

Planning Commission
February 9, 2005
Minutes

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

The meeting was called to order by Mr. Blaine Ewing beginning with the approval of the agenda.

Bobby Thompson made a motion, seconded by Billy Craver, that the agenda be amended to add discussion to clarify article III of the Cooper Consulting proposal. Vote carried unanimously.

A motion was made by Billy Craver, seconded by Bobby Thompson to approve the minutes from January 12, 2005. Vote carried unanimously.

Bobby Thompson introduced to the commission that section 21-27 B (3) factor needed to be changed from 12 to 10 or correct 4400 square foot minimum down to 4078 square feet. Kent Prause noted that the Design Review Board was already recommending to Town Council that the maximum square footage would be 4000 sq. ft., but would allow up to 5000 square feet.

A motion was made by Bobby Thompson, seconded by Nona Hastie, that we go back and correct the figures in Article III section 21-27 B (2), we'll have to change one thing we just left out. Should be increased by 10 square feet instead of 12 for every additional 100 square feet of lot area. 2400 square feet maximum for the smallest lot on the Island. Article III section 21-27 B (4) should read: Example A 1/2 Acre Lot, 4078 square feet, example B 1/3 acre lot would be 3351 square feet, example C 1/4 acre lot would be 2189 square feet and for basic 5000 square foot lot it would be 2400 square feet. Next paragraph, Design Review Board may increase by no more than 25%. Motion was carried unanimously.

Kent Prause spoke regarding the previous Design Review Board meeting. One thing the Design Review Board was concerned about was that if they met the design standards they did not have to go to the DRB. DRB would like to offer more incentives to have more plans come in front of them. DRB was more concerned with neighborhood compatibility versus house size. DRB would like to have all construction come in front of them, but it needs to be operationalized.

Betty Harmon with the Design Review Board was present and spoke regarding some of the changes the DRB would like to make. Section 21-29 D and Section 21-22 D, DRB (or several members) would like to change the 25% to 100%.

Discussion regarding Article XV began on Accessory Uses and Structures. Blaine Ewing suggested that a change be made to regulate the size of a satellite dish based on previous discussion. Nona Hastie had listed in her notes that the commission suggested to change the size to no more than 2' in diameter. Ms. Hastie also had that decks and patios would only be allowed in the residential and not in the commercial. Garage for personal use allowed only in the residential district, gazebo or cabanas are residential only, green house for residential only, home occupation for residential only, kennels for residential only, personal storage building, shed tool room or workshop for residential only, recreational facilities for residential only. Kent Prause stated that all of this is stated elsewhere within the ordinance. Kent Prause then led the commission through his recommendations. Types of Accessory structures: he is seeing a lot of open landscape structures coming in that end up being enclosed once the vines grow over them, does the commission want these? The majority of the commission wants to add this type of structure so that it would be regulated by the requirements (Kent Prause will come up with the wording to be added). Section 21-139 G, Kent would like this to say beyond 50% of its replacement cost instead of beyond repair, all were in favor. Section 21-142 B (6) should reference Article III section 21-34. Section 21-143 D (2) should also have the wording within the boundaries or the commercial district or other areas designated by Town Council. Section 21-144 Temporary Uses (4) add to the end that they meet all national flood insurance requirements. The commission decided to keep the satellite dishes at 3 feet instead of 2 feet.

Section 21-138 A. (5). Nona Hastie has a concern that currently we allow 600 total square feet for accessory structures and what it being proposed is up to 1250 square feet. The commission decided to leave this wording due to the fact that the 25% is the total of all accessory structures. Randy Robinson, Sullivan's Island Building Inspector, would like to see 21-138 A. (5) to end with 2 feet from street pavement, which ever is greater. Add to section 21-138 C. No accessory uses shall have flat roofs unless approved by the Design Review Board.

motion was made by Blaine Ewing, seconded by Alice O'Dell for section 21-139 B. (2) to read as follows, All fences shall be constructed of wood or manufactured materials that appear to be wood, or wood/wire materials; chain link fences are not permitted,. Motion carried 3 to 2.

A motion was made by Bill Craver, seconded by Bobby Thompson, to have Section 21-140 A. (3) Occupancy of both dwelling units shall be confined to persons meeting the definition of family. Motion carried unanimously.

A motion was made by Bobby Thompson, seconded by Billy Craver, to have section 21-142 B. (2) to read, Elevated pools more than six inches above grade are not

permitted unless developed as an integral part of a Principal Building. Motion carried unanimously

Motion was made to send Article XV to Town Council as amended. Motion carries unanimously.

Respectfully submitted,

Sara A. Smith