

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
October 14, 2015

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on October 14, 2015 at 4:30 p.m. Members attending included Bev Ballow, Ron Denton, Richard Ferencz, Vince DiGangi, Bill Mills, Lisa Safford and Noel Scott; 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.

Noel Scott called the meeting to order.

### **APPROVAL OF MINUTES**

The next item on the agenda was the approval of the September 10<sup>th</sup>, 2015 minutes. Ms. Ballow made a motion to approve the minutes as submitted; and Mr. Ferencz seconded the motion. The motion passed unanimously.

### **CONSIDER AMENDMENTS TO THE FLOOD ORDINANCE**

Director Kerr reported that recently the City had a Community Assistance Visit with a South Carolina Department of Natural Resources (SCDNR) representative, and part of the process was a review of the City's flood ordinances. He stated that SCDNR had suggested a number of changes to keep the code up-to-date, including several new definitions and various formatting updates.

Mr. Denton asked whether the City would be required to adopt two feet of freeboard, like Charleston County is considering. Director Kerr replied that he thought the County was primarily making their change to gain points in their CRS program to help keep insurance premiums down. The Director thought that, in the future, the Planning Commission would be wise to review the City's CRS score against the new point system to determine if the City wanted to change the flood code to drop some of the requirements that no longer provide points and, possibly, add some provisions that could get additional points.

Ms. Safford asked if there was anything on the Isle of Palms that would qualify under the new historic structures provision of the amendment. The Director answered that he did not believe so.

Mr. Ferencz asked whether the requirement to provide as-built surveys was new. Director Kerr answered in the negative, but added that what is being referenced in this code is a written certification statement about floor elevations, not a survey. The City has always required both a survey and an elevation certificate prior to issuing a Certificate of Occupancy.

Mr. Ferencz asked about the prohibition of the ground floor being below grade on four sides. The Director answered that FEMA did not want basements in flood zones and this language added some detail to the prohibition of a basement, which is already in the code.

Mr. Ferencz made a motion to recommend approval of the changes, and Mr. Denton seconded the motion. The motion passed unanimously.

### **DISCUSSION OF MARINA MASTER PLAN PROJECT**

The Director recapped the meeting that the Planning Commission had with ATM at the prior month. He reported that a website had been created, but not finalized and he would send the link to Commission members when it was ready for public release.

Mr. Scott thought it was interesting that ATM would consider the site a clean slate as though no buildings were on the site. Director Kerr said that the pro-forma part of the project would probably determine that it is not financially feasible to demolish the buildings and start over, but it was a good exercise to go through.

Mr. Mills asked if the Planning Commission could recommend that City Council not extend the restaurant lease until the completion of the master plan project, and Director Kerr answered that that they could.

Mr. Ferencz stated that extending one tenant's lease and not another could be seen as unfair. Ms. Ballow agreed that the City should treat its tenants equitably.

Mr. Denton that, if the lease were renewed, it could be revised if the City wanted to replace the building.

Mr. Ferencz opined that waiting until the end of the project to renew the lease could have a negative effect on the City's ability to negotiate, but he felt it may be in both parties' best interest to know what the long range plan is for the site.

Mr. Ferencz suggested that, instead of a formal recommendation from the Planning Commission, someone on the City staff could simply ask the restaurant owner if he would be willing to discuss an extension until the project was completed. The Commission generally agreed that this would be a good approach.

Mr. Kerr said that he would try to facilitate this request and report to the Planning Commission at the next meeting.

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### **MISCELLANEOUS BUSINESS**

Mr. Mills asked about the status of the GC3 parking ordinance and the tree ordinance dealing septic systems. Mr. Kerr responded that both had been ratified and were now part of the City's Code.

### **ADJOURNMENT**

With there being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,  
Noel Scott, Chairman