

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
April 18, 2012

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on April 18, 2012 at 4:30 p.m. Members attending included Bev Ballow, David Cohen, Ron Denton, Pete Doherty, Patrick Harrington, Noel Scott and Don Smith; 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.

Chairman David Cohen called the meeting to order.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the March 14, 2012 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.

DISCUSSION OF COMMERCIAL DISTRICT ZONING

Mr. Cohen explained that at the last meeting, the Commission agreed that it would be useful to review the zoning code as it relates to commercial development to ensure that desirable developments are allowed and possibly encouraged. He asked Mr. Kerr to review the items in the packet. Mr. Kerr explained that he had included a copy of the existing commercial code as well the information developed by the City's consultant, who worked on the commercial zoning in 2005. In reviewing the existing commercial zoning code he highlighted the following points: the only zoning district that allows any residential development is GC3, the code does not allow any hotel development, the front yard setback requirement was eliminated from GC1 and outdoor sales are prohibited, except food and drink.

Mr. Cohen noted that the LC zoning district has a very small lot size requirement of 6,000 square feet, which struck him as something the Commission may want to consider changing. He noted that it was confusing that the code did not allow hotels, multifamily or single family development, but it did allow tourist homes, rooming homes or boarding homes; which all seem to be very similar. He explained that the Commission may want to look at making this more consistent. He explained that in the table of permitted uses, use code 8811 Dwelling, detached single family refers to section 5-4-37(13), which does not exist. He stated that he believed it should refer to 5-4-37(12), but the Commission may want to look at cleaning up this reference.

Mr. Denton explained that his concern is that there could be portions of the code that preclude a developer from providing a commercial development that would be beneficial to the residents of the Isle of Palms. He explained that he did some preliminary analysis of the code for the Red and White grocery store to determine the likelihood of

expanding the store. During that analysis, he learned that the existing Red and White store was too small to provide the residents with many of the items they wanted, which leads them to shop elsewhere. He also learned that even though the parking lot was almost never full, the facility could not be expanded and remain in compliance with the parking requirements in the zoning code. Because he believes that it is beneficial to the residents to have a grocery store on the island, he feels it may be necessary to revise the parking criteria.

The group generally agreed with Mr. Denton's position and asked if he could do some research on what the ideal size of a grocery store would be and come up with a suggestion of what parking amendments would be necessary to allow such an expansion. Mr. Denton agreed to do this for the next meeting.

Mr. Smith said that he was aware of communities reaching out to companies in an effort to get them to locate in an area and he wondered if the City should attempt to do this. It was discussed that a third party would have to be involved as the City does not own a property that would be appropriate for such development.

MISCELLANEOUS BUSINESS

Mr. Kerr updated the Commission on the parking discussions that were happening at the various City Council committee meetings. He explained that the Real Property Committee was looking at the parking on the Breach Inlet end of the island and that they looked at graphics that showed the minimum number of spaces that could be provided and remain compliant with the minimum standards of OCRM for beach management plans. He explained that the Public Works Committee was looking at way finding signage and had authorized Stantec to analyze the issue and make recommendations. He explained that they were also looking into the issue of obstructions in the rights-of-way. He explained that the Public Safety Committee was looking at the issue of an annual pass program and that funding was in the current draft of next year's budget that would provide for additional Beach Services Officers to patrol the Breach Inlet end of the island. He explained that the Recreation Committee was looking into bike paths and bike racks and that there was already an effort afoot to provide more bikes that they would be continuing.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted, David Cohen, Chairman.