

CITY OF ISLE OF PALMS
PUBLIC HEARING
6:45 p.m., Tuesday, October 23, 2012

The City Council of the City of Isle of Palms held a Public Hearing at 6:45 p.m. on Tuesday, October 23, 2012 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the hearing were Councilmembers Bergwerf, Bettelli, Buckhannon, Carroll, Loftus, Stone, Thomas and Ward, Mayor Cronin, Administrator Tucker, Building and Planning Director Kerr, Attorney Halversen and City Clerk Copeland. A quorum was present to conduct business.

1. Mayor Cronin called the hearing to order and acknowledged that the press and public had been duly notified in accordance with the Freedom of Information Act.

2. **Purpose**

ORDINANCE 2012-08 - AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROHIBIT TOURIST HOMES, ROOMING HOUSES AND BOARDINGHOUSES IN COMMERCIAL DISTRICTS, TO INCREASE THE MINIMUM LOT SIZE IN THE LC LIMITED COMMERCIAL DISTRICT, AND TO AMEND OTHER CLERICAL ERRORS AND OMISSIONS WITHIN THE COMMERCIAL DISTRICT REGULATIONS.

Mayor Cronin read the title into the record and asked Building, Planning and Zoning Director Kerr to explain the need for this amendment.

Director Kerr reported that the Planning Commission has been analyzing the commercial zoning districts and the associated provisions; this amendment is the product of that analysis. Of the changes included, many are corrections to typographical errors and to mis-directed references; there are two (2) changes that are significant. The first is the deletion of tourist homes, rooming houses and boardinghouses from the commercial district; this action is the Planning Commission's effort to be consistent with the 2004 action that created the GC3 Zoning District to stop the proliferation of residential uses in other zoning districts. In the second reading of that code, the decision was made to prohibit hotels and single family residences in all the commercial districts, but tourist homes, rooming houses and boardinghouses were left in the code to be allowed as Special Exceptions. The determination by the Planning Commission is that this was an oversight at the time because these uses are very similar to those being deleted and that, to be consistent, they should be removed. The second change amends the maximum lot size for the LC Zoning District from six thousand square feet (6,000 sq. ft.) in the current code to eight thousand square feet (8,000 sq. ft.). The LC Zoning District is intended to be a transitional district between residential districts and commercial districts; since the smallest residential lot size is eight thousand square feet (8,000 sq. ft.), the Commission thought to be consistent the LC district maximum lot size should be in scale with the surrounding residential districts.

Mayor Cronin explained that the LC district is shown on the island map distributed by Director Kerr by the magenta colored areas; Director Kerr noted that the LC Zoning District includes the City's property and the offices in the curve at 21st Avenue. The Director added that the Planning Commission foresees additional commercial development taking place in the LC district.

3. Adjourn

There being no comments or questions from those in attendance for the Public Hearing, Mayor Cronin closed the hearing at 6:52 p.m.

Respectfully submitted:

Marie Copeland
City Clerk