

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
August 13, 2008

The Isle of Palms Planning Commission met in the Building Department Conference Room, 1301 Palm Boulevard on August 13, 2008, at 4:30PM. Members attending included Barbara Bergwerf, Ron Denton, Sandy Stone and David Stevens; also the Director of Planning, Douglas Kerr was present. Pat Campbell and Dick Watson 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 June 11th, 2008 meeting. Mr. Stevens made a motion to approve the minutes. The motion was seconded and the vote was unanimous in favor of the motion.

DISCUSSION OF SUBDIVISION- 2400 PALM BOULEVARD

Mr. Kerr explained that just prior to the meeting; he became aware that there is a deed restriction on at least one of the properties that states that the lot could not be subdivided. He added that in the past the City did not enforce restrictive covenants, but in 2007 a change in State law prohibits cities from issuing permits that are contrary to restrictive covenants. He explained that this was new information to him and he was not clear on how the 2007 law would affect this request so he recommended that the Commission either agree with the applicant on an extension or deny the request to give adequate time for a legal opinion.

Mr. Denton explained that he would like to suggest that the applicant consider shifting the property lines on Lot 7 so that the 15 inch oak would not be so centrally located on the lot. The Commission discussed the issue of the sixty day time limit to review a plat and the fact that if no decision was made, the subdivision would be approved. Mr. Stevens made a motion to deny the request to give time to work through the legal issues of the deed restrictions and Ms. Bergwerf seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF COMPREHENSIVE PLAN

Mr. Kerr explained that he had distributed the changes that have been made since the last meeting, which include: more explanation of the Long Term Beach Management Report, a draft of the Priority Investment Element and a new appendix with monthly traffic counts. He explained that he had read other communities' Priority Investment Elements and they were dramatically different,

but that they all included a forecast of major future infrastructure and public facilities projects. He explained that the City's plan already included mention of the need to expand the public sewer system in areas with on-site septic systems and substandard soils, so he included this as a project in the Priority Investment Element.

Mr. Stevens stated that the plan also makes reference to drainage improvements that need to be made and that this should be considered for inclusion in the Priority Investment Element. The Commission generally agreed that drainage projects should be added. Mr. Stone explained that placing the power lines underground has been identified as desirable and this should also be considered. The group agreed that this should be added to the element.

Mr. Kerr explained that he would continue to work on this element and then distribute a clean copy for review at the next meeting.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that the Public Safety Committee had looked into the issues at the curve at 21st Avenue and they have decided to not change the curve. He explained that the Council of Governments had set dates for the training dates for the year and that each member would need to complete three hours of training before the end of the year.

Mr. Stone explained that he had been contacted by a resident who lives adjacent to a lot that has tree barricades installed with no construction scheduled to begin in the near future. He explained that there is no code requirement that would prohibit the barricades remaining up indefinitely and he wanted to discuss whether the Commission felt that an amendment to the code should be recommended. The group generally discussed the alternatives and agreed to give the issue some thought and discuss it further at their next meeting.

ADJOURNMENT

There being no more business, the meeting was adjourned at 5:40 p.m..
Respectfully submitted, Ron Denton, Chairman.