

**Town of Sullivan's Island Planning Commission**  
**August 30, 2006, 6:30 PM**

**Minutes**

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

Absent: Alice O'Dell

Staff Present: Trenholm Walker, Kent Prause, Randy Robinson and Andy Benke

Real Estate Committee of Council: Pat O'Neil, Mike Perkis, and Buddy Howle

The meeting was called to order by Vice-Chair Currey. A quorum was present at the meeting and the requirements of the Freedom of Information Act have been met.

**I. Approval of Minutes from August 09, 2006**

The minutes for the meeting of August 9, 2006 and August 30, 2006 will be submitted together.

**II. Approval of Agenda**

The meeting and agenda of August 9, 2006 was continued.

**III. Correspondence and General Public Comments**

There was no correspondence or general comments for the Planning Commission.

**IV. Unfinished Business-None**

There was no unfinished business for consideration by the Planning Commission.

**V. New Business-Discussion Topics**

There was no new business for consideration by the Planning Commission.

**VI. Public Hearing – Continued from August 9, 2006**

1. Proposal to amend Section 21-12. Lot size, dimension, use location, calculating and measuring areas. A. Lot size and dimension. to add number five (5) to allow subdivision of split-zoned lots with additional restrictions.

2. Proposal to amend Section 21-21. Lot area and width. to add section C to allow subdivision of split-zoned lots if procedures for review and approval are followed as provided in Section 21-12 A. (5).

The public hearing on the matter of subdivision of split zoned lots was continued. Gerald Kaynard 424 Patriot Street spoke in support of subdivision of split zoned lots and further commented that there should be no penalty to the property owners for the opportunity to subdivide the lots. Rydick Lynch of Poe's Tavern spoke in favor of subdivision of split zoned lots. He further noted that a smaller house on the residential portion of a lot would likely result in rental only property and as such be contrary to the residential nature of the Island.

There being no further residents wishing to address the Commission, Vice-Chairman Currey closed the public comment portion of the public hearing.

Mayor Pro-Tem Pat O'Neil discussed the genesis of the subdivision of split zoned lots which originated at Council. Council was looking for conditions under which the Town and property owners could benefit from the subdivision of split zoned lots. General discussion followed regarding the size of the commercial district and lots which were suitable to subdivide. Pat O'Neil and the Commission had discussion of the specific questions posed by the Commission at the previous hearing.

Elaine Fowler made a motion for the Commission to go to Executive Session for legal advice. The motion was seconded by Aussie Geer and the vote was unanimous.

The Commission returned to regular session. Vice Chair Currey confirmed that no action was taken in Executive Session.

The Commission reviewed the proposed amendments by line item. Consensus was that sections 21-12 A (5); 21-12 A (5) (a); 21-12 A (5) (b); (i); 21-12 A (5) (b) (ii); 21-12 (5) (c) (ii); 21-12 A (5) (c) (iii); 21-12 (5) (c) (iv); 21-12 A (5) (c) (v); 21-12 A (5) (d); 21-12 A (5) (e) (i); 21-12 A (5) (e) (iii); 21-12 A (5) (e) (5); 21-12 A (5) (f) (b); 21-12 A (5) (f) (b); 21-12 A (5) (g) and 21-21 C were acceptable as written. Consensus was that 21-12 A (5) (c) (iii) should include language which would allow parking on the commercial zoned side of the lot with buffer that is opaque and acoustic in nature between subdivided lots. Consensus was that section 21-12 A (5) (c) (i) should be written to encourage buildings to be built as low as possible. Consensus was that section 21-12 A (5) (e) (ii) should be written to reflect no more than 4 feet above grade or 1 foot above FEMA flood whichever is higher. Consensus was to strike section 21-12 A (5) (e) (v). Consensus was to clarify section 21-12 A (5) (f) (a) to indicate compliance by each of the resulting lots.

Bobby Thompson made a motion to approve the amendments to the ordinance based on the discussed changes by the Commission. The motion was seconded by Elaine Fowler. The motion carried on a 4-1 vote with Pat Votava casting the nay vote.

Vice Chair Currey expressed appreciation to Trenholm Walker and Kent Prause for assistance and comment during the process to review and amend the section of the ordinance which addresses split zoned lots.

## **VII. Adjournment**

Elaine Fowler made a motion to adjourn with second from Scott Parker. The motion carried with a unanimous vote of 5-0.