

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
December 10, 2014

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on December 10, 2014 at 3:30 p.m. Members attending included Bev Ballow, Ron Denton, Richard Ferencz, Lisa Safford, and Noel Scott; 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.

The Chairman Noel Scott called the meeting to order.

APPROVAL OF MINUTES

Mr. Scott explained that the next item on the agenda was the approval of the November 12th, 2014 minutes. Mr. Denton made a motion to approve the minutes as amended and Ms. Safford seconded the motion. The vote was unanimous in favor of the motion.

The next item on the agenda was the approval of the minutes of the November 19th special meeting. Ms. Ballow made a motion to approve the minutes and Mr. Denton seconded the motion. The vote was unanimous in favor of the motion.

SUBDIVISION REVIEW- 3404 HARTNETT BOULEVARD

Mr. Denton explained that he had been hired by the owner of this property to work on the project and he would therefore abstain from any discussion or voting on the issue.

Mr. Kerr explained that included in the packet was a request for preliminary approval of a subdivision at 3404 Hartnett Boulevard. He explained that preliminary approval is an optional step in the subdivision process that will give the owner assurance that if the house is removed, the property will be able to be subdivided. Preliminary approval would not give the owner the right to individually sell the properties or begin construction on the properties. Prior to being granted final approval, the house would have to be removed or otherwise brought into compliance with the setback requirements.

He explained that the property is currently configured as one 20,874 square foot lot and the owner is proposing to subdivide the property into two lots, with the lots measuring 10,343 square feet and 10,531 square feet.

He stated that the property is located in the SR2 zoning district, which requires lots be at least 8,000 square feet in area, be at least 60 feet wide at the building line, be at least 90 feet deep, and have at least 50 feet of frontage on the street.

Both properties would be served by public water and sewer. The sewer will be provided under the grinder pump program of the Water and Sewer Commission. He stated that the property has multiple Historic Trees, which would have to be preserved in accordance with the City's tree preservation ordinance. The City's staff has reviewed the plat and believes that request complies with the requirements of the ordinances and therefore recommends the plat be approved with the condition.

Mr. Ferencz asked if the house could be shown on the final subdivision plat. Mr. Kerr explained plats generally only show property lines, but he did not perceive a problem with including the house. Mr. Ferencz made a motion to approve the request with the conditions that the house be moved or otherwise brought into compliance with the setback requirements and that the final plat show the location of the moved structure. Ms. Ballow seconded the motion and the vote was unanimous in favor of the motion to approve.

CONTINUING EDUCATION TRAINING SESSION

The Planning Commission completed a three hour continuing education session as required by the South Carolina code of laws.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted, Noel Scott, Chairman