

**TOWN OF SULLIVAN’S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, January 8, 2014**

A regular meeting of the Town of Sullivan’s Island Planning Commission was held at 6:30 p.m., Wednesday, January 8, 2014 at Town Hall, 2050-B Middle Street, all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Garry Visser (Chair); Vice-Chair Hal Currey; Rusty Bennett, Sydney Cook, Carl Hubbard, Carlsen Huey and Manda Poletti. Staff members present: Asst. to Administrator Darrow and Building Official Robinson. Absent: Zoning Administrator Henderson (excused, work related conflict).

I. Call to Order. Chair Visser called the meeting to order, stated press and public were duly notified pursuant to state law and noted all Commission members were present. No media; approximately three members of the audience, including Council member Jerry Kaynard disclosing he attended as a resident property owner.

II. Approval of Agenda

Chair Visser noted the agenda will be recommended for amendment to remove text amendment #1.

Mr. Bennett reported a question was raised he, as co-owner of Poe’s Restaurant, located in the Community Commercial District, had a potential conflict of interest in regarding the Commission’s study and deliberation on eating establishments in the Community Commercial District. As such, he has asked the State Ethics Commission for a ruling on this issue.

MOTION: Vice Chair Currey moved to approve the January 8, 2014 amended to remove the following item: Café’s and Food Service Establishments. Review of text amendments that would allow café uses and define other food service establishments within the Community Commercial Zoning District. Proposed, are Zoning Ordinance text amendments to Section 21-203, “Definitions;” Section 21-50A(1)(B), “Permitted Uses;” Section 21-50B(1) “Conditional Uses;” Section 21-50C(1), “Special Exceptions;” Section 21-50D(1) “Prohibited Uses.” Seconded by Mr. Bennett; MOTION UNANIMOUSLY PASSED.

Chair Visser noted the topic would be retained on the February Commission agenda in anticipation the Ethics Commission would offer a ruling by/before that meeting.

III. Approval of Minutes

MOTION: Mr. Bennett moved to approve the December 11, 2013 minutes as presented; seconded by Mr. Currey. MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comments – None

V. New Business – None

VI. Old Business

1. Text Amendment, Zoning Ordinance - Discussion

Café's and Food Service Establishments: Review of text amendments that would allow café uses and define other food service establishments within the Community Commercial Zoning District. Proposed, are Zoning Ordinance text amendments to Section 21-203, "Definitions;" Section 21-50A(1)(B), "Permitted Uses;" Section 21-50B(1) "Conditional Uses;" Section 21-50C(1), "Special Exceptions;" Section 21-50D(1) "Prohibited Uses."

Tabled to February 2013 – see approval of this month's agenda above.

2. Bike Path and Marsh walk at Patriot Street (continued from November)

Planning Commission continued discussion regarding the feasibility of constructing a bike path or marshwalk to provide pedestrian access from Ben Sawyer Boulevard to the Patriot Street termination.

Staff report/background:

- Study of concept initiated at November meeting
- Bicycle/pedestrian path would begin at entrance to Sullivan's Island on Ben Sawyer Boulevard, traverse by boardwalk over small marsh area linking to Patriot Street then skirting the marsh-ward edge of the Stith Park to route bikers to Station 20/Town Hall area.
- Potential benefits include:
 - Path would provide safe ingress/egress to the Island for pedestrian and non-motorized vehicles.
 - Provides an opportunity for the Town to improve/enhance the current entrance area to the Island (monument sign).
 - Provides an opportunity to incorporate landscape and other traffic calming devices at the Town's entrance that would encourage slower vehicle speeds and increase awareness of pedestrians/bicyclists coming onto/off of the Island.

Commission discussion

Particulars of path, at this point:

- Two-way path approximately 6-9 feet in width;
 - No specified hours of operation at present;
 - Lighting – undetermined
 - Bicyclists and pedestrians only – no golf carts or motorcycles
 - New Town Hall/Police Station – need to incorporate anticipated footprint on Town campus for path design
 - Funding for initial path construction; funding for ongoing maintenance (Park foundation or establish a non-profit?)
 - DOT and other agency approval/permitting for path.
- Commissioner Poletti noted she volunteers with the Sullivan's Island Park Foundation and anecdotally the group had one recommendation for proposed path: ensure path skirts rear of the park fields not cutting through a portion of the ball field.

- Additional study and discussion warranted on this topic with following research activity by Commissioners and/or Staff before February meeting:
 - Chair Visser and Commissioner Huey will contact neighbors potentially impacted by a new bike path adjacent to proposed route;

Commission generally expressed support for path concept; no official motion made.

VII. Other Business

1. Staff Update on Town Projects

Staff provided brief update on various Town projects at Commission's request.

a. SC703 Bike Path widening project (Town and Mt. Pleasant joint initiative)

Status: Construction on path improvements should commence in January.

b. Town Hall, Police Station and Park Improvement project

Status: Town anticipates selecting Construction Manager at Risk in January who will participate in the latter half of the design phase (provide cost and functionality expertise). The third community meeting for the project's design has not been established to date. Town anticipates breaking ground on construction in June or July 2014.

c. 2013 Comprehensive Plan – Status

Comprehensive Plan was recommended by Commission to Council in May 2013. Staff noted Council deferred consideration of Plan pending resolution of historic property adaptive reuse (concluded in late 2013).

Council member Kaynard noted he would have Land Use & Natural Resources Chair O'Neil add the 2013 Comprehensive Plan to the Committee's next meeting agenda.

Chair Visser noted a resident called him inquiring about adding bike racks in the Community Commercial District (CCD)

- Commissioner Huey will survey bike spaces and racks in/around the CCD.

Next Meeting – (6:30pm) Wednesday, February 12, 2014 at Town Hall

There being no further business, the meeting adjourned at approximately 7:20 pm (Mr. Currey motioned; Mr. Hubbard seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the Wednesday, February 12, 2014 Planning Commission Meeting