

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
September 11, 2013

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on September 11, 2013 at 4:30 p.m. Members attending included Bev Ballow, Ron Denton, Richard Ferencz, Penny Lewis and Noel Scott. The Director of Planning Douglas Kerr was present as well. Patrick Harrington and Don Smith were 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 Noel Scott called the meeting to order.

### **APPROVAL OF MINUTES**

Mr. Scott explained that the first item on the agenda was the approval of the August 14, 2013 minutes. Mr. Denton made a motion to approve the minutes and Ms. Ballow seconded the motion. The vote was unanimous in favor of the motion.

### **REVIEW OF THE COMPREHENSIVE PLAN- LAND USE ELEMENT**

Mr. Kerr explained that there were a few facts in the section that were not accurate including the City government building arrangement (the description predated the construction of the Public Safety Building and the demolition of 1301 Palm Boulevard). Additionally, he stated that the element included the same owner occupied vs. non-owner occupied ratio of 60%:40% as previous elements, which he believed was actually 66.6%:33.3%.

Mr. Ferencz asked about the inclusion of language indicating that the area between 53<sup>rd</sup> and 57<sup>th</sup> had no enforceable zoning restrictions. Mr. Kerr explained that this was a concern of previous Planning Commissions, but his opinion was that the legal research had determined that there were adequate land use controls that would always be enforceable on these properties. So while the language in the plan is technically correct that the enforcement tool is not a zoning control, it may be misleading because there is adequate deed restriction control on the properties. The group agreed that this language should be revised to clarify that the areas are controlled by the Wild Dunes covenants and deed restrictions.

Mr. Scott pointed out that the number of residential units in Wild Dunes is outdated and should be edited to be accurate, which he thought was around 2,140. Mr. Kerr explained that he would get the accurate number from Wild Dunes and amend the plan accordingly.

The group agreed to strike the last sentence under #5 in the Plan Concept section, which read "Exceeding this capacity should be discouraged..." as exceeding the capacity set in short term rentals is prohibited by ordinance, not discouraged.

The group agreed to strike Strategies 7.2.2 and 7.2.3 as they all dealt with protecting the encroachment of commercial uses into residential areas, which Mr. Kerr felt was aimed at the one acre vacant tract behind the residences on 20<sup>th</sup> Avenue and the City has purchased the lot. The group agreed to strike Strategy 7.2.4 as it suggested prohibiting residential uses being established in the commercial districts and this had been completed with an ordinance amendment.

The group agreed with striking Goal 7.5 and its associated strategies as they dealt with the creation and integration of a GIS system to monitor growth. Mr. Kerr explained that Charleston County had developed a sophisticated GIS system that the City could request access to the data being collected and that he felt it was unrealistic and unnecessary for the City to duplicate their effort. The group agreed.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,  
Noel Scott, Chairman