

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
February 8, 2017

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on February 8, 2017 at 4:30 p.m. Members attending included Richard Ferencz, Lewis Gregory, Vince DiGangi, Ron Denton, Lisa Safford, Noel Scott and Bill Mills; the Director of Planning Douglas Kerr was present as well. The press had been notified of the meeting, and the agenda was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

PUBLIC COMMENTS - None

APPROVAL OF MINUTES

Ms. Safford moved to approve the minutes of the regular meeting of the January 11th, 2017, and Mr. Scott seconded the motion. The motion passed unanimously.

EXECUTIVE SESSION- ANNUAL LEGAL BRIEFING

Ms. Safford moved to go into Executive Session for the Commission's annual briefing in accordance with S.C. Code Section 30-4-70(a)(2), and Mr. Denton seconded the motion. The motion passed unanimously.

Upon returning to open session, Chair Ferencz announced that the Committee had not taken a vote or any other action while in Executive Session.

DISCUSSION OF SEPTIC SYSTEMS ON THE ISLAND

Director Kerr reported that, since the last meeting, Mr. Ferencz had sent a letter to the Water and Sewer Commission asking for feedback on the various ideas the Commission had been discussing. He stated that, at the Sewer Commission meeting, they discussed implementing a fee for people who had sewer available but chose not to tie in. He stated that the Commission's staff was meeting with the Town of Summerville who implemented such a fee to see how it was working.

Director Kerr stated that he had updated the outline and strategy that has been discussed at the previous meetings, and he thought the Committee would benefit from discussing the strategies to insure the Commission was comfortable with their recommendations. The Director listed the major recommendations as follows:

- to reduce the size of a new house that could be connected to a septic system to 30% of the lot size,
- to require properties that are sold that have public sewer available to tie into the sewer line and

- to require new houses built within 300 feet of a gravity-operated sewer line to extend the sewer line.

Mr. Lewis asked what the cost would be to run a sewer line 299 feet. The Commission discussed how the distance would be measured, i.e. from the house to the right-of-way having a sewer line or from the corner of the property to the actual line, which might be on the far side of the right-of-way across the roadway. Director Kerr stated that he would reach out to the Water and Sewer Commission to see if he could get an estimate of cost to run a sewer line 300 feet.

The Planning Commission discussed possible ways to offset the cost to the owner of having to extend the line when ultimately the line would be serving additional customers. Director Kerr explained that this might be the goal of the Water and Sewer Commission in implementing a fee to those property owners that have chosen not to tie in to an existing sewer line. The Director suggested asking the Water and Sewer Commission if it would be possible to defray the costs to the original owner extending the line in situations where others would be tying in.

Mr. Ferencz needed to leave the meeting so Vice Chair Safford assumed control of the meeting.

The Commission discussed how the City or the Water and Sewer Commission would monitor the sale of those properties that were adjacent to sewer lines. Director Kerr stated that the Water and Sewer Commission would have to be in the lead position on this as they would know the houses it affects and know when properties change hands, but he was not positive how it would happen. He thought that, at least, the owners would have to be notified upon the passage of the law, and sales would have to be monitored. The Director expressed the opinion that the real estate community was good about doing their due diligence when selling a house.

The Commission discussed how the properties within 300 feet of a sewer line would be identified. Director Kerr stated that he would need to work with the Water and Sewer Commission to create a map or otherwise identify these properties, and he was confident this could be done.

DISCUSSION OF NEW FLOOD MAPS

Mr. Kerr stated that the group seemed to generally have the opinion that creating many nonconforming houses and, thereby, limiting them to the 50% rule was too onerous to justify the potential 5% savings that could be achieved on flood insurance premiums for the residents by improving the CRS rating. The Commission asked if they could be

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given data on how much the savings would equate to and how it would affect the average flood insurance bill. Director Kerr stated that he would work on providing this information.

MISCELLANEOUS BUSINESS

Ms. Safford explained that she and Mr. Ferencz had a scheduling conflicts with the next regularly scheduled meeting date; Director Kerr said that he would reach out via email to find an alternate date that worked for everyone.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,
Richard Ferencz, Chairman