

TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
WORKSHOP/SPECIAL MEETING MINUTES
Wednesday, June 11, 2008

A workshop/special meeting of the Town of Sullivan's Island Planning Commission was held at 5:05 p.m., Wednesday, June 11, 2008 in Town Council Chambers, 1610 Middle Street all requirements of the Freedom of Information Act having been satisfied. Present were Commission members Chairman Hal Currey, Vice-Chairman John Winchester, Aussie Geer, Nicky Bluestein, Anne Osborne Kilpatrick, Elaine Fowler and Bobby Thompson; Zoning Administrator Kent Prause and Assistant to Administrator Lisa Darrow.

I. Call to Order. Chairman Currey called the meeting to order, stated the press and public were duly notified pursuant to state law.

Mr. Rick Graham, 2102 I'On Avenue, asked and received permission to make a few comments regarding Land Use, on the meeting agenda for consideration tonight. Mr. Graham expressed his support for the Community Commercial (CC) District and preservation of the commercial corridor. He submitted that the commercial elements were important to the Town and its residents and urged continuation of commercial zoning in the CC corridor.

III. Review of Town Comprehensive Plan

Vonie Gilreath, Senior Planner, BCD-COG

Ms. Gilreath provided a large Land Use map from 2004 for the Commission to review and mark with revisions. She stressed that Land Use and Zoning maps are separate.

The Commission focused its discussion on the marsh areas around the Island, currently zoned RC-2 but not particularly marked or identified on the Land Use map. The Commission discussed terminology and permitted uses for the marsh areas, particularly in terms of restricting construction. Ms. Fowler submitted there is some ambiguity in the ordinances regarding RC-2 land use language and suggested clarification. Zoning Administrator Prause recommended that the Land Use map be expanded to include the entire corporate area within Town limits. Further, Zoning Administrator Prause noted that all Town land use elements are explained in the 1998 Comprehensive Plan except RC2-zoned land, and recommended rectifying this oversight.

After additional discussion, the Commission decided to add two (2) categories to the Land Use map regarding RC-2 zoned land and decided to discuss definition of the categories at the next meeting. The Commission's preliminary discussion was a possible RC1 and RC2 designation with explanation of allowed uses for the land.

Thereafter the Commission commented on Club House Island, off of Breach Inlet. It was noted that the property owners for this property were in attendance tonight. The Commission noted the owners have not officially presented any applications to the Commission or Town for this property.

Ms. Fowler noted that development on isolate islands like Club House Island might have a detrimental visual impact on neighbors, both on Sullivan's Island and Isle of Palms. She suggested a physical inspection of Club House Island.

Mr. Thompson supported identifying all marsh areas in the corporate Town area as conservation.

Ms. Kilpatrick concurred with Ms. Fowler on the need for a thorough inventory of marsh area land and supported further definition of marsh land (zoned RC2) to be shown on the Land Use map. She suggested the terminology of Conservation and Conservation/Recreation.

Mr. Winchester supported use of two categories for marsh area on Land Use Map and stressed need for careful consideration, and definition, of "Recreation."

Mr. Bluestein and Ms. Geer supported the concept of further study for marsh lands, particularly privately held property.

Chairman Currey reiterated other Commission members' calls for a study of marsh land, noting the need for preserving view corridors. He supported a Conservation designation for marsh lands on the Town's Land Use Map.

Chairman Currey observed that it was time for the Commission to move to the regular monthly meeting, noting that the Comprehensive Plan would be the primary business of this meeting. Ms. Gilreath indicated she would remain for the regular Planning Commission meeting.

There being no further business, the meeting was adjourned at approximately 6:30 p.m.

Respectfully submitted,

Lisa Darrow
Asst. to Administrator

Approved at the July 9, 2008 Regular Planning Commission Meeting