

PLANNING COMMISSION  
November 12, 2020

Virtual Meeting Due to COVID-19 Pandemic

The public may view the public meeting at:  
[www.youtube.com/user/cityofisleofpalms](http://www.youtube.com/user/cityofisleofpalms)

**Public Comment:** Citizens may provide public comment here:  
<https://www.iop.net/public-comment-form>

**AGENDA**

The Isle of Palms Planning Commission will hold its regular meeting on Thursday, November 12, 2020 at **3:00 p.m.**

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Approval of minutes                      October 14, 2020  
  October 28, 2020 special meeting
- C. New business                                Consider recommending amendments to zoning ordinance regulating sewer lift stations in residential districts
- D. Old business                                Review Community Facilities Element of Comprehensive Plan  
<https://www.iop.net/comprehensive-plan>
- E. Miscellaneous business                1. Update on drainage planning  
  
  2. Update on MOU with Water Sewer Commission
- F. Adjourn



**Planning Commission**  
**3:00pm, Wednesday, October 14, 2020**  
**Virtual Meeting via Zoom call due to COVID-19 Pandemic**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to Order**

Present: Marty Brown, Scott Pierce, Ron Denton, William Mills, Vince DiGangi, Rick Ferencz, Lisa Safford, and Douglas Kerr, Director of Planning

**2. Approval of Previous Meeting's Minutes – September 9, 2020**

Mr. Mills made a motion to approve the minutes and Mr. DiGangi seconded the motion. The minutes were approved unanimously.

**3. Citizen's Comments -- none**

**4. Old Business -- none**

**5. New Business**

**MOTION: Mr. Ferencz made a motion to reorder the agenda so that the discussion of the zoning ordinance amendment occurred first under New Business. Mr. DiGangi seconded the motion. The motion passed unanimously.**

**A. Recommendation on zoning ordinance amendment to allow sewer lift stations in residential districts**

Director Kerr reported that the IOP Water & Sewer Commission would like to purchase the triangle-shaped piece of property at the corner of 7<sup>th</sup> Avenue and Palm Boulevard as the site of a future lift station. The purchase is contingent upon the approval of a change to the zoning ordinance that would allow for lift stations in residential districts. The current zoning code does not address properties less than one-half of an acre are to be handled in this particular situation.

Commissioners expressed concern that a lift station in a residential district could be unsightly and odorous particularly at a location that could be considered a gateway to the island. They would like more specifics as to what the lift station would look like and how it might be screened, and most importantly, how potential odors will be handled.

Director Kerr stated that the Public Works Committee has reviewed this request and made a recommendation that City Council approve the zoning change. He also said this property will be the first of many properties that need to be purchased in order to successfully sewer the entire island.

**MOTION: Mr. Mills made a motion to approve the recommendation for a zoning change to allow for lift stations in residential districts. There being no second, the motion failed.**

Administrator Fragoso shared a map created by Thomas & Hutton showing the approximate vicinities of lift stations needed around the island. Director Kerr noted that it is important to consider the future needs of sewerage the island, which goes beyond this one piece of property.

Commissioners expressed the need for further information from the Water & Sewer Commission before moving forward. They would like to talk about establishing a standard that could mitigate the “most offensive parts” associated with lift stations. As the Planning Commission has 30 days to respond to the zoning change request, a Special Meeting of the Planning Commission will be required.

**MOTION: Mr. Mills made a motion to table further discussion of the zoning change request until a meeting can be arranged with the Water & Sewer Commission. Ms. Safford seconded the motion. The motion passed unanimously.**

**B. Review of Community Facilities Element of Comprehensive Plan**

Director Kerr noted the narrative section of the Community Facilities element needs quite a bit of updating.

Commissioners discussed goals and strategies around improving public safety, supporting the installation of sewer services, improving recreational opportunities for all residents, and improving the appearance of the island. The remainder of the Community Facilities element will be discussed at the November meeting.

**C. Recommendation on adoption of new flood maps and associated ordinances**

Director Kerr said FEMA has released new flood maps which must be approved and adopted by January 29, 2021. He noted the changes “greatly reduce the flood elevation across the island.” He also shared that the new maps include a new flood zone “where FEMA is predicting you are going to have a bowl effect, and instead of establishing an elevation requirement above mean sea level, they are just saying you need to be X number of feet off the ground.” He added that the City’s 14’ elevation requirement “will always be higher than this AO requirement, but from a technical standpoint, we do need to have a standard in the code that addresses these new AO zones. So that is really what this change is doing. It is adopting the maps, and it is creating standards for these AO zones, which are new to us.”

**MOTION: Mr. Ferencz made a motion to recommend to City Council the approval of the new FEMA flood maps and associated ordinances. Mr. DiGangi seconded the motion. The motion passed unanimously.**

**5. Miscellaneous Business**

**A. Update on drainage planning**

Director Kerr reported that the City is preparing the necessary paperwork for the bond needed to pay for Phase III of the drainage project. Thomas & Hutton put out the RFP for the smaller

drainage projects. He shared there was a pre-bid meeting last week that generated a lot of interest. Work on the smaller projects is expected to begin in January 2021. He also shared that Thomas & Hutton is analyzing possible improvements to the Waterway Boulevard path.

**B. Update on MOU with Water & Sewer Commission**

Director Kerr reported that the Public Works Committee has recommended to City Council the execution of the MOU with the Water & Sewer Commission.

**C. Lot fill**

Mr. Denton requested clarification on non-conforming lots, setbacks, and fill. With regards to fill, Director Kerr said, “We established a maximum new elevation of one foot above the road, but if you are already more than a foot above the road, we allow you to stay to that elevation.” Any changes to fill on a property must be certified by a stormwater professional.

**7. Adjournment**

Mr. Ferencz made a motion to adjourn and Mr. Brown seconded the motion. The meeting was adjourned at 5:29pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



**Special Planning Commission Meeting**  
**3:00pm, Wednesday, October 28, 2020**  
**Virtual Meeting via Zoom call due to COVID-19 Pandemic**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to Order**

Present: Marty Brown, Scott Pierce, Ron Denton, William Mills, Vince DiGangi, Rick Ferencz, Lisa Safford, and Douglas Kerr, Director of Planning

Also present: Chairman Jay Leigh and General Manager Chris Jordan of the IOP Water & Sewer Commission, Engineer Mark Yodice of Thomas & Hutton

**2. Consider making a recommendation to City Council regarding a zoning amendment affecting sewer infrastructure in residential zoning districts.**

Director Kerr shared that City Council members shared many of the same concerns as the commissioners regarding this proposed zoning change. Ordinance 2020-10 passed First Reading at Tuesday's City Council meeting with the knowledge that the Planning Commission would look further into the concerns. The City recognizes that this zoning change needs to happen in order to expand sewer across the island.

Chairman Jay Leigh said the Water & Sewer Commission intends to buy the property at 7<sup>th</sup> Avenue and Palm Boulevard outright if the zoning is modified for sewer lift stations in residential districts.

Commissioners agreed that lift stations are needed to facilitate the expansion of sewer islandwide. Discussion ensued as to whether future requests for lift stations should come before the Planning Commission or the Board of Zoning Appeals. Director Kerr stated that lift stations could be permitted via the Special Exception process.

Commissioners then discussed the criteria by which all lift stations will be reviewed. The suggested criteria includes: an 8' wooden fence surrounding the lift station or enclosing it in a building (by choice of the Water & Sewer Commission); a measurable standard of odor detection and control; a 10' vegetative buffer surrounding the fence or enclosure; diminished light pollution; and minimized impact of noise from attached generators. A maximum height allowance was also considered.

Mr. Yodice indicated that a planting plan could be developed such that the fence or enclosure could be removed when the buffer has matured. He also stated that SCDOT does not allow for lift stations in their rights-of-way, but the City may allow it.

Some commissioners expressed concern about the approval process for the lift stations. They would like as much transparency in the process as possible. Mr. Yodice noted that the Sewer Master Plan details the proposed locations of all future lift stations. Most will be 20' x 20' in size with one or two being 30' x 30' as they get closer to the waste water treatment plant.

General Manager Jordan invited commissioners to tour the current lift stations with him at any time.

Director Kerr will present a draft zoning change to include the proposed lift station criteria at the November meeting of the Planning Commission for further discussion.

7. **Adjournment**

Mr. Ferencz made a motion to adjourn and Mr. Brown seconded the motion. The meeting was adjourned at 4:06pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

Sec. 5-4-32. - SR-1 single-family residential district.

In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the SR-1 district are as follows:

- (1) *Purpose.* The purpose of the SR-1 single-family residential district is:
  - a. To provide for quiet, low-density residential neighborhoods on comparatively large lots.
  - b. To discourage unwarranted encroachment by prohibiting commercial uses and to prohibit other uses which would interfere with the development or continuation of single-family use.
  - c. To encourage the cessation of nonconforming uses.
  - d. to discourage uses which would generate traffic on minor streets other than required to serve residences on those streets.
  - e. To maintain the integrity of established residential neighborhoods, and to minimize the disruption of existing residential patterns by the scattered development of comparatively large residential lots.
- (2) *Permitted uses.* Permitted uses in the SR-1 single-family residential district shall be:
  - a. Detached, single-family dwelling.
  - b. Residential accessory uses.
  - ~~c. Sewer pump stations with a footprint of one thousand square feet (1,000 sq') or less.~~
- (3) *Permitted special exceptions.* Permitted special exceptions in the SR-1 single-family residential district shall be:
  - a. Elementary and secondary schools offering general education courses.
  - b. Church, synagogue, or other place of worship.
  - c. Group dwellings.
  - d. Golf courses.
  - e. Home occupations meeting the requirements of section 5-4-44.
  - f. Public utility and municipal uses satisfying the special exception requirements set forth in subsection (9) of this section.
- (4) *Conditional uses.* Public utility and municipal uses satisfying the conditional use requirements set forth in subsection (9) of this section shall be conditional uses in the SR-1 single-family residential district.
- (5) *Minimum lot requirements.* Minimum lot requirements in the SR-1 single-family residential district are as follows:
  - a. Lot area: thirty-five thousand (35,000) square feet of contiguous highland.
  - b. Lot width: seventy feet (70') measured at building line.
  - c. Lot depth: one hundred ten feet (110').
  - d. Lot frontage: sixty feet (60') on a public or private street; thirty feet (30') on a public or private cul-de-sac.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.
- (6) *Minimum yard requirements.* Minimum yard requirements in the SR-1 single-family residential district are as follows:

- a. Front yard: thirty feet (30').
- b. Side yard: ten feet (10').
- c. Rear yard: thirty feet (30').

Exception: minimum yard requirements for lots with an area less than seventeen thousand five hundred (17,500) square feet.

- a. Front yard: twenty-four feet (24').
- b. Side yard: ten feet (10').
- c. Rear yard: twenty-four feet (24').

- (7) *Maximum height.* Maximum height in the SR-1 single-family residential district shall be forty feet (40').
- (8) *Double frontage lots.* Double frontage lots are prohibited in the SR-1 single-family residential district.
- (9) *Public utilities and municipal uses.*

- a. *Public utility facilities and uses.* This subsection (9)a applies to wastewater treatment facilities, public works maintenance and storage facilities, and all other public utility facilities or uses.

- (i) Construction or alteration of a public utility facility may be approved in a residential zoning district as a conditional use subject to a finding by the Zoning Administrator that the facility satisfies all of the following conditions:

- 1. The facility is located on a lot that is at least one (1) acre in size;
    - 2. The overall lot coverage of the facility is less than fifty percent (50%);
    - 3. The minimum setback for any structure is thirty feet (30') from all property lines;
    - 4. The maximum overall height of any structure is thirty feet (30');
    - 5. The minimum buffer along all property lines is twenty feet (20') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance;

- (ii) The Board of Zoning Appeals may approve construction or alteration of a public utility facility in a residential zoning district as a special exception subject to the requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:

- 1. The facility is located on a lot that is at least one-half (½) acre in size;
    - 2. The overall lot coverage of the facility is less than fifty percent (50%);
    - 3. The minimum setback for any structure is twenty feet (20') from all property lines;
    - 4. The maximum overall height of any structure is forty feet (40');
    - 5. The minimum buffer along all property lines is ten feet (10') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance.

(iii) The Board of Zoning Appeals may approve construction or alteration of a sewer pump station in a residential zoning district as a special exception subject to the



requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:

1. The facility, excluding the required buffer, has a footprint of one thousand (1,000) square feet or less;
2. The facility shall be equipped with an odor control device, that makes odor undetectable from all residentially used property. The equipment must eliminate at least 98% of the hydrogen sulfide or other odors generated by the system;
3. All wastewater components are screened from view with either a solid eight (8) foot tall fence or a fully enclosed, roofed structure;
4. The minimum buffer along all property lines is ten feet (10') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance;
5. All lighting shall be shielded from view from residences and shall be controlled by a switch to only be used when someone is actively working within the facility;
6. All backup power generators should be stored offsite and only brought to the facility when necessary for power;
7. The maximum height of any components associated with the lift station shall be twelve (12) feet, excluding an enclosure, which shall be no taller than sixteen (16) feet.

b. *Municipal facilities and uses.* This subsection (9)b applies to all municipal facilities, including but not limited to City halls, fire stations, police stations, public safety facilities, and recreation centers, parks, playgrounds, and any other municipal use, but excludes public utility facilities or uses.

(i) Construction or alteration of a municipal facility may be approved in a residential zoning district as a conditional use subject to a finding by the Zoning Administrator that the facility satisfies all of the following conditions:

1. The facility is located on a lot that conforms in size to the applicable zoning district requirement;
2. The overall lot coverage is less than forty percent (40%);
3. The minimum building setback from the front or rear lot line is thirty feet (30');
4. The minimum building setback from any side lot line is ten feet (10');
5. The maximum overall height of any structure is forty feet (40');
6. A buffer is installed that complies with section 5-4-71.

(ii) The Board of Zoning Appeals may approve construction or alteration of a municipal facility in a residential zoning district as a special exception subject to the requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:

1. The facility is located on a lot that conforms in size to the applicable zoning district requirement;
2. The overall lot coverage is less than fifty percent (50%);
3. The minimum building setback from the front or rear lot line is twenty feet (20');

4. The minimum building setback from any side lot line is ten feet (10');
5. The maximum overall height of any structure is forty feet (40');
6. A buffer is installed that complies with section 5-4-71.

(Ord. No. 2015-15, § 1, 2-23-2016; Ord. No. 2019-07, 4-23-2019)

## COMMUNITY FACILITIES

### *Public Safety*

Isle of Palms is currently served by a police force of twenty sworn officers, eleven auxiliary staff, twenty-one patrol cars (five of which are four wheel drive SUVs for patrol supervisors) , one animal control truck, one all-terrain beach patrol truck, and one all-terrain golf cart for parking enforcement. Additionally the police department adds six part-time beach officers for the summer season for parking enforcement and beach patrol. The heavy volume of vehicular traffic, parking, and the safety of bicyclists and pedestrians are currently problems on the island. Also, as the numbers of boats and jet skis on waters around the island increase, regulatory measures may be necessary in the future to ensure that the City's waterways remain safe.

The island has two fire stations which house a total of five apparatus (two fire engines, two ladder trucks and one ladder service vehicle), four pickup trucks and four rescue boats. The Fire Department consists of thirty-five paid firefighters and ten volunteers. The City's current Insurance Service Organization classification is three.

In 2013 the City transitioned from handling emergency calls and dispatching services from within the City to the Charleston County Consolidated 9-1-1 Center (CCCD 9-1-1 Center). The CCCD 9-1-1 Center is a state-of-the-art facility located in North Charleston that handles emergency dispatch services for most of the municipalities in the Charleston area. When the City transitioned to the CCCD 9-1-1 Center, the response protocol changed from one dispatcher handling each call to a system of a call-taker, who focuses on the caller, and a dispatcher, who focuses on dispatching emergency personnel. The City continues to maintain public safety personnel to answer administrative phone lines, transferring emergency calls to the CCCD 9-1-1 Center and monitor radio transmissions

Currently there are no advance care Emergency Medical Service (EMS) vehicles stationed on the island; however, the EMS station is less than four miles away on the Isle of Palms Connector. More than 75 percent of the calls for assistance are medically and/or safety related, and the City has at least four trained first responders on duty each day. First responders are

emergency medical technicians who are authorized to provide basic life support services, including the use of an automated defibrillator. In contrast to County EMS paramedics, City first responders do not transport patients or administer drugs.

In an effort to provide immediate emergency medical response to City residents and visitors, the City will need to ensure that training and funding continues to be available to the Fire Department for this purpose.

Concurrently, the City must continue to work with the County EMS authorities to facilitate optimum response to medical emergencies.

An emergency preparedness plan was developed following Hurricane Hugo which requires annual review and assessment.

### *Water Sources*

The public water on the island is provided by the Isle of Palms Water and Sewer Commission, which was established as a separate entity by City Council in 1992. Previously the utility was privately owned by The Beach Company; it subsequently was purchased by the City in 1991.

The Isle of Palms has developed a two-pronged approach to meet current and future needs for providing potable water that satisfies the Environmental Protection Agency's (EPA) drinking water standards: ground source water on the island is combined with surface water from the Charleston Commissioners of Public Works (CPW), the largest water and sewer utility in the area. Although abundant on the Isle of Palms, ground source water from wells has high, naturally occurring concentrations of fluoride and minerals. To improve ground source water quality to EPA standards, a reverse osmosis water treatment facility was constructed and placed into service in 1993. However, this facility provides only a portion of the potable water needed for the community. Therefore, in 1994 the Isle of Palms Water and Sewer Commission and the adjacent Town of Sullivan's Island initiated a project to buy potable surface water from the Charleston CPW.

A water main was constructed under Charleston Harbor from Fort Johnson to Sullivan's Island, across Sullivan's Island, and under Breach Inlet to connect with the Isle of Palms Water and Sewer Commission lines. In conjunction with this project, a new water main with fire hydrants was installed across Isle of Palms to enhance fire suppression capabilities and provide a major service connection between the two water systems on Isle of

Palms. Also, construction of a new ground storage tank to provide extra water storage capacity for the Wild Dunes area of the island was completed in 1997. The Water and Sewer Commission plans to continue upgrading older, small diameter lines with new, larger diameter pipes to increase water distribution capabilities for the entire island.

To encourage conservation of water, the Water and Sewer Commission uses a conservation rate structure. The Commission uses 300 gallons per day as the average amount used per household.

### *Wastewater Treatment*

A significant portion of development on the Isle of Palms is served by septic tanks. Although all of the development in the gated section of Wild Dunes is served by a sewer treatment system, which incorporates spray irrigation of the golf courses, only some 40 percent of the development outside the boundaries of Wild Dunes is served by a sewer system. Over the years, septic tanks have been permitted in areas where the soils are only marginally suitable for this type of waste treatment.

Installation of public sewers in areas prone to flooding near the beach between 42<sup>nd</sup> and 53<sup>rd</sup> Avenues, adjacent to the Recreation Center from 26<sup>th</sup> to 29<sup>th</sup> Avenues, and other low areas of the island is supportable from a public health standpoint. Eliminating all septic tanks and replacing them with a public sewer system for the entire island is not a public health necessity at this time but should not be excluded from consideration as conditions and public health standards change. Since the number of residential units constructed in the Wild Dunes community is expected to be considerably less than the total number of units allowed by the original planned development agreement, there may be excess capacity available for extending sewer service to the problem areas on the island. The Forest Trail Wastewater Treatment Plant was replaced in 2014 and was designed to be expanded, if necessary.

To improve the accuracy of water quality monitoring at the Forest Trail Waste Water Treatment Plant, new monitoring equipment was installed in 1994 during a major rehabilitation of the plant. In 2000, a new blower building and new blowers were installed to reduce the amount of noise generated by the facility. The Water and Sewer Commission attempted to improve control of the noise and odors from both systems in recent years.

The City should continue to work closely with the Water and Sewer Commission to assess those areas of the island where the public good would be served by sewer service.

### *Electrical/ Telephone*

Like most jurisdictions, the City is provided with satisfactory electrical power and telephone service by professional and responsive public utility companies. As with many older communities, the majority of these distribution systems are above ground and aging. Wild Dunes has successfully undertaken a project to place all of the utility lines within their community underground. In an effort to reduce outages due to storms and to provide for a more pleasing appearance for the City, those utility providers should be encouraged to replace above ground systems with underground distribution. The City should encourage other utility providers (cable, internet, etc.) to provide a full array of options to City residents.

In 2013, SCE&G installed a second transmission line from the mainland of Mount Pleasant to the Isle of Palms to increase reliability of service in inclement weather and times of high demand. The line was installed by burrowing under the marshes and waterways on the back side of the island.

### *Stormwater Drainage*

During the spring of 1995, an engineering firm hired by the City conducted a comprehensive study of drainage problem areas and recommended how to best drain the areas in question. Cost estimates were also provided in anticipation of a bond referendum to fund these capital improvements. The areas studied included:

- 53<sup>rd</sup> Avenue
- 23<sup>rd</sup> Avenue and Waterway Boulevard
- Sparrow and Waterway Boulevard
- 41<sup>st</sup> Avenue and Hartnett Boulevard
- 3<sup>rd</sup> Avenue and Charleston Boulevard
- 56<sup>th</sup> Avenue and Palm Boulevard

The drainage improvement project was estimated to cost in the vicinity of \$7 million. On November 7, 1995 the referendum to fund this project was

soundly defeated by a margin of 9 to 1. Without the authorization of funding, these major drainage improvements are not contemplated for the foreseeable future.

During 2001 Wild Dunes undertook a major drainage project to accommodate the run-off of an upcoming project. The City was able to work in conjunction with Wild Dunes and agreed to pay to upgrade the size of the drainage pipe to accommodate additional drainage from an abutting neighborhood.

In the fall of 2011, the City collaborated with Wild Dunes and completed a \$1.1M drainage project that alleviated many of the drainage problems between 53<sup>rd</sup> Avenue and 57<sup>th</sup> Avenue.

In addition to the routine maintenance of existing drainage facilities, which is done with the assistance of the Charleston County Public Works Department and the SC Department of Transportation (SCDOT), the City has been employing an innovative rehabilitation technique that utilizes a water jet and sewer vacuum truck to re-grade and re-sculpt ditches while simultaneously removing spoil material and vegetation. This process has been successful in shaping ditches that were previously difficult to access with heavy equipment. The City plans to continue funding for future maintenance using this same technique.

In 2007 the City developed a stormwater management program to satisfy the requirements of the federal Clean Water Act and participate in the National Pollutant Discharge Elimination System (NPDES). The program includes a series of regulations aimed at controlling stormwater runoff in an effort to reduce pollution and sedimentation. Charleston County is handling the compliance and administration of the program through an inter-governmental agreement with the City.

### *Parks and Recreation*

In addition to the seven mile long public beach, Isle of Palms is served by a centrally located, 9.8 acre Recreation Center bounded by 27<sup>th</sup> and 29<sup>th</sup> Avenues, just north of Hartnett Boulevard. The site includes softball, baseball and soccer fields, tennis and basketball courts, a children's



playground, a dog park and a recreation building that was constructed in 2003, housing offices, large multipurpose rooms and a gymnasium.

The Charleston County Parks and Recreation Commission (PRC) owns and operates a regional park on a nine acre tract located between 14<sup>th</sup> Avenue and the Beachside residential community along the Atlantic Ocean. Like other PRC parks on Folly Beach and Kiawah Island, the Isle of Palms Park has 350 parking spaces with restroom, shower, changing, picnic and volleyball facilities, life guard services, children's play area and beach access for the handicapped. Limited food and beverages are available for sale and chairs and umbrellas can be rented. The Park site is buffered from the Beachside neighborhood by a landscaped berm and is accessible by car only from 14<sup>th</sup> Avenue. There is a parking fee.

Two 18-hole championship golf courses and a world-class tennis facility, which are available to the public for a fee, are located on the island within the Wild Dunes gated community.

In 2013, the City acquired a one acre tract of land at Palm Boulevard and 18<sup>th</sup> Avenue. The property is a passive park and has been named Carmen R. Bunch Park. A portion of the funding used to purchase the land came from the Charleston County Greenbelt Program, which dictates that the land always be used as a park.

### *Public Properties*

In January 1999 as a result of a referendum, the City purchased the 5.5 acre marina site and facilities at the north end of 41<sup>st</sup> Avenue for \$4.25M. The City arranged financing for the purchase through a 20-year bond. The site is bordered by the Intracoastal Waterway and Morgan Creek, providing a premier location for marina, entertainment, and recreational activities. This complex offers a full service marina and overnight berthing, a convenience store, restaurant, boat storage area, a boat launching ramp and other privately operated water-sport businesses.

Prior to purchase, the City contracted for a complete inventory and facilities baseline assessment to ensure that the condition of the facilities was known. In general the facilities include the marina proper with docks, piers, headwalls, and boat refueling equipment; the convenience store that includes restrooms, offices, and gasoline pumps; the boat launching ramp with a



small utility building/restroom abreast of the ramp; and a large two-story restaurant with some built-in food service equipment. In recent years, the City has undertaken major maintenance projects on the marina site including bulkhead replacement, dredging and dock replacement and improvement.

Because of the timing and conditions of the purchase, leases to various businesses vary in length and circumstance. In general, turnover in the marina tenants is extremely rare and vacancies have been filled quickly. While lease revenue is stable, it is not sufficient to fund 100% of the marina cash needs including debt service on both the bond issued to purchase the marina and the subsequent bond issued to replace the bulkhead. The funding gap between marina revenues and expenditures has historically been filled using tourism revenues such as Municipal Accommodations Taxes, Hospitality Taxes and/or State Accommodations Taxes. Once the bonds are satisfied in 2019 and 2016, respectively, the marina is expected to be financially self-sustaining. Meanwhile, the marina has provided the desired marina-type facilities and services to the City population, which was the primary objective of the purchase.

In the short to mid-term, the marina is expected to provide the desired level of marina services to the population and operate on a fiscally sound basis from year to year. Over the longer term, services will continue but not without close attention to modernization and maintenance of the facilities and monitoring of the site's impact on neighboring residential areas. It should be anticipated that capital improvements and some major maintenance costs will surface in future years. These expected costs will be mitigated to a significant extent as the balance owed on the purchase bond decreases and is satisfied in 2019.

In addition to the Marina and recreation facilities, the City owns various buildings on the island. City Hall at 1207 Palm Boulevard is a two story-6,800 square foot building completed in December of 1991. At the base of the connector, a 3,500 square-foot Public Works building was finished in April of 1991, which replaced the original building that did not survive Hurricane Hugo. The City owns two vacant parcels behind the Public Works property. The City's two fire stations, #44-41<sup>st</sup> Avenue and 30 J.C. Long Boulevard, were built in 2007 and 2008 respectively. These stations replaced structures that were built in 1991, but had to be demolished because of extensive mold infestation. The Water and Sewer Commission's facilities

at 1300 Palm Boulevard were owned by the City; however, in 2014, the City transferred ownership of this and other properties with a contingency clause that the property would come back to the City if it ceased to be used for the provision of public water and sewer service. . The City constructed a public restroom facility at 1118 Ocean Boulevard in 1991 along with a walkway to the beach to ensure that the physically challenged have access to public restrooms and the beach. In future years, the renovation or replacement of this facility will need to be contemplated.

### *Water access*

Public beach access is provided at 56 points between Breach Inlet and 53<sup>rd</sup> Avenue. Fifteen additional beach access points are provided within Wild Dunes community for residents and guests of Wild Dunes.

Public access to tidal creeks and marsh on the northwest side of the island is limited. At several locations, streets were originally platted to extend to the edge of the marsh but never constructed. The City has formally accepted The Beach Company's dedication of several of these streets to the public.

Five marinas are located on the island: two are located at Breach Inlet, and the remainder are on 41<sup>st</sup> Avenue- the Isle of Palms Marina, Wild Dunes Yacht Harbor and Dewees Island Marina. The Isle of Palms Marina has received approval by the Board of Zoning Appeals to construct a boat storage building with a 192 dry-stack storage capacity but no action on this approval is imminent.

Two City-owned boat ramps are located on the island: a boat ramp near Breach Inlet is available for an annual fee, and a boat ramp at the Isle of Palms Marina is available for either an annual fee or a fee per launch.

## *Key issues*

- Maintenance and improvement of public safety
- Maintenance and improvement of water and sewer facilities
- Expansion of recreational opportunities for island residents
- Improvements of storm water management
- Continued operation and overall stewardship of the City marina facilities

## *Goals and Implementation Strategies*

Goal 5.1: Improve public safety.

Strategy 5.1.1: The City should continue to work with County officials to ensure optimum EMS services on the island and maintain basic medical emergency services through the Fire Department. *(Ongoing; Fire Department)*

Strategy 5.1.2: Develop and implement a method of distribution for the Disaster Preparedness Plan. *(Ongoing; General Government and Fire Department)*

Goal 5.2: Support the installation of water and sewer services where required for public health.

Strategy 5.2.1: The City should meet periodically with the Water and Sewer Commission and strive for a “team approach” to addressing waste water and water issues that will arise in future years. *(Ongoing; General Government and City Council)*

Strategy 5.2.2: In conjunction with the Water and Sewer Commission, the City should take those steps appropriate to facilitate additional sewer service on the island where public health is benefited. *(Ongoing; General Government and City Council)*

Goal 5.4: Improve recreational opportunities for all island residents.

Strategy 5.4.1: Develop a plan to improve alternate modes of transportation on the island including bikeways

and sidewalks with an emphasis on installing sidewalks and improving pedestrian safety (see also Strategy 8.1.3). *(2008; Building Department and Recreation Department)*

Strategy 5.4.2: Inventory unimproved rights-of-way extending to the creeks or marsh for possible use as passive recreational sites not unlike the street ends in the Old Village of Mount Pleasant along the Harbor. *(2008; Building Department and Recreation Department)*

Strategy 5.4.3: Consider additional improvements to the Recreation Center to offer a wider spectrum of leisure activities for pre-school children to senior adults (see also Strategy 1.1.2). *(Ongoing; Recreation Department)*

#### Goal 5.5: Improve the appearance of the island.

Strategy 5.5.1: The City should continue to support tree-planting programs along streets and develop a long-term plan which prioritizes streets and identifies the types of trees to be used. *(Ongoing; General Government and Building Department)*

Strategy 5.5.2: Consider additional ways of reducing littering on the island. *(Ongoing; Police Department and City Council)*

Strategy 5.5.3: Consider ways of restricting the construction of structures at the ends of docks working in conjunction with the OCRM and the U.S. Corps of Engineers. *(Ongoing; Building Department, General Government and City Council)*

Strategy 5.5.4: Encourage new or replacement electrical distributing systems to be constructed underground. *(Ongoing)*

Strategy 5.5.5: Seek funding sources to place electrical distributing systems underground. *(Ongoing)*

Goal 5.6: The City should take initiatives to address drainage and storm water runoff on the island.

- Strategy 5.6.1: Continue to work closely with County and State agencies to properly maintain existing storm water and drainage systems. Clearly delineate the City's areas of responsibility and take appropriate action where feasible. *(Ongoing; General Government and City Council)*
- Strategy 5.6.2: Consider funding for a comprehensive drainage study that would isolate the highest priority areas and provide engineering options and costs. *(Ongoing; General Government, Public Works and City Council)*
- Strategy 5.6.3: Consider funding options, including special assessments, to address drainage problems. *(Ongoing; General Government and City Council)*
- Strategy 5.6.4: The City should continue to work to remain in compliance with the National Pollution Discharge Elimination System Phase II as a small MS4 community. *(Ongoing; Building Department, General Government and City Council)*

Goal 5.7: Provide comprehensive and reasonably priced marina services to the public consistent with considerations of the neighborhood location.

- Strategy 5.7.1: Ensure facilities are capable of the highest levels of professional service and provide services at competitive prices. *(Ongoing; General Government and City Council)*
- Strategy 5.7.2: Constantly assess potential improvements and changes to the Marina business make-up to expand Marina service consistent with the existing neighborhood environment. *(Ongoing; General Government and City Council)*







Goal 5.8: Protect and enhance the City's investment in real property.

- Strategy 5.8.1: Periodically review and update the Baseline Facilities Assessment of the Marina complex to ensure the conditions of the facilities are monitored for safety, physical condition, and utility. *(Ongoing; General Government and City Council)*
- Strategy 5.8.2: Make plans to set aside funds for future year maintenance and capital improvements that will be required to protect and maximize the City's investment. *(Ongoing; General Government and City Council)*
- Strategy 5.8.3: Aggressively pursue grants or other external funding sources that will enhance the safety, environmental conditions, facilities, or other features of the Marina. *(Ongoing; General Government and City Council)*
- Strategy 5.8.4: Develop plans for continuous maintenance/repair of various City buildings such as City Hall, the Public Safety building, Fire Station 2, the Recreation Center and the Public Works building. *(2008; General Government and City Council)*
- Strategy 5.8.5: Develop a beautification plan for the Marina complex and lower 41<sup>st</sup> Avenue corridor to include vegetation, signage, beautification, and architectural scheme. *(2008; General Government and City Council)*

Goal 5.9: Ensure maximum financial return on the Marina facilities consistent with Goals 5.7 and 5.8 above.

- Strategy 5.9.1: Encourage imaginative proposals from marina businesses that will enhance revenues to the City. *(Ongoing)*
- Strategy 5.9.2: Constantly review prevailing rates and fees to ensure revenues are consistent with comparable facilities. *(Ongoing; General Government and City Council)*

**Section: COMMUNITY FACILITIES**

		Support Vision Y/N	2020 Status G/Y/R	Measure of Success	Assigned/ Funded Y/N	Notes & Updates
<p><b>Goal 5.1</b> Improve public safety.</p>	<p><b>Strategy 5.1.1</b> The City should continue to work with County officials to ensure optimum EMS services on the island and maintain basic medical emergency services through the Fire Department. <i>(Ongoing; Fire Department)</i></p>	Y		Maintaining EMS / Fire Department response times that exceed average response times.	Y	
	<p><b>Strategy 5.1.2</b> Develop and implement a method of distribution for the Disaster Preparedness Plan. <i>(Ongoing; General Government and Fire Department)</i></p>	Y		Functional on City website - Implement City sign notification	Y	
<p><b>Goal 5.2</b> Support the installation of <del>water and</del> sewer services where <del>required for public health</del> these services currently do not exist.</p>	<p><b>Strategy 5.2.1</b> The City should meet periodically with the Water and Sewer Commission and strive for a “team approach” to addressing waste water and water issues that will arise in future years. <i>(Ongoing; General Government and City Council)</i></p>	Y		Current MOU	N/A	
	<p><b>Strategy 5.2.2</b> In conjunction with the Water and Sewer Commission, the City should take those steps appropriate to facilitate additional sewer service on the island. <del>where public health is benefited</del> <i>(Ongoing; General Government and City Council)</i></p>	Y		Incremental progress toward full sewerage	N	This goal has been on-going for 5 years and remains at the forefront of the Planning Commission.
	<p><b>Strategy 5.43.1</b> Develop a plan to improve alternate modes of transportation on the island including bikeways and sidewalks with an emphasis on installing sidewalks and improving pedestrian safety (see also Strategy 8.1.3). <i>(2008; Building Department and Recreation Department)</i></p>	Y		Develop a plan	N	Sidewalks adjacent Rec Center. Bike lane near connector. Bike lane along Waterway. Various Palm Blvd. improvements
<p><b>Goal 5.4-3 (was no 5.3 in doc)</b> Improve recreational opportunities for all island residents.</p>	<p><b>Strategy 5.43.2</b> Inventory unimproved rights-of-way extending to the creeks or marsh for possible use as passive recreational sites. <del>not unlike the street ends in the Old Village of Mount Pleasant along the Harbor.</del> <i>(2008; Building Department and Recreation Department)</i></p>	Y		Develop an inventory	N	
	<p><b>Strategy 5.3.3</b></p>	Y				

Explore a passive park and public dock at the marina. (2020; General Government)



Passive park and public dock

N

Tree fund potential

Support Vision  
Y/N

2020 Status  
G/Y/R

Measure of Success

Assigned/  
Funded  
Y/N

Notes &  
Updates

**Strategy 5.43.34**

Consider additional improvements to the Recreation Center to offer a wider spectrum of leisure activities for pre-school children to senior adults (see also Strategy 1.1.2). (Ongoing; Recreation Department)



Additional improvements

N

Swimming pool  
Citizen's  
Committee

Y

**Goal 5.54**

Improve the appearance of the island.

**Strategy 5.54.1**

The City should support tree-planting care programs along streets and develop a long-term plan with Utility Companies which prioritizes streets and identifies the types of trees to be used the health and beauty of the trees. (Ongoing; General Government and Building Department)



Programs in place to ensure City street trees remain healthy and beautiful.

N

Legacy "Plant a Palm" program post-Hugo. "Aisle of Palms" on Ocean Blvd. Utility companies (Dominion) cutting trees in ROW

Y

**Strategy 5.54.2**

Consider additional ways of reducing littering on the island. (Ongoing; Police Department and City Council)



Measurable reduction from clean-ups.

Smoking ban; enforcement challenges. Signage deterrent and waste receptacles.

Y

**Strategy 5.5.3**

~~Consider ways of restricting the construction of structures at the ends of docks working in conjunction with the OCRM and the U.S. Corps of Engineers. (Ongoing; Building Department, General Government and City Council)~~

**Strategy 5.54.43**

Encourage new or replacement electrical distributing systems to be constructed underground. Seek funding sources to place electrical distributing systems underground. (Ongoing)



Underground electrical.

N

Continual discussion at Council. Front Beach and Connector (high visibility areas) implemented as funding available.

Y

**Strategy 5.5.5**

~~Seek funding sources to place electrical distributing systems underground. (Ongoing)~~