



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

**Wednesday, October 9, 2024**

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, October 9, 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, Rebecca Fanning, and Pamela Otto

**Call to Order:** Chair Poletti 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 September 11, 2024**

**Motion:** Motion was made to approve the September 11, 2024 Planning Commission Meeting Minutes by Laura Schroeder, seconded by Gallia Coles, passed unanimously.

**C. Public Input and Correspondence** None

**D. Subdivision Plat Approval**

1. **2102 I'On Avenue (Subdivision Plat):** Richard Graham, Property owner in Richard A. Graham Trust, requests approval for the subdivision of a split-zoned parcel of land in 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# 529-09-00-019)

Charles Drayton reviewed the property and the reason for the request. He provided an aerial view and maps, and recommended approval of the subdivision. He then took questions from the Commission. He clarified that the current residential structure on the front lot will be demolished and it has yet to be determined what will occupy the commercial space, but it cannot be a another restaurant.

**Motion:** Motion was made to approve the subdivision of the split-zoned parcel of land at 2102 I'On Avenue in CCOD-2, Community Commercial Overlay District 2, zoned residential (RS-District) and commercial (CC-District) by Laura Schroeder, seconded by Charlie Cole, passed unanimously.

**E. Staff Updates to Planning Commission**

1) Comprehensive Plan

Mr. Drayton stated he presented the completed plan to Council at the last Town Council meeting and it will be ready for First Reading at the October 15, 2024 Regular Council meeting.

2) Sea Level Rise and Resilience Plan

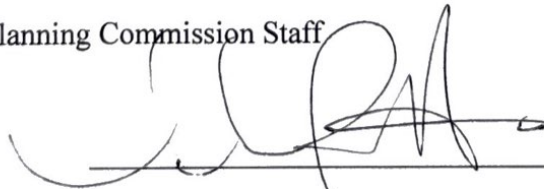
There was one zoning ordinance amendment request regarding landscape walls bordering the marsh area. The consultants looking at the request will present their findings and recommendations to the Commission, likely in January. He confirmed these consultants, Thomas & Hutton, are communicating with other consultants working for the Town regarding the Stormwater Master Plan and Stith Park Master Plan. Neither plan is finalized. The Park plan will be discussed at the next Recreation Committee meeting, which has yet to be scheduled. The Stormwater Plan will be presented at an Open House at 5:00 p.m., before the Regular Town Council Meeting on November 19, 2024. Mr. Drayton took questions from the Commission.

F. **Adjourn.** There being no new business, nor further discussion, the meeting adjourned at approximately 4:19 p.m.

**Motion:** Motion was made to adjourn at 4:19 p.m. by Mark Howard, seconded by Gallia Coles, passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff



Manda Poletti, Chair

1.8.2025

Date