

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
September 12, 2012

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on September 12, 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 August 8, 2012 meeting. Mr. Harrington made a motion to approve the minutes and Ms. Ballow seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF THE MINIMUM LOT SIZE FOR THE LC ZONING DISTRICT

Mr. Kerr explained that at the last meeting, the Commission questioned the desirability of increasing the minimum lot size for the LC zoning district from 6,000 square feet to 8,000 square feet. At that meeting it was decided that it would be useful to analyze the properties that could reasonably be rezoned to LC, which might be those adjacent to the commercial district. Mr. Kerr explained that he looked at ten properties on Palm Boulevard between 10th Avenue and 21st Avenue and how an amendment that increased the minimum lot size would affect those properties. He explained that two of the ten would be able to be subdivided if no code change is made, however the building size on the properties would be directly proportional to the lot size, so even though there would be more buildings the overall building square footage would be the same.

The Commission generally discussed the proposed amendment. Mr. Smith stated that he was not sure this was really a problem at this point and maybe this should be considered if and when rezoning requests are made for the LC district. Mr. Denton mentioned that if this is a long range goal, the Commission could include this as a strategy when the Comprehensive Plan is updated.

Mr. Cohen explained that his concern was not really additional commercial spaces, but that the code allows residential short term rentals in the LC district and he thought that it would be incompatible with the surrounding area if a property adjacent to residential property was subdivided into two 6,000 square foot lots and two short term rentals built. The Commission agreed that if this were to happen, it could be incompatible with the adjacent residentially zoned properties. Mr. Harrington made a motion to forward a recommendation to City Council to increase the minimum lot size for the LC zoning

district from 6,000 square feet to 8,000 square feet. Mr. Smith seconded the motion and the vote was unanimous in favor of the motion.

UPDATE ON COMMERCIAL DISTRICT ZONING

Mr. Kerr explained the packet included the City Attorney's draft changes to the commercial district zoning proposed by the Commission. He explained that the City Attorney did not perceive any legal problems with the changes and that she had made some additional edits to further clarify the recommendations. The Commission agreed that the amendments looked good.

MISCELLANEOUS BUSINESS

The Commission discussed the continuing education requirements and Mr. Kerr explained that as it neared the end of the calendar year, typically more opportunities for training came up. He said that he would check into this and forward anything he finds.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully submitted, David Cohen, Chairman.