



**Public Services & Facilities Committee Meeting  
1:00pm, Tuesday, May 2, 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 Miars, Streetman, and Popson (via phone)

Staff Present: Administrator Fragoso, Director Kerr, Director Pitts, Assistant Director Asero, Director Ferrell

**2. Approval of Previous Meeting's Minutes – April 4, 2023**

Council Member Miars made a motion to approve the minutes of the April 4, 2023 meeting. Council Member Streetman seconded the motion. The motion passed unanimously.

**3. Citizen's Comments**

Mr. Rich Bozsik, 15 44<sup>th</sup> Avenue, came before the Committee stating he was speaking for 9 of 11 property owners between 43<sup>rd</sup> and 45<sup>th</sup> avenues that are obligated to follow the restrictions of Wild Dunes and are not part of the Wild Dunes Community Association. These homeowners wish to be relieved of these restrictions and be rezoned from the Wild Dunes PPD into SR-1. They have received communication from Wild Dunes indicating they are not opposed to this request, but some legal issues will need to be dealt with prior to that happening.

He said, "Our concern and the reason why we are before you is assuming that Wild Dunes gives the okay to relinquish us of those responsibilities that leaves us in somewhat of a vacuum as to the restrictions on our property. I think that has happened in the past before on Isle of Palms where Wild Dunes' restrictions sort of went away and there were no restrictions in place for those properties. What we want to do as property owners is we want to make sure that there is no gap in restrictions on our properties."

**4. Old Business -- none**

**5. New Business**

**MOTION: Council Member Streetman made a motion to reorder the agenda to allow for the discussion of rezoning first. Council Member Miars seconded the motion. The motion passed unanimously.**

**A. Discussion of request from property owners on 43<sup>rd</sup>, 44<sup>th</sup>, and 45<sup>th</sup> avenues for properties to be rezoned from the PDD into SR-1.**

Director Kerr explained, “These 11 properties, from my perspective, have been kind of an anomaly for as long as I have been here, and as Mr. Bozsik has said, they have always been outside of Wild Dunes, outside of the gates, but within the PDD for purposes of being counted in the PDD. For purposes of architectural review, those projects we’ve always held permit requests until Wild Dunes ARC has reviewed them. It is very similar to the condition we had between 53<sup>rd</sup> and 57<sup>th</sup>. Those properties were also outside the gates, but they were beholden to their standards.”

He reviewed the steps that need to be taken in order for this request to be managed. A change to the zoning map requires posting, two readings to change the ordinance, a public hearing, and referral of the matter to the Planning Commission. In addition, because it removes properties from the Wild Dunes PDD, there will need to be amendments to the recently passed ordinances regarding the Wild Dunes PDD so that the number of properties included is adjusted accordingly.

Council Member Streetman stated that Mr. Bozsik is his neighbor, but his own property is not considered part of Wild Dunes. Mr. Bozsik indicated that the process to pull out of Wild Dunes should take 1-2 months, and while they do not want a gap on the restrictions, he said a 30-day wait for the City to finalize the ordinances is acceptable.

Council Member Popson asked if the properties would still be deed restricted to Wild Dunes and the benefit of pulling out of the PDD. Mr. Bozsik answered, “There is the issue with the restrictions from Wild Dunes. First of all, we the 11 properties, are not members of the Wild Dunes Homeowners Association. We do not pay any fees. We do not get any benefit as a Wild Dunes resident would. There is nothing, and if we want to get access to the gate of Wild Dunes, we do so as anybody in this area gets access to the gate. However, the restrictions of Wild Dunes are far more onerous than the restrictions of IOP, and the fact that we are adjacent to properties who have different restrictions than the 11 properties is head scratching to say the least. What we are simply trying to do is ensure that there is a homogenous feeling in the neighborhood and ensure that everyone is treated the same. That is all we are trying to accomplish.” They are looking for guidance from the City on how to move the matter forward.

Director Kerr said he would prefer that there be an overlap of the restrictions rather than a gap.

Council Member Streetman read a letter from the Wild Dunes Community Association about this matter, and it is attached to these minutes.

**MOTION: Council Member Streetman made a motion to “move the request from the property owners on 43<sup>rd</sup>, 44<sup>th</sup>, and 45<sup>th</sup> avenues for properties to be rezoned from the PDD into SR-1” to full Council and to direct staff to begin drafting the necessary ordinances and maps to make the change. Council Member Miars seconded the motion. The motion passed unanimously.**

**B. Discussion of future underground utility projects with Dominion Energy**

Director Kerr said they have met with Dominion Energy staff who suggested the undergrounding projects at 14<sup>th</sup> Avenue and the Marina should be the next ones to consider. Dominion said they could manage one project a year. The City currently has \$75,000 in FY24 for such projects. Dominion Energy will begin the design work on the projects. City staff will try to coordinate the undergrounding at 41<sup>st</sup> Avenue with the drainage work in that area so that new road does not have to be cut up later. Staff will keep the Committee and Council up to date as the project moves along.

**C. Discussion of implementing “Adopt a Drain” program**

Director Kerr said the City is working with the City of Charleston on this initiative. He said the goal is “that people locally would have eyes and the ability to do minor kind of clearing of drains.” There are approximately 120 drains to adopt as the program cannot include ditches, culverts, and drains belonging to SCDOT. The program will be rolled out at the Disaster Expo on May 16 at the Recreation Center.

**6. Miscellaneous Business**

The next meeting of the Public Services & Facilities Committee will be Tuesday, June 6, 2023 at 1pm.

**7. Adjournment**

Council Member Miars made a motion to adjourn and Council Member Popson seconded the motion. The meeting was adjourned at 1:37pm.

Respectfully submitted,  
Nicole DeNeane  
City Clerk