

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
March 10, 2010

The Isle of Palms Planning Commission met in the Building Department conference room, 1301 Palm Boulevard on March 10, 2010, at 4:30PM. Members attending included Bev Ballow, Pat Campbell, David Cohen, Ron Denton, Diane Oltorik, Noel Scott and Dick Watson; also the Director of Planning, Douglas Kerr was present. 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 Ron Denton called the meeting to order.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the February 10th, 2010 meeting. Mr. Watson noted that the word "do" was omitted in the first sentence of the third paragraph of the second page. Mr. Watson made a motion to approve the minutes with his amendment and Mr. Scott seconded the motion. The vote was unanimous in favor of the motion.

PRELIMINARY SUBDIVISION: 2301 WATERWAY BOULEVARD

Mr. Kerr explained that this was a request for preliminary approval of a subdivision at 2301 Waterway Boulevard. He explained that preliminary approval is an optional step in the subdivision process that will give the owner assurance that if the house is removed the property will be able to be subdivided and that preliminary approval would not give the owner the right to individually sell the properties or begin construction on the properties. He stated that prior to being granted final approval, the house would have to be removed or otherwise brought into compliance with the setback requirements.

Mr. Kerr stated that the property owner acquired one half of the 23rd Avenue right-of-way and is proposing to reconfigure the property by abandoning the line separating the portion of the land that was previously right-of-way and creating two buildable properties. The property would have a drainage easement on the western side of the property. Both properties would be served by public water and sewer. The properties would be provided sewer under the Isle of Palms Water and Sewer Commission's Residential Grinder Program. The property is located in the SR1 zoning district and has at least nine Historic Trees which are protected by the City's Tree Preservation Ordinance and will have to be preserved accordingly. He stated that the City's staff has reviewed the plat and believes that request complies with the requirements of the ordinances and therefore recommends the plat be approved with the condition that the house be removed or otherwise brought into compliance with the setback requirements

prior to final approval and that a note be added to the plat that specifies that all trees will have to be preserved in accordance with the City's Tree Preservation Ordinance.

Ms. Oltorik asked how an owner acquired a right-of-way. Mr. Kerr explained that in this instance the owner acquired deeds from the City, SCDOT and The Beach Company years ago. Mr. Denton explained that he believed that a similar situation occurred at the end of 24th Avenue.

Ms. Oltorik stated that she thought the Water and Sewer Commission did not want to continue to allow properties to use grinder systems as it would ultimately become a burden. Mr. Kerr answered that he too believed that they had expressed an interest in limiting the grinder systems tied into their system, but they have authorized this owner to tie in.

Mr. Watson asked what the notice requirements were for this request. Mr. Kerr answered that there is no notice required for subdivisions. Mr. Watson asked Mr. Kerr his opinion about the impact on the area. Mr. Kerr explained that regardless of his opinion, the only judgment that can be made is whether the request complies with all of the requirements of the City's ordinances and he feels that it does comply. Mr. Watson asked why this would come before the Commission if the only criteria to be considered is if it complies with the ordinance. Mr. Kerr answered that he felt that it was a way of keeping the Planning Commission aware of what is being developed on the island and if changes are needed to the City's zoning code. Mr. Campbell added that the Commission has seen things in these requests that has prompted them to make recommendations for changes, such as improving the tree protection ordinance. Mr. Denton added that in larger subdivisions, the Planning Commission would play a more active role.

Mr. Campbell made a motion to approve the request and Ms. Ballow seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF PARKING MANAGEMENT PROGRAM

Mr. Denton explained that at the last meeting the Commission discussed the issue of controlling traffic and parking with a representative of SCDOT and he felt that the Commission needed to come up with an outline of what they would like to accomplish with a parking program and he asked for input on what members felt.

Ms. Ballow explained that she felt that the simplest thing to do would be to control the unsafe parking that is currently allowed by the means of installing new signage at corners, hydrants and other areas where visibility is obstructed by parked cars.

Ms. Oltorik explained that she still thought that requiring cars to parallel park would be beneficial. She also explained that the Comprehensive Plan establishes a goal of discouraging non-residential parking in the neighborhoods.

Mr. Watson explained that he thought that the City had more flexibility to control parking than the SCDOT may want to recognize. Mr. Scott explained that he thought that in ten years there may be a need for a third lane. He stated that he would also like to see bicycle lanes on both sides, which would free the driving aisles to cars only. He mentioned that he also liked the idea of providing parking areas for electric vehicles and bicycles.

Mr. Campbell explained that he would like to be clear on what the existing conditions are in terms of space available, required site distance requirements of SCDOT and minimum distance requirements from corners. He added that he felt that the City had an obligation to its citizens to have safe, well organized roadways. He proposed that documentation be developed that show the existing conditions of the roadway.

Mr. Kerr showed the graphics previously prepared by David Stevens and the group generally agreed that it would be helpful to develop a plan for a few blocks after the curve at 21st Avenue and implement those improvements first to study the benefits. Mr. Campbell expressed an interest in the ocean side of Palm Boulevard being no parking. Ms. Oltorik explained that she felt that it would be better for the other side to be no parking. Mr. Campbell explained that he felt that in this process something should be done about the obstructions that have been placed in the public right-of-way by private property owners.

Mr. Kerr explained that he would try to develop some illustrations for the first few blocks after 21st Avenue and update the written description of the plan for the next meeting.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that City Council would be holding a public hearing on three ordinances: rooftop decks, daytime occupancy and multiple business at a home at their next meeting. He explained that the proposed ordinance limiting the amount of pervious material could cover a lot died because of lack of a motion.

Planning Commission minutes
March 10, 2010
Page 4

ADJOURNMENT

There being no more business, the meeting was adjourned at 6:25PM.

Respectfully submitted, Ron Denton, Chairman.