

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
April 8, 2009

The Isle of Palms Planning Commission met in the Building Department conference room, 1301 Palm Boulevard on April 8, 2009, at 4:30PM. Members attending included Barbara Bergwerf, Pat Campbell, Lisa Safford, David Stevens, Dick Watson and Sandy Stone; also the Director of Planning, Douglas Kerr was present. Ron Denton 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.

Vice Chairman Pat Campbell called the meeting to order.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the March 11th, 2009 meeting. Mr. Stevens made a motion to approve the minutes as written and Ms. Bergwerf seconded the motion. The vote was unanimous in favor of the motion.

REVIEW OF PLATS

2400 Palm Boulevard

Mr. Kerr explained that this is a request for final approval of a subdivision at 2400 Palm Boulevard. He explained that the Planning Commission granted preliminary approval to this request at their October 2008 meeting with the stipulations that the houses be removed and notes regarding the preservation of the trees be added. The houses have now been removed and the appropriate notes have been added.

He explained that the property is currently configured as two lots and the owner is proposing to subdivide the property into three lots. All three properties would be served by public water and private on-site septic systems. The property is located in the SR1 zoning district and the Preservation Overlay district. The properties have two Historic Trees (29" and 32" Live Oak trees) and two Significant Trees (15" Live Oak and 17" Pecan), which will have to be preserved in accordance with the Tree Ordinance. He explained 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.

Mr. Watson asked if any changes had occurred between the request for preliminary approval and final approval. Mr. Kerr answered no, other than the houses being removed. Mr. Stevens made a motion to approve the request and

Ms. Safford seconded the motion. The vote was unanimous in favor of the motion.

3100 Palm Boulevard

Mr. Kerr explained that the next request is for preliminary approval of a subdivision at 3100 Palm Boulevard. He explained that the property was originally configured as two lots; the property line separating the two lots was abandoned and now the owner is proposing to re-establish the property line to return the property to two lots. He stated 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. He stated that preliminary approval would not give the owner the right to individually sell the properties or begin construction on the properties. Prior to being granted final approval, the house would have to be removed or otherwise brought into compliance with the setback requirements.

Mr. Kerr explained that both properties would be served by public water and private on-site septic systems. The properties are located in the SR1 zoning district and the Preservation Overlay district. The properties have one Historic Tree (20" Live Oak) and several Significant Trees, which are protected by ordinance and will have to be preserved in accordance with the Tree Ordinance. He explained 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.

Mr. Stevens made a motion to approve the request and Ms. Safford seconded the motion. Mr. Watson asked if any opposition had been expressed. Mr. Kerr answered no. The vote was unanimous in favor of the motion.

DISCUSSION OF RENTALS AND HOUSE SIZES

Mr. Campbell explained that at the last meeting Mr. Denton had identified a list of points that the Commission would be working through and he asked if any members had any points that they wanted to discuss in particular. Mr. Stone explained that he saw a short coming in the ordinance's maximum limit of 40 people. He explained that the limit was the same for all rentals regardless of size and he thought that 40 people in a small rental would be too much. The Commission members generally agreed with this point and asked that Mr. Kerr work on coming up with a proposal that would provide a maximum occupancy

limit that was based on a sliding scale where smaller rentals would be allowed less occupants.

The Commission generally discussed the safety inside rentals and agreed that it would be helpful to discuss these points with the Police and Fire Chiefs. The Commission identified points that would be beneficial to discuss with the Chiefs, including: how many big parties take place during the summer, how many EMS calls are generated by rentals, how many calls can be contributed to high occupancy and what were the Fire Chiefs comments on safety inspections the last time the Commission discussed this issue.

The Commission asked that Mr. Kerr include the zoning scheme he previously distributed on the agenda for discussion at the next meeting.

ADJOURNMENT

There being no more business, the meeting was adjourned at 5:30 p.m..
Respectfully submitted, Pat Campbell, Vice Chairman.