

Planning Commission
January 14, 2004 6:30 pm

Present: Scott Parker, Blaine Ewing, Alice O'Dell, Nona Hastie, Billy Craver, Hal Currey and Bobby Thompson

Also Present: Kent Prause, Zoning Administrator

Rick Graham, 2102 I'on Ave., gave his comments on the commercial district. Would like to see a wide range of possibilities. Feels that being too restrictive would only increase the amount of restaurants. Would like to see residential uses available in the commercial district.

The planning commission discussed Cooper Consulting's draft of proposed recommendations for the January 21, 2004 public meeting. There were no official recommendations made by the planning commission to be taken to council. A list of their discussion topics were sent to Cooper Consulting.

The notes below follow Cooper Consulting's proposed recommendations for their January 21, 2004 meeting.

Comments from the Planning Commission
January 14, 2004

General Provisions

1. Number 1 Bullet 1
 1. Need to check legal background

2. Number 2 Bullet 2
 1. Needs to be clarified-What can happen on these lots?
 2. What is the definition of "historic structure"?
 3. Must protect "Sullivan's Island Historic Homes" not necessarily on the national register.

Residential Zoning Standards

- 1 Number 3 Bullet 3
 1. Greatest should read greater
 2. This is a design issue should not be in zoning

- 1 Number 5 Bullet 3 & 4
 1. Should be deleted design review standard not zoning

- 2 Number 7
 1. No major objections
 2. How many of these small lots are there?
 3. Eliminate bullet #9 modifications

- 3 Number 8 Bullet 8

1. Hard to grasp
 2. Reluctant to pass
 3. Eliminate
- 1 Number 9
 1. Take out last bullet modifications
 2. Double negative used-clean up wording in bullet #3 regarding decks vs. bullet #10
 - 2 Number 11
 1. Leave it the way it was
 2. Clarification on intentions-good idea-better explanation
 - 1 Number 12
 1. Should be titled accessory uses
 2. Bullet #6 strike accessory structure (plumbing and electricity not allowed)
 3. Bullet #7 delete
 4. Under current standards take out slat house
 5. Bullet #8-what do you mean?
 - 2 Number 13
 1. No chain link fences
 2. Have some modifications on fences
 3. Allow special design elements up t 5'
 4. Should be a residential design standard

A taped copy of the meeting is available at Town Hall.