



**Town of Sullivan's Island, South Carolina
Planning Commission
Public Hearing
Regular Meeting Minutes
Wednesday, June 11, 2025**

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, June 11, 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, Gallia Coles, Mark Howard, Dave Peterseim, 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 4:02 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 no (0) members of the public present.

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

B. Approval of the Minutes from May 14, 2025

Motion: Motion was made to approve the May 14, 2025 Planning Commission Meeting Minutes by Laura Schroeder, seconded by Charlie Cole, passed unanimously.

C. Public Input and Correspondence None

D. Memo to Town Council

1. Approval of memo to Town Council requesting dredging of Cove Creek

Director of Planning and Zoning Charles Drayton reviewed the genesis and purpose of this memo, stating the possibility of dredging Cove Creek is also mentioned in the Comprehensive Plan. He then took questions from the Commission.

Director of Resilience and Natural Resource Management Rebecca Fanning commented on possible options of what the materials dredged up would be used for. She also took questions from the Commission.

Motion: Motion was made to send proposed memo to Town Council by Laura Shroeder, seconded by Gallia Coles, passed unanimously.

E. Text Amendments

1. **Discussion of 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.

Mr. Drayton explained the current state of Ordinance §21-69 and presented concepts regarding erosion structures and control, and what possibilities there are for changes to the ordinance. Save the structures existing at the time when the ordinance was passed, new erosion structures are not allowed. The current ones may be repaired if they do not sustain more than 50% worth of damage. He provided photo examples of some of the current structures and explained their impact on the property and environment surrounding them. He then took questions from the Commission. He also stated they will be receiving recommendations from the consulting company regarding these structures in the coming months, which can help guide the decisions made by the Commission and Council.

Ms. Fanning then discussed the importance of marsh management and what the Town can do to help with maintenance. This is crucial for the Island in regards to resilience and helping to stabilize the back shoreline. She also provided examples of other communities' erosion control projects, including an installation of oyster reefs off nearby Goldbug Island.

Mr. Drayton discussed possible policies that could be implemented to help combat sea levels rising. He provided various examples and references that could help guide our local policies. He provided staff's perspective on what they feel might be possible on the Island. They recommend continuing to prohibit new erosion structures from being built. Any repairs to current structures would need to include inter-tidal shelf type treatment or add in living transition zone additions. Ms. Fanning provided examples and reasonings for these recommendations. They also discussed how the Town could deal with possible hardships created in the future because of erosion. He then took questions from the Commission. They would also like to redefine what is accepted as pervious surfaces on the Island, as well as what is considered a "landscaping wall."

The Commission discussed next steps. The consultants will be presenting their recommendations next month, which will help inform the next steps.

Adjourn. There being no new business, nor further discussion, the meeting adjourned at approximately 5:03 p.m.

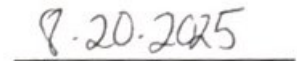
Motion: Motion was made to adjourn at 5:03 p.m. by Mark Howard, seconded by Gallia Coles, passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff

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

Manda Poletti, Chair

A handwritten date '8-20-2025' in black ink, written over a horizontal line.

Date