

**TOWN OF SULLIVAN’S ISLAND, SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, April 13, 2016**

A regular meeting of the Town of Sullivan’s Island Planning Commission was held at 6:30PM, Wednesday, April 13, 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, Carlsen Huey, Carl Hubbard and Manda Poletti. Staff members present: Zoning Administrator Henderson and Asst. to Administrator Darrow.

Call to Order. Vice-Chair Cook called the meeting to order, stated press and public were duly notified pursuant to state law, Commission had a quorum (Chair Visser had an excused absence), and member of the public (no media) present.

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

II. Approval of Minutes

MOTION: Ms. Poletti moved to approve the March 9, 2016 minutes; seconded by Mr. Cole; MOTION UNANIMOUSLY PASSED.

III. Text Amendments

1. Private Property Stormwater Management Regulations: Zoning Ordinance text amendments to require onsite stormwater management regulations for residential and nonresidential development [Section 21-13, Increase or Decrease in Natural Elevations Prohibited].

Zoning Administrator Henderson introduced Chris Wannamaker with the Charleston County Public Works Stormwater Division, in attendance at Staff request as resource during the Commission’s discussion of stormwater management strategies.

Continuation of topic introduced at the February 2016 Commission meeting and continued monthly to this meeting. Staff Update (Zoning Administrator Henderson)

Background:

- Council directed the Planning Commission to consider the merits of zoning ordinance text amendments that would clarify the regulations related to residential stormwater runoff. Council reaffirmed, at its February 16, 2016 meeting, its desire for the Commission to consider stormwater management zoning regulation text amendments.
- 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.

- Discussion held during the March 9, 2016 Planning Commission meeting and consideration given to modifying Sections 21-26 (Impervious Coverage) and 21-13 (Increase or decrease in natural elevations prohibited. After a brief deliberation, the Commission endeavored to amend the “General Requirements” (Article II) to ensure onsite stormwater regulations would be required on both residentially and commercially zoned properties

Commission Recommended Changes & Research:

1. The Commission further recommended that staff produce examples of projects permitted on a regular basis and reduce the threshold size of the structure or impervious area to 625 square feet which is commensurate with the maximum building footprint size for accessory structures;
2. Show some size examples of home additions, sheds, pools and driveway/ hardscape additions to residential and commercial properties.
3. Show cost examples of typical best management practices (BMPs) for small lots

Staff Comments:

Zoning Administrator reviewed various examples of home additions to give Commission size perspective, and, reviewed examples of non-pervious surface strategies available to homeowners who seek to minimize impervious surface lot coverage.

Benchmarking/Research

COST ESTIMATES FOR SMALL LOT DRAINAGE PLANS:

Engineering Firm	Drainage Plan Cost	Construction Cost
Wertimer & Associates	\$1,500 to \$3,000	Variable per site conditions
Furman RLA	\$1,500 to \$2,000	Variable per site conditions
Thomas & Hutton	\$2,500 to \$4,000	Variable per site conditions

Zoning Administrator offered draft language options (**Exhibit A**) that incorporated feedback from March Planning Commission meeting discussion.

Staff Recommendation:

Consider draft language (**Exhibit A**) per the Commission’s revisions from the March 9, 2016 meeting. Examples of impervious surface projects (home additions, new pools, hardscape) will be shown during the meeting along with estimated costs for small lot SWM projects. Consider holding a public meeting regarding text amendment at the May 11, 2016 Planning Commission meeting.

Correspondence/Comments:

Email/letter from Richard Graham (2102 I’On) regarding Stormwater Management (**Exhibit B**)

Commission Discussion:

Commission members discussed stormwater text amendments and best management practices and policies, in general, with Zoning Administrator Henderson and Mr. Chris Wannamaker, Charleston County Stormwater Management Division. Discussion centered on the following points:

Clarifying goal of stormwater management language:

- Discussion of volume control (zero runoff from lot)
- Discussion of runoff that would not “adversely impact drainage” and management plan that would reasonably address stormwater runoff levels.
- How would pre-existing conditions be considered in management plan? This might include on-site stormwater management problems, often due to lot configuration and existing runoff water flow, and inadequate or non-existent stormwater drains in public rights-of-way.

Staff and Mr. Wannamaker reviewed how the type of rain/water management standards in the text amendment would affect the standard to be required of property owners related to stormwater runoff:

Design:

Option 1: Could require stormwater management plan be designed to accommodate a specific rain event standard (10 year storm event recommended)

Option 2: Could require management plan to demonstrate how lot would be impacted by 1” of stormwater on a lot. A runoff standard could be established for sufficient management of this runoff.

One inch of rain on a lot in a 24 hour period would be equivalent to a 1-2 year rain event.

Mr. Wannamaker noted the cumulative effect of small rain events (like option 2) on a community during rainy seasons (i.e. summer/hurricane season for Sullivan’s Island). Smaller rain events over a two week period can accumulate to have a significant negative impact on stormwater capacities.

No action taken – item to be continued for discussion at May meeting

IV. Items for Consideration

1. Planning Commission Meeting Time Change: Planning Commission approval of revised meeting time change from 6:30PM to 6:00PM and required compliance with Section 1 (Time and Place), *Planning Commission Rules of Procedure*

Last month Commission discussed the benefits of changing its meeting start time to 6:00PM, to conform to the start time for other Boards/Commission and Council meetings. Proposed revised 2016 calendar of meetings reviewed (**Exhibit C**).

MOTION: Mr. Cole moved to approve meeting time change from 6:30PM to 6:00PM as outlined in Exhibit C; seconded by Mr. Currey. MOTION UNANIMOUSLY PASSED.

2. **Staff Update on Town Projects** – oral report
3. **Correspondence/Comments** – Noted letter from Rick Graham regarding stormwater management (**Exhibit B**) mentioned earlier.
4. **Next Meeting** – 6:00PM, Wednesday, May 11, 2016

There being no further business, the meeting adjourned at approximately 7:50PM (Mr. Currey motioned; Ms. Poletti seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the Wednesday, May 11, 2016 Planning Commission Meeting

EXHIBIT A
Town of Sullivan's Island Planning Commission
April 13, 2016

Draft text amendment language introduced during the Staff Report

Sec. 21-13. Increase or decrease in natural elevation prohibited.

- (1) Any importation of materials of any type or re-contouring of a lot's existing contours that increased a lot's existing ground elevation more than one (1) foot above existing grade and results or may result in elevating an existing or proposed structure is strictly prohibited.
- (2) Any decrease in a lot's existing ground elevation is strictly prohibited.
- (3) No lot shall be graded or filled to an elevation that results in a change to the existing stormwater runoff for such lot without the Building Official's or Zoning Administrator's prior approval of a stormwater management plan. The stormwater management plan shall include the stamp and signature of a duly license civil engineer or landscape architect, all existing and proposed topographical features of the lot, and a statement by the professional certifying that the filling or grading of the lot will not adversely impact the drainage of any adjacent properties, drainage systems or rights-of-way. The following site changes will require the submittal of a stormwater management plan:
 - a. Any new building construction or addition of impervious surface (pool, driveway, parking area, etc.) to a site in excess of six hundred and twenty-five (625) square feet in area;
 - b. Additional submittal materials, design specifications and maintenance schedules may be requested at the discretion of the Building Official and/or Zoning Administrator.

EXHIBIT B
Town of Sullivan's Island Planning Commission
April 13, 2016

Dear Members, Planning Commission

4/13/16

I'm against stormwater impact fees for any classification of new development unless new infrastructure is required. It is not acceptable to place a financial burden on owners for a stormwater system the town does not own. The town needs to work with the county and figure out how to start fixing the entire system. If more funding is needed stormwater fees need to be increased for everyone. Please see the minutes included concerning the risk of the town taking on too much responsibility by itself.

There are ditches on two sides of my property at 2102 Ion. The station 21 ditch does not flow properly and always has water in it. The island almost never does any cutting so its an eyesore. When I try its like cutting weeds under water. The overgrown condition slows flow and contributes to clogged pipes downstream. The town apparently doesn't have time for this problem now so why risk more responsibility? The ditch along Ion doesn't flow properly either. The good news is the county has a project planned to improve drainage in this area. I don't know if it will help Mr. Condon with his flooding problems. I gave him a set of plans so he may know more on this. I hired an engineer to work on a parking lot plan and drainage for my lot. I hope to include ditch improvements or piping in conjunction with the county project if approved by SCDOT. This would be a major improvement and eliminate this mosquito breeding area. Its going to cost a significant amount of money so I don't want an impact fee added. I'm the one who should charge the impact fee.

I don't believe anyone should have to deal with flooding caused by a neighbors development so a drainage plan should be required for anything new if its in a problem area. On site retention should only be required if the stormwater won't flow properly to the stormwater system. Many owners have irrigation which contributes to a higher water table in the immediate area so how can you recommend an owner being required to hold water while the neighbor is pumping it out of the ground or getting it directly from the town water system.

Thanks and Good Luck,

Richard A. Condon

RECEIVED
4/13/16
via email

EXHIBIT C
Town of Sullivan's Island Planning Commission
April 13, 2016

TOWN OF SULLIVAN'S ISLAND
PLANNING COMMISSION
Calendar of Meetings for 2016

Original schedule approved November 9, 2015

Modification (start time change) approved May 11, 2016

(Planning Commission regularly meets 2nd Wednesday of each month)

REGULAR PLANNING COMMISSION MEETINGS

January – April 2016: Start time 6:30PM

January 13, 2016 – 2nd Wednesday

February 10, 2016 - 2nd Wednesday

March 9, 2016 – 2nd Wednesday

April 13, 2016 - 2nd Wednesday

Beginning May 2016: Start time 6:00PM

May 11, 2016 – 2nd Wednesday

June 8, 2016 – 2nd Wednesday

July 13, 2016 – 2nd Wednesday

August 10, 2016 – 2nd Wednesday

September 14, 2016 – 2nd Wednesday

October 12, 2016 - 2nd Wednesday

November 9, 2016 – 2nd Wednesday

December 14, 2016 – 2nd Wednesday