

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION MINUTES**

Wednesday, July 9, 2008

The regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:35pm on Wednesday, June 9, 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, Nicky Bluestein, Aussie Geer, Anne Osborne Kilpatrick, Bobby Thompson and Elaine Fowler; Zoning Administrator Kent Prause and Asst. 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 and commented that the meeting is starting five (5) minutes late to accommodate a short break after the Commission's Workshop just prior to this meeting on the Town's Comprehensive Plan.

II. Approval of Agenda

MOTION: Mr. Currey made a motion to approve the agenda; seconded by Ms. Kilpatrick; MOTION UNANIMOUSLY PASSED.

III. Approval of Minutes

MOTION: Mr. Thompson made a motion to approve the June 11, 2008 Workshop/Special Commission Meeting with the following revisions:

- (1) Page 2 of 2 – revise Ms. Fowler's comments to reflect her recommendation that the Commission physically visit Club House Island to check the impact of developing the island, should the Commission receive, in the future, an application which would include such plans.
 - (2) Page 2 of 2 - revise Mr. Bluestein's reference to marsh areas to note his endorsement for further study of the marsh lands in the Town limits.
- Seconded by Chairman Currey; MOTION UNANIMOUSLY PASSED.**

MOTION: Mr. Thompson made a motion to approve the following minutes as presented: June 11, 2008 Regular Planning Commission Meeting and June 19, 2008 Planning Commission Workshop/Special Meeting; seconded by Chairman Currey; MOTION UNANIMOUSLY PASSED.

IV. General Correspondence and General Public Comment - NONE

Commission agreed, due to time constraints, to hear reports under Unfinished Business at this time.

VI. Unfinished Business

1. Accreted Land Management Consultant Services RFQ – Status Update

Chairman Currey reported that Scope of Work and contractual agreement has been completed. The subcontractor, Sabine and Waters, has been on-site to observe and inventory the spring/early summer bird nesting and migration patterns. Field surveys

from subcontractor Dewberry are to begin within ten (10) days. Town Administrator Benke is scheduled to meet with Tim Kana of CSE on July 10, 2008 to establish a time line and dates for substantial and final completion of the project.

**2. Master Community Commercial (CC) District Plan
Consultant Services RFP – Status**

Chairman Currey reported on project status, to date: Selection Committee reviewed consultant RFP packages April 1, 2008 and interviewed top tier candidates May 9, 2008. Council awarded project to Seamon Whitesides & Associates/Urban Edge Design Studio on May 20, 2008. Town Administrator Benke and Bill Eubanks, Urban Edge Design Studio met for discussion of project's scope of services, timeline and contract. The final draft proposal and contract were submitted to Town for review and edits June 25, 2008.

Commission returned to order of published agenda.

V. New Business:

Town Comprehensive Plan – 10 year Review

Chairman Currey noted that the Commission has reviewed the Land Use Element and Land Use Map at the Workshop/Special Meeting just prior to this meeting. Commission agreed to review Needs & Goals for Land Use Element at the July 17, 2008 Workshop.

1. Community Facilities

Chairman Currey noted that the Community Facilities Element has been reviewed in the past. The Commission reviewed the Land Use Element for additional language Mr. Winchester provided regarding the Water and Sewer Department, Police Department and Town Hall. The Commission also reviewed the Community Facilities Needs & Goals, completing almost all of the review (Exhibit A).

Chairman Currey noted that the Commission has scheduled an additional Comprehensive Plan Workshop/Special Workshop for Thursday, July 17, 2008 from 5:00pm – 7:30pm, and Vonie Gilreath, BCD-COG will be present for this meeting. Topics to be discussed at this next meeting will include the following Elements and Needs & Goals: Housing, Cultural Resources, Transportation, Community Facilities and Land Use.

Ms. Fowler made a motion to adjourn; seconded by Chairman Currey; meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Lisa Darrow
Asst. to Administrator

Approved at the August 13, 2008 Regular Planning Commission Meeting