

**TOWN OF SULLIVAN'S ISLAND
SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, September 9, 2009**

A regular meeting of the Town of Sullivan's Island Planning Commission was held at 6:30 p.m., Wednesday, September 9, 2009 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, Bobby Thompson and Elaine Fowler; Building Official Robinson.

I. Call to Order. Chairman Currey called the meeting to order and stated the press and public were duly notified pursuant to state law. Chairman Currey noted all Commission members were present except Mr. Bluestein & Ms. Kilpatrick, whose absences were excused.

II. Approval of Agenda.

Chairman Currey asked for one addition to the agenda as New Business item D: report on permitted uses within the Community Commercial (CC) District.

MOTION: Mr. Winchester made a motion to approve the agenda; seconded by Mr. Thompson; MOTION UNANIMOUSLY PASSED.

III. Approval of Minutes.

Chairman Currey noted that Asst. to Administrator Darrow has provided the Commission with revised August 12, 2009 draft minutes, further clarifying Commission comments and correcting the address of a citizen who spoke during the public hearing.

MOTION: Mr. Thompson made a motion to approve the August 12, 2009 regular meeting minutes; seconded by Ms. Geer; MOTION UNANIMOUSLY PASSED.

IV. Correspondence & General Public Comments – None

VI. New Business - None

VII. Unfinished Business

The Planning Commission received reports on the following ongoing projects:

A. Master Community Commercial District Plan

- Town Staff, the chief engineer for SCDOT and consultant Urban Edge Studio will meet on Thursday, September 17, 2009 for a final discussion of parking issues. SCDOT will decide whether it will approve the proposed parking concepts suggested by Urban Edge Studio, specifically regarding reverse angle parking.
- Based upon SCDOT's decision, Town Council will determine the date/time to hold a public meeting to present and discuss the Consultant's proposed Plan.

B. Accreted Land Management Plan

- Special Council meeting will be held at 6:30PM on Tuesday, September 29, 2009 at Town Hall. Council will discuss instructions and direction for the Consultant to construct a management plan for the accreted land.

C. Sullivan’s Island Comprehensive Plan – Status update

- Council passed Third Reading of Ordinance 2009-6, with ratification expected at the September 15, 2009 regular Council meeting.

D. Uses with the Community Commercial District: Section 21-50(C)(5) Ordinance change recommendation – Status

Chairman Currey reported that last month the Planning Commission held a public hearing, at Council’s direction, to consider potential ordinance changes to allow single-family residential development within the Community Commercial (CC) District. The Commission discussed and recommended modifications to Section 21-50(C)(5) to allow single-family residential development as a special exception in the CC District on Middle Street between Station 22–20 only. During the course of discussion, Chairman Currey recalled that a member of the Commission asked about residential use, in particular duplex construction, within the rest of the CC District (Station 22-22 ½).

Chairman Currey stated that he provided a report to Council at its August 18, 2009 regular meeting and Council discussed the matter for a while. Council asked that the Planning Commission hold a public hearing to consider permitted and prohibited uses in the CC District, generally. After the August 18, 2009 Council meeting, Chairman Currey asked Staff and Councilman Pat O’Neil, Real Estate Committee Chair, to further clarify the scope and assignment for the Planning Commission. It was decided that the Commission would wait until Council, as a whole, met to clarify its assignment for the Planning Commission. Chairman Currey noted that the September 8, 2009 Committees of Council meeting ran late and Council decided to defer discussion of this matter until the September 15, 2009 regular Council meeting.

Chairman Currey anticipated Council would have clarification for the Commission this month so that a public hearing could be properly advertised and held at the October 14, 2009 regular Planning Commission meeting.

There being no further business, the meeting was adjourned at approximately 6:55 p.m. (Mr. Thompson; Mr. Winchester seconded).

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the Wednesday, October 14, 2009 Planning Commission Meeting