

Planning Commission  
Minutes  
April 26, 2006

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

Absent: Scott Parker and Alice O'Dell

A motion was made by Elaine Fowler, seconded by Bobby Thompson to approve the March 8, 2006 minutes. A motion was made by Pat Votava, seconded by Bobby Thompson, to amend the minutes to add the wording "zoning and use to remain residential" as #1 under the paragraph beginning with "the following are points under which Planning Commission would consider allowing the subdivision of these lots if on the residential side of the lot..." Motion to amend carried unanimously. Motion to approve minutes as amended carried unanimously.

A motion was made by Pat Votava, seconded by Aussie Geer, to approve the agenda. Motion carried unanimously.

There were two letters of correspondence submitted to be read under the public hearing section of the agenda.

Town Administrator, Andy Benke, submitted a request to Planning Commission from Council to continue the study of allowing subdivision of split-zoned lots in the commercial district. Council would like Planning to look at more specifics of allowing for the subdivision of these lots. Hal Currey felt that the Planning Commission agreed to discuss this further at some point in time and that if we were going to try to amend the ordinance we would hold a public hearing to gather public input. He suggested to Mr. Benke that the Planning Commission schedule a Public Hearing at their next meeting to review and discuss this issue and try to rewrite this piece of the ordinance. Bobby Thompson feels the Commission is acquiescing for a single member of Town Council, believes the rules for amending the ordinances says that either a resident or council comes forward and asks for an amendment to the ordinance, at that point a public hearing is held. Pat Votava stated that she had been to the Council Meeting and Council's Committee Meeting and at the last Committee Meeting this was not on the agenda or talked about. Hal Currey asked the Commission why the rest of the Commission would not want to pursue this further based on their March meeting. Pat Votava, after reviewing old minutes feels that we don't have anything more specific to look at until council votes and gives the Planning Commission something more specific to review.

A motion was made by Elaine Fowler to hold a public hearing on the request from Council regarding the commercial district to see what the public has to say. There was no second.

Aussie Geer, agrees that maybe we should hear what the public has to say and then move on from there. Pat Votava thinks the public hearing is a step too soon. Feels that

Council should propose some language take a vote and then send their request to the Planning Commission.

Lorcan Lucey, Myrtle Avenue, has attended several meetings and remembers that it was stated that the whole commercial district would be addressed at one time; parking, zoning, occupancy of restaurants and noise. Believes this is being separated out as separate issues now. Would like it to be looked at in a comprehensive manner.

A motion was made by Aussie Geer, seconded by Pat Votava, stating that at this time the Planning Commission feels it is not a good idea to attack the Commercial District issues piecemeal and that we should look at the problem in a comprehensive manner; which not only includes the change in the zoning ordinance with respect to split zoned lots, but also parking and other related issues which affect the lives of our neighbors on Sullivan's Island. Motion carried unanimously.

The Public Hearing portion of the meeting was opened:

Susan Romaine, 7 Conquest, would like to see the watercraft ordinance tightened. She is in favor of the recommended changes presented to the Planning Commission. Ms. Romaine also submitted pictures of a boat lifted on a boat lift under the current ordinance. She would also like to see that this boat not be grand-fathered in.

Joe Gentry, 6 Conquest, purchased house in September of 2003 and applied for a dock at that time. He purchased his boat under the current ordinance. Feels that he is grand-fathered under the ordinance to which he purchased the boat.

A motion was made by Elaine Fowler, seconded by Bobby Thompson, to amend Section 21-75 B. (10) to read as follows: No watercraft or other device may be situated upon a boat lift as provided herein, in such a fashion whereby any portion of the watercraft or other device, except masts, antennas and outriggers extends higher than fifteen (15') above the mean high water mark. Motion carried unanimously.

Danny Berryman with Botany Bay Landscaping is in agreement with the proposed changes to the driveway ordinance.

A motion was made by Pat Votava, seconded by Bobby Thompson, to amend Section 21-15 A. (1) (b) to read as follows: Width shall be limited to twelve feet (12') at the street-front lot line in the RS District. Distance between curved radius taper measured at the edge of street pavement shall not exceed twenty feet (20') at the widest point. Radius taper at edge of street pavement may not exceed a ten foot (10.0') curved radius taper. Motion carried unanimously.

A motion was made by Bobby Thompson, seconded by Aussie Geer, to amend Section 21-22 (10) (c) as follows: HVAC stands within (5) feet of the Principal Building located

in the side or rear yards provided that no part of the HVAC stand is within ten feet (10') of the side property line or .... Motion carried unanimously.

A motion was made by Bobby Thompson, seconded by Elaine Fowler, to amend Section 21-137 B (2) to read as follows: No accessory use and/or structure shall be permitted without the existence of a permitted Principal Building or use on the same lot; provided, however not withstanding the definition of the term "accessory use or structure" contained in Section 21-203, fences are expressly allowed on lots without the existence of a permitted Principal Building or use on the same lot. Motion carried unanimously.

A motion was made by Bobby Thompson, seconded by Aussie Geer to adjourn. Motion carried unanimously.

Respectfully submitted,

Sara Lybrand