

**TOWN OF SULLIVAN’S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, November 13, 2013**

A regular meeting of the Town of Sullivan’s Island Planning Commission was held at 6:30 p.m., Wednesday, November 13, 2013 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); Rusty Bennett, Carlsen Huey, Carl Hubbard, Manda Poletti and Sydney Cook. Staff members present: Zoning Administrator Henderson, Asst. to Administrator Darrow and Building Official Robinson. Absent: Vice-Chair Currey (excused).

I. Call to Order. Chair Visser called the meeting to order, stated press and public were duly notified pursuant to state law and noted the Commission had a quorum. No media in attendance; approximately 15 members of the audience, including Council member Jerry Kaynard disclosing he was in attendance as a resident property owner.

II. Approval of Agenda

MOTION: Mr. Bennett moved to approve the November 13, 2013 agenda; seconded by Mr. Huey. MOTION UNANIMOUSLY PASSED.

III. Approval of Minutes

MOTION: Mr. Bennett moved to approve the October 9, 2013 minutes as presented; seconded by Ms. Cook. MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comments - None

V. New 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.”

Staff Report

(Zoning Administrator Henderson, Exhibit A)

- Staff initiated text changes to Zoning Ordinance to
 - Allow café uses as a special exception within the Community Commercial Zoning District;
 - Clarify Take-Out eating establishment;
 - Clarify distinction between a bar and restaurant.

Commission discussion regarding proposal with the following key points:

- Bars on Island
 - Debate whether to retain or remove reference to non-conforming bars.
 - Bar defined as sales of alcohol exceeding 50% revenue. How is this ratio of food-sales calculated and reviewed, and, violations enforced by the Town?
- Take-out restaurants
 - Unintended consequences for take-out restaurants
 - Litter
 - Formula based chain food restaurants
 - Parking
 - Do not have the same restrictions as restaurants: hours of operation, maximum number of establishments and location restrictions in CCD (distance between eating establishments).
- Cafés
 - Description of café by seating (35 max. inside and out), parking or number of tables?
 - Proximity to existing restaurants (separation between establishments)
 - Limit area for their location?
 - Hours of operation
- General discussion regarding appropriate distances between each eating establishment and the cumulative impact of increased eating establishments on the CCD, surrounding community, parking issues, traffic, congestion and safety.

Commission entertained public comments from 7:25pm – 7:45pm, noting this was not a public hearing.

Mary English, Thompson Avenue

- Noted there is a difference between a bakery and shop selling baked goods. Kangaroo gas sells baked goods but a bakery has food prepared on-site, especially for take-out, delivery and/or catering.
- Town needs to retain bakery designation and define it.

Drew Harris, Café Medley owner (home address not disclosed; not Sullivan's Island resident)

- Ordinance could tie kitchen equipment to use as a means to limit café growth. Commercial equipment, range hoods and grease fryers are signs of a full restaurant, items Café Medley does not have.

Jerry Kaynard, 2501 Atlantic Avenue, owner of property in CCD

- Noted he owns property on Middle Street that could be affected by this ordinance.
- Town's current ordinance is unique in detail compared to other municipal ordinances. It specifically lists approximately 20 types of businesses that can operate.

- Therefore, eliminating bakeries as a permitted business would be significant for the Island.
- Reducing the distance between eating establishments from 300 feet to 150 feet for a café instead of the 300 feet distance between restaurants is noteworthy. The Town was making a strong statement by requiring the 300 foot distance between the establishments.
- Cautioned the Town should not proceed with ordinance change that appears to be tailored to protect one existing business (Café Medley). The Town should look toward the entire CCD.
- Asked why a café is approved within only one block of the CCD instead of allowed throughout the CCD.

General discussion regarding reason for proposed 150 foot distance between café establishments, suggesting it was recommended to control the impact of parking on the neighborhood.

ACTION: No formal motions were made by Commission. Study items for Staff December report/update:

- **Bars** – how many exist on Island per ordinance; continued debate on retaining or eliminating reference to allowing non-conforming bars on the Island
- **Café (new designation)** –
 - Conditions to include:
 - Hours of operation (5AM-10PM)
 - Square footage and seating limits (max 1000sf and 25-35 seats)
 - On-site alcohol consumption (75% food 25% alcohol)
 - Points to clarify:
 - Location in CCD – restricted area or throughout CCD
 - Distance between café’s and/or other eating establishments in CCD
 - Kitchen restrictions (limitations on food preparation equipment type and capacity)
- **Take out restaurants** – points to clarify:
 - Points to clarify:
 - Consider not modifying existing text
 - Hours of operation
 - Limit or open types of takeaway sales (formula based restaurant restrictions?)
 - Distance between take out restaurants and/or other eating establishments
 - Clarify alcohol sales (on-site consumption and package purchases)
 - Unintended consequences to public areas (i.e. litter on streets, park, etc.)
 - Locations within CCD (limit?)
 - On-site parking requirements

2. Battery to Beach: New Sullivan's Island bicycle path

- Commission initiated activity, in furtherance of Comprehensive Plan needs & goals, regarding bicycle and pedestrian paths on the Island.
- Commissioners Huey and Visser provided concept of bike path off causeway skirting marsh area and linking with rear of Stith Park.
- Commission requested Staff to study and compile data for feasibility analysis on concept for update at December meeting.
- **ACTION: Further study; Commission retains on December agenda.**

VI. Old Business - None

VII. Other Business

1. Planning Commission 2014 Meeting Schedule - approved

2. Staff Update on Town Projects

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

Next Meeting – (6:30pm) Wednesday, December 11, 2013 at Town Hall

There being no further business, the meeting adjourned at approximately 8:55 pm (Mr. Bennett motioned; Ms. Cook seconded; unanimously passed).

Respectfully submitted,

Lisa Darrow

Asst. to Administrator

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