



Town of Sullivan's Island, South Carolina
Planning Commission
Regular Meeting Minutes

Wednesday, February 10, 2021

A regular meeting was held at 6:00PM, this date, VIA Zoom, all requirements of the Freedom of Information Act satisfied.

Present: Commissioners Carl Hubbard, Manda Poletti, Charles Cole, David Peterseim, Laura Schroeder, Gallia Coles and Edward Condon

Staff Members: Joe Henderson, Director of Planning and Pamela Otto, Planning Commission Secretary

Call to Order. The meeting was called to order, it was stated the press and public were duly notified pursuant to the Freedom on Information Act Requirements and all Commissioners were present. No media or members of the public were present.

A. Approval of Minutes – November 9, 2020

Motion: A motion was made by Ms. Poletti, seconded by Mr. Peterseim, to approve the Planning Commission minutes dated November 9, 2020. This motion passed unanimously.

B. Public Input – no written correspondence received

C. Items for Consideration, Text Amendments

1. Public Facilities Zoning District: Consideration of amending the Zoning Ordinance by establishing a Public Facilities Zoning District, Chapter 21, Article 6, with the intent of accommodating properties owned and used for governmental purposes. Zoning map changes are included with this text amendment. Henderson provided an overview of why this is up for consideration and where the process is now. This district was initiated by LUNR and Town Council in July 2019. The Planning Commission completed a draft in December of 2019. This draft was handed back to Council for review by the Land Use and Natural Resources Committee's (LUNR) recommendation to hold a public hearing in February of 2020. Due to the COVID-19 pandemic, LUNR did not meet until February 2, 2021. At the February 2, 2021 LUNR meeting, the Committee voted to add the Public Facilities Zoning District to the agenda

for the March 16, 2021 Town Council meeting, they will then vote whether or not to send it back to the Planning Commission for a public hearing.

This came about because the Planning Commission recommended the zoning of a new district in 2017, during the Comprehensive Plan rewrite, to consider land use and consistency. This led to Land Use Goal 1.4, to consider creation of a government or institutional zoning district to properly separate it from residential properties. The inconsistency is easy to spot on the existing land use map. Town Hall complex and Sullivan's Island Elementary School are not zoned at all. There are also lots of heavily used government parcels: Battery Gadsden, Battery Logan, Battery Thompson, Fort Moultrie and the visitor's center, Battery Jasper, Island Club, Fish Fry Shack; they are zoned residential. During the February 2, 2021 LUNR meeting, Council Members voted to include the Post Office.

Discussion: Mr. Peterseim asked if the cemetery and the boat launch should be included. Henderson stated that there were many isolated government owned properties that could not be included due to state law prohibiting "spot zoning." The opinion of Town attorney Larry Dodds was that the focus should be on large, contiguous tracts in order to avoid that. Henderson felt it should also be restricted to properties under active use.

The ordinance is broken down into 3 separate sections.

- Sec. 21-77 Purpose and Applicability - Purpose stated as is intended to provide area for building and facilities that are government owned (federal, state or local) and used to provide public services, also providing for schools, recreation areas, trails, wetlands and similar type open spaces managed by local government. Applicability will be represented on the Town zoning map.
- Sec. 21-78 Permitted and Conditional Uses – Permitted uses are allowable by right, without any governmental oversight. Conditional uses are subject to review by local government (Town Council and administrative staff). Existing uses must meet guidelines of the Nonconformities Ordinance, Article XVI. Also, if public facility zoned property is sold to a private individual, it will be rezoned to be compatible with the surrounding area. (See Table 1.1)
- Sec. 21-79 Development Standards – Depicted in Table 1.2, setbacks will be that same as the adjoining district. Building height and maximum impervious coverage are to be approved by Town Council. Staff will review all development to make sure all requirements are met.

Now, on March 16, Town Council will have a formal vote on whether to forward it to the Planning Commission for a public hearing. If it is approved, Henderson will start notifying

adjacent residents and the property owners, also it will be advertised in the newspaper 15 days prior to the public hearing and posted on signs at the property. Council will have three readings before it is approved.

2. Driveways, Zoning Ordinance Section §21-15: Consideration of increasing the number of driveways allowed on residentially zoned properties (RS-District). This was discussed by the LUNR Committee in their February 2, 2021 meeting, they then asked the Planning Commission to look into a potential text amendment to allow 2 driveways in the residential district instead of only 1. Part A.1(a) of the ordinance talks about the number of driveways allowed, only one per residential lot and two for non-residential uses (schools, daycares, cemeteries, churches). Width is limited by a permitting process. A property owner is required to get an SCDOT encroachment permit. This is not required at permitting, but Henderson felt that if the ordinance did change the portion that covers SCDOT permitting should change to reflect the encroachment permit is required before the permitting process. This puts more responsibility on the SCDOT as they control access to the right of ways. The SCDOT would need to sign off on it before any construction began.

Discussion: Mr. Cole asked why the ordinance restricts driveways to one. Henderson said the concern might be that more than one curb cut on the same side of the lot might encroach on public parking. Henderson said a way to mitigate that might be to allow one driveway per frontage. Ms. Poletti mentioned that she could see the issue because if each house near the beach had two driveways, it would significantly cut beach parking. Ms. Schroeder asked if the term curb cut means paved ones only. Henderson stated that the Town permits people to drive onto their property however they wish, they can drive up onto their grass if they want. He said that when we talk about a curb cut, they mean a permitted, improved driveway. Ms. Schroeder asked if the second drive would be covered by the impervious space guidelines. Henderson said they would still be limited to the threshold of 30 percent of impervious coverage, also there is a second requirement that 50 percent of the lot has to be maintained in natural vegetation. Mr. Condon asked about property owners who live on street where no parking is allowed, a second driveway would not interfere with parking. Henderson said the ordinance would still apply and limit them to one driveway.

Motion: A motion was made to take the discussion of the Commission and incorporate it into draft language for Driveway Zoning Ordinance 21-15 by Mr. Hubbard; seconded by Mr. Cole.

D. Adjourn

A motion to adjourn was made by Ms. Poletti; seconded by Mr. Cole. The meeting adjourned at approximately 6:45PM.



Carl Hubbard, Chair

3-23-21

Date

Respectfully submitted,

Pamela Otto