

**TOWN OF SULLIVAN’S ISLAND, SOUTH CAROLINA  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, February 10, 2016**

A regular meeting of the Town of Sullivan’s Island Planning Commission was held at 6:30 p.m., Wednesday, February 10, 2016 at Town Hall, 2050-B Middle Street, all requirements of the Freedom of Information Act satisfied. Present: Commissioners Sydney Cook (Vice-Chair), Charlie Cole, Hal Currey, Carl Hubbard and Manda Poletti. Staff members present: Zoning Administrator Henderson, Asst. to Administrator Darrow, Building Official Robinson and Water/Sewer Manager Gress.

**Call to Order.** Vice-Chair Cook called the meeting to order, stated press and public were duly notified pursuant to state law and Commission had a quorum (Commissioners Huey and Visser had excused absences). Three residents and no media present.

**I. Approval of Agenda – Commission approved agenda with no changes**

**II. Approval of Minutes**

**MOTION: Ms. Poletti moved to approve the January 13, 2016 minutes; seconded by Mr. Cole; MOTION UNANIMOUSLY PASSED.**

**III. Items for Information**

**1. Community Facilities: Element 7-Comprehensive Plan: Staff review of Water and Sewer Department infrastructure projects that have been implemented, are ongoing, or proposed for future implementation.**

Planning Commission continued its review of Town initiatives and policies reviewed from 2013 to present (since the 2013 five-year interim update of the Comprehensive Plan), and, how this activity is tied to the stated Town Comprehensive Plan goals and implementation strategies.

This meeting: Commission received an update on activity related to the Community Facilities Element

Staff Update

Zoning Administrator Henderson

- Provided a brief introduction of the Community Facilities Element and introduced Water/Sewer Manager Gress, present to provide an overview of Water & Sewer Department activities.

Water/Sewer Manager Gress:

- Outlined the various water/sewer related policy considerations and projects either recently completed, currently underway and/or identified on the Council Water/Sewer Committee for future discussion.

Zoning Administrator Henderson noted the intention is to bring various Town departments (fire, police, etc.) before the Planning Commission to provide a similar type of update, to prepare the Commission for the 10-year Comprehensive Plan review activity in mid/late 2017 (update due to Council in 2018).

**Public Comments: None**

**No action taken. Commission will continue review of the current Comprehensive Plan strategies and goals at future meetings.**

Zoning Administrator Henderson plans to continue tracking the Community Facilities Element by having department heads from Police, Fire, Maintenance, General Administration and Building provide a report to the Planning Commission, similar to the one provided tonight by Water & Sewer Manager Gress.

**2. Stormwater Management Regulations: Review of current stormwater management zoning regulations for residential and nonresidential development [Zoning Ordinance Section 21-26, Impervious Coverage; Section 21-13, Increase or decrease in natural elevations prohibited].**

Staff Update (Zoning Administrator Henderson)

- Council directed Commission to consider the merits of zoning ordinance text amendments that would clarify the regulations related to residential stormwater runoff.
- Currently Staff can request but cannot mandate a property owner, seeking to put infill on the property, to retain and provide a certified engineering stormwater management design/plan.

Concern: Currently, property owners who incorporate development infill, elevating the topography of the property, are required to show how sheet runoff would be moved away from the lot and into the current Town stormwater collection systems. There may be unintended consequences to neighboring properties located on the block who find stormwater runoff collecting on their lots. Text amendments to the Zoning Ordinance could require homeowners to provide Staff evidence of a plan to successfully manage stormwater on-site.

**Public Comments**

Skipper Condon, 2201 I'On Avenue, expressed support for Town initiatives to mandate property owners address stormwater runoff on their properties, concurrent with development plans. Noted he has spent over \$10,000 in the past few years attempting to mitigate stormwater runoff issues on his lot; concerned new development on his block may undermine these costly mitigation efforts going into the future.

Planning Commission asked Staff to draft proposed ordinance language for consideration at next month's meeting. **No action taken – item to be continued for discussion in March**

3. **Staff Update on Town Projects – oral report**
4. **Correspondence/Comments – No written correspondence; oral comments mentioned earlier**
5. **Next Meeting – (6:30pm) Wednesday, March 9, 2016 at Town Hall**

There being no further business, the meeting adjourned at approximately 7:40 p.m. (Mr. Currey motioned; Mr. Hubbard seconded; unanimously passed).

Respectfully submitted,  
Lisa Darrow  
Asst. to Administrator

Approved at the Wednesday, March 9, 2016 Planning Commission Meeting