

Planning Commission
June 24, 2004
4:00 PM

Present: Scott Parker, Blaine Ewing, Alice O'Dell, Bobby Thompson and Billy Craver
Also Present: Kent Prause, Zoning Administrator
Absent: Nona Hastie and Hal Currey

Public Comment

Bill Dunleavy, Dunleavy's Pub, stated that if the hours of operation were changed that it would have an economic impact not only on the restaurants, but on the Town as well. There have only been 17 complaints in the last 175 days regarding noise in the commercial district and 14 of those came from the same restaurant.

Riddich Lynch, Poe's Tavern, feels that if all parking was removed from Jasper directly behind Poe's it would help with a lot of the noise.

At this point the consensus of Planning Commission was to repeal what they had recommended regarding the commercial district at their previous meeting.

After hearing comments from the audience the Planning Commission moved forward to move through Article IV..

It is also the intent that the CC-Community Commercial District include a diversified mix of businesses and not be dominated by any one type of business. The intent is to maintain the Island flavor that is that over the years and to encourage businesses to build or renovate buildings so that they maintain the Sullivan's Island feel and look.

Section 21-50

A. Permitted Uses

1. Retail Businesses
 - Add pharmacy with no drive thru, music store, florist shop and woodworking shop
2. Personal Services
 - Add liquor store

B. Conditional Uses in the CC-District

- Leave the same

C. Special Exceptions in the CC-District

1. Restaurant

(a) To Read-The use as a restaurant shall only be permitted on existing lots zoned CC-Community Commercial; in the block of Station 22 1/2 Street and Station 22 Street

(b) Delete

(c) To Read-Outdoor porches and patios permitted only on the front portions of the principal building.

(d) Same

(e) Delete

(f) To Read-The hours of operation, including deliveries shall be limited to 6:00 a.m. to 2:00 a.m.

(g) Same

2. Upper Story Residential

(a) Same

(b) Delete

(c) Delete

(d) Same

(e) Delete

(f) Keep

3. Attached Single Family Residential

(a)

(b) Keep (all in favor)

(c) Keep (all in favor)

(d) Keep (all in favor)

(e) Keep (all in favor- 1 opposed, Billy Craver)

(f) Delete

(g) Keep (all in favor)

(h) To Read-Parking shall be substantially screened from view

4. Bed and Breakfasts

Alice O'Dell- opposed to them at this time

Bobby Thompson-opposed

Billy Craver-in favor

Blaine Ewing- in favor

Scott Parker-in favor

(a) Keep-opposed, Alice O'Dell and Bobby Thompson

(b) Keep

(c) Keep

(d) Keep

(e) Change to 6 bedrooms allowed-opposed, Alice O'Dell

(f) Keep

(g) Delete

(h) Keep

(i) Keep

(j) To Read-Meals shall be served only to registered guests

(k) Keep

- (l) Keep
- (m) Keep
- (n) Delete

5. Alcoholic Beverage Store
Delete in its entirety

6. Short-Term Auto Parking Lot

- (a) Keep
- (b) Keep
- (c) To Read- There shall be no long term parking
- (d) Keep

D. Prohibited uses in the CC-District

- 1. To Read- Bars or businesses that serve alcoholic beverages for on-premise consumption where less than thirty percent (30%) of their revenues are generated from the sale of on-premise restaurant prepared food.
- 2. No change
- 3. No change
- 4. No change
- 5. No change
- 6. No change

E. No discussion at this time

21-51 Electrical and water meters
No Change

Planning Commission decided to work with Loren Ziff on his plans for his commercial building as a test for what could and should be built in the commercial district.

A motion was made by Billy Craver, and seconded by Blaine Ewing that the Planning Commission approve as its recommendation to Town Council Section 21-47 through 21-51 of the Cooper Consulting Recommendation dated May 18, 2004 as modified as we have done tonight and that that is finalized as our recommendation to go to council. Motion carried 3 to 2 with Alice O'Dell and Bobby Thompson opposing. (Bobby Thompson and Alice O'Dell opposed the motion due to the section on bed and breakfasts.)

Meeting was adjourned.

Respectfully submitted,

Sara A. Smith

