



Town of Sullivan's Island

PLANNING COMMISSION

October 14, 2026 – 4:00 PM

AMENDED

Town Hall Council Chambers
2056 MIDDLE STREET · SULLIVAN'S ISLAND, SC

- A. CALL TO ORDER
- B. CONFIRMATION OF FREEDOM OF INFORMATION ACT REQUIREMENTS
- C. APPROVAL OF THE MINUTES FROM SEPTEMBER 9, 2026
- D. COMMISSION DISCUSSION AND APPROVAL OF CHAIR AND VICE-CHAIR
- E. APPROVAL OF [2027 MEETING CALENDAR](#) ([SUPPORTING DOCUMENTATION](#))
- F. PUBLIC INPUT AND CORRESPONDENCE
- G. PUBLIC HEARING:
 - 1) PROPOSED AMENDMENTS TO THE [OFFICIAL ZONING MAP REZONING](#) PORTIONS OF TMS#s 529-09-00-041 THROUGH -046 (ALSO IDENTIFIED AS 2201, 2205, 2209, 2213, & 2215, & 2219 ATLANTIC AVENUE) FROM RC-1, RECREATION AND CONSERVATION, ZONING DISTRICT, TO RS, SINGLE-FAMILY RESIDENTIAL, ZONING DISTRICT, AND PROPOSED AMENDMENT TO ZONING ORDINANCE TEXT IN SECTION 21-68. GENERAL DESCRIPTION OF THE RC AREA DISTRICTS. A. RC-1 AREA DISTRICTS (OCEAN SIDE) TO UPDATE THE BOUNDING LANGUAGE TO COMPLY WITH THE PROPOSED ZONING MAP AMENDMENT ([APPLICATION](#))
 - 2) PROPOSED AMENDMENT TO ZONING ORDINANCE TEXT TO CREATE A NEW OVERLAY ZONING DISTRICT, [NEW SECTION 21-76](#), THE TP, TRIMMING AND PRUNING, OVERLAY ZONING DISTRICT
 - 3) AMENDMENTS TO THE OFFICIAL ZONING MAP, PLACING THE [TP, TRIMMING AND PRUNING, OVERLAY ZONING DISTRICT](#) OVER THE REMAINING RC-1, RECREATION AND CONSERVATION, ZONING DISTRICT PORTIONS OF THE PARCELS IDENTIFIED AS TMS#s 529-09-00-041 THROUGH -046 (ALSO IDENTIFIED AS 2201, 2205, 2209, 2213, & 2215, & 2219 ATLANTIC AVENUE)
- F. CONSIDERATION OF PROPOSED AMENDMENT TO ZONING ORDINANCE SECTION 21-13, INCREASE OR DECREASE IN NATURAL ELEVATIONS PROHIBITED, TO ALLOW ADDITIONAL FILL ON LOW-LYING LOTS
- G. ADJOURN