

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
July 11, 2012

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on July 11, 2012 at 4:30 p.m. Members attending included Bev Ballow, David Cohen, Ron Denton, Pete Doherty, Patrick Harrington, Noel Scott and Don Smith; the Director of Planning Douglas Kerr was present as well. 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 June 20, 2012 meeting. Mr. Denton made a motion to approve the minutes and Mr. Smith seconded the motion. The vote was unanimous in favor of the motion.

#### DISCUSSION OF COMMERCIAL DISTRICT ZONING

Mr. Kerr explained that at the last meeting, the Commission discussed the commercial zoning district and he had marked up a copy of the commercial zoning code with corrections that were discussed. He explained that the majority of the changes were section references that needed to be cleaned up. He added that most of the meaningful changes dealt with the fact that an amendment was ratified that eliminated hotels from the commercial zoning districts, but other related uses, like rooming houses, boarding houses and tourist homes, were left in the code. He stated that he felt that this was probably an oversight, as it was handled at second reading.

The specific codes in question are Sections 5-4-37(8),(9), (12) and the Table of Permitted Uses (Table B-1). The Commission recommended amending Section 5-4-37(8) to read: "*Tourist homes, rooming houses, boarding houses and group homes. Tourist homes, rooming houses, boarding houses and group homes are prohibited.*", revising Section 5-4-37(9) to read "RESERVED" and revising the Table of permitted uses to delete all "c"s, "x"s and "e"s for Tourist homes (7011), Rooming and boarding homes (702).

Mr. Harrington made a motion to forward the Planning Commission's suggestions onto the City Attorney for drafting into ordinance form and onto City Council, if no changes are made, or back to the Planning Commission, if changes are made. Ms. Ballow seconded the motion and the vote was unanimous in favor of the motion.

#### MISCELLANEOUS BUSINESS

Mr. Cohen explained that at the next meeting he would like to discuss the possibility of increasing the minimum lot size of the LC zoning district, as it is below the residential zoning requirements.

Mr. Kerr explained that City Council was still considering the transfer of the right-of-way that wraps around the Red and White shopping center and they would be holding a workshop to gather input from the community on Tuesday, July 17<sup>th</sup> at 6:30.

Mr. Doherty explained that he used the golf cart path running adjacent to the Beachside subdivision between 21<sup>st</sup> Avenue and the shopping center at 14<sup>th</sup> Avenue and he would like to discuss the possibility of improving this path. Mr. Kerr stated that he would research this issue for discussion at the next meeting.

#### ADJOURNMENT

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

Respectfully submitted, David Cohen, Chairman.