

Town of Sullivan's Island
Planning Commission
Minutes
December 14, 2005

Present: Scott Parker, Hal Currey, Bobby Thompson, Aussie Geer, Elaine Fowler, Alice O'Dell and Pat Votava

Also Present: Kent Prause, Zoning Administrator

A motion was made by Alice O'Dell, seconded by Aussie Geer, to approve the minutes of the October 9, 2005 meeting. Motion carried unanimously.

Chairman, Scott Parker, introduced the new commission members, Pat Votava and Elaine Fowler. Each member introduced themselves to the new members.

The public hearing portion of the meeting was then opened by Scott Parker. The subject of the public hearing was a proposal to amend the dock ordinance, Section 21-75, to prohibit the construction of docks from the Sullivan's Island Fire and Rescue dock up to, but excluding the property at 1010 Osceola. Kent Prause recommended to the commission that the proposal needed better wording. There was then discussion amongst the commission members regarding possible easements of the property on the marsh side of Osceola. The floor was then opened to public comment.

Steve Herlong, who owns a piece of property in the 1600 block of Thompson Avenue, had an issue he felt the commission should be made aware of, but did not deal specifically with the public hearing. He went to Town Hall to pull a permit to rebuild/reconfigure the dock on his property and was told that he could not have a permit for those specifications. The creek on which his dock is now built to is not wide enough to build a dock to and his dock is over the 300 foot limit. He feels he should be allowed to keep his dock and the ordinance should have been written to allow him and others in his situation to keep their docks.

Kent Prause came back to the commission with more specific language for the proposed amendment to read as follows: Section 21-75. Construction of private docks in RC-2 Area District. B. (2) – No dock shall be permitted to be constructed across marshland in the RC-2 Area District from the centerline extension of Station 18 to the centerline extension of Station 27 **and no dock shall be permitted to be constructed in the marshlands of the RC-2 area district in the area between the extended eastern lot line of the Sullivan's Island Volunteer Rescue Squad boat landing lot located at the end of Point Street, TMS # 523-06-00-070 and the extended western property line of the lot located at 1010 Osceola Avenue, TMS # 523-06-00-003.** After some discussion regarding the extended lot lines of the property there was some concern that

the extended property lines may prevent some others from being capable of building a dock.

There was discussion amongst the Commission members regarding what Council had done with their recommendation that Council hire a consultant to do a comprehensive study on the Commercial District. There was no one present who had attended the Town Council meeting to comment on what Town Council had discussed. Scott Parker explained to the new members that Town Council had asked Planning to look into allowing the subdivision of the commercial/residential lots. Planning's recommendation was to look at the district as a whole; parking, zoning, uses etc.

New wording for the proposal to amend section 21-75 was proposed to read:.....**and no dock shall be permitted to be constructed in the marshlands of the RC-2 area district in the area located between the intersection of the eastern point of the Sullivan's Island Volunteer Fire and Rescue Squad boat landing lot located at the end of Point Street, TMS 523-06-00-070, and the Osceola Avenue right-of-way and the intersection of the western point of the lot located at 1010 Osceola Avenue, TMS # 523-06-00-003, and the Osceola Avenue right-of-way.**

A motion was made by Bobby Thompson, seconded by Hal Currey, to accept the wording provided by Kent Prause. Motion carried unanimously.

Kent Prause brought to the attention of the commission that they may need to take a look at stating what specific components of a dock are allowed within the zoning ordinance. He recommended holding a public hearing at their next meeting to add specific wording to section 21-75 allowing only certain dock components.

The meeting was adjourned.

Respectfully submitted,

Sara S. Lybrand
Assistant to the Administrator