

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
June 20, 2012

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on June 20, 2012 at 4:30 p.m. Members attending included Bev Ballow, David Cohen, Ron Denton, Patrick Harrington, Noel Scott and Don Smith; the Director of Planning Douglas Kerr was present as well. Pete Doherty was absent. 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.

Chairman David Cohen called the meeting to order.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the May 9, 2012 meeting. Mr. Smith suggested removing the word "like" from the last sentence of the fourth paragraph on the first page and made a motion to approve the minutes with this correction. Ms. Bellow seconded the motion. The vote was unanimous in favor of the motion.

RECOMMENDATION ON OUTDOOR SALES IN GC3 AMENDMENT

Mr. Kerr explained that a business owner had requested that City Council consider amending the zoning code as it pertains to the outdoor sale of food and drink in the GC3 zoning district. He explained that there are three general commercial zoning districts (GC1, GC2 and GC3) that under the current zoning code an owner can request that the Board of Zoning Appeals approve outdoor sale of food and drink in two of the zoning districts (GC1 and GC2), but not in GC3. He stated that the amendment being considered would change the code to make the process of approving outdoor sale of food and drink the same for all three zoning districts.

Ms. Ballow asked how many businesses this change would effect. Mr. Kerr explained that it would only apply to the GC3 district which is bound by Pavilion Drive, Ocean Boulevard, Carolina Boulevard and JC Long Boulevard. Mr. Harrington stated that he felt like this amendment would be leveling the playing field for the restaurants in the commercial district. Ms. Ballow agreed. Mr. Scott stated that if noise issues arose, anyone could call the Police Department and have them quieted. Ms. Ballow made a motion to recommend that City Council approve the amendment and Mr. Scott seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF COMMERCIAL DISTRICT ZONING

Mr. Cohen explained that at the last meeting, the Commission discussed the commercial zoning district and that he had marked up a copy of the commercial zoning

code with his suggestions that he would give to Mr. Kerr. He stated that the most confusing aspect of the code that he came across was the fact that hotels and motels are not allowed in the commercial district, but tourist homes, rooming houses and boardinghouses are allowed if approved by the Board of Zoning Appeals as a Special Exception. Mr. Kerr explained that he felt that this was probably as a result of a last minute code amendment done at second reading of the ordinance.

The Commission generally discussed the fact that hotels were not allowed, but boardinghouses are allowed and generally agreed that this was an inconsistency that should be addressed. Mr. Cohen stated that he and Mr. Kerr would prepare a document showing proposed changes for consideration at the next meeting.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that it had been decided that the Planning Commission would be included in any future executive sessions held by City Council to discuss the legal issues associated with restricting parking.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted, David Cohen, Chairman.