

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
WORKSHOP/SPECIAL MEETING MINUTES
Wednesday, September 10, 2008**

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Wednesday, September 10, 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 5:20pm), Bobby Thompson (arrived 5:25pm) and Elaine Fowler; 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 asked, and Commission concurred, with request to approve the last workshop minutes at this time.

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

III. Approval of Minutes–August 13, 2008 Special Commission Meeting/Workshop

Commission requested minor changes on page 2 of 2 of the minutes, noting correct zoning for conservation recreation space should be CR2.

MOTION: Ms. Geer made a motion to approve the August 13, 2008 Special Commission Meeting/Workshop with revisions noted herein; seconded by Mr. Winchester; MOTION UNANIMOUSLY APPROVED.

IV. Correspondence & General Public Comment - None

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

1. Land Use

MAPS

Commission reviewed with Harun Rashid, BCD-COG staff, the draft revised Land Use maps for Current and Future Land Use.

Mr. Bluestein broached the issue of the designation for Dr. Durst's office, currently located just outside the Community Commercial District at 306 Station 22 1/2 and designated residential on the draft Future Land Use Map. After discussion, the Commission could not reach informal consensus on whether to classify Dr. Durst's office residential or commercial on the Land Use Map.

Some Commission members, such as Mr. Bluestein, advocated for reclassifying 306 Station 22 1/2 as Commercial on Future Land Use Map, so that the Town could ensure it had a doctor's office on that space. Other Commission members pointed out that the Town could not ensure the parcel would be used as an office/professional should Dr. Durst decide to leave in the future. They argued that, by classifying the parcel Commercial, the Town could inadvertently allow other types of commercial practices on the parcel that might be higher impact and less desirable for this location.

All Commission members agreed that they wanted to see a doctor's office remain on the Island and hoped that Dr. Durst's practice would continue indefinitely. After additional comments, the following motion was made:

MOTION: Mr. Winchester made a motion to designate 306 Station 22 ½ as a residential parcel on the Future Land Use Map; seconded by Ms. Kilpatrick. MOTION PASSED FOUR (4) to TWO (2), with Mr. Bluestein and Ms. Fowler casting the nay votes.

Thereafter the Commission continued review of the Land Use maps making minor notations with the assistance of Zoning Administrator Prause and Building Official Robinson. Building Official Robinson said he would coordinate with Harun Rashid to ensure the Current Land Use Map was accurate. Chairman Currey noted that BCD-COG representatives would make map revisions as discussed this evening and Commission would see the maps again at a later date.

ELEMENT

Chairman Currey noted the Land Use Element has been comprehensively reviewed by the Commission in past meetings and was ready for final draft form.

NEEDS & GOALS

Chairman Currey noted the Commission requested in August that the Design Review Board (DRB) and Board of Zoning Appeals (BZA) discuss the Town's Land Use Needs & Goals and provide, if desired, inputs regarding areas that need review or revision. Chairman Currey noted that Staff has contacted respective Chairs but the Commission has not received input from either group at this time. He acknowledged the presence of Ms. Betty Harmon of Design Review Board at this meeting. Ms. Harmon noted that she would particularly bring up this matter at the next DRB meeting September 17, 2008.

The Commission decided to defer consideration of Land Use Needs & Goals until September 18, 2008 workshop, to allow DRB and BZA the opportunity to provide feedback. Meanwhile, the Commission directed staff to forward the draft Needs & Goals to the respective Commissions for review as soon as possible.

2. Priority Investment

The Commission accepted, for information only, the Priority Investment Element distributed this evening by Vonie Gilreath, BCD-COG. Chairman Currey noted this element would be reviewed at the September 18, 2008 workshop.

3. Cultural Resources

The Commission reviewed the Cultural Resource Element for the remainder of its meeting and will reconsider it at the September 18, 2008 workshop.

The meeting was adjourned at approximately 6:30 p.m. (Mr. Thompson motion; Ms. Fowler seconded) to convene the regular monthly Planning Commission.

Respectfully submitted,

Lisa Darrow

Asst. to Administrator

Approved at the October 7, 2008 Regular Planning Commission Meeting