

**TOWN OF SULLIVAN’S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, August 14, 2013**

A regular meeting of the Town of Sullivan’s Island Planning Commission was held at 6:30 p.m., Wednesday, August 14, 2013 in Town Hall at 2050-B Middle Street, all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Anne Osborne Kilpatrick (outgoing Vice-Chair); Garry Visser (incoming Chair); Hal Currey (incoming Vice-Chair); Rusty Bennett, Carlsen Huey, Carl Hubbard and Manda Poletti. Staff members present: Zoning Administrator Henderson, Asst. to Administrator Darrow, Building Official Robinson and Police Chief Howard.

I. Call to Order. Vice-Chair Kilpatrick called the meeting to order, stated press and public were duly notified pursuant to state law, and, welcomed Chief Howard and public present (approx. 20 residents) including Council members Clark and Kaynard.

II. Approval of Agenda

Vice-Chair Kilpatrick recommended adding election of officers as first item on the agenda, noting the Chair position was vacated in June when Chauncey Clark was elected to Council. She also noted this month would be her last meeting as she did not apply for re-appointment.

MOTION: Mr. Bennett moved to approve the amended August 14, 2013 agenda; seconded by Mr. Hubbard. MOTION UNANIMOUSLY PASSED.

III. Election of Officers

Vice-Chair Kilpatrick nominated Gary Visser as Chair and Hal Currey as Vice-Chair. No additional nominations were made.

MOTION: Mr. Bennett moved to elect Gary Visser as Chair and Hal Currey as Vice-Chair; seconded by Mr. Hubbard. MOTION UNANIMOUSLY PASSED.

Vice-Chair Kilpatrick passed the gavel to Chair Visser. Commission thanked Ms. Kilpatrick for her service.

IV. Approval of Minutes

MOTION: Ms. Kilpatrick moved to approve the July 10, 2013 minutes; seconded by Mr. Bennett. MOTION UNANIMOUSLY PASSED.

V. Correspondence & General Public Comments – None. Commission noted public questions and comments would be taken during consideration of agenda items.

VI. New Business - None

VII. Unfinished Business

1. Residential adaptive reuse of historic structures

This is a continuation of discussion from February 2013 – present (noted in the past as consideration of multi-family use in certain historic structures).

Commissioner Poletti recused herself from this topic; citing conflict of interest being ownership of a qualifying historic building.

Staff Report: Technical options for allowing the residential adaptive reuse of historic structures, meeting a certain size criteria and historic status (**Exhibit A**). Information included:

- (a) draft ordinance language permitting adaptive reuse of historic nonresidential structure, outlining technical/zoning options;
- (b) Inventory of potentially impacted properties;
- (c) Parking considerations for potentially impacted properties.

Chair Visser noted that tonight is not a public hearing; no public hearing has been scheduled. However, the Commission allowed brief questions and comments.

Chuck Gallis, 1817 Back Street, SI

- What is background on this topic and why Commission is reviewing this potential use change?
- Submitted this topic is a complicated issue and suggests the Town needs more help studying it.

Mr. Bennett noted Commission is reviewing this topic at Council's directive.

Jerry Callahan, 1655 Middle Street, SI

- Approximately five properties in the Station 14 ½ - 17 area will see substantially increased density (seven dwelling units) which would be onerous to the community.

Melissa Callahan, 1456 Thompson, SI

- Lives next to old "Theater" property. Proposed change would change character of streets: children on bikes, pedestrians and people walking dogs.
- Built her house two years ago, making her decision based upon having a safe family street for her family.
- Why are not the rights of the current owners the most important consideration?

Mary English, 2 residences on Thompson Avenue, SI

- Consider the possibility of an outside developer or property owner building a structure and renting the structure for as many people as possible.
- A current structure, once subdivided, could include up to 16 people in one structure, each with a car, traffic, etc.

Mike Middhauser, 4709 O'Neil Street, SI

- Supports previous comments made: low density, spirit and character of area and Island are paramount considerations.
- Proposed change would make a big impact in a small area.

- Questioned speed at which Town is considering such a fundamental change to Island, noting Town’s master plans and previous actions repeatedly call for single-family, low density residential. What is compelling enough to suggest this change?

Carol Killough, 1813 Back Street, SI

- Expressed sympathy for residents of Thompson Avenue who will be impacted by this proposed change.
- Commented on size of some structures in Thompson/Middle Street area, noting the Old Warehouse/Dock behind 1610 Middle Street (Old Town Hall). She noted the Old Warehouse/Dock is large enough to build a 5600 sf residence and still subdivide for multi-family.

Barbara Spell, 1702 Atlantic Avenue, SI

- Referenced sections of 2008 and Draft 2013 Comprehensive Plan emphasizing the need to maintain single-family, low density residential on the Island.
- Noted that the Council election just occurred in May and this topic was not discussed at that time. Questioned why it is being raised now, so close behind the election.

Howard Rudd, 1617 Middle Street, SI

- Noted that making “no change” is an option, and an option he supports.
- Concerned about increasing density and its impact on the Island, especially in the Thompson Avenue (St 16-17) area.
- Questioned if this Zoning Ordinance change has already been decided politically (“train left the station”).

Alice Morrissey, 1652 Thompson Avenue, SI

- Prefers green space over parking lot, increased cars and traffic.

There being no further questions or comments, Chair Visser thanked the residents for their input and noted the Commission would begin its deliberation, taking no further public questions or comments/

Commission reviewed and discussed Staff report (Exhibit A), noting additional study of this topic would be required before Commission could announce a public hearing.

Additional Considerations:

- Maximum number of bedrooms allowed under construction for 2000 sf dwelling and maximum residential density;
- Ownership/transfer of ownership considerations (horizontal regimes);
- Green space reduction on lots to accommodate on-site parking.

Next Steps: Commission formed a working group (Commissioners Bennett, Currey and Hubbard) to review draft ordinance and evaluate options to address issues of residential density and parking impact, two issues found objectionable in many public comments.

Working group will render report to Commission at September 11, 2013 meeting. September will not be a public hearing on this item.

2. Long term parking of boats and trailers in the public right-of-way

Commission discussed establishing regulations for long-term parking of boats and trailers located in the public right-of-way.

Staff Report: Zoning Administrator Henderson reviewed Staff report (**Exhibit B**) with Police Chief Howard providing additional input.

Commission questioned Chief Howard on perceived problems with long-term parking/boat storage on streets and how department currently handled problems.

Chief Howard noted the department does not get many complaints about boats being stored long term on public rights-of-way. Currently the Police Department handles these issues on a case-by-case basis. He noted that SC state law allows the Police to tag a vehicle after 48 hours (as abandoned) and after another 48 hours the vehicle can be towed. A boat is not registered like a vehicle so the law does not provide for Police to tow a boat unattached to a vehicle.

Zoning Administrator Henderson noted Folly Beach enacted Ordinance 72.11 that prohibits personal property on public right-of-way except motor vehicles without attached trailers. This ordinance would deal with boats, trailers, campers, and POD-type storage containers in the public right-of-way.

Ms. Kilpatrick noted that municipalities with residential subdivisions, like Park West in Mt. Pleasant find the subdivision HOA's have incorporated covenants and restrictions not allowing boats to long-term park on the roads. Sullivan's Island does not have these types of restrictive covenants.

Chair Visser noted that tonight is not a public hearing; no public hearing has been scheduled. However, the Commission allowed brief questions and comments.

Mike Middhauser, 4709 O'Neil Street, SI

- Does Sullivan's Island really have a problem with this issue? Noted the Police Chief does not think there is a problem.
- Opined Commission should let Chief Howard and the Police handle these problems, case-by-case.

Barbara Spell, 1702 Atlantic Avenue, SI

- Echoed Mr. Middhauser's comments: why change something if there is not a problem?

Leo Langley, 1618 Middle Street, Sullivan's Island

- He does not perceive a problem with parking on Middle Street, particularly the non-summer months.

Mark Howard, 1820 Central Avenue, Sullivan's Island

- Noted he would generally support restrictive ordinance language if/when the Police Chief thought it would be necessary.

Rita Langley, 1618 Middle Street, Sullivan’s Island

- Noted the Folly Beach Ordinance would not allow for boats and trailers attached to cars to park on the street for any length of time.

There being no further questions or comments, Chair Visser thanked the residents for their input and noted the Commission would begin its deliberation, taking no further public questions or comments/

Commission comments included:

- Parking boats on Middle Street narrows the lane for cyclists, a safety consideration.
- Town’s current Zoning Ordinance has many rules for parking boats on personal property but does not limit parking on public right-of-way.
- Commission’s role to be proactive in addressing future problems vs. creating rules/laws that would be too invasive and onerous on property owners.
- “Fairness” in terms of how long owners should be able to park a boat on the street (48 hours? 1 week?).
- Allow boats to park in right-of-way hitched or unhitched to a motor vehicle?
- Enforcement options – police or zoning approach, or combination of both
 - Zoning Administrator Henderson noted he could enforce any new ordinance through a series of steps, beginning with a softer approach to boat owners.

MOTION: Mr. Huey made a motion for Staff to craft draft ordinance to restrict length of boat parking on public roads and rights-of-way, using as a template Section 72.11 Folly Beach Code of Laws (Ord 27-12, passed 10-23-12), but, omitting a specific timeline allowed for boat parking. Seconded by Ms. Kilpatrick. MOTION UNANIMOUSLY PASSED.

Commission will discuss fair timelines for on-street boat parking next month. A public hearing will not be held on this item in September.

VII. Next Meeting – (6:30pm) Wednesday, September 11, 2013

There being no further business, the meeting adjourned at approximately 8:45 pm (Mr. Currey motioned; Ms. Poletti seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the Wednesday, September 11, 2013 Planning Commission Meeting