



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

**Wednesday, March 9, 2022**

A regular meeting was held at 5:00pm, on Wednesday, March 9, 2022, in Town Hall at 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied.

**Present:** Commissioners Charles Cole (Acting Chair), David Peterseim, Laura Schroeder, and Mark Howard.

**Staff Members:** Joe Henderson, Director of Planning, and Pamela Otto, Planning Commission staff member.

A. **Call to Order.** Acting Chair Cole called the meeting to order at 5:00pm, and it was stated the press and public were duly notified pursuant to the Freedom of Information Act requirements. There were two (2) members of the public present and no members of the media present.

B. **Approval of Minutes** – January 12, 2022

**Motion:** A motion was made by Ms. Schroeder to approve the January 12, 2022 meeting minutes; seconded by Mr. Peterseim. This motion passed unanimously.

C. **Commercial Subdivision Requests.**

2107 Middle Street (Subdivision Plat): Troy Barber, of Parking Partners LLC, requests subdivision of a split-zoned parcel zoned residential (RS-District) and commercial (CC-District). Subdivision is requested under terms and conditions of Zoning Ordinance §21-49 C. (TMS# 529-09-00-020) Henderson stated there are three (3) sections of the Zoning Ordinance that allow property owners to subdivide split zone commercial lots: §21-12 Lot Subdivisions, §21-49 C. Subdivisions of lots in the Community Commercial Overlay District-2 (CCOD-2), and §21-51 Utility easements required prior to subdivision. He then showed an aerial photograph with the overlay of the zoning district, showing the commercial part of the lot fronting on Middle Street and the residential portion fronting on I'On Avenue. There is also a new utility easement which

has a sewer line running from the I'On Avenue, or residential, side to the commercial, or Middle Street, side, as required by Ordinance. The reason for this requirement is because there is water service but no sewer service on Middle Street. Therefore, when the subdivision takes place, you have access to utilities. The Ordinance also requires an automatic attachment to sewer utilities on Middle Street when that infrastructure is eventually built, at the expense of the property owner. Henderson showed photographs of the property in question, mentioning that it is currently under development for a parking lot but in the future could be developed into commercial, retail, and residential uses. As a parking lot, there is nothing that requires utilities although Mr. Barber mentioned that he did put in an irrigation meter for the landscaping. Another requirement is a buffer, which has been fulfilled with a privacy fence and landscaping.

Henderson went through the background of the administrative process of the property. Parking Partners LLC has received Board of Zoning Appeals (BZA) approval and been before the Design Review Board (DRB) twice before approval. The Water and Sewer department has approved the easement and the Town attorney has reviewed the easement language, so it is ready for recording with the approval of the subdivision by the Planning Commission. Henderson stated that staff recommends approval as all requirements have been met.

### **Discussion**

Ms. Schroeder mentioned that this parking lot had been before the Planning Commission previously and subsequently made way through the Boards, she asked why it was back before the Planning Commission now. Henderson said that the process was required to establish land use. Subdivision is not a requirement for development, Mr. Barber said he was seeking it in consideration of future sale of the lot. Ms. Schroeder then asked if this was not approved, did it affect the use of the lot and Henderson said it did not. Mr. Cole asked about ADA spaces and Mr. Barber said there were two (2) with access to the sidewalk. Mr. Howard asked if the utility easement was for more than one property. Henderson said that it was only for that one commercial property, if the property next to it was being developed it would have to do its own easement. Mr. Peterseim asked if there was a pipe there or just an easement. Mr. Barber stated that he had to put a pipe in there for future use. Mr. Peterseim said it seems better just to require the easement not the pipe as well. Henderson mentioned that the Zoning Ordinance requires that all platted and subdivided properties must have access to water and sewer utilities prior to subdivision so the pipe would need to be in the ground and would require a text change to alter it. Mr. Cole asked if there were set hours for the lot and Mr. Barber answered that it was general use of the business district with no overnight parking.

**Motion:** A motion was made by Ms. Schroeder to approve the subdivision of 2107 Middle Street; seconded by Mr. Peterseim. This motion passed unanimously.

**D. Public Input and Correspondence.** There was no public input or correspondence.

Ms. Schroeder asked about possibility of a study group to discuss the safety issue of perpendicular parking in the business district. Henderson said there were several sections of the Comprehensive Plan that recommend bringing that parking into compliance. Ms. Schroeder

asked what the steps were for that. Henderson stated he would put it on the agenda, citing those sections of the Comprehensive Plan and the Planning Commission could discuss it.

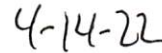
- E. **Adjourn.** There being no new business and no further discussion, the meeting was adjourned at approximately 5:20pm.

**Motion:** A motion was made to adjourn by Ms. Schroeder; seconded by Mr. Peterseim. This motion passed unanimously.

Respectfully submitted,  
Pamela Otto,  
Planning Commission Staff



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Carl Hubbard, Chair



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Date