



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

Wednesday, January 8, 2025

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, January 8, 2025, 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, Sydney Cook, 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 4:05 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 October 9, 2024

Motion: Motion was made to approve the October 9, 2024 Planning Commission Meeting Minutes by Laura Schroeder, seconded by Charlie Cole, passed unanimously.

C. Public Input and Correspondence

D. Presentation

1. **Sea Level Rise and Resiliency Adaptation Plan Presentation:** Team of Weston & Sampson, McCormick Taylor, and Elko Coastal Consulting will present preliminary recommendations for Sea Level Rise and Resiliency Adaptation Strategies, especially related to the concerns expressed about the marsh side of the Island and erosion control measures, and the regulations found in Section 21-69 of the Zoning Ordinance.

Lucas Hernandez of Weston & Sampson and Nicole Elko of Elko Coastal Consulting were present to give an overview of the project and their thoughts as they move to the second phase of Sea Level Rise and Resiliency Adaptations Strategies as well as the objectives and timeline of the project.

Mr. Hernandez started by reviewing the goal of the project and introduced the three companies that are working together for the project. The company began interviews in May of 2024 with various residents and employees on or off the Island and presented their demographics and data that was collected. This included changes they have seen, steps they have taken, and goals they have for the future of sea level rise and resilience. He then presented the goals for Phase 2 which include further mapping stormwater issues and current conditions on the Island, beginning to identify strategies for adaptations, and costs and priorities for those strategies. They will also have another public engagement session.

Ms. Elko then presented strategies Elko Coastal Consulting has come up with and will be further discussed with Council and the Commission, as well as eventually the public. One goal is to present reasonable strategies that can be implemented by the Town and general public in conjunction with how private property owners are addressing stormwater issues on their property. She mentioned preserving the history of the Island, which includes collecting rainwater as well as identifying open public areas that can be used as storage. She also mentioned challenges and how they plan to address those, as well as the timeline for this second phase.

Both presenters then took questions from the Commission. The discussion topics included the maritime forest, the possibility of dry wells on private property, educating the public, this project as it relates to the Stormwater Master Plan, the possibility of building sea walls on private property, the lasting impacts of proposed strategies, and the possibility of changing existing ordinances.

E. Staff Updates to Planning Commission

1) Comprehensive Plan

Mr. Drayton stated the Comprehensive Plan will be presented for third reading at the January 21 Council meeting and there will be a public hearing prior to the meeting. After that meeting, a final draft will be available with changes that Council made to the Plan.

Adjourn. There being no new business, nor further discussion, the meeting adjourned at approximately 4:59 p.m.

Motion: Motion was made to adjourn at 4:59 p.m. by Laura Schroeder, 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

5.14.25

Date