

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
October 10, 2007

The Isle of Palms Planning Commission met in the Building Department on October 10, 2007, at 4:30PM. Members attending included Barbara Bergwerf, Pat Campbell, Ron Denton, Bob Hooper, Michael Loftus, David Stevens and Sandy Stone; also the Director of Planning, Douglas Kerr was present. The press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

Mr. Loftus explained that he wanted to welcome the newest member of the Planning Commission, Sandy Stone, and he looked forward to his contributions to the Commission.

APPROVAL OF MINUTES

The first item on the agenda was the review of the minutes of the September 12th, 2007 meeting. Mr Hooper made a motion to approve the minutes. The motion was seconded and the vote was unanimous in favor of the motion.

PLAT REVIEW- 3300 HARTNETT BOULEVARD

Mr. Kerr explained that this was a request for final approval of a subdivision at 3300 Hartnett Boulevard. He added that the Commission gave preliminary approval of this request at their January 10th, 2007 meeting with the stipulation that the house would be removed prior to final approval.

Mr. Kerr stated that the house has now been removed, both properties will be served by public water and sewer and the sewer will be provided under the grinder pump program of the Water and Sewer Commission. He explained that the City's staff has reviewed the plat and believes that request complies with the requirements of the ordinances and therefore recommends approval.

Mr. Campbell stated that for discussion purposes he would make a motion to approve the request and Mr. Hooper seconded the motion. Mr. Denton explained that Sections 5-5-6 Subsection (7) and 5-5-6 Subsection (11)(a) of the zoning code required two different certification statements on the plat and that only one certification appeared on the plat. He asked if both comments should be on the plat and, if not, should the Planning Commission recommend an amendment to the code. Mr. Hooper explained that subsection (7) specified that the survey must be a "Class A" survey and that the State's surveying standards for "Class A" surveys were more stringent than the certification statement included in subsection (11)(a). He stated that for these reasons he believed that subsection (11)(a) should be deleted from the code. Mr. Stevens agreed with his

interpretation of the two codes being redundant and the idea that subsection (11)(a) should be deleted.

Mr. Loftus asked Mr. Kerr to update the group on the re-codification of the City Code. Mr. Kerr explained that the City has contracted a business to evaluate the City Code and make recommendations of redundancies like these that should be eliminated and added that this would be a good example of something this company should investigate. Mr. Loftus asked Mr. Kerr to explain how the tree ordinance amendments that were recently enacted will affect the development of these properties. Mr. Kerr explained that undoubtedly the construction on these two properties will encroach into the Tree Protection Zone as defined by the new ordinance and this will require that an arborist develop a Tree Preservation Plan that will protect the trees during construction. Mr. Loftus explained that a motion had been made and seconded to approve the request and called for a vote. The vote was unanimous in favor of the motion to approve.

COMMERCIAL DISTRICT DISCUSSION

Mr. Loftus explained that the next item on the agenda was the discussion of the commercial district. Mr. Stevens presented a large format aerial photo with property lines overlaid. Mr. Kerr presented a similar image with the lots color coded according to land use. The group generally discussed various issues pertaining to the area including: attracting more restaurants, improving parking which may alleviate island-wide parking pressure, improving appearances in the district, an additional boardwalk, attracting visitors to the district in the winter, allowing mixed-use development and the possibility of taking over the road systems from the South Carolina Department of Transportation.

Mr. Kerr explained that he felt that the group needed to focus on coming up with a vision statement that would define the Commission's overall goals for the area. He stated that once the overall goals were established and agreed upon, the Commission could begin indentifying strategies to achieve those goals. The group discussed various methods that would facilitate in accessing the area and agreed that the merchants in the areas should be contacted and asked for their opinions on the district. The group agreed to invite the merchants to the next meeting.

ADJOURNMENT

There being no more business, the meeting was adjourned at 5:15pm.
Respectfully submitted, Michael Loftus, Chairman.