

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

Wednesday, August 13, 2008

The regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:40pm on Wednesday, August 13, 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, Asst. to Administrator Lisa Darrow and Building Official Randy Robinson.

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 a few minutes late to accommodate a short break after the Commission's Workshop on the Town's Comprehensive Plan, held just prior to this meeting.

II. Approval of Agenda

MOTION: Mr. Thompson made a motion to approve the agenda with one adjustment: consider Land Use element as first item under New Business (VI); seconded by Ms. Fowler; MOTION UNANIMOUSLY PASSED.

III. Approval of Minutes

MOTION: Mr. Thompson made a motion to approve the July 9, 2008 Workshop/Special Commission Meeting; seconded by Ms. Geer; MOTION UNANIMOUSLY PASSED.

MOTION: Mr. Thompson made a motion to approve the July 9, 2008 Regular Planning Commission Meeting; seconded by Mr. Bluestein; MOTION UNANIMOUSLY PASSED.

MOTION: Ms. Kilpatrick made motion to approve the July 17, 2008 Workshop/Special Commission Meeting; seconded by Ms. Geer; MOTION UNANIMOUSLY PASSED.

IV. General Correspondence and General Public Comment - NONE

V. Public Hearing

1. AN ORDINANCE TO AMEND CHAPTER 21, ZONING, ARTICLE III, RS-SINGLE FAMILY RESIDENTIAL DISTRICT, SECTION 21-26, ARTICLE IV, CC-COMMUNITY COMMERCIAL DISTRICT, SECTION 21-55 AND ARTICLE XXI, DEFINITIONS, SECTION 21-203, CLARIFYING WHAT CONSTITUTES IMPERVIOUS/PERVIOUS SURFACES AND MATERIALS.

Chairman Currey opened the public hearing; seeing no public present to comment, he closed the public hearing.

Staff Comments:

Building Official Robinson provided an overview of the use of pervious surfaces on the Island commenting that traditionally residents used oyster shells. He noted that, over time, oyster shells become compacted and can act as a more impervious surface for stormwater runoff. Additionally, oyster shells have a tendency to crumble and become a part of the runoff into the waterways. Building Official Robinson stated Council referred consideration of pervious surfaces to the Planning Commission for recommendations. He suggested inviting Chuck Jarman of Charleston County stormwater management division to attend the September meeting to speak with the Commission on this matter.

When asked by Commission members, Building Official Robinson noted that there are a variety of ways to deal with pervious surfaces: from the type of materials one uses to the way in which impervious surfaces are installed. He noted it was possible to have a concrete or asphalt driveway with a pervious layer beneath that absorbed runoff moving through a small drainage area in the impervious surface.

After some discussion the Commission the following motion was made:

MOTION: Chairman Currey made a motion to defer action on the public hearing item to allow speakers to come to the September 2008 Regular Commission meeting and provide additional education and options; seconded by Vice-Chairman Winchester; MOTION UNANIMOUSLY PASSED.

2. AN ORDINANCE TO AMEND CHAPTER 21, ZONING, ARTICLE XVI, NONCONFORMITIES, SECTION 21-149(H), HISTORIC BUILDINGS, PERTAINING TO THE NON-CONFORMING STATUS OF DESIGNATED HISTORIC BUILDINGS PROVIDING THAT CONFORMING STATUS MAY APPLY TO HEIGHT, SETBACK, YARD, AREA AND OTHER DIMENSIONAL REQUIREMENTS ONLY; AND THAT ALTERATION OR REMOVAL OF ARCHITECTURAL FEATURES AND/OR HISTORIC FABRIC MAY RESULT IN THE LOSS OF HISTORIC DESIGNATION AND CONFORMING STATUS

Chairman Currey opened the public hearing; seeing no public present to comment, he closed the public hearing.

Staff Comments:

Zoning Administrator Prause and Building Official Robinson noted there have been instances when historic homes that were non-conforming for one or more features were deemed conforming by the Design Review Board due to historic significance. They commented that there have been past instances where property owners, after receiving the conforming status due to historical significance, made changes to the houses such that the property's historical integrity was materially compromised.

Zoning Administrator Prause commented that, at Council's directive, staff prepared draft language to amend Section 21-149(H) of Town Zoning Ordinance as it relates to this issue of non-conforming historic properties (**Exhibit B**). Thereafter, Zoning Administrator Prause briefly reviewed the language, noting that the change would permit the Design Review Board to deem historic properties conforming as to building dimension and setback issues. Currently the language reads that such buildings are considered conforming "for all purposes," and Zoning Administrator submits that the current language is too broad.

Commission members generally agreed that Section 21-149(H) needed to be reworked and tightened to prevent any abuse of the spirit of the ordinance. The Commission then spoke of the types of penalties available to the Town to prevent future activity. After some revisions to the text (final language is in Exhibit B), the Commission made the following motion:

MOTION: Ms. Geer made a motion to approved the revisions to Section 21-149(H) as amended and shown on Exhibit B attached to these minutes hereto and recommended these revisions be forwarded to Council for ordinance consideration; seconded by Ms. Fowler; MOTION UNANIMOUSLY PASSED.

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 worked through the remainder of the Land Use Element at this meeting.

VI. Unfinished Business

1. Accreted Land Management Consultant Services RFQ – Status Update

Chairman Currey reported that Town consultant CSE is currently conducting field studies.

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

Chairman Currey reported Council approved Seamon, Whiteside & Associates with Urban/Edge Design Studios to handle this project, awarding them the contract at the August 4, 2008 Special Council meeting. He noted that Council and Staff were finalizing the public charette dates.

Ms. Fowler made a motion to adjourn; seconded by Chairman Currey; meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Lisa Darrow
Asst. to Administrator

Approved at the September 10, 2008 Regular Planning Commission Meeting