

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
WORKSHOP/SPECIAL MEETING MINUTES
Wednesday, August 13, 2008**

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Wednesday, August 13, 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 (arrived at 5:07pm), Bobby Thompson (arrived 5:05pm) and Elaine Fowler (arrived 5:20pm); Zoning Administrator Kent Prause, Assistant to Administrator Lisa Darrow and Building Official Randy 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. Chairman Currey noted the Commission would continue its review of the Element and Needs & Goals of the Comprehensive Plan.

Ms. Kilpatrick and Mr. Thompson arrived at this time.

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

Ms. Fowler arrived at this time.

Chairman Currey provided the following information:

Status of Comprehensive Plan Review Elements to date:

1. Population – ready for final review
2. Economic – ready for final review
3. Community Facilities – ready for final review
4. Cultural Resources – significant progress made
5. Land Use – needs additional revisions/work
6. Natural Resources – needs additional revisions/work
7. Housing – significant work needed
8. Priority Investment – extremely significant work needed

The Commission requested, and Ms. Gilreath assured the Chair, that BCD-COG would provide a draft Priority Investment element for Commission's consideration at the September 10, 2008 Special Meeting/Workshop.

Thereafter, the Commission reviewed the following related to the Comprehensive Plan:

1. LAND USE – CURRENT AND FUTURE USE MAPS

Ms. Vonie Gilreath and Mr. Harun Rashid, both with Berkeley Charleston Dorchester Council of Governments (BCD-COG) reviewed the Current and Future Land Use Maps with the Planning Commission and Staff. The Commission had much discussion regarding current and future land use designation for church sites on the Island. Zoning Administrator Prause noted that currently churches were allowed in residential districts as a special exception. The Commission debated marking the areas where church sites currently exist as church uses on the Future Land Use Map. The Commission also discussed split zone lots for some time.

After further discussion the following general consensus was reached, although there was no official motion or vote:

1. Leave church properties marked as churches
2. Leave large government areas marked as government
3. Restrict commercial land use designations to current community commercial (CC) District corridor;
4. Mark two 92) town properties currently cemeteries as such in Future Land Use Map;
5. All remaining properties are designated as residential for land use.

Chairman Currey directed BCD-COG representatives to modify the Current and Future Land Use maps and resubmit to Commission at the next Special Meeting/Workshop.

Thereafter, Chairman Currey invited two (2) members of public to speak on the Land Use, if interested. Both members of the public (Mr. Michael Saintsing and Ms. Erika Mueller) present are owners of 0 Intracoastal Waterway, the small marsh island off of Breach Inlet. Ms. Erika Mueller read a letter written from both property owners to the Commission (**attached as Exhibit A**). In summation, the property owners would like the property to be designated as residential, not recreation conservation space (RC-2).

Ms. Fowler commented, after Ms. Mueller's remarks, that she would like to see an inventory of the properties that could be affected by any prospective changes to 0 Intracoastal Waterway, should the island be allowed to be developed.

On this topic, Chairman Currey commented on the following issues that come from Mr. Saintsing and Ms. Mueller's request:

1. Precedent setting – he would like Town Attorney's opinion on this.
2. Implication of development on Town services; impact that providing services to Island would have on Island community;
3. Identification whether other marsh properties would or could be eligible for similar development consideration.
4. Access issues to the property.

The Commission did not take an official vote, but reached general consensus to leave 0 Intracoastal Waterway as RC2 land use at present. Thereafter, Mr. Winchester asked about the necessity of water and sewer hook-up to the site and Staff clarified any developed lot would require Town water and sewer hook-up. Thereafter Ms. Fowler speculated about possible future bridges to the island and asked whether the property was accreted land or went back to the King's grant land.

Thereafter, the Commission partially reviewed the Land Use Element.

The meeting was adjourned at approximately 6:35 p.m. (Ms. Geer motion; Ms. Kilpatrick seconded) to convene the regular monthly Planning Commission.

Respectfully submitted,

Lisa Darrow
Asst. to Administrator

Approved at the September 10, 2008 Regular Planning Commission Meeting