



## **City Council**

6:00 p.m., Tuesday, January 24, 2023

Council Chambers

1207 Palm Boulevard

Isle of Palms, South Carolina

### **Public Comment:**

All citizens who wish to speak during the meeting must email their first and last name, address, and topic to Nicole DeNeane at [nicoled@iop.net](mailto:nicoled@iop.net) no later than **3:00 p.m. the business day before the meeting**. Citizens may also provide public comment here: <https://www.iop.net/public-comment-form>

### **Agenda**

- 1. Introduction of meeting** and acknowledgement that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.
  - a. Invocation
  - b. Pledge of Allegiance
  - c. Roll Call
- 2. Election of Mayor Pro Tem**
- 3. Citizen's Comments** – All comments will have a time limit of three (3) minutes. Public Comments submitted via online form [Pgs. 53-93]
- 4. Special Presentations**
  - a. Retirement recognition of Joe Washington who served a 42-year career in the Public Works Department
  - b. Presentation of request from Charleston County Recycling to change recycling collection date from Wednesday to Thursday starting April 1<sup>st</sup> – Randall Rudd, Director of the Charleston County Environmental Management Department
- 5. Approval of previous meetings' minutes**
  - a. Special Real Property Meeting – November 10, 2022 [Pgs. 3-5]
  - b. Special City Council Meeting – November 15, 2022 [Pg. 6]
  - c. City Council Regular Meeting – November 15, 2022 [Pgs. 7-19]
  - d. Special Public Safety Meeting – November 29, 2022 [Pgs. 20-22]
  - e. Special City Council Meeting – December 6, 2022 [Pgs. 23-34]
  - f. Special City Council Meeting – December 7, 2022 [Pg. 35]
  - g. Special City Council Meeting – December 13, 2022 [Pgs. 36-38]
  - h. Special City Council Meeting – January 3, 2023 [Pgs. 39-44]
  - i. Special City Council Meeting STR Workshop – January 9, 2023 [Pgs. 45-48]
  - j. Special City Council Meeting Workshop – January 10, 2023 [Pgs. 49-52]
- 6. Old Business**
- 7. New Business**
  - a. Consideration of approval of film permit for reality show Southern Charm [Pg. 94]



- b. Consideration of recommendation from the Accommodations Tax Advisory Committee to grant \$30,000 to the Exchange Club for the construction of a seawall and walkway [Pgs. 95-102]
- c. Consideration of recommendation from the Environmental Advisory Committee to change policy regarding student committee members
- d. Consideration of recommendation from the Environmental Advisory Committee to engage with Smart Recycling to begin a food composting program
- e. Discussion of FY24 budget calendar [Pg. 103]
- f. Consideration of proposed project requests for the Transportation Sales Tax (TST) FY24 Allocation Program [Pg. 114]

**8. Boards and Commissions Report**

- a. Board of Zoning Appeals – minutes attached [Pgs. 104-105]
- b. Planning Commission – minutes attached [Pgs. 106-108]
- c. Accommodations Tax Advisory Committee – minutes attached [Pgs. 109-110]
- d. Environmental Advisory Committee – minutes attached [Pgs. 111-113]

**9. Ordinances, Resolutions and Petitions**

- a. **Second Reading** - None
- b. **First Reading** - None
- c. **Resolutions and Petitions** - None

**10. Executive Session – If needed.**

**11. Adjournment**



**Special Real Property Committee Meeting  
2:00pm, Thursday, November 10, 2022  
1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to Order**

Present: Council members Miars, Popson, and Streetman

Staff Present: Administrator Fragoso, Director Kerr

Also present: Dave Lorenz, Matt Cline

**2. Citizen's Comments – none**

**3. Purpose**

**A. Discussion of parking layout options for the intracoastal side of the marina to eliminate shred parking area and establish City and greenspace area and consolidate/expand Islander 71's exclusive parking lot**

Matt Cline of Cline Engineering detailed the changes to Option E which has resulted in Option G including a “cleaned up resident parking lot,” a 6’ boardwalk, resident kayak storage, two additional trailer parking spaces for residents, and the adjustment of car parking spots near the restaurant to allow for better maneuverability. These changes resulted in the addition of one additional car parking space for the restaurant, four less car parking spots in the resident only parking area, but the addition of 12 golf cart parking spaces in the resident lot. Administrator Fragoso pointed out that this option creates a “sense of arrival” to the public dock area.

Council Member Miars shared a drawing that overlays Option C on Option G, pointing out Option G connects much better with the public dock area.

Discussion ensued about the perceived benefits of Option G and the loss of resident parking, both car and trailer, going from Option C to Option G. Administrator Fragoso pointed out that Option G creates a parking space that allows for the restaurant to stack employees’ cars, thereby allowing for more resident and restaurant parking spaces than Option C. She also noted that Option G moves the dumpster area into the space that will be piped over in the future.

Director Kerr said the parking space created by the future piping of the ditch will most likely have to be car parking and not trailer parking. He suggested focusing on adding trailer parking now knowing that approximately 40 additional car parking spaces will be available once the ditch has been piped over.

When asked about the staff's recommendation for the parking plan, Administrator Fragoso said it is hard to anticipate the full needs of all stakeholders at the marina since there are new tenants on both sides of the parking lot. Everyone will be clearer about the demands on the parking lot after next season. She suggested using next season as a time for data gathering to determine the demand for resident trailer parking.

Both Council members Popson and Streetman expressed concern about reducing the number of trailer parking spots to less than 10.

Administrator Fragoso said, "Just for the record, I want to point out that this version includes about 12 golf cart parking spaces. We have been utilizing some right-of-way space along 41<sup>st</sup> Avenue for golf cart parking. That's certainly an opportunity here because this plan does not assume utilizing the right-of-way on 41<sup>st</sup>."

Committee members, staff, Mr. Cline, and Mr. Lorenz shared possible options to maximize all parking in Option G.

Administrator Fragoso pointed out that the Marina Operator's lease requires a minimum number of dry boat storage for residents. She added, "Mr. Schuler has indicated that the trailer parking space will more than likely be available for residents because he's going to be disincentivizing off-island trailer traffic."

After continued discussion and sharing of ideas, the Committee asked Mr. Cline to come back to them with options showing the effects of adding additional trailer spots on the amount of car parking spaces, specifically plans for 7, 8, 9, and 10 trailer parking spots.

#### **B. Discussion of installation of ADA-compliant elevator in the marina restaurant**

Administrator Fragoso and Director Kerr said the estimate provided in the meeting packet was not based on any plans or part of a bidding process. Trident Construction has said the plan is structurally feasible, and the staff of Islander 71 has said it is operationally feasible.

Committee members expressed concern about the possible cost of the project. Administrator Fragoso said she believes ATAX dollars can be used to pay for this project as the elevator is an improvement to a City facility used by tourists. Committee members would like to continue to pursue this project but would like to explore less expensive options. Director Kerr said he would investigate the life-expectancy differentials of various materials.

Administrator Fragoso stated there is no money in this year's budget for engineering and design costs. The expense could be put in the FY24 budget unless City Council deems this an urgent need and would then need to decide where the funds could come from to move forward with the engineering and design of the elevator installation.

Director Kerr said staff could get proposals so the cost could be added to the FY24 budget with a target date of early 2024 for the installation.

**MOTION:** Council Member Miars made a motion to pursue proposals for design and engineering for the elevator at the Islander 71 restaurant. Council Member Popson seconded the motion. The motion passed unanimously.

**4. Adjournment**

Council Member Popson made a motion to adjourn, and Council Member Miars seconded the motion. The meeting was adjourned at 3:33pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



**SPECIAL CITY COUNCIL MEETING**  
**5:00pm, Tuesday, November 15, 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: Council members Hahn, Bogosian, Ward, Streetman (via phone), Popson, Miars, Pierce, and Mayor Pounds

Absent: Council Member Anderson

Staff Present: Administrator Fragoso, Director Kerr, City Attorney Halversen

**2. Executive Session**

MOTION: Council Member Ward made a motion to enter into Executive Session pursuant to SC Code §30-4-70(a)(2) to receive legal advice related to potential claims concerning alterations to the Isle of Palms zoning districts. Council Member Popson seconded the motion. The motion passed unanimously.

City Council entered into Executive Session at 5:02pm.

City Council returned from Executive Session at 6:02pm. Mayor Pounds said no decisions were made.

**3. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Bogosian seconded the motion. The meeting was adjourned at 6:02pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



**CITY COUNCIL MEETING**  
**6:00pm, Tuesday, November 15, 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: Council members Hahn, Bogosian, Anderson, Ward, Streetman (via Zoom through vote on Second Reading of PDR Amendments), Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, City Attorney Halversen, various department heads

**2. Citizens' Comments**

Randy Bell, referring to a letter from Lowes/Dart, said that the premise they are long-term contributors to Wilde Dunes is false. He also quoted from a recent episode of "Yellowstone."

Tony Santiago expressed his amazement at how people have come together on this issue. He said there has been no lack of notice on this issue as implied by Lowes/Dart. He said it is the City's responsibility to manage what businesses do on the island. He said updated traffic information about the island is needed before decisions can be made about future infrastructure.

Laura Lovins said the public has reached a defining moment on where it wants to see things go on the island. She said every space has a capacity, and the island is at capacity. She encouraged City Council to listen to the people and pass the ordinances.

Brian Duffy expressed outrage at the letter from Lowes/Dart implying that due process had not been followed. He said the City has followed the process and asked Council to pass all five ordinances.

Dana Lanigan came forward to refute the argument in the letter from Wild Dunes that there is an equivalence between restricting the use of private property and a taking of property. She spoke about the South Carolina Vested Rights Act. She said, "The fact that you own a property particularly in a small place like this has never meantt and does not mean now that you have unlimited permanent right to use that property any way that you want to do it."

Carol Willingham asked City Council to take decisive action to protect the island. She said Wild Dunes is non-existent in its response to problems. She also said they are dishonest and heavy handed. She would like City Council to pass all five ordinances to ensure "a healthy balance

exists now and into the future between residential and environmental concerns and ambitious corporate interests.”

Sean Griffin asked City Council to vote for what residents want and need. He spoke about the noise from the Sweetgrass Inn, adding that Wild Dunes has not been honest about its actions in the past, and he does not think Ken Dart will “take a back seat” to what happens in Wild Dunes. He asked City Council to not delay in voting on the ordinances. He said passing the ordinances allows the City to operate from a position of strength.

Terri Hack said, “I am representing Lowes and Dart interests who are the owners of Wild Dunes Report. Thank you for your service to the Isle of Palms community and for allowing me to speak this evening. I assure you that we understand the significance of the decision before you tonight. We have listened carefully to the feedback that the public has provided. We hear your concerns. Traffic and growth are major issues affecting everyone. Wild Dunes Resort is asking for an opportunity to have a meaningful discussion with the City regarding the five ordinances that fundamentally alter our property’s rights that we have had since 1976. We have always wanted a pathway to compromise. We are requesting the City to take (interruption)... We have always wanted to find a pathway to compromise. We are requesting the City to take time to engage with Wild Dunes Resort and work together to improve the City’s plan for the benefit of all of the parties. Make no mistake, these ordinances do take away our property rights. At the Planning Commission hearing, Mr. Kerr even confirmed these ordinances do affect the limit, essentially eliminating our ability to develop. We are aware of how difficult it is to rezone a property. Just because we have the right to rezone an application doesn’t mean that we haven’t had anything taken away from us. As a Council, it appears that you understand where I am coming from. If I understand, last year the City Council and the residents were incensed that the State DOT restriped the Connector without notifying the City. Maybe I am incorrect, but I think that is true. It wasn’t okay then, so why is it okay for you to do this to us now? The City intentionally rushed to pass the First Reading of the five ordinances expressly to avoid any discussion with Wild Dunes Resort. Changing the underlying zoning of the largest business in this City without any earnest dialogue is just not the right way to do things. We urge the City Council to take the time provided under the Pending Ordinance Doctrine, which was granted with the First Reading at that meeting. It was suggested that the process could take up to six months. We are not asking for six months, but we want due process so that we can take a holistic look at the entire PRD and share our vision for the future of Wild Dunes Resort, one of which unequivocally preserves two golf courses. (interruption) We seek essential feedback from the public and work with the City to improve the plan for all of us. Without having a fair process to respond to the City’s proposed ordinances and to share our ideas with the future, we have no meaningful avenue to preserve our property interest against these ordinances. It is hard to be patient when there is a chorus of loud voices pushing for a swift decision with no dialogue, but you do have a choice. Please make the right choice. Engage in a meaningful dialogue before taking a vote. We believe strongly in doing so it will give you a real opportunity to address today’s pressing issues and benefit all property owners within the Isle of Palms.”



Mayor Pounds said he appreciates the over 350 emails they have received on this topic. Administrator Fragoso said the comments will be made part of the record and can be found on the City's website alongside the agenda for this meeting.

**MOTION: Council Member Ward made a motion to suspend the rules of order to allow for Second Reading on Ordinances 2022-08, 2022-09, 2022-10, 2022-11, and 2022-12 at this point in the meeting. Council Member Bogosian seconded the motion. The motion passed unanimously.**

### 3. Ordinances, Resolutions, and Petitions

#### A. Second Reading

i. **Ordinance 2022-08 – AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE FOR A NEW CONSERVATION RECREATION DISTRICT**

**MOTION: Council Member Ward made a motion to approve, and Council Member Miars seconded the motion.**

Council Member Anderson said, "I am recusing myself from involvement in this issue. I petitioned the South Carolina Ethics Commission to determine if there was a conflict of interest. My husband sits on the Board of the Wild Dunes Community Association, and there is a member of the resort, an employee of the resort that sits on that Community Association Board. Their decision was that because the Community Association is seen as a business and that our decisions will affect the income of that business, I should recuse myself. So unfortunately, I will not be able to vote on this."

Mayor Pounds said, "Haste and speed are not typically two words that happen with municipal government, so it is interesting that it is put out there tonight that we have been acting too fast on this topic. We have spent months on this topic with very good legal advice that are here in the room. To an earlier comment, we have need to cross all our T's, dot all our I's, and follow the process to the letter of the law, which we have certainly done. What were our goals when we started this? We wanted to protect the City, which we started, we wanted to limit future development, which we certainly have done that. We wanted to put the City in the best possible spot that we could, and I think with the path that we've gone down, we have absolutely done that. We were weighing the traffic and infrastructure and livability and quality of life and parking. It's a lot to balance without a doubt, and it's a lot to make sure we're, we have heard you all loud and clear, believe me, on this topic. We tried to get again the City to the best spot, to the most protected spot that we could get, and again, which we did, so we will move forward with this."

Council Member Hahn said, "Just to reiterate. During the discussion phase, what you've already said, we have followed the due process. We have followed the process of this procedure to the letter. We have been deliberate. We have been methodical. We have been comprehensive. We have had two public hearings, and we have received emails from over 400 citizens. These

ordinances protect and improve the Isle of Palms' infrastructure, quality of life, safety, and the future of our island."

**VOTE:** A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds

**Nays:** Popson

The motion passed 7-1.

ii. **Ordinance 2022-09 -AN ORDINANCE ADOPTING AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO PROVIDE FOR A NEW CONSERVATION-RECREATION (CR) ZONING DISTRICT AND TO REZONE CERTAIN PROPERTIES FROM THE SR-1 AND PDD DISTRICTS TO THE NEW CR ZONING DISTRICT AS SHOWN ON EXHIBIT 1**

**MOTION:** Council Member Ward made a motion to approve, and Council Member Bogosian seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds

**Nays:** Popson

The motion passed 7-1.

iii. **Ordinance 2022-10 – AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO REZONE CERTAIN PROPERTIES FROM THE SR-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND PDD PLANNED DEVELOPMENT ZONING DISTRICT TO THE CR CONSERVATION-RECREATION ZONING DISTRICT, INCLUDING THE 11 PROPERTIES DESIGNATED AS TMS#571-00-00-001, TMS#604-01-00-001, TMS#604-01-00-059, TMS#571-08-00-226, TMS#604-00-00-032, TMS#604-00-00-033, TMS#604-00-00-034, TMS#604-00-00-035, TMS#604-00-00-036, TMS#604-05-00-185, AND TMS#604-10-00-206, AS SHOWN ON THE PLATS ATTACHED AS EXHIBIT 1**

**MOTION:** Council Member Bogosian made a motion to approve, and Council Member Miars seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds

**Nays:** Popson

The motion passed 7-1.

iv. **Ordinance 2022-11 – AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, SECTION 5-4-39. PDD PLANNED DEVELOPMENT DISTRICT, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE CLARIFICATION BY CORRECTING SCRIVENER'S ERRORS AND DELETING PROVISIONS RELATED TO THE WILD DUNES PDD**

**MOTION:** Council Member Ward made a motion to approve and waive the reading. Council Member Bogosian seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds  
**Nays:** Popson

The motion passed 7-1.

**v. Ordinance 2022-12 – AN ORDINANCE AMENDING THE CITY OF ISLE OF PALMS ZONING ORDINANCE BY AMENDING CERTAIN PROVISIONS OF THE ORIGINAL BEACH AND RACQUET CLUB PRD (ALSO KNOWN AS THE WILD DUNES PRD) TO EXCLUDE CERTAIN PROPERTIES FROM THE PRD DISTRICT, TO REDUCE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE PRD DISTRICT FROM 2,449 UNITS TO 2,119, AND TO REDUCE THE MAXIMUM NUMBER OF INN UNITS PERMITTED IN THE PRD DISTRICT FROM 350 UNITS TO 297 UNITS**

**MOTION:** Council Member Ward made a motion to approve and waive the reading. Council Member Bogosian seconded the motion. A vote was taken as follows:

**Ayes:** Bogosian, Hahn, Miars, Pierce, Streetman, Ward, Pounds  
**Nays:** Popson

The motion passed 7-1.

**4. Special Presentations**

**A. Presentation of the Leola Hanbury Employee of the Year Award**

The Leola Hanbury Employee of the Year Award was presented to the City's Finance Officer, Debbie Suggs.

**B. Presentation of new employees – HR Officer Ladd**

HR Officer Ladd introduced five new employees.

**5. Approval of previous meetings' minutes**

**A. City Council Regular Meeting – October 25, 2022**

**B. Public Hearing – November 1, 2022**

**C. Special Personnel Committee Meeting – November 1, 2022**

**MOTION:** Council Member Hahn made a motion to approve, and Council Member Anderson seconded the motion. The motion passed unanimously.

## 6. Old Business

### A. Discussion and consideration of implementing a cost-of-living adjustment for City staff

Council members debated the pros and cons of the various pay adjustment options for City staff. Mayor Pounds recommends a combination of one-time bonus and a smaller COLA. He would like a decision to be made tonight so that it can go into effect 1/1/2023.

Council Member Bogosian expressed concern about implementing anything at this time due to inflation, adding that the rate of inflation could come down in six months. He believes the prudent thing to do would be to offer a one-time adjustment and then revisit the options next year.

Council Member Miars expressed concern about losing good employees over small amounts of money.

Administrator Fragoso said that other communities have completed wage and compensation studies, and it is important for the Isle of Palms to not fall behind. She further explained, “These cost estimates do assume the 2.5 that’s included in the budget, so that is built into that total number is the budgeted and forecasted 2.5 for merit, so it is not in addition to that.”

She added, “I just want to make sure for the record that the numbers that you are seeing, the costs, the cost estimates that you are seeing include that 2.5 component for merit.” The Mayor further clarified that all employees would receive the same COLA amount, but that merit increases are based on performance.

When asked about unrestricted cash balances, Treasurer Suggs said there was approximately \$15.7million in unrestricted funds. She added that ARPA funds can be used for salaries. Council Member Ward asked about trends in hospitality-related funds, and Treasurer Suggs answered, “It is interesting. The first quarter we received from State Accommodations taxes show a great, a pretty significant increase over the same quarter in the prior year. The Municipal Accommodations fee is trending down a little bit in the last couple of months. Some of that, I think, is timing.”

**MOTION: Council Member Ward made a motion to suspend the rules of order to allow Treasurer Suggs to give the financial report at this point in the meeting. Council Member Popson seconded the motion. The motion passed unanimously.**

## 7. New Business

### A. Financial Statements and project worksheets

Treasurer Suggs said that at a third of the way through FY23, General Fund revenues are at \$2million collected. Expenses are \$3.9million. Business licenses and building permits “continue to show significant gains over the prior year to date.”

She reported that General Fund expenditures are 4% lower than targeted but 13% higher than last year, and the largest piece of that is the changes to payroll. She said that \$9.2million of a \$13million budget for FY23 is payroll expenses.

She reported that the second half of the ARPA funds received from the Federal government has been placed in Capital Projects.

She said that the Municipal ATAX collected in September was approximately \$188,000 which was lower but maybe more close to “normal.” State ATAX funds received in September were higher than those received in September 2021. Hospitality taxes and Local Option Sales Tax are trending higher each month.

On the Phase III Drainage project worksheet, there were some professional service payouts with \$1.9million still unspent on that project.

Administrator Fragoso said, “I just want to provide a little bit of context due to this conversation. Obviously, it is a big decision, and it’s very important to, when we look at the Strategic Plan that was adopted by Council earlier this year, one of the six goals that were included in that plan was to improve employee retention, valuing our employees, and reducing turnover, and the way we do that is by investing in our people infrastructure. We are a service industry. We need people to provide services in this community, and I think the Isle of Palms deserves and expects the highest level of service, and the way we do that is by having competitive salaries. At the end of the day, we are competing with other communities. Most of our employees, 91 of 92, do not live on the island. They live in Summerville. They live in Goose Creek, and they are making decisions. Even if our police officers get a take-home car, they have to be in traffic for maybe an hour, an hour and a half. Our folks are facing these decisions when they come to work for our community, and we are very proud of the work culture that we have developed. But it is something that needs to be maintained, and we don’t want to find ourselves two, three years from now playing catch-up again because we find ourselves with high turnover and not quality employees, just hiring whoever is willing to come work, and that is certainly not the culture. I think that we want to maintain in our community and the culture residents expect.”

Further conversation ensued between Council members about providing one-time bonuses and a COLA versus just a COLA.

**MOTION: Council Member Popson made a motion to approve a one-time \$5000 bonus and a 2.5% Cost-of-Living Adjustment to employees to be effective 1/1/2023. Council Member Miars seconded the motion. A vote was taken as follows:**

Ayes: Anderson, Hahn, Miars, Popson, Ward, Pounds  
Nays: Bogosian, Pierce

**The motion passed 6-2.**

## 8. **Old Business**

### B. **Discussion of recommendation from the Personnel Committee for City Attorney and Assistant City Attorney**

Council Member Bogosian reported that the Personnel Committee met on November 1 to interview candidates for City Attorney and Assistant City Attorney. He said the Personnel Committee unanimously recommends Mac McQuillan for the position of City Attorney. He said, “The Committee felt that Haynsworth’s breadth of service, Mac’s experience with municipalities, and his responses to the interview questions put him in the lead position and is the basis for our recommendation. I will also note that Haynsworth’s fees were significantly lower relative to the other applicants.”

He said the Committee only received two applications for the Assistant City Attorney position. They feel no urgency to fill the position at this time and would like to open up the selection process again in the new year.

### C. **Update on SCDOT’s IOP Connector Study**

Mayor Pounds said he is hopeful that options for the Connector will be presented at the December Council meeting. He said SCDOT is making good progress with other projects around the island.

Administrator Fragoso also expects there to be several options presented to City Council next month regarding the Connector. She said, “The goal and expectation is that the consultant will bring several options to this community, present them to Council, and then there will be a public comment period where those options will be presented to the community in a way that they can provide feedback and ultimately agree on a resolution for the Connector that is agreed on by both parties prior to next season.

Council Member Anderson said, “I am pleased that SCDOT is collaborating with us on evaluating alternative alignments for the IOP Connector. This is what we asked for, and this is what we are getting in the December meeting. We will see a number of alternatives. They will be presented to the public, and the community will have an opportunity to give input as to which they prefer. I think we are back on track with SCDOT. The meeting almost got derailed because of actions by local residents who filed a lawsuit against SCDOT in South Carolina’s Supreme Court. It was difficult for outsiders to tell the difference between private citizens and public officials’ actions. SCDOT was under the impression that the City was the source of the lawsuit. Let me make it clear. The City of Isle of Palms is not party to any lawsuit filed within South Carolina’s Supreme Court. Yes, we are in a good place with SCDOT right now and have two ongoing projects and one under discussion. Not only the striping of the Connector, but also under contract is the retiming of the signals of three or four of the signals along the Isle of Palms Connector all the way down to almost to 17. And that is under contract and being conducted now. The traffic counts were done in the summer, which is of course, what we want because that is our busy time, and that is the time that will solve our problem and that will really help traffic flow on and off the island on those busy weekends. You will see a remarkable difference. You

have seen some small changes now because they have tweaked the signal here on the island for us. They did a little bit at Rifle Range Road last year as well. But this is a full-blown study that will really make a difference in that we really want this to continue, and we really need our cooperation to make sure it happens. There is also a third study that's being discussed now, which is not under contract yet, but it is a discussion to evaluate Palm Boulevard between 21<sup>st</sup> and 41<sup>st</sup> avenue. I think we are back on track with South Carolina DOT, and I hope we can keep it there. I am pleased with our progress in collaboration with SCDOT and look forward to continuing a good working relationship with the department."

**D. Update from the Real Property Committee on discussions of parking layouts for the intracoastal side of the marina to eliminate shared parking area and establish City parking, greenspace area, and consolidate/expand Islander 71's exclusive parking lot**

Council Member Popson said the Real Property Committee would like another opportunity to discuss some modified versions of Option G that add more resident trailer parking before making a recommendation to City Council.

**E. Discussion of evaluation of installation of an elevator in the new marina restaurant**

Council Member Popson reported that the cost estimate received from Trident for the installation of the elevator was very high, and the Real Property Committee has asked staff to look at the costs of hiring engineers to develop specs so that an RFP can be developed.

He would like the Real Property Committee to continue discussing this matter before making a recommendation to City Council.

Regarding payment for the elevator, Administrator Fragoso said, "The motion that was made back in November was to explore the feasibility and also explore whether or not that would be an expenditure that could be eligible under Accommodations taxes, and that is a question we have not yet fully looked at from a legal perspective whether it would be an eligible expense. I think that is going to be part of your conversation as a policy setting body once we know how much it is going to cost, its feasibility and whether or not it fits operationally with the restaurant."

**F. Discussion and consideration of Planning Commissions proposed short-term rental regulations and consideration of imposing a 6-month moratorium on the issuance of short-term rental licenses to allow time for Council to thoroughly review the recommendations and resident feedback**

Mayor Pounds said the suggestion for a moratorium did not come from the Planning Commission. He said, "I just want to be really clear. The way this is worded, this is not from the Planning Commission, the moratorium at all. The Planning Commission, in your packet, is their recommendations of the zones and the caps and the percentages and such. So a couple of conversations with other Council members to get the moratorium language and again, just to be ultra clear, we would not be implementing, if we went down this path, a moratorium, tonight. We would just be instructing staff to, because it is ordinances, it is two readings."

Council members Anderson and Bogosian both agreed a moratorium is a good idea to allow City Council time to discuss the suggestions from the Planning Commission about short-term rentals.

Director Kerr said the number of rental licenses that have been issued is just over 1600, which is about 200 more than usual. He said, “I don’t think that the properties are truly transitioning into rentals. I think it is primarily people getting a license to protect some right that they feel like they may lose. But keep in mind that all of the proposals that came from the Planning Commission recommended a mechanism to carve those out eventually. That if you are not truly renting it, you shouldn’t be keeping room under the cap so all of them would expect those that are getting them really to lose their license unless they are legitimately renting it.”

Council Member Ward said that people told City Council in the listening sessions to leave the matter alone. Council Member Miars noted that the moratorium would only be for six months and would allow City Council to see what happens with Folly Beach’s referendum.

Administrator Fragoso noted that implementing a moratorium would require two readings.

**MOTION: Council Member Pierce made a motion to staff to draft language for a six-month moratorium on short-term rental licenses. Council Member Anderson seconded the motion.**

Administrator Fragoso asked if the Council had any exceptions to be included in the ordinance. Mayor Pounds suggested modeling it after the moratorium ordinance recently passed in Folly Beach.

Council Member Popson said, “I’ve gotten at least 12 emails from resident relators that are losing deals over just the thought of a moratorium, and that is affecting the sellers who are our residents, and it’s affecting the buyers who are going to be our residents. So I think we are causing trouble again right now, and whether that can be carved out or not. I don’t know, but I am definitely opposed.”

**VOTE: A vote was taken as follows:**

Ayes: Anderson, Bogosian, Miars, Pierce, Pounds

Nays: Popson, Ward, Hahn

**The motion passed 5-3.**

## **9. New Business**

### **B. Capital Projects Update**

Administrator Fragoso reported that the work at 30<sup>th</sup> and 36<sup>th</sup> avenues outfalls has been completed all the way up to the road. There will be road closures and detours when the box culvert is installed, and they have asked the contractor to give as much notice as possible to the community about those closures. She said the engineers are actively working with the Water & Sewer Commission to evaluate “some solutions on ways to better protect their water and sewer lines. Those discussions may end up in a change order that will have to come before you for approval.”



She said the box culvert that is being installed at 36<sup>th</sup> Avenue is very large and “the contractors are working on a solution to try to mitigate that whether or not they produce a modular option that could be built onsite or how to transport that big piece to the side.”

Staff is still waiting for the permits for 41<sup>st</sup> Avenue.

Regarding the Drainage Master Plan, Administrator Fragoso reported that Davis & Floyd has finished the first draft of the report. They are on track to finish by the end of the year.

The delay in the underground utility conversion at 21<sup>st</sup> Avenue and Palm Boulevard was delayed due to an easement agreement that has now been executed. It is anticipated that the work can still be done in the off season.

Administrator Fragoso reported that staff had a kickoff meeting with the contractor for the work on the pickleball and basketball courts. The work will start in early January and the completion date is still set for early March.

The contract for the bulkhead work and the installation of a six-foot boardwalk at the marina has been executed and construction is expected to begin soon. Administrator Fragoso added, “ATM has provided us the draft permit that will be submitted for the public dock. This is the full rehabilitation of the public dock expansion of the pier.” The goal is to submit that by the end of the week.

Administrator Fragoso reported that the construction of the ADA-compliant boardwalk and two handicap spaces at the 34A beach access has begun. Materials have been delivered to the site and the work will be completed in “several weeks.”

The foundation for the commercial garbage compactor is complete and walls are expected to be up by the end of the week. The project should be completed “very soon.”

**C. Consideration of award of a contract to Lowcountry Custom Construction in the amount of \$17,392 to repair and modify the pavers in the three intersections of Front Beach on Ocean Boulevard [FY23 Budget, Front Beach Business District, Capital Projects Fund, State ATAX - \$70,000]**

Administrator Fragoso said staff requests and recommends this for approval. She hopes this to be a permanent repair and strives to have it completed before the Holiday Street Festival.

**MOTION: Council Member Ward made a motion to approve, and Council Member Hahn seconded the motion. The motion passed unanimously.**

**D. Consideration of approval of film permit for filming short film “Good Grief” on Friday, November 18, 2022**

Administrator Fragoso stated, “They are requesting approval for filming in the Breach Inlet area and Beach Access 22 for five days. It’s a crew of 12, four vehicles, they are not requesting any security or additional services from the City, so this would be very low impact.” The first day of filming would be November 18.

**MOTION: Council Member Miars made a motion to approve, and Council Member Pierce seconded the motion. The motion passed unanimously.**

**E. Discussion and consideration of workshop/committee structure for 2023**

Using a PowerPoint presentation, Mayor Pounds reviewed the goals and objectives of the change to the committee structure. He addressed what worked and what did not work, noting there were only three workshops due to scheduling issues.

Council Member Ward said the workshops were too long and he felt like there was not enough opportunity to dig deep into any one issue. He said that standing committees do not need to meet every month and suggested that the Recreation Committee could be replaced by a citizen advisory committee. He would like for there to be more of a committee focus.

Council Member Miars agreed and would like Committee meetings to be scheduled in advance and only canceled if not needed. Council Member Pierce liked the operational dashboard that came as a result of the workshop and would like to see that continue. He likes the idea of a reduced number of committees.

Mayor Pounds, after having looked at other municipalities, suggested a hybrid option with three committees – Administration, Public Safety, and Public Facilities & Services – along with a Ways & Means Committee/Workshop. The current workshop option sunsets on 12/31/2022.

Administrator Fragoso said an ordinance will be developed for the Council to consider in December. Committee membership is assigned by the Mayor, but the City Code allows for nominations. She suggested using the workshop as the place to discuss which issues should be referred to committees or discussed by the whole Council.

**MOTION: Council Member Pierce made a motion to adopt the hybrid option with workshops and a revised committee structure. Mayor Pounds seconded the motion. The motion passed unanimously.**

**10. Boards and Commissions Report**

- A. **Board of Zoning Appeals** – no meeting in November
- B. **Planning Commission** – minutes attached
- C. **Accommodations Tax Advisory Board** – next meeting November 17, 2022
- D. **Environmental Advisory Committee** – minutes attached

**11. Ordinances, Resolutions, and Petitions**

**B. First Reading**

**Ordinance 2022-13 – FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY AND MARKER 116, LLC**

**MOTION: Council Member Popson a motion to refer the lease agreement back to the Real Property Committee for further discussion and a recommendation. Council Member Miars seconded the motion. The motion passed unanimously.**

C.     **Resolutions and Petitions**

**Petition for the preservation of public and private recreation facilities and to cap the density in the Wild Dunes PRD to reflect the current existing units and approved lots**

Mayor Pounds referred to the petition in the packet that includes 850 signatures from residents.

12.    **Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Anderson seconded the motion. The meeting was adjourned at 8:16pm

Respectfully submitted,

Nicole DeNeane  
City Clerk



**Special Public Safety Committee Meeting  
3:00pm, Tuesday, November 29, 2022  
1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to Order**

Present: Council members Hahn, Streetman, and Anderson

Staff Present: Administrator Fragoso, Director Kerr, Chief Cornett, Lt. Forsyth

**2. Citizen's Comments**

Terri Hack, speaking on behalf of Dart/Lowes, said the resort is very interested in noise abatement and would like to be involved in this conversation. She wants to make sure the ordinance has "enough meaningful definition in which we can successfully manage the resort operators within that content."

**3. Purpose**

**Discussion of proposed amendments to the noise ordinance**

Administrator Fragoso, referring to a PowerPoint slide deck, reviewed the problems to be solved with an amended noise ordinance: livability concerns as it relates to short-term rentals, establishing allowable daytime and nighttime noise levels, and establishing objective noise measurement protocols for the Police Department to enforce. She would like to see the Committee recommend to the City Council an ordinance that is comprehensive, enforceable, and sustainable for the future.

Discussion ensued about the current noise ordinance and its deficiencies. Chief Cornett reviewed the definitions of daytime and nighttime noise, noting that a violation of "one's repose" varies from person to person. He believes the current times separating daytime and nighttime are appropriate and fair for both commercial and residential areas.

Administrator Fragoso reminded Committee members that the recent short-term rental listening sessions revealed that people often do not call the police for noise concerns because they don't want to bother them, which then makes it a challenge to mitigate the problem if people don't report it. She said, "We do need help from the community to make us aware of the problematic areas."

Chief Cornett said they are working to fill the part-time code enforcement position so that person can address noise complaints among other things.

Specifics about noise levels from the Kiawah Island and Mt. Pleasant ordinances were briefly discussed.

When discussing where decibel levels would be read, Council Member Anderson said she would like to see how other communities handle taking those measurements from elevated areas such as decks and condominiums. Chief Cornett said officers would only be able to take readings from elevated spaces if they were invited into the home. He would also like to take some noise readings from elevated spaces before anything is added into the ordinance about that.

Director Kerr said, “I would think that the spirit of the ordinance is if it is over that threshold anywhere on the complainant’s property, I think it is written so that they know that under normal circumstances, you take it at the property line, but I think it could be expanded to say if anywhere on the property, if it is above that threshold, and it is taken properly so it is not picking up the washing machine, that that would be also a violation” as long as the measurement is taken outdoors.

Discussion ensued as to appropriate or acceptable noise levels in commercial and residential areas. Exemptions for special events were also discussed. Ms. Hack added that the resort has removed the 360-degree speakers and is working to mitigate the noise as much as possible. She would like the ordinance to be specific enough to give the resort operators something to work with. Council Member Anderson said that the ordinance will not tell them what to do, but it will be up to them to mitigate the noise. She would like to see a list from the resort of the noise abatement measures they intend to take. Ms. Hack said they have discussed hiring a sound engineer to help with those measures.

Committee members discussed whether all commercial zones – Front Beach, the Marina, and Wild Dunes – need to be treated similarly or differently with regards to acceptable decibel levels. Council Member Hahn suggested setting the decibel level for the GC-2 zone at 85 and then adding the ability to request a special exception to the ordinance.

Director Kerr said, “I would suggest that we change the term ‘commercially zoned district’ to ‘commercially used property.’ And then carve out the GC-2 in Section 5 because the zoning on the property (Wild Dunes) is planned development. It is not truly a commercial zoning...G5 would GC-2, which is not a problem, which is the Front Beach and Ocean Boulevard, that commercial district. And then C2 to be ‘commercially used properties.’ That would cover the rest of GC-1 and anywhere in the PDD that is commercially used.” He further clarified commercial use of a residential property does not entitle a homeowner to the higher decibel levels allowed in commercial districts.

Staff will have the City Attorney review all the suggested additions.

Council Member Anderson asked how the ordinance will deal with measuring noise at abutting commercial and residential properties. Chief Cornett said, “I think to be fair, if we are measuring from the residential, where the complaint is, that is what that standard is. I think that would be the fair way to address our residents because it is a quality of life for them, and this is where all

of this has originated.” He said this issue should be addressed clearly in the ordinance to “take away that gray area.”

Discussion of where to take decibel readings in such situations ensued. Chief Cornett said the City will lose in court situations where a commercially zoned property is allowed noise at a higher level but is then ticketed for exceeding that level because it abuts a residential property. Director Kerr said staff will review how other communities deal with that situation.

Administrator Fragoso then reviewed with Committee members the exceptions found in the current ordinance to ask if they would like to see them in the amended ordinance.

Council Member Anderson asked Chief Cornett “where the holes are” that need to be addressed. He said, “I think this is a pretty strong ordinance. It is the strongest noise ordinance I have worked with in my law enforcement career, the draft would be. It is enforceable. It is something that is easy to take to court. It is easy to testify to. It is easy to defend in a court setting.” He spoke about repeat offenders and prolonged events that could lead to higher fine amounts. He also likes how abatement could include the revocation of business licenses as the short-term rental ordinance does. He said officers address the totality of circumstances in every situation and how they address fines for noise ordinance violations will be discussed internally.

Council Member Hahn shared information on a service, noiseaware.com, that he would like staff to look into to see if it could become part of the ordinance.

Administrator Fragoso said staff will draft a revised ordinance to present to the Committee at a January meeting. Council Member Anderson would like the City Attorney present at that meeting.

#### **4. Adjournment**

Council Member Hahn made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 4:52pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



**SPECIAL CITY COUNCIL MEETING**  
**5:00pm, Tuesday, December 6, 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: Council members Hahn, Bogosian, Ward, Streetman, Anderson, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr

**2. Citizen's Comments**

Sarah Vega, 104 Sparrow Drive, said she is astounded by the “paternalism” of some members of City Council. She said their role is public service and they seem unwilling to listen to the public. She does not support a moratorium. She would like City Council to focus on other issues and not on picking winners and losers with a moratorium.

Patsy Hindman, 7 Barnacle Row, also spoke against a moratorium. She said citizens told Council they did not want a cap at the short-term rental listening sessions.

Krista Swingle, 3605 Waterway Boulevard, does not want a moratorium. She said she has gathered 626 signatures of citizens against a moratorium. She would like City Council to represent all homeowners and to enforce current short-term rental regulations.

Christine Donovan, 31 26<sup>th</sup> Avenue, said she is in favor of a moratorium because the Isle of Palms is the last beach community without one and believes there will be an influx of investors buying property on the island.

Tony Santiago, 60 Ocean Point, said he is in favor of a short moratorium and that too many short-term rentals is bad for the island.

Brian Duffy, 3613 Waterway Boulevard – comments are attached to these minutes.

Elizabeth Campsen's comments are attached to these minutes.

David Onorato said a moratorium is needed to maintain the status quo while City Council evaluates the impacts of short-term rentals on the residential quality of life.

Nancy Smith spoke in support of a moratorium. She said City Council needs to study the effects of short-term rentals on the island to determine a formula to determine the proper number of rentals in a neighborhood.

**MOTION: Council Member Pierce made a motion to extend the time allotted for Citizen’s Comments. Mayor Pounds seconded the motion. The motion passed unanimously.**

Terri Haack, speaking on behalf of Lowe and Wild Dunes, said they are opposed to a moratorium and strongly support property rights. She said, “We fear a quickly enacted moratorium only further reduces property rights and creates many unintentional consequences.” She said they are “willing to assist and to provide effective and reasonable solutions to help encourage a welcoming community to visitors and an enjoyable home for full-time residents.”

Pat Hemberger, 16 Oyster Row, said that a moratorium will take away property rights from homeowners. She feels like not enough professional research has been done on this issue.

Polly Judson, 3800 Cameron Boulevard, said the biggest issue discussed at the short-term listening sessions was enforcement. She is not in favor of a cap or a moratorium.

### 3. Special Presentations

Chris Kerr of Veris, said the City received a “clean” opinion on the annual audit, which is the best opinion that can be issued. He said there were no internal control findings and no audit adjustments needed during the audit. He reviewed some financial highlights and said the City has the highest credit rating of Aa1. There were no difficulties or disagreements with management throughout the audit process.

**MOTION: Council Member Ward made a motion to suspend the rules of order to allow for an additional citizen’s comment. Council Member Anderson seconded the motion. The motion passed unanimously.**

### 4. Citizens’ Comments

Mark Mitchell, 126 Carolina Boulevard, said realtors are in favor of owners’ property rights and are concerned when those rights are taken away. He also said he believes residents have become scared that the island will be consumed by short-term rentals

### 5. Purpose

#### **A. Consideration of First Reading of Ordinance 2022-14 to impose a moratorium on the issuance of new business licenses for short-term rentals within the City to allow Council to evaluate the proposed regulations from the Planning Commission and citizen feedback**

Administrator Fragoso explained that the draft ordinance for a moratorium applies only to those properties taxed at 6% and that all properties taxed at 4% can still secure a business license. She detailed the exceptions outlined in the proposed ordinance.

Council Member Streetman said he has heard from the listening sessions and from citizens that they do not want caps and would like to see greater enforcement. He said he sees no reason for the moratorium and would like to see City Council move forward quickly with the information they have on hand to make a decision about short-term rentals.



Council Member Bogosian said, “The debate on how to curb the impact of the short-term rental business on the Isle of Palms did not just begin with the current City Council, it goes back many years. In fact, in January of 2007, then Mayor Sottile called a special meeting of Council to address a petition that Council received which asked for action related to short term rentals. The 2007 City Council entertained many solutions to address the impact to residents by short term rentals, including: a cap on STR licenses in SR1 and SR2 zoning districts; the creation of a livability court; limiting the number of cars at a residence; trash considerations; noise ordinance; ordinance required STR owners to post notice of ordinances; 24-hour hotlines; requirement of property owners to notify neighbors of their rental activity; requirement of property owners to show proof of tax payments; a four strikes policy, and limitations on STR occupancy.

“In that meeting, Councilwoman Rice ‘submitted that rentals are a commercial business in residential areas and this is a problem.’ She further comments, ‘that the Board of Zoning Appeals regularly deals with home occupation requests from home-based business applications, with great consideration being made to ensure such businesses would not have undue negative impact on the residential neighborhood, relative to traffic, parking, signage and other negative matters.’ Councilwoman Rice suggested that STR licenses go before the Board of Zoning Appeals for approval in the future, for consideration as any other home-based business.

“In addition, Councilman Buckhannon commented that SR1 and SR2 zoning districts were established to be residential in nature, filled with homes for families to reside and raise children. He noted that the city has GC1 and GC2 zoning district at Front Beach, which allows for residential structures to be built within it. He submitted that GC1 and GC2 zoning districts are the appropriate areas for beach vacation rentals, not a residential neighborhood in SR1 and SR2 zoning district. Councilman Buckhannon recommended a differentiated business license for SR1 and SR2 districts and possibly a Cap on rental business licenses to curb rental growth in residential areas. Councilman Buckhannon commented that his residential neighborhood is where he wants to live with his family and call home, not reside next to a hotel business.

“The last Mayor and Council continued to see the impact of short-term rentals on the community, especially after an islandwide community survey was conducted and highlighted this a major residential concern. The previous Council asked the Planning Commission to look at a cap and other regulations and bring recommendations to Council.

“What we are asking for with this ordinance is simply a short pause on issuing new 6% short term rental licenses while we take the time to develop a comprehensive plan to address the impact of short-term rentals on our residents’ daily lives. A plan that includes a balanced approach to the limitations on the number of rental units but protects a resident’s ability to rent and maintain their 4% property tax rate, new policies and stronger enforcement of existing policies to protect residents’ quality of home life, as well as tracking technology to ensure we can enforce our license policies.

“We are currently up to 1,678 STR licenses. There were roughly 211 licenses issued since July of this year. The theory behind this build up was that it was precipitated by Council starting discussions on STR Caps. After some preliminary analysis on these licenses, 163 were issued to

NON Residents, only 48 to residents of the Isle of Palms. This is not residents running to city hall to get a license in fear of a cap being implemented. 80 of the 211 licenses were for homes purchased in 2022.

“Big real estate investment companies are acquiring island properties for rental investments. Many of the 211 licenses were to the same owner and registered as Limited Liability Companies.

“We need a pause on new licenses for at least 3 months to allow Council to develop a comprehensive path forward, and based on the feedback to Council, our residents feel the same way.”

Council Member Anderson said, “Six months ago, [when] this Council first took up the issue of short-term rentals, I thought we were in a stable environment with about 1400 licenses issued annually and that we were ahead of the curve. Then 200 plus more applications were received. We are now up to 1600 plus. More than a third of our homes now have short-term rental licenses. I thought applicants might be overreacting to the possibility of conditions might change for the short-term rental market, but when I examined it, I found the same thing that John did. Only 50 licenses were to residents. The rest were non-residents. I believe we are close to the tipping point when the number of short-term rentals may exceed permanent residences. First, I want to emphasize I believe that short-term rentals are an integral part of our community but how many is enough? That is the question that we want to answer. We do not want to kill the rental market. We just want to manage it. There are several reasons why we need to address this now. One of them is beyond our control. We are not the only beach community in the Charleston area with an unlimited short-term rental policy. That means that any investor who wants to buy a beach property for vacation rentals will be pushed to the Isle of Palms. Folly is putting on a cap. Sullivan’s Island has eliminated all short-term rentals. Kiawah has a cap. Anybody who is coming here looking for a place to buy investment properties to rent is going to come to us. They will be absentee landlords who are only interested in financial return on their investment and not the quality of their renters. I love our island just as it is with a third permanent residents, a third second homes, and a third short-term rentals. Of the 4,650 residential units that are here, now some 1400-1600, 1678 now, are short-term rentals. I would like it to stay that way. I don’t think anybody up here is thinking about eliminating short-term rentals completely or reducing the number of short-term rentals. Okay? I am saying that for myself, I haven’t, we haven’t taken a vote yet. So my next question is, and this is the one that we haven’t addressed yet, it is how do we maintain our quality of life while recognizing that we are a thriving resort community.” Council Member Anderson provided some suggestions for City Council to consider. She noted that the Public Safety Committee is working on the next iteration of the noise ordinance. She favors a moratorium to allow City Council the time to review all the information. She believes there is a lot of misinformation out in the public.

Council Member Hahn said, “We find ourselves with yet another contentious issue that is dividing our island. It is an important issue, and I have spoken to residents that grew up on the island and others that came here in the last few years. I have spoken to island business owners and retirees. The common theme that everyone expressed was that we all want a community where we can all live, work, play, and vacation in peace and harmony.

“So how do we get to that goal? I have vacationers near me that rent the same house year after year. We have become friends and I have watched their children grow up. I also know residents that spit every time they see me. I don’t believe the answer can be found by restricting renters any more than it can be found restricting residents.

“However, two issues came up every time I spoke to residents about how we can all live together. The first issue is that we must enforce our existing livability/nuisance ordinances and fix those ordinances to empower enforcement. Council is working on a new noise ordinance that will do just that, and it will be enforceable against short-term renters and residents alike so that we can all coexist in our community.

“The second issue is that we are overwhelmed by day visitors more days than not. The City parking lot, the County lot, and Palm Boulevard are overwhelmed by visitors that create noise and chaos. They strain our resources and the resultant situation threatens the health and safety of all visitors. This situation creates frustration and drives all of us to search for a solution to lessen the load on our infrastructure. Short-term rentals are the easy whipping boy, but in my opinion, is not the problem. Council needs to focus its energy on enforcing our existing livability/nuisance ordinance, traffic and parking ordinances, as well as taking control of the ever-increasing day traffic that is pushing us all to the breaking point. It is addressing these issues that will allow all of us to live, work, play, and vacation together in peace and harmony. For these reasons, I cannot support a moratorium on short-term rental licenses.”

Council Member Pierce said, “For many residents, this is not just a vote about a temporary moratorium. It’s the choice between retaining a balanced residential community or continuing on the path of becoming primarily a rental property investment mecca.

“Some additional information to consider: rental properties now represent nearly 36% of the total housing units, at 1,678 (as of yesterday); as evidenced by over 250 rental license additions this year, I believe growth rates in Rental units now exceed both residential and second home units, combined; using average bedrooms per Rental unit, the new licenses added nearly 900 rental bedrooms to the existing inventory of about 5,000 hospitality rooms – an 18% increase in less than one year. That’s the equivalent of 6 New 150 room Hotels dispersed among residential neighborhoods; without a moratorium, we could add 1-2 New Hotel equivalents in the next 4 months.

“Also, of the over 200 respondents we received input from this past week, Residents overwhelmingly supported a moratorium and action by nearly 4:1, while non-residents & investors were opposed by 2:1.

“In my opinion, IOP has now officially flipped to a Rental target. If that is what IOP chooses to be, let’s not kid ourselves and officially change the Strategic and Comprehensive Plans to reflect that direction.

“Let’s also consider that IOP may soon be the only remaining attractive open market for coastal rental investment on the SC Coast, within 100 Miles. If we vote for a short pause let’s have clearly defined objectives and short time frame – I’d suggest a March 31st sunset.

I'd like to consider three core initiatives: first, regulation to protect residents' interests, resident owner/operators, 4% owners, existing license holders and people that have transactions, or building in flight. I'm interested in protecting IOP from outside pure investors that have conflicting objectives of ROI vs. Resident quality of life. The guiding principle is to retain and protect the balance, not reduce it.

"Second, stand up an Administrative and Tracking Function, similar to Mt. Pleasant and other communities. This constant challenge to obtain basic analytics to monitor an industry that's generating over \$100 Million in gross revenues on IOP, is nothing short of foolish on our part. We can do better and with proper resources, it's not that hard. Council should fund and staff this function accordingly.

"Third, enforcement is key. Noise, and enforcement of infractions, along with the teeth in ordinances to enforce, all go hand in hand.

"Lastly, I had a very nice discussion with Carol Rice and others regarding their run to City Hall to get a license to protect their right to rent. They are 4% resident occasional renters that spent good money based on a perceived loss. I'd like IOP to offer an option to refund their license fee if they have no intent on using it. The 4% owners should be protected with retained rights to rent, in any regulations IOP considers."

Council Member Miars said she is in favor of a moratorium so that Council can analyze the information in a calm manner. She does not want to take away anyone's property rights.

Council Member Popson said he will stay consistent with his belief in property rights and vote no on a moratorium.

Mayor Pounds said that City Council needs to "roll up its sleeves" and work on this issue in January and February with a key focus being on enforcement.

**MOTION: Council Member Bogosian made a motion to approve, and Council Member Miars seconded the motion. A vote was taken as follows:**

Ayes: Anderson, Bogosian, Miars, Pierce

Nays: Hahn, Popson, Streetman, Ward, Pounds

**The motion failed 4-5.**

## **B. Consideration of approval of marina store repairs and improvements**

Mr. Schuler said upcoming improvements at the Marina will increase the amount of wet and dry storage available to residents. He said the proposed improvements will happen in three stages and include taking up the floors in the marina store, painting the exterior of the store to match Islander 71, providing better access to more bathrooms, and parking lot improvements. He is considering pervious asphalt in the parking lot. He is working with the City now to secure the proper permits. He believes the work will take 8-10 weeks. He is budgeting \$400,000 for the renovations and would like to start as soon as possible to be ready ahead of the spring boating season.

**MOTION: Council Member Ward made a motion to approve, and Council Member Anderson seconded the motion. The motion passed unanimously.**

**C. Consideration of change order request from Quality Enterprises for Phase 3 Drainage Project to add a steel casing and manhole to gravity sewer at 30<sup>th</sup> Avenue (\$43,183) and conduct pre and post-construction video inspection of the gravity sewer at 30<sup>th</sup> Avenue, Forest Trail and at 41<sup>st</sup> and Forest Trail (\$19,505) [FY23 budget, Phase 3 Drainage Project Contingency, \$207,082]**

Director Kerr explained the change order request: “There are really two changes, as you mentioned, are coming as a result of the sewer line being an existing sewer line being in very close proximity to our proposed drain line. This was on the plans without a protection, without a sleeve, and as we got into the project and we got further down the road, our engineers agreed with the contractor and the Water & Sewer Commission that the prudent thing to do here in this situation because of how close they would be is to add a steel sleeve to the sewer line and an additional manhole that would allow their constructability to put that steel sleeve in place. So that is the first change order in the amount of \$45,000 and that is dealing with installing a sleeve on this sewer line. The second one, as you’ve mentioned, is videotaping four different sewer lines twice, so this would be a pre-construction condition. After they installed their work, they would come back and do a post-construction videoing. This idea has really come as a result of some issues that the City had encountered on 41<sup>st</sup> Avenue. We did some work there. There have been some issues with the sewer line there, and we are in a little bit of a back and forth with the Water & Sewer Commission about if our work caused that issue with the sewer line. In hindsight, it would have been a very nice kind of insurance policy if we had a pre-construction video in that project. So we thought it would be prudent to add that to this project, and that is in the amount of \$19,505. The last part of the change order is additional time. The first one has 90 additional days. That is primarily because of the waiting on the manhole. Just to make that product is an eight-week lead time, and then the other one has a much smaller 14 days additional so in combination the two projects would add 104 days to the ultimate time frame of the project.”

Staff is working on the timeline for the necessary road closures, one for each project, that will be about a month apart and will last approximately 10 days each.

Administrator Fragoso clarified that the cost of the first project is \$43,183 and that all monies will come out of the contingency which is \$207,082.

**MOTION: Council Member Ward made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.**

**D. Update on the IOP Connector Study**

Mayor Pounds read an email from SCDOT Secretary Hall: “Mayor Pounds, I appreciate you recognizing that we still had some staff work to complete before we appear before City Council to discuss alternative concepts for SC517, the IOP Connector. As I related to Administrator Fragoso, we remain committed to wrapping up our staff work in the next few days so we can provide a briefing before the end of the calendar year. In order to avoid holidays, we recommend

that the City considers scheduling a special City Council meeting for next week. Would you please provide us two potential dates for next week?"

Potential meeting dates of December 12 or 13 at 5pm were discussed. A final decision will be sent out to City Council and publicized.

**E. Consideration of Resolution 2022-12 to temporarily adopt additional rules of order and procedure for conducting meetings for transaction of the City's business**

**MOTION: Council Member Ward made a motion to approve, and Council Member Popson seconded the motion. The motion passed unanimously.**

**F. Consideration of First Reading of Ordinance 2022-15 to amend standing committees**

**MOTION: Council Member Anderson made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.**

**G. Consideration of nominations and appointments to new standing committees for 2023**

Mayor Pounds nominated Council members Bogosian, Pierce, and Streetman to the Administration Committee. He nominated Council members Anderson, Hahn, and Ward to the Public Safety Committee, and he nominated Council members Miars, Streetman, and Popson to the Public Services and Facilities Committee.

**MOTION: Council Member Ward made a motion to approve, and Council Member Hahn seconded the motion. The motion passed unanimously.**

**H. Consideration of nominations and appointment to CARTA Board of Directors**

Mayor Pounds nominated Council Member Ward to the CARTA Board of Directors.

**I. Consideration of nominations and appointment to Charleston Visitors Bureau Board of Directors**

Mayor Pounds nominated Council Member Streetman to the Charleston Visitors Bureau Board of Directors.

**J. Consideration of nominations and appointment to the Charleston, Berkeley, Dorchester Council of Governments**

Mayor Pounds nominated Council Member Anderson to the Charleston, Berkeley, Dorchester Council of Governments.

**K. Consideration of nominations and appointment to the Environmental Advisory Committee**

Mayor Pounds nominated Council Member Bogosian as the Council liaison to the Environmental Advisory Committee.

**MOTION:** Council Member Anderson made a motion approving the previous four nominations. Council Member Streetman seconded the motion. The motion passed unanimously.

**L. Consideration of appointment to City Attorney**

**MOTION:** Council Member Pierce made a motion to appoint Mac McQuillin of Haynsworth Sinkler Boyd as the City Attorney. Council Member Miars seconded the motion. The motion passed unanimously.

**M. Consideration of appointments to Boards and Commissions**

**MOTION:** Council Member Streetman made a motion appointing:

-David Cohen, Steven Corney, and Sandy Stone to the Planning Commission with terms expiring 12/31/2024;

-Chrissy Lorenz, Chas Akers, Barb Bergwerf, and Gloria Clarke to the ATAX Committee with terms expiring 12/31/2025;

-and Ted McKnight and Elizabeth Campsen to the Board of Zoning Appeals with terms expiring 12/31/2025.

**Council Member Anderson seconded the motion.**

Council Member Ward asked if there was a conflict of interest having Ms. Lorenz on the ATAX Committee. Administrator Fragoso explained, "When you look at the statute for the creation of the ATAX Board, it specifically requires those folks that serve to represent the hospitality, the lodging industry. So I think the advice that we have been given is essentially conflicts will exist. There would be a requirement of Ms. Lorenz to recuse herself from any vote that would impact her business directly."

Council Member Bogosian stated that the student positions on the Environmental Advisory Committee need some additional consideration. Administrator Fraogoso suggested that the Committee make a recommendation to City Council for consideration.

**VOTE:** A vote was taken on the nominations to the Boards and Commissions with all in favor.

**6. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Anderson seconded the motion. The meeting was adjourned at 6:51pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



Brian Duffy

3613 Waterway Blvd

Thank you for the opportunity to express my views.

First, I want to point out what I think is a major contradiction in our code, followed by my perception of the planning commissions analysis and lastly what I think should be examined as you do your due diligence.

I would ask council to review Section 5-4-32 Single Family Residential Purpose and Section 5-4-201 Short Term Rental meaning side by side. They are contradictory.

Back in the day short term rentals were also know as mini-hotels and clearly they are commercial endeavors as indicated by the fact that a "business" license is required albeit a special license that bypasses the board of zoning appeals process.

So my question to council is how do you discourage unwarranted encroachment by prohibiting commercial uses?

With regard to the planning commission analysis, I find three things missing: no comparison with the existing housing stock within proposed districts, no breakdown of the occupancy limits associated with existing licenses within proposed districts and lastly no analysis of revenue generated by proposed district.

I think council needs these data to make informed decisions regarding short term rentals. Also, I think that council needs to re-examine enforcement of the short term rental ordinances and consider how to manage abusers of the ordinances especially maximum occupancy. One reference point I would like to share: in Jan of 2012 there 1533 short term rental licenses, 236 had maximum occupancies of greater than 12. That number should have decreased significantly over the past 10 years.

So, I would like to see council <sup>first reading of</sup> pass this ordinance for a moratorium on issuing short term rental licenses. If I were on council, I would make a motion to strike Section 1 b subsection ii: "New licenses resulting from the transfer of ownership of properties that were legally licensed as short-term rentals as of [INSERT DATE OF RATIFICATION]" in its entirety. As I stated in my email to council: You don't transfer your license when you sell your car do you? And please remember, short term rental licenses are privileges as Sullivan's Island has demonstrated. You need the time to do your due diligence.



Tonight you are discussing a pause on short term rental licenses issued to non-residents so you can responsibly evaluate the Planning commission recommendations and citizen feedback. After a thorough review of the 211 licenses issued since July, I have found the following:

Of the 211 licenses, 127 of those properties have been purchased since 2020. That's 60%. 46% of them are now short term rentals. That's considerably higher than the historic 33% claim made as to how newly purchased homes are utilized.

38% have been purchased this year alone. 78% were issued to non-resident property owners with only 22% issued to people occupying the property as their primary residence.

75% of the licenses are for single family homes. The migration of rentals from the historically dense rental condo complexes into our neighborhoods is part of what led Planning to its recommendations.

In February of this year, AvantStay created an investment fund in order to buy a half-billion dollars' worth of residential property specifically for short term rental ownership and management. Of the 211 licenses, 5 were issued for properties where they are the contact. 4 were purchased in 2022 after the inception of the fund. Their website lists 17 properties for rent on our island. The full license list shows 20. They have rentals on Folly and downtown and even offer 2 on Sullivans. Their website has the Charleston area as #5 on their list of Top 25 Vacation Rental Home Destinations. They say "With steady 78% occupancy over the last six months, Charleston ranks among the top three "highest occupancy markets" within the AvantStay portfolio, providing investors with 72.7% annual returns. We recommend investments near the swaying palmetto fronds and smooth sands of Folly Beach, Isle of Palms, or Kiawah Island." This out of state institutional investment being made by those "playing in the short-term rental sector" – their words not mine – is exactly what we do NOT want this community to become, yet here we sit with no protections in place to stop it unlike Kiawah and soon Folly.

Since June we've seen a 19% increase in licenses and again, these aren't being issued to residents in any significant percentage. The claim that the spike is just residents hoarding is not accurate, the claim that only a few of them are being listed isn't either and our historic 1/3, 1/3, 1/3 "balance" is gone. The rental industry has long touted this naturally occurring balance as a reason why no actions are needed to limit rental licenses. Now that it can be demonstrated that trends have changed and we are



careening out of balance with no brakes, the goalline has moved. Unlimited rentals is now the goal.

Based on my research, I believe it is necessary for council to stop issuing new licenses to nonresidents and analyze the recommendations without new listings added. This entire process has also revealed to me that we are long overdue for the establishment of a fully staffed comprehensive management program for short term rentals. We are now out of balance, the trends I've seen are alarming and this issue cannot be ignored anymore. You need to hit the pause button tonight, do your homework and take whatever steps are necessary to preserve our historic balance.



**SPECIAL CITY COUNCIL MEETING  
3:00pm, Wednesday, December 7, 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: Council members Hahn, Bogosian, Ward, Streetman, Anderson, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr

**2. Executive Session**

**MOTION: Council Member Ward made a motion to enter into Executive Session pursuant to SC Code §30-4-70(a)(1) regarding employment issues related to the hiring of a Recreation Director. Council Member Anderson seconded the motion. The motion passed unanimously.**

City Council entered into Executive Session at 3:05pm.

City Council returned from Executive Session at 5:38pm. Mayor Pounds said no decisions were made.

**3. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Hahn seconded the motion. The meeting was adjourned at 5:39pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



**SPECIAL CITY COUNCIL MEETING**  
**5:00pm, Tuesday, December 13, 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: Council members Hahn, Bogosian, Ward, Streetman, Anderson, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr

**2. Purpose**

**A. Presentation from SCDOT of alternative configurations for the IOP Connector**

Rob Perry and Leland Holden of SCDOT reviewed the study specifications and then presented five alternative configurations for the IOP Connector. He noted that they do not add any vehicular capacity. He said, "What they do is they give you that shoulder or pave median back, which was something that we heard was a concern."

He added, "We have also looked at the intersections on both sides, and so RK&K has recommended that we look at making 14<sup>th</sup> one way potentially, and then that takes out two signal phases of your signalized intersection." He said signal times have been tweaked and they will continue to be tweaked. He also suggested adding signage with signals alerting people on the connector to potentially stopped traffic to help reduce the number of rear-end collisions.

Council Member Hahn asked about adding a barrier between pedestrians and cars. Mr. Perry said raised delineators are a "maintenance nightmare." He pointed out that concrete barriers would interfere with the maintenance of the drains on the connector.

Mr. Perry said a reversible lane would not be considered as it is "prohibitive from a manpower standpoint."

Mr. Perry stated that they are giving this same presentation to the Town of Mt. Pleasant in early January after which a 30-day public comment period will commence. He said it is unlikely that any changes will be made before the coming season as there may need to be more work done than pavement markings including how the multi-use path connects to both sides of the Connector.

Chief Cornett voiced the pros and cons with each alternative. He likes Option 3 for the center median for emergency vehicles and for containing a collision or moving traffic around collisions. He said, "It [Option 3] prevents us from having to move into that pedestrian and bicycle lane so

that we minimize risk associated with people that are utilizing those paths. Every time we have to move vehicles into that lane we are putting anybody utilizing those paths in a risky situation.”

He said the center lane cannot be used as a second lane unless it is a pre-planned event and there is coordination and manpower with Mt. Pleasant.

Chief Oliverius said all the options have merits. However, he believes Option 5 facilitates getting people off the island faster. He said, “The part that we did not like from a Fire Department perspective for response would be EMS coming to the Isle of Palms or Mt. Pleasant or other fire departments coming to assist us. What that means is where that red truck is it would shade and block that multi-use path totally or shade into that buffer area in half of that multi-use path.” He said he does like the center lane of Option 3, but the Fire Department can make all of them work. He confirmed there has been no change in response time since the restriping of the connector. Chief Cornett added there have been no incidents of people being struck in the multi-use path, but there have been near misses.

Mr. Perry said he would look at the requirements for the buffer “but probably what we would do is instead of take away from any of the buffer, the multi-use path, is we would reduce that shy distance, this two feet to one because that is how it is with some of the other concepts, so that would give you an extra 4’ down the middle, but that still would not give you enough for an entire vehicle to get down it. He noted that wide medians are not that common.

Mr. Perry also said they could discuss aluminum piping along the edges of the bridge at a later date.

Senator Chip Campsen thanked SCDOT for doing this work and for their presentation.

**B. Approval of assignment of private parking lot agreement with Marker 116**

Mayor Pounds said, “There was a private parking lot agreement for the furthestest lot away from the restaurant between MJV and the restaurant. So with all the changes with Mike Schuler and team, the City needs to officially and fully accept that assignment of that private parking lot to the City.”

**MOTION: Council Member Ward made a motion to approve. Council Member Streetman seconded the motion.**

Administrator Fragoso said, “This was contemplated as part of the lease negotiations. As you all know, Mr. Schuler is not having any management or control of the shared parking or the private parking lot agreement. In order to be consistent with the restaurant lease and that private parking lot agreement, the City would be assuming the MJV role in this private parking lot agreement with the restaurant and this will obviously be temporary until we work out the final parking layout.”

**VOTE: A vote was taken with all in favor.**

### 3. **Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 6:00pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



**SPECIAL CITY COUNCIL MEETING**  
**5:00pm, Tuesday, January 3, 2023**  
**1207 Palm Boulevard, Isle of Palms, SC and**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to order**

Present: Council members Hahn, Bogosian, Ward, Streetman, Anderson, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, various department heads

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

**3. Purpose**

**A. Mayor's Remarks**

Mayor Pounds said, "Before we started with the business of 2023, I wanted to make a few remarks and then we'll touch on some of the highlights of 2022. I want to address Council and then our residents, but first I would like to wish everyone a Happy New Year! I hope 2023 is a healthy and happy one for you and your families.

"I'm so proud of how each Councilmember has filled the role they were elected to do. It's only been one year, and as a reminder, last January we swore in 4 new council members that had never held a political office. We've tackled numerous, contentious issues and each member has done what they thought was right for the constituents they were elected to serve. With each member bringing a diverse background to the table, it has made us better and allowed for good dialogue and discussions to get to a decision. We've all been the target of social media bullying and I've seen you support each other and me on several occasions when things got out of hand. I'm proud of how we've focused on residents which is what we said we would do! We've done this by creating multiple venues for our residents to provide their opinions and suggestions - we had an open forum with the new marina operator; we had 3 listening sessions focused on short term rentals; we held a public hearing at the Rec Center for the 5 ordinances dealing with future Wild Dunes development. I thank you, Council members, for keeping kindness and empathy at the forefront of everything we do. Given that we've all been around a few years, we know people "got stuff". We have no idea what each other may be going thru or dealing with so as we move into the new year, let's continue to start with the default assumption that we all have obstacles in our lives we are dealing with, and approach each other with compassion. Let's continue to focus on finding common ground and building each other up.

“To our residents, thank you for attending the sessions and providing input and suggestions and for your continued engagement in making our island better. Your attendance and emails and other communications with Council are critical as we try to make sure our decisions are focused on what you want and not how we may personally want things to turn out. Many of you, about 160, have attended the coffees that have been scheduled throughout the year or dropped in during office hours and shared your thoughts – thank you! I would also ask you to continue to focus on finding our common ground and building each other up. Your Council are your neighbors and friends trying to do their best in essentially a volunteer role – there is no playbook for how to be a good mayor or council member so for all of us patience is key.

“I have been so pleased to see that no matter our differences in values or opinions, we all want what’s best for our City. We love it, we want to protect it and we are in a position to do that. We might disagree on an approach or strategy to get there, but we have time and time again had meaningful and respectful discussions when it comes to issues facing us on the island. We will continue to create public hearings and other opportunities – office hours, coffees, one on one meetings – for residents to weigh in on an issue or project or to just chat. I hope you will take the opportunity to get to know your elected officials as we all try to determine what’s best for our piece of paradise!

“I think perspective is so important – generally in life and especially when dealing with the issues facing our city. I have the privilege of meeting quarterly with other mayors around our state. I hear the struggles they have – ensuring clean water for their residents, trying to entice a grocery store to their town so residents don’t have to drive 45+ minutes to the closest one, trying to get a restaurant to open in their business district.... It makes me grateful for the issues that we face. While things may not move as fast in municipal government as any of us would like them to, it’s important we maintain perspective and keep things moving at an acceptable pace.

I saw this 2023 comment recently – ‘everybody will be wrong about something, myself included. Stay humble, flexible, open minded but with a razor-sharp focus and minimize distractions/noise.’ Good advice to enter the new year with.

“Now, let’s do a quick review of 2022 initiatives and projects which shows great progress. Our staff has put together a slide deck detailing the major accomplishments for 2022.”

## **B. Report of 2022 Accomplishments Report**

Administrator Fragoso gave the 2022 Accomplishments Report:

1. Manage pressure from population growth in surrounding communities
  - a. Collaboration with SCDOT in a comprehensive study of the IOP Connector and development/presentation of alternative lane configurations to move traffic on and off the island more efficiently.
  - b. Participated in the “Know B4 you Go” Campaign - Partnerships w Town of Mount Pleasant, Sullivan’s Island, Charleston County Parks and ABC News 4 to raise awareness and promote beach information for visitors to better plan their trips to the beach



- c. City Council adopted zoning amendments to expand the existing conservation district to include preservation of public and private recreation facilities, including the golf courses inside and outside Wild Dunes and the tennis facility inside Wild Dunes, and to cap the density in the Wild Dunes PRD to reflect the current existing units and approved lots.
  - d. Implementation of island wide speed limit of 25mph on all secondary roads
- 2. Effective, consistent and timely communications plan
  - a. Created Public Relations and Tourism Coordinator position. This position is expected to be filled by early 2023 to help meet the City's strategic priority and improve City communication efforts with the community.
  - b. Held quarterly meetings with our local business owners to facilitate effective communication between our business community and City government and provide them with current information about City events, policies, projects and programs that may impact their operations.
  - c. Created social media accounts/presence for the Fire Department
- 3. Financial Sustainability
  - a. City ended FY23 with over \$30M in cash reserves, maintained the highest credit rating possible and have a manageable debt load with rates ranging from 1.6% to 4.14% with a significant portion maturing in the next five (5) years.
  - b. City received a clean audit for FY23.
- 4. Resident's quality of life from impact of STRs
  - a. Facilitated Planning Commission's review of short-term rental regulations and development of recommendations for Council
  - b. Facilitated several community listening sessions to get community feedback regarding short term rental regulations
- 5. Environmental protection efforts
  - a. Initiatives recommended by the newly appointed Environmental Advisory Committee
    - i. Glass recycling program in partnership with Harris Teeter and IOP Marina tenants
    - ii. Installation of educational signage at each beach access path regarding turtle nests, lights and trash on the beach
    - iii. Initiated water quality testing efforts with Charleston Waterkeepers
- 6. Employee retention and succession planning
  - a. Implemented competitive market-based wage and compensation adjustments for all City employees
  - b. Adjusted the annual leave accrual rates and policy to increase competitiveness
  - c. Added the day after Christmas as additional holiday
  - d. Implemented a onetime cost of living adjustment of \$5K and 2.5% adjustment to go into effect 1/1/23
  - e. Held the annual Employee Appreciation Event where 19 employees were recognized for their longevity and the Employee of the Year award was presented to Debbie Suggs, Finance Director

- f. Held a Holiday party for all city employees, Council members and volunteers who serve on Boards and Commissions
- g. Police Department held an Annual Awards ceremony where Det. Tumminelli was recognized as the Officer of the Year, Patrol Officer Kowsky as Rookie of the Year, Sergeant Storen as Supervisor of the Year, and Code Enforcement Officer Kowsky as Professional Staff of the Year. Additionally, local restaurant Luke n' Ollies was presented with the Community Partnership Award.
- h. Initiated the renovation of employee fitness centers at Public Safety Building and Fire Station 2
- i. City appointed Craig Oliverius as the new Fire Chief to lead the Fire Department after a thorough recruitment process

#### Capital Projects & Community Enhancements:

- Started construction of ADA compliant beach access path and two handicap parking spaces at 34A beach access path. Project expected to be completed in early 2023.
- Completion of the replacement of the marina docks along Morgan Creek.
- Began construction of outfall improvements at 30<sup>th</sup> Avenue and 36<sup>th</sup> Avenue to improve storm water and tidal drainage across the island.
- Began construction of new enclosure for garbage compactor used by Front Beach commercial district
- Began working on a comprehensive drainage masterplan to identify storm water management needs and priorities into the future.
- Pursued permit from OCRM to extent accessibility mat at 42<sup>nd</sup> beach access path to enhance access to the water for folks w disabilities
- Installed accessibility mat to new handicap parking spaces adjacent to the new public dock at the marina
- City integrated the new public dock at the marina as a new amenity for island residents and general public. City offered free weekly meditation classes and in partnership with local operator, Coastal Expeditions, developed a series of free itineraries exclusively for Isle of Palms residents.
- City launched the Beach Wheelchair Program which offers daily use of beach wheelchairs at no charge. [Include total number of users]
- City joined the Interlocal Agreement for Automatic Aid and Response between City of Charleston, City of North Charleston, St. Andrews PSD, James Island PSD, St. Johns Fire District and the Town of Mount Pleasant, to increase efficient use of Fire Department resources and improve public service to residents.
- Emergency Management
  - Responded to two (2) weather events that impacted IOP
  - Conducted tabletop exercises w Charleston County Emergency Management

- Entered into multiple Memorandum of Understandings OUs with various stakeholders and partners to enhance our community's response and recovery capabilities.

#### Grants:

- Efforts between the City, the City's lobbying firm and Representative Bustos – the City secured an allocation of \$1.5M towards a future dredging project at the IOP Marina.
- The City received a grant award of \$2.13M through the SC Infrastructure Investment Program for the construction of the drainage outfall project at 41<sup>st</sup> Avenue including piping the ditch along 41<sup>st</sup> and Waterway Boulevard.
- City received \$120K in grant funding from the Charleston County Greenbelt Program for the construction of an ADA compliant board walk at 34 A beach access path.

City submitted a FEMA Hazard Mitigation Grant for design, engineering and construction of the Waterway Boulevard Path Elevation Project to increase the level of protection from tidal inundation - \$1.2M

Work completed in conjunction with the SCDOT to better traffic flow on the IOP Connector and ongoing study of traffic flow up to Highway 17.

#### **C. Announcement of Appointments to new standing committees for 2023**

Mayor Pounds announced the appointment of Council members Bogosian, Pierce, and Streetman to the Administration Committee. He announced the appointment of Council members Anderson, Hahn, and Ward to the Public Safety Committee, and he announced the appointment of Council members Miars, Streetman, and Popson to the Public Services and Facilities Committee.

#### **D. Announcement of appointment to CARTA Board of Directors – Jimmy Ward**

#### **E. Announcement of appointment to Charleston Visitors Bureau Board of Directors – Rusty Streetman**

#### **F. Announcement of appointment to the Charleston, Berkeley, Dorchester Council of Governments – Jan Anderson**

#### **G. Announcement of appointment to the Environmental Advisory Committee – John Bogosian**

#### **H. Announcement of appointment to City Attorney – MacMcQuillan, Haynsworth Sinkler Boyd**

#### **I. Consideration of appointments to Boards and Commissions**

Mayor Pounds announced the appointment of David Cohen, Steven Corney, and Sandy Stone to the Planning Commission with terms expiring 12/31/2024;

-Chrissy Lorenz, Chas Akers, Barb Bergwerf, and Gloria Clarke to the ATAX Committee with terms expiring 12/31/2025;

-and Ted McKnight and Elizabeth Campsen to the Board of Zoning Appeals with terms expiring 12/31/2025.

**J. Consideration of Second Reading of Ordinance 2022-15 to amend standing committees**

**MOTION: Council Member Ward made a motion to approve and waive the reading, and Council Member Streetman seconded the motion. The motion passed unanimously.**

**K. Consideration and approval of hiring recruitment firm to assist in hiring of Finance Director**

Administrator Fragoso said they have received proposals from two firms offering the identical fee structure. She would like time to vet and interview the firms before making a decision. She requested City Council approve the engagement and allow staff time to discern the choice of firm.

**MOTION: Council Member Pierce made a motion to approve the expenditure, and Council Member Bogosian seconded the motion.**

Administrator Fragoso added, "It is an unbudgeted item. However we do have the funds that will cover it. That is why it would require your approval so that I can engage."

**VOTE: A vote was taken with all in favor.**

**L. Consideration of Karrie Ferrell as Director of the Recreation Department**

**MOTION: Council Member Ward made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.**

**6. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Miars seconded the motion. The meeting was adjourned at 5:41pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



## **SPECIAL CITY COUNCIL MEETING – SHORT-TERM RENTAL WORKSHOP**

**6:00pm, Monday, January 9, 2023**

**1207 Palm Boulevard, Isle of Palms, SC and**

**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

### **MINUTES**

#### **1. Call to order**

Present: Council members Hahn, Bogosian, Ward, Streetman, Anderson, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, various department heads

Mayor Pounds stated these meetings focusing on short-term rentals have been set up to allow City Council to concentrate on the issue thoroughly. He said it needs to be handled with purpose and clarity. There will be another workshop discussing the issue on January 23.

#### **2. Citizen's Comments – none**

Andrew Vega, 104 Sparrow Drive, told Council members to not use fear to drive the solution they want to this issue. He said current policies should be adjusted so they are more affordable. He said he is against limits on short-term rentals, adding that residents have said they are against a cap.

Elizabeth Campsen's comments are attached to the minutes.

Mark Mitchell, 126 Carolina Boulevard, said he does not want to see restrictions on rentals and feels divisive language is being used to drive fear. He does not want to see property rights limited. He believes the market will "take care of an oversupply of short-term rentals as the owners at some point will not be able to drive enough revenue and will sell them and equal things out again."

Cal McCombs, 17<sup>th</sup> Avenue, said the economy of the island is rentals and that income keeps taxes reasonable. He believes the issue should be up to the property owners and not City Council.

Terry McGowan, 3 Drifter Lane, also believes the issue should be decided by property owners via a referendum. He would like enforcement issues to be addressed and for Council to be focused "on clear and present issues." He believes the quality of life on the island comes from interacting with other people.

Tony Santiago, 60 Ocean Point, asked if a rental cap is a problem for property values then why are property values so high on Sullivan's Island. He also believes this issue should be addressed via referendum. He said more data such as traffic studies is needed before a decision can be made. He believes there may be a problem if IOP is the only place without a cap.

### 3. **Discuss Short-term Rentals**

Mayor Pounds asked Council members to consider what they are trying to solve by addressing the short-term rentals, specifically livability, limiting future rental units, enforcement, residential quality of life, and or lack of community feel on the island.

Council Member Streetman said he believes in more enforceability, no caps on rentals, and maintaining the residential quality of life. He would like to see mechanisms put in place that would alert City Council to issues surrounding short-term rentals that need to be addressed.

Council Member Bogosian said this is a long-standing issue affecting the residents' quality of life. He does not believe the short-term rental listening sessions generated enough qualitative data to determine who was providing their opinions. He said it is the job of City Council to find the proper balance with short-term rentals and that putting guardrails in place to preserve the balance may be necessary.

Council Member Anderson said livability is the most important issue. She also spoke of the need to strike a balance with short-term rentals and to continue to address enforceability issues. She reminded everyone that the Public Safety Committee is already working on the noise ordinance.

Council Member Pierce believes the island has “tipped” with the number of short-term rental licenses and that the City needs to track and manage the inventory of short-term rentals.

Council Member Miars believes the primary need is enforcement, not only in having appropriate staff to deal with such issues but also steep penalties to deter future issues.

Council Member Popson noted that keeping taxes low is part of the quality of life on the island, and the taxes are low because of the income from short-term rentals. He believes this to be a property rights issue and does not want the City Council to be picking winners and losers.

Council Member Bogosian disagreed it is a property rights issue, asking where do one person's rights begin and another's rights end. He said property rights as an argument in this discussion is being defeated across the country.

Council Member Ward would also like to see enforcement issues addressed. He said the City is very well run on low taxes.

Mayor Pounds then reviewed the top five strategic issues that came as a result of the Strategic Plan: managing pressure from population growth in surrounding areas, need for improved infrastructure: drainage, sewer, power; financial sustainability; balance of rental investment property and primary homes; and expansion of environmental protection efforts.

He also reviewed the information that City Council currently has to work with to help discern this issue. Director Kerr noted that staff is working on collecting more data, noting that historical short-term rental data will not be “perfect.”

Council members then discussed the importance of having the right number of dwelling units on the island to use in calculations. Administrator Fragoso reviewed data from Charleston County property tax records breaking down the number of dwelling units at both 4% and 6% tax rates.

After further debate about the number of dwelling units, Council members agreed the number to be used in all calculations would be 4569.

4.     **Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 7:08pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

Comments by Elizabeth Campsen:

When I reviewed the underlying data that led to the summary published with the agenda, I was disappointed to see that what is being presented is incomplete and flawed. There are an additional 37 pending licenses (many with active listings) and another 48 illegal rentals that should be forced to obtain one, bringing the total number to 1786. With 4 months left in the license year, more licenses may be issued as properties continue to change hands and use and as surrounding communities enforce caps and enact moratoriums. Our STR percentage is 39.

In 2021, we issued fourteen hundred and three short term rental licenses. In 2022, we issued or should have issued, 1749 with another 37 waiting to be picked up. That's an overall increase of 27% since you've been kicking this can down the road. Where will we be at the end of the license year? Where will we be in 3 years if municipalities are limiting numbers and we are not?

I have yet to find a consistent number of dwelling units reported for the island. Last week the accomplishments report said we had 4485. Tonight it's 4569. The planning review number was 4650 and the 2021 Ways & Means number was 4419. Obviously this matters as it is the common denominator for calculations.

How is the 4 to 6 % distribution box helpful if it isn't going to show the percentage of short-term rentals and why does it stop in 2010? Why not go back to 2000 when 50% of the island was occupied by full time residents and 50% was seasonal? It also ignores the 82 long term licenses issued this year. Properties with long term licenses are investment properties. Depending on lease terms, a 4% exemption may be granted, but that doesn't turn the unit into an owner occupied dwelling unit. Part-time residents living elsewhere often claim 4% here for the tax break. I found multiple short term license holders with active listings living elsewhere that have wrongly received a 4% exemption here. Defaulting to tax classifications for a discussion centered around dwelling unit numbers while ignoring segments with either a long or short term lease skews the data.

Our practice of registering short term rentals is inadequate at best. I use the word registering because that is the extent of what we do. They are business licenses to add to our accounting program and not a 200 million dollar a year industry to be monitored, managed and moderated. We need a new department in zoning with new personnel and new software designed specifically for short term rental management which should be easily funded with a few of those golden eggs we are said to have laying around.

Finally, a priority of our strategic plan is to build trust. When I see a presentation like this, or the June council meeting document that showed a trend line but none of the footnotes, or the March 2021 revenue discussion that was corrupted from the start because all of the revenue from the various hotels was included in the STR column, I'll just say this: you aren't doing a very good job in that regard. The public relies on published documents to understand issues. If they are flawed, we cannot have a serious, fact based discussion.





**SPECIAL CITY COUNCIL MEETING -- WORKSHOP**  
**5:00pm, Tuesday, January 10, 2023**  
**1207 Palm Boulevard, Isle of Palms, SC and**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to order**

Present: Council members Hahn, Bogosian, Anderson, Ward, Streetman, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, various department heads

**2. Citizens' Comments – none**

**3. Special Presentations – none**

**4. Dashboard of City Operations**

Mayor Pounds reported that there are staff vacancies in Public Safety, Public Works and the Recreation departments. An open officer position will be filled soon by a returning employee.

**5. Department Reports**

Chief Cornett reported that information about the 9 open seasonal BSO positions will be posted this week. Next month, Council will see livability statistics in the report. He pointed out 19 noise complaint warnings were issued and 5 tickets were written.

Chief Oliverius stated there were 99 calls for service in December. The automatic aid agreement began on January 4. Five calls for automatic aid have been received since that time, and two were cancelled en route. Chief Oliverius continues to research the viability of the City's own EMS service. Administrator Fragoso anticipates bringing this subject to City Council soon for further discussion.

Director Pitts reported on three large vehicle expenses he has recently incurred. He thanked Ms. Lee for organizing a paper (only) shred day to be held in the municipal lot on May 9.

Director Ferrell said that youth basketball started last week. There are many full classes starting this week. Upcoming events include Doggie Day (February), Front Beach Fest (March), Yard Sale (March), and Easter (April). A new groundskeeper recently began working, but there are still two vacancies in the department.

**6. Strategic Plan Policy Initiatives and Priorities**

**A. Livability – none**

B. **Environmental – none**

C. **Public Services**

### **Discussion and consideration of proposed project requests for Transportation Sales Tax (TST) FY24 Allocation Program**

Administrator Fragoso said the application for this program is in mid-February. She reviewed some of the projects previously funded by these monies including intersection improvements, drainage projects, and handicap parking spaces. She is looking for direction from City Council as to which projects they would like to apply for in FY24. Historically, the City has received approximately \$200,000 per project from TST funding.

Following some discussion, it was determined that option 1 (Extend existing sidewalk from Breach Inlet to 2nd Avenue and install crosswalk on Palm Boulevard at 2nd Avenue) and option 2 (Repair and widening of existing concrete sidewalk at 21st Avenue) seem the most viable options. Council will vote on the matter at the January 24 City Council meeting.

D. **Personnel – none**

E. **Other items for discussion**

A. **Update on RFP for design and engineering of elevator in marina restaurant**

Administrator Fragoso stated that the RFP for the design and engineering of the elevator is on the City's website. The deadline is February 10, 2023. The outcome of this proposal will refine the estimated cost of installing an elevator at the restaurant.

## **7. Financial Review**

### **Financial Statements and Project Worksheets**

Mayor Pounds reported that revenues as of 12/31/22 are \$8.5million and expenditure are \$9.5million, both a little under budget. Business licenses and building permits continue to exceed last year's numbers. General Fund expenditures, including the one-time employee COLA, are ahead of budget. The City's fund balance is \$34 million, earning 4.32% in interest.

Council Member Pierce mentioned the need to continue the discussion about creating a sinking fund for the care of City facilities. Mayor Pounds said that would be part of the budget discussions in March.

The October payment for the Municipal Accommodations Tax was \$154,000. The quarterly payment for State Accommodations Tax was \$952,000, which is 11% ahead of last year. Only one quarter of the Charleston County ATAX pass-through has been received. The \$231,000 payment was 23% lower than last year.

Mayor Pounds said hospitality tax revenues continue to be strong. Council Member Ward noted that those revenues may be lower in January since many restaurants are closed for renovations. Local Option Sales Tax is 9% ahead of last year.

There is \$435,000 left in the Phase 3 Drainage project budget and approximately \$200,000 left in the project's contingency.

8. **Procurement – none**

9. **Capital Projects Update**

A. **Phase 3 Drainage – Outfalls at 30<sup>th</sup>, 36<sup>th</sup>, and 41<sup>st</sup> Avenues**

Administrator Fragoso reported that roadwork along Waterway Boulevard begins on 1/16/23. A closure between 29<sup>th</sup> and 31<sup>st</sup> avenues is expected to last 8-10 weeks. Notices to surrounding properties have been sent out.

The City has received the Critical Area permit for the 41<sup>st</sup> Avenue outfall project. All other permits should quickly follow. As this project is being paid for by the Office of Resiliency, they are interacting directly with Thomas & Hutton who will complete the work. A kickoff meeting is scheduled this week and work will begin before the end of the year.

B. **Comprehensive Drainage Masterplan**

Administrator Fragoso said Davis & Floyd is wrapping up their report and collecting supporting documentation. Staff anticipates reviewing the deliverable soon and will provide feedback before presenting it to City Council. Davis & Floyd will provide recommendations for the City's development standards and for the maintenance of the drainage system.

C. **Overhead to Underground Conversion at 21<sup>st</sup> Avenue**

This project is still awaiting a start date.

D. **Pickle Ball Court Construction and Basketball Courts Rehab**

These projects begin next week and are expected to be completed by the end of March.

E. **Public Dock Rehabilitation and "T" dock improvements**

Administrator Fragoso said conversations with the restaurant about the parking lot layout continue this week and will be brought to the Public Services and Facilities committee.

The contract for the bulkhead repairs has been executed and work is starting later this month with an anticipated completion of March 31.

The OCRM permit application for the public dock rehabilitation project was submitted in December. She anticipates work beginning on that project by the end of the year.

The restaurant owners would like to speak with Mr. Schuler about the "best path for the T-dock." Administrator Fragoso is unsure if that conversation has taken place.

A brief discussion occurred about increased launch fees for non-residents. Administrator Fragoso said the City will help educate the residents and public about the changes at the marina. She noted that communications with Coastal Marina's team have been very good.

**F. 34A Beach Access ADA-Compliant Boardwalk**

Administrator Fragoso encouraged everyone to visit the new boardwalk at 34A beach access. Pervious concrete is being poured for the sidewalk this week and then work will begin on the two handicap parking spaces.

**G. New Garbage Compactor in the small municipal parking lot**

Administrator Fragoso said the new compactor looks “good” and cleanup and painting in the area continue. A new concrete slab has been poured for the recycling bins. Installation of the odor control system is expected after some additional electrical work is finished.

Council Member Ward asked about reaching out to local art students to paint murals on the walls. Administrator Fragoso said they are working on designating some golf cart parking in the area.

**10. Legislative Report**

Mayor Pounds said there will be a legislative report in February.

**11. Miscellaneous**

**12. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting adjourned at 6:06pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

City of Isle of Palms, SC - Public Comments submitted via online public comment form November 10, 2022 - January 19, 2023.				
Date Submitted	Name	Address	Comments for Council Meeting	Meeting This Comment is Intended For:
1/19/2023 9:22 PM	Ms Marcia Clark	18 Hidden Green Lane, Isle of Palms, South Carolina 29451	As a full time resident, I support limiting STR's for the island. The majority of the island needs to stay a residential community with rentals available, not a highly rental island. We want the island to feel like home and not a Myrtle Beach. Change is good but we need not swing the total other way with unlimited STR's. Please listen to the full time residents that live here and not the companies, realtors that rent out their properties.	City Council
1/19/2023 8:51 PM	Ms. Gail Eileen Jordan	3704 Palm Blvd., Isle of Palms, South Carolina 29451	I believe that owners having a short term rental license but then deciding not to rent for a time period should have the right to continue to renew their rental license each year. Also, full time residents who decide to rent due to whatever circumstance should have the right to do that. And exception to any cap should be allowed in this case - one never knows when he/she/they may need additional income due to unforeseen events in their life.	Real Property Committee
1/19/2023 3:31 AM	Kelly McKain	22 Sandpiper Court, Isle of Palms, South Carolina 29451	I fully support the proposal to restrict additional short term rentals on IOP. Capping STRs will help to preserve our community and improve the island experience for residents and visitors.	City Council

1/10/2023 1:00 AM	Elizabeth Campsen	Intracoastal Court, Isle of Palms, South Carolina 29451	<p>When I reviewed the underlying data that led to the summary published with the agenda, I was disappointed to see that what is being presented is incomplete and flawed. There are an additional 37 pending licenses (many with active listings) and another 48 illegal rentals that should be forced to obtain one, bringing the total number to 1786. With 4 months left in the license year, more licenses may be issued as properties continue to change hands and use and as surrounding communities enforce caps and enact moratoriums. Our STR percentage is 39.</p> <p>In 2021, we issued fourteen hundred and three short term rental licenses. In 2022, we issued or should have issued, 1749 with another 37 waiting to be picked up. That's an overall increase of 27% since you've been kicking this can down the road. Where will we be at the end of the license year? Where will we be in 3 years if municipalities are limiting numbers and we are not?</p> <p>I have yet to find a consistent number of dwelling units reported for the island. Last week the accomplishments report said we had 4485. Tonight it's 4569. The planning review number was 4650 and the 2021 Ways &amp; Means number was 4419. Obviously this matters as it is the common denominator for calculations.</p> <p>How is the 4 to 6 % distribution box helpful if it isn't going to show the percentage of short-term rentals and why does it stop in 2010? Why not go back to 2000 when 50% of the island was occupied by full time residents and 50% was seasonal? It also ignores the 82 long term licenses issued this year. Properties with long term licenses are investment properties. Depending on lease terms, a 4% exemption may be granted, but that doesn't turn the unit into an owner occupied dwelling unit. Part-time residents living elsewhere often claim 4% here for the tax break. I found multiple short term license holders with active listings living elsewhere that have wrongly received a 4% exemption here. Defaulting to tax classifications for a discussion centered around dwelling unit numbers while ignoring segments with either a long or short term lease skews the data.</p> <p>Our practice of registering short term rentals is inadequate at best. I use the word registering because that is the extent of what we do. They are business licenses to add to our accounting program and not a 200 million dollar a year industry to be monitored, managed and moderated. We need a new department in zoning with new personnel and new software designed specifically for short term rental management which should be easily funded with a few of those golden eggs we are said to have laying around.</p>	City Council
1/9/2023 7:46 PM	Mrs & MR. Beatrice and Dana Love	9 Sand Dollar Dr, Isle of Palms, South Carolina 29451	re livability: please write an enforceable noise ordinance. We need enforceable decibel limits..Measured at the height of the offence..	City Council
1/9/2023 7:41 PM	Mrs & MR. Beatrice and Dana Love	9 Sand Dollar Dr, Isle of Palms, South Carolina 29451	Since we are the only uncapped area we believe there should be caps according to areas, esp Wildwood and Forest Trails.	City Council
1/9/2023 6:03 PM	Robert W Hooper	3805 Hartnett Blvd, Isle of Palms, South Carolina 29451	I thought this had been settled. The residents (and owners) do NOT want a short term rental moratorium. Why wasn't this "workshop" made public other than the city calendar?	City Council

1/9/2023 5:54 PM	Ms. Patsy B. Hindman	7 Barnacle Row, Isle of Palms, South Carolina 29451	<p>As you begin the process of discussing and making decision related to Short Term Rentals, there are several things that I hope you will keep in mind.</p> <p>I seriously doubt that many, if any, IOP residents want to see large commercial companies building on and/or buying IOP property for the sole purpose of turning those properties into STR's. The challenge you face when dealing with STR issues is how to prevent that from happening while at the same time not trampling on the property rights of IOP residents and their heirs who, at some point, may want/need to turn their property into an STR in order to be able to maintain ownership of that property. The idea of placing Caps on new STR licenses and allowing existing STR licenses to be maintained indefinitely as long as certain conditions are met has a big negative impact on current IOP residents: (a) it is likely that the caps will be met very soon meaning that residents are unlikely to be able to get an STR license in the future and (b) when STR licenses become a limited commodity, the value of IOP properties without an STR license will decline. In short, that proposed policy is tantamount to Council picking winners and losers for the indefinite future with winners being anyone who has an STR license and losers being everyone else. Many current STR licenses are held by people who do not live on IOP so that policy definitely favors non-residents over residents...totally unfair!</p> <p>At the Listening Session that I attended (and also the other 2 sessions from what I have heard), the overwhelming response from attendees was a request to enforce existing regulations on the behavior of people staying in STR's. For some unknown reason, Council seems to be ignoring that request and focusing instead on the number of STR licenses. STR licenses would probably be less of an issue if the people staying in the STR's were not able to break laws and get away with it! In my opinion, it is better to have well-behaved people occupying a house than it is to have neighboring houses that are often empty for extended periods of time. Empty houses are targets for crime as well as infestation of rodents and insects.</p> <p>If you feel that you absolutely must do something about STR's, in spite of what residents have told you in the 3 Listening Sessions on this topic, please do not do something that has the potential to hurt IOP residents. I don't have access to the legal advice that Council has, so I am not in a position to give legal advice. The only thing that comes to my mind is perhaps limit the number of STR licenses that any one entity can have. That should keep corporations or people from buying up lots of properties for STR use.</p>	City Council
1/9/2023 1:54 AM	Tony Santiago	60 Ocean Point Dr., IOP, South Carolina 29451	<p>I have three questions for City Council that I would like answered at tomorrows meeting.</p> <ol style="list-style-type: none"> <li>1) Do any of you believe we can be the only city on the east coast shoreline without ANY STR restrictions and if so how specifically do we stop STR's from overwhelming our residential community?</li> <li>2) We are right at 40% STR's based on current, in process and illegal STR's so will you each state in this meeting if there is ANY % of STR's that would force you to vote for restrictions if you answered NO to the first question above?</li> <li>3) Do any of you truly believe that more STR's will increase property values and if you do so how do you explain Sullivans Island having higher property values than IOP?</li> </ol> <p>I will be attending the meeting and I look forward to each of your answers to these three questions. Thank you all.</p>	City Council

12/14/2022 7:33 PM	Mr Neal Alan Gogol	8 Summer Dunes Lane, Isle of Palms, South Carolina 29451	<p>We currently reside in Isle of Palms in a home we used to rent through Beachside Properties on a short term basis. The ability to place this home open the short term rental market was a key factor in our decision to buy. After several successful rental years in which the City received substantial taxes and fees, we made this home our primary residence.</p> <p>It has always been our intention to return this home to the rental market and purchase a home in the mountains.</p> <p>Have you even considered residents in our situation? Have you considered residents, such as most of the members of the IOP City Council, who may find themselves in need of moving to Senior or Assisted Living in the near future and may not want to sell them home on the hope of some day returning? You are leaving residents no choice but to sell.</p> <p>Our home is a perfect rental. All homes on Summer Dunes Lane are perfect rentals; but, three families currently do not rent. By putting a moratorium on new rental licenses, you are impairing the value of homes not currently in the rental market.</p>	City Council
12/14/2022 2:30 PM	Elizabeth Campsen	32 Intracoastal Ct, Isle Of Palms, South Carolina 29451-2500	<p>I see under old business the discussion item "Update of short term rental recommendations of implementing cap". As you know, Council narrowly rejected the idea of a moratorium to study your recommendations, but intends to meet weekly to come up with a path forward. In order to do that, Council will need an update to the work you did, getting current, fresh data from the County and City added to your existing framework. That should come from Planning as quickly as possible and I would like to see that framework updated on a regular basis regardless. You may not know that the Folly Beach council work session last night contained a breakdown of STR's that identified the number of 4% rentals, the number of 6% rentals, the total dwelling units in the city and a percentage of 6% dwelling units that are rentals. We should have that exact same breakdown at our fingertips. Folly is now at 42% investment STR's and overall 49%. They also extended their moratorium while they work with the election commission to put the issue to a referendum vote, which means we are still the only investment game in town. Section 6-29-340 of the SC Code states that is the function and duty of Planning "to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within its jurisdiction. ... Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation". In the discharge of those responsibilities, Planning has the power to prepare and recommend policies and procedures to facilitate implementation of planning elements. Planning should not wait to be asked by Council to study issues, policies and procedures related to short term rentals or any other planning element. Planning also should, when looking at that issue, determine whether we have adequate policies and procedures in place to monitor and manage the short term rental element and if we do not, research and recommend the best policies and procedures required. These efforts can and should run parallel to any Council efforts. As the Mayor once told me, "More data is good." Our planning concept and the various elements in our Comp plan state that the City should continuously monitor the impact of seasonal visitation on the residential nature of our island. This is all in the Planning wheelhouse and I hope that you will continue to provide meaningful, current data to Council for its use and also recommend best practices, policies and management programs necessary to practically implement the recommendations made, as is your duty.</p>	Planning Commission



12/13/2022 4:59 PM	Stuart Colman	10 Live Oak Dr, Isle Of Palms, South Carolina 29451-2629	<p>The re-striping of the IOP Connector should serve to improve the flow of traffic off the island. The only option that begins to meet that goal is Option 5, with modifications.</p> <p>First, the two outer Westbound lanes should be open to traffic at all times, leaving one Eastbound lane and the multi-use lane for walkers and bikers. This will move the traffic off of Palm Blvd.</p> <p>Second, the DOT needs to add a Westbound lane to the asphalt roadway from the end of the concrete causeway to Rifle Range Road.</p> <p>This would make the Westbound side of the IOP Connector 2 lanes from the light on Palm Blvd to Hwy 17, improving the flow of traffic.</p> <p>To do the first step without adding the second, will only move the bottleneck further down the IOP Connector, causing major delays and accidents as traffic approaches the end of the causeway.</p> <p>Stuart Colman 10 Live Oak Drive, IOP</p>	City Council
12/12/2022 2:46 PM	Mr Charles Gilreath	30 Beachwood West, Isle of Palms, South Carolina 29451	<p>My wife and I are full time residents of the IOP and have owned property here for thirty years. We've watched the evolution of the traffic issues, reviewed the options for the connector and have a couple of thoughts.</p> <p>The SCDOT ruffled feathers by unilaterally restriping the bridge, but the result was the addition of bike lanes and pedestrian paths and this has been an improvement. At least part of the energy being invested in recreating an emergency lane just feels reactionary. We need to get over that.</p> <p>The center strip is a waste of space. Let's narrow that to a double line, then widen and clearly mark the buffer areas between the car and bike lanes.</p> <p>Motorists and bikers are legally required to pull over and stop if an emergency vehicle approaches so it can pass on the left. A bit more space outside the traffic lanes would make this easier and safer in both directions. It would be simple to add signs on the bridge reminding drivers, bikers and walkers of this.</p> <p>Dedicated lanes in each direction for bikes and pedestrians allow pedestrians space to walk and pause without dodging cyclists. Let's not crowd them together.</p> <p>Traffic backs up leaving the island because of the timing of the light at Rifle Range. The SCDOT could improve that intersection, dynamically changing the traffic light timing to match volume or converting the intersection to a traffic circle to allow constant flow.</p> <p>We hope the council continues to make careful decisions. Part of that is soliciting and considering ideas from constituents. However, don't attach undue significance to a small number of people making social media posts. <u>Just gather facts and ideas and then make good calls for all of us.</u></p>	City Council
12/7/2022 3:46 PM	Thornton White	7 45th Ave, Isle of Palms, South Carolina 29451	Please keep IOP a residential community with limited rentals and do not turn it into a rental community with residents.	City Council
12/7/2022 3:08 AM	Scott Ilario	2 Sandwedge Lane, Isle of Palms, South Carolina 29451	I fully support any effort to limit STRs on Isle of Palms. I am a full time resident and bought my home for the community and not the continuing barrage of renters who have no regard for the island. It is beyond reasonable and certainly not manageable in its current construct.	City Council
12/6/2022 10:41 PM	Craig Eisner	54 Seagrass Lane, Isle of Palms, South Carolina 29451	I support the moratorium on short-term rentals (STRs) & also support a "cap" on STRs.	City Council

12/6/2022 10:37 PM	Rebecca Eisner	54 Seagrass, Isle Of Palms, South Carolina 29451	I support the moratorium and a cap on STR's. IOP should remain a residential community with controlled rentals, and not become a rental community with some residents who remain. We must find an appropriate balance here.	City Council
12/6/2022 9:14 PM	Josh Trowman	267 FOREST TRL, Isle Of Palms, South Carolina 29451	Please accept this note as 100% support for Karrie to be selected as recreation director! Our family has lived on the island for 10years with 3girls participating in many IOP Rec Center activities throughout those years and today still! Karrie has been vital to the success and growth of opportunities that the REC center has had and will in the future! It is in the islands best interest to promote a long-standing employee to the director position and allow Karrie to take the IOP Rec center to the next level.	Recreation Committee
12/6/2022 8:27 PM	Katrina Shuman	34 Fairway Oaks Lanw, Isle of Palms, South Carolina 29451	As a resident and a real estate agent, I do believe a study and a long term plan is needed to address STR. However, I also believe that a moratorium on licenses will affect home values negatively and therefore should be avoided. Thank you.	City Council
12/6/2022 6:43 PM	Mr Andrew Vega	104 Sparrow Dr., Isle Of Palms, South Carolina 29451	Members of Council,  I am a full-time resident/property owner. I am against the moratorium for STR licenses and do not want my future choices regarding my property dictated to me by public policy.  I would like further explanation on the adjustment of council committees. What is the purpose and what problem does it correct? The workshops haven't fulfilled their original intent, and it was my understanding we would return to our original processes.  Regards, Andrew Vega	City Council
12/6/2022 6:37 PM	Melanie Mahon Eckles	17 Dune Ridge Lane, Isle of Palms, South Carolina 29451	Please accept my endorsement for a moratorium on short-term rentals. We do not need additional rental properties on Isle of Palms.	City Council
12/6/2022 6:33 PM	Thomas W Eckles	17 Dune Ridge Lane, Isle of Palms, South Carolina 29451	I am in full support of a moratorium on new short-term rentals. I do not believe that more STR's are conducive to a quality of life that your constituents elected you to represent.	City Council
12/6/2022 6:10 PM	Mrs Mary B Pringle	713 Ocean Blvd, Isle of Palms, South Carolina 29451	Dear Council, I am writing to ask you to please consider voting in favor of a moratorium to study the future of short term rentals on the Isle of Palms. When we bought our house on Ocean Blvd in 1978, there were no houses seaward of the street and our row was smaller homes that were mostly owner occupied or rented to small families during the summer. Behind us Carolina Blvd had some empty lots of sand dunes and more small houses. Of course we have seen a transformation to large houses, a majority of which are rentals that allow as many as 30 people at a time seeming like a hotel. Even on Carolina things are so different now with six swimming pools within view and earshot of us. I realize that our neighborhood will probably never see any restrictions and the effects on our lifestyle are permanent but hope that you will study the situation and consider residents in the other neighborhoods before their streets also reach this tipping point. Thank you for your hard work, Mary Pringle	City Council
12/6/2022 4:45 PM	Mrs Marilyn Edwards	4 Dunecrest Ln., IOP, South Carolina 29451	I entirely support the moratorium on issuances of business licenses of short term rentals. More time is needed to evaluate the direction that our residential island is headed. Thank you for your consideration	City Council
12/6/2022 4:13 PM	Al Clouse	3 Grand Pavilion Dr., Isle of Palms, South Carolina 29451	Please vote "YES" for Ordinance 2022-14. Al and Roxie Clouse	City Council

12/6/2022 4:08 PM	Hugh Swingle	3605 Waterway Blvd, Isle Of Palms, South Carolina 29451	<p>Mayor and Councilmembers,</p> <p>I am writing and asking you to not proceed with a moratorium or place caps on STRs.</p> <p>I have heard mentioned that there is the need to maintain a balance. Even with the additional licenses people have taken out since summer (which is actually doubled due to the Planning Commission and Council's discussions) we are not at some super incredibly high level. The thirds that we have always been is still where we are even with the second home ownership increasing. Why would you take action when you know this is related to the fomo (fear of missing out) licenses?</p> <p>One complaint from short term rentals appears to be noise. We have lived in three different neighborhoods on the island including right across from a very large short-term rental and never once had a problem. One person on social media said - the sound of children playing in the pool has ruined their life!!? First, if these are the types of complaints this proposed moratorium is reacting to it is illogical. First, if I had to bet, the same people are complaining are also saying it's too hot and aren't even outside enjoying the summer. Kids are loud, and full-time kids would also make noise in a pool – and it would last much longer than only the summer months. Would the next step be to limit the number of children on the island? Personally, we would rather would have weekly guests any day rather than a bad neighbor that aren't leaving after a week stay. It's easy to have a scapegoat for the traffic but miserable people complain about anything to anyone that will listen.</p> <p>The bigger problem is that you could seriously effect resident's businesses on the island. This includes our own short-term rental and real estate business. Real estate and short-term rentals are nothing new on this island the first hotel was built here in 1906! We did not build a short-term rental business in some random town in the middle of nowhere in place that did not have them before. We have built this business on a resort island by the beach that has been offering these services since 1906. We are not ever planning on growing into some large company but to act as if this is something new and different is absurd. Not everyone here is retired. IOP is not a retirement community. Outside of Wild Dunes is not a HOA. Some of us have a mortgage to pay, a family to support and children to raise here. Some of us, like seeing people coming to enjoy the beach and community we can call home year round. A portion of our residents have businesses based around the short term rental.</p>	City Council
12/6/2022 3:37 PM	Roy and Wanda Williams	27 Beachwood East, Wild Dunes, IOP, South Carolina 29451	Please limit the number of rental units available in Wild Dunes. We, the homeowners, are being ignored and run over by groups out to make a buck. The island is increasingly crowded and difficult to navigate at times.	City Council
12/6/2022 3:16 PM	Lynda Kettinger	52 Morgans Cove Drive, Isle of Palms, South Carolina 29451	<p>Please vote tonight to support the ordinance to impose a temporary moratorium on new short-term rental (STR) licenses for residences taxed at a 6% property tax rate. We experience first-hand living next to a short term rental property and do not want to see additional short term rental properties in our neighborhood. To maintain a respectful quality of living, it constantly requires our diligence and awareness every week as new renters come in, e.g. there is a heightened sense of stress not knowing what each new rental party will be like and monitoring noise levels at night, etc.</p> <p>Thank you for voting to support this moratorium!</p>	City Council
12/6/2022 3:08 PM	Ms Par Hamberger	16 oyster row, lpp, South Carolina 29451	<p>As an owner and full time resident my question is:</p> <p>If I wanted to use the rental income from my home to pay for example assisted living, so my children can inherit our home, how would that work if it is not my primary residence?</p> <p>Another question I have is how does restricting investment rental affect the price of my home?</p>	City Council

12/6/2022 2:38 PM	Mrs. Deborah Elliott	9 Palm Ct., Isle of Palms, South Carolina 29451	<p>Good morning! Here are my thoughts in advance of council meeting this evening. Unfortunately I cannot attend in person.</p> <p>Yes a moratorium should be enacted to investigate and study the impact on STR. I am assuming the STR6% investor/corporate owned is most critical and that the STR(4%) (ie. Homestead exemption) can only rent a certain # of days and hopefully is highly regulated already(????) .</p> <p>I am confused by all this Atax conflict. Seemed to me any and all atax \$ should be used to fund a STR manager with staff and a code enforcement officer. Any left over \$\$\$ could then go to marketing IOP. Our IOP seems to not have enough staff to manage this huge enterprise! And it does seem that the word is already out on all the streets of SC that IOP is a great beach to go to year round.</p> <p>Thank you again for being our voice! And thank you again for your service!!!</p> <p>I am full time resident desiring a quality of life. I am not particularly concerned about inheritance value to my heirs or whether they can rent it and make \$\$\$ in some future (one of the lame excuses for unlimited STR licenses). They can always sell at market value and develop their own path to wealth or whatever. I am concerned about the environment and how much/many people this little island can handle.</p> <p>Thank you again!</p>	City Council
12/6/2022 2:16 PM	mr george peter reeth	55 ocean point drive, isle of palms, South Carolina 29451	I support appropriately limiting the STR criteria. I have been exposed to communities who have allowed STR without restrictions and the atmosphere that is created takes away from the community attractiveness. At a minimum, restrict prospective owners from having the option to STR their property and if possible, provide a grace period for further restrictions and have very limited properties with grandfathered restrictions.	City Council
12/6/2022 1:37 PM	Ms Brenda Bennett Rosenthal	3013 waterway blvd, Isle of Palms, South Carolina 29451	<p>Please support the moratorium. Comprehensive plan designed in the 1990 time period and continually amended, has residential quality of life written all over it!! Please remember: you were elected to represent the residents, not the tourists, not the businesses, not the absentee investors... not even your own personal agenda.....but the residents. Your study and decisions on these issues will impact the residential quality of life on this little island for years to come!!! Please Please. Do the right thing</p> <p>Best regards Brenda</p>	City Council
12/6/2022 1:32 PM	Mary McCarthy	1 12th Ave, IOP, South Carolina 29451	Please vote no to a moratorium. Our family lives in Mt pleasant and we own investment properties on IOP and the actions to decrease or alleviate short term rentals are extreme and are going to negatively affect a lot of people financially for a supposed problem of not equal weight. The island thrives with visitors from all over <u>adding to the charm and diversity, not to mention, the city also benefits from the income of the STRs.</u>	City Council
12/6/2022 1:27 PM	John Lanigan	22 Intracoastal Court, Isle of Palms, South Carolina 29451	In reference to the short-term rental moratorium, I see no reason not to take the time to dig in and understand the impact the shifting ownership trends are having on the island. Do we want every house that comes on the market to be purchased by a corporation or investor with an uncapped number of rental licenses? We moved from one part of the island to another so that we could be in a neighborhood of residents. Our previous home was becoming surrounded by rentals not owned by residents. We are starting to lose the residential feel of the island. It is easy to say that we just have to enforce the current laws such as the noise ordinance. Its another thing to put it in practice. I am not suggesting that we reduce the number of short-term rentals. I am advocating to take the time to study this issue more completely.	City Council

12/6/2022 12:56 PM	Dr Angela Noto	69 Ocean Point Drive, Isle Of Palms, South Carolina 29451	I am strongly for the moratorium on STR. This island has to try to maintain its identity. We cannot afford to become a strictly vacation party island. As it is it is disturbing how much of a destination party place we have become. We're losing the identity of a year round community. Please maintain our culture and traditions.	City Council
12/6/2022 12:26 PM	Mrs. Eliza Traywick Johnson	3 Barnacle Row, Isle of Palms, South Carolina 29451	Please do something about the short-term rental problem on the Isle of Palms. Thank you.	City Council
12/6/2022 11:59 AM	Mrs Lacy D Chapman	155 E Broad St, Unit 404, Spartanburg, South Carolina 29306	As a property owner in IOP, I support the STR moratorium for IOP. Thank you for your consideration.	City Council
12/6/2022 6:06 AM	Mrs. Leigh Tamlyn Strickland	2201 Hartnett Blvd, Isle of Palms, South Carolina 29451	Our family of four requests the Isle of Palms City Council and Mayor to take NO further action in capping or limiting the number of STR permits or placing a moratorium ordinance on STR permits.  We believe our property rights are equal to all other owners of homes, regardless of the recent attempt to zone some streets as residential when all streets have full time residents. As an example, one side of Hartnett Blvd is zoned differently than the opposite side of Hartnett Blvd on the new zoning plan. We should not have limited property rights other than the neighbors on the same street. The homeowners property rights should continue to be equal with No caps and No moratorium of STR licenses for all homeowners, heirs and future owners. Thank you.	City Council
12/6/2022 5:36 AM	Kathleen Dolaman	1 beachwood east, Isle of Palms, South Carolina 29451	We cannot let any one group use the island for their own benefit financial or otherwise without a complete and fair investigation of potential outcomes aka moratorium on short term rentals. We have the advantage of experiences of other communities that have undergone the same processes to learn from. We can be wise.	City Council
12/6/2022 5:10 AM	Mrs Lee M Cox	17 Ocean Point Drive, Isle of Palms, South Carolina 29451	I support the temporary moratorium on new short term rental licenses for residents taxed at a 6% property tax rate.	City Council
12/6/2022 4:27 AM	Sally Weisman	Wild Dunes, IOP, South Carolina 29451	I would like the option to short term rent (STR) my IOP home one day. I understand there are various perspectives and issues surrounding the STR market, and some have surfaced in our community in the recent two to three years. These 'new investors on the block' concern me and I hope all traditional STR 'players' on our island are concerned about them as well. That's just one of the issues that concern me.  I'd like to trust that you, our City Council, and your committees and commissions, are aware of the many complexities surrounding the STR situation, and I assume that this is why you proposed a temporary 'time out' moratorium to give you the resources including time, to adequately and appropriately address numerous STR issues.  I therefore support your votes to pass the first reading of ORDINANCE 2022-14: AN ORDINANCE TO IMPOSE A MORATORIUM ON THE ISSUANCE OF NEW BUSINESS LICENSES FOR SHORT-TERM RENTALS WITHIN THE CITY OF ISLE OF PALMS TO ALLOW CITY COUNCIL TO EVALUATE THE SHORT-TERM RENTAL REGULATIONS RECOMMENDED BY THE PLANNING COMMISSION.  Please use the moratorium time wisely and with transparency. Thank you!	City Council

12/6/2022 3:43 AM	Tony Santiago	60 Ocean Point, Isle of Palms, South Carolina 29451	<p>December 5, 2022 To All IOP Neighbors,</p> <p>Tomorrow, December 6, the IOP City Council will consider the first reading of an ordinance to impose a temporary moratorium on new short-term rental (STR) licenses for residences taxed at a 6% property tax rate. I support this moratorium, and I ask you to do the same by sending an email of your support or submitting a public comment today and by attending the meeting tomorrow, if at all possible. This is necessary to ensure that our voices are heard.</p> <p>Isle of Palms has always been a residential vacation destination, with residential at its heart. By necessity, residential owners, those in the STR business, and the IOP municipal government have been in a mutually beneficial, symbiotic relationship. We need each other to exist, but the nebulous concept of balance is very different in the eyes of the two major stakeholders.</p> <p>Two major groups:</p> <ol style="list-style-type: none"> <li>1. Primary- Residential owners, the vast majority</li> <li>2. Secondary-Those who profit from STRs, a small but vocal minority</li> </ol> <p>"Residential owners" includes five subsets:</p> <ol style="list-style-type: none"> <li>1. Year-round owners that are not involved in renting.</li> <li>2. Year-round owners that are in the short-term rental business.</li> <li>3. Second-homeowners who do not rent.</li> <li>4. Second-homeowners who do rent.</li> <li>5. Fractional-interest homeowners who personally utilize the property.</li> </ol> <p>The second group — active and very vocal lobbyists of their views — consists of businesses who make their living off the short-term rental vacation model. This includes real estate investment firms, real estate agents who sell STRs, vacation rental agencies, real estate investors, real estate developers, and those catering to STR clients by renting beach chairs, golf carts, baby equipment, etc.</p> <p>It's no secret that the outspoken second group, those profiting from the STR model, has been driving the narrative. As noted, some residential owners are involved in STR businesses, and the second group — a small minority with an outsize voice — has been preying on their fears.</p> <p><del>If our municipal government, the IOP council, doesn't step in, examine the situation and create mutually</del></p>	City Council
12/6/2022 2:58 AM	Mr. Thomas A. Schmidt	50 Ocean Point Dr., Isle of Palms, South Carolina 29451	<p>My wife, Diane, and I strongly believe that our Council should avail itself ample time to collect and condider additional factual information before acting on the very complex Short Term Rental (STR) issue. Please grant yourselves and the community additional time to wotk through the process by Passing the Ptoposed Moritorium.</p> <p>Respectfully, Tom Schmidt</p>	City Council
12/6/2022 2:23 AM	JONATHAN K LEVINE	3 Twin Oaks Lane, IOP, South Carolina 29451	<p>We own our home and do rent for 1-8 week terms. We use a rental company and follow all the rules set up for rentals on IOP. Prior to buying a house on IOP, we rented there many times and found that we really liked the island. If we had not been able to rent on IOP, then we would not have realized how beautiful it is. Short term rentals allow families to come and visit and sometimes lead to home purchases. My wife and I are against a moratorium for short term rentals.</p>	City Council
12/6/2022 2:13 AM	Kendra Jean Morrow	30 Ocean Point Dr., Isle of Palms, Virginia 29451	<p>I support a temporary moratorium on new short-term rental (STR) licenses for residences taxed at a 6% property tax rate.</p>	City Council

12/6/2022 1:38 AM	Maryanne L Keeling	13718 Crickett Hollow Dr, Houston, Texas 77069	I am a partial interest owner at Mariners Walk. I've been coming to IOP and Wild Dunes since I was a child, born and raised in SC, and attending the University of South Carolina. My work transplanted me to Houston, TX. But the minute I had the finances to spare, I purchased the interest at Mariners Walk...because I have traveled the world, but there's no place like IOP/ Wild Dunes. It is truly a little piece of paradise...that has managed to keep its local charm through the years. This is largely because it has been very well managed and has NOT been allowed to be overdeveloped and managed by those who have much bigger interests in mind. Now we are facing this threat and we absolutely have to manage it, before it takes over and manages us and everything else in Wild Dunes and IOP. Yes I absolutely support the moratorium. Thank you.	City Council
12/6/2022 1:27 AM	Ken Drake	6 Summer Dunes Ln, Isle of Palms, South Carolina 29451	Please vote yes on moratorium.	City Council
12/6/2022 12:29 AM	Brooks Johnson	3 Barnacle Row, Isle of Palms, South Carolina 29451	Please do something about the STR problem on the Isle of Palms.	City Council
12/6/2022 12:25 AM	Tom Young	11 wills way, Isle of Palms, South Carolina 29451	Please place a cap on short term rentals (STRs). The proliferation STRs in residential areas is materially affecting the "residential " quality of our neighborhoods.. I know the Mayor and Council hired a "specialist " from CofC, but his specialty is tourism. This was not a "quality of life" study. It was an tourism-economics study. Our neighboring communities have instituted serious restrictions on STRs, as they should have done. Going back to the "specialist's" study, ask which property values (a major theme of the study) have been better served...our's (IOP) or Sullivan's Island. What to do: Using the same plat design as our parking plan, cap STRs in the island's interior at 2020 levels and allow the high-rental zones like the beach areas to remain as they are. Anyone can then request a permit and get in line to receive one as they roll off. One of my neighbors said, "I'm totally against STRs...but I'd like my grandkids to be able to rent someday if they wish." I told her they could immediately apply for a permit and they'd probably get one. She got it. <u>PLEASE CAP SHORT TERM RENTALS for the good of our residential quality of life.</u>	City Council
12/6/2022 12:21 AM	Lori Bredder	31 Fairway Oaks Lane, Isle Of Palms, South Carolina 29451-2832	As a property owner here in IOP, I support the moratorium on new short-term rental (STR) licenses	City Council
12/6/2022 12:08 AM	Mr Michael G Loftus	1 Yacht Harbor Court, Isle of Palms, South Carolina 29451	I would like to add my support for the temporary moratorium on new short-term rentals.  This is a very important issue for residents of IOP. STR impacts the quality of life for many people and it's important for City Council to get this right. A deep dive study is needed and I support City Council in moving forward on this approach.	City Council
12/6/2022 12:00 AM	Marcia Clark	18 Hidden Green Lane, Isle of Palms, South Carolina 29451	I wish to support a moratorium on STR's for our community so the situation can be studied further. I want to live in a residential community not a predominantly rental community. Please push pause on this and take the time to review. Thank you.	City Council
12/5/2022 11:34 PM	Mrs Carol Dawson	18 Intracoastal Court, Isle Of Palms, South Carolina 29451	I support council doing further studies on caps for short term rentals. I am also in favor of restricting/stopping short term rentals in residential neighborhoods such as the street where I live.	City Council
12/5/2022 11:07 PM	Wilma Diane Schmidt	50 Ocean Point Drive, Isle of Palms, South Carolina 29451	I support the moratorium.	City Council

12/5/2022 11:07 PM	Ms Maryalice Morro	25 Yacht Harbor Ct, Isle Of Palms, South Carolina 29451	I support moratorium on STRs for IOP	City Council
12/5/2022 10:54 PM	Ms Carol Jaworski	3 Dolphin Row, Isle of Palms, South Carolina 29451	I fully endorse placing a moratorium on short term rentals licenses (and of course, to be fair, grandfathering those already in place). The island is quickly becoming an speculative real estate market for nameless LLC non-residents who have a minimal stake in maintaining a healthy vital residential community.	City Council
12/5/2022 10:50 PM	Mr Chris Perry	23 Sandcrab Court, Isle of Palms, South Carolina 29451	My family and I rented vacation properties on Isle of Palms, and I'm sure you can appreciate how quickly we fell in love with it. Nine years ago we decided this is where we would want to retire, and purchased a home we could only afford if we rented it part time while we continued to work. It has become the go to vacation spot for our children and grandchildren. We visit multiple times a year and make new memories each time. Our neighbors who are full time residents have become valued friends. It saddens me to hear that future generations will not have the type of opportunity I was blessed with due to the proposed ordinance limiting rental licenses. I urge you to reconsider this decision. I've found the warm, welcoming nature of residents to be both an attraction and an asset of the island, and I'm sure any issues can be dealt with without ordinances that don't reflect that. Thank you for considering my opinion.	City Council
12/5/2022 10:37 PM	Mr Paul Simpson	22 Sandpiper Ct, Isle of Palms, South Carolina 29451	I support the ordinance to impose a temporary moratorium on new short-term rental (STR) licenses for residences taxed at a 6% property tax rate. Please vote accordingly. Thank you.	City Council
12/5/2022 9:39 PM	John Farris	5 Fairway Dunes Lane, IOP, South Carolina 29451	I support this moratorium on Short Term Rentals	City Council
12/5/2022 9:38 PM	Millie Keeter Holbrook	9510 Palmetto Dr, IOP, South Carolina 29451	I am totally in favor of restrictions for STR.	City Council
12/5/2022 9:34 PM	Mrs Judy Woerz	2410 Kemway Road, Johns Island, South Carolina 29455	I do NOT support any restriction on short term rentals.  I have owned my home since 2017 and used it as a STR. This property was purchased as an investment property. I feel my investment will be threatened if STRs are restricted in any way or at any time. I purchased this property with an intent for it become a part of my estate. My heirs would be adversely affected if STR rentals were restricted and they had to sell my home. My home is one of the properties located right along the Boardwalk and I am certain that no one would purchase that home for a strictly residential purpose.	City Council
12/5/2022 9:22 PM	Tim Bolick	12 Seagrass Lane, Isle of Palms, South Carolina 29451	PLEASE, PLEASE pass the moratorium!	City Council
12/5/2022 9:19 PM	Craig Allen Merrigan	321 Spruce St, Marietta, Georgia 30067	I support the moratorium and the rationale behind Tony Santiago's comments.	City Council
12/5/2022 9:18 PM	Mr4. joel pesapane	29 Linkside Ct, Isle of Palms, South Carolina 29451-2884	I support the freezing of STR Permits . At this point , with all the controversy about Lowe's plans, WDR plans and changes to the basic structures that led me to purchase in Wild Dunes and IOP in 1999 I seems as if it is not the same and not in a good way. We are in disputes with construction and disintegration of ownership benefits . It is time to take a hard look at what we wish the future of WD and IOP to be. We have been forced into an adversarial position with the state and mainland interests that have trod over our rights as owners and residents .  What ever happened to Home Rule?	Board of Zoning Appeals
12/5/2022 9:14 PM	Lori King	9000 Palmetto Dr #303d, ISLE OF PALMS, South Carolina 29451	I support the moratorium on short term rentals as propose.	City Council



12/5/2022 9:12 PM	Paul King	9000 Palmetto Dr # 303d, ISLE OF PALMS, South Carolina 29451	I support the moratorium on Short Term Rentals as proposed.	City Council
12/5/2022 9:07 PM	Mr. Peyton T. Carr	7600 Palmetto Dr., D 319, Isle of Palms, South Carolina 29451	We support the new ordinance to impose a temporary moratorium to short term rentals STRs. We live full time in the Belfair community in Bluffton and visit our Shipwatch condo one week a quarter. No STRs are allowed here; it seems to work very well. There is a huge positive difference in the manner people approach anything they own versus just rent. I realize there are already a significant number of properties in the rental market. A moratorium on additional ones will allow for further studies on the potential benefits of imposing a more permanent stoppage to additional rentals. Our condo unit does not allow rentals; I support that.	City Council
12/5/2022 9:05 PM	mrs Tara and David julian	36 Morgan Pl Dr, isle of palms, South Carolina 29451	If our surrounding towns have a set moratorium on Short term rentals, we would really like to ask the council to set moratorium on any new STR licenses on IOP. If we don't do this all the islands that have capped their numbers will start to flock to IOP.	Planning Commission
12/5/2022 9:03 PM	WILLIAM DENNIS	21 FAIRWAY DUNES LANE, ISLE OF PALMS, South Carolina 29451	I WOULD URGE YOU TO SUPPORT THE MORATORIUM. DURING THIS PERIOD OF TIME PLEASE CONSIDER: SOMEONE WHO CURRENTLY RENTS MAY BE ALLOWED TO CONTINUE TO RENT, PERHAPS FOREVER, BUT SOMEONE WHO DOES NOT CURRENTLY RENT MIGHT BE PREVENTED FROM EVER RENTING. THIS DOESN'T SEEM FAIR. PERHAPS STR LICENCES SHOULD NOT BE RENENABLE WITHOUT GIVING OTHERS PRIORITY? THANK YOU.	City Council
12/5/2022 9:01 PM	Judy Phlieger	18 Waterway Island Drive, Isle of Palms, South Carolina 29451	My husband and I have been full time residents of Isle of Palms since 2010. I support:  ORDINANCE 2022-14 AN ORDINANCE TO IMPOSE A MORATORIUM ON THE ISSUANCE OF NEW BUSINESS LICENSES FOR SHORT-TERM RENTALS WITHIN THE CITY OF ISLE OF PALMS TO ALLOW CITY COUNCIL TO EVALUATE THE SHORT-TERM RENTAL REGULATIONS RECOMMENDED BY THE PLANNING COMMISSION  And respectfully request you vote in favor of the ordinance.	City Council
12/5/2022 9:01 PM	Mr Matt L Breckheimer	2 Waterway Island dr, Isle of Palms, South Carolina 29451	I am a full time IOP resident and implore the council to pass the moratorium on short term rentals. Please don't let the small minority that derive their living off of profiting off of STR to dissuade you from representing the interests of the residents who you were elected to represent.	City Council
12/5/2022 9:00 PM	John Cipkala	13 Fairway Village Ln, , Isle of Palms, SC, Isle of Palms, South Carolina 29451	I support the ordinance to impose a temporary moratorium on new short-term rental (STR) licenses for residences taxed at a 6% property tax rate.	City Council
12/5/2022 8:59 PM	Darrell Henry	5 Lake Village Lane, IOP, South Carolina 22202	I oppose any changes to the short term rental licenses for residential properties. It is a violation of our private property rights, will hurt home values , and hurt the resale of homes and cmodo	City Council

12/5/2022 8:58 PM	Ms. Patsy Hindman	7 Barnacle Row, Isle of Palms, South Carolina 29451	<p>My concern throughout the ever-changing discussion of Short Term Rental Licenses has to do with the inequity of allowing non-residents to continue holding on to their existing STR licenses while at the same time having caps that deny residents (and their heirs) from being able to get an STR license for the home in which they live (or hope to live, in the case of heirs) if, at some point in the future, they should want/need one. Most of us who live here now hope to be able to continue living here and have no desire ever to rent. But none of us knows what the future holds and I don't want to see me or my heirs denied the opportunity to rent the property in which I now live if that should be the only way financially feasible to retain ownership of and access to the property. Your ultimate actions regarding STR licenses should have no STR license caps for those with the South Carolina Homestead Exemption, the so-called 4-percenters.</p> <p>In all of this you have failed to mention, much less address, the top concern expressed at all 3 of the STR Listening Sessions, i.e. enforcement of existing regulations on the behavior of STR tenants. If all that you do is focus on caps and do nothing about enforcement, then you will have failed IOP residents in a major way. Although this may be a complex issue, I see no reason why it should require a 6-month moratorium while Council continues to study the issue, taking us well into June before you have a recommended plan. Surely you have been thinking about this issue for a while and should be prepared to discuss, make plans, and act. When you do, please don't forget to protect the rights of those of us who are 4-percenters.</p>	City Council
12/5/2022 8:55 PM	Lori Ash	93 Seaside Cottage Lane, Isle of Palms, South Carolina 29451	I support the moratorium on STR.	City Council
12/5/2022 8:52 PM	Mrs. Beth Kenny	35 Ocean Point Drive, Isle of Palms, South Carolina 29451	I strongly encourage city council to stop STR licenses for the time being. This gives everyone time to reevaluate the situation and do what is best for our island.	City Council
12/5/2022 8:48 PM	Rick Rossitch	138 Grand Pavilion, Isle of Palms, South Carolina 29451	My Grand Pavilion home is a second home which I must rent to be able to keep the house in good shape and meet other expenses. We use a local property management company to manage our home and keep it looking good. Any limitations on my rights to do that, none of which were in place at the time I purchased would be a big problem now and on the value of home if I were forced to sell. I believe that there are many people with similar situations as me. While I understand the need for controls, no controls should be implemented which keep hard-working people like me with a dream to retire to my beach home from being able to help meet expenses through rentals while I am still working and can only visit occasionally. I cannot afford to own and let the house sit vacant when I am not there.	City Council
12/5/2022 8:48 PM	Mary Spears	1189 Jim Caudill Road, Wilkesboro, North Carolina 28697	As a property owner at Wild Dunes, I support the proposed ordinance to impose a temporary moratorium on new STR licenses for residences taxed at 6%.	City Council
12/5/2022 8:48 PM	John Marshall	6 BEACHWOOD E, Isle of Palms, South Carolina 29451	A moratorium and careful consideration of the short-term rental situation here in IOP is imperative.	City Council
12/5/2022 8:43 PM	Mr Spero John Conits	507 Summerhouse Wild Dunes, 100 Longstreet Dr, Greer, South Carolina 29650	I want the law to pass on no more short term rentals . It brings a different element to our little haven.	City Council

12/5/2022 8:43 PM	Mark Phlieger	18 Waterway Island Dr, Isle of Palms, South Carolina 29451	My wife and I have been full time residents of Isle of Palms since 2010. I support:  ORDINANCE 2022-14 AN ORDINANCE TO IMPOSE A MORATORIUM ON THE ISSUANCE OF NEW BUSINESS LICENSES FOR SHORT-TERM RENTALS WITHIN THE CITY OF ISLE OF PALMS TO ALLOW CITY COUNCIL TO EVALUATE THE SHORT-TERM RENTAL REGULATIONS RECOMMENDED BY THE PLANNING COMMISSION  And respectfully request you vote in favor of the ordinance.	City Council
12/5/2022 8:40 PM	Kelly McKain	22 Sandpiper Court, Isle of Palms, South Carolina 29451	I fully support the proposed moratorium on short term rentals.	City Council
12/5/2022 8:33 PM	Dr Cecil T Durham	17 Marsh Island Ln, Isle of Palms, South Carolina 29451	What exactly is the reason not to have a moratorium on new short term rentals. Obviously it make sense to consider what is best for the community. As you are aware the business community and developers will take things as far as communities will permit. A reasonable restriction needs to be considered or one day you may be responsible for Myrtle Beach Jr.	City Council
12/5/2022 8:26 PM	Mr dennis donahue	1 Pelican Reach Isle of, Isle of Palms, SC 29451, Isle of Palms, South Carolina 29451	It's needed...STR ordinance	Real Property Committee
12/5/2022 8:21 PM	mason menard	owner 1F Mariners Walk Wide Dunes, 214 Deer Run Lane, Greenwood, South Carolina 29646	I have been coming to IOP for 35 years and owned property for 30years. I agree that IOP has gotten more crowded and it has lost a little of it's charm but all of Charleston is the same way. The vacation market provides huge amounts of money to the city from all of the small and large businesses that support this industry. Many of the restaurants, shops, etc would not be in business if it were not for the vacation renters coming to the area. I think there should not be restrictions on the rental licenses. Let the vacationers come to Charleston (which they do mostly in the summer) and spend their money and support all the restaurants and shops that I enjoy the rest of the year when they are not here.	City Council
12/5/2022 8:16 PM	Mrs. Carolann Connor Willingham	2 Fairway Village Lane, Isle of Palms, South Carolina 29451	Hello! In order to slow the pace of short term rentals and to preserve the residential character of our community, please DO invoke a moratorium on the issuance of STR licenses. The exceptions you have included in the proposal make sense to me and seem to be very fair.  Please also commit to clearer rules for those who already have rental licenses and be ready to suspend or revoke those licenses for repeated violations. Thank you.	City Council
12/5/2022 8:16 PM	Mr Richard Horton	23 Dune Ridge Lane, Isle Of Palms, South Carolina 29451	My wife Patricia and I vigorously support this moritorium on STR's..We have experienced first hand this year all the problems associated with them . The noise, garbage, parking and attempted break in into our home. We hope no one has to experience what we have/are going through..	City Council
12/5/2022 8:11 PM	Mr Barry Smith	11 Beachwood W, Isle of Palms, South Carolina 29451	A moratorium and careful consideration of the short-term rental situation here in IOP is imperative and I am in favor of it.	City Council

12/5/2022 8:08 PM	Mr. John Reilly	8 Marsh Island Lane, Isle of Palms, South Carolina 19411	I support a moratorium on STR licenses in IOP. I'm a ten-year owner of a second home in Wild Dunes and have never rented it but I do understand that others may choose to do so. I'm strongly opposed to STR's used solely as a business. I believe that common sense restrictions can be put in place such as, but not limited to, the number of weeks that a residence can be rented, monitoring the number of complaints and in turn, enforcing suspensions and the eventual loss of licenses. I once ran an airbnb in downtown Charleston and in the month that it was run by a property management company there was no regard to my neighbors as dozens of party groups rented the property. Before selling the property I thoroughly screened prospective guests for suitability. This is something that I also feel should be a concern of any owner/property management company, which goes back to my point about enforcement of rules.	City Council
12/5/2022 8:02 PM	Mr Charles Addison	19 Oyster Row, Isle of Palms, South Carolina 29451	I am extremely opposed to the moratorium on short term rental licenses. 19 Oyster Row is a property we bought 6 years ago for the eventual purpose of it being our retirement home. We currently have it as a rental property, until such time that we decide to retire and move to Isle of Palms permanently. The only way we are able to afford the ownership of this home until we do move into it for retirement is by having it as a rental property. We currently do not have a mortgage on this property, and it barely pays for itself through the rental program. I can assure you though, for those on the island that have a mortgage on their property, it is unlikely that the property fully pays for itself, even in a rental program. You take rentals away, and there are going to be hundreds that will not be able to afford the property, and they would be forced to sell. And by the way, if rentals are taken away, then even selling the property would be hampered. When I bought this property, I had all of these rights for short term rentals, and you now seek to take that right from me and many others. There is no data that supports that short term rentals are a burden to the island. As a matter of fact, I think that the short term rental business on the island is the strength of the island. Please vote down the moratorium and any rental caps that were previously discussed..  Charles Addison 19 Oyster Row	City Council
12/5/2022 7:57 PM	Mr Grady D Wilson III	12 indian ridge rd, Asheville, North Carolina 28803	As an owner of a condo at Shipwatch, i wish to say we need to mpose a temporary moratorium on new short-term rental (STR) licenses for residences taxed at a 6% property tax rate. I support this moratorium. This has been a large problem in the City of Asheville and i would not want STRs to destroy the second home we have there. Grady Wilson., Asheville & Wild Dunes	City Council
12/5/2022 7:53 PM	Mr. Danilo A Chianella	16 Commons Ct., Isle Of Palms, South Carolina 29451	I support the temporary moratorium on new short-term rental	Accomodations Tax Advisory Committee
12/5/2022 7:52 PM	Dr Jean Chapman	1218, Basnett Dr, Milton, Georgia 30004	I support the moratorium on issuing new STR permits that will be read tomorrow on 12/6.	City Council
12/5/2022 7:49 PM	Mr & Mrs Robert and Karen Serenbetz	80 Seaside Cottage Lane, Isle of Palms, South Carolina 29451	We support ordinances designed to restrict short-term rentals	City Council
12/5/2022 7:21 PM	Mr Charles Gilreath	30 Beachwood West, Isle of Palms, South Carolina 29451	Re:Ordinance 2022-14 My wife and I are full time residents and we support the passage of this ordinance. Regards Charles Gilreath	City Council

12/5/2022 6:16 PM	Catherine M Riley	1 Sand Dollar Drive, Isle of Palms, South Carolina 29451	<p>I am concerned about the proposed moratorium on short term rental licenses being proposed. During the listening sessions to discuss the possibility of Short Term Rental caps the feedback came back that we should not put caps in, but better enforce regulations currently in place and take action on rescinding STR licenses when multiple complaints on the same property occur. Also if I am not mistaken Council heard from an expert in this area and the recommendation was also to keep things as is.</p> <p>The current influx of requests for STR licenses are most likely related to the fear of the moratorium going in and potential of STR limits, as Douglas Kerr indicated. I would highly recommend that the City Council follow the feedback from the listening sessions, and not put this moratorium in place, as this will also have a negative impact on property values and ability to sell properties for those folks who find themselves in a position of need to sell their properties. Thanks for your consideration when voting on 12/6.</p>	City Council
12/5/2022 5:45 PM	Wayne Westmoreland	23 Waterway Island Drive, Isle of Palms, South Carolina 29451-2728	I would like to express my opinion that city council should NOT place further restrictions on short-term rental licenses. My feeling is the main effect of restricting licenses is to increase the value of property owned by current STR license holders at the expense of those of us that do not hold an STR license. I do not currently have an STR license and it doesn't seem fair that in the future I may be unable to obtain one while many of my neighbors have a benefit that would be denied to me.	City Council
12/5/2022 5:16 PM	Teresa Scott	28 Fairway Oaks Ln, Isle of Palms, South Carolina 29451	The main reason I'm against this is because it would decrease the resale value of our homes. It also is discriminatory towards those that need to offset the high costs of living by renting out their vacation homes. We did that prior to moving here full time .	City Council
12/5/2022 3:28 PM	Nancy J Smith	16 Lake Village Lane, Isle of Palms, South Carolina 29451	Please vote for a moratorium on additional short term rentals. I believe the island community should explore fully the ramifications of additional STRs. We need to discuss whether dogs and other pets should be permitted in rentals. We need to discuss required maintenance of rental properties; whether we want to live surrounded by transient people or actual neighbors. We need to discuss the number of vehicles permitted in rentals, parking, noise, number of occupants, parties....The better informed our community is, the happier we will be.	City Council
12/5/2022 3:12 PM	Ms Joyce Ellen Fuhf	8 Dune Ridge Lane, Isle Of Palms, SC, South Carolina 29451	I am in favor of the new referendum	Board of Zoning Appeals
12/4/2022 6:21 PM	Mrs Beatrice Love	9 Sand Dollar Dr, Isle of Palms, South Carolina 29451	<ol style="list-style-type: none"> <li>1. Why are we responsible for repairs to the Marina Store?</li> <li>2. I didn't see it on the agenda, paying for an elevator at the restaurant. NO WAY.. As I recall they had to ask for permission to add the second story, without an elevator. Said there wasn't room. Now they can find room and expect the City to pay for it. NO.NO.NO.( As a footnote I feel they are still catering to the visitors, not the locals.)</li> </ol>	City Council

12/4/2022 12:11 AM	Gayla S Kinney-Murphy	4007 Hartnett Blvd, Isle of Palms, South Carolina 29451	<p>Dear Mayor Pounds and members of the City Council,</p> <p>My name is Gayla Kinney-Murphy, and I live at 4007 Hartnett Blvd in Isle of Palms, SC. As a resident and voter, I want to voice that I vehemently oppose any governmental control, such as imposing a cap or zoning of our residential neighborhoods on short-term rentals. I argue that any type of governmental ban is inappropriate, violates property rights, and may prevent using one's private real estate property as one wishes. Additionally, the City needs to remember that not only will the City lose valuable revenue, but an owner can use rent received by a renter on the private rental property to pay off their mortgage debt on a resident's property and benefit your citizens. Moreover, a portion of the rent received can be used by the rental property owner to pay for home improvements and maintenance to the rental property, which benefits not just the attractiveness and value of the rental property but that of the entire neighborhood where the rental property is located.</p> <p>The IOP City Council must know that any cap or ban would make a home in IOP less attractive for people to invest in, causing a loss of buyer demand that could cause the property values to fall, driving a lower property tax income for the City, because citizens who want to sell will not be able to sell to an investor simply because they do not have a business license. Furthermore, IOP is a vacation destination, and a cap or ban will hurt the community's citizens and local business owners. Lastly, city, state, and local governmental authorities can tax the rents paid under such short-term leases to benefit the public's good and welfare. Therefore, I implore you not to place a moratorium on the City's business licenses for taxpayers who want to invest and use their property as a short-term rental.</p> <p>Sincerely, Gayla Kinney-Murphy</p>	City Council
12/3/2022 8:14 PM	Franklin Murphy	53 Pelican Reach, Isle Of Palms, South Carolina 29451	<p>I am supportive of some way to limit STR licenses. I recognize this is a complicated issue with no simple answer. A short term policy change is needed to make sure we don't end up with a significant increase in STRs before we can determine the best long term solution.</p> <p>I have heard comments from some other IOP property owners raising concerns about negative impact to property values. I recognize that a policy change may limit my own ability to rent my home in the future should I want to. However I place priority on doing the right thing for the island, and am confident that if the island can protect the balance of residents and renters, then my property value will ultimately go up while I experience better livability as a resident.</p> <p>I would like to see IOP create financial incentives for resident homeowners and increase fees associated with STRs. That will curb the demand for STRs and allow us to better maintain the desired balance. We need residents and we need visitors. The balance is what makes the island special. Perhaps financial incentives are the most effective way to accomplish that.</p> <p>Thanks for your service!</p>	City Council
12/2/2022 7:22 PM	Mrs Beatrice and Dana Love	9 Sand Dollar Dr, Isle of Palms, South Carolina 29451	<p>1. we support a 6 month moratorium on short term rental license</p> <p>2. noise: daytime decibel limit 60. 55 after 10:00 PM. Any noise that can be heard in my house is not acceptable. Police are welcome to enter my home to measure (with no appliances running). In the past many officers refused to enter my home or property. Outdoor measurements should be taken at higher levels when dealing with elevated homes.</p> <p>FYI: In 1986 when we bought our property at 9 Sand Dollar Dr we chose NOT to buy the available lot next to the Citadel Beach Club. We chose this lot because it had restrictions!</p> <p>Warnings should be issued the 1st time. Citation for a recall. This still leaves the delemer of having to call with each new renter ,every week. If the property owner has multiple warnings, some kind of measure needs to be implemented.</p>	City Council

12/2/2022 2:18 AM	Mr John Sheeran	2407 palm blvd, Isle of palms, South Carolina 29415	This STR moratorium is grossly not needed by this resort town. Please be advised this will begin the unravelling of all your positions on council.	City Council
11/29/2022 8:52 PM	Mr Rod E Turnage	139 Sparrow Dr, Isle of Palms, South Carolina 29451	<p>STR's - The overwhelming message from residents during the open STR forums was "enforce the codes we have in place". Dr. McLeod's report suggested that Council should take no action and allow the market to settle in the next 2-3 years before making a decision. These are two non-personal reasons for no changes.</p> <p>Personally, I believe it is in the best interest of our citizens and tax base to protect the option of renting our homes. The topic alone has caused a spike in rental licenses being issued and the rental market is not expected to normalize for another 16-24 months. I believe it is dangerous to the long term health of the island to make a decision on STRs at this time. Outside of small percentage of opinions, there has been no evidence presented that would support a moratorium being healthy for IOP. The facts point to no changes and a pause of the discussion being the best decision.</p>	City Council
11/26/2022 12:38 PM	Judy Pruitt	3011 Palm Blvd, Isle of Palms, South Carolina 29451	We are a very popular place. There will always be people who want to live here full time, others who rent in order to afford part time residency, and those who want to vacation here. It evens out. I have all the above around me, including little kids and seniors. ENFORCE livability rules, hefty fines for abuse and revocation of rental licenses after three strikes. Don't try to take away my property rights.	City Council
11/22/2022 12:46 PM	Jeff Gallman	4 26th Ave, Isle of Palms, South Carolina 29451	Council, please do not implement a moratorium or cap STRs on IOP. After three listening sessions the island residents have spoken - and the majority do not want any action taken towards STR rental permits on IOP. The number of STR permits has remained flat (actually trended down) for many years - the data does not necessitate the need to make any changes to the current STR permit policies. This is government trying to find a solution for a problem that does not exist.	City Council
11/21/2022 2:28 PM	Lynn D Holgate	403 Carolina Blvd, Isle of Palms, South Carolina 29451	The future is unsure. I never want to sell or rent my house, but I do not know what life will bring. It has happened to me before at my previous house on IOP. Renting it got my husband and me through tough times. How is it just, that new buyers are able to have a license because the former owner has a license, and I, who have been living on IOP since 1994 am not able to get one?	City Council
11/20/2022 8:23 PM	Charles Kyle Thomas	9000 Palmetto Drive, Unit G 101, Isle of Palms, South Carolina 29451	<p>Good afternoon. While I understand the need balance quality of life issues with business issues related to the STR market, I am strongly opposed to any type ban on renewing a STR business license.</p> <p>The thought of eliminating all STR taxes paid to the City, as well as the devastating impact upon real estate values (and taxes paid), would most likely decimate a small city budget. Thank you for allowing me express my concerns.</p>	City Council
11/19/2022 3:08 AM	Michele Bynum	2402 Cameron Blvd, Isle of palms, South Carolina 29451	<p>I am a property owner at 2402 cameron Blvd. We are vehemently opposed to any short term rental restrictions on IOP. We would be in favor of enforcing the existing regulations.</p> <p>Regards, Todd and Michele Bynum</p>	City Council

11/17/2022 7:41 PM	Mrs Rosalie Herring	614 Palm Blvd, Isle of Palms, South Carolina 29451	<p>Do not pass a moratorium on short term rental licenses - it will hurt homeowners, businesses and visitors.</p> <p>After years of enjoying IOP as renters, we finally were in a position last year to buy our own property and build a family home to enjoy for decades to come at 614 Palm Blvd. We will be finishing construction at the end of December. Your proposed moratorium on short term rental licenses significantly impedes on the rights of property owners, will hurt many of them financially and will hurt local businesses who rely on visitors. A moratorium or ban on licenses is taking the most extreme position on the issue with no appreciable benefit to any parties.</p> <p>We will be paying our first and very large property tax bill in January. Being able to rent out our home when we can't be there is critical to helping offset the significant tax rate we are paying the city. It is also how local restaurants and businesses thrive on IOP – by hosting visitors that rent on the island. Please don't play to a minority faction of residents on the island who want this ban but rather listen to the vast majority of homeowners, businesses and visitors that appreciate and depend on a welcoming rental market.</p>	City Council
11/16/2022 2:25 PM	Mr William Harold Kilbride	118 Hendrickson Place, FAIR HAVEN, New Jersey 07704	I own a home in Wild Dunes which I purchased as a 2nd home/investment/retirement home. I purchased this home with the intention of renting it as much as possible to offset the cost until I am ready to live there part of the year or full time, as alot of owners on Isle of Palms have done. Without this rental income I cannot afford the home, as many others cannot. So I am in favor of the short term rental laws as they have been for years, with no moratoriums or limtations on # of rentals, timeframes, # of leases per year, geographically. This should be continued status quo for the economy of the island, economy of residents (part time or full time) and the general friendliness and southern hospitality of the area...please don't turn IOP into a northern state type atmosphere.	City Council
11/15/2022 10:57 PM	Dr. Stewart Vandiver Bowers	613 Commodore Lane, Knoxville, Tennessee 37934	I am a Wild Dunes Property owner at 15 Commons Court. I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances.	City Council
11/15/2022 10:45 PM	Kathy Guatteri	74 Fairway Dunes Lane, Isle Of Palms, South Carolina 29452	Please vote to support all 5 ordinances. We live in Wild Dunes. We do not believe that the current infrastructure supports the proposed growth	City Council
11/15/2022 9:47 PM	Mrs. Christina Jones	8 Fairway Village Ln, Isle of Palms, South Carolina 29451	I am an IOP homeowner. Our family consists of 4 registered voters in our household. We all support the proposed zoning ordinances 2022-08 through 2202-12. Please vote “yes” tonight for these ordinances.	City Council
11/15/2022 9:41 PM	Bryan Stevens	10 Fairway Oaks Lane, Isle of Palms, South Carolina 29451	Goodbafternoon. I am an IOP and Wild Dunes homeowner. I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances.	City Council



11/15/2022 9:30 PM	Mrs Jenny Sullivan	6 Commons Court, Isle of Palms, South Carolina 29451	After visiting dozens of times over the last twenty years, we were thrilled to buy a vacation home in Wild Dunes in 2019. Our family has created many memories in WD over the years including reunions and wedding celebrations, many of them at the Boardwalk Inn. We have seen many changes over the years but always felt that the Boardwalk Inn was a very positive part of the overall experience and contributed to our decision to purchase a home in WD. As you can see, we are not opposed to the mix of renters, owners, and hotel guests that has successfully existed for many years in WD. With the addition of the Sweetgrass Inn, the character of WD has changed. The resort is overcrowded, the roads are overcrowded, the infrastructure is overrun. This doesn't even address the quality of life impact on the full time residents or the environmental pressure this over development places on WD, IOP, and the surrounding areas. As both property owners and as long time visitors to the area, we would like to see the City Council pass all five ordinances related to the zoning, development, and conservation of this very special place. Any further development should be considered in light of the conditions as they exist today and the additional impact to an area already struggling to absorb the development to date. Please add my comments to the public record and thank you for your time. Jenny Sullivan	City Council
11/15/2022 9:22 PM	Kathleen Dolaman	1 beachwood east, Isle of palms, South Carolina 29451	Please listen to your Planning Commission's recommendations for future zoning in Wild Dunes. It is extremely important that further development be based on facts and current information not only for Wild Dunes residents but for quality of life on the entire island.	City Council
11/15/2022 9:11 PM	mr William R Cobb	421 Overlook Ct, Spartanburg, South Carolina 29301-1253	Speaking for Shipwatch D123. Please act following your Planning Commission's unanimous recommendation to you.  Please pass all five ordinances 2022-8 through 12 at your next meeting.  It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 9:07 PM	Mr. Jeffrey Peter Golland	29 Fairway Oaks Lane, Isle of Palms, South Carolina 29451	I am urging you to vote "yes" on all 5 ordinances! Like so many of us in the Wild Dunes community, I want to see the Council do all that it can to protect the fragile nature of where we live and not give into those whose only real interest is maximizing their profits no matter what the cost to the people who live here and who treasure the beauty and livability of our community. Thank you so much for hearing me out!	City Council
11/15/2022 9:07 PM	Mrs. Lourdes Grace Dols	50 Seagrass Ln, Isle of Palms, South Carolina 29451	Please vote FOR all five ordinances 2022-8 through 12	City Council
11/15/2022 9:05 PM	Dr. Kenneth J Dols	50 Seagrass Ln, Isle of Palms, South Carolina 29451	Our family requests that you vote FOR Ordinances 2022-8,9,10,11,12.	City Council
11/15/2022 8:37 PM	Melanie M Eckles	17 Dune Ridge Lane, Isle Of Palms, South Carolina 29451	I request your support for ordinances 08-12. The current infrastructure of the Isle of Palms cannot support an additional 500+ potential automobile traffic on a daily basis.	City Council
11/15/2022 8:28 PM	S Hays	5 Conch Court, Iop, South Carolina 29451	In regard to development, I live on palm boulevard. When they build the hotel, they told us the traffic flow would not be a problem. They lied! A sleepy street has turned into a busy dangerous street. It is loud! Few crosswalks. Any further development will make palm blvd a nightmare.	City Council
11/15/2022 8:28 PM	Thomas W Eckles	17 Dune Ridge Lane, Isle Of Palms, South Carolina 29451	Out of concern for safety and island preservation, I ask for your affirmative vote for proposed ordinances 2002 / 08 - 12.	City Council
11/15/2022 7:40 PM	Carol Hunt	10 Intracoastal Court, Isle of Palms, South Carolina 29451	I vote yes for all 5 ordnances	City Council

11/15/2022 7:34 PM	Mr James Michael Ertle	19 Fairway Dunes, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 7:04 PM	Mr Eric A Delzer	34 Back Court, Isle of Palms, South Carolina 29451	It is important that you all as elected leadership study and sort out the divergent arguments of supporters and opponents of the 5 ordinances you will consider this evening. A task force is the proper vehicle for this study.	City Council
11/15/2022 6:49 PM	Congressman and Mrs Ralph Norman	#7 55th Ave, Isle of Palms, South Carolina 29451	Dear Wild Dunes Board,  I am writing to ask you to act in accordance with your Planning Commission's unanimous recommendation and pass all five ordinances 2022-8 through 12 at your next meeting. It is time to stop any further development in Wild Dunes as these 5 ordinances will do. As a developer, I think it is important that it does not prohibit Wild Dunes Resort from submitting rezoning request in the future.  Thank you,  Congressman and Mrs Ralph Norman Owners of #7 55th Ave (Since 1978)	City Council
11/15/2022 6:26 PM	Courtney Byrd	208 Forest Trail, Isle of Palms, South Carolina 29451	Please Vote YES on all 5 ordinances	City Council
11/15/2022 5:21 PM	Mr Thomas A. Schmidt	50 Ocean Point Dr., Isle of Palms, South Carolina 29451	I will appreciate an opportunity to speak at the Council Meeting this evening.  Thank you, Tom Schmidt 843-343-3005	City Council
11/15/2022 5:11 PM	Mr. Thomas A. Schmidt	50 Ocean Point Dr., Isle of Palms, South Carolina 29451	I am an IOP full time resident. Please vote YES on proposed zoning ordinance 2022-8 through 2022-12.  Thank you in advance, Tom Schmidt	City Council
11/15/2022 4:57 PM	Dr Timothy Zgleszewski	8-46th Ave, Isle Of Palms, South Carolina 29451	I am an IOP homeowner. I support the proposed zoning ordinance is 2022-8 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances.	City Council
11/15/2022 4:49 PM	George Dalton	22 Marsh Island Ln, Isle Of Palms, South Carolina 29451	I am an IOP and Wild Dunes homeowner. While I am opposed to Wild Dunes Resort having unfettered right to further develop, I urge the Council to put the vote on hold until meaningful discussions can be had with the Resort and it's owners, Dart and Lowe a comprehensive development plan submitted by the Resort and its owners. If the rezoning passes, I believe the Resort owners will likely utilize an aggressive litigation strategy which will be extremely costly to the taxpayers. I suggest a better approach is to try to find a compromise that benefits both the Resort and the homeowners. If that approach fails then pass the rezoning ordinances which will provide time for IOP to build up a war chest for the inevitable litigation.	City Council
11/15/2022 4:26 PM	Lynda Kettinger	52 Morgans Cove Drive, Isle of Palms, South Carolina 29451	Dear City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you and pass all five ordinances 2022-8 through 12 at your November 15, 2022 meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975! Thank you for your pro-active efforts to preserve our Island.	City Council
11/15/2022 4:15 PM	Mrs Ann Buxton	191 Young Road, Augusta, Maine 04330	I am an IOP homeowner on Palm Court and I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting, please note yes for these ordinances. Please limit any more construction on IOP. The infrastructure cannot accommodate any more development.	City Council

11/15/2022 4:07 PM	Dian Hloros	8500 Palmetto Drive, #H201, Isle of Palms, South Carolina 29452	My husband and I are Wild Dunes residence owners. We support the proposed zoning ordinances 2022-08 through 2202-12. Please vote yes and pass these ordinances at the board meeting tonight, Nov.15. Thank you, Dian Hloros	City Council
11/15/2022 4:05 PM	Cynthia McDowell	16 Fairway Village Lane, Isle of Palms, South Carolina 29451	Please VOTE YES on the Ordinances. I was the President of the Wild Dunes Tennis Assn for 5 years. I was right in the middle of dealing with Dan Battista et al regarding the removal of our 5 tennis courts. There was much discussion, in person meetings, zoom meetings with homeowners on Back Ct Drive, emails and aerial photographs. Of course, the outcome of all this effort was the removal of 5 of our 17 courts and the installation of a poorly designed gravel parking lot. This lot is basically unchanged since it was put in. No promises have been kept. The gravel is so deep that I know personally several people who have had to call a tow truck to pull them out. Even though employees are supposed to park there, they park on Back Ct and elsewhere taking up valuable open spots for Club members, golfers, tennis players and guests who have come to play here. It was promised that the lot would be paved and striped and that there would some sort of landscaping or visual barrier to soften the look of this eyesore. The tennis center is in a shambles. Some money has been to spent on deferred maintenance but much work is still needed. There was a big Racquet Wars tennis event held here a couple weeks ago. Players from all over the country play in these events. There was little to no seating or shade available. One of our two cheap picnic tables collapsed, yet a couple people were trying to sit on the slanted bench. This event was an opportunity to showcase Wild Dunes. Many of the players were staying in the Resort and looking for places to eat, yet the Deli closed at 2:00 in the afternoon. On several occasions I did walkarounds with Jeff Minton, the Greenery and Rob Walker to discuss seating and visual improvements such as some simple landscaping to improve the look of the tennis center. The tennis center looks shabby and run down, much like the Harbor Golf course. How can we trust Dart to act in good faith in our beautiful resort? Their lack of action and investment in our amenities should strengthen our resolve. We should not back down and be intimidated by Dart.	City Council
11/15/2022 3:46 PM	fred Harchelroad	1 Edgewater Aly, Wild Dunes, Isle of Palms, South Carolina 29451	It is imperative that you act in accordance with your planning commission's recommendations: pass all five ordinances, 2022-8 thru 2022-12, at your meeting.	City Council
11/15/2022 3:44 PM	E Casey Brock	35 Yacht Harbor Court, Isle Of Palms, South Carolina 29451	I support ordinances 2022-8 through 12. We already have a severe traffic crisis creating safety concerns. Further, it also creates an inconvenience for residents diminishing the quality of life. In summer, it has taken me 45 minutes to travel from Wild Dunes to the IOP Harris Teeter. This is ridiculous and comparable to living in a large metropolitan city. The city needs to address the traffic issue before allowing greater density.	City Council
11/15/2022 3:31 PM	Mr Todd Meredith	31 Beachwood East, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 3:29 PM	Dr Karen Meredith	31 Beachwood East, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 3:28 PM	Mr. & Mrs. Robert Smith	31 Seagrass Lane, Isle of Palms, South Carolina 29451	We encourage you to pass all 5 ordinances and not be intimidated by legal threats from Dart/Lowe. You are doing the right thing by saving this island from being overtaken by more traffic and people. Thank you, Ellen & Bob Smith	City Council

11/15/2022 3:27 PM	Mr. Robert C Ballard	8 Lake Village Lane, Isle of Palms, South Carolina 29451	I am an IOP homeowner and live in Wild Dunes. I strongly support the proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting I strongly urge you to please vote "yes" for these ordinances. It cannot be overstated; the future of Isle of Palms is at stake. You are our elected representatives with a responsibility to live up to your oath of office to act in the best interest of the community. I truly appreciate the personal commitment you have all made and the dedication you bring to your role every day. Please, please, vote in favor of the ordinances.	City Council
11/15/2022 2:57 PM	Mr W Scott Mitchell	49 Fairway Dunes Lane, Isle of Palms, South Carolina 29541	I am an IOP homeowner. I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances	City Council
11/15/2022 2:57 PM	Ron Bergeron	14 Twin Oaks Lane, Isle of Palms, South Carolina 29451	I am an IOP homeowner. I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances.	City Council
11/15/2022 2:52 PM	Mr. Sigmon Huitt	Ocean Club 4309, Isle of Palms, South Carolina 29451	Strongly urge City Council to vote approval of ordinances 2022-8 through 12 so that future development will be based on current situations. Thank you for your thoughtful consideration and prompt action.	City Council
11/15/2022 2:43 PM	Ginn Maiers	17 commons court, Isle of palms, South Carolina 29451	I am an iop resident. I support the proposed zoning ordinance 2202-08 through 2022-12. At the November 15 meeting please vote yes for the proposed ordinance.	City Council
11/15/2022 2:37 PM	Elizabeth Campsen	32 Intracoastal Ct, Isle Of Palms, South Carolina 29451-2500	<p>The primary planning concept of our Comprehensive Plan is to “enhance the existing character of the island as a quality place to live and protect the environment both on and around the island”. The zoning ordinances up for second reading tonight do just that. Thank you for bringing them forward on behalf of our community. In order to preserve the existing land use relationships and ensure that our zoning code accurately reflects our Land Use Map, Ordinances 2022-8, 9 and 10 should be approved without delay. There is no dispute that the areas depicted have been utilized as open, recreational space for decades and our zoning ordinances should be revised accordingly. I also believe there is a clear need to protect and preserve these elements as the footprint has already been reduced by the conversion of tennis courts into a parking lot. Beyond that, the Harbor Way and Waterway Blvd lot sale contracts specifically warrant and covenant that the golf course land adjacent to the lots on Waterway Boulevard, Seahorse, Ensign and Intracoastal Courts shall not be further subdivided into lots and the land shall remain golf course land or open space. There is no reason not to move forward with these ordinances.</p> <p>It is also in keeping with foundation of our Comprehensive Plan to pass Ordinance 2022-12 tonight. No business interests supersede our fundamental planning principles. This is not even the first time ordinances impacting development have been introduced and passed. In 2004, the City recognized that our front beach commercial area was being overwhelmed by hotels and residential development. This led to concerns about density and an overall lack of developmental regulation and control. In order to limit the density and regain developmental control, our code was revised to prohibit both hotel and residential construction in our commercial districts. 18 years later the City has recognized zoning changes are necessary in Wild Dunes for the same exact reasons. Currently, when a building request is made, a zoning review is conducted to ensure compliance with all applicable local ordinances, unless the applicant is Wild Dunes, LLC. This needs to be corrected by the passage of ordinance 2022-12 and the other 4 ordinances as all development applications and applicants should be treated equally with the same burden of proof as to zoning compliance and project impact.</p> <p>Thank you again for taking these necessary steps.</p>	City Council

11/15/2022 2:33 PM	Richard Horton Richard Horton	23 Dune Ridge Lane, Isle Of Palms, South Carolina 29451	My thoughts....I wish we all had the facts. With the continuous flow of "conflicting information "it is hard to do the due diligence to get the real facts..When you don't know what is true and what is false all you have to prepare you is your own "first hand "experiences to guide your decision. My own experiences and interactions with WDR management have been poor at best.(Primarily over the last 3 years.)..There has been a demonstrative change in attitude toward IOP/WD residents.. I do not believe a thing they say..period.That being said I am supporter of saying "yes" !! I realize litigation will occur and I expect that...I obviously don't want litigation if don't have a good chance to win.. I'm assuming we believe we can win this? ... then again letting them continue to overdevelop IOP (our home) without fighting would be worst decision..	City Council
11/15/2022 2:30 PM	Ms. Mary Elliott Blankin	8 Morgan Place Drive, Isle of Palms, South Carolina 29451	I am an olive palms homeowner. I support proposed zoning ordinances 2022-08 on the agenda November 15 meeting. Please vote yes for all of these ordinances.	Planning Commission
11/15/2022 2:30 PM	Elizabeth Campsen	32 Intracoastal Ct, Isle Of Palms, South Carolina 29451-2500	I encourage you to move forward with a 6 month moratorium on the issuance of short term rental licenses in order to thoroughly review the recent recommendations from Planning and the comments made in the public listening sessions. The claim historically made is that 1/3 of the island dwelling units are short term rentals and that percentage is an acceptable level, balancing the interests of the rental community with the residential nature of our neighborhoods. There are 4,379 dwelling units on the island. 1/3 of that would equal 1,445 short term rentals. Your packet tonight says 1,605 licenses have been issued so far this year. Please vote to simply take the time to analyze where we are and where we are going, knowing we will not continue add licenses while you do. This issue is not going to go away, most especially considering the fact that the vast majority of the municipalities around us have, or will soon have, limitations on rentals. As a City, we need a moment in time to find and implement ways to responsibly manage short term rentals in our community. Communities across the county, state, country and world are taking these steps. It is time for us to as well. The Town of Mt. Pleasant implemented a cap and hired a planning specialist whose primary responsibility is to manage the 400 rentals they have. 400. 400 dwellings out of the 41,499 housing units in their municipality. That we sit here in this moment in time with over 1,600 licenses out with only 4,379 dwelling units on the island with no monitoring in place other than a ticker means we have not taken the act of managing or monitoring this element of our City seriously at all. We have nipped around the edges here and there, buying programs we may or may not utilize, enacting ordinances that may or may not be enforceable, but nothing is done in a continuous, purposeful manner. We have no concrete objective other than, it seems, to ignore the issue and hope we stay at our historical levels. My expectation for this period of time would be to look at the data, look at our code for effective enforcement measures, look at our staffing and data management procedures and come out of the moratorium with concrete, actionable policies that finally serve to "monitor and keep records of the effect of seasonal visitors on the quality of life of the permanent residents" (Strategy 1.2.3 of our Comp Plan) and "Protect Resident's Quality of Life from Impact of Short-Term Accommodations" (Priority & Goal #4 of our Strategic Plan). We have given these very important goals lip service for too long. We just hired a public relations and tourism coordinator to assist the CVB in developing programs to "advance responsible tourism on the island". What is a responsible level of tourism impact? We need to determine that.	City Council
11/15/2022 2:25 PM	Mr John Marrs	32 Yacht Harbor Court, Isle Of Palms, South Carolina 29451	I am writing to request City Council to engage in dialogue before taking an impulsive vote on Tuesday, November 15, 2022.  It is my understanding that the Wild Dunes ordinance changes are on your docket this Tuesday. I believe this process is moving too fast and request you to engage in a dialogue with Wild Dunes ownership. I believe you should meet with ownership and together create a thoughtful and comprehensive, well-developed plan that will protect and improve Isle of Palms and does not lead down the path of litigation.  Thank you for your consideration.	City Council

11/15/2022 2:05 PM	Mr Jeffrey Gitomer	7600 palmetto blvd, Unit A206, Isle of Palms, South Carolina 29451	City Council, please vote yes on ALL 5 ordinances.	City Council
11/15/2022 2:04 PM	Ms Jennifer Gluckow	7600 palmetto blvd, Unit A206, Isle of Palms, South Carolina 29451	City Council, please vote yes on ALL 5 ordinances.	City Council
11/15/2022 1:35 PM	Dr jeff keith short	16 Hidden Green Lane, Isle of Palms, South Carolina 29451	Hello folks; thank you for the work that you all do to make our community a better place to live. To that end, my wife Lisa and I support proposed zoning ordinances 2022-08 through 2022-12. We are very concerned that without these ordinances, there will be unrestrained growth on the Island, particularly in the already-congested north end of the Island. At your November 15th meeting please vote "yes" for these ordinances. Thank you! Jeff and Lisa Short	City Council
11/15/2022 1:35 PM	Mrs Sally J Kuhn	4 Shad Row, Isle of Palms, South Carolina 29451	I support the passage of the five ordinances presented by council. As a resident of Wild Dunes, we have experienced negative community conditions since the latest resort expansions. The problems with infrastructure, overcrowding, parking, noise exacerbated by the resort are changing the idyllic nature of Isle of Palms.	City Council
11/15/2022 1:27 PM	Taylor Dziurgot	30 27th Avenue, Isle Of Palms, South Carolina 29451	I am an IOP homeowner. I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances.	City Council
11/15/2022 1:23 PM	Charles Gilreath	30 Beachwood W, Isle of Palms, South Carolina 29451	As a Wild Dunes homeowner and full time resident, I'd like to again voice my request that you pass all the ordinances before you today, despite the disappointing decision of the WDCA board to take no position on this topic. We have faith in you, our elected representatives, to represent the interests of the island.	City Council
11/15/2022 1:21 PM	John Marshall	6 Beachwood East, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 1:10 PM	Gail Walters Gail Walters	# 25 Fairway Dunes Villas, Isle of Palms, South Carolina 29451	I support all 5 ordinances to stop further new development in the Wild Dunes Community.	Planning Commission
11/15/2022 12:39 PM	Matt Breckheimer Matt Breckheimer	2 waterway island dr, Isle of Palms, South Carolina 29454	I am an IOP homeowner. Please vote yes on ordinance 2022-08 through 2022-12	City Council
11/15/2022 12:18 PM	Cindy Iarussi	2700 Waterway Blvd, Isle Of Palms, South Carolina 29451	Dear Council Members,  My husband and I are all full time IOP residents/homeowners. We respectfully request that Council vote YES to all five ordinances, in order to stop corporate over-development.  The 1975 ordinances that guide development are outdated at best. There need to be updated, clear guidelines and restrictions that consider livability, wastewater management and conservation, not to mention traffic and emergency services. Now is the time to protect our finite resources; our island ecology and quality of life are at stake. Please vote YES to all five ordinances and protect the Isle of Palms!  Thank you in advance for your service, Cindy & Peter Iarussi	City Council

11/15/2022 11:45 AM	Mrs Deborah Elliott	9 Palm Ct, Isle Of Palms, South Carolina 29451	Please pass all 5 zoning ordinance changes! I hope your leadership on these overdevelopment issues will set an example for all coastal communities!	City Council
11/15/2022 9:38 AM	Deborah Johnson	4 Grand Pavilion Dr, Isle of Palms, South Carolina 29451	<p>Dear Council</p> <p>One of your jobs is to protect the livability of the residents of Isle of Palms including Wild Dunes Grand Pavilion area! I have live here since 1995 and this was supposed to be my retirement forever home. I never imagined we would have this much development in such a small area. I read the original PRD and I truly believe this much development was not the original intent. We are already at total over capacity. We cannot afford to have a 330 condo project built at the Tennis/Swim Center area. The residents of such a development would completely flood the Grand Pavilion area. It already takes me 10/15 minutes extra just to leave my residence to get to Palmetto. I have to dodge the trucks, buses, landscaping, housekeeping, maintenance, plus people walking the road, cars parked on the road and the speeding golf carts. (I have pictures to prove this!) Who knows what would happen if I had an emergency. We do not have the infrastructure to support any more development!! Please support the ordinances and not be bullied by the threat of a law suit by Lowe/Dart. This is the same tactic they used to unlawfully take Lots 1 &amp; 2 out of the Grand Pavilion HOA. The "Village" was supposed to be a set of small tropical village looking buildings that would blend in with the residential homes. At least that is how Terri Haack explained the project. Also she said "The Village" would not have any impact what so ever on the residents in Grand Pavilion. No more traffic, etc. Same stories that Frank Frederick said about the new hotel. No traffic, no parking problems—no impacts. All of these are very untrue!!! It is fast becoming very unlivable. We need the Council to support the homeowners. Please help stop this over development. Also that letter sent to all homeowners from the Wild Dunes Club was totally filled with untruths.</p> <p>Thank you Deborah Johnson 4 Grand Pavilion</p>	City Council
11/15/2022 4:30 AM	Ms Jennifer U Flynn	11 Links Clubhouse Court, Isle of Palms, South Carolina 29451	<p>Dear City Council:</p> <p>Please act in accordance with your Planning Commission's unanimous recommendation, passing all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975! We appreciate you protecting and supporting responsible land use and controlled development.</p>	City Council
11/15/2022 4:25 AM	Sean M Flynn	11 Links Clubhouse act., Isle of Palms, South Carolina 29451	<p>Members of the City Council-</p> <p>Please act in accordance with your Planning Commission's unanimous recommendation to you.</p> <p>Please pass all five ordinances 2022-8 through 12 at your next meeting.</p> <p>It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!</p> <p>Thank you.</p>	City Council
11/15/2022 3:26 AM	Ms. Patsy Ballou Hindman	7 Barnacle Row, Isle of Palms, South Carolina 29451	The time has come to proceed with the Second Reading of the proposed zoning ordinances. Do not be intimidated by unsubstantiated claims and veiled threats from the current owners of Wild Dunes Resort who have shown no concern for residents and property owners in Isle of Palms in general and Wild Dunes in particular. Please listen to the overwhelming responses you have seen and heard from IOP residents and property owners and vote to approve all 5 of the ordinances. .	City Council
11/15/2022 3:17 AM	Ms Brenda Phillips	9 C Mariners Walk, 7000 Palmetto Drive, IOP, South Carolina 29451	<p>City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you.</p> <p>Please pass all five ordinances 2022-8 through 12 at your next meeting.</p> <p>It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!</p>	City Council

11/15/2022 3:11 AM	Spero Conits	507 summerhouse, IOP, Greer, South Carolina 29650	Please pass ordinance 2022-8 through 12	City Council
11/15/2022 2:51 AM	Gregory Scott	28 fairway oaks lane, Isle of palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 2:48 AM	Mr. William Thomas McCurry	32 Pelican Reach, Isle of Palms, South Carolina 29451	Please vote Yes for all five ordinances up for vote tomorrow night. .My wife and I celebrated our 25th anniversary in Wild Dunes in 1987. We returned In 1989 and bought a small cottage that was under construction when Hugo hit. We celebrate our 60th anniversary next month. As I reflect back on Hugo and the physical damage, Wild Dunes is proof that structural damage can be repaired but the continued damage to our lifestyle by unabated development is irreparable. We are at a tipping point The PRD had to be amended or Wild Dunes may be the proverbial "nice place to visit but I wouldn't want to live there". The PDR was originally passed by OUR elected officials and it can be altered by OUR elected officials. Dart/Lowe is not entitle to demand or threaten that they have the almost fifty year old PDR rights in perpetuity. No negotiations or tabling this critical issue. Respectfully Submitted, Bill McCurry billmccurry40@aol.com	City Council
11/15/2022 2:26 AM	Mr. James S Fuller	3 Fishers Alley, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 2:08 AM	Mrs Sharon Perry Fuller	3 Fishers Alley, Isle Of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to and pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 1:50 AM	Jeff Stauffer	25 & 26 Beach Club Villa, Isle of Palms, South Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/15/2022 1:44 AM	Mr Dwayne Taylor	9510 Palmetto Drive, Isle of Palms, South Carolina 29451	The unchecked development inside Wild Dunes is bad not only for the island but also for residents living in Wild Dunes. We urge the council to pass all five ordinances, not to stop development completely, but to have an opportunity to manage future growth. The developers have showed in building Sweetgrass Inn they care only about profits and are not to be trusted. We need these passed to ensure future conversations are aboveboard and transparent.	City Council
11/15/2022 1:24 AM	chip moore	25 Fairway Dunes Lane, Isle of Palms, South Carolina 29451	Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not on past infrastructure conditions.	City Council
11/15/2022 1:19 AM	Ashli Shirbacheh	35 32nd Avenue, Isle of Palms, South Carolina 29451	My husband and I are full-time residence and homeowners on the Isle of Palms. Please vote yes for the rezoning ordinances 2022-08 to 2022-12. We are counting on you to save our island from overdevelopment and increased traffic.	City Council
11/15/2022 1:06 AM	MR JOSEPH L HOUDEK	65 TWIN OAKS LN, ISLE OF PALMS, South Carolina 29451	PLEASE PASS THE 5 ORDINANCES	City Council



11/15/2022 1:04 AM	Mr. JOSEPH L HOUDEK	65 TWIN OAKS LN, ISLE OF PALMS, South Carolina 29451	PLEASE PASS THE 5 ORDINANCES	City Council
11/15/2022 12:59 AM	Mr. William S. Smith	16 Lake Village Lane, Isle of Palms, South Carolina 29451	Please pass the five amendments.	City Council
11/15/2022 12:45 AM	Thomas J DiVittorio	49 Grand Pavilion Blvd, Isle of Palms, South Carolina 29451	I am an IOP homeowner. I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances.	City Council
11/15/2022 12:30 AM	Mark Strauss	7D Seagrove Lave, Isle of Palms, New Jersey 29451	Please preserve the open space. No new building	City Council
11/15/2022 12:23 AM	Ms Deborah Johnson	4 Grand Pavilion Dr, Isle of Palms, South Carolina 29451	<p>I have been a resident of Wild Dunes since 1995 and live in the Grand Pavilion area. I can tell you for a fact that the Resort is all about the money. It was apparent when they illegally took residential lots 1&amp; 2 out of the Grand Pavilion and deemed them "commercial" so they could build that monstrosity called "the village". Having the right to add 300 plus condo units in the Grand Pavilion area would totally destroy it. During the season it takes me an extra 10/15 minutes just to get from my house to Palmetto because of the people walking the road plus the trucks servicing the area behind "The Village" plus the housekeeping vans using our street as a turn around plus the landscaping plus others. It is a zoo. Terri Hack promised we would not be impacted—totally promises broken! I definitely do not trust Lowe/Dart. They are out to destroy our area. Please do not believe they will negotiate. They are all about the money and care nothing about the residents living in the area. DO NOT Trust them!! Plus I was told by a Lowe executive that he would love to buy my house as well as others in the Grand Pavilion. It was very chilling to hear that. I am out of the country or I would definitely be at your Council meeting. Please make these comments a parts of the record.</p> <p>Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!</p>	City Council
11/15/2022 12:19 AM	Mary B Pringle	713 OCEAN BLVD, ISLE OF PALMS, South Carolina 29451-2136	Although I do not live within the gates of Wild Dunes, I am a resident and homeowner on the Isle of Palms, and I believe that further development in Wild Dunes would adversely affect the quality of life for all residents. I believe traffic on Palm and the Connector, water and sewer, city services such as police and fire as well as our environment would be impacted in a negative way. We had relatives visiting the island within the last year who rented a house in Twin Oaks. I was shocked and saddened with the changes in that neighborhood with crowding, trouble parking and noise issues there with the new Sweetgrass Inn. I cannot imagine adding to those problems. I strongly urge you to vote YES on the five ordinances being considered at the November 15 Council Meeting for the sake of all IOP residents.	City Council
11/15/2022 12:09 AM	Mrs. Janie Rice Curtis	24 Oyster Riw, Isle of Palms, South Carolina 29451	<p>Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is time to stop any further development in Wild Dunes as these 5 ordinances will do. However, it does not prohibit Wild Dunes Resort from submitting rezoning requests.</p> <p>My family has owned property in Wild Dunes since 1977.</p> <p>Thank you, Janie and Jim Curtis</p>	City Council

11/14/2022 11:38 PM	Gwen Chianella	16 Commons Ct, Isle Of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 11:32 PM	Mark Phlieger	18 Waterway Island Dr, Isle Of Palms, South Carolina 29451	Hello,  I am an IOP homeowner. I support proposed zoning ordinances 2022-08 through 2022-12. At your November 15th meeting please vote "yes" for these ordinances.  Regards, Mark Phlieger	City Council
11/14/2022 11:18 PM	Mrs. Elizabeth SHIRLEY	3 Abalone Alley, Isle of Palms, South Carolina 29451	I am an Isle of Palms homeowner and Wild Dunes resident and I am in support of city council passing all 5 ordinances on November 15, 2022.	City Council
11/14/2022 11:15 PM	Mrs. Janis Cunningham	B207 Shipwatch, 7600 Palmetto Drive, Isle of Palms, South Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975. (We have had part ownership in a condo at Shipwatch for 30 years. We do not want to see further development in Wild Dunes. It has become difficult to get dinner reservations in the summer due to the crowds in IOP and WD! Please email as we do not check the mail at Shipwatch.)	City Council
11/14/2022 11:09 PM	William Lempesis	712 Palm BLVD, Charleston, South Carolina 29451	I whole heartedly support the 5 ordinances 20-8 thru 12 stopping further developments on Wild Dunes. I am a full time resident, feel it is critical for the Islands welfare that all these ordinances are passed. I have to work tomorrow or would be attending the meeting. Thank you	City Council
11/14/2022 11:09 PM	Dr Angela M Noto	69 Ocean Point Drive, Isle Of Palms, South Carolina 29451	Please vote YES for ordinances 2022-08 through 2022-12. This important for the island and the community.	City Council
11/14/2022 11:07 PM	Dr Angela M Noto	69 Ocean Point Drive, Isle Of Palms, South Carolina 29451	Ordinances 2022-08 through 2022-12	City Council
11/14/2022 10:59 PM	Ms Nancy Piho	10 Beachwood West, Isle of Palms, South Carolina 29451	Please vote to support all 5 ordinances. We need leadership at this time. That is why you are there.	City Council

11/14/2022 10:51 PM	Paul Hetzel	30 Fairway Dunes Ln., Isle of Palms, South Carolina 29451	<p>City Councilperson- My wife Stephanie and I are full-time residents of 30 Fairway Dunes Ln. and urge you to vote in favor of passing the 5 pending IOP Ordinances.</p> <p>We believe that there is no greater issue facing this community and our City Council than the 5 Ordinances before you. There has been widespread, overwhelming, support from the community. The public has been given ample opportunity to provide you with input and guidance. The passionate pleas from our neighbors have been inspiring and consistent – pass these ordinances.</p> <p>We ask that you not become distracted by the rhetoric from the Wild Dunes Resort and listen to your constituents as they implore you to vote in favor of passing these regulations.</p> <p>PLEASE VOTE “YES” FOR THESE 5 ORDINANCES</p> <p>Stephanie and Paul Hetzel 30 Fairway Dunes Ln. Isle of Palms, SC 29451</p>	City Council
11/14/2022 10:41 PM	Mr Barry Fenwick	11 sandcrab court, Isle of palms, South Carolina 29451	Please pass all five ordinances 2022-8 through 12 at your next meeting. There has been enough development in wild dunes. Living here is becoming untenable.	Planning Commission
11/14/2022 10:37 PM	NANCY R BARKSDALE	28 FAIRWAY DUNES LN., ISLE OF PALMS, South Carolina 29451	<p>City Council Members:</p> <p>I have been an IOP homeowner for 30 years. Like other IOP owners, I support proposed zoning ordinances 2022-08 through 2022-12.</p> <p>The Planning Commission has also unanimously recommended these five (5) ordinances to you.</p> <p>Contrary to a threatening email distributed to IOP residents yesterday, there is no reason to delay your vote.</p> <p>The Comprehensive Plan serves as your guide for decision making in matters affecting development and redevelopment of Isle of Palms. The Plan’s Vision Statement provides that: “Measures that will enhance the existing character of the island as a quality place to live, and protect the environment both on and around the island, must [emphasis added] be taken to guide development and preserve the quality of life for generations to come.”</p> <p>The Statement does not say “should” or “may” ... it says measures MUST be taken to preserve the quality of life for generations to come. That is precisely what these five (5) ordinances do. They are needed to protect our small island from overgrowth that is unsustainable.</p> <p>At your November 15th meeting please vote "yes" for these ordinances.</p>	City Council

11/14/2022 10:30 PM	Michael & Faye S Davis	12 Oyster Row, IOP, South Carolina 29451	We are writing with regard to the zoning ordinances which were approved by the Planning Commission. We understand City Council will discuss those ordinance changes at your meeting on 11/15. We request that City Council pass all five ordinances 2022-8-12. We particularly request that Council pass 2022-12 to limit future development based on relevant data and information at the time of the development request. Thank you for your consideration. Mike and Faye Davis, 12 Oyster Row	City Council
11/14/2022 10:28 PM	Jennifer Newsom	16 Sandcrab Court, Isle of Palms, South Carolina 29451	First of all, thank you for all you do....we appreciate all your efforts to support our wonderful community!  I am writing to ask for you to please pass all five ordinances 2022-8 through 12 at your next meeting. It is important to pass Ordinance 2022-12 so future development is based on current facts and circumstances, not based on circumstances from 1975.  Thank you for your consideration, Matt & Missy Newsom 16 Sandcrab Court	City Council
11/14/2022 10:07 PM	Chris Cangelosi	26 Dune Ridge Lane, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 10:06 PM	John Cragen	15 Pelican Reach, Isle of Palms, South Carolina 29451	Please vote to pass the five rezoning ordinances at the November 15th City Council Meeting. We do not appreciate the threatening letters from Wild Dunes Resort ownership that we are receiving in our email. Thanks	City Council
11/14/2022 10:05 PM	Heather Witheford	43 Morgans Cove Dr, IOP, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975  Thomas and Heather Witheford	City Council
11/14/2022 10:03 PM	Mr. George W Picadio	33 Dune Ridge, Isle of Palms, South Carolina 29451	Please pass all 5 ordinances 8 through 12 at your next meeting.	City Council
11/14/2022 10:02 PM	Mrs. Carol S Ganz	7000 Palmetto Dr., Unit 11D, Isle of Palms, South Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you.	City Council
11/14/2022 10:01 PM	Mrs. Barbara A Picadio	33 Dune Ridge Ln, Isle of Palms, South Carolina 29451	Please pass all 5 ordinances 8 through 12 at your next meeting. Please do not be intimidated the Island is worth fighting for!	City Council
11/14/2022 9:56 PM	Dr William Dickerson	21 21st Ave, IOP, South Carolina 29451	Please pass all ordinances	City Council
11/14/2022 9:55 PM	Robert William OLeary	48 Twin Oaks Lane, Isle of Palms, South Carolina 29451	SUPER IMPORTANT NEED YOUR HELP: please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975! THANK YOU VERY MUCH! Rob OLeary	City Council
11/14/2022 9:55 PM	Elizabeth Bowden	15 Pelican Reach, Isle of Palms, South Carolina 29451	Please pass the five ordinances related to rezoning at the November 15th City Council Meeting. I don't like the threatening letters we are receiving from Wild Dunes Resort ownership.	City Council

11/14/2022 9:45 PM	S Hays	5 Conch Court, Iop, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 9:45 PM	Lance B Wyatt	49 Seagrass Lane, Isle of Palms, South Carolina 29451	As a home owner and permanent resident of Wild Dunes, I support the passage of all five IOP ordinances (Ordinance 2022-8 thru 12).	City Council
11/14/2022 9:43 PM	Kathy Lubin	20 Oyster Row, Isle of Palms, South Carolina 29451	I am a property owner in Wild Dunes and am asking you to vote YES on all five ordinances on Nov 15th. We bought in June 2018 not knowing a new hotel was being built and have gotten whiplash from what Dart/Lowe/Hyatt management have said vs reality. They have not been good neighbors. They have misrepresented almost every thing they committed to doing once the new hotel was open. They regularly violate the noise ordinance and disregard resident feedback until the police show up. They had over 900 staff members in season adding to congestion, traffic and parking nightmares on our beautiful island. Their management team is in over their head and they have lost most of their senior and director level staff at this point. A civic leader and experienced business person cautioned me "we could do worse than Hyatt". EXACTLY. Shut this down now. Our fragile island can not handle any more development. Our way of life is being threatened by outsiders who haven't spoken a true word yet. We already have serious flooding issues that need to be addressed. We already have traffic congestion that immobilizes residents from April through October now. How often are our police and fire professionals deployed to Wild Dunes? We hear sirens more than once a day very frequently. It isn't fair to them and all of our city employees providing critical services to the residents who live here. Please hear the voices of residents who have researched the facts. Please vote yes to all five ordinances. Thank you	City Council
11/14/2022 9:42 PM	Mr Arthur Lee Ivester	PO Box 3106, Cashiers, North Carolina 28717	Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 9:38 PM	Ms Kathleen R Warren	41 Linkside Court, Isle of Palms, South Carolina 29451	Please pass all five ordinances 2022-8 through 12 at your next meeting. The Island is crowded. Additional units will exacerbate the issues.	City Council
11/14/2022 9:25 PM	Laurel and Jason Jeffay	7 Dunecrest Lane, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!  Laurel and Jason Jeffay, 7 Dunecrest Lane Holdings, LLC	City Council
11/14/2022 9:01 PM	Alisa Longo	24 Beachwood East, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 8:59 PM	Dr Robert E Thomas	4 Dolphin Row, IOP, South Carolina 29451	Dear IOP City Council, I am unable to attend the meeting on 11/15/22 but I wanted to express my concern regarding the recent pace of development on our beautiful island. In particular, I urge you to act in accordance with the recommendation of the Planning Commission. I asked that you pass all five ordinances 2022-8 through 12 at your next meeting. Ordinance 2022-12 is the most critical to assure future development preserves the quality of life on the island and is factually based on current conditions, not those present fifty years in the past.	City Council

11/14/2022 8:57 PM	Rita G Kale	9002 Palmetto Drive, Seascape Villas Unit 119, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commissions unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, and not 1975! thank you	City Council
11/14/2022 8:56 PM	Mr Brad Tomlinson	8000 Palmetto Dr #104, Isle of Palms, South Carolina 28451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 8:55 PM	Heather Herman	29 twin oaks, IOP, South Carolina 29451	I am an IOP homeowner in wild dunes and I support the zoning ordinances. Please vote yes at the meeting tonight.	City Council
11/14/2022 8:49 PM	Mr Steve Fields	45 Morgan's Cove Dr., Isle Of Palms, South Carolina 29451	Please pass all of the Planning Commission's recommendations limiting development in Wild Dunes. Please pass these at your next meeting with all urgency. In order to preserve the quality of life, Ordinance 2022 8-12 must be passed keeping Isle of Palms a family focused location not a corporate investment.	Planning Commission
11/14/2022 8:44 PM	Ms Kristen L. Haynes	9307 Autumn Applause Drive, Charlotte, North Carolina 28277-1695	PLEASE PASS ALL 5 ORDINANCES AND PROTECT WILD DUNES FROM THE OUTDATED ORDINANCES (ONLY ONE THAT I AM AWARE OF NOT UPDATED IN THE ENTIRE STATE OF SC) AND PROTECT OUR BEAUTIFUL CITY OF ISLE OF PALMS! WE VOTED FOR YOU, AND WE NEED YOU TO STEP UP AND TO PROTECT US AND YOU PLEDGED TO DO WHEN YOU RAN FOR OFFICE. WE CAN APPRECIATE THAT YOU ARE IN A TOUGH BIND WITH THREATS OF A LAWSUIT, BUT YOU HAVE ENOUGH VOTES, BACKING OF THE CITY OF IOP, AND ENOUGH 'TEETH' NOW TO MOVE FORWARD. THANK YOU FOR YOUR 'YES' VOTES- YOUR CONSTITUENTS HAVE MADE THEMSELVES CRYSTAL CLEAR- PLEASE RISE ABOVE YOUR PERSONAL FEELINGS ON THE MATTER AND LISTEN TO THE RESIDENTS. THANK YOU!	City Council
11/14/2022 8:43 PM	Sam T Drake	11 Dune Ridge Ln, Isle of Palms, South Carolina 29451	Please vote for all 5 ordinances	City Council
11/14/2022 8:37 PM	Mr. Peter G Siachos	7600 Palmetto Drive, C419, Isle of Palms, South Carolina 29451	I have been a homeowner in Wild Dunes since 2014 and have been visiting the resort I love since 1982. I am dismayed by the recent development issues and disinformation by the Resort, all of which I believe negatively affect Wild Dunes and Isle of Palms as a whole. It was bad enough when the Resort refused to pay its fair share of the beach renourishment, forcing the homeowners to pay even more. I know this to be fact, having been personally involved in the situation. It was even worse when the Sweetgrass Inn ended up being different than represented, leaving us now stuck with noise, parking issues, and overcrowding at the Resort (where customer service and amenities have declined precipitously). Adding insult to injury, they then took several tennis courts and did a pathetic gravel job, which was at best the result of poor planning for parking, or at worst, a premeditated plan to take away amenities of Wild Dunes to squeeze as much profit out of our beautiful development as possible. These are facts, most of which can be confirmed by data (i.e., numbers and math, which do not lie). What's next, another poorly-planned hotel crammed onto the edge the legendary Links Course? More condos shoehorned into open space? Development on top of the golf courses that made Wild Dunes what it is today? Where does it stop? I urge the Council to act in accordance with your Planning Commission's unanimous recommendation to you. I urge you to pass all five ordinances (2022-8 through 12) at your next meeting. Please don't let thinly-veiled threats of lawsuits prevent you from doing the right thing: <u>passing ordinances based on facts and circumstances in 2022 and beyond, and not from 50 years ago.</u>	City Council
11/14/2022 8:36 PM	Robert Krauss	18 BLACK CT, ISLE OF PALMS, South Carolina 29451	Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022	City Council

11/14/2022 8:29 PM	Charles Gilreath	30 Beachwood West, Isle of Palms, South Carolina 29451	I received and read the recent letter from Lowe and Dart Interests. Stall tactics and threats which should not cause any change in direction for the Council. Please act in line with your Planning Commission's unanimous recommendation to you and pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12, but it is best for our community for you to pass them all.	City Council
11/14/2022 8:28 PM	Mrs. Elizabeth Camp	36 Morgan Creek Dr., IOP, South Carolina 29451	All development in Wild Dunes should be stopped. Listen to the advice of the Planning Commission. Further developments will weaken the desirability of visiting the island. Just think of the cars and the infrastructure. It would be disastrous to change Wild Dunes.	City Council
11/14/2022 8:23 PM	Kathleen Tirakian	30 Twin Oaks, IOP, South Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 8:21 PM	Mrs Susan Cangelosi	26 Dune Ridge Lane, Isle of Palms, South Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting.	City Council
11/14/2022 8:17 PM	Mrs Tina Fields	45 Morgans Cove Dr, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!  Sincerely,  Tina Fields	City Council
11/14/2022 8:16 PM	Ms Jamie Ford Graham	53 Seagrass Lane, Isle Of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 8:16 PM	Lee Trem	408 Summer House, 8000 Palmetto dr., IOP, South Carolina 29451	Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 8:13 PM	John Farris	5 Fairway Dunes Lane, IOP, South Carolina 29451	Vote Yes for all five proposed ordinances	City Council
11/14/2022 8:12 PM	Tim Bolick	12 Seagrass Lane, Isle of Palms, South Carolina 29451	: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 8:12 PM	James Gerard Graham	53 Seagrass Lane, Isle Of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975	City Council
11/14/2022 8:09 PM	Bonnie Bevan	21 Grand Pavilion Blvd., Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council

11/14/2022 8:07 PM	MR Barry Smith	11 Beachwood W, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and current property owner input. Relying on a permission from 1975 can't accurately reflect the current density of not only Wild Dunes but the entire Isle of Palms Island.	City Council
11/14/2022 8:06 PM	Jim Gaughan	24 Beachwood West, Isle of Palms, South Carolina 29451	I generally support property rights. I enjoy golfing in Wild Dunes and live here year-round. Although the City Council is being heavily lobbied by Wild Dunes citizens, I expect that City Council will work in good faith with WDCA and Wild Dunes Resort. I also expect City Council will appropriately engage counsel for advise on whether these re-zoning ordinances could put us at undue risk of an adverse taking lawsuit. My understanding is that, since the first reading has occurred, there is not a "time emergency" to act before communicating in good faith with the impacted party and consulting counsel.	City Council
11/14/2022 8:02 PM	Chris Collins	9002 Palmetto Dr, #319, Isle of Palms, North Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 8:01 PM	Kim Collins	9002 Palmetto Dr, #319, Isle of Palms, South Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 7:56 PM	Luanne B Stauffer	2155 Ward Rd., Pennsburg, Pennsylvania 18073	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 7:55 PM	paul piho	10 beachwood west, isle of palms, South Carolina 29451	Good Afternoon Please pass the 5 ordinances, 2022-8-12 that the Planning Commission unanimously recommending. Hopefully it is not too late to temper the runaway growth on the island. With small 'hotels' replacing the single family homes on Palm and the WD Resort looking to maximize growth and revenue on open space, we are quickly moving past the inflection point. thanks for your consideration paul	City Council
11/14/2022 7:53 PM	Barbara Kaiser	10 Sandcrab court, Isle of palms, South Carolina 29451	Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council
11/14/2022 7:52 PM	Mrs. Elizabeth A Kenny	35 Ocean Point Drive, Isle of Palms, South Carolina 29451	City Council: Please act in accordance with your Planning Commission's unanimous recommendation to you. Please pass all five ordinances 2022-8 through 12 at your next meeting. It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!	City Council



11/14/2022 7:51 PM	Mr. Kerem Bolukbasi	1 Twin Oaks Lane, Isle of Palms, South Carolina 29451	<p>Dear Sirs and Madams of the City Council:</p> <p>Please act in accordance with your Planning Commission's unanimous recommendation to you.</p> <p>Please pass all five ordinances 2022-8 through 12 at your next meeting.</p> <p>It is most important for you to pass Ordinance 2022-12 so future development is based on facts and circumstances in 2022 and beyond, not 1975!</p> <p>We cannot let for-profit Corporations dictate the future of our Island. We expect you to fight on our behalf. Isle of Palms does not belong to the Corporations or Wild Dunes Resort Owners.</p> <p>Sincerely, Kerem Bolukbasi</p>	City Council
11/14/2022 7:50 PM	Jane Quinn	15 Hidden Green Lane, Isle of Palms, South Carolina 29451	<p>I am a Wild Dunes/IOP homeowner. I support zoning ordinances 2022-08 through 2022-12. At the November 15 meeting please vote yes for these ordinances.</p> <p>Thank you.</p>	City Council
11/14/2022 7:38 PM	Anne Marie Sawyer	4 LINKSIDE CT, ISLE OF PALMS, South Carolina 29451	<p>I am an IOP homeowner.</p> <p>I support proposed zoning ordinances 2022-08 through 2022-12.</p> <p>At your November 15th meeting please vote "yes" for these ordinances.</p>	City Council
11/14/2022 6:57 PM	Mrs. Darlene Kalmar	27 Twin Oaks Lane, Isle of Palms, South Carolina 29451	<p>I am a 20-year Isle of Palms homeowner within Wild Dunes. Throughout these 20 years, I have seen exorbitant growth in Isle of Palms, especially withing Wild Dunes with the addition of The Village, Sweetgrass Hotel, and now employee parking which has taken over many tennis courts. This growth continues to impact the quality of life on the island and within Wild Dunes with increased traffic and noise. Further growth would further exasperate the challenges we face already with this growth. Lastly, I'm appalled by what I consider to be threatening emails sent to residents by DART/Lowe Corporations and current/former Wild Dunes executives cautioning rash decisions.</p> <p>As such, I strongly support proposed zoning ordinances 2022-08 through 2022-12. Please vote "YES" for these ordinances at the November 15 meeting on behalf of our residents and our island.</p>	City Council
11/14/2022 6:21 PM	Mrs. Carol L Dawson	18 INTRACOASTAL CT, Isle Of Palms, South Carolina 29451	<p>I urge Council to pass all 5 of the zoning ordinances at this meeting, November 15. (2022-08 through 2022-12)</p> <p>Please do not delay the vote. Vote YES to all 5.</p> <p>Thank you.</p>	City Council
11/14/2022 6:07 PM	Mrs. Cathy H Griffin	4 Marsh Point Lane, Isle of Palms, South Carolina 29451	<p>Please recognize the voice of the IOP community and do the right thing! Vote yes on all 5 zoning ordinances (2022-08- 2022-12) at the November 15th meeting.</p> <p>ENOUGH IS ENOUGH!</p> <p>Thank you.</p>	City Council
11/14/2022 5:24 PM	Gina Evans	51 Seagrass Ln, Isle of Palms, South Carolina 29451	<p>I am an IOP full time resident and I'm in absolute favor of passing the zoning ordinances. Please vote Yes to all 5 proposed Zoning Ordinances.</p>	City Council

11/14/2022 5:24 PM	John Singer	8000 Palmetto Dr., Apt. 502, IOP, South Carolina 29451	<p>I respectfully request that the City Council follow the recommendation of the Planning Commission and amend the existing zoning ordinances to prohibit the Wild Dunes Resort from constructing additional condominiums and a hotel.</p> <p>As to IOP generally, these additional residences (presumably mostly to be used as short-term rentals) and the hotel likely will significantly increase traffic on an already congested Palm Blvd. Presumably some of this increased traffic will overflow on to what are now more residential-oriented streets including, Waterway Blvd. Unlike greater demands on infrastructure (for example trash collection) that these additional facilities would create that, arguably, could be in part offset by more tax revenue, there simply is not space available to expand IOP's roadways.</p> <p>As to Wild Dunes specifically, while this construction would economically benefit the Wild Dunes Resort, this would be at the expense of the thousands of other existing Wild Dunes Property owners. Beyond the traffic issues addressed above, such development would result in greater density and the loss of some of the open space that makes the Wild Dunes so attractive. It may also eliminate amenities such as the lap pool at the Swim Center and at least some of the tennis courts. Parking is already at a premium within Wild Dunes and the spaces necessary for vehicles from new condo owners and their lessees, hotel guests, and additional Wild Dunes Resort staff will greatly exacerbate this issue. Moreover, while Wild Dunes Resort may have a short-term windfall from the sale of 300 condos, the net result for all of the other 2,000-plus Wild Dunes owner could be a diminished value to our properties, which would be a loss on our personal investments as well as a loss of property tax revenue to IOP.</p> <p>As the Council may be aware, Lowe and Dart sent an email to the Wild Dunes community on November 13, 2022. Though the email purports to provide clarification, it raises more questions than it answers and makes several bald assertions. For example, while Lowe and Dart asserts that it will not develop the gold courses land, it is notably silent as to the potential elimination of the Swim and Tennis Centers. Perhaps more importantly, Lowe and Dart asserts that it has somehow been denied due process by the IOP City government in the potential rezoning and that this may force it to pursue litigation in the event of zoning ordinance changes. Notably, Lowe and Dart -- which presumably has actively opposed ordinances at every step of the process -- fails to point to even a single instance of where the IOP City government has failed to follow its procedures for</p>	City Council
11/14/2022 4:51 PM	Mr Mark Link	8 Linkside Court, Isle of Palms, South Carolina 29451	I support the 5 amendments for modifying the land use within Wild Dunes. Please vote in favor.	City Council

11/14/2022 4:45 PM	MR WILLIAM L DENNIS	21 FAIRWAY DUNES LANE, ISLE OF PALMS, South Carolina 29451	<p>GOOD MORNING, COUNCIL MEMBERS.</p> <p>THIS IS TO URGE YOU TO VOTE YES TO THE FIVE ORDINANCES ON THE 15TH.</p> <p>THE RESORT JUST RECENTLY SENT OUT A VERY MISLEADING EMAIL.</p> <p>THE RESORT ALWAYS SUGGESTS THAT IT WISHES TO BEHAVE REASONABLY AND CONSIDER THE CONCERNS OF THE HOMEOWNERS, BUT THEIR ACTIONS – AS OPPOSED TO THE NICE WORDS – ALWAYS SHOW A TOTAL DISREGARD FOR THE HOMEOWNERS. ONE REPRESENTATIVE OF THE RESORT, NOT TOO VERY LONG AGO, TOLD ME THAT THE RESORT WILL DO WHATEVER IT WANTS BECAUSE IT CAN – A TRUE REFLECTION OF THEIR TRUE ATTITUDE.</p> <p>THEY THREATEN LITIGATION, BUT THIS WOULD ALSO INVOLVE A GREAT COST TO THEM AND THEY KNOW THAT THEY WOULD LOSE. THIS IS JUST A DISTRACTION.</p> <p>THERE IS NOTHING HASTY ABOUT THE APPROVAL OF THESE ORDINANCES. THIS IS IN FACT THE CULMINATION OF YEARS OF DISCUSSIONS.</p> <p>PLEASE VOTE YES – THE ISLAND IS ALREADY OVERLY CONGESTED. MORE DEVELOPMENT WILL FURTHER ERODE THE QUALITY OF LIFE ON THE ISLAND.</p>	City Council
11/14/2022 4:21 PM	Perry Barbaruolo	29 Yacht Harbor Court, Isle of Palms, South Carolina 29451	<p>I am an IOP home owner. I support the proposed zoning ordinances 2022-08 through 2022-12. At your November meeting, please vote yes for these ordinances.</p> <p>Thank you.</p>	Planning Commission
11/14/2022 4:17 PM	Ms Nancy Yanney	9002 Palmetto Drive #317, Isle of Palms, South Carolina 29451	Vote yes on the 5 ordinances	City Council
11/14/2022 1:26 PM	Pam Callison	13 Lake Village lane, Isle of palms, South Carolina 29451	<p>Dear Mayor and Council Members,</p> <p>I ask the Council to pass the proposed ordinances 2022-8, 9, 10, 11, and 12 on Second reading November 15 without any changes.</p> <p>I am sure you have seen the email that was sent to all of the residents in wild Dunes from Dart and Lowes. I took this as being dismissive to our concerns about the future growth in Wild Dunes. It also had a tone of threatening the City with legal actions if the Council didn't go along with them.</p> <p>Don't let them intimidate you. You were voted to look out for the residents not the developers. I believe you heard residents loud and clear at the last few meetings.</p> <p>I respectfully request that you enter this email into the public record under citizen's comments</p> <p>Thank You Pam Callison 13 Lake Village Lane Idogdesigns@gmail.com</p>	City Council

11/13/2022 8:45 PM	Sally & Bob Weisman	Wild Dunes, IOP, South Carolina 29451	<p>City Council: Please act in accord with your Planning Commission's (PC) unanimous recommendation to you.</p> <p>Please pass all five ordinances 2022-8, 9, 10, 11, 12 at your next meeting.</p> <p>Our island, beach, and public resources you are responsible to govern are already challenged with current island density and our surrounding community of visitors.</p> <p>Your PC adequately addressed the burden of 330 more dwelling units and 53 more hotel rooms on our community's infrastructure at their meeting on Wed Nov 9 (Ordinance 2022-12). In addition, the SC Supreme Court seems to agree* with the rezoning ordinances.</p> <p>With all 5 ordinances passed, any future Wild Dunes Resort commercial development would require the property owner to submit development and rezoning requests to the City for a full review if in the future they want to build more condos and hotel rooms than what exists today. Simple.</p> <p>Please pass all 5 ordinances at your next meeting and most importantly Ordinance 2022-12, so that development will be based on facts and circumstances present in 2022 and beyond, not 1975!</p> <p>---</p> <p>*Supreme Court of South Carolina. DUNES WEST GOLF CLUB, LLC, Appellant, v. TOWN OF MOUNT PLEASANT, Respondent. Appellate Case No.2011-194211. No. 27208. Decided: January 09, 2013. Summary at <a href="https://law.justia.com/cases/south-carolina/supreme-court/2013/27208.html">https://law.justia.com/cases/south-carolina/supreme-court/2013/27208.html</a> Full case at <a href="https://caselaw.findlaw.com/sc-supreme-court/1620111.html">https://caselaw.findlaw.com/sc-supreme-court/1620111.html</a></p>	City Council
11/13/2022 7:11 PM	I George Knab	1 57th Ave, Isle of Palms, South Carolina 29451	<p>I am a permanent resident since 2018. I respectfully request Town Council to please vote to support all 5 proposed ordinances. Lowe/Dart has already demonstrated that they are unable to effectively manage the Sweetgrass Inn by hiring a manager (Hyatt) that has created an ongoing public nuisance. I and other residents have made repeated complaints to Hyatt and Lowe personnel about the noise and traffic issues created at the Sweetgrass Inn, and they have done very little to effectively address them. The current hotel is poorly designed, resulting in (1) vendor loading and deliveries taking place on Palm Blvd exacerbating traffic issues at the entrance; and (2) inadequate space for employee parking (resulting in the repurposing of WD tennis courts for employee parking and significant crowded parking on Palm Blvd). This track record of poor design and execution, and inability to effectively integrate into the surrounding community, demonstrates that any future development is extremely likely to lack adequate planning to address pertinent issues, creating more uncontrolled growth and continued degradation of our quality of life. Please hold Lowe and Dart accountable and support the 5 ordinances.</p>	City Council
11/13/2022 5:24 PM	John Lanigan	22 Intracoastal Court, Isle of Palms, South Carolina 29451	<p>I have attended the last several Council meetings regarding the five ordinances designed to update the 1975 PRD and to place appropriate controls on development within Wild Dunes and property owned by Wild Dunes outside of their gated property. I live adjacent to one of the "outside the gate" properties, the Harbor Golf Course. I am wholeheartedly in favor of passing all five ordinances. The island simply cannot support additional significant development from an infrastructure perspective. There must be a balance between the rights of residents to enjoy their homes and the island and the rights of corporate interests who own property on the island. Left unchecked, corporations will make decisions that are in their best interests without regard to the rights or desires of the residents. These ordinances reflect the will of the citizens of Isle of Palms, as has been evidenced by petitions and standing room only attendance at recent council meetings. I urge council to unanimously pass these ordinances at the November 15th Council meeting.</p>	City Council

11/12/2022 3:09 PM	Mrs Carolann Connor Willingham	2 Fairway Village Lane, Isle of Palms, South Carolina 29451	<p>Hello and thank you for your advocacy for the greater good of our island over any initiatives or entities that are in conflict with preserving and protecting our natural resources, fragile ecosystem, safety, and quality of life for owners and visitors. My husband and I have owned our home here for almost 10 years and, although we live full time in Raleigh, we love IOP and see it as a precious treasure to be preserved.</p> <p>Please act boldly and vote FOR the rezoning ordinances and the lower cap on development. It is extremely unfortunate that a developer who has repeatedly and blatantly betrayed community trust could have an opening to further shred the fabric of our community. What a great opportunity is before you to protect our community!</p> <p>I understand that you may have personal experiences or relationships that may make it challenging to cast your vote in support of the proposed ordinances but, as an elected official who had heard the discussion and debate and who understands the consequences of special interests prevailing over those who elected you and who trust you to represent them, I hope you'll simply do the right thing. These ordinances are good for our community and we need bold leadership to stand up for us.</p> <p>Many thanks!</p>	City Council
11/11/2022 9:34 PM	Mrs Julie Harris	19 Back Ct, Isle of Palms, South Carolina 29451	I am an IOP homeowner. I support proposed zoning ordinances 2022-08 through 2022-12. At your November meeting please vote "yes" for these ordinances.	Planning Commission
11/11/2022 1:18 AM	mr Raymond Jenkins	8 Oyster Row, Isle of Palms, South Carolina 29451	Pass the 5 Ordinances.	City Council
11/10/2022 7:41 PM	Ms Brenda Rosenthal	3013 waterway blvd, Isle of Palms, South Carolina 29451	<p>Council and Mayor</p> <p>Your residents have spoken</p> <p>Several times now</p> <p>Very loud and very clear</p> <p>If you need to negotiate with Lowes, Dart, or any developer.....please come from a position of strength!</p> <p>Protect this small barrier island through a yes vote on these 5 ordinances</p> <p>If some of you feel the current amenity owners have let things get run down, please don't let them use this poor behavior as a bargaining tool</p> <p>I am hoping you are smarter than that!</p> <p>And your obligation is to the Island! Not Wild Dunes Amenities</p> <p>We have legal rights</p> <p>And again..... your residents have spoken</p> <p>We are prepared for the fight</p> <p>Please do the right thing!!!!</p> <p>And VOTE YES ON ALL FIVE ORDINANCES</p> <p>Best regards</p> <p>Brenda</p>	City Council
11/10/2022 4:59 PM	Jennifer Jacobs	22 Pelican Reach, Isle of Palms, South Carolina 29451	Please include a Second Reading on the agenda for the next meeting.	Planning Commission

# Commercial Film and Photography Permit

**Contact Name**

Toni Richardson

**Phone**

(706) 627-0959

**Email**

toni@haymakereast.com

**Address**

150 West 22nd Street, 7th Floor, New York, New York 10011

**Video or Still Photography**

Video

**Name of Production Unit**

Southern Charm Season 9

**Proposed Location of Film or Photography Production**

Beaches of Isle of Palms

**Date of Filming or Photoshoot**

1/12/2023

**Duration of Production**

3

**Number of Vehicles**

3

**Number of Crew**

10

**Insurance Carrier**

AON

**Road Closures  
Required**

No

**Security Required**

No

**Description of Filming**

Walk and talk with 2 to 3 cast members.

**Attach Documents**

COI - Southern Charm S9 - IOP.pdf

State Accommodations Tax Advisory Committee  
Isle of Palms, South Carolina

Application for City of Isle of Palms ATAX Grant

For Office Use Only

Date Received: _____	Total Project Cost: _____
Total Accommodations Tax Funds Requested: _____	
Recommendation by City of IOP Staff (yes and if so amount ;no; defer to committee; n/a) : _____	
Action Taken By Accommodations Tax Advisory Committee:	
Date _____ Approved _____ Denied _____ Amended _____ Other _____	

**(Please Use Additional Paper and Include Pertinent Documentation as May Be Needed)**

A. Project Name: IOP Exchange Club Seawall & Walkway

B. Applicant Organization: Isle of Palms Community Corporation

1. Mailing Address: P.O. Box 131, Isle of Palms, SC 29451

Telephone: 843-412-8070 Email: kittyriley4@hotmail.com & Robbie Berg, Telephone: 217-493-7407, Email: robbie34bw@gmail.com

2. Project Director: Pat Gillespie

Telephone: 843-412-3632 Email: kpgillespie@gmail.com

3. Description of Organization, Its Goals and Objectives:

The IOPCC is a 501 (c)(3) non-profit that is the foundation arm of the IOP Exchange Club, consisting of the following Programs of Service: Americanism , Child Abuse Prevention, Youth/Scholarships, and Community Service. These programs give back to the community by supporting Veterans, Youth, Child Abuse Prevention Agencies, and our community (IOPPD, City of IOP, Residents, Visitors).



### C. Description and Location of Project:

The project is building a seawall and walkway to protect the property that is utilized by the Exchange Club for numerous community service projects which bring visitors to the area, as well as rented at reasonable rates for weddings, rehearsal dinners, reunions, etc., Visitors to the area also frequent our parking lot to view the beautiful sunsets. The new walkway will also provide a safe way to view these sunsets for our visitors, renters, etc. Work will be done at 201 Palm Blvd.

☒ Single Event? ☐ Ongoing Event/Annual Need?

1. Date(s): of project/ event or start date: 09/12/2022; Completion 01/31/2023 to include walkway
2. Impact on Tourism: What percentage of persons benefitting from this project are tourists, ie. those coming from more than 50 miles away and expected to spend the night on Isle of Palms ( 20 %) compared to Isle of Palms residents ( 40 %) vs. visitors from within 50 miles such as day trippers ( 40 % )

Estimated from rental data from IOP Exchange Club (See Exhibit for more info.)

3. If this application is for an ongoing event, what is the percentage increase/decrease in tourist attendance compared to each of the past three years' events?

\*Source of tourist data \_\_\_\_\_ (website tracking, surveys, lodging data, sales information, etc.)

4. Is your event to be conducted entirely on Isle of Palms? Yes
5. If not please set forth the percentage occurring on Isle of Palms, as well as the specific locations and the percentages occurring elsewhere.  
To your knowledge, does anyone else promote projects similar to yours within the city limits of Isle of Palms? If so, how is your project similar and/or unique? Given the parameters, please explain why your project is entitled to City of Isle of Palms ATAX funding. There are no other non-profit organizations in the City that support Veterans, Youth, Community & focuses on Child Abuse Prevention. We sponsor the IOP Connector Run, Oyster Roast, and host other events that attract visitors to our area. Also events such as weddings, reunions, birthdays, anniversaries are held at our facility & which attract many visitors to the area from out of town.



6. Set forth fully the successes and failures you have experienced for your 97 proposed project for which you seek City of Isle of Palms ATAX funding for each of the past three years. Set forth the metrics by which you have measured success for the past three years, as well as the metrics by which you will measure success for the current year's project/event on the City of Isle of

Palms. \_We successfully completed waterfront project to preserve land in 2019. We have raised \$168K with an additional \$60K needed.

7. Describe fully how and why your proposed project/event qualifies for City of Isle of Palms ATAX funding. As stated above we host a number of events that attract many visitors to the IOP. (See exhibit pg for more detail.)

8. If your project is granted City of Isle of Palms ATAX funding and realizes a profit, do you commit to returning the profit to the City of Isle of Palms? NA If not, please explain fully, to include what you will do with the money.

**Note:** It is impermissible to donate or "pass through" City of Isle of Palms ATAX grants to any other organization, except as authorized by City of Isle of Palms. Further, the City of Isle of Palms does not approve of "carry forwards" of ATAX grants for use in ensuing years, absent extraordinary and compelling reasons in the sole discretion of the City of Isle of Palms. Excess funds must be returned to the City of Isle of Palms.

9. Please attach your budget reflecting the amounts and sources of all related income and donations from others for the project/event, as well as expenditures for each of the last three years. In addition, set forth projected income and expenses for this year's project/event, as well as all expenses, both incurred and paid, as well as projected. (See Section G)

**D. Financial Justification** ("heads on beds" and ancillary benefits)

1. Describe fully and provide relevant documentation for each of the past three years reflecting:

- Where, as a specific result of your project/event, have tourists spent the night on Isle of Palms, ie. those incurring accommodations taxes for lodging. Include the lodging providers addresses phone numbers, rooms utilized, costs and nights stayed.

-Where do you project tourists for this year's project to spend the night (ie. lodging for those expected to pay accommodations taxes, to include hotels, condos, house rentals, etc. )? What is the basis for your projection? As an illustration, you may set forth blocks of rooms in hotels that have been reserved, private lodging that has been booked or are expected to be booked, etc. \_\_\_ See exhibit for additional information.

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2. Provide all additional economic and other relevant information justifying the grant of ATAX funding by City of Isle of Palms for your project/event, as well

as your means of calculation. See Exhibit

3. Set forth the number of tourists attending your project/event on the Isle of Palms for each of the past three years. Include where applicable all relevant documentation along with the methodology by which you have done your calculations. See exhibit page for visitor draw.

4. Set forth the number of attendees projected for this year's project/event, and well as the means of calculation. See exhibit.

5. Is the project/event for which you seek City of Isle of Palms ATAX funding during the “off season” or “shoulder season”? If not, please explain the justification. Are proposed dates flexible so as to be amenable to off-season and/or shoulder season scheduling? Work on seawall is being completed in the shoulder/off season. Also several of our events (i.e. IOPRUN, Oyster roast, shag dance & several weddings) are in shoulder/off season.

6. Describe fully all potentially negative aspects of your project/event, if any. This would include, by way of illustration, the potential for overcrowding particularly during warm weather months, parking challenges, health and safety issues, added responsibilities and difficulties imposed on first responders, impact on peace and tranquility- especially in residential neighborhoods and for tourists and factors potentially impacting adversely on the character of the City of Isle of Palms. The building of the seawall would maintain critical parking for events at the club and allow visitors to view the beautiful sunsets. The walkway will also maintain a safe way to view these sunsets. This project will not cause negative impacts.

E. **Marketing Plan** Describe fully your past three years marketing for your project/event, as well as your current year’s advertising and marketing plan, to include all means of broadcast. Please include and attach all applicable documentation and the projected costs involved. See exhibit.

F. Funding:

1. Sponsorships or Fundraising: Total Raised to date = \$168,000 (\$118K thru fundraising & \$50K from Exchg Budget). Cost = \$228K (seawall & walkway); \$60K left to raise Plan is to hold fundraisers to raise \$\$ - Shag Dance, Marina Festival
2. Entry Fees : Amount \$ \_\_\_\_\_ From \_\_\_\_\_
3. Donations: Amount \$ \_\_\_\_\_ From \_\_\_\_\_
4. Accommodations Tax Funds Request: Amount \$ 30,000 Date(s) Required: 01/31/2023 Lump Sum X Installments    (Note: Lump Sum preferred, but could discuss installment plan.)
5. Other: A loan in the amount of \$75K was also taken out to help make timely vendor payments.
6. Total Funding: See above Total Budget: See above

#### G. Financial Analysis

Please Provide a Line Item Budget for your project/event: Total Cost = \$228K  
\$198K - Cost to build Seawall; \$26K Cost of walkway adjacent to Seawall; \$2k for concrete parking blocks; \$2K for steel cabling for handrail (installed by club volunteers)

If awarded, Isle of Palms ATAX funds are requested as follows:

(1) Lump Sum(s): \$ 30K on 01/31/2023 (date),  
 \$ \_\_\_\_\_ on \_\_\_\_\_ (date),  
 \$ \_\_\_\_\_ on \_\_\_\_\_ (date).

(2) Payment of Invoices as submitted to City Staff. Invoices should be submitted at least two weeks prior to due date.

#### H. Miscellaneous

In what category do you place your project/event and why?

1. - Festival \_\_\_\_\_
- Marketing \_\_\_\_\_ -

Other (Please Explain): Preservation of Land to ensure future events which will continue to attract visitors & improve safety/beautification for tourists/visitors.

2. Have you affirmatively reached out to the City of Isle of Palms staff for initial review for your project/event and if not, please explain. If you have reached out, what feedback did you receive, both positive and negative and specifically from whom? Yes discussed with members of ATAX and City Council & received positive feedback.
3. If applicable, explain why you have not sought funding from sources other than the City of Isle of Palms for the funding of your project/event. If you have sought alternate or additional funding, explain fully the results to include the source(s) for funding, from whom received and set forth all amounts received or expected to be received from other sources. See info above in section F & Exhibit. We have been & continue to fundraise.
4. Does your project/event have applicable liability insurance, to include the City of Isle of Palms, its employees and agents and if so, what are the liability limits? If not, please explain why not and explain who will agree to bear the costs, burdens, damages and legal fees for your project/event in case claims for damages are made against the City of Isle of Palms, its employees and agents as a result of your project/event. A minimum of \$300,000 of liability insurance is typically required unless that requirement is specifically waived in writing by the City of Isle of Palms in its sole discretion. If there is applicable insurance, do you commit to making the City of Isle of Palms, its employees and agents additional insured(s)? If not, explain fully the basis. If applicable, you must include a copy of the relevant insurance policy reflecting the City of Isle of Palms, its employees and agents are additional insured(s) for your project/event. The Exchange Club holds a \$1M liability policy.
5. Do you assert that the project/event for which you seek City of Isle of Palms ATAX funding is sustainable in the future? If so, please explain fully. If not, please explain fully. This funding will enable us to continue events on IOP and provide visitors/tourists an additional location to enjoy views of the creek. It is sustainable after completion.
6. In the event City of Isle of Palms grants your project/event ATAX grant funding, do you acknowledge that no such funds can be spent for the purchase of alcohol or tobacco products? YES If not, please explain your justification.
7. In the event that your project/event is awarded City of Isle of Palms ATAX grant funding but is postponed for more than 180 days of receipt of funding, do you acknowledge that you must return to the City of Isle of Palms all

ATAX grant money received from Isle of Palms absent extraordinary circumstances and within the sole discretion of the City of Isle of Palms? Do you agree? Yes, but this should not be an issue. Seawall is 70% complete & walkway to be completed after compaction.

8. In the event your project/event is granted City of Isle of Palms ATAX grant funding, you must and do hereby agree by the filing your application personally to hold harmless and indemnify the City of Isle of Palms, its employees and agents from and against any claims for damages to include,

*inter alia*, legal fees relative to your project/event. Do you agree? \_YES\_ If not, please explain. If not, please explain fully your basis.

9. In the event the City of Isle of Palms provides ATAX grant funding for your event/project, set forth in detail how you will acknowledge the City of Isle of Palms as a grantor of funding. We will acknowledge the City with our membership (220+), in the Island Eye, our ribbon cutting & at events. \_

## Exhibit for IOP Community Corporation (Exchange Club) ATAX Request for Seawall/Walkway Funding

Below is an outline of Events/Rentals that are hosted at the IOP Exchange Club, 201 Palm Blvd:

March – Oyster Roast Fundraiser for Scholarships/Veterans -----attendees have averaged 300 up to a high of 500

October – IOP Connector Run/Walk for the Child -----last 2-3 years we have averaged about 900; highest participation was 1500

43 Rentals throughout the year @ an average of 100 = 4300 attendees

5 Charity Events = approximately 375 attendees

The above on the low end totals 5,875 attendees. If we apply the 20% noted in app that would stay overnight that would equal an annual number of 1,175 that would contribute to ATAX. In addition there would be 40% Day trippers (2,350) & 40% IOP residents (2,350). We believe that the 20% visitor is a conservative number. So as you can see we draw a good number of folks to the IOP.

### MARKETING:

- We market our events in a number of ways – Facebook, Instagram, Newspapers – Island Eye, Moultrie News, also as a member of IOP Chamber will leverage marketing thru them/IOP Calendar; for the RUN we also tap into a number of running clubs & leverage National Software (Active) which lists all running events.

Financials – as mentioned previously in Application here is a breakdown of finances for Seawall:

### Costs:

- Seawall Construction - \$198K
- Walkway - \$26K
- Concrete Blocks for Parking - \$2K
- Cabling for handrail - \$2K

TOTAL Costs = \$228K

Money Raised thus far:

- Donations/Contributions/Fundraising = \$118K
- Exchange Club Budget \$\$ = \$50K

TOTAL Raised = \$168K

Total Additional Dollars needed = \$60K

Ask for City of IOP ATAX = \$30K

Fundraising to be done by IOPCC/Exchange Club = \$30K (Shag Dance/January, 2023; Marina Festival (shoulder season; ideally November)

Note: IOPCC also took out a loan on June 30, 2022 for \$75K at 4% annual rate (\$250 per month) to make timely vendor payments, until all funds could be raised.

**City of Isle of Palms, SC**  
**FY24 Budget Calendar****January 2023**

- Staff reviews 10-year Capital Plan
- FY24 Budget directional conversation and assumptions with Council

**February 2023**

- Internal planning tools are refined (5-year projection of revenue and expenditure trends and analyze how they impact fund balance)
- Standing Committees review departmental 10-year capital plans
- City Council identifies budget priorities

**March 2023**

- Standing Committees review departmental operational budget
- Budget Workshop
- Public notice published in Post & Courier

**April 2023**

- City Council reviews and approves final draft of budget
- First Reading Budget Ordinance

**May 2023**

- Public Hearing of Budget Ordinance
- Second Reading of Budget Ordinance

July 1, 2023 – FY22 begins



**BOARD OF ZONING APPEALS**  
**4:30pm, Tuesday, December 6, 2022**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

Present: Brian Abel, Ted McKnight, Arnold Karig, Elizabeth Campsen, and Douglas Kerr, Director of Planning

Absent: Glenn Thornburg

**2. Approval of Previous Meeting's Minutes**

**MOTION: Mr. McKnight made a motion to approve the minutes of the October 4, 2022 meeting, and Mr. Abel seconded the motion.**

Ms. Campsen noted her name was spelled in correctly in the Call to Order.

**VOTE: The amended minutes passed unanimously.**

**3. Swearing in of applicants**

Ms. Campsen swore in the applicants.

**4. Home Occupations**

**A. 17 44<sup>th</sup> Avenue**

Director Kerr said that the applicant, Nancy McGinley, is requesting a special exception to allow for the establishment of a leadership and education consulting business at her home. The house will be used for office work and no business-related traffic will be coming to the house. There will be no exterior evidence of a business. Mrs. McGinley said she is the sole employee and owner of the business. No one will be coming to the home and there will be no outside appearance of a business.

**MOTION: Mr. McKnight made a motion to approve the application, and Mr. Abel seconded the motion. The motion passed unanimously.**

**B. 15 Edgewater Aly**

Director Kerr said that the applicant, Shannon Biggers, is requesting a special exception to allow for the establishment of an interior design business at her home. The house will be used for office work and no business-related traffic will be coming to the house. There will be no exterior evidence of a business. Ms. Biggers will work onsite with her clients and not at her home.



**MOTION: Mr. McKnight made a motion to approve the application, and Mr. Karig seconded the motion. The motion passed unanimously.**

**5. Miscellaneous Business**

Director Kerr said he would schedule the annual training for the members of BOZA and the Planning Commission together. He will be in touch with Board members about dates.

**6. Adjournment**

Mr. Karig made a motion to adjourn and Mr. McKnight seconded the motion. The meeting was adjourned at 4:36pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



**Planning Commission Meeting**  
**4:30pm, Wednesday, November 9d, 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: Steve Corney, Sue Nagelski, Sandy Stone, Marty Brown, Ron Denton, Jeffrey Rubin, David Cohen, Matt Sims, Zoning Administrator and Douglas Kerr, Director of Planning

Also present: Administrator Fragoso, City Attorney Halversen, Cheryl Shoun, Nicole Scott

**2. Approval of minutes**

Mr. Stone made a motion to approve the minutes of the October 12, 2022 regular meeting. Mr. Corney seconded the motion.

Mr. Stone noted that the name of the Zoning Administrator should be Simms and not Kerr at the bottom of the first page.

A vote was taken and the minutes were passed as amended.

**3. New Business – Recommendations on Wild Dunes PRD Amendments**

Director Kerr briefly reviewed the purpose of the ordinances which includes reducing the number of developable units within Wild Dunes to current levels and creating a conservation/recreation overlay district. He did note that the codes allow for any existing lots that have already been subdivided to be built upon. These ordinances address future subdivisions or hotel rooms. He also clarified that the tennis courts are part of the conservation/recreation district as an allowable use. He also said the golf course property outside the gates is included in the new district.

Director Kerr reviewed what has happened to date procedurally starting with City Council passing the First Reading of the ordinances at their September meeting followed by Public Hearings on October 18 and November 1. The Planning Commission has 30 days to give a recommendation to City Council with no recommendation being considered a recommendation. The 30 days starts today. More information can be provided to the Planning Commission and a Special Meeting can be scheduled within those 30 days, if needed. He did share that the Planning Commission is expected to react within those 30 days.

Director Kerr shared that no plans to develop the parcels in question have been submitted by Wild Dunes and with the passing of First Reading and the implementation of the Pending Ordinance Doctrine, the Building Department is unable to approve any submitted plans that are in contrast to the ordinances.

Mr. Stone expressed concern that City Council has not been in any kind of negotiation with the developers. He feels these ordinances have been “fast tracked” and forced on the Planning Commission. He asked if the City understood all the implications of the ordinances and suggested allowing time for the City and the developers to speak.

Director Kerr said the 1975 PRD has historically been viewed as a loose set of rules that gave the developers a lot of flexibility. He said the developers can petition the City for amendments to the ordinances should the ordinances pass.

Mr. Denton expressed concern about the additional traffic any further development would create. He also expressed concern about “trying to find some legal or more legal teeth to sink into as a way of enforcing this ordinance for the opportunity with the lawyers come out.” He said that rezoning will create opportunity for the developers to negotiate with the City.

Director Kerr urged the Commissioners to look at these ordinances along technical lines, noting that City Council makes the ultimate decision, and therefore the legal ramifications lie with them.

Ms. Nagelski said that the ordinances are inline with the objectives and goals of the Comprehensive Plan.

Discussion ensued about the inclusion of the out islands in the ordinances. Director Kerr said that legal counsel has been notified to increase the number of units in the ordinances by 3 to include what could be built on the out islands.

Mr. Cohen expressed concern about a current structure being demolished and being rebuilt with higher density.

Mr. Stone asked if these ordinances would affect the tax rates on those particular parcels. Director Kerr said that there are currently no plans to put any of those properties into a conservation easement, so the tax rate should not be affected. He said the developers are required to keep a certain amount of open space.

Mr. Brown, addressing the question from Wild Dunes Community Association, asked if their point about the consideration of island properties outside the PRD and the equal treatment of properties across the island. Director Kerr said the examples given by WDCA all have structures currently on them. He also said that if such a district were to be developed, the Planning Commission would need to develop standards for setbacks and lot coverage. He said the ordinances in question did not contemplate anything being built on them.

Mr. Stone asked if the new waste water treatment plant is being built to include the extra rooms in the 1975 PRD, and Director Kerr said it is not. He said that when the new plant is completed,

the old plant will be used for storage and a pump station will be put on the property. The lake will also remain intact.

In response to Mr. Stone's suggestion that the City take time to negotiate with the developers, Mr. Corney said that it is the job of the Planning Commission to make a recommendation to City Council about whether or not to move forward with the ordinances.

Director Kerr stated that the ordinances have been drafted by the City's legal counsel. Mr. Denton noted that all public comments received by the Commission have been in support of the ordinances being passed. Dr. Rubin noted the only information the Planning Commission is missing is anything from the developer, noting they won't likely receive any of that information.

Ms. Nicole Scott, as a member of legal counsel for the City, said of the role of the Planning Commission, "Your role correctly as has been stated is to review this in light of the Comp Plan, whether it is consistent with the Comp Plan and other zoning ordinances that the City has adopted, and so it is a very limited role, and it is recommendation, right, you are not a decision-making authority. Therefore, there are no concerns about liability and action that the Planning Commission may take."

**MOTION: Mr. Corney made a motion to recommend to City Council to proceed with Second Reading of Ordinances 2022-08, 2022-09, 2022-10, 2022-11, and 2022-12 and move forward with approval. Dr. Rubin seconded the motion. The motion passed unanimously.**

4. **Old Business -- none**

5. **Adjournment**

Mr. Corney made a motion to adjourn, and Mr. Denton seconded the motion. The meeting was adjourned at approximately 5:30pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk



## ACCOMMODATIONS TAX ADVISORY COMMITTEE

11:00am, Wednesday, January 18, 2023

1207 Palm Boulevard, Isle of Palms, SC

### MINUTES

#### 1. Call to order

**Present:** Doug Truslow, Ray Burns, Barb Bergwerf, Chas Akers, Gloria Clarke, Rebecca Kovalich, Chrissy Lorenz

**Staff Present:** Administrator Fragoso, Treasurer Suggs

#### 2. Election of Chair and Vice Chair

Ms. Bergwerf nominated Mr. Burns as Chair of the ATAX Committee. Mr. Truslow seconded the motion. The motion passed unanimously.

Ms. Bergwerf nominated Mr. Akers as Vice Chair of the ATAX Committee. Ms. Lorenz seconded the motion. The motion passed unanimously.

**MOTION: Mr. Burns made a motion to reorder the agenda to allow for Ms. Dority's presentation ahead of all other committee business. Ms. Bergwerf seconded the motion. The motion passed unanimously.**

#### 3. Old Business

##### Update from the CVB – Catherine Dority

Ms. Dority reported on the new advertising campaign the CVB has entered into with VRBO that is specifically designed to drive VRBO visitors to an Isle of Palms' listing page. This 6-week campaign is the only one that the CVB is running with VRBO at this time. Analytics for this effort will be available in February. Mr. Akers asked about A/B testing, and Ms. Dority said they did not do that on this campaign but will suggest doing it next time. Committee members were positive in their remarks about what they had been presented.

#### 4. Approval of the previous meeting's minutes

**MOTION: Mr. Burns made a motion to approve the minutes of the November 17, 2022 meeting. Mr. Truslow seconded the motion. The minutes passed unanimously.**

Mr. Truslow said he would submit the "pointed questions" he asked of the CVB to be included with the minutes. City Clerk DeNeane said they would be posted alongside the minutes on the website.

## 5. Financial Statements

Administrator Fragoso reported the ATAX fund balance as of 12/31/2022 is \$3.6million. It was \$2.4million on 12/31/21. Only one ATAX payment has been received from the State to date.

She then reviewed the year-to-date expenditures and an over budget expenditure for the Police Department's body armor. She shared that City Council will be discussing and voting on the Committee's grant recommendation to the Exchange Club.

**MOTION: Mr. Burns made a motion to approve the \$331 budget overage for the Police Department's body armor. Ms. Bergwerf seconded the motion. The motion passed unanimously.**

## 5. New Business -- none

## 6. Miscellaneous Business

The next meeting of the ATAX Committee will be held on Tuesday, February 14, 2023 at 11am to review applications for ATAX funding.

Administrator Fragoso said all previous applicants (from the past 5 years) for ATAX funding were notified of an application workshop held on January 17. In addition, notification for the workshop was sent to the newspapers and posted on the City's website. Only one applicant attended the meeting. Applications are due 1/31/2023. She has asked applicants to keep their presentations to 10 minutes.

Staff will review the applications for completeness during the first week of February. After the February 14 meeting, the Committee will meet on March 7 to review the applications and make their recommendations to City Council.

Administrator Fragoso added that in the future the application process will address the need for those who receive ATAX funding to report back to the ATAX Committee on how and when those funds were spent.

## 7. Adjournment

Mr. Burns made a motion to adjourn, and Mr. Truslow seconded the motion. The meeting was adjourned at 11:37am.

Respectfully submitted,

Nicole DeNeane  
City Clerk



## ENVIRONMENTAL ADVISORY COMMITTEE

4:00pm, Thursday, January 12, 2023

1207 Palm Boulevard, Isle of Palms, SC

and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

### MINUTES

#### 1. **Call to order**

Present: Deb Faires, Linda Plunkett, Doug Hatler, Mary Pringle, Belvin Olasov, Sandra Brotherton, Jonathan Knoche

Absent: Council Member Bogosian

Staff Present: Director Kerr, Zoning Administrator Simms

#### 2. **Election of Chair and Vice Chair**

Dr. Plunkett nominated Dr. Brotherton for Chair of the Environmental Advisory Committee. Mr. Knoche seconded the motion. The motion passed unanimously.

Ms. Pringle nominated Dr. Plunkett for Vice Chair of the Environmental Advisory Committee. Mr. Hatler seconded the motion. The motion passed unanimously.

Dr. Brotherton thanked Ms. Pringle for her work and service in leading the Committee in its first year.

#### 3. **Approval of previous meeting's minutes**

**MOTION:** Mr. Hatler made a motion to approve the minutes of the December 8, 2022 meeting, and Dr. Plunkett seconded the motion. The minutes passed unanimously.

#### 3. **Citizens' Comments – none**

#### 4. **Presentation by Smart Recycling, US – Meghan McGill and Kevin Outen**

Ms. McGill explained the program that is in place in the City of Charleston. She said the City of Charleston will continue to house the training and the website as new locations join the effort. They hope to make this a regional program. Interested residents must sign up for the program and complete the required training in order to receive a code that will allow them to unlock the food composting bins.

Isle of Palms will be responsible for selecting the location of the bins and the signage. Director Kerr said the Harris Teeter is non-committal at this point about hosting the bins. After further discussion, the Committee suggested the bins be placed in the municipal lot behind the Public Safety building. They suggested moving the glass recycling bins to the same location.

Ms. McGill said the City of Charleston has done a lot of marketing on social media about the program and has had some in person workshops as well as Smart Recycling representatives at community events.

The contract has an annual cost that is based on the “tip rate” or the number of times the bins are emptied. The number of bins can be increased or decreased depending on the level of participation. Pick ups are twice a week regardless of the number of bins to help control the smell. Mr. Hatler suggested the same indemnification clause used in the glass recycling contract be added to this one as well.

#### **4. Old Business**

##### **A. Wildlife – update on signs regarding beach rules**

Director Kerr said that 22 of 53 signs have been installed and all should be installed before the start of the season.

Ms. Pringle reported that she and Ms. Faires participated in the National Eagle Survey on January 6 and 7. Many of the active nesting sites are near IOP. More information about this survey can be found on the DNR website.

##### **B. Litter – update on Fisher Recycling**

Director Kerr said the amount of glass in the recycling bins is growing each month. He will speak with Elizabeth Fisher about relocating the bins. He believes Ms. Fisher is still working on an article for The Island Eye. Mr. Hatler suggested she come before the Committee to give a 6-month update.

##### **C. Water Quality – update on water quality testing**

Director Kerr said that he and Zoning Administrator Simms did the first water quality test and it came back “off the charts.” More testing needs to be done to confirm and to plan for the next steps.

#### **5. New Business**

##### **A. Consider making a recommendation on food composting operation**

**MOTION: Mr. Hatler made a motion recommending to City Council the implementation of a food composting program with Smart Recycling, US via an annual contract including an indemnification clause beginning with two bins at two locations for twice a week pickup. Dr. Brotherton seconded the motion. The motion passed unanimously.**

#### **6. Miscellaneous Business**

Dr. Plunkett asked about the status of the Charleston County Greenhouse report as mentioned in previous minutes. Mr. Olasov said he had sent the report to Zoning Administrator Simms, and he will send it to Committee members. He noted that IOP has the highest reported per capita



emissions rate. Mr. Olasov will reach out to Stuart Weinberg to present the information to the Committee in February.

Mr. Hatler said he will secure a speaker for the March meeting to address concerns about PFOS.

Director Kerr shared that City Council will amend the resolution used to create the Environmental Advisory Committee to allow for an ex-officio student member. An interested high school student has been identified and their membership will be addressed at City Council's January meeting.

Dr. Brotherton said each subcommittee should prepare some goals for 2023 and share those at the next meeting. The Climate Change subcommittee will be added back to the agenda for reporting purposes.

Committee members would like to see more information about their efforts in the *Island Eye*. Director Kerr said that will be a part of the job of the City's new Public Information Officer. When that person is in place, he will invite them to attend a Committee meeting.

Mr. Hatler suggested the Committee do something for Earth Day. Dr. Plunkett suggested the Committee be a part of the Beach Front Festival in March.

The next meeting of the Environmental Advisory Committee will be Thursday, February 9, 2023 at 4pm.

#### **7. Adjournment**

Mr. Hatler made a motion to adjourn, and Ms. Pringle seconded the motion. The meeting was adjourned at 5:23pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

**City of Isle of Palms, SC**  
**Transportation Sales Tax FY 24 – Project Requests**

Deadline: February 15, 2023

Available funding:

- \$1M – New local paving projects
- \$800K – New pedestrian/bike enhancement projects

Projects for consideration:

1. Installation of crosswalks and pedestrian sidewalk on the landside of Palm Boulevard between Breach Inlet and 10<sup>th</sup> Avenue
  - a. Phase 1 – Extend existing sidewalk from Breach Inlet to 2<sup>nd</sup> Avenue and install crosswalk on Palm Boulevard at 2<sup>nd</sup> Avenue
2. Repair and widening of existing concrete sidewalk at 21<sup>st</sup> Avenue
3. Align existing crosswalks between 46th and 57th Avenue with the beach access paths located on the land-side on Palm Boulevard