

PLANNING COMMISSION
February 23, 2022

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, February 23, 2022, at **3:30 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 January 19, 2022
- C. New business Comprehensive Plan- Transportation Element Workshop with Stantec engineers

<https://www.iop.net/comprehensive-plan>
- D. Old business discuss short-term rental analysis
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting
4:30pm, Wednesday, January 19, 2022
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 (via Zoom), Marty Brown, Sue Nagelski, and Douglas Kerr, Director of Planning

2. Election of Chair and Vice Chair

MOTION: Mr. Stone nominated Mr. Denton as Chair of the Planning Commission. Mr. Pierce seconded the motion. The motion passed unanimously.

MOTION: Mr. Brown nominated Mr. Pierce as Vice Chair of the Planning Commission. Mr. Denton seconded the motion. The motion passed unanimously.

3. Approval of minutes

Mr. Corney made a motion to approve the minutes of the November 15, 2021 regular meeting. Mr. Stone seconded the motion. The motion passed unanimously.

4. New Business

Meet Rick Day from Stantec to discuss traffic study options and Comprehensive Plan

Director Kerr stated that the Planning Commission would like to know if Stantec has helped write and or provide details for Transportation elements of Comprehensive Plans. Commissioners also are considering leaving the Transportation element of the Comprehensive Plan “very simple and high level but include a strategy in there that would be a traffic plan, a parking plan to help the community get a grip around the parking and traffic issues that we’ve been wrestling with.”

Mr. Day said they have not done any updates to the City’s parking plan since 2014. Mr. Corney noted that the City is more in need of a traffic plan at this time. Mr. Stone agreed that the City needs better ways to manage traffic flow and circulation.

Mr. Day suggested a couple of workshops, one to collect important data and present some ideas, and a second one to list possible solutions. He would like to review traffic flow data to see what has changed since 2014. He also suggested discussing congestion and traffic pain points around

the island. Mr. Pierce said he would like to know more about apps that detail the locations of open parking spaces.

Director Kerr summarized the idea for the workshops: “Having a workshop, specific recommendations, bouncing things off of them. They provide data. The two groups can ask questions, come up with a series of recommendations. Then this group can flesh them out into components that can be put into the Comprehensive Plan.”

Mr. Pierce said, “I’m hearing two goals here. One is to help us facilitate putting together some language for the traffic part of the Comprehensive Plan, then number two is ultimately working towards some sort of a possible solution for our traffic congestion.”

5. Old Business

A. Discuss Short-Term Rental Analysis

Mr. Pierce gave an update on the data analysis being done regarding short-term rentals. The intent is to provide the Commission with a one-page document “where we are going to summarize using the tool with the county data, the license data, and everything else, the units, and the bedrooms by short-term rental, primary residence, and second home.” They will look at this data in the nine areas mapped out at the previous meeting by Mr. Corney, by residential vs. commercial, and Wild Dunes vs. outside of Wild Dunes. This will be ready at the February meeting.

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

This will be discussed further after meeting with Stantec.

6. Miscellaneous Business

The next regular meeting of the Planning Commission will be held on Wednesday, February 9, 2022 at 5:00pm.

6. Adjournment

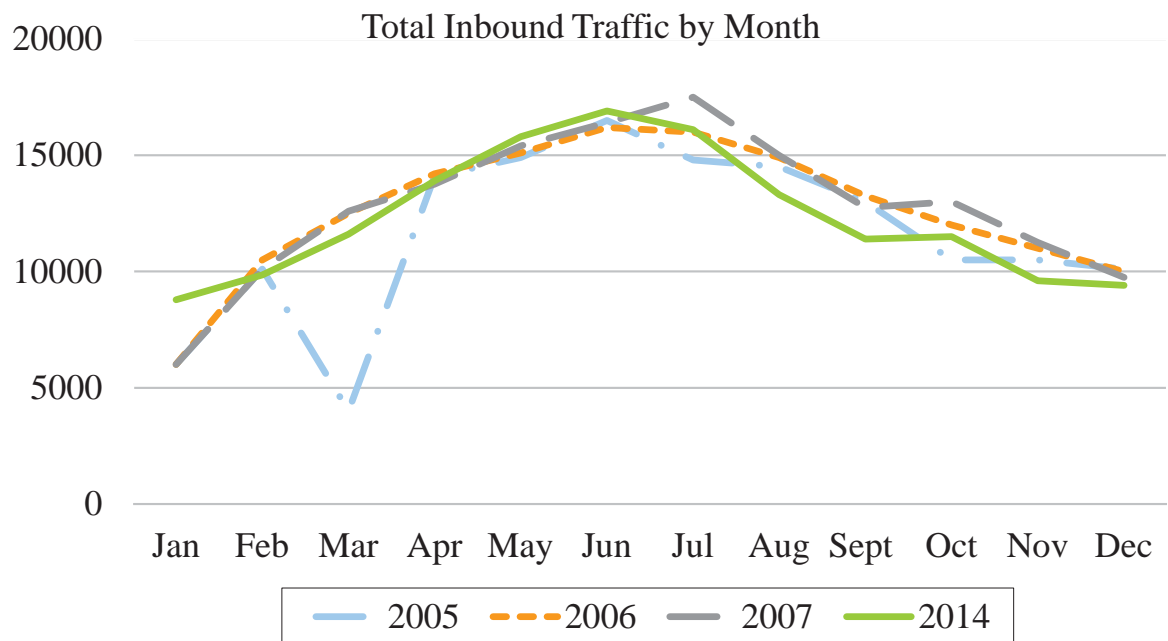
The meeting was adjourned at approximately 5:30pm.

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*)

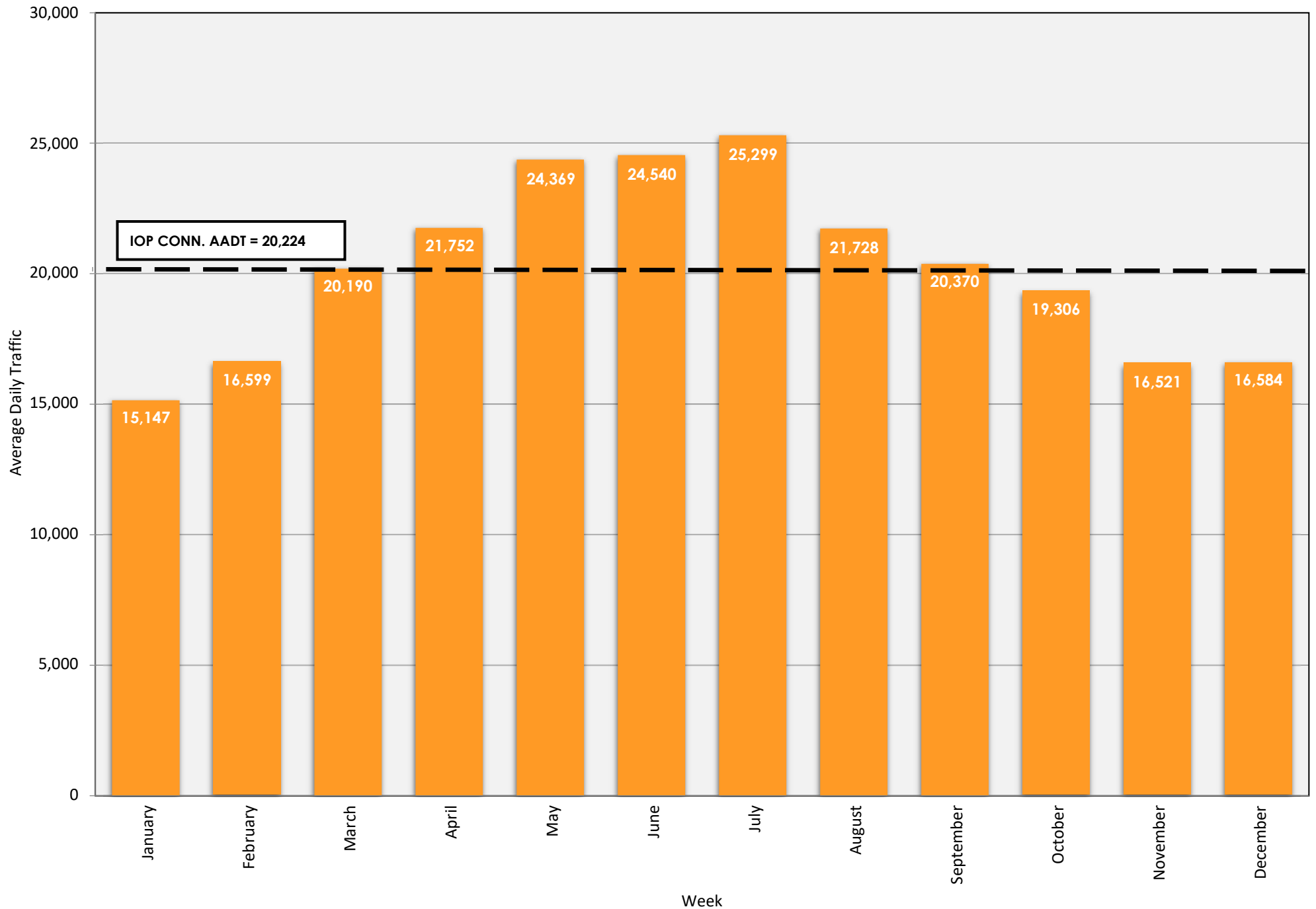
Goal 8.2: Discourage non-resident parking and traffic in residential neighborhoods.

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*)

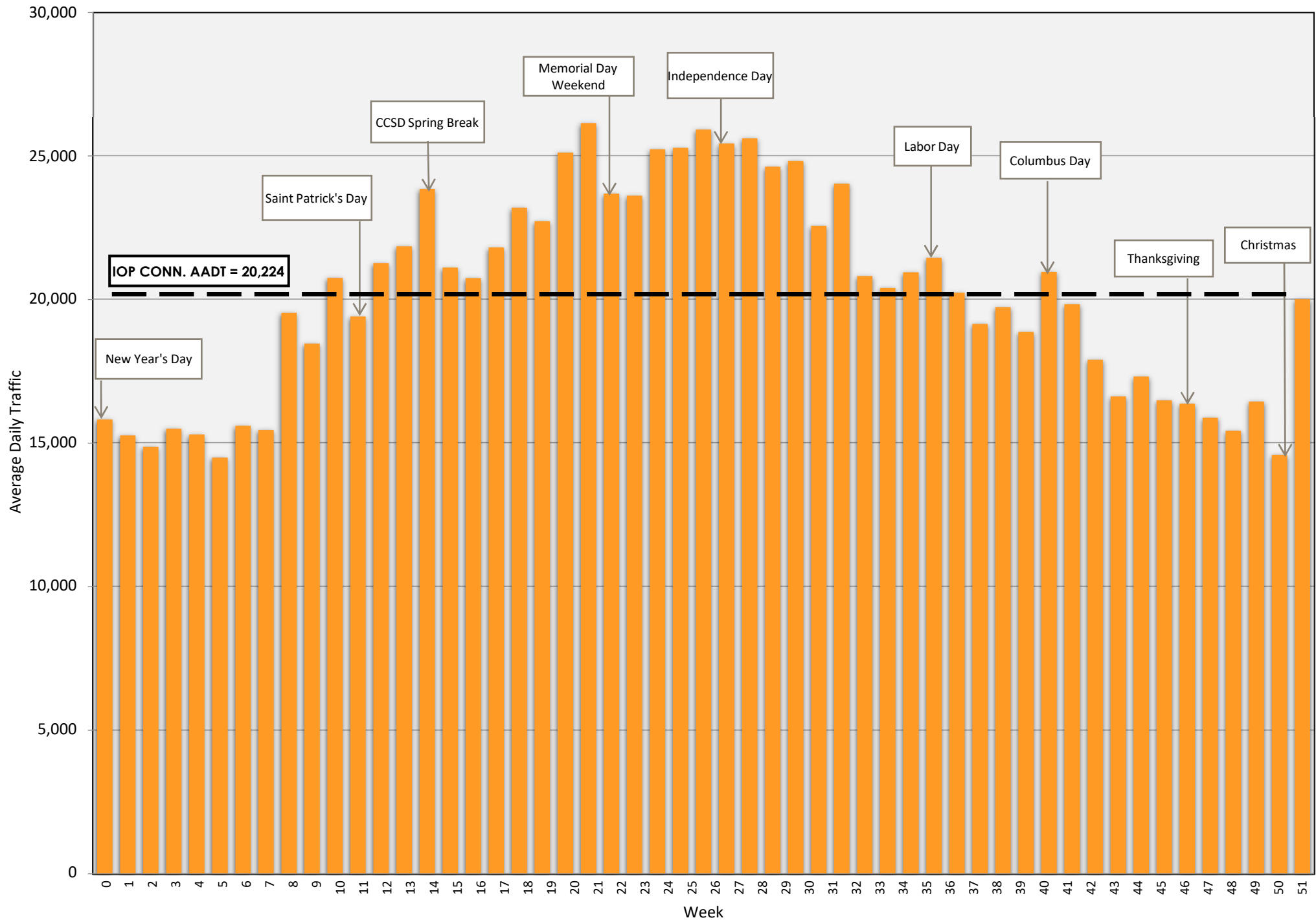
IOP Connector 2021 Average Monthly Traffic



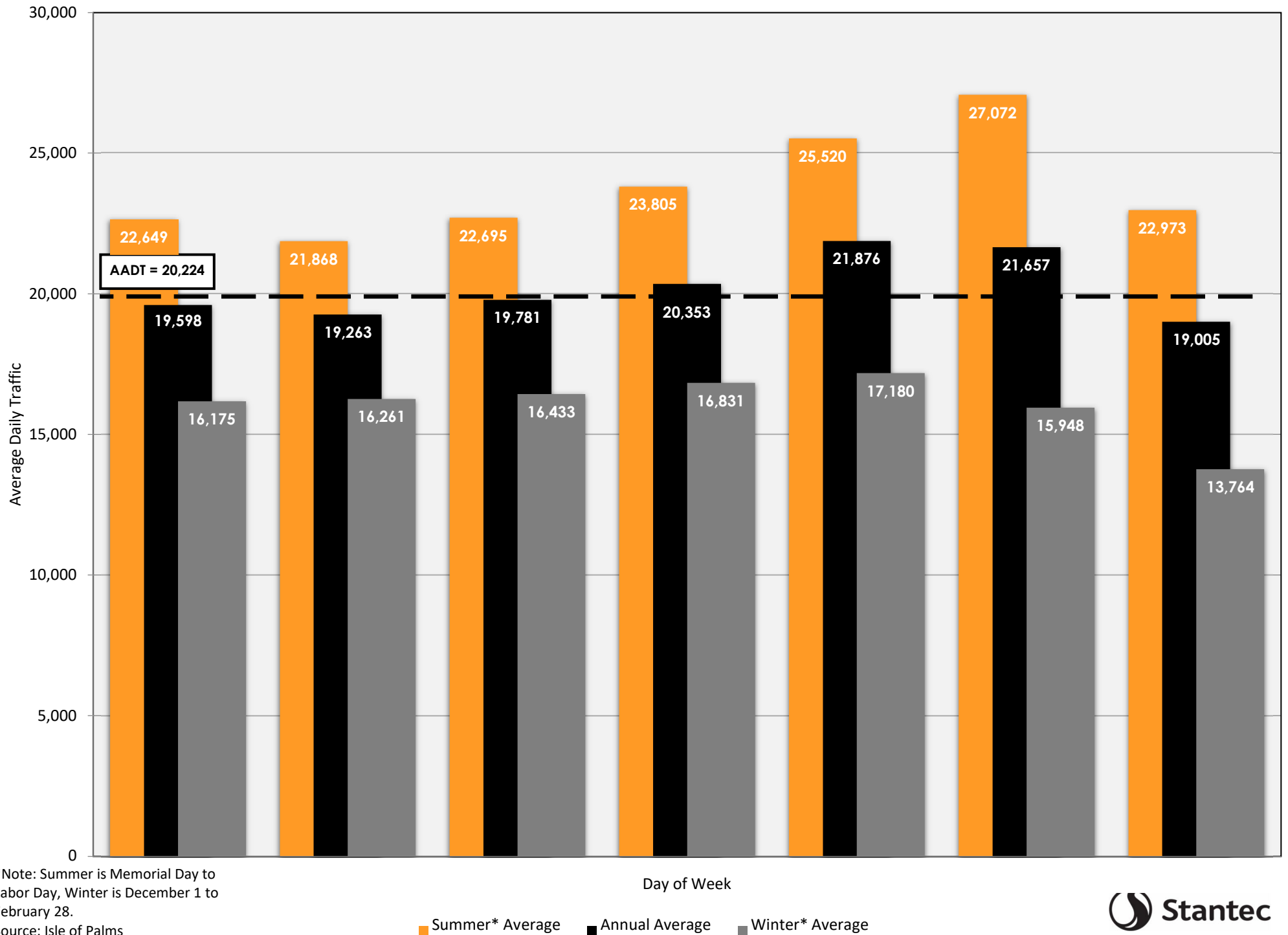
Source: Isle of Palms

IOP Connector

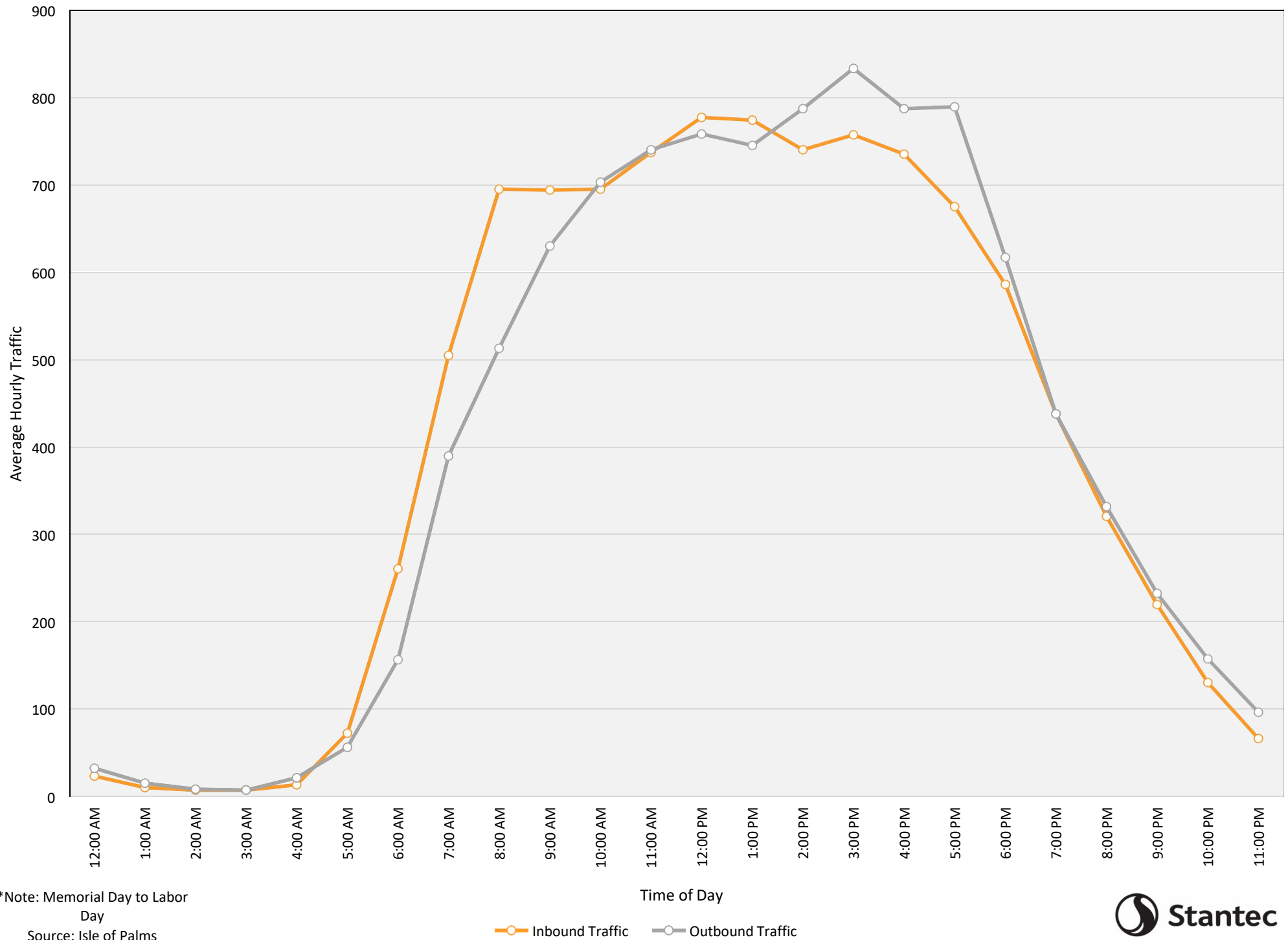
IOP Connector 2021 Average Weekly Traffic



IOP Connector 2021 Average Daily Traffic



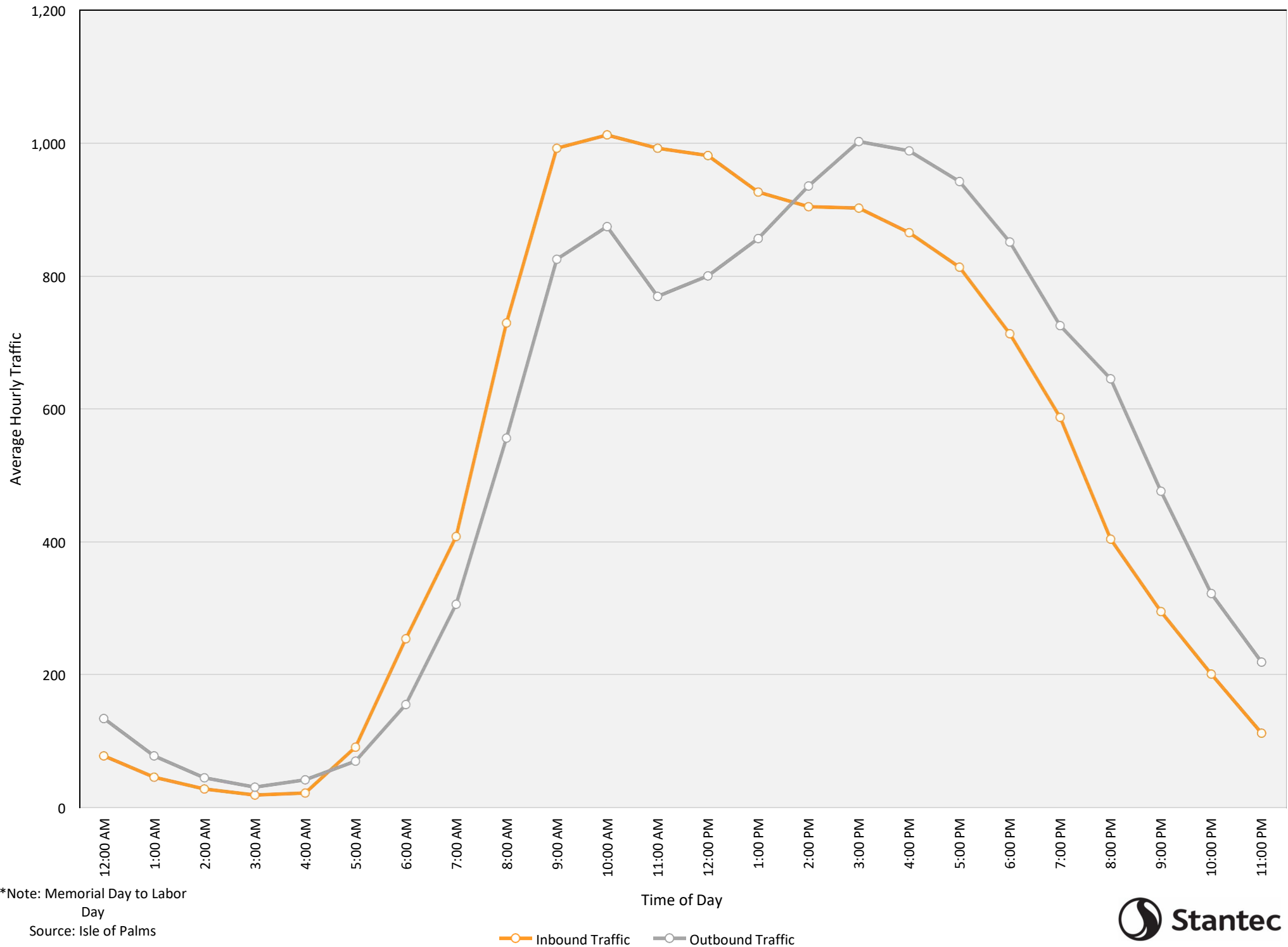
IOP Connector 2021 Weekday Directional Hourly Traffic



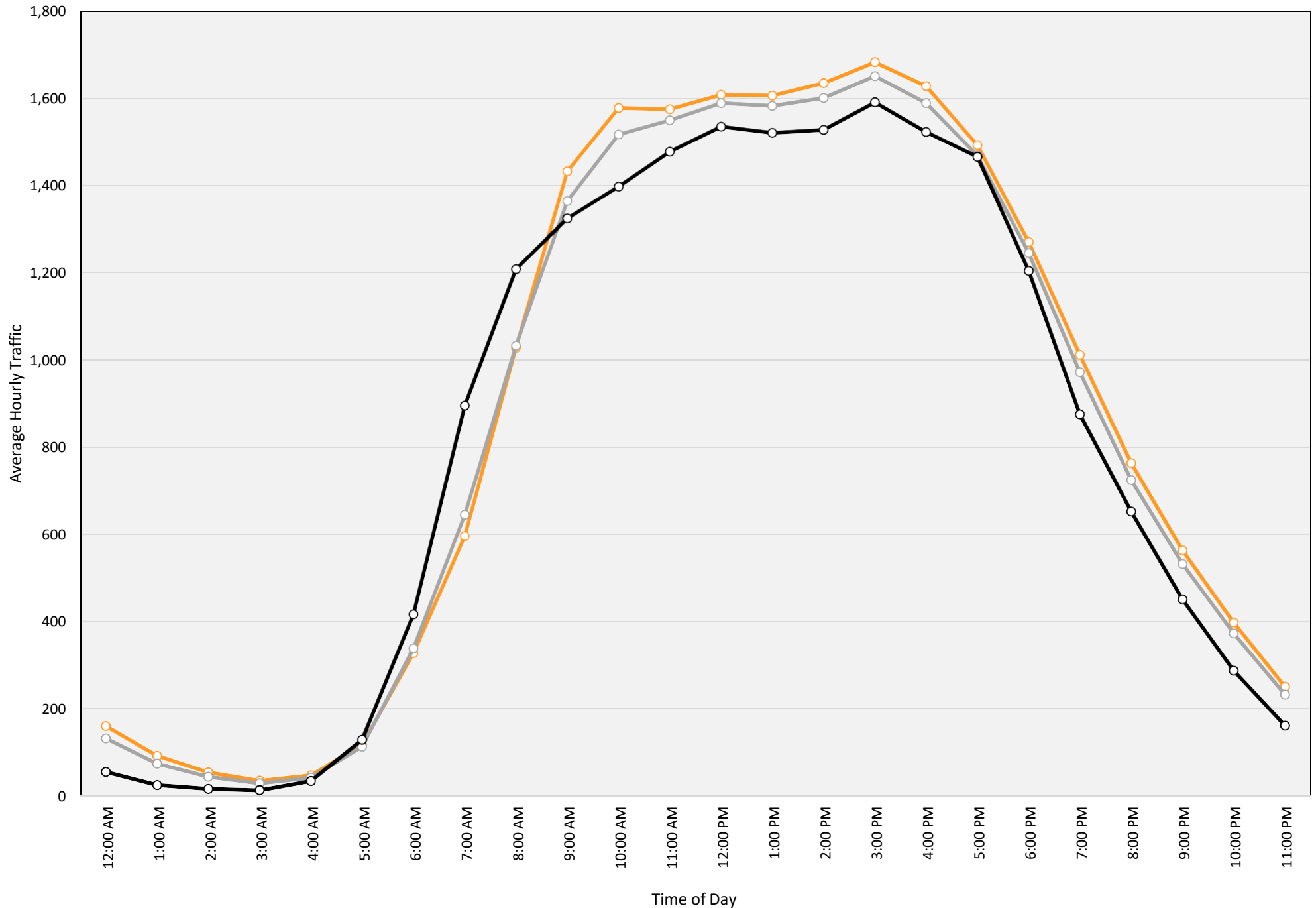
*Note: Memorial Day to Labor Day

Source: Isle of Palms

IOP Connector 2021 Directional Hourly Traffic (Summer Weekends)



IOP Connector 2021 Average Hourly Traffic



*Note: Memorial Day to Labor Day
Source: Isle of Palms

Summer* Sat & Sun
Hourly Average

Sat & Sun
Hourly Average

Tue, Wed, & Thu
Hourly Average

