

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
September 12, 2007

The Isle of Palms Planning Commission met in the Building Department on September 12, 2007, at 4:30PM. Members attending included Barbara Bergwerf, Ron Denton, Michael Loftus, David Stevens, Pat Campbell and Bob Hooper; 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.

APPROVAL OF MINUTES

The first item on the agenda was the review of the minutes of the August 8th, 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.

COMMERCIAL DISTRICT DISCUSSION

Mr. Loftus explained that the next item on the agenda was the discussion of the commercial district and asked Mr. Kerr if he would like to give the group an overview. Mr. Kerr explained the history of the district and give an overview of the recommendations made by Seamon Whiteside. He explained that he thought that there were some good points brought up that could have a positive effect on the district and that he was hoping to get a feeling for how the Planning Commission wanted to proceed on the issue. He stated that he thought the ideas of allowing mixed-use projects, decreasing setbacks and reducing the parking requirements all had merit and should be discussed.

Mr. Hooper explained that the Planning Commission had spent a lot of effort and resources on this project and he wanted to get the group back on track. He explained that he wanted the group to give a lot of thought to the possibilities in the district and put ideas out for discussion. He explained that he felt it would be useful for the Commissioners to have a long range vision for the district; and as an example he thought the idea of a future parking garage might be something the group could discuss.

Mr. Denton explained that he felt the Planning Commission first needed to determine if they agreed that the district needs change. He stated that he felt that many residents could be very happy with the way the district currently exists and the Commission should be aware of this.

Mr. Campbell explained that he felt that the Planning Commission needed to understand the conditions that exist in the district. He stated that he has heard about deed restrictions on the parking lots that limit them to parking, but he has never been able to locate such restrictions. He added that the Commission

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needs to know what physically exists in the district to help make determinations on whether change is necessary.

After general discussion of these points the Planning Commission agreed that they need additional information about what is in the district, what is needed in the district and what limitations are in place that might have an effect of the district.

ADJOURNMENT

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