

**TOWN OF SULLIVAN’S ISLAND, SOUTH CAROLINA
PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, June 13, 2018**

A regular meeting was held immediately following the Comprehensive Plan Steering Committee Workshop (at 6:50PM), this date, at Town Hall, 2056 Middle Street, all requirements of the Freedom of Information Act satisfied. Present: Commissioners Gary Visser (Chair), Vice-Chair Sydney Cook, Charlie Cole and Hal Currey. Staff members: Zoning Administrator Henderson and Asst. to Administrator Darrow.

Call to Order. Chair Visser called the meeting to order, stated press and public were duly notified pursuant to state law and all Commissioners were present except Manda Poletti and Carl Hubbard (excused absence) and Tim Watterson (recovering from medical illness, excused absence); special guest Ryan McClure (Berkeley-Charleston-Dorchester County of Government aka BCD-COG); two audience members (Councilmembers Howard and Langley) present; no media.

Chair Visser noted that at this meeting and, following through the Commission’s consideration of the 2018 Comprehensive Plan update project, the regular Commission’s meeting will be preceded by the Comprehensive Plan Steering Committee. Minutes from these Steering Committee meetings are reviewed and approved at the Regular Planning Commission meetings.

I. APPROVAL OF AGENDA

MOTION: Mr. Currey moved to amend agenda to consider establishing a public hearing date and time for the Comprehensive Plan; seconded by Ms. Cook. MOTION UNANIMOUSLY PASSED.

II. APPROVAL OF MINUTES

MOTION: Mr. Currey moved to approve two sets of minutes as presented: May 9, 2018 Comprehensive Plan Steering Committee and May 9, 2018 Regular Commission meeting; seconded by Vice-Chair Cook. MOTION UNANIMOUSLY PASSED.

III. ITEMS FOR APPROVAL

- 1. Land Use Element: Consider preliminary approval of *Land Use Element* language and goals and objectives**
- 2. Cultural Resources Element: Consider preliminary approval of *Cultural Resources Element* language and goals and objectives**
- 3. Natural Resources Element: Consider preliminary approval of *Natural Resources Element* language and goals and objectives**

4. Priority Investment Element: Consider preliminary approval of *Natural Resources* Element language with goals and objectives

Chair Visser referred public to the preceding June 13, 2018 Comprehensive Plan Steering Committee meeting minutes wherein the Committee reviewed, and recommended changes, to the aforementioned elements with respective needs & goals.

MOTION: Mr. Currey moved to give preliminary approval of the following elements, and respective needs and goals, based upon discussion and staff changes discussed in the June 13, 2018 Comprehensive Plan Steering Committee minutes, specifically: Land Use Element with needs & goals; Cultural Resources Element with needs & goals; Natural Resources Element with needs & goals; and Priority Investment Element with goals & strategies; seconded by Mr. Cole. MOTION UNANIMOUSLY PASSED.

IV. NEW ITEMS FOR INFORMATION

Timeline for Comprehensive Plan consolidated draft and public hearing

July 2018:

- 1. Steering Committee will not meet to discuss Comprehensive Plan**
Town Staff/BCD-COG to compile elements for presentation of draft consolidated Plan to Committee in August.
- 2. Regular Planning Commission Meeting: 6:00PM, Wednesday, July 11, 2018**

August 2018:

- 1. Comprehensive Plan Steering Committee & Planning Commission meetings on Wednesday, August 8, 2018:**
5:00PM-6:30PM Steering Committee meets – receives draft consolidated Plan
6:30PM Regular Planning Commission meeting

PUBLIC HEARING: Comprehensive Plan

MOTION: Mr. Currey moved to hold a public hearing for the Comprehensive Plan as follows: Wednesday, August 29, 2018 - 5:30PM – 6:30PM Open House/Drop-in (public comments received) and 6:30PM – Planning Commission meeting/formal public hearing; seconded by Mr. Cole. MOTION UNANIMOUSLY PASSED.

V. PUBLIC INPUT

No written comments received by Town Staff; Consultant McClure noted comments from the current Comprehensive Plan element surveys are incorporated in documents presented.

Councilmember Rita Langley (as resident):

Asked for Commission to consider strategies for historic properties, such as allowances and incentives. She noted that currently there are a number of strategies that restrict an owner's changes to an historic property; she would like to see considerations beyond tax incentives from SC Historic Preservation Office.

Zoning Administrator Henderson noted that currently Charleston County, and the Town, do not have a local historic preservation tax incentive program. It is something that could be developed but would require Town to develop, plan and implement in concert with Charleston County.

No other public comment offered

Staff encouraged public to bookmark the project website (will carry this web information with each set of minutes):

Website is: <https://bcdcog.com/sullivans-island-comprehensive-plan/>

Bitly shortcut: http://bit.ly/2018_SI_COMP_PLAN

There being no further business, the meeting adjourned at approximately 7:02PM (Mr. Cole moved; Mr. Currey seconded; unanimously passed).

Respectfully submitted,
Lisa Darrow
Asst. to Administrator

Approved at the July 11, 2018 Planning Commission Meeting