

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION MINUTES**

Wednesday, January 9, 2008

The regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m. on Wednesday, January 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 Kilpatrick, Elaine Fowler and Bobby Thompson (arrived at 6:35pm); Zoning Administrator Kent Prause, Building Official Randy Robinson and Assistant to Administrator Lisa Darrow.

I. Call to Order. Chairman Currey called the meeting to order, stated the press and public were duly notified pursuant to state law and noted that all Commission members were present.

II. Approval of Agenda

Chairman Currey suggested that the Commission consider the following agenda items immediately following election of Chair and Vice-Chair: VIII Unfinished Business Item #3, Comprehensive Plan Review and IX New Business Item, Plat Approval – Star of West/Middle Street.

MOTION: Ms. Fowler made a motion to approve the agenda with the amendments recommended by Chairman Currey; seconded by Mr. Winchester; MOTION UNANIMOUSLY PASSED.

III. Election of Chair and Vice-Chair

MOTION: Ms. Fowler made a motion to select Hal Currey as Chairman and John Winchester as Vice-Chairman; seconded by Mr. Bluestein; MOTION UNANIMOUSLY PASSED.

VIII. Unfinished Business

3. Town Comprehensive Plan Review – 10 Year Review

Chairman Currey welcomed Yvonne Gilreath of Berkeley Charleston Dorchester Council of Governments (BCD-COG), who will update and/or revise the Town's 10 Year Comprehensive Plan, in concert with the Planning Commission. The Commission discussed the format and schedule for the review. Ms. Gilreath concurred with the Commission in recommending a Council liaison to participate in the Comprehensive Plan review process. The Commission stressed the need for public input at the beginning and throughout the review of plan elements. After some discussion, the Commission decided to start the process with a public forum to educate the public on the Comprehensive Plan and gather feedback on residents' visions for the Town's future and plan elements. The forum will be held as a drop-in, if a large venue is available, on Tuesday, January 29,

2008 from 6:30pm – 8:00pm. BCD-COG will assist with preparing for the public forum and be present at the event.

As for monthly reviews of the Comprehensive Plan, the Commission decided to review one or two elements of the Plan per month at workshops held just prior to the regular monthly Commission meeting. The first workshop will be Wednesday, February 13, 2008 from 5:00 pm – 6:30pm. At the beginning of the workshops, the Commission will accept additional public comments on Plan elements. Ms. Gilreath suggested citizens be able to offer on-line comments during the planning process too.

Once all elements of the Plan have been reviewed, the Planning Commission will forward the document to Council for its consideration. The target date for deliverables is June 2008. It was noted Council will need to hold a public hearing on the Plan and adopt any final document by ordinance, a multi-step process which could take four (4) months.

IX. New Business

4. Plat Approval –Star of West/Middle Street

Staff comments:

Zoning Administrator Prause offered the following comments on plat approval for property on or around 809 Star of West/Middle Street:

- Town has approved subdivision plat for lots at Star of West/Middle Street
- Applicant seeks to modify lot lines:
- Highground of lots remain same
- Abandon pedestrian easement for owners of lots C & D and modify lot lines behind the OCRM critical lines to accommodate four docks, one for each lot.

Staff recommended approval of the plat with the following minor corrections:

- Clarify property line along the rip-rap next to Lots A and F
- Remove Line L on plat insert where steps are located off of Lots C&D; this adjustment would assign the concrete steps next to the concrete deck to a particular lot (Lot D).

Applicant comments:

John Wade, Wade Surveying, Isle of Palms, SC

Mr. Wade highlighted a tentative revised dock plan for the area and noted that the lot lines should have been adjusted to accommodate four (4) docks during the subdivision, both for marketing purposes and for increased safety lifting up/down and accessing boats from the three (3) docks already approved. He noted that each lot must have a minimum lot width of 75 feet across the waterway to qualify for a dock, the primary reason for the lot adjustments behind the OCRM critical lines.

Henry Hagerty, Sullivan's Island.

Mr. Hagerty clarified that he shares ownership of the parcels with his siblings and concurred with Mr. Wade's comments regarding the dock plan.

The Commission discussed waterway views and the docks and Zoning Administrator Prause noted there are no ordinances providing protection of a view corridor for property owners. The Commission clarified that the end of Middle Street would remain public, with access to the water from that location. Thereafter the Commission reviewed the layout of an existing new thirty (30') foot right-of-way (ROW) public road with turnaround space on private lots A and F. Staff reiterated that there is no public parking at the end of the ROW.

Mr. Hagerty noted that Tamarisk trees have been planted on Lots A and F to create a buffer between the public ROW road and the private lots abutting the rip-rap wall. Chairman Currey suggested the trees should be maintained to provide a public visual corridor to the waterway. After some Commission discussion the following motion was made:

MOTION: Mr. Winchester recommended approval of the plat for Star of the West/Middle Street, adjusting lot lines for lots C-F and abandoning the pedestrian easement between Lots C and D, said recommendation subject to minor corrections recommended by Staff: clarify property line on rip-rap wall running along Lots A and F, and removing line L11 to incorporate the concrete steps into Lot D; seconded by Ms. Fowler.

Discussion:

Chairman Currey suggested requiring the property owners to maintain Tamarisk trees on Lots A and F to ensure a public view corridor; however, no motion was made to incorporate this requirement.

Call for the question: MOTION UNANIMOUSLY PASSED.

The Commission returned to the regular order of business on the published agenda.

IV. Review and Approval of Rules of Procedures

Chairman Currey distributed a handout with his recommended changes to Article III Public Hearings Section 4 of the Commission's Rules of Procedures (**Exhibit A**). The Commission agreed to review the recommendations and discuss at the February meeting.

V. Approval of Minutes

MOTION: Ms. Geer made a motion to approve the December 12, 2007 minutes as presented; seconded by Mr. Bluestein; MOTION UNANIMOUSLY APPROVED.

VI. Correspondence - None

VII. General Public Comments - None

VIII. Unfinished Business

1. Accreted Land Management Consultant Services RFQ - Status

Mr. Bluestein and Ms. Kilpatrick reported that the Selection Committee on December 13, 2007 interviewed finalists for the project, unanimously selecting Coastal Science and Engineering (CSE) to negotiate a scope of work, project budget and contract for the Accreted Land Management Plan. They noted that the Selection Committee's discussion of the candidates and selection of CSE was accomplished in open session, not executive session.

2. Master Plan for Community Commercial District RFP – status

Chairman Currey reported that Council has not scheduled interviews for candidate selection at this time. Mr. Winchester and Mr. Currey will represent the Commission on the selection committee for this project.

4. Historic Preservation Tax Incentive Workshop

Mr. Bluestein reported he has been communicating with Richard Sidebottom of the SC State Historic Preservation Office regarding a tax incentive workshop for property owners engaging in historic preservation efforts. Mr. Bluestein reported that Council, at its December regular meeting, fully supported this concept. Mr. Bluestein, Mr. Thompson and Mr. Currey decided to meet with Real Estate Chairman, Councilman O'Neil to determine a public forum date and format in the near future. Mr. Bluestein indicated he would keep the Commission informed of the status.

Chairman Currey noted that New Business was reviewed earlier in the meeting.

There being no further business, the meeting was adjourned (motion by Ms. Kilpatrick; seconded by Ms. Geer; unanimously passed) at approximately 8:05 p.m.

Respectfully submitted,

Lisa Darrow
Asst. to Administrator

Approved at the February 13, 2008 Regular Planning Commission Meeting