

**TOWN OF SULLIVAN'S ISLAND  
SOUTH CAROLINA  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, November 10, 2010**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, November 10, 2010 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, Elaine Fowler and Chauncey Clark; Asst to Administrator Darrow and Building Official Robinson.

**I. Call to Order.** Chairman Currey called the meeting to order, stated the press and public were duly notified pursuant to state law. Chairman Currey welcomed Councilmember Jerry Kaynard who is an attendance as a resident.

**II. Approval of Agenda**

**MOTION: Mr. Clark made a motion to approve the agenda; seconded by Mr. Winchester; MOTION UNANIMOUSLY PASSED.**

**III. Approval of Minutes**

**MOTION: Mr. Clark made a motion to approve the October 13, 2010 minutes; seconded by Mr. Winchester; MOTION UNANIMOUSLY PASSED.**

**IV. Correspondence & General Public Comment**

Asst. to Administrator Darrow provided Commission with copies of correspondence received, to date, regarding the Community Commercial District (**Exhibit A**). Commission members reviewed and accepted the comments for information only at this point.

**General Public Comment:**

*Jerry Kaynard, 2501 Atlantic Avenue*

Reiterated comments made during the October 13, 2010 Public Hearing regarding the Community Commercial Overlay District Concept:

- Town goal, per Comprehensive Plan, is to promote single-family residences;
- Additional restrictions for split zone lots along Jasper Blvd/Middle Street could be obstructions to a homeowner wanting to purchase the Jasper lot to build a typical sized single-family residence (2500+sf).
- There are eight extra restrictions to the Jasper Blvd/Middle Street split zoned lots which does not affect the Overlay District #2 residential lots:
  - Building height limitation (item #10 in Overlay District)
  - Building square footage (item #10)
  - Impervious coverage, 20% reduction (item #10)
  - Sound-proofing (item #24)
  - No DRB bonus on square footage (item #2)
  - Garage exemption does not apply (item #5)
  - Two parking spaces on lot required (item #6)
  - Building elevation (item #10)

- Properties already have the burden of being close to the commercial district. Submitted Town should find ways to encourage single-family residential construction on the lots instead of placing extra restrictions on them.

Commission reviewed all comments (written and verbal) for some time.

## V. New Business

### 2011 Planning Commission Meeting Calendar

**MOTION: Ms. Geer made a motion to approve the 2011 Planning Commission meeting schedule as presented (Exhibit B); seconded by Mr. Bluestein; MOTION UNANIMOUSLY PASSED.**

## VI. Unfinished Business

### A. Continued Discussion Regarding Community commercial District Overlay District (#1 and #2) Concept

Commission reviewed comments received by residents at the Public Hearing during the October 13, 2010 Planning Commission meeting (synopsis of public hearing discussion points - **Exhibit C**). Commission discussed the Overlay District Concept in depth and made revisions to the Overlay District Concept (track change – **Exhibit D**).

### B. Continued Discussion of Comprehensive Plan Needs & Goals (Land Use)

Due to time constraints the Commission agreed to defer this matter.

## VII. Next Meeting – 6:30PM, Wednesday, December 8, 2010

There being no further business, the meeting was adjourned at approximately 9:05 pm (Ms. Kilpatrick motioned; Mr. Clark seconded; unanimously passed).

Respectfully submitted,  
Lisa Darrow, Asst. to Administrator

Approved at the Wednesday, December 8, 2010 Planning Commission Meeting