



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

Wednesday, October 8, 2025

A Planning Commission Public Hearing was held at 4:00 pm, on Wednesday, October 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, Gallia Coles, Mark Howard, Garth Lynch, 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 4:00 p.m. and welcomed new member Garth Lynch.

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 was one (1) member of the public present.

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

B. Approval of the Minutes from August 13, 2025

Motion: Motion was made to approve the August 13, 2025 Planning Commission Meeting Minutes by Charlie Cole, seconded by Mark Howard, passed unanimously.

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

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

Motion: Motion was made to nominate Laura Schroeder as Vice-Chair of the Planning Commission by Manda Poletti, seconded by Garth Lynch, passed unanimously.

D. Approval of Meeting Calendar for 2026

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

E. Public Input and Correspondence

F. Staff Updates to Planning Commission

1) Resilience and Sea Level Rise Adaptation Plan

Rebecca Fanning, Director of Resilience and Natural Resource Management, stated the plan is currently in review with Weston and Sampson and will be ready to present to Council at the next regular Council meeting on October 21, 2025. The final draft will be posted on the website prior to the next meeting.

Chair Poletti asked if there had been any changes made since the last review in May 2025. Ms. Fanning stated there will be more details and info-graphics, but no major plans have changed. If the plan is approved by Council, it will shape the changes proposed to the erosion control structure ordinance as well as become somewhat of a guidebook for other potential projects related to sea level rise and resilience. This does not mean Council is adopting the plan for action items.

Mr. Drayton stated there is an open seat on the Commission due to Sydney Cook resigning and the opening will be advertised to the public.

- Angie Polk, 1652 Thompson Ave – had questions about the Resilience Plan

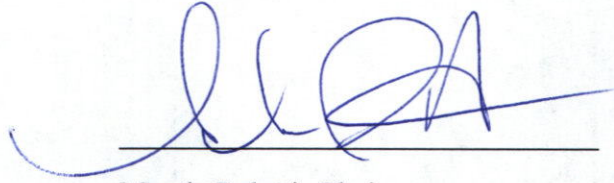
To summarize, the final plan will be presented to Council in October. The plan will provide suggestions that Council may or may not take action on. Council will still be able to take suggestions and potentially take action on other items/ideas that are not in the plan. The public may provide correspondence about the plan or any sea level rise/resilience issues at any time. An action item to accept the plan will likely be at the November regular Council meeting. This is to formally accept the plan from Weston and Sampson, and end their services the Town contracted them to do (i.e.-there will be no more revisions made to the plan from Weston and Sampson) it does not mean any action will be taken on suggestions made in the plan, nor will any money be spent. Any changes to ordinances will first be sent to the Planning Commission for review, and follow the same steps.

Adjourn. There being no new business, nor further discussion, the meeting adjourned at approximately 4:13 p.m.

Motion: Motion was made to adjourn at 4:13 p.m. by Laura Schroeder, seconded by Charlie Cole, passed unanimously.

Respectfully submitted,

Pamela Otto, Planning Commission Staff



Manda Poletti, Chair

11/12/2025
Date