

Planning Commission  
Minutes  
June 14, 2006

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

Absent: Alice O'Dell and Pat Votava

A motion was made by Aussie Geer, seconded by Hal Currey to approve the minutes of the May 10, 2006 meeting. Motion carried unanimously.

A motion was made by Hal Currey, seconded by Elaine Fowler, to approve the agenda. Motion carried unanimously.

Chairman Scott Parker asked where the discussion was with the changes to the commercial district. Hal Currey stated that the Commission clearly stated to council that they would like to see the commercial district issues looked at as a whole. Staff member Sara Lybrand stated that Councilman Pat O'Neil is working on getting specific wording back to Planning Commission for allowing split-zoned lots.

The public hearing portion of the meeting was now opened.

First item on the agenda is a proposed amendment to change the Board of Zoning Appeals membership from 5 to 7 members. Kent Prause explains that this is stemming from the board having trouble getting a quorum.

A motion was made by Elaine Fowler, seconded by Hal Currey, to approve the proposed amendment of Section 21-173 A. 1. to read: "The Board of Zoning Appeals shall consist of seven (7) members all of which are citizens of Sullivan's Island appointed by Town Council." Motion carried unanimously.

A motion was made by Hal Currey, seconded by Elaine Fowler to change the proposed amendment Section 21-175 E. to read: "Four (4) members are required for a quorum. A majority of the members present shall be necessary to take any action on (1) remanding back for insufficient information; (2) an administrative appeal; (3) a special exception, or (4) a variance".

Kent Prause gave background information on why the proposed change to section 21-20 D (2) has come before the Planning Commission. There are several residents who want to repair their seawalls with hard erosion control devices which our ordinance does not allow. There are situations where the beach front migrates beyond OCRM's jurisdictional authority. We have a written beach front management act now to control this portion of property. This prohibits erosion control devices in the RS District and we also have an ordinance that mirrors OCRM's regulations where erosion control devices are allowed. OCRM's regulations are very specific where the Town's are not. The Planning Commission felt that there was not enough definition and that they needed more

information. They directed Kent Prause to come back to the next meeting with some proposed language changes and information. The public hearing was held open.

A motion was made to adjourn the meeting by Elaine Fowler, seconded by Aussie Geer, motion carried unanimously.

Respectfully submitted,

Sara Lybrand