

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
June 10, 2015

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on June 10, 2015 at 4:30 p.m. Members attending included Bev Ballow, Ron Denton, Vince DiGangi, Bill Mills, Lisa Safford and Noel Scott; the Director of Planning Douglas Kerr was present as well. Richard Ferencz was 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.

Noel Scott called the meeting to order.

APPROVAL OF MINUTES

Mr. Scott explained that the next item on the agenda was the approval of the May 13th, 2015 minutes. Ms. Ballow noted that on the third paragraph of page three Mr. Ferencz is referred to as “she” instead of “he.” Mr. Denton made a motion to approve the minutes as revised and Ms. Ballow seconded the motion. The vote was unanimous in favor of the motion.

CONSIDER GC3 PARKING ORDINANCE

Mr. Kerr explained that at the last meeting the Commission agreed to consider an ordinance to reduce the GC3 parking requirement by 40%. He stated that in the packet was a redline version of the parking code that would achieve this change.

Ms. Safford explained that she was not present at the last meeting, but she had concerns about reducing the parking requirement in an area that already has parking congestion problems adjacent to residential neighborhoods.

Mr. Scott stated that he has the same concerns.

Mr. Kerr stated that the reasoning at the last meeting was that there is not a parking requirement in the adjacent zoning district (GC2) and that there was a large municipal lot adjacent to this area. He explained that through the research for this project, it was discovered that the parking exemption for GC2 had been inadvertently removed, which was another point the Planning Commission needed to discuss.

Mr. Mills stated that he is concerned about making a broad change for one individual businesses problem. He asked how many spaces short the ACME Cantina is from meeting the requirements. Mr. Kerr answered that he thought it was about eight spaces and this shortage was due partly to the fact that a large number of the spaces adjacent to the ACME are in the public right-of-way and therefore they are not counted towards

meeting the parking requirement. Mr. Mills asked where this requirement was in the parking code. Mr. Kerr responded that that this was Sections 5-4-113(a) and 5-4-114.

Mr. Kerr asked the group if they would prefer amending these two sections of the code to allow public spaces that are in rights-of-ways adjacent to properties to count towards meeting the minimum parking requirement. The group generally discussed other areas of the island where such a change could have an effect.

After some discussion, the Commission agreed to consider an amendment to allow public spaces that are in rights-of-ways adjacent to properties to count towards meeting the minimum parking requirement at their next meeting.

OLD BUSINESS

Mr. Kerr explained that the revision to the tree ordinance that pertains to the replacement of trees that are removed because of damage to a septic system will have a public hearing and be considered for ratification at Council's June meeting.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that the marina master plan project was still in the upcoming fiscal year. He stated that the scope was written prior to the execution of long term leases and it would be prudent to review the scope and the proposal and be sure that all of the tasked outlined are still relevant. The Commission agreed that this would be useful.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted, Noel Scott, Chairman