

Planning Commission
March 8, 2006
6:30 PM

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

Absent: Alice O'Dell

Also Present: Kent Prause, Zoning Administrator and Randy Robinson, Chief Building Inspector and Codes Enforcement Officer.

A motion was made by Hal Currey, seconded by Elaine Fowler, to approve the January 11, 2006 minutes. Motion carried unanimously.

Bobby Thompson brought forward to the Planning Commission that the Charleston County Green Space plan has decided to allocate their available funds to communities by population. The Town of Sullivan's Island is on that list. He would like to urge Town Council to make a decision on what to do with those funds available to us. Some projects these funds may be used for are the accreted land, Battery Logan, acquiring title to the back marsh property, bicycle paths on the Island, etc.

Discussion was held on item number II. of the agenda part 1. regarding the possible subdivision of the split zoned lots from Station 21 to Station 22, and also on the South side from Station 22 to Station 22 ½ .

The following are points under which Planning Commission would consider allowing the subdivision of these lots if on the residential side of the lot:

1. There was a reduction in the size of the structure allowed to be built
2. Retain bonuses accordingly
3. Build within six inches of the minimum FEMA elevation
4. Non-Conforming Use rules do not apply

The following are points under which the Planning Commission would consider allowing the subdivision of these lots if on the commercial side of the lot:

1. Zoning and use to remain residential.
2. There was a reduction in the size of the structure allowed to be built
3. First floor of structure must be built at grade or no more than 6" above grade
4. Current non-conforming rules would not apply
5. DRB must review all building plans as currently stated in the ordinance

Would like for the allowable uses to be reviewed with the following suggestions on the lots that are subdivided:

- 1: Businesses must have a closing hour around 7pm
2. Remove attached single family residential as an allowable use
3. Remove liquor store
4. encouragement of shared parking
5. no restaurants allowed if they subdivide

Discussion was held on item number II. of the agenda part 2. regarding the possibility of deleting Section 21-50 (C) 4 (b) which limits short term parking. Bobby Thompson stated that the reasoning behind this regulation was to encourage shared parking in the commercial district and for the parking to be used for patrons of the parking district and not for the general public. Kent Prause elaborated on this point that this portion of the code helps to allow for businesses to meet the current parking regulations. The Planning Commission at this time saw no reason to remove this section of the ordinance.

Specific numbers and rules will be determined at a later date and time, the items decided for determining if subdivision would be allowed were for the purposes of passing on a recommendation of possibilities to Town Council for their review.

The next regularly scheduled meeting of the Planning Commission set for April 12, 2006 was rescheduled for April 26, 2006.

Meeting was adjourned.

Respectfully submitted,

Sara Lybrand
Assistant to the Administrator