

PLANNING COMMISSION
January 13, 2021

Virtual Meeting Due to COVID-19 Pandemic

The public may view the public meeting at:
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 Wednesday, January 13, 2021 at **4:30 p.m.**

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Welcome and introduction of new members
- C. Nomination and election of Chairman and Vice Chairman
- D. Approval of minutes December 9, 2020
- E. New business review of upcoming project of RFP for drainage master plan
- F. Old business Review Community Economic Element of Comprehensive Plan
<https://www.iop.net/comprehensive-plan>
- F. Miscellaneous business
- H. Adjourn



Planning Commission Meeting
3:00pm, Wednesday, December 9, 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: Scott Pierce, Ron Denton, Vince DiGangi, Rick Ferencz, Lisa Safford, and Douglas Kerr, Director of Planning

Absent: Marty Brown, William Mills

2. Approval of minutes

Mr. DiGangi made a motion to approve the minutes of the November 12 regular meeting, and Mr. Pierce seconded the motion. The motion passed unanimously.

3. New Business

Review Waterway Boulevard path elevation project

Director Kerr stated that the City has entered into an agreement with Thomas & Hutton to come up with a plan to fix Waterway Boulevard. Thomas & Hutton advises making the path 6' above mean sea level, which will provide a meaningful level of protection to approximately 215 homes in that area. He reviewed the plan provided by Thomas & Hutton. He also reported that Thomas & Hutton is working on detailed cost estimate for the project.

4. Old Business

Review of Community Facilities Element of Comprehensive Plan

Director Kerr said he is still awaiting feedback from the Fire and Police Departments on the narrative portion of the Community Facilities Element. Public Works has okayed the portion dealing with their department. He briefly reviewed changes made to the narrative and asked Commissioners to send him any suggested changes via email. Mr. Ferencz said he would like to see a "policy of encouragement" regarding sewer expansion included in this section. He also noted the Marina should also be addressed.

5. Miscellaneous Business

A. Update on drainage planning

Director Kerr reported that City Council has approved the contract for the smaller projects. The cost is approximately \$615,000, and work is expected to begin in January. Residents of those

affected areas are being notified. The full effect of these improvement projects will be seen upon the completion of the Phase III Drainage Project.

He also reported on the complications surrounding Phase III including permitting and crossing the Wild Dunes golf course. He said the City continues to work with Wild Dunes, but it is more involved than originally anticipated. He believes it will be at least a year before any work begins.

B. Update on lift station amendments

Following a Public Hearing, City Council passed the lift station amendments after Second Reading at last night's Council meeting.

C. Update on MOU with Water & Sewer Commission

Director Kerr said the MOU has been fully executed by both the City and the Water & Sewer Commission.

7. Adjournment

Mr. Denton made a motion to adjourn and Mr. Pierce seconded the motion. The meeting was adjourned at approximately 3:59pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

ECONOMIC

Characteristics

Isle of Palms is primarily a residential community with world-class resort amenities and a relatively large commercial base when compared to most other barrier island communities in the area. Of the approximately 2,880 acres on the island, approximately 40.6 acres or 1.4 percent of the island is zoned commercial, excluding resort amenities within the gated section of Wild Dunes. Only a small portion of the commercially zoned land remains undeveloped. The island's economic diversity and high property values provide a strong tax base and has allowed the millage rate, the factor that is multiplied by the assessed value of a property to determine the amount of property tax to be paid, to be the lowest of all municipalities within the Charleston area.

The island's ocean beach, tidal marshland, and marinas constitute the most important economic assets. They are the main reason residents and tourists alike are drawn to the area. Only by maintaining and improving these natural assets will the island's community continue to grow and prosper. The desirability of living near these natural resources has created relatively high property values, which in turn raises the tax base. These same resources attract tourists, which results in accommodations tax revenue. This revenue is essential in the support of services and infrastructure.

The gated community of Wild Dunes includes the major resort, conference, golf and tennis facilities, as well as single-family and multi-family dwelling units. Destination Wild Dunes Incorporated (DWD) owns and operates these facilities and also manages many of the short-term rental properties within Wild Dunes. Short-term rental of these units in season is reaching capacity while unoccupied units remain during the off season. The Planned Development District, "PDD" zoning district, which applies to most of the Wild Dunes community, allows up to 350 inn rooms, 147 of which have been constructed to date in the Boardwalk Inn and The Village.

Key Issues

- Assure continuous economic vitality of the island by maintaining the quality of natural resources and community facilities.
- Assure the quality of life of full-time residents is not diminished by the vacation rental commerce.
- Maintain and expand City services as needed.
- Determine the impact that daily visitors and tourists may have on natural resources, services and infrastructure.
- Maintain a sound tax base on the island.

Goals and Implementation Strategies

Goal 2.1: Balance the needs of residents and tourists with those of the environment.

Strategy 2.1.1: Establish policies and procedures to ensure that beaches, marshlands and marinas are protected and preserved. *(Ongoing; Building Department and City Council)*

Strategy 2.1.2: Encourage business development commensurate with the needs of the local community. *(Ongoing)*

Strategy 2.1.3: Maintain and enhance an effective monitoring system to ensure beaches, marshlands and marinas are properly maintained. *(Ongoing; General Government and City Council)*

Goal 2.2: Maintain a sound tax base.

Strategy 2.2.1: Monitor the activity of the State Legislature to ensure an equitable formulation of accommodation tax revenue for island communities. *(Ongoing; General Government and City Council)*

Strategy 2.2.2: Investigate other sources of revenue that can be generated from daily visitors and longer term tourists. *(Ongoing; General Government and City Council)*

Goal 2.3: Determine the impact of tourists (daily, short-term and long-term) on the island's revenue and cost structure.

Strategy 2.3.1: Initiate comprehensive study by an outside agency to determine economic impact of visitors on recreational facilities, City services and infrastructure. *(2008; Recreation Department, General Government and City Council)*

Goal 2.4: Minimize escalating cost structure.

Strategy 2.4.1: Personnel costs make up approximately three-quarters of the City's general fund expenditure budget. Continually scrutinize planned projects for additional long-term personnel costs that may be associated with them. *(Ongoing; General Government and City Council)*

