

Town of Sullivan's Island Planning Commission
August 9, 2006, 6:30 PM

Minutes

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

Absent: Elaine Fowler, Alice O'Dell, and Scott Parker

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

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 July 12, 2006

A motion was made by Aussie Geer and seconded by Bobby Thompson to approve the July 12, 2006 minutes as amended. Discussion followed regarding language to indicate the public hearing was closed. Pat Votava moved to amend the motion to approve the minutes by adding a paragraph to state that the public hearing portion of the meeting was closed at the conclusion of Mr. Eiser's discussion of the Beachfront Management Act. Bobby Thompson seconded the motion. Motion to amend carried unanimously. Aussie Geer made a motion to approve the minutes as amended, seconded by Bobby Thompson, no discussion followed, and motion carried unanimously.

II. Approval of Agenda

A motion was made by Aussie Geer, seconded by Bobby Thompson, to approve the agenda of August 9, 2006. There was no discussion and the motion carried unanimously.

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

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 opened. Arthur Schirmer 2108 Atlantic Avenue expressed concern that subdivision of lots in the commercial district would contribute to increased density, traffic, parking and safety issues in the area. Jackie Shedrow 2214 Jasper Boulevard expressed concern that subdivision of split zoned lots could set a precedent for further changes in zoning. Additionally, while subdivision of the split zoned lots would help shield her property from the commercial district, the zoning ordinance should regulate residential structures so that new structures are consistent with existing homes. Rick Graham 2102 I'on Avenue spoke in favor of subdivision of split zoned lots. He expressed concerns that owners should be able to keep raised structures on I'on Avenue. He spoke in opposition to any limits of residential use on commercial lots. Loren Ziff 1412 Thompson Avenue spoke in favor of subdivision of split zoned lots. He added comments regarding parking and elevation of commercial structures. Rusty Bennett 3124 Marshall Boulevard spoke in favor of subdivision of split zoned lots. He noted his concerns regarding the language of the proposed amendments. He disagreed with any restriction preventing a lot subdivision if a restaurant existed on the commercial portion of the lot. Additionally he did not agree with the limitation on size of the residential structure. Tim Reese 305 Station 20 Street commented that he would like to see the owners between Station 21 and Station 22 Streets have the opportunity to subdivide the split zoned lots and sell the commercial side as residential usage.

General discussion by members of the Planning Commission followed public comment. Pat Votava questioned whether the current ordinance prohibited an owner from building a residential structure on the commercial side. Kent Prause confirmed the ordinance restricts residential structures in the commercial district. Aussie Geer expressed concern that subdivision of split zoned lots would set a dangerous precedent throughout the Island.

Pat Votava made a motion to approve the language to amend 21-12 A and 21-21 as written subject to legal review with regard to precedent of subdivision of other lots. Bobby Thompson seconded the motion. Lengthy discussion followed with regard to matters of parking; intent of Council in 21-12 A (5) (b) (i), (ii), and (iii); precedent for further subdivision; and 21-12 A (5) (c) (ii).

Motion was made by Bobby Thompson to amend the main motion with second by Aussie Geer. The amended motion would approve the language to amend 21-12 A and 21-21 as written subject to clarification of Sections 21-12 A (5) (b) (i), (ii), (iii); 21-12- A (5) (e) (ii); 21-12 A (5) (c) (ii); 21-12 A (5) (e) (ii); 21-12 A (5) (e) (v); and clarification of the precedent for further subdivision of other lots at a joint meeting of the Planning Commission with the Real Estate Committee of Council and legal consul. Pat Votava made a motion to table the motion; seconded by Robert Thompson. All in favor.

Vice Chair Currey confirmed the Public Hearing would be continued at the earliest available date.

VII. Adjournment

Motion was made by Pat Votava and seconded by Aussie Geer to adjourn. There was no discussion and the motion carried by unanimous vote.