



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

Wednesday, July 10, 2024

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, July 10, 2024, in Town Hall at 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied.

Present: Manda Poletti (Chair), Charles Cole, Gallia Coles, Mark Howard, David Peterseim, and Laura Schroeder (Vice Chair)

Staff Members: Charles Drayton, Director of Planning, Pamela Otto, and Mary Poole, Town Staff members

A. **Call to Order.** Chair Poletti called the meeting to order at 4:01 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 eight (8) members of the public present.

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

C. **Approval of the Minutes from June 12, 2024**

Motion: Motion was made to approve the June 12, 2024 Planning Commission Meeting Minutes by Laura Schroeder, seconded by Mark Howard, passed unanimously.

D. **Public Input and Correspondence**

E. **Public Hearing (Continued)**

1. **Town of Sullivan's Island Comprehensive Plan Review:** In accordance with South Carolina Code of Laws 6-29-510 (E), and Town Code Article 20, the Planning Commission recommends public comment and consideration of the Comprehensive Plan Review of 2023.

Charles Drayton went over the changes to the Natural Resources chapter of the Comprehensive Plan, as well as reviewed the five goals and objectives requested by the public. He mentioned the new goals that have been added that include illegal cutting and maintaining the maritime forest, managing the coyote population, and developing a sea level rise adaptation plan. Mr. Drayton answered questions and the Commission and discussed the possible changes.

Public Comment:

- Chauncey Clark, 2119 Pettigrew St – feels more focus should be on studying and creating an action plan for protection from storm surge.

Motion: Motion was made to approve new goals NR1.7, NR4.5, NR6.3 and amend policies 9.1 and 9.3 to approve the adjustments as written by Dave Peterseim, seconded by Mark Howard, passed unanimously.

Mr. Drayton then spoke about the proposed language changes in the resiliency and sea level rise section. He also went over the goal which included adding language that has more focus on storm surge.

Motion: Motion was made to approve new goals R1.6, R1.7 and amend policies R2.4 and R2.5 with changes as written by Laura Schroeder, seconded by Gallia Coles, passed unanimously.

Discussion continued about the resiliency and sea level rise goals and included two new goals concerning the deep-water wells.

Motion: Motion was made to amend policies R3.1, R3.2, and R3.3 and approve new goals R2.6 and R2.7 as written by Laura Schroeder, seconded by Dave Peterseim, passed unanimously.

Public Comment:

- Eric Dodson, 1462 Thompson Ave – asked about the filling in of the back creeks of the Island and if anything could be done about maintaining deep water docks.
- Christy Durbin, 1715 Atlantic Ave – Would like to know what changes have been made since the last Comprehensive Plan. Also asked if the Nature Trail Phase 2 and 3 plans were in the last plan.
- Barbara Spell, 1702 Atlantic Ave – Questioned when the Nature Trail plans were added as well as how goals and objectives are added and removed. Requested a transparent grant application process with an extensive budget and maintenance plan.

Chair Poletti requested to notate the goals and objectives that have been added to the 2024 plan since the 2018 plan. She stated because of residents without Microsoft Word were not able to see the redline version of the plan, the Commission will move final approval of the plan to the August meeting.

F. Text Amendments

1. **Impact of pending construction, Zoning Ordinance §21-7:** Consideration of amending the Zoning Ordinance by removing, Chapter 21, Article 1, Section 21-7, with the intent of mandating compliance with ordinance amendments as soon as they are codified by Town Council, eliminating the sixty (60) day grace period in which permits may be requested under either the old or the new ordinance language.

Mr. Drayton reviewed the necessity of this amendment and took questions from the Committee.

Motion: Motion was made to approve impact of pending construction, Zoning Ordinance §21-7 by Manda Poletti, seconded by Laura Schroeder, passed unanimously.

2. **Erosion control structures in RC area districts, Zoning Ordinance §21-69:** Consideration for updating the Town's regulations for the creation and maintenance of erosion control measures at the interface between the RS, single-family residential district, and the RC-1 and RC-2, recreation and conservation area districts.

Public Comment:

- Eric Dodson, 1462 Thompson Ave – feels the current ordinance is antiquated and needs to be changed to reflect current environmental issues specifically in the RC2 district.
- Mike Psenka, 1656 Thompson Ave – agrees with Mr. Dodson and also added the damage flooding causes to the marsh environment when it recedes is also problematic.
- Todd Abedon, 1658 Thompson Ave – agrees with Mr. Dodson and also requested that some attention be given to this issue.
- Tim Kelly, 1456 Thompson Ave – agrees with Mr. Dodson and mentioned the costs associated with flooding, including replacing landscaping and pool equipment.

Chair Poletti stated Town Council has the authority to issue and emergency orders in regard to ordinances, this Committee does not. Mr. Drayton stated a memo could be drafted and sent to Council requesting them to consider immediate attention to this matter. He also stated the Town has hired a Director of Resiliency as well as a consultant specifically to draft a sea level rise and resiliency plan. They will provide a list of strategies to help with these issues and Council is able to act on them as they see fit.

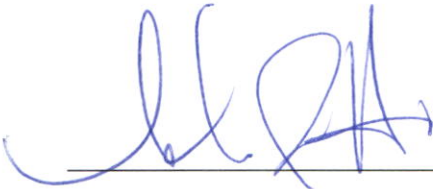
The Committee will draft a memo to be approved at the August Planning Commission meeting to then present to Council.

1. **Adjourn.** There being no new business, nor further discussion, the meeting adjourned at approximately 5:33 p.m.

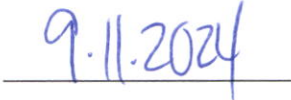
Motion: Motion was made to adjourn at 5:25 p.m. by Charles Cole, seconded by Mark Howard, passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff

A handwritten signature in blue ink, appearing to read 'Manda Poletti', written over a horizontal line.

Manda Poletti, Chair

A handwritten date '9.11.2024' in blue ink, written over a horizontal line.

Date