

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
December 10, 2008

The Isle of Palms Planning Commission met in the Building Department Conference Room, 1301 Palm Boulevard on December 10, 2008, at 4:30PM. Members attending included Pat Campbell, David Stevens, Sandy Stone and Dick Watson; also the Director of Planning, Douglas Kerr was present. Ron Denton and Barbara Bergwerf 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.

Vice Chairman Campbell called the meeting to order.

#### APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the November 12<sup>th</sup>, 2008 meeting. Mr. Stone made a motion to approve the minutes and Mr. Watson seconded the motion; the vote was unanimous in favor of the motion.

#### DISCUSSION OF COMPREHENSIVE PLAN

Mr. Kerr explained that he had amended the draft by: elaborating on the relationship between the City's first responders and the County's Emergency Medical Service (EMS) and updating the graph in the transportation section.

The Commission generally agreed to hold off any action until the next meeting to allow additional editorial review, to allow more Commissioners to be present at the time of the recommendation and to give an opportunity to the new member of the Commission to review the document.

#### REVIEW OF CODE RE-CODIFICATION DRAFT

Mr. Kerr explained that the City hired MuniCode to re-codify the City code. He explained that this process included going through the code and updating all references, updating terms, clarifying contradictory sections, generally cleaning up the code and ultimately hosting the code online in a user-friendly format. He explained that there were many editorial changes, but he had noted three substantive changes in the zoning section, which were included in the distributed packet. The first meaningful change is the definition of "family unit", which the City Attorney has proposed to include a reference to the short term regulations. The second notable change was to the marsh setback section to clarify that an existing structure that is more than 20 feet from the critical line can not be enlarged to be any closer than 20 feet from the critical line. He explained that he believed that this was the original intent of the amendment, but the wording read

differently. He explained that the third change was to the sign regulations and would allow any non-commercial sign in a residential district as long as it is no larger than eight square feet in area and five feet in height. He explained that this was a change recommended by the MuniCode attorneys to avoid constitutional issues. The Commission generally discussed the changes and Mr. Stone made a motion to recommend approval. Mr. Watson seconded the motion and the vote was unanimous in favor of the motion.

#### DISCUSSION OF RENTALS AND HOUSE SIZES

Mr. Kerr explained that during the last discussions the Commission requested information about the numbers of short term rentals in the various zoning districts, the number of large rentals on a map, a summary of what the Commission forwarded to Council and what Council actually passed. He explained that this information had been provided in the packets. The Commission went through each page of data and Mr. Kerr explained the information.

The Commission generally discussed the data. Mr. Campbell asked if the Commission could have data that showed which of the large houses are rentals. Mr. Kerr answered yes. Mr. Stone said it would be useful to know the number of rentals in the SR1 and SR2 districts. Mr. Stevens explained that he thought it would be helpful to see which units in SR1 and SR2 are ocean front.

Mr. Stevens asked what the objective was in the task. Mr. Campbell explained that at the last meeting the Commission has made a request of Council to let the Commission know if they thought the original legislation that was passed to govern short term rentals was flawed or if they thought there had been changes that taken place since the short term rental program was adopted; and if so, what problems have they perceived. Mr. Kerr stated that he would send a letter asking these questions before the next meeting.

#### MISCELLANEOUS BUSINESS

Mr. Stevens asked the status on the stop sign at 41<sup>st</sup> Avenue. Mr. Kerr explained as he understands it, it has been setup in this configuration for a trial period to see if it helps with traffic congestion at this intersection.

Planning Commission minutes  
December 10, 2008  
Page 3

#### ADJOURNMENT

There being no more business, the meeting was adjourned at 5:30 p.m..  
Respectfully submitted, Ron Denton, Chairman.