



**Town of Sullivan's Island, South Carolina
Planning Commission
Public Hearing
Regular Meeting Minutes
Wednesday, August 14, 2024**

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, August 14, 2024, in Town Hall at 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied.

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

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

A. Call to Order: Vice Chair Schroeder 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 two (2) members of the public present.

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

C. Approval of the Minutes from July 10, 2024

Motion: Motion was made by Gallia Coles to approve the July 10, 2024 Planning Commission Meeting Minutes, 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 Cultural Resources chapter of the Comprehensive Plan, as well as reviewed the two new goals and one deleted goal requested by the public. Mr. Drayton answered questions and the Commission and discussed the possible changes. The two new goals are ongoing at present, with new historic signage being added over the last few years.

Motion: Motion was made by Dave Peterseim to add back in CR2.2 as presented on the slides to restore “support the creation of a new volunteer organization dedicated to the preservation and restoration of island-wide historic military structures”, seconded by Mark Howard, passed unanimously.

CR2.2 – Support the creation of a new volunteer organization dedicated to the preservation and restoration of island-wide historic military structures.

Motion: Motion was made by Gallia Coles to approve three goals in the Cultural Resources section, CR1.10, CR1.11, and CR2.2 as written, seconded by Dave Peterseim, passed unanimously.

CR1.10 (New Goal) – Create a program to identify and distinguish historic properties.

CR1.11 (New Goal) – Create interpretive signage to acknowledge and share information about historically significant sites on the Island.

CR2.2 (New Goal) – Support the creation of a new volunteer organization dedicated to the preservation and restoration of island-wide historic military structures.

Mr. Drayton then reviewed the Economics section, which had two goals deleted and five new goals. The objectives of the deleted goals can be found in other sections of the plan.

Public Comment:

- Barbara Spell, 1702 Atlantic Ave – questioned the term “private investment” as well as the idea of having street art. She feels it would block sidewalk access and change the character of the Island.

Mr. Drayton then took questions from the Commission for discussion and votes were taken.

Motion: Motion was made by Dave Peterseim to approve deleting goals E1.2 and E3.1 and adding goals E1.2, E3.1, E3.2, E3.3, and E3.4 in the Economics section as written, seconded by Gallia Coles, passed unanimously.

E1.2 (DELETE GOAL) – Design – Monitor and regulate design through the DRB.

E1.2 (New Goal) – *Review and amend (if needed) commercial design guidelines within the Commercial District. Monitor and regulate design through the Design Review Board (DRB).*

E3.1 (**DELETE GOAL**) – *Review ACS and Census data annually.*

E3.1 (New Goal) – *Support private and public investment in local historic, cultural, and natural resources as a driver for economic development.*

E3.2 (New Goal) – *Review ACS, Census, and business license data annually and monitor changes in home occupations.*

E3.3 (NEW GOAL) – *Encourage service-based businesses that provide daily services to residents rather than tourists and visitors.*

E3.4 (NEW GOAL) – *Invest in community-wide streetscaping, local art, murals, sidewalk art and other assets to enhance pedestrian activity and the Town’s unique sense of place.*

Mr. Drayton then spoke about the proposed language changes in the transportation section, which included one new goal and deleting three goals, and deleting a portion of T3.3. These goals covered golf cart usage, electric and small motorized vehicles, policies for Uber/Lyft transportation services, and improving the Island’s gateway.

Mr. Cole suggested both bridges on to the Island should be improved and Mr. Peterseim suggested keeping all of the deleted goals.

Public Comment:

- Chauncey Clark, 2119 Pettigrew St – appreciates the trees along the causeway and feels regulations for transportation services and electric bikes should be a priority.

Motion: Motion was made by Laura Schroeder to approve new goal T6.4 and keep the text in goal T3.3, and approve new goals T7.1, T7.2 as written, and edit “Island gateway” to “Island-wide” in T7.3, seconded by David Peterseim, passed unanimously.

T3.3 (**DELETE GOAL, portion**) – *Enforce rules and regulations regarding golf cart usage and other small motorized vehicles, such as electric bikes and electric skateboards.*

T6.4 (NEW GOAL) – *Revisit parking management plan and streetscaping for commercial district and Middle Street.*

T7.1 – *Assess and create policies for Uber/Lyft transportation services (ie. – specific drop-off/pickup locations that do not impede traffic.*

T7.2 – *Monitor advancing technologies such as Connected/Autonomous Vehicles CAVs.*

T7.3 (EDIT GOAL) – Continue evaluating signage and landscaping improvements for the Island’s gateway.

Discussion continued about the Land Use section and included three new goals and deleting goal LU3.1. Mr. Howard stated there is already a public dock, rather than creating a new one.

Motion: Motion was made by Laura Schroeder to change goal LU5.4 from “establish a public dock” to “improve the existing public dock”, seconded by Mark Howard, passed unanimously.

LU5.4 (NEW GOAL) – Establish a public dock for crabbing and other water related activities within the Recreation and Conservation Land Use areas.

Public Comment:

- Barbara Spell, 1702 Atlantic Ave – stated the Town should maintain its current facilities before building or adding new ones.

Motion: Motion was made by Dave Peterseim to approve the deletion of original LU3.1, the rewording of LU3.1, and the new goal of LU5.3 as written, seconded by Gallia Coles, passed unanimously.

LU3.1 (DELETE GOAL) – Support the implementation of a Master Community Commercial District Plan that addresses concerns such as on-street parking, street trees, design, landscaping, site placement of structures and parking.

LU3.1 (NEW GOAL) – Consider implementing a process to update the Master Community Commercial District Plan.

LU5.3 (NEW GOAL) – Encourage public use of Town-owned properties by establishing passive use corridors and other measures that allow the public to feel safe and enjoy the lands and expansive views from these public properties.

Mr. Drayton spoke about the changes in the Natural Resources section, which includes three new goals pertaining to the Nature Trail and the Town’s Arbor Day celebration.

Public Comment:

- Barbara Spell, 1702 Atlantic Ave – Does not want a Phase 3 for the nature trail and feels more consideration needs to be paid to the impacts of such a project on residents
- Chauncey Clark, 2119 Pettigrew St – needs clarification about Phase 3 since there has been conflicting messaging

There were questions and further discussion about the potential of having a Phase 3 of the Nature Trail.

Motion: Motion was made by Laura Schroeder to delete NR3.4, NR3.5 and keep NR4.5 as written, seconded by Gallia Coles, passed 4-1, with Dave Peterseim opposing.

NR3.4 (NEW GOAL) – Move forward with the construction of Phase 2 of the Nature Trail in the maritime forest.

NR3.5 – (NEW GOAL) – Continue planning and seeking grant funding to expand the Nature Trail to Phase 3.

NR4.5 – (NEW GOAL) – Support and expand the activities and offerings for the Town’s Arbor Day celebration.

Mr. Drayton spoke about the changes in the Sea Level Rise and Resiliency section, which includes one new policy and three new goals. The policy is focused on Emergency Preparedness and the goals support strengthening Emergency plans. There was some discussion about the usefulness of the goals, with the Commission having varying positions. The goals discussed are more focused on Resiliency, rather than Sea Level Rise.

Motion: Motion was made by Laura Schroeder to approve Policy 3 and goals R2.1, R2.2, and R2.3 as written, seconded by Gallia Coles, passed 4-1, with Mark Howard opposing.

Sea Level Rise and Resiliency Policy 2 *Emergency Preparedness. Enhance the existing community-wide emergency reaction training program and communications system.*

R2.1 (NEW GOAL) - Prepare and host appropriate informational sessions for community residents, providing particular focus on new coastal residents.

R2.2 (NEW GOAL) - Assist vulnerable members of the Island's population during emergency situations. Ensure an up-to-date list is maintained for outreach.

R2.3 (NEW GOAL) - Continue to improve community-wide system of notification in case of emergency situations (consider all forms of mobile technology).

NEW POLICY

Sea Level Rise and Resiliency Policy 3 *Establish stormwater management systems to reduce and adapt to the effects of sea level rise (SLR): storm events, king tides and other regular flooding events. Ensure public safety given flooding and storm surge potential.*

Motion: Motion was made by Laura Schroeder to pass the Comprehensive Plan on to Council for approval, seconded by Gallia Coles, passed unanimously.

Charlie Cole made comments about his concerns about ADA parking. Mr. Drayton gave an update about changes that have been made so far and what the goals are moving forward. He also shared the current ADA parking map that is interactive and available on the website. There are

54 ADA spaces available on the Island, but they are not all public. There was further discussion about making improvements.

F. Text Amendments

1. Updates on Text Amendment Memos Forwarded to Town Council

G. Adjourn. There being no new business, nor further discussion, the meeting adjourned at approximately 5:10 p.m.

Motion: Motion was made to adjourn at 5:10 p.m. by Mark Howard, seconded by Charles Cole, passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff



Laura Schroeder, Vice Chair

11 Sept 2024

Date