

PLANNING COMMISSION
December 8, 2021

Public viewing: public may watch the meeting here:
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, December 8, 2021, at **4:30 p.m.** in Council Chambers of City Hall, 1207 Palm Boulevard

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Approval of minutes November 10, 2021
- C. New business discuss short-term rental analysis

review Transportation Element of
Comprehensive Plan

<https://www.iop.net/comprehensive-plan>
- D. Miscellaneous business
- E. Adjourn



**Planning Commission Meeting
4:30pm, Wednesday, November 10, 2021
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

Present: Scott Pierce, Steven Corney, Sandy Stone, Ron Denton, David Cohen, Marty Brown, and Douglas Kerr, Director of Planning

Absent: Lisa Safford

2. Approval of minutes

Mr. Cohen made a motion to approve the minutes of the October 13, 2021 regular meeting. Mr. Corney seconded the motion. The motion passed unanimously.

3. New Business

A. Short-Term Rental Analysis

Mr. Pierce said access to the Municipal Analytic Platform will be given to all Commission members this week. Mr. Cohen spoke to the difficulty of accounting for houses that have increased significantly in size since they were originally built. He noted the number of bedrooms in houses on the island has slowly increased over the years.

Commissioners discussed relating potential areas of higher density of short-term rentals back to noise complaints and code enforcement issues. The Commissioners would like to see the short-term rental complaints levied through the Police Department as well as those that were spoken at meetings and or sent to Council via email.

Commissioners discussed some concerns around gentrification.

4. Old Business

A. Review of the Priority Investment Element of the Comprehensive Plan

Director Kerr said there is nothing to report on this element at the time.

Commissioners discussed a possible short review of the Transportation element of the Comprehensive Plan at the next meeting.

5. Miscellaneous Business

The next regular meeting of the Planning Commission will be held on Wednesday, December 8, 2021 at 4:30pm.

6. Adjournment

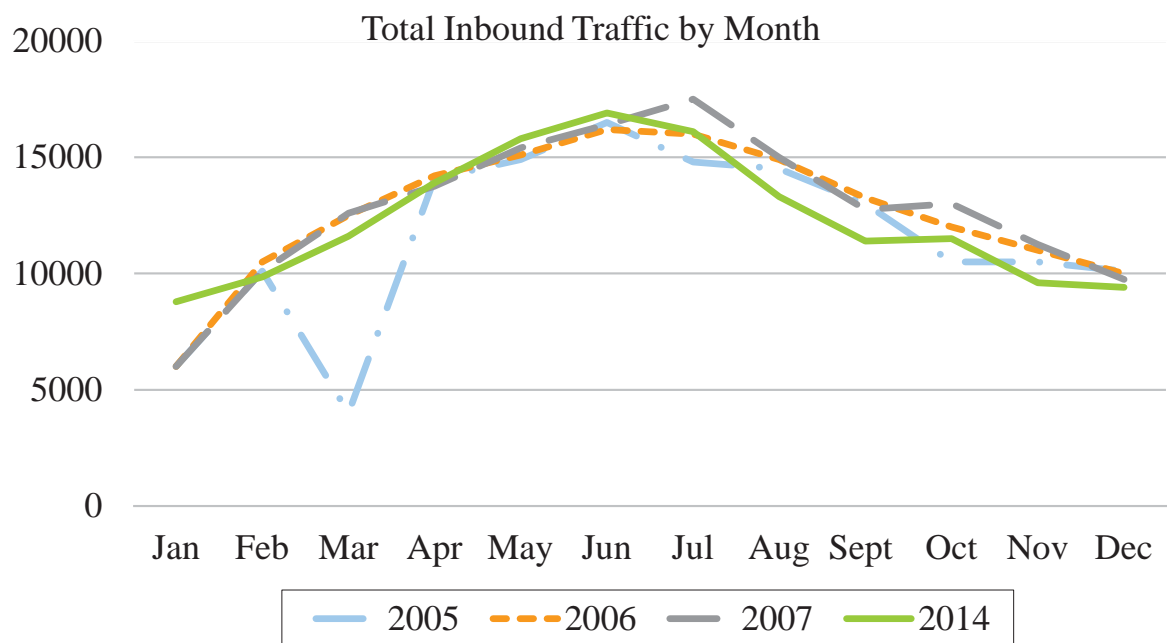
The meeting was adjourned at approximately 5:30pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

TRANSPORTATION

The Isle of Palms is accessible by two routes. First, SC 703 connects the island to Sullivan's Island by way of the Breach Inlet bridge as well as Sullivan's Island to Mount Pleasant by way of the Ben Sawyer Intracoastal Waterway bridge. Second the Clyde M. Dangerfield Highway SC 517 (Isle of Palms Connector) provides a fixed span, direct connection to Mount Pleasant. The illustration below is based on the traffic counts coming on and off the island from the years of 2004 to 2008. As expected, the traffic increases dramatically in the summer months as a result of seasonal visitors (additional traffic counts are available in Appendix C-1).



The total length of roads on the island is estimated to be 35 miles. Most roads outside Wild Dunes are under the jurisdiction of the SCDOT. The total miles of state roads on the island is estimated to be 21.75 miles. A few roads or sections of roads have been accepted by the City. Some roads, however, have never been formally accepted by any government jurisdiction. Roads within the Wild Dunes gates total 12 miles and are privately owned and maintained.

Maintenance for roads within the State system is provided through an agreement between Charleston County and the SCDOT. The City is

responsible for Ocean Boulevard between 10th and 14th Avenues, 18th Avenue, part of Hartnett Boulevard, most of Forest Trail, the cul-de-sac on Pavilion Boulevard, and 27th, 28th, and 29th Avenues between Hartnett and Waterway Boulevards.

Currently, bikeways and sidewalks are provided in only a few areas outside Wild Dunes. These existing bikeway/sidewalk facilities are not interconnected and some are in need of repair. There is a recognized need to fund bikeways and sidewalks to facilitate non-vehicular traffic on the island to reduce vehicular/pedestrian/bike conflicts. Various projects are underway in the Charleston area including a bike route that will connect the Isle of Palms to downtown Charleston and ultimately Folly Beach

In the summer months, the number of cars parking near the beach increases dramatically. Beach visitors typically park at the Front Beach Area or on the edge of the road on Palm Boulevard or other rights-of-way near the beach. On the edge of the roadways, currently there is no system to manage where or how visitors park, which creates confusion and congestion for visitors and residents. However, the City has initiated efforts to address these issues including making physical improvements, gathering public input and hiring a professional transportation firm to advise on the matter.

Key Issues

- Improvements in transportation facilities.
- Planning for a parking system that would balance the needs of visitors and residents.

Goals and Implementation Strategies

Goal 8.1: Improve traffic flow and reduce congestion on the roadways of the island.

Strategy 8.1.1: Continually assess stop sign locations on the island to determine proper and legal placement. (*Ongoing; Public Works*)

Strategy 8.1.2: Ensure an adequate number of speed limit signs on all streets to encourage compliance and improve safety. (*Ongoing; General Government and Police Department*)

Strategy 8.1.3: Develop a plan to improve alternate modes of transportation on the island including bikeways, golf carts and low speed vehicle facilities and sidewalks while improving pedestrian safety. (*2008; Building Department and Recreation Department*)

Strategy 8.1.4: Develop a management plan to lessen the effects beach traffic has on the island's roadways. (*2009; Building Department*)

Goal 8.2: Discourage non-resident parking and traffic in residential neighborhoods.

Strategy 8.2.1: Encourage appropriate measures including signs, traffic restrictions and parking restrictions. (*Ongoing; Police Department and City Council*)

Goal 8.3: Improve accuracy of data collection related to traffic patterns.

Strategy 8.3.1: Encourage appropriate measures to collect accurate traffic counts including the installation of new hardware at the key points of ingress and egress of the island. (*Ongoing; Police Department and City Council*)