

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, September 12, 2012**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, September 12, 2012 in Town Hall at 2050-B Middle Street, all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Chair Chauncey Clark, Vice-Chair Elaine Fowler, Hal Currey, Carlsen Huey, Anne Osborne Kilpatrick, Rusty Bennett and Gary Visser; Staff member Asst. to Administrator Darrow and Building Official/Acting Zoning Administrator Robinson. Note: Council member Kaynard joined the meeting as member of the public at approximately 7:00p.m (noted in minutes below).

I. Call to Order. Chair Clark called the meeting to order, stated the press and public were duly notified pursuant to state law and welcomed Rusty Bennett to his first meeting.

II. Approval of Agenda

MOTION: Ms. Kilpatrick made a motion to approve the September 12, 2012 agenda; seconded by Mr. Bennett. MOTION UNANIMOUSLY PASSED.

III. Approval of Minutes

Staff reminded Commission that the August 8, 2012 Planning Commission audio comments did not record properly, either due to defective tapes or problems with the recording device. Chair Clark noted Staff had circulated the August minutes soliciting Commissioner feed-back on the same. Some Commissioners noted they needed more time to review their notes and provide any missing comments to Staff.

MOTION: Ms. Fowler made a motion to defer approval of the August 8, 2012 minutes; seconded by Ms. Kilpatrick. MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comments – None

V. New Business

A. Five Year Review of Comprehensive Plan: Initial Review of Natural Resources Element, Needs & Goals

William Salters, SCDHEC/OCRM attended as a special guest and noted the Town, generally, had a good Natural Resources Element, Needs & Goals.

Thereafter, Commission reviewed the Element recommending minor changes. Specifically, Commission discussed:

- Modifying language in 2008 Introduction, paragraph 2.
- Updating two charts in the 2008 Element: Charleston County average daily temperature (Figure 6.1) and Charleston County average yearly rainfall (Figure 6.2).
- Including report from shoreline advisory committee study (circa 2010), specifically sea level charts.

Needs & Goals Review (2008)
Commission discussed following:

- Adding to Introduction of Needs and Goals general comments (second paragraph page 60 of 101), reference to the Intercoastal Waterway, specifically noting the vulnerability of Cove Creek to silt accumulation and the need for consistent dredging for creek and marsh preservation.

Mr. Salters offered the following recommendations:

- Beach erosion occurs cyclically near the Breach Inlet area of the Island, creating potential vulnerabilities for municipal water and sewer lines in these areas. Mr. Salters recommends those areas be identified and referenced in the Natural Resources Element and Town's Beach Management Plan.
- Recommends that Town identify, in Beach Management Plan, erosion mitigation strategies for vulnerable areas, specifically citing areas between Marshall Street at Stations 30-32.

Ms. Fowler suggested some draft language to capture Mr. Salters' recommendations for the revised Comprehensive Plan:

"The Town recognizes the need to protect the areas of the Island vulnerable to erosion that may jeopardize public infrastructure and private property."

Commission agreed to include this language in Needs & Goals (after Item #1). Ms. Fowler submitted it would be helpful for Commission to have information from Mr. Salters and OCRM regarding mitigation recommendations.

Chair Clark recognized that council member Kaynard joined the meeting at this time.

Review of other Needs & Goals:

- Item #1, Implementation #2 – discussion regarding signage to "Keep Off Dunes." General discussion regarding existing signs at road-side beach access path entrances with the following language recommended

"The Town should install and maintain sufficient and appropriate signs at Beach accesses to inform visitors of ordinances that protect natural dunes and beach resources."

Commission made no changes to other Needs & Goals but will review this Element again in October.

B. Five Year Review of Comprehensive Plan: Additional Review of Priority Investment Element, Needs & Goals – deferred to October meeting.

C. Section 21-20 B(6) Conditional Uses in Residential District – Discussion

Chair Clark acknowledged Staff report providing analysis of neighboring municipal treatment of conditional uses (Isle of Palms, Mt Pleasant, and City of Charleston).

Commission discussed Section 21-20 B(6) and home additions. Commission received information from Staff and the following draft language was recommended as a basis for conversation at a public hearing in October 2012 (possible changes in italics and bold, for reference):

Section 21-20 B. Conditional uses in the RS-District

(6) Attached additions that do not share heated space with the principal dwelling provided

- (a) No kitchen facilities are allowed, and
- (b) Deed restrictions are placed on the property prohibiting rental as a separate dwelling.
- (c) *Addition is connected to the principal dwelling by a corridor with a maximum length of sixteen (16') feet and 2:1 dimension ratio; otherwise the request must go before the Design Review Board for approval.*

MOTION: Ms. Fowler made a motion to hold a public hearing on October 10, 2012 (next Planning Commission meeting) to discuss possible amendment of Section 21-20 B (6), Conditional Uses in Residential District; seconded by Mr. Bennett. MOTION UNANIMOUSLY PASSED.

D. Section 21-139 B(2) Fence Regulations

Chair Clark acknowledged Staff provided Commission with background information regarding fences: photos of existing Island fences and background information to include analysis of neighboring municipal management of this issue (Isle of Palms, Mt Pleasant, and City of Charleston).

Commission discussed ordinance noting that current language allows for wooden fences and “green” fences, with the concept of preserving the aspect of “open views and spaces” instead of walls of fences. Commission received information from Staff and the following draft language was recommended as a basis for conversation at a public hearing in October 2012 (possible changes in italics and bold, for reference):

Section 21-139 Fence Regulations

B. All fences

(2) All fences shall be constructed of wood *or metal* or manufactured materials that appear to be wood, or wood/wire materials; chain-link fences are not permitted. *New fence products may be allowed, subject to approval by the Design Review Board.*

After additional questions the following motion was made:

MOTION: Ms. Fowler made a motion to hold a public hearing on October 10, 2012 (next Planning Commission meeting) to discuss possible amendment of Section 21-139 B (2), Fence Regulations; seconded by Mr. Currey. MOTION UNANIMOUSLY PASSED.

E. **Long-term Parking/Storage of Leisure Vehicles** – deferred to future meeting

VI. Old Business –

Ongoing Town Projects – Status & Staff Report

Staff reported:

- Stith Park Tennis/Basketball Court Project – currently being demolished and scheduled for completion in mid/late November;
- Municipal Facilities/Town Hall & Police Station – public meeting scheduled at 6:00p.m. on Tuesday, September 11, 2012;

VII. Next Meeting – (6:30p.m.) Wednesday, October 10, 2012

There being no further business, the meeting was adjourned at approximately 8:30 pm (Mr. Currey motioned; Mr. Bennett seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the Wednesday, October 10, 2012 Planning Commission Meeting