

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
May 14, 2008

The Isle of Palms Planning Commission met in the Building Department Conference Room, 1301 Palm Boulevard on May 14, 2008, at 4:30PM. Members attending included Barbara Bergwerf, Pat Campbell, Ron Denton, David Stevens and Dick Watson; also the Director of Planning, Douglas Kerr was present. Bob Hooper and Sandy Stone 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 Denton called the meeting to order.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the April 9th, 2008 meeting. Mr. Campbell made a motion to approve the minutes. The motion was seconded and the vote was unanimous in favor of the motion.

DISCUSSION OF THE COMPREHENSIVE PLAN

Mr. Denton explained that at the last meeting it was decided that the Commission would go through the plan and determine whether it was necessary to review or update the plan. He explained that there are two new elements required by a change in state law.

The first element reviewed was Economics. The Commission went through each goal and noted that one of the goals identified was to expand the tax base. The Commission questioned whether that should still be an objective of the City and agreed that they would revisit this point in the future. Mr. Kerr explained that it might be useful to discuss this goal with the City Administrator and the City Treasurer.

The next element was Natural Resources. The Commission identified several goals that had been accomplished, so they could be deleted. Mr. Kerr explained that a few of the major changes that have happened since this plan was adopted were: the City entering into an agreement with Charleston County to administer the National Pollutant Discharge Elimination System (NPDES) program, the City's Beach Management Plan has been approved and the City has become involved in a beach restoration project on the northern end of the island. The City generally agreed that other than updating a few areas, this element was in good condition.

The next element was Cultural Resources, which the Commission agreed was in good condition, but needed to be edited. The next element was the Community

Facilities element, which the Commission agreed needed to be edited to include the new public safety facilities and updated traffic counts. Mr. Kerr noted that currently this element included a transportation section, which will become its own element to comply with a change in the state law.

The next element was Housing. The Commission agreed that the element could have some current statistics added, but that overall the section looked good. The final element was the Land Use element. Mr. Kerr explained that if the Commission wanted to include some work or make recommendations on changing the commercial district as a result of the recent workshops this would be the section to include that information. The Commission generally agreed that the current wording of the element gives the Commission the flexibility to make some changes to the ordinance without running afoul of the Comprehensive Plan, which is beneficial. Mr. Kerr stated that there were several goals and strategies aimed at reviewing the Wild Dunes planned development and this work has been done, so these could be deleted. The Commission agreed that the element generally looked good.

The Commission generally discussed whether the process for looking at the plan should be for a review or and update and the Commission agreed that it would be a review.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that at the last City Council meeting a request was made for the Planning Commission to investigate and make a recommendation on requiring all new houses larger than 3500 square feet to have a sprinkler system. Mr. Kerr explained that because the sprinkler requirements were part of the building codes and the South Carolina Building Codes Council dictated what building codes must be used, the City could not adopt such a regulation, so this would not be coming to the Commission.

Mr. Kerr explained that the Commission's recommendation on the 21st Avenue curve had been forwarded onto the Chief of Police and that he would report back to the Commission when some action is taken.

ADJOURNMENT

There being no more business, the meeting was adjourned at 6:05 p.m..
Respectfully submitted, Ron Denton, Chairman.