



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

Wednesday, September 11, 2024

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, September 11, 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, and Laura Schroeder (Vice Chair)

Staff Members: Charles Drayton, Director of Planning, Rebecca Fanning, and Pamela Otto

Call to Order: Vice Chair Schroeder called the meeting to order at 4:01 p.m.

A. 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.

B. Approval of the Minutes from August 14, 2024

Motion: Motion was made to approve the August 14, 2024 Planning Commission Meeting Minutes by Laura Schroeder, seconded by Gallia Coles, passed unanimously.

C. Commission Discussion and Approval of Chair and Vice-Chair

Motion: Motion was made to re-elect Manda Poletti as Chair of the Planning Commission by Laura Schroeder, seconded by Gallia Coles, passed unanimously.

Motion: Motion was made to re-elect Laura Schroeder as Vice-Chair of the Planning Commission by Manda Poletti, seconded by Charlie Cole, passed unanimously.

D. Approval of Meeting Calendar for 2025

Motion: Motion was made to approve the 2025 Meeting Calendar for the Planning Commission by Laura Schroeder, seconded by Mark Howard, passed unanimously.

E. Public Input and Correspondence

F. Subdivision Plat Approval

1. **2120 Middle Street (Subdivision Plat):** Gerald Kaynard, property owner, requests approval for the subdivision of a split-zone 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# 529-05-00-086)

Charles Drayton presented the staff recommendation and provided background on the parcel and its request. It is a split zone property, with the back half as residential and the other half as commercial. The commercial half currently has two businesses on it. The Water & Sewer department and Planning staff recommends approval of the submitted subdivision. This plat is in proper order and may be approved at the discretion of the Planning Commission. Mr. Drayton then took questions from the Commission.

Motion: Motion was made by Laura Schroeder, seconded by Mark Howard to approve the request for subdivision of a split-zone 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# 529-05-00-086).

The owner, Gerald Kaynard, gave a brief history of the property and the reason for its current status.

G. Staff Updates to Planning Commission

Mr. Drayton stated the Comprehensive Plan will be reviewed by Town Council in the October Council Workshop and first reading is expected to be at the October 15 Regular Town Council Meeting.

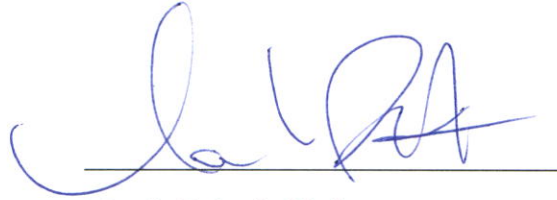
There will be an Open House for the Historic Survey results before the September 17 Regular Council Meeting. There will also be a presentation about their data. Mr. Drayton stated they are proposing a third category, “Post World War II Resources” to the historic designations. The staff recommends creating the category but not designating any specific properties as historic unless requested by the property owner. He also brought up the plaque program the Town is currently creating for any properties designated as historic, and the owner requests one. He also provided updates on some other ongoing projects.

- H. **Adjourn.** There being no new business, nor further discussion, the meeting adjourned at approximately 4:24 p.m.

Motion: Motion was made to adjourn at 4:24 p.m. by Charles Cole, seconded by Mark Howard, passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff



Manda Poletti, Chair



Date