



PO Box 20336  
Charleston, SC 29413-0336  
843-414-1040  
843-414-0155 fax

## ***MEMORANDUM***

---

TO: Ms. Linda Tucker  
FROM: Kirby Marshall  
COPY: Mr. Douglas Kerr  
DATE: February 15, 2016  
RE: Isle of Palms Marina – Comprehensive Redevelopment Master Plan

---

Below is a summary of comments received through the website established for the above-referenced project. A total of 23 comments have been received through the site from November 10, 2015 – February 15, 2016.

### **Comment Summary**

The following is general summary of key topic frequency.

6	General Information Requests
5	Drystack Concerns
5	Parking and Traffic Concerns
3	Noise Concerns
3	Resident Enjoyment/Use
2	Limit Boat Ramp Use
2	Public Park
2	Study Financial Impacts
2	Transparency of Public Comments
1	Consider Impact on Taxes
1	Consider Required Maintenance
1	Request for Drystack Storage
1	Research Grant Funding Opportunities

Individual comments are attached hereto for reference.

Additionally, we have received and reviewed a letter from Ms. Elizabeth Campsen related to the proposed project. This letter is also attached for reference.

Attachments

## **IOP Marina Redevelopment Feedback**

**Date:** November 10, 2015

**Name:** Stuart Colman

**Email:** [stucolman10@gmail.com](mailto:stucolman10@gmail.com)

### **Comments:**

Will the residents be able to view the comments made in this forum? I think we should be able to see the comments of our neighbors and the principals in this project.

## **IOP Marina Redevelopment Feedback**

**Date:** November 11, 2015

**Name:** Elizabeth Campsen

**Email:** [ecampsen@gmail.com](mailto:ecampsen@gmail.com)

### **Comments:**

I would like the City to investigate the possibility of receiving a conservation grant or grants for the protection and preservation of the entire marina site, not only for the residents, but for the County and State at large. It is my understanding that the Town of Edisto received \$1 million for a similar plan. The Comprehensive plan highlights the City's desire to add green space to the island and that section of the island has none. It also highlights the City's desire to protect the quality of life of the residents and I agree that taking a hard look at this portion of the island is necessary to ensure that right. I believe that site would be a perfect location for a passive park, that could also allow for limited marina and restaurant services primarily benefiting the residents. Upon review of the Comprehensive Plan, the Zoning regulations and the Codes & Ordinances of the IOP, I believe it is clear that area is intended to provide "a less densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents in buildings designed and sited to accommodate automobile and pedestrian traffic". This theme is carried throughout the various city documents. I think we have stepped away from that based upon the traffic, noise and parking issues present at the site and truly hope that the City will look long and hard at reestablishing the area as a site for the residents who voted to purchase it. The money potentially received from a conservation grant could help pay down the bonds and I think the citizens should have the opportunity to decide whether they would be willing to pay some sort of one-time assessment or limited tax increase in order to regain financial control of the site, thereby dedicating it primarily to the residents. At that point, I believe, the traffic, noise and parking issues would take care of themselves. In the alternative, the City may consider offering the option to the residents to turn the entire site into a private yacht and dinner club for island residents, which would also offer a limited number of "off-island" memberships. This may allow us to work with the existing leaseholders for the continuation of similar - though not identical - services. It would also solve the traffic, parking and noise issues. In no instance do I think a dry-stack should be built. The facility currently violates parking regulations on an almost daily basis and a reduction from the current 60 spaces allotted for boats and trailers to the proposed 17 spaces would only serve to compound the problem. I appreciate any consideration given to these comments.

## **IOP Marina Redevelopment Feedback**

**Date:** November 11, 2015

**Name:** Phillip W Smith

**Email:** [phillip@phillipsmithcontractor.com](mailto:phillip@phillipsmithcontractor.com)

### **Comments:**

please keep me informed thru your portal as progress is made. I would also like to attend all meetings in regards to the marina. I was at your meeting a few months ago and gave them my e mail address but have not received any emails as of today. This was forwarded to me from friend.....Thank you

## **IOP Marina Redevelopment Feedback**

**Date:** November 11, 2015

**Name:** Jeff Simon

**Email:** [jsimon294@hotmail.com](mailto:jsimon294@hotmail.com)

### **Comments:**

There are two significant points I feel need to be included in any suggested "improvements" to the marina area. The first is: The marina was purchased by the city as a resource to the residents of the island so the citizens could control the uses of this area. While we enjoy having a restaurant, a marina store and a well maintained boat ramp, these are offsets to the cost of operating the marina and not created to be a city franchised profit center. The operation of each of these must be scaled appropriately to the surrounding residential neighborhoods. 2. There has been discussion of a dry stack marina for 20+ years. It is an industrial operation (size, noise and impact) that is not appropriate for inclusion in this area that abutts residential property on most sides. It is inappropriate based on flood and hurricane requirements as well. It should be ruled out as a possibility early in the discussion.

## **IOP Marina Redevelopment Feedback**

**Date:** November 11, 2015

**Name:** Cathy Smith

**Email:** [pwsgc@bellsouth.net](mailto:pwsgc@bellsouth.net)

### **Comments:**

As a long time resident and neighbor of the Marina, i have watched it change greatly over the past 16 years. In redeveloping the marina the City needs to make sure they follow the guidelines and ordinances they put in place to protect the residents of the Island who are ultimately the Owners and the City planners our stewards. Not modify these existing ordinances to accommodate the businesses that are leasing the marina space at the expense of the adjoining properties and island residents. Allowing the Morgan Creek Grill to turn the outside space into a live music venue to supplement their revenue because the food they serve doesn't attract sufficient clientele to pay their bills is wrong. Business fail and new ones come in. That is simple economics. Allowing the Marina to self more boat launch permits than they have parking and creating a safety hazard and allowing these vehicles to break the city's parking rules and then going to my guests car in front of my home and giving them a ticket is unconscionable. we have become so focused on revenue and tourism that we have devalued our property values. We are no longer a family island. We are a transient, tourism driven, second home community.

## **IOP Marina Redevelopment Feedback**

**Date:** November 12, 2015

**Name:** Chanell Moore

**Email:** [chanell@charter.net](mailto:chanell@charter.net)

### **Comments:**

As a property owner at Wild Dunes Yacht Harbor (slip) and Goat Island, I wonder how the re-development will impact our properties and taxes. We live in Greenville, SC but use our coastal home weekly. Can I please be added to the stakeholder list.

## **IOP Marina Redevelopment Feedback**

**Date:** November 13, 2015

**Name:** Beatrice Love

**Email:** [badlove1@att.net](mailto:badlove1@att.net)

### **Comments:**

I am against dry stack storage. It will be much too noisy for the neighborhood. Also fear it will add to the parking problem.

## **IOP Marina Redevelopment Feedback**

**Date:** November 13, 2015

**Name:** Robert G. McCoy

**Email:** [robertmccoy48@gmail.com](mailto:robertmccoy48@gmail.com)

### **Comments:**

My main concern would be the construction of dry stack storage. 1. The noise generated by equipment necessary for stacking (the constant "beeping") The present noise ordinance has restricted Morgan Creek Grill's outdoor music. The noise level will definitely be a factor for quality of life of nearby home owners. 2. Parking: already a problem, especially on weekends when many people boat. The dry stack would certainly increase the number of boats from the few that are stored in the lot next to the fire station. Consequently the number of cars looking for nearby parking. This will be a major factor between Memorial Day and Labor Day when the new parking restrictions are applied (no street parking except for island residents with proper residential parking stickers) 3. Do we really want to offer storage to other than city residents? We have all seen the traffic at the Shem Creek public landing that spills out into the nearby neighborhoods.. Robert G. McCoy 16 43rd Ave IOP

## **IOP Marina Redevelopment Feedback**

**Date:** November 14, 2015

**Name:** Harold Mackey

**Email:** [hamackey@gmail.com](mailto:hamackey@gmail.com)

### **Comments:**

You have to limit the number of boats and trailers that land at this marina. The empty trailers are now on 41st Avenue and Waterway. I know the landing is a big draw, but we simply cannot maintain that level of capacity. A dry-dock must accommodate parked cars also. Thanks,

**IOP Marina Redevelopment Feedback**

**Date:** November 16, 2015

**Name:** Josh Trowman

**Email:** [jptsails@hotmail.com](mailto:jptsails@hotmail.com)

**Comments:**

Sign me up for updates please

## **IOP Marina Redevelopment Feedback**

**Date:** November 18, 2015

**Name:** Stuart Colman

**Email:** [stucolman10@gmail.com](mailto:stucolman10@gmail.com)

### **Comments:**

The Limited Conditions Assessment (DRAFT) points out numerous deficiencies at the present IOP Marina. These indicate a lack of maintenance at the Marina. I don't know who is responsible for these maintenance items, but it seems to me that many of these deficiencies demand immediate resolution. The safety issues identified, put the Marina management and the City liable for injury claims, especially since this document has brought them to light. The responsible party (City or Marina management) should begin a corrective action process beginning with the most serious safety issues.

## **IOP Marina Redevelopment Feedback**

**Date:** November 23, 2015

**Name:** William Warner

**Email:** [wpwdelta@gmail.com](mailto:wpwdelta@gmail.com)

### **Comments:**

I believe we should improve the access and parking by way of a new entrance and a paved parking lot. Boat and trailer storage should be eliminated as the land is too valuable and IOP needs to generate the most \$ possible from each square foot. We need to understand the financial impact of any proposal..before / during / after Thanks !

## **IOP Marina Redevelopment Feedback**

**Date:** November 25, 2015

**Name:** Stuart Colman

**Email:** [stucolman10@gmail.com](mailto:stucolman10@gmail.com)

### **Comments:**

The IOP Marina is definitely in need of a make-over. The findings by the contractor, ATM, has shown the need to correct many existing problems including deteriorating docks and mechanicals, as well as poor parking and traffic flow. However, I do not see that dry-stack boat storage will enhance the marina's operation. Sure it will increase the bottom line for the marina if it can be built to a scale that will offset the cost of construction. There are issues that need to be addressed and brought to the residents. 1) How much of the existing site will dry-stack occupy? 2) Where will the boats be placed in the water (displacing existing dock space)? 3) How much dockage will be needed to stage the boats, removing dock space for other customers? 4) How much space will be needed for a maintenance area, since boats will have to be repaired/maintained on-site. 5) How many parking spaces will be needed for people accessing their racked boats?

## **IOP Marina Redevelopment Feedback**

**Date:** November 30, 2015

**Name:** Ted Kinghorn

**Email:** [kinghorn.ted@gmail.com](mailto:kinghorn.ted@gmail.com)

### **Comments:**

The property under study should ensure the best use of these assets and optimize the placement of future improvements. The financial viability should demonstrate a successful business case allowing for both property owner and tenants to achieve pay back of future improvements. Pedestrian use and designated access should be included in the plan.

## **IOP Marina Redevelopment Feedback**

**Date:** December 19, 2015

**Name:** Larry Barrett

**Email:** [Larry2960@aol.com](mailto:Larry2960@aol.com)

### **Comments:**

Why would you improve the marina right after you gave the current tenants long term leases (without bidding). Parking in the surrounding neighborhood is awful. The original referendum for the purchase of the marina stated "For water access for the citizens of the Isle of Palms" not Charleston County. If this is forgotten, give it to the County. We were better off when this site was used as it once was, a garbage dump.

**IOP Marina Redevelopment Feedback**

**Date:** December 19, 2015

**Name:** Kent Chismar

**Email:** [king1kc@yahoo.com](mailto:king1kc@yahoo.com)

**Comments:**

I would like to keep informed about the project !

## **IOP Marina Redevelopment Feedback**

**Date:** December 19, 2015

**Name:** Rhett Reidenbach

**Email:** [rreidenbach@comcast.net](mailto:rreidenbach@comcast.net)

### **Comments:**

If you have an e-mail list for regular updates I'd appreciate being added. Thanks, Rhett

## **IOP Marina Redevelopment Feedback**

**Date:** December 19, 2015

**Name:** Jimmy Craven aka Bond

**Email:** [jimmy.cravenjr@gmail.com](mailto:jimmy.cravenjr@gmail.com)

### **Comments:**

Bring me a dry stack please. 26 ft center console at Seabreeze paying \$450 per month.

**IOP Marina Redevelopment Feedback**

**Date:** January 5, 2016

**Name:** Doug Harbin

**Email:** [douglasharbin@gmail.com](mailto:douglasharbin@gmail.com)

**Comments:**

Is the marina redevelopment project ongoing? When will it be presented to council?

## **IOP Marina Redevelopment Feedback**

**Date:** January 11, 2016

**Name:** Phil Robinson

**Email:** [probinson77@gmail.com](mailto:probinson77@gmail.com)

### **Comments:**

How can I find out the details of this IOP Marina Redevelopment Project?

## **IOP Marina Redevelopment Feedback**

**Date:** January 15, 2016

**Name:** Jim Bethea

**Email:** [jimbethea@AOL.com](mailto:jimbethea@AOL.com)

### **Comments:**

Area has become too busy in summer. If we have paid off this property, it is time to repurpose it for the benefits of the residents. Should it become a park?

## **IOP Marina Redevelopment Feedback**

**Date:** February 4, 2016

**Name:** peter wright

**Email:** [peterwright@comcast.net](mailto:peterwright@comcast.net)

### **Comments:**

Firstly a question, how can I see the reports/drafts/plans you have completed for the City so far? Secondly ...no dry stack please! Any notion that this will reduce demand for slips and/or the launch ramp is, in my view, misguided. Such a structure would be visually intrusive, generate both noise and even further parking requirements which cannot be met. The City should not feel the need to shoulder the responsibility of catering for the explosive growth of Mt.Pleasant and Charleston generally. The clear priority should be to accommodate residents needs. Our marina is small and has a limit as to how many people/boats/cars/trailers it can accommodate. When it's full, it's full! We should not seek to densify by cramming more in. I would welcome further discussion. Thank you. Peter Wright

## **IOP Marina Redevelopment Feedback**

**Date:** February 8, 2016

**Name:** Nancy B Mackey

**Email:** [nbmackey@hotmail.com](mailto:nbmackey@hotmail.com)

### **Comments:**

My concern is the dry stack. Has anyone thought of the ever constant "beep, beep, beep" from the forklift that lifts the boats in and out of a dry stack. That cannot be eliminated, as it is a necessary safety feature. GO to Daniel Island Marina. I did. The forklift motor and "Beep" could be heard quite a distance away. Also, there is some clanging of boats being installed into a dry stack. Noise carries on the island, especially with the elevated homes. Absolutely OPPOSED to a DRY STACK.

## **CAMPSEN**

32 INTRACOASTAL COURT, ISLE OF PALMS, SC 29451

TELEPHONE: 843-509-5679

February 4, 2016

### **VIA EMAIL**

Applied Technology & Management, Inc.  
ATTN: Kirby Marshall and Justin Davis  
941 Houston Northcutt Blvd; Suite 201  
Mt. Pleasant, SC 29464

RE: ISLE OF PALMS MARINA RE-DEVELOPMENT  
TMS# 571-08-00-007

Dear Messers Marshall and Davis:

Please allow this correspondence to serve as a reiteration of my most stringent objection to the use of any portion of the current Isle of Palms marina site for the development of a dry-stack facility. As we discussed in the meet and greet held last year, the site as it currently exists is a singularly commercial outpost (zoned GC-1) surrounded by single family residential neighborhoods (zoned SR-1). By copy of this letter, I am informing the City of my objections as well as they did not appear to have a representative present during the residential meet and greet and may therefore be unaware of the serious concerns raised by those present.

As discussed, the zoning regulations for SR-1 and GC-1 are in place to strengthen, support and enforce the IOP Comprehensive Plan, thereby creating a quiet, low-density area by minimizing the encroachment of commercial uses that generate noise, vibration, dust, etc. which are offensive to a family-oriented community. Specifically, Section 5.4.35(a)(1) reads as follows:

- (1) Purpose. The purpose of the GC-1 general commercial district is:
  - a. To encourage the development of a less densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents in buildings designed and sited to accommodate automobile and pedestrian traffic.
  - b. To discourage uses which generate noise, vibration, glare, dust and odor or are offensive to the health, safety and morals of a residential, family-oriented community.

The Marina site is zoned GC-1 and is therefore obligated to adhere to these requirements as well as many other applicable requirements of this chapter and other City ordinances. As you can see, any business or businesses operating in the GC-1 zone are required to be (1) *less densely constructed*, (2) contain *family-oriented businesses* directed *primarily to island residents*, (3) located in buildings

Applied Technology & Management, Inc.

February 4, 2016

Page 2

designed to *accommodate automobile and pedestrian traffic* and which (4) *discourage uses which generate noise, vibration, glare, dust and odor*. The site as it currently exists violates some, if not all, of these requirements which I believe is why the City ultimately decided to hire your firm to analyze the site and propose various re-development options.

The addition of a dry-stack would only contribute to the multitude of problems the island deals with in relation to the site. The dry-stack would increase the noise pollution in our area, increase the traffic in our area and serve to reduce the already scarce on-site parking required, though not currently met, for the site. All of these issues already adversely affect our quality of life. I do not see how a dry-stack could be considered a “family-oriented business”. Additionally, I do not believe that a dry-stack would be used, or frankly is even contemplated for use, in a way that is “primarily for island residents”. You may recall that during our meeting, a good number of residents complained that they are already unable to launch their boats at the marina site due to the monopolization of the site by off-island residents. The marina operators have proven that they are either incapable or unwilling to monitor the influx of boats and trailers in a way that provides equal access to residents and non-residents alike. I am certain they would be similarly incapable of managing a dry-stack facility.

I would like to make note of the fact that the SC Department of Natural Resources has designated our section of the Intracoastal Waterway and Morgan Creek as the busiest section of water in South Carolina. The addition of anything that would increase the volume of boats, cars and noise would only serve to dump gas on an already burning fire. My husband and I were unfortunate enough to have a boat crash into our fixed pier a number of years ago. One passenger in that boat was in such critical condition she had to be airlifted from the golf course to the hospital. It was terrifying. I truly believe that anything the City can do to minimize the influx of boats and people to the site, thereby reducing the strain put on our section of the waterway and surrounding highland is an obligation it owes to its residents and the public at large as the congestion around the marina site has proven to be a significant public safety issue. The addition of a dry-stack would do the exact opposite.

After reading the Comprehensive Plan and all of the various ordinances related to the site and the businesses operating on it, it is my belief that the City should seek to re-develop the site in a way that serves to lower the density of it, not increase it. It is in the best interest of the City, the residents of the island and all residents of our State to treat this site and the neighborhoods, water and marshlands that surround it with great care as the area is a natural resource that could easily be damaged. I also understand from reading the minutes of various City meetings, that some consider the addition of the dry-stack an additional revenue stream which would help the marina operators remain current under their existing lease. The issue of revenue should not take precedence over quality of life and preservation of our natural resources. I know that the Town of Edisto Beach was able to secure a \$2,000,000.00 grant from the Conservation Bank in order to responsibly develop a marina located on Big Bay Creek. I sincerely hope that an option such as this is thoroughly

Applied Technology & Management, Inc.  
February 4, 2016  
Page 3

investigated as a way to protect and preserve the site for island residents and visitors in a much more controlled manner.

Finally, I would like to strongly recommend each person take a moment to consider whether they would appreciate a dry-stack, together with all of the noise and congestion associated with it, dropped into the middle of their neighborhood. As Dr. Dawson, a neighbor of mine, pointed out in the meet and greet, the OSHA requirement for a reverse signal alarm on the lift needed to place and remove each boat from a dry slip is mandatorily set at a level "audible above the surrounding noise level", which would only serve to exacerbate the noise issues currently being deliberated by the residents, the marina tenants and the City.

Please do not hesitate to contact me at (843)509-5679 should you have any questions or concerns. Thank you in advance for your thoughtful consideration of this issue as you work to finalize your proposal to the City.

Sincerely,



Elizabeth S. Campsen

cc: Mayor Cronin, the Isle of Palms City Council and the City Administrator