

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
July 12, 2017

The Isle of Palms Planning Commission met in the City Hall conference room, 1207 Palm Boulevard on July 12, 2017 at 4:30 p.m. Members attending included Richard Ferencz, Ron Denton, Vince DiGangi, Bill Mills and Lisa Safford; the Director of Planning Douglas Kerr was present as well. Lewis Gregory 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.

PUBLIC COMMENTS

Ms. Elizabeth Campsen addressed the Commission and explained that she wanted to support the Commission's plan of the to look at the impact of the future Wild Dunes development on the areas outside of the gates. She stated that the City Council recently made some modifications to the parking plan and she thought that it would be prudent for the Commission and City Council to look at making additional changes on Palm Boulevard. She stated that she has looked at the City's Beach Management Plan and noted that the City provides over seven times more than necessary to meet the standards shown in the plan. She stated that meanwhile the state only considered about 60% of the beach open and public and therefore eligible for state money for renourishment. She said that she felt that requiring cars to park parallel on Palm Boulevard could reduce the congestion a bit on the roadway. She stated that she felt like it was important to remember that day-trippers to not contribute meaningfully to the City's economy.

Mr. John Regan Walters, #1- 30th Avenue, addressed the Commission and explained that the parking situation on Palm Boulevard has become very problematic. He said that it starts as early as 5:00AM and goes through the day and into the night. He said that the traffic begins in the morning with Wild Dunes employees going to work, then the day-trippers begin filling in, and then people begin hunting for a parking space driving very slowly. He stated that he believes that the roadway is at the limit of what it can handle and at some point Wild Dunes should offer some parking solutions.

APPROVAL OF MINUTES

Mr. Ferencz explained that the next item on the agenda was the approval of the June 14th, 2017 minutes. Mr. Mills made a motion to approve the minutes and Mr. DiGangi seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF EXPANDING PUBLIC SEWER SERVICE

Mr. Kerr explained that at the last meeting, the Commission agreed to prepare a presentation for a future workshop with City Council to discuss the work that had been

done on the issue of expanding sewer to the entire island. The Commission went through a PowerPoint presentation and discussed the meeting with City Council. The Commission agreed to alter the presentation to clarify that it was the Planning Commission's original intent to come up with a recommendation of how the finance and implement a comprehensive expansion of the system, including a budget and series of fees, but that after a lot of deliberation and discussions, it was decided that it was impractical at this time. Mr. Kerr explained that the presentation was intentionally brief, but he agreed that some slides to answer these questions and highlight this work would be beneficial.

Ms. Safford also hoped that the point could be made that the current program of allowing additional grinder pumps was not a sustainable or well thought out program in the Planning Commission's opinion.

Mr. DiGangi added that a slide showing all of the compelling reasons to expand the sewer should be added as well as a slide showing all of the hurdles associated with expanding the system. The Commission agreed and Mr. Kerr stated that he would add these slides.

An audience member, Mr. John Regan Walters, explained that he thought a reasonable alternative would be to expand the sewer lines and then require all of the short-term rentals to tie into the sewer system in a short time frame. He said that the logic in this program is based on the premise that short-term rentals have more people and they are using the bathroom more than a typical single-family residence and septic systems or grinder pumps are not practical solutions.

Mr. Mills said that he would like for the Water and Sewer Commission to review the recommendations proposed by the Planning Commission prior to meeting with City Council. Mr. Kerr stated that he would ensure that this happens.

Mr. Denton explained that he would like to revisit the distance that an owner building a new house would have to tie into the sewer service. He said that currently the Commission recommendation is only 100 feet and he said that many times this would only be one lot away and he thought that this may not be enough.

Mr. Ferencz stated that he would like to increase this distance to 150 feet. The Commission agreed that the recommendation should be 150 feet.

Mr. Kerr asked when the Commission would like to request the joint meeting with City Council. He stated that he believed that their August meetings would be on the evening

of the 15th and the 22nd. The Commission agreed that the 15th would work better for their schedules, if it worked for City Council.

NEW BUSINESS- DISCUSSION OF WILD DUNES FUTURE DEVELOPMENT

Mr. DiGangi explained that he had requested that this be put on the agenda for discussion. He stated that he understood that Wild Dunes has certain development rights within the resort, but that he felt like the proposed new inn could have an impact on the roadways outside of the gates that are already struggling to handle the traffic at certain times.

Mr. Kerr explained that when he received Mr. DiGangi's request to place this item on the agenda, he reached out to the Wild Dunes representative that his managing this project to see if he could attend the Planning Commission's meeting, which he agreed to do in August.

An audience member, Mr. Karig, stated that he believed that the Wild Dunes resort should be required to manage their queuing problem within the resort on Palmetto Boulevard and not be allowed to block the roadways outside of the resort.

The Commission asked how the Wild Dunes zoning was handled. Mr. Kerr explained that Wild Dunes was a Planned Development District (PDD) and there was an overall cap on the number of inn rooms and dwelling units allowed within the resort and this inn fell well within their allotted entitlements.

The Commission agreed to discuss these issues further when the Wild Dunes representative was present.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted, Richard Ferencz, Chairman