

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
August 8, 2012

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on August 8, 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 July 11, 2012 meeting. Mr. Doherty made a motion to approve the minutes and Mr. Scott seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF CART PATH BETWEEN 21ST AND 14TH AVENUES

Mr. Kerr explained that at the last meeting, the Commission discussed the feasibility of an improved golf cart path adjacent to Palm Boulevard running between 21st Avenue and 14th Avenue. He stated that he had discussed this with the Police Chief and that there were issues with state law that he wanted the Chief to explain. Chief Buckhannon addressed the Commission and explained that because Palm Boulevard was a primary highway and because the state law defines the shoulder of the road as part of the highway, it is not legal to drive a golf cart in this area. He explained that he inquired with the Attorney General's office to be sure the law was being interpreted correctly and they confirmed this interpretation was accurate.

Chief Buckhannon explained that this issue was being further complicated with the introduction of new legislation dealing with low speed vehicles and changes in how far a golf cart can travel from the driver's residence.

The Commission generally discussed the golf cart regulations on the island and thanked Chief Buckhannon for coming.

UPDATE ON COMMERCIAL DISTRICT ZONING

Mr. Kerr explained that at the last meeting the Commission forwarded recommendations clarifying the zoning in the commercial district to the City Attorney for drafting into ordinance form and to be forwarded to City Council for consideration. He explained that the City Attorney had been focused on a land swap, but that she did have the documents to proceed and he expected that the Commission's recommendations would be forwarded to Council soon.

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Mr. Cohen explained that he was still interested in increasing the minimum lot size in the LC (limited commercial) zoning district. He explained that the district is intended to be a transitional zoning district between commercial and residential, but the minimum lot size is only 4,000 square feet and the smallest residential lot size is 8,000 square feet.

The Commission generally discussed the desirability of increasing the lot size and agreed that it would be helpful to analyze the lots on the edge of the commercial district, as they would be the most likely to be rezoned to the LC classification, and determine whether it would be desirable to have a larger minimum lot size. Mr. Kerr stated that he would prepare something for the next meeting to review.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted, David Cohen, Chairman.