

City Council Public Hearing
5:15 p.m., Tuesday, September 29, 2015

City Council held a Public Hearing at 5:15 p.m., Tuesday, September 29, 2015 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. In attendance were Councilmembers Bergwerf, Bettelli, Buckhannon, Carroll, Ferencz, Harrington and Ward, Mayor Cronin, City Administrator Tucker, Assistant Administrator Fragoso and City Clerk Copeland; Councilmember Loftus' absence was excused.

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

2. **Purpose**

Ordinance 2015-11 – An Ordinance Amending Title 5, Planning and Development, Chapter 4, Zoning, Article 1, General Provisions, Article 2, District Regulations, and Article 6, Parking and Loading, of the City of Isle of Palms Code of Ordinances to Amend the Off-street Parking Requirements for the GC2 and GC3 General Commercial Districts.

Director Kerr reported that the Planning Commission was asked to review the parking requirements in the commercial zoning districts of the City. In the review, the Commission found that the GC2 District, the ocean-front commercial district, had no parking requirement, and every other district did have a parking requirement. The Commission thought that this was an unfair advantage to some business owners that was not given to others; in the review, it was found that a parking requirement for GC2 does exist and was mistakenly omitted at some point.

In studying the GC3 district, the block bound by JC Long, up 10th and up Carolina and comes back on Pavilion, the Commission noted that this district is adjacent to two (2) large parking lots; a fact which gave rise to the need for parking requirement when the district is so near to public parking lots. Various options were considered; they included eliminating the parking requirement entirely or reducing the requirement by forty percent (40%). The Commission took notice that the area is quite congested and that parking is likely at a premium; ultimately they arrived at the decision to recommend that, in the GC3 district, parking spaces in the public right-of-way be allowed to count toward the parking requirement. Businesses would no longer be required to have all of their parking spaces within their private property. The full recommendation from the Planning Commission is to allow businesses to count those spaces on the same side of the road and immediately contiguous to the place of business toward their parking requirement.

For the GC2 district, the Planning Commission recommends that the parking requirement that was inadvertently deleted be added back to the ordinance. The deleted portion states that, if the property is wider than one hundred twenty feet (120 ft.), the owner would be allowed to have parking, but if the lot was narrower, parking would not be allowed, i.e. a curb cut would not be approved.

3. With no further discussion, the Public Hearing was closed at 5:23 p.m.

Respectfully submitted:

Marie Copeland, City Clerk