

**TOWN OF SULLIVAN'S ISLAND  
SOUTH CAROLINA  
PLANNING COMMISSION  
WORKSHOP/SPECIAL MEETING MINUTES  
Thursday, September 18, 2008**

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Thursday, September 18, 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 5:15pm) and Bobby Thompson; 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. He noted Elaine Fowler was absent (excused) due to unavoidable work conflicts.

**II. Town Comprehensive Plan Review  
Elements and Needs & Goals with BCD-COG**

**1. Cultural Resources – Element Only**

Chairman Currey noted he and Vice-Chairman Winchester met with Vonie Gilreath, BCD-COG this week to review the Cultural Resources Element to ensure the Commission had the most recent version with all previous revisions. He noted that this element was emailed to the Commission after the packets were mailed. Chairman Currey asked the Commission to review the element for additional revisions and forward written changes to Asst. to Administrator Darrow for inclusion in a final draft. The deadline for these revisions will be 5:00pm, Friday, September 19, 2008.

*Ms. Kilpatrick arrived at this time.*

**2. Land Use Element – Needs & Goals**

Chairman Currey reminded Commission that it had completed a final draft of the Land Use Element and needed to review the Needs & Goals. Chairman Currey noted that staff has made additional attempts to verify whether the BZA and/or DRB had inputs to offer to the Commission, but the board's respective staff liaisons had no information to share. Thereafter, the Commission reviewed the Needs & Goals, making revisions and finishing a final draft (Exhibit A).

**3. Cultural Resources – Needs & Goals**

The Commission reviewed the Needs & Goals, making revisions and finishing a final draft (Exhibit B).

**4. Priority Investment – Element and Needs & Goals**

Chairman Currey directed Commission to the element draft first provided by BCD-COG on September 10, 2008. Thereafter the Commission reviewed and revised the document, creating a Needs & Goals component too. The Commission finished a final draft of both the element and Needs & Goals (Exhibit C).

## **5. Land Use Map**

Commission very briefly reviewed changes made to map pursuant to the September 10, 2008 meeting and forwarded one additional change to the Current Land Use Map back to BCD-COG.

### **III. Community Commercial (CC) District Master Plan Charette**

Chairman Currey acknowledged receipt of correspondence from Pat O'Neil, Chairman of the Real Estate Committee of Council, wherein Council invited the Commission to meet with the consultants developing the Master CC District Plan during its charette. Council suggested the Commission meet with Seamon Whitesides Associate/Urban Edge Design and other consultants for an information sharing session during a night of the charette in early October. Chairman Currey noted that this meeting would last one hour and include only information sharing, with no Commission votes as to recommendations for the CC District Master Plan.

The Commission discussed date and time options, with Chairman Currey noting he would be out of the country during this time. The Commission agreed to meet with the consultants on Monday, October 13, 2008 from 6:00pm – 7:00pm at the location of the design charette, still to be determined.

Chairman Currey thanked the Commission's interest in the CC District and reiterated Councilman O'Neil's recommendation that Commission members meet as individuals with the design team during the charette to express their individual preferences, as residents, for the plan.

Asst to Administrator Darrow noted the Town would properly advertise the October meetings for Planning Commission:

Tuesday, October 7, 2008 at 4:30pm – Regular Meeting  
Monday, October 13, 2008 6:00pm-7:00pm – Special Meeting  
Thursday, October 23, 2008 at 5:00pm – Special Meeting/Workshop  
(for Comprehensive Plan)

The meeting was adjourned at approximately 7:00 p.m. (Ms. Kilpatrick motion; Mr. Bluestein seconded).

Respectfully submitted,

Lisa Darrow

Asst. to Administrator

Approved at the October 7, 2008 Regular Planning Commission Meeting