted Land Management Plan

Coastal Science and Engineering has submitted the final draft of the management plan. Additions include edits to Section One which incorporate the management principles and directions as drafted by Council and Section 7 which include identification of the various management units and management strategies for each unit. Members of Council will begin to review the document at the October 4, 2010 Committee Meeting. Copies are available at Town Hall for a nominal fee. The consultant is preparing a version to post to the website.

Commercial District Master Plan

Urban Edge Studio has presented the final plan to Council. Council has identified various suggestions for implementation, further study and non-consideration. The Planning Commission is reviewing the list identified for further study. Staff is soliciting bids from various engineers for construction drawings and parking plan presentation to SCDOT.

Thanks,

AB