

Planning Commission
Minutes

January 12, 2005

Present: Billy Craver, Alice O'Dell, Blaine Ewing and Bobby Thompson

Also Present: Kent Prause, Zoning Administrator

Absent: Scott Parker (excused), Hal Currey (excused), and Nona Hastie (unexcused)

Planning Commission held their continued open public hearing on the Cooper Consulting Proposal for changes to the Sullivan's Island Zoning Ordinance. Discussion was held on their previous recommendations to the Design Review Board Article XII. Grammar changes were made to Section 21-93 F. (7) (a) and 21-93 F. (7) (b).

A motion was made by Billy Craver, seconded Bobby Thompson, to add to the end of section 21-92 B.(1) the following, " and those otherwise complying with the requirements of the ordinance including but not limited to design standards." Motion carries unanimously.

A motion was made by Bobby Thompson, seconded by Blaine Ewing to remove the wording "by the issuance of a Certificate of Appropriateness" from section 21-92 A. (3). Motion carries unanimously.

A motion was made by Bobby Thompson, seconded by Blaine Ewing, to remove Section 21-93 F. (6) (b). Motion carries unanimously.

Motion was made by Bobby Thompson to leave the wording as previously recommended in section 21-93 F. (6). Motion carried 3 to 1.

Motion was made by Blaine Ewing, seconded by Bobby Thompson, to approve the addition of section 21-93 F. (7). Motion carried unanimously.

A motion was made by Blaine Ewing, seconded by Bobby Thompson, to approve Article XII in its entirety as amended at the January 12, 2005 meeting. Motion carried unanimously.

A motion was made by Billy Craver, seconded by Bobby Thompson , that notwithstanding the recommendations that we have sent to the Town Council it is now the sentiment of the Planning Commission that our recommendation is that there be a building envelope that is defined by the design standards, and that as long as people are operating within the design standards that the building official would have the ability to issue a permit. If they go outside of the design standards, at that point the Design Review Board would come into play and determine if applicable guidelines would justify

allowing the relaxation of the standards. Remove the last sentence from the intent paragraph. Motion carried unanimously.

A motion was made by Bobby Thompson, seconded by Billy Craver, to change section 21-52 A. to read, For buildings constructed on a lot in the CC Community Commercial District no more than three (3) feet above grade, [1] For lots that are one fourth acre or larger, the maximum number of square feet shall be no greater than fifty-seven percent (57%) of commercially zoned square feet. [2] For lots that are less than one fourth an acre, the maximum number of square feet, expressed as percentage of total commercially zoned square feet, shall be no greater than 87% minus 2.72% for every 1000 square feet of area platted. Motion carried unanimously.

Meeting was adjourned.

Respectfully submitted,

Sara Smith

Approved:

Chairman

Date