

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
WORKSHOP/SPECIAL MEETING MINUTES**

Wednesday, April 9, 2008

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:00 p.m., Wednesday, April 9, 2008 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 (arrived at 5:20pm) and Bobby Thompson (arrived at approximately 5:35p.m.); Zoning Administrator Kent Prause and Assistant to Administrator Lisa Darrow. Absent was Elaine Fowler.

I. Call to Order. Chairman Currey called the meeting to order, stated the press and public were duly notified pursuant to state law and confirmed the Commission had a quorum of members present.

II. Synopsis of Public Surveys and Feedback

Staff continues to receive public surveys and forwards them to Berkeley County Dorchester Council of Government (BCD-COG) representatives to compile in public feedback matrix.

III. Review of Town Comprehensive Plan

Vonie Gilreath, Senior Planner, BCD-COG

Ms. Gilreath reviewed the following Cultural Resources, Natural Resources and Housing elements for the Comprehensive Plan and Commission offered the following comments (**attached as Exhibits A, B & C**):

1. Cultural Resources (Exhibit A)

Half of this element was reviewed at the March 12, 2008 Workshop and Commission continued with the latter half of its review (page 4 of 10, draft document).

Commission asked for the following revisions:

- Move Natural and Scenic Areas section to Natural Resources Element (accreted land and old landfill site) – (page 7 of 10);
- Move references to Sullivan's Island Elementary School, Edgar Allan Poe Library and Child Care Facilities (pg 8 of 10) to the Community Facilities Element
- Move Governmental Offices section (page 9 of 10) to Community Facilities Element;
- Entertainment and Community Activities (page 9 & 10):
 - Correct Town Boat Landing information to indicate Town collects fees for residents and non-residents to use the boat landing;
 - Add Edgar Allan Poe annual event
 - Add Carolina Day annual activities

2. Natural Resources (Exhibit B)

Commission asked for the following revisions to the draft provided by BCD-COG representative at this meeting:

Physiology and Topography (page 1 of 9)

- 2nd sentence should read, “The Island is 3.8 miles long, *is crescent shaped*, and about a *half* mile wide at its widest point.....”
- Rework language in second paragraph to remove references to Edisto Beach and “Jungle Road,” which the Island does not have.
- Include language regarding Accreted Land which is currently located in the Cultural Resources (page 7 of 10);
- Correct spelling of Tamarisk (page 3 of 10);
- Hydrophy (page 4 of 10):
 - Check validity of including East Cooper Watershed Project and rework section to include current status of Town involvement with Charleston County NPDES program (if applicable);
- Climate: change chart to include average high and low temperatures, as in the current Comprehensive Plan;
- Verify Town’s waterfall averages and current drought status (page 6 of 10);
- Wildlife (page 7 of 10): Add language regarding turtle protection and Town’s volunteer turtle team;
- Vegetation (page 7 of 10):
 - Add verbiage regarding “hardy vegetation” in first paragraph;
 - Rewrite first sentence of third paragraph to read, “Vegetation in the zone between the wetlands and uplands *and uplands and beach* is very important to controlling the urban runoff into the marsh *and ocean.*”
- Beaches: Add addendum to Comprehensive Plan to include Beachfront management plan;
- Recreation: verify existing number of handicap beach walkovers.

Ms. Gilreath commented that James Hackett with OCRM/DHEC might attend the May 2008 Workshop to review OCRM coordination efforts with Towns regarding their beach management plan updates.

3. Housing Element (Exhibit C)

Ms. Gilreath clarified that the state requires all Town Comprehensive Plans to address the issue of affordable housing. She stated that BCD-COG staff would explore this matter further and provide some proposed recommendations to include in this element.

Commission asked for the following revisions to the draft provided by BCD-COG representative at this meeting:

- Introduction (page 1 of 6): place a footnote at the beginning of this element that data in Housing Element is based on the 2000 Census data, which is ten years old and note that 2010 Census data may change statistics.

- Housing Unit Characteristics (page 3 of 6): verify Town has no current mobile homes and add this footnote at end of table;
- Design Review Board (page 3 of 6): change boards authority to read, “...the Design Review Board maintains authority over: (1) new construction and alteration to existing structures, (2) *certain design appeals*, (3) implementation of the historic overlay district, and (4) enforcement of *design* regulations.”

The next workshop is scheduled from 5:00pm – 6:30pm at Town Hall on Wednesday, May 14, 2008. Elements to be discussed include:

- (1) Community Facilities;
- (2) Priority Investments

Ms. Gilreath noted she would also provide for this meeting some proposed Needs & Goals for the two new Comprehensive Plan elements: Transportation and Priority Investments. The Commission anticipates beginning the Land Use Element by early June.

The Commission agreed to hold an additional workshop at 5:00pm on Thursday, May 22, 2008 and reiterated its goal to deliver a draft Comprehensive Plan update to Council by July 2008.

Commission members asked that Ms. Gilreath begin providing revised versions of the elements already reviewed as soon as they become available.

Chairman Currey advised the public that the Commission would, at the beginning of the Regular Commission meeting to immediately following this Workshop, begin deliberating revisions to the Needs & Goals for the following: Economic, Population, Transportation, Cultural Resources, Natural Resources and Housing.

There being no further business, the meeting was adjourned at approximately 6:40 p.m.

Respectfully submitted,

Lisa Darrow

Asst. to Administrator

Approved at the May 14, 2008 Regular Planning Commission Meeting