

TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA
SPECIAL TOWN COUNCIL MEETING/
COMPREHENSIVE PLAN WORKSHOP
MINUTES

Wednesday, January 23, 2019

A Town Council Special Meeting and Comprehensive Plan Workshop was held on the above date at 9:00 a.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Patrick M. O'Neil, Mayor
Chauncey Clark, Mayor Pro-Tem
Sarah Church, Councilmember
Mark Howard, Councilmember
Rita Langley, Councilmember
Tim Reese, Councilmember
Bachman Smith, IV, Councilmember

A. Call to Order

Mayor O'Neil called the meeting to order at 9:00 a.m. and stated the press and public had been notified in accordance with State Law. There were four (4) members in the audience present, with no members of the media. Planning Commissioners Hal Currey, Carl Hubbard and Manda Poletti were present.

B. Action Item

1. Wastewater Collection: Consideration of work order amendment to authorize permitting and engineering of wastewater collection line crossing Middle Street at Station 20 ½ Street and going down to Station 21.

Councilmember Smith commented that at some point in the future the goal is to work on all of Middle Street down to Station 22 Street, but what is being proposed is only the first section from Station 20 ½ out to Middle Street and down to Station 21.

Greg Gress stated that the engineering and permitting cost for this job is roughly thirty-six (36) thousand dollars.

Motion: Action: Accept the proposal for engineering and permitting for the sewer line at 20 ½ to Middle Street and down to Station 21 as submitted by AECOM.

**Moved by Councilmember Bachman Smith IV, Seconded by Councilmember Sarah Church.
Motion passed unanimously.**

C. Items for Consideration

1. Town of Sullivan's Island Comprehensive Plan Rewrite: Consideration of the Planning Commission approved Comprehensive Plan rewrite of 2019-2028.

Staff Report:

Joe Henderson, Director Planning & Zoning

Ryan McClure, Berkeley Charleston Dorchester Council of Governments (BCD-COG)

Director Henderson noted the Town contracted with BCD-COG to assist with the 2018-2028 Town Comprehensive Plan rewrite and introduced BCD-COG project lead, Ryan McClure.

Thereafter Director Henderson and Mr. McClure provided staff report (**Exhibit 1 attached**) highlighting: Project timeline, public feedback and major elements, needs & goals.

Noted new element, "Resiliency & Sea Level Rise Planning," a progressive new element which Sullivan's Island created. It is believed Sullivan's Island is the first municipality in South Carolina to incorporate such an element.

Council Questions

Clarified nature of the Comprehensive Plan and its impact with legislative decision making for establishing policies and ordinances.

Director Henderson clarified that the Comprehensive Plan is a long-range planning document that articulates the Town's current and future vision for the Island and identifies goals, strategies and timeline to move the Island forward. It is not a regulatory document, but rather a prescriptive plan that serves as a reference tool for legislators and Town Staff. Town ordinances and policies typically complement the goals and objectives in the Comprehensive Plan. It is not, however, a binding document that would supersede the legislative authority of Town Council.

Director Henderson noted that the Comprehensive Plan can be modified and updated routinely as needed, but must be reviewed every five years with a re-write every ten years.

Council Comments

Council provided general comments on the overall project and will direct comments regarding proof-reading errors, corrections and such through email to Staff.

First, Council thanked Planning Commissioners and staff for their work on the Plan, which they deemed a quality product.

Each Council member, in turn, expressed positive feedback on the Plan's dynamic formatting, readability and accessibility of information for all readers (Town officials, staff and residents). Commissioners present (Currey, Hubbard and Poletti) echoed these comments.

Council offered the following specific feedback regarding the Draft Plan:

1. Document orientation: change body of document to "portrait." Keep Goals and objectives and maps in the "landscape" format
2. Readability: Improve Terminology-Consider Index
3. Resiliency Element
 - a. Change page 108 to (add italicized/bold) "Resilience Planning and Adaption to Sea-Level Rise and Stormwater Inundation"
 - b. Flesh out how resiliency relates to more than sea level rise (Mayor comments-10:10AM)
4. Disaster Preparedness & Available Services
 - a. Page 32 (Community Facilities) – add more information under/near Emergency Operations Center regarding services available to public in event of storm (see Policy #8 in Goals & Objectives).
 - b. Add to Resiliency Goals & Objectives the Community Facilities goal regarding emergency/disaster preparedness
5. Transportation Element
 - a. Double check Tele-Ride SI services for accuracy with what is written in element. Focus was on how people can transport elderly/disabled on/off the Island.
 - b. Uber/Lift and other alternative transportation on/off Island
 - i. Change timeline for Goal 7.1 (uber/lift) to "immediate"
 - c. Electric bikes & skateboards – need to be mentioned
 - i. Seen on beaches, roads & dunes. Can be silent and can be hazards
 - ii. Add these items to Policy T3.3 regarding golf cart rules regulations
 - d. Pages 82-83: Commercial District – Restate in sentence preceding CC-District recommendations are from the 2008 charette.
6. Community Facilities Element
 - a. Water/Sewer Plan report & Project (PAGE 29) – Substantial projects
 - i. Include wastewater line work on Middle Street Station 20.5 (discussed earlier in this meeting)
 - ii. Aqua Storage Recovery (ASR) – reincorporate verbiage regarding this as a

method of water supply redundancy on Sullivan's Island (speaks to infrastructure resiliency)
and remains on Water/Sewer Committee's agenda monthly

- iii. Water Dept pre-disaster mitigation plans reference from 2008 Plan removed for 2018 Plan. Consider folding back into 2018 Plan. Coordinate with Greg Gress

7. Goldbug Tree – Located on Goldbug Avenue. Page 97:

8. Council proposed changes – email to Asst. to Administrator Darrow to compile for Plan draft revision.

In response to Council's inquiry, Planning Commissioners Currey, Hubbard and Poletti recommended as much information as possible be included in the element related to Resilience Planning and Adaption to Sea-Level Rise and Stormwater Inundation.

Director Henderson noted that a formatting change from landscape to portrait would result in a small expense increase for the project and asked for Council's guidance on this.

Motion: Action: Authorize changing the 2018-2028 Comprehensive Plan document from landscape to portrait format as needed with attendant project cost increase.

Discussion: Commissioners Currey, Hubbard and Poletti concurred that the format change would be valuable to the final readability of the document, particularly online.

Moved by Councilmember Tim Reese, Seconded by Mayor O'Neil.

Motion passed unanimously.

D. Adjourn

Motion: Action: Adjourn at 10:41 a.m.

Moved by Councilmember Bachman Smith IV, Seconded by Councilmember Tim Reese.

Motion passed unanimously.

Respectfully submitted,



Courtney Liles