

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION SPECIAL MEETING
September 20, 2016

The Isle of Palms Planning Commission met in the City Hall Council Chambers, 1207 Palm Boulevard on September 20, 2016 at 12:00 p.m. Members attending included Ron Denton, Richard Ferencz, Lewis Gregory, Noel Scott and Bill Mills and the Director of Planning Douglas Kerr; Vince DiGangi and Lisa Safford were absent. The press had been notified of the meeting, and the agenda was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

Chair Ferencz called the meeting to order.

PUBLIC COMMENTS

Chris Crolley of Coastal Expeditions stated that he has been a tenant at the Isle of Palms Marina for over ten years and that his company has a pending request for a Special Exception to go before the Board of Zoning Appeals to allow him to operate from a mobile trailer at the marina. He stated that, during the previous summers, his clients had rented kayaks and launched from the boat ramp. In an effort to make the boat ramp operate more efficiently, he agreed to move the kayak rental operation away from the boat ram. This move has meant operating out a custom built trailer, which he does not consider a long term solution. He was aware that the marina redevelopment plan was well underway; therefore, he did not think it prudent to come up with a final solution just before the site was to be reorganized. He indicated that, when he was notified that he had not gone through the necessary approval process with the Board of Zoning Appeals, he quickly stopped operating out of the trailer. He has been using it for storage only while his application is pending with the Board of Zoning Appeals.

Mr. Kerr stated that he and Mr. Crolley should speak after the meeting about the development of an ordinance amendment and how it might affect his request. Mr. Crolley was also told that his request predated any prohibitions and would be heard by the Board of Zoning Appeals under the law that was in effect at the time of his submittal.

DISCUSS ZONING ORDINANCE RELATED TO FOOD TRUCK AND TRAILERS

Mr. Kerr stated that, since the last Planning Commission meeting, he and the City Attorney had developed a draft ordinance amendment that would require any future outdoor sales requests to be for an activity occurring within the footprint of a permitted permanent structure and, expressly, prohibit the use of any mobile or temporary units including food trucks, trailers and carts. He added that mobile units could continue to be part of City-sponsored events under the proposed amendment.

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Mr. Ferencz asked if a restaurant could operate on a house boat. Mr. Kerr answered that this would fall under OCRM's jurisdiction and would have different permitting challenges.

After general discussion, Mr. Scott moved to recommend that the amendment be adopted as written, and Mr. Denton seconded the motion. The motion PASSED UNANIMOUSLY.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 12:25 p.m.

Respectfully submitted,
Richard Ferencz, Chairman