



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

Wednesday, March 13, 2024

A regular meeting was held at 4:00 pm, on Wednesday, March 13, 2024, in Town Hall at 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied.

Present: Commissioners Manda Poletti (Chair), Sydney Cook, David Peterseim, Gallia Coles, Charles Cole, and Laura Schroeder.

Staff Members: Charles Drayton, Director of Planning and Pamela Otto, Planning Commission staff member.

A. Call to Order. Chair Poletti called the meeting to order at 4:03 p.m.

B. Confirmation of Freedom of Information Act Requirements

It was stated the press and public were duly notified pursuant to the Freedom of Information Act requirements.

Public: There were three (3) members of the public present.

Media: There were no (0) members of the media present.

C. Approval of the Minutes from February 14, 2024

Motion: A Motion was made to approve the February 14, 2024 Planning Commission Meeting Minutes by David Peterseim, seconded by Laura Schroeder; this motion passed unanimously.

D. Public Input and Correspondence

E. Subdivision Plat Approval

- 1) **2118 P'On Avenue (Subdivision Plat):** Dane Derbyshire, of D4 Partners, LL, requests approval for the subdivision of a split-zoned parcel of land in the CCOD-2, Community Commercial Overlay District 2, Zoned Residential (RS-District)

and Commercial CC District. The subdivision is requested under the terms and conditions of the Zoning Ordinance §21-49 C. (TMS# 529-09-00-022).

Charles Drayton presented the request overview and staff recommendation for the above agenda item. He provided a detailed description as well as images outlining the subdivision request. All the plats in the immediate surrounding area are also split lots. Zoning staff as well as Water & Sewer staff recommend approval of the submitted subdivision. The plat is in proper order and may be approved at the discretion of the Planning Commission.

Public Comment:

- Randy Wilgis, 2202 I'On Ave – his property is directly across the street and feels the subdivision lot lines are not in compliance with the zoning ordinance §21-22 regarding rear setbacks. He does not oppose the lot being divided or being used as a parking lot.

Mr. Drayton stated the division would create a nonconforming situation with the rear setback of this lot, which is typical of the split lots along Middle Street. He also confirmed this would be something that the Design Review Board would address. He then took questions from the Commission. The Commission did not necessarily agree with the location of the subdivision, but the Planning Commission is to review the subdivision of the lot, which requires it be subdivided along the RS/CC delineation, as shown on the Town's official zoning map. Rear setbacks are a discussion point for the DRB. Mr. Drayton stated the plans going to the DRB will include more landscaping, as requested by neighboring residents.

Motion: Motion was made by Manda Poletti, seconded by Laura Schroeder, to approve the subdivision of a split-zoned parcel of land in the CCOD-2, Community Commercial Overlay District 2, Zoned Residential (RS-District) and Commercial CC District. The subdivision is requested under the terms and conditions of the Zoning Ordinance §21-49 C. (TMS# 529-09-00-022)., passed 5-1 with Mark Howard opposing.

F. 2023 Sullivan's Island Comprehensive Plan 5-Year Review:

1) Review Draft Language for Updated Chapters

Chair Poletti asked how they can put in a request for Council to reconsider the split lot ordinance and make it more consistent with other ordinances into the Comprehensive Plan. Ms. Cook suggested also reconsidering the list of things that are allowed in the commercial district. Mr. Drayton recommended looking at the construction ordinances for the commercial district as the current rules are very restrictive and have not been updated in over twenty years.

The language has been reviewed and updated for eight out of ten chapters in the Comprehensive Plan. Mr. Drayton will give the Commission some more time to review and provide feedback

and once it is finalized, there will be an Open House to discuss the changes in April. Final suggestions will then be forwarded to Council for review in May.

Chair Poletti suggested looking further at the section involving preserving the tree canopies on the Island and maybe find ways to better protect the trees from the utility company's tree trimming that is done every five years.

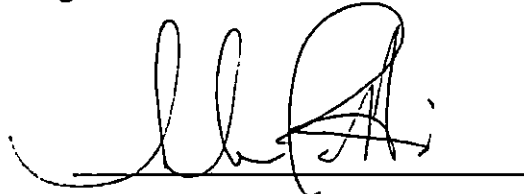
Mr. Drayton will provide hard copies of the plan to those that requested and requested Commission members read through and note any changes or suggestions.

G. **Adjourn.** There being no new business, nor further discussion, the meeting adjourned at approximately 4:57 p.m.

Motion: A motion was made to adjourn by Manda Poletti, seconded by Laura Schroeder; this motion passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff



Manda Poletti, Chair

5.20.2024

Date

BENEFITS— — More parking within the Station 21 Commercial District can mean less parking and traffic in residential areas and is an opportunity that shouldn't be missed. The fewest artificial restrictions on 2118 parking will benefit the most residents instead of a handful.

ROAD BLOCKAGE— — Cars jutting into the Station 22 roadway and the excessive number of trash cans blocking the right of way has long been a problem. The town should fix the problems regardless of 2118 Ion.

BEACH PATH— — There are 2 other side streets between the Fire Station and Station 22 which are used when Middle Street is congested. Popular beach times and Middle Street congestion go together. Our Police and Firemen aren't going to sit in line waiting to turn on Station 22.

PEDESTRIANS AND TRAFFIC— — 2118 parking provides pedestrians access in either direction via sidewalks and crosswalks to all of the Commercial District. The illegal parking at Batteries Thomson and Gadsden, often with over 75 cars parked between them, is the source of most of the pedestrian and car traffic at intersections on Ion and elsewhere some are concerned with.

ACCESSIBILITY— — The parking lot needs to be accessible and we shouldn't trap drivers in or out of it which will only add to congestion when traffic backs up. If this lot is busy during the day it means cars will be everywhere anyway and it really is part of living here. The Station 22 curb cut is the best place for it. Drivers need to get in and out during the day but can easily be directed towards Middle Street in the evening hours which will keep them out of residential neighborhoods.

Rick Graham
2102 ION

Pam Otto

From: Bridget Welch
Sent: Wednesday, January 31, 2024 7:53 AM
To: Pam Otto; Jessi Gress; Charles Drayton
Subject: FW: Please distribute

Please see correspondence below.

-----Original Message-----

From: Andy Benke <abenke@sullivansisland.sc.gov>
Sent: Tuesday, January 30, 2024 6:17 PM
To: Bridget Welch <bwelch@sullivansisland.sc.gov>
Subject: FW: Please distribute

Bridget,

Can you forward electronically to Council and also include in the correspondence Monday. Likewise could you give the email to the appropriate person to forward to PC/DRB/BZA?

Regards,

Andy

Andy Benke

Town Administrator

Town of Sullivan's Island

Post Office Box 427

Sullivan's Island, SC 29482

Direct Telephone: 843-883-5726

Facsimile: 843-883-3009

Emergency: 9-1-1

Police and Fire Dispatcher: 843-743-7200 Email address: abenke@sullivansisland.sc.gov Web address:

www.sullivansisland.sc.gov

“Populus Felix in Urbe Felici”

☑ Think Green - please don't print this e-mail unless needed.

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-----Original Message-----

From: Kimberly Brown <kbrown24g@gmail.com>
Sent: Tuesday, January 30, 2024 11:58 AM
To: Andy Benke <abenke@sullivansisland.sc.gov>
Subject: Please distribute

CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hello Andy,

Please distribute this to those listed below. Thank you very much!

To: Zoning/Planning/DRB/Town Council

January 29.24

It has come to my attention that a parking lot is proposed on the corner of Middle Street and Station 22.

I am surprised that the current investor bought this lot with the intent to use it as a parking lot when the other new lot on Middle Street is empty almost all of the time.

Of even larger concern is the entrance on Station 22, the most direct and active emergency route on Sullivan's Island. Blocking this road and making it more difficult for emergency vehicles to enter 22 and access the beach is unconscionable.

Additionally, this property borders a neighborhood on two sides. The residents already contend with more than a dozen garbage bins, dumpsters and trucks parked on 22 making the left turn onto 22 often problematic. Golf cart parking and kids on bikes and foot are abundant in this area as well as it is an active cross walk and direct route to the park. Additionally, it is also used as a loop to get to IOP now that a left on Middle Street getting on the island is prohibited.

Please reconsider this and the real and long term intention and impact of this move. This change not only diminishes swift emergency access to the beach, it represents an extreme safety hazard to residents and opens a gateway for potential commercial sprawl on Sullivan's Island.

Kind Regards,

Kimberly Brown
2118 Pettigrew Street

Comments regarding proposed parking lot at Sta. 22

I live at the corner of Sta. 22 and Atlantic. My family and I drive between Atlantic and Middle St. at least 6 times a day. The portion between Ion and Middle is easily our most complained about section of any S.I. street. Even with parking on only one side, it is difficult to have 2 cars pass each other because of the width of the drivable area of the street. This is greatly complicated by the large numbers of people walking on the street, frequently 4 or more abreast. Over the past 20 years, both the foot and vehicular traffic have increased dramatically, and winter traffic now is what summer traffic was back then. After the installation of the right turn only lane onto Middle at the gas station, there was an immediate great increase in Sta. 22 traffic caused by tourists crossing from Mt. Pleasant. The tourists often do not appreciate the prior legal left onto Jasper, so they turn on Middle and make the first left down Sta. 22 attempting to go back toward IOP.

All this has made it hard to transverse that first block of Sta. 22; a parking lot entrance would make this section of road turn from difficult to almost impossible. Parkers making a left turn onto Sta.22 would back up traffic on Middle quite a bit more than present, which already is far from good. I can see the danger of people crossing between Poe's and the other side by weaving around stopped cars growing much worse.

I think an entrance to the proposed lot from Middle makes much more sense. It is a little further from the heavy commercial area, and already less congested. There does not appear to be much back-up caused by the present parking lot which was built there a year or 2 ago, so a new lot entrance should be fine. If traffic on Middle started to back up due to cars turning into the 2 lots, I propose eliminating parking on the north side of Middle for 100 feet or so from Sta. 22, and dedicating a left turn only lane for the new lot, and the old lot as well. This may not be necessary, because the vast majority of parking would be after 5:30 PM when the traffic going east is very light and allows for easy left turns for west-bound Middle St. traffic.

I would be happy to discuss this further.

Mark Reinhardt

2201 Atlantic Ave.

Cell # 843 364-1948

Pam Otto

From: Charles Drayton
Sent: Tuesday, February 6, 2024 2:32 PM
To: Bridget Welch; Jessi Gress; Pam Otto
Subject: FW: 2118 Parking Lot

Support for parking lot at 2118 Ion

Charles Heyward Drayton | **Director of Planning and Zoning**
[Town of Sullivan's Island](#)
2056 Middle Street
Sullivan's Island, South Carolina 29482
T: 843.883.5752
cdrayton@sullivansisland.sc.gov

Protect our natural resources: Please do not print this document unless it is necessary.

From: Rick <ryuban@aol.com>
Sent: Tuesday, February 6, 2024 2:20 PM
To: Charles Drayton <CDrayton@sullivansisland.sc.gov>
Subject: 2118 Parking Lot

CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Charles,

I encourage the TOSI to support the construction of the parking lot at 2118 Ion Ave with as few restrictions as possible. I believe this is a golden opportunity to improve conditions around the Commercial District. Off street parking availability entirely within the Commercial District can eliminate a lot of problems in residential areas. One example is the Battery Thomson parking lot. Battery Thomson is on the National Historic Register. The lot never went through the approval process and probably wouldn't have been approved if it did. It's also located in a residential area and drivers often use Ion Avenue as a Commercial District bypass to get to and from it. Finally a Commercial District parking lot does not belong in a residential area next to a school. There are many other parking issues around the Commercial District.

Beach traffic parking and congestion will always be part of living on this island but that doesn't mean residents should have to deal with problems after beach traffic dies down. Maximizing off street parking within the Commercial District is the answer, not a problem. With plenty of available off street parking within the Commercial District many problem areas and concerns can be dealt with a lot easier. I believe with proper planning and honest intent, the residents around the Commercial District will be better off with the approval of 2118 parking. Thank You, Rick Graham. 2102 Ion Ave.