



City Council

6:00 p.m., Tuesday, June 24, 2025

City Hall

Council Chambers

1207 Palm Boulevard, Isle of Palms, SC

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 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. **Call to Order** 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. **Public Hearing** - Ordinance 2025-06- prohibit pools seaward of the maximum building line [p3-5]
3. **Citizens' Comments** – Citizens must state their name and address. All comments will have a time limit of three (3) minutes.
4. **Approval of previous meetings' minutes**
 - a. City Council Meeting – May 27, 2025 [p6-13]
 - b. Public Hearing FY26 – May 27, 2025 [p14-25]
 - c. Special City Council Workshop- June 10, 2025 [p26-68]
 - d. Citizens' Comments [p69-70]
 - e. Committee Meetings [p71-76]
5. **Old Business**
6. **New Business**
 - a. Consideration of City Hall modifications- \$16,918, Beach Construction [p77-78]
 - b. Consideration of engaging Stantec to document traffic on July 5th – not to exceed \$8,500
7. **Boards and Commissions Report**
 - a. Board of Zoning Appeals – minutes attached [p79-80]
 - b. Planning Commission – minutes attached [p81-82]
 - c. Accommodations Tax Advisory Committee – no meeting in June
 - d. Environmental Advisory Committee – minutes attached [p83-88]
8. **Ordinances, Resolutions and Petitions**
 - a. Second Reading
 - i. Ordinance 2025-05- an ordinance to amend the revocation trigger from a



- calendar year to a 365-day rolling period and stipulate that two garbage can violations are equivalent to one founded complaint for revocation purposes [p89-90]
- ii. Ordinance 2025-06- prohibit pools seaward of the maximum building line [p91-93]
 - b. Resolution 2025-03- to increase building permit fees [p94-96]

9. Miscellaneous

10. Adjournment

ORDINANCE 2025-06

AN ORDINANCE TO AMEND TITLE 5, PLANNING AND DEVELOPMENT,
CHAPTER 4 ZONING, ARTICLE 2, SECTION 5-4-51(3) P2 PRESERVATION
OVERLAY ZONE ADDITIONAL REGULATIONS OF THE CITY OF ISLE OF PALMS
CODE OF ORDINANCES TO PROHIBIT POOLS SEAWARD OF THE MAXIMUM
BUILDING LINE AND RENAME OCRM TO BCM.

BE IT ORDAINED by the Mayor and Councilmembers of the City of Isle of Palms,
South Carolina, in City Council Assembled:

SECTION 1. That Section 5-4-51(3) of the Isle of Palms Code of Ordinances titled “P2
preservation overlay zone.” is hereby amended to specifically read as follows:

Sec. 5-4-51. P-2 preservation overlay zone.

- (1) *Purposes.* The purposes of the P-2 preservation overlay zone are:
 - a. To preserve natural barriers against the natural forces from the Ocean.
 - b. To preserve adequate light, air and open space.
 - c. To protect and preserve scenic, historic and ecologically sensitive areas.
- (2) *Permitted uses.*
 - a. This is an overlay zone. Permitted uses are determined by the underlying or primary zoning district applicable to each lot located within the P-2 preservation overlay zone.
 - b. Beach renourishment.
- (3) *Additional regulations.* Within the P-2 preservation overlay zone, the following additional regulations shall apply:
 - a. Except as expressly allowed in subsection (3)b and c of this section, no structure shall extend seaward of the maximum building line shown and labeled as such on that certain plat prepared by E.M. Seabrook, Jr., C.E. and L.S., dated January 8, 1988, and entitled "FINAL PLAT, CITY OF ISLE OF PALMS, CHARLESTON COUNTY, S.C." and duly recorded at the County RMC Office on February 16, 1988, in Plat Book BQ, at Page 11; said plat is incorporated herein and made a part hereof by reference thereto.
 - b. One dune walkover per lot shall be allowed, so long as it complies with all applicable provisions of this Code and BCM (Bureau of Coastal Management) regulations.

SECTION 2. Should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect immediately upon approval by City Council.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE ISLE OF PALMS ON THE
_____ DAY OF _____, 2025.

Phillip Pounds, Mayor

(Seal)

Attest: _____
Nicole DeNeane, City Clerk

Sec. 5-4-51. P-2 preservation overlay zone.

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 - b. One dune walkover per lot shall be allowed, so long as it complies with all applicable provisions of this Code and ~~OCRM-BCM~~ regulations.
 - ~~c. One swimming pool per lot shall be allowed, so long as it complies with the applicable provisions of this Code and OCRM regulations.~~

(Ord. No. 2015-15, § 1, 2-23-2016)



City Council

6:00 p.m., Tuesday, May 27, 2025
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council members Bogosian, Streetman, Anderson (via Zoom), Ward, Hahn, Miars, Pierce, and Carroll, Mayor Pounds

Staff Present: Administrator Kerr, City Attorney McQuillin, various department heads

2. Citizens' Comments

Sondra Hines, 624 Carolina Boulevard, presented a list of resident supporters for the Plant-a-Palm 2.0 program aimed at planting palm trees in the front beach parking lot. A more detailed plan will be presented at committee meetings. Fall installation is planned. They are asking for the City's approval for the project and then for the City to continue to irrigate and maintain the trees. Multiple audience members stood in support of the proposed project.

Sara Vega, 104 Sparrow Drive, thanked the IOP Police Department for active participation in Operation Safe Stop. She explained how the program is aimed at increasing awareness of driver responsibility regarding school buses.

Susan Smith, 20 23rd Avenue, said she is supportive of the Plant-a-Palm program. She suggested the planting of other native trees around the island. She thanked Council for the inclusion of a resiliency staff position in the FY26 budget and hopes Council can be flexible with the salary. She also thanked them for their resolution to decrease the afternoon parking rates in the City lots.

Zachary Lary, IOP Chamber of Commerce, said he would like to withdraw the Chamber's request for ATAX funds. He said the award amount will not be effective in helping them with their plans and would like the opportunity to rethink the plans.

3. Approval of previous meetings' minutes

A. City Council Meeting – April 22, 2025

B. Special City Council Meeting Workshop – May 13, 2025

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

4. Old Business – none

5. New Business

A. Consideration of Tide valve purchase - \$67,845.34 + \$11,800 installation Truluck – FY25 Budget, Capital Projects Fund, \$1.03M

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

B. Consideration of purchase of Office 365 Migration, \$34,019.40 one-time, \$2,564 recurring monthly – VC3, FY25 Budget, General Fund, \$30,000

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

Administrator Kerr said the \$2600 monthly fee is replacing a slightly higher monthly fee. He also shared that Council Member Pierce is working with VC3 to make sure older emails are preserved through the migration.

C. Mutual Aid Agreement with North Charleston Police Department

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

Administrator Kerr said this agreement will replace the existing agreement.

D. Approval of ATAX Sponsorships

i. YWCA Martin Luther King, Jr. Event - \$5,000

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

MOTION: Council Member Streetman made a motion to amend the award to \$10,000. Council Member Anderson seconded the motion.

When asked why the award was only \$5,000, Administrator Kerr said the ATAX Committee did not feel the event generated the “heads in beds” needed for such an award after its third year. Council Member Pierce suggested awarding \$5,000 and ask the ATAX Committee for additional feedback on their reasoning. Council Member Anderson said the YWCA is actively working to increase the number of people who stay overnight on the island following the event.

VOTE: A vote was taken on the amended award amount as follows:

Ayes: Streetman, Anderson

Nays: Carroll, Miars, Pierce, Bogosian, Ward, Hahn, Pounds

The motion failed.

VOTE: A vote was taken on the original motion with all in favor.

Administrator Kerr said the ATAX Committee plans to work with the YWCA to increase their “heads in bed” ratio for the next event.

ii. IOP Chamber of Commerce - \$15,000 (withdrawn from consideration per the

request of the applicant)

iii. **Mary Alice Monroe Authors' Event - \$35,000**

MOTION: Council Member Pierce made a motion to approve. Council Member Bogosian seconded the motion.

Council Member Ward asked for confirmation that the check given for this event is made out to the 501(c)(3).

VOTE: A vote was taken with all in favor.

E. **Consideration of LENS request for signage at island entrance**

Administrator Kerr said LENS is open to discussing other locations for their signage. The issue will go back to the Committee for further development.

6. Boards and Commissions Report

- A. Board of Zoning Appeals – minutes attached
- B. Planning Commission – minutes attached
- C. Accommodations Tax Advisory Committee – minutes attached
- D. Environmental Advisory Committee – minutes attached

7. Ordinances, Resolutions, Proclamations, and Petitions

A. **Second Reading**

- i. **Ordinance 2025-03** – an ordinance to adopt a budget for Fiscal Year beginning July 1, 2025 and ending June 30, 2026

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

Mayor Pounds noted that this budget does not include a tax increase, pays off the debt of Fire Station 2, and increases cash reserves.

Council Member Pierce's comments regarding the budget are attached to these minutes.

VOTE: A vote was taken as follows:

Ayes: Carroll, Miars, Bogosian, Ward, Hahn, Streetman, Anderson, Pounds
Nays: Pierce

The motion passed 8-1.

- ii. **Ordinance 2025-04** – an ordinance to adopt business license fees

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

Ayes: Carroll, Miars, Bogosian, Pierce, Hahn, Streetman, Anderson, Pounds
Nays: Ward

The motion passed 8-1.

B. First Reading

- i. **Ordinance 2025-05**- an ordinance to amend the revocation trigger from a calendar year to a 365-day rolling period and stipulate that two garbage can violations are equivalent to one founded complaint for revocation purposes

MOTION: Council Member Bogosian made a motion to approve. Council Member Pierce seconded the motion. A vote was taken as follows:

Ayes: Miars, Pierce, Bogosian, Hahn, Streetman, Anderson, Pounds
Nays: Carroll, Ward

The motion passed 7-2.

- ii. **Ordinance 2025-06** – an ordinance prohibiting pools seaward of the maximum building line

MOTION: Council Member Miars made a motion to approve. Council Member Hahn seconded the motion. The motion passed unanimously.

- C. **Resolution 2025-02** – creating hourly afternoon parking rates and seasonal parking passes

MOTION: Council Member Pierce made a motion to approve and waive the reading. Council Member Bogosian seconded the motion. The motion passed unanimously.

9. Executive Session

MOTION: Council Member Ward made a motion to go into Executive Session in accordance with Section 30-4-70(a)(2) to receive legal advice regarding Quality Enterprises, Inc v. City of Isle of Palms complaint. Council Member Hahn seconded the motion. The motion passed unanimously.

City Council entered into Executive Session at 6:35pm.

City Council returned from Executive Session at 6:53pm. Mayor Pounds said no decisions were made.

MOTION: Council Member Hahn made a motion “that our City Attorney proceed in accordance with the discussions we had in Executive Session in the litigation of Quality Enterprises versus. IOP.” Council Member Ward seconded the motion. The motion passed unanimously.

10. Miscellaneous

11. Adjournment

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 6:53pm.

City Council, 5/27/2025

Respectfully submitted,

Nicole DeNeane

City Clerk

Council Member Pierce's Comments related to the FY26 budget:

Thank you, Debra, Douglas, and staff for your work on the budget.

In recent years, the Isle of Palms has benefited from a post-COVID surge in tourism-driven revenues—fueled by the rise in short-term rental units, increasing rental rates, inflation-related interest income, and a local building and hospitality boom. Like many governments that receive windfalls, the city has been increasing operating expense growth rates at a pace exceeding projected revenue growth.

IOP reported over \$51 million in cash accounts, and our auditors have commended the city's operating expense coverage. All positive—but it's one side of the ledger and based on a snapshot in time. Most of the cash is already committed to projects, or restricted, with over \$20M for the FY2027 beach nourishment project.

Some recent trends and this year's budget:

- Payroll and benefit-related expenses have grown 48% in just four years from \$8.3M (55%) of the General Fund revenue to \$12.1M (74%) this year. In another 4 years, these costs consume 84% of General Fund revenue. This trajectory is unsustainable.
- While we acknowledged the need to better align revenue with operating cost growth, like when we added the unbudgeted paramedic team a couple years ago —actions have lagged. This year's revenue budget does include two overdue market-based increases in parking rates and business license fees, plus \$4.8M in one-time grants.
- IOP's share of the next major beach nourishment project is estimated at over \$20M of the nearly \$30M total project cost. Costs are twice the 2018 nourishment project and IOP's contribution has increased tenfold from prior contributions. Historically, IOP paid ~16% of the cost, with State, FEMA, and private entities covering the rest. This time, nearly all costs will fall to us. The State allocated only \$1.5M in the current budget for all South Carolina beach nourishment. To fund this project, IOP will deplete the \$10M Beach Fund and require the remaining millions of dollars from the ATAX, Hospitality and other funds. We'll get through the upcoming project, but unlike other municipalities, we have not acted upon securing sustainable funding sources for the next, more costly 8-year nourishment cycle.

As a consequence, and as reflected in future year projections, there is limited investment in infrastructure, beach management and resilience projects.

We also have structural deficiencies in the budgeting process. Despite last year's brief discussion to reconstitute the Ways & Means Committee and modernize budgeting tools, neither has occurred. Our staff still relies on decade-old spreadsheets with hard-coded values, manual entry, and no integrated planning tools. This is a clear risk.

For example, \$4.4M in manual entry errors impacting fund balances—a mistake I found in a cursory review—should be a wake-up call. Several more errors were discovered during the budget preparation. Staff shouldn't be making critical calculations without adequate planning tools. There's little to no integration between payroll models, the 10-year capital plan, or the budget files themselves, which creates opportunity for inconsistencies and increases the risk of compounding errors. Basic AI tools reviewing our files immediately flags pervasive logic errors

and recommend restructuring. If we don't modernize, we are setting up both staff and future councils for failure.

Recommendations to consider:

- Reinststate the **Ways & Means Committee** to enhance financial oversight and planning.
- Provide staff with modernized, integrated budgeting and planning tools.
- Aggressively pursue **sustainable revenue sources** for long-term beach management, and new resilience projects— as peer communities have done.

While I'm confident IOP will make it through another funding year, I cannot support a budget that continues the trend of increasing financial risk and missed opportunities. Without action, future councils will inherit uncertainty and constrained options to address the long-term financial needs of the community.

To the City of Isle of Palms:

We, the undersigned property owners of the Isle of Palms, respectfully request the City's approval to initiate the Plant A Palm 2.0 project.

Plant A Palm 2.0 is a community-driven initiative aimed at planting palm trees in the vicinity of the second row parking lot in the Front Beach Commercial District. This project is designed to enhance the natural beauty of the area while fostering a stronger sense of civic pride and community engagement among residents.

Upon receiving approval, Plant A Palm 2.0 will launch a contribution program through which property owners and friends of the island may sponsor the planting of a palm tree for \$300. In support of this effort, we kindly ask that the City provide ongoing irrigation for the trees once they are planted on municipal property.

We are enthusiastic about the opportunity to collaborate with the City on this meaningful initiative and are confident it will contribute positively to the Isle of Palms as a place to live, work, and enjoy.

Respectfully,

Bobby Simmons
Jimmy Carroll
Jennifer Baldinger
Patsy Hindman
Monica Pelletier
Nick and Josh Hooser
Sarah Parker
Frank & Sondra Hines
Dudley Spangler
Jimmy III, Winslow, Capers
Carroll
Lisa Parr-Smith
Benj Farmery
Keith McMeans
Amy K. Rich
Tracy Moses
Hugh Swingle
Craig & Julie Eddy
Katherine Huskey
Christi Kunkle
Scott & Marcy Thompson

Susan & Todd Farrell
Andrew Vega
The Belforte Family
Chuck and Cindy Hughes
Scott Couchenour
Heather & Tom Witheford
Terry & Ellen McGowan
Angela D. Jones
Paul King
William Skeens
Sue Cotton
Darcia Grady
Lisa Sullivan
Dudley Spangler
Kris Stein
Dan and Nancy Harvey
Mark Oleary
Randy & Melissa Stucky
Stacey Streetman Johnson
Sharie Dale & Marc Settin
Judi Cohen

Dimi Matouchev
Drew Waddell
Cynthia Kemper Rocha
Family Vacation Rental
Cindy Williams
Just Beachy IOP
Grady Marsh
Robin & Daniel Baylis
The Refuge
Melissa Martin
Ron & Lisa Hooser
Joe Gandy
Bryan & Emily Walton
Meg Elam
Jen McConnell
Jim & Mary Butler
Char Niemczura & Ginger Gilles
Greg & Rhonda Force
Florence Medlin



PUBLIC HEARING
5:30pm, Tuesday, May 27, 2027
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 Bogosian, Streetman, Anderson (via Zoom), Ward, Hahn, Miars, Pierce, and Carroll, Mayor Pounds

Staff Present: Administrator Kerr, City Attorney McQuillin, various department heads

2. Ordinance 2025 – 03 – An ordinance to raise revenue and adopt a budget for the City of Isle of Palms, South Carolina for the fiscal year beginning July 1, 2025, and ending June 30, 2026

Director Hamilton reviewed the highlights of the proposed FY26 budget. Her presentation is attached to these minutes. There will be no property tax increase and on new debt in FY26.

3. Adjournment

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

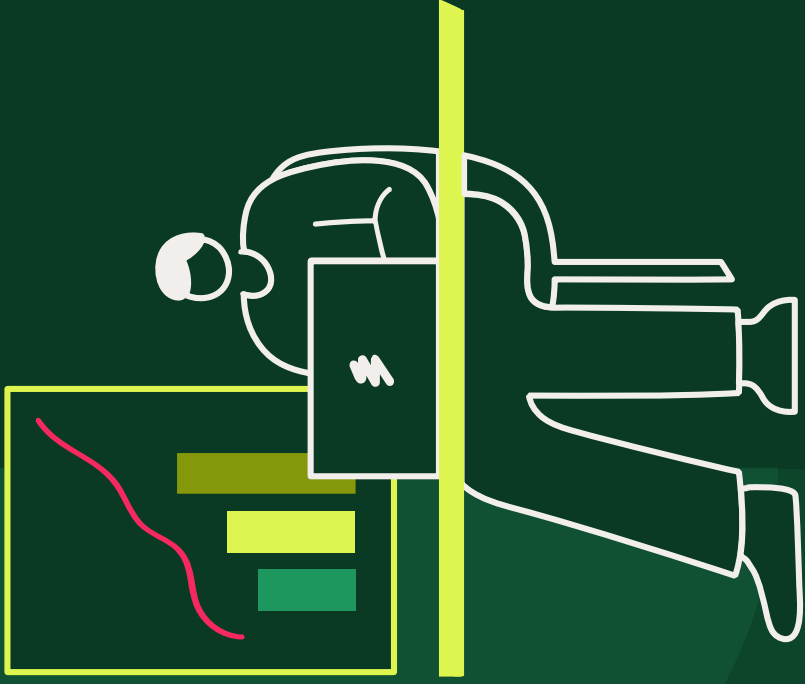
Respectfully submitted,

Nicole DeNeane
City Clerk



City of Isle of Palms

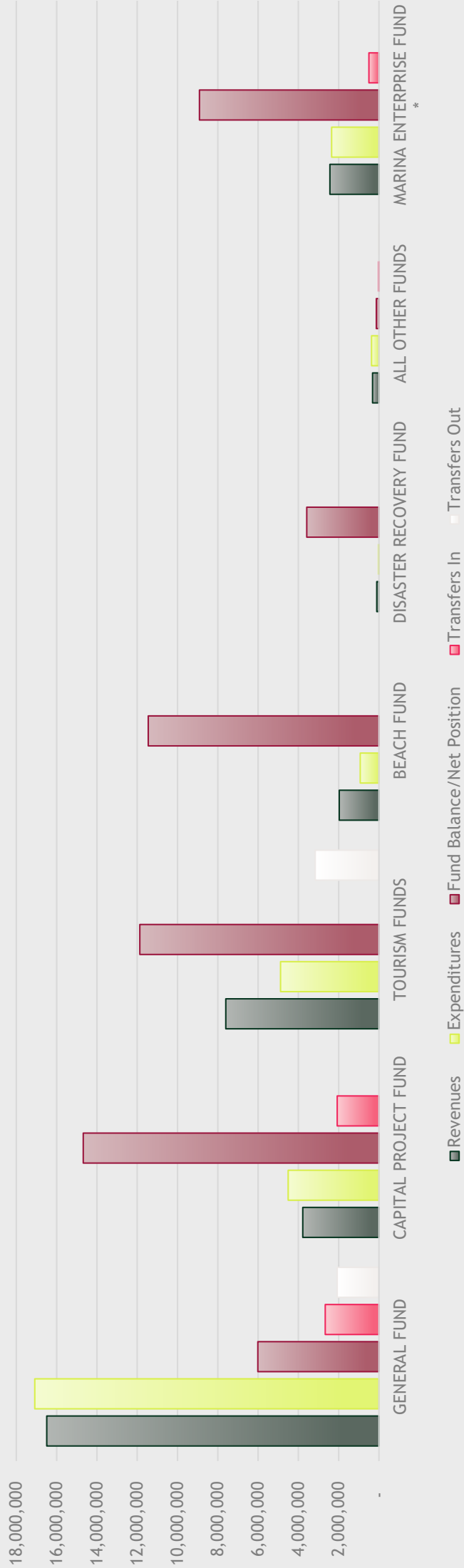
Proposed Annual Budget for Fiscal Year 2026



FY26 BUDGET SUMMARY BY REVENUE, EXPENDITURES AND FUND BALANCE/NET POSITION

Fund	Revenues	Transfers In	Expenditures	Transfers Out	Fund Balance/Net Position
GENERAL FUND	16,489,811	2,666,059	17,085,984	2,069,887	6,011,087
CAPITAL PROJECT FUND	3,780,290	2,069,887	4,508,586		14,677,305
TOURISM FUNDS	7,599,953		4,887,187	3,165,923	11,870,186
BEACH FUND	1,968,232		930,000		11,452,988
DISASTER RECOVERY FUND	105,053		13,000		3,583,719
ALL OTHER FUNDS	318,570	3,000	366,393	3,000	131,553
MARINA ENTERPRISE FUND *	2,434,724	499,864	2,350,572		8,911,407
TOTAL	32,696,632	5,238,810	30,141,722	5,238,810	56,638,244
*The Marina Fund's net position represents the overall financial health of the City of Isle of Palms' marina operations. Unlike other governmental funds that report a fund balance, the Marina Fund is an enterprise fund, which follows accrual accounting and reports a net position instead.					

FY26 BUDGET SUMMARY BY REVENUE, EXPENDITURES, TRANSFERS AND FUND BALANCE/NET POSITION



FY26 Budget Summary Highlights

The Proposed FY 2026 Budget aims to enhance the island’s initiatives to become South Carolina’s safest, most sustainable and family-friendly beach community.

❖ Total revenues were projected at **\$32,696,632**, a 14% increase from the FY25 Budget.

Increases are attributable to:

- Property Tax revenue **\$373,000** increased due to a rise in the market value of properties.
- Licensing & Permitting revenue increased by **\$725,000** due to a 15% rate increase applied to the base.
- Residential Rental Licenses (STR) revenue increased by **\$187,000** due to a 15% increase applied to the base.
- Increase Grant income by **\$1.9M** with grants awarded from FEMA Hazard Mitigation and FEMA Stormwater grants, as well as a State Budget Allocation grant.
- Tourism income increased by **\$423,000** based on 98% of the actual collections from most recent 12 months.
- Marina income increased by **\$378,000** based on collection.

❖ Total expenditure is projected to be **\$30,141,722**, representing a 13% increase from FY25.

FY26 Budget Summary Highlights

- ❖ The proposed budget does not include an increase to property taxes.
- ❖ General Fund revenues are budgeted at **\$16,489,811** – approximately 11% higher than the FY25 budget.
- ❖ General Fund expenditure is projected to be approximately **7%** higher than the FY25 budget, primarily due to increased personnel costs.
- ❖ Personnel costs account for **71%** of general fund expenditure and **41%** of city-wide expenditure. The budget for FY26 includes one new position for the Beach Resiliency Office and anticipates filling all remaining open positions.
- ❖ Transfers from the Tourism Funds to the General Fund are projected to be **\$2,666,059**, reflecting a **9%** increase from the FY25 budget. This approximately **\$214,000** increase is intended to cover rising personnel costs.
- ❖ Tourism revenues are projected at **\$7.6M**, which is approximately **98%** of the recent 12-month actuals.
- ❖¹⁹ The current proposed budget does not include any new debt.

Highlights by Departments

General



General

- Provision for **2.5% COLA** and **3% merit pool** wage adjustments.
- **\$72,365** City's tuition reimbursement program for employees pursuing degrees of higher education.
- **\$245,000** for initiatives recommended by the Environmental Advisory Committee and Community Enrichment Task Force— including water testing, glass recycling and Smart Composting, as well as State and Federal Lobbyist and grant writing services.
- **\$100,000** for flood mitigation project on Forest Trail fully funded by grant.
- **\$50,000** is allocated for the reconfiguration of the upstairs conference room to create additional office spaces.
- **\$250,000** for essential repair and maintenance to City Hall.
- **\$95,000** for benches in Front Beach area and the repair of sidewalks on Ocean Blvd between 10th and 14th.
- **\$285,000** for the repair of dune walkovers and replacement of mobi mats as needed.
- **\$570,000** for beach maintenance, including nourishment permitting, coordination with the USACE, groin permitting, and ongoing shoreline monitoring.
- **\$300,000** allocated for the development of public green space at the Marina and the resurfacing of the city's portion of the Marina parking lot.
- **\$1.5 million** for dredging at the city's Marina.

Summary Highlights Police Department

Police Department

- **\$217,000** for new vehicle purchases.
- **\$18,000** for replacement for computer server.
- **\$20,000** for speed radar and trailer.
- **\$6,000** to replace the Public Safety Building gate.
- **\$40,000** for new computers with Windows 11.

Summary Highlights Fire Department

Fire Department

- **\$18,000** for Sea Doo jet ski at Fire Station 1.
- **\$300,000** allocated for a rescue boat, with the city seeking a FEMA grant to cover 75% of the total \$1.2 million cost.
- **\$26,000** for All-Terrain Vehicle (ATV) for beach patrol.
- **\$40,000** for thermal imaging camera.
- **\$12,000** for battery powered Positive Pressure Ventilation (PPV) fans.
- **\$6,000** to replace the Public Safety Building gate.

Summary Highlights Public Works Department

Public Works

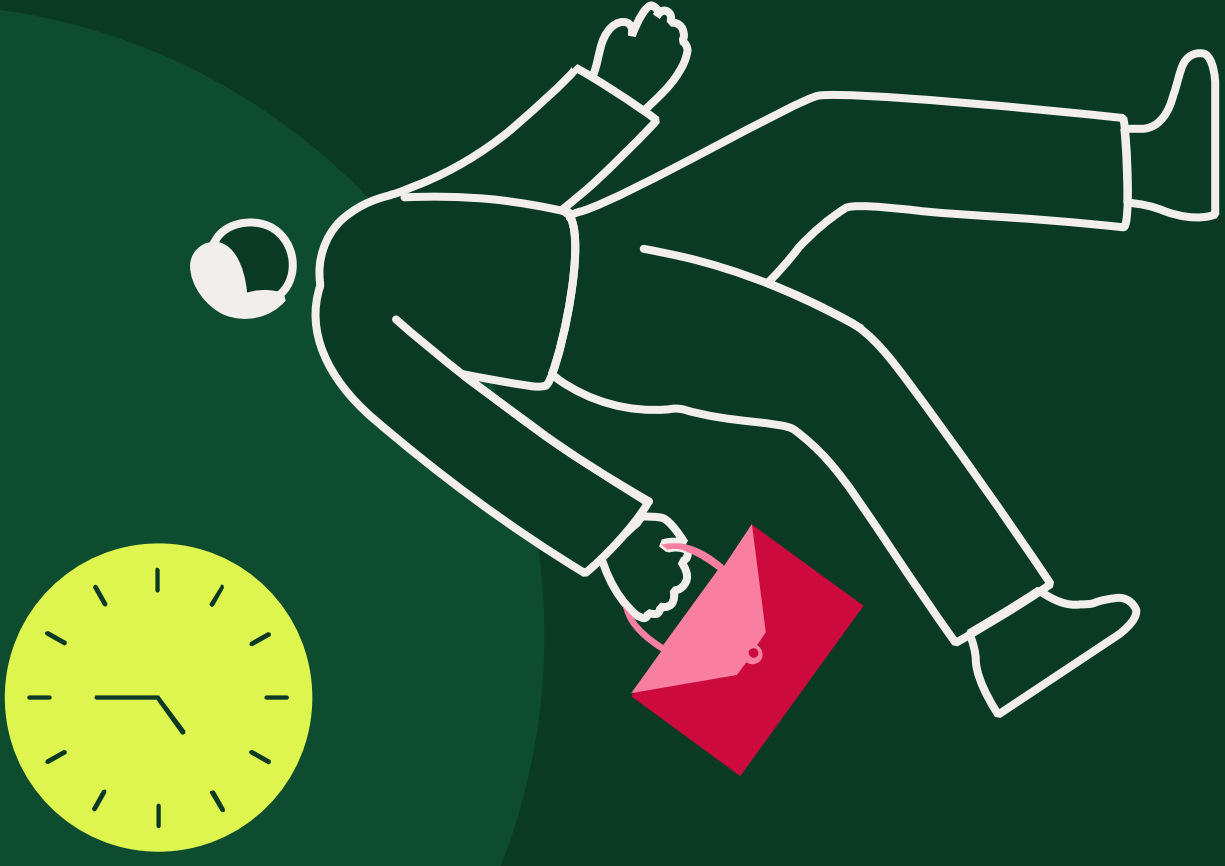
- **\$68,000** allocated to replace the hopper truck with a flatbed dump truck.
- **\$320,000** for rear loader garbage truck.
- **\$20,000** to replace four 4-in flood water pumps as needed.
- **\$20,000** for the replacement of fuel dispensers.
- **\$131,000** to continue the cost-sharing partnership with Dominion Energy for moving utility lines underground.
- **\$100,000** to purchase 96-gallon garbage carts for transitioning the remaining carts to new side loaders.
- **\$4,148,668** allocated for total drainage projects identified by the comprehensive drainage plan, including general drainage, the Palm Blvd drainage project between 38th and 41st, ongoing drainage and ditch maintenance, and the elevation of the Waterway Blvd multi-use path. **\$3,230,000** of this amount will be funded by FEMA Hazard Mitigation and Stormwater grants, as well as the State Budget Allocation grant.

Summary Highlights Recreation Department

Recreation

- **\$20,000** for scoreboards and playground equipment.
- **\$16,000** allocated for soccer goals fencing for soccer field.
- **\$220,000** for reconstructing two tennis courts and fencing for tennis courts.
- **\$20,000** for the replacement of flooring in the office and lobby area.
- **\$12,000** allocated for lighting improvements in the hallway and lobby area.

Thank you





SPECIAL CITY COUNCIL MEETING -- WORKSHOP

5:00pm, Tuesday, June 10, 2025

City Hall Council Chambers

1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

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

Staff Present: Administrator Kerr, various department heads

2. Citizens' Comments – none

3. Special Presentations

A. Update on Beach Projects – Steven Traynum

Mr. Traynum said over 117,000 cubic yards of sand were moved from the shoal onto the beach at Beachwood East and Ocean Club. Sandbags remain in place. He said that two more phases of the project are allowed with the current permit. Additional sand can be moved in the fall if the conditions warrant it. There is a 60' berm of dry sand as of today. The shoal should attach to the beach in the next 6 months. There are approximately 600,000 cubic yards of sand in the shoal.

He said, "The hot spot would be that area, the west end of Beachwood and then the Ocean Club area which will start to accrete as this sand is attaching. It's starting to spread to the north, and I would anticipate we will start to see some accretion close to the shoal, and then over maybe the next 12 months, that should start to work its way far enough north to the Ocean Club type area. So we may have some period over the next 6-12 months where we'd have additional erosion. It was very stable before the project. We've seen a little bit of erosion since then, and that's one of the reasons we didn't put as much sand there because it wasn't eroding near as fast as the Beachwood area was."

Mr. Traynum reported that all of the work on the USACE project has been focused south of 3rd Avenue to date. He has requested they begin moving north. He said 35,000 cubic yards of sand has been moved into a new dune between Breach Inlet and 10th Avenue and it has held up well throughout multiple spring tides. He recommends vegetation plantings in the fall. He said residents can get permits to add sand fencing. Administrator Kerr will secure a source of sand fencing to share with property owners.

Mr. Traynum hopes the project to pull and place sand from the ICW will be this fall.

Regarding the large-scale renourishment project, he said, “We are getting close to having all the kind of science background done for that permit. Most of that effort has been on the offshore borings, working on the geotech, trying to find a suitable borrow area. The biological assessment is pretty much complete other than putting that borrow area information into it. We are continuing to coordinate with SHIPO. They are still wanting us to avoid the proposed historic district, which is four square miles offshore that does contain some very good sand. So we want to make sure that the City, whether it’s this project, or a future project, maintains an ability to use some of that material. Once we have the full permit package ready to go, we submit it to the City for a review. I would be happy to speak with the beach committee to go through what the scope of that is and make any adjustments that we would need to make. And hopefully, we can have that submitted by the end of July.”

Regular beach monitoring is scheduled for July. He will be looking at the east end to “better identify the areas that are problems and areas that are gaining.”

He reviewed some of the proposed parameters for a large-scale renourishment project. Council Member Pierce asked for updated soft costs involved with a large-scale project.

Mayor Pounds said the additional sand from the ICW should be taken into account. But Mr. Traynum said he does not want to count on USACE for anything. Administrator Kerr added that he has not heard of dredging near Breach Inlet as a solution to the erosion problem in that area. A terminal groin is a better alternative.

Mr. Traynum’s presentation is attached to these minutes.

B. Environmental Advisory Committee Initiatives – Laura Lovins

Ms. Lovins reviewed the most recent and planned initiatives of the Environmental Advisory Committee. Her presentation is attached to these minutes.

C. Draft of Comprehensive Plan – Planning Commission

Administrator Kerr explained the State’s requirements for a Comprehensive Plan. This plan includes a new Resiliency element. The Planning Commission would like for City Council to review the plan and submit feedback to them in the next 30 days. The Planning Commission will then get the Comprehensive Plan in final form and recommend it to City Council for approval.

Administrator Kerr will send the redline version of the Plan to the Council so they can see what has changed. He asked them to pay special attention to the Resiliency, Transportation, and Priority Investment elements of the plan.

4. Dashboard of City Operations and Short-Term Rental Report

Administrator Kerr said City Hall has several vacancies which they are finding challenging to fill. There are two vacancies in the Police Department and two in Fire.

He noted that the STR report shows the total number of short-term rental licenses is stable.

5. Departmental Reports

6. Financial Review

Financial Statements and project worksheets

Director Hamilton said total revenues are at 91%. The budget is overperforming in property taxes, business licenses, rental licenses, building permits, and court revenue. Only 67% of LOST has been collected as of the end of May due to timing delays. There are similar timing delays in a few tourism revenue streams. Parking revenues are underperforming due to the reduced City share and some timing differences. General Fund expenditures are within budget.

Drainage costs in the Capital Fund are over budget, coming in at \$391,000 versus a budget of \$250,000. Public Works is over budget due to the solid waste and recycling contract. Beach Preservation is also over budget due to the cost of placing sand on the beach. Some of those costs have been offset by a grant. Disaster Recovery is over budget by \$25,000 due to some unanticipated storm preparation and cleanup costs.

The City has \$50 million in cash and earned interest last month at a rate of 4.49%. The current fund balance is \$47 million. The \$3 million difference is due to net assets and liabilities not reflected in cash.

Municipal ATAX, Beach Preservation, State ATAX, and the County Pass-Through are all overperforming from this time last year.

7. Procurement

Discussion of modifications to 2nd Floor of City Hall

Administrator Kerr said staff is looking for Council approval for one of the bids to modify the second floor of City Hall. There are two bids in the packet, and he hopes to have another one by the Council meeting.

8. Capital Projects Update

Administrator Kerr reported that 19 of 21 homeowners have signed the agreement needed to complete the drainage work at the Wild Dunes golf course. He said the window of opportunity to get the work done with the onsite contractor is diminishing. They are working on contingency plans should the City not be able to work with the current contractor.

Staff is working to secure the permits needed for the work between 38th and 41st Avenues. There is disagreement between the City and SCDOT as to who should maintain the project upon completion.

Staff is also working on securing permits for the marina dredging project.

The work on the Emergency Vehicle Path at the County Park is awaiting final landscaping and power hook-up.

Council Member Anderson met with the civil engineer about the marina parking lot. They are still waiting for approval from the tenants.

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

A. **Livability**

i. **Discussion of engaging a traffic engineer to document traffic on July 4th**

Administrator Kerr said the Public Safety Committee discussed the pinch points of traffic that led to the gridlock on Memorial Day weekend. They would like to use July 4th weekend as an opportunity to secure data to better identify the pinch points and possible solutions. Stantech is able to deploy drones to watch patterns of build and release throughout the day. This will be an unbudgeted expense if the Council wishes to vote on it at their June meeting.

A brief discussion determined that July 5 would be the better day to watch since July 4 will include traffic for fireworks.

ii. **Discussion of golf cart regulations**

Administrator Kerr said the new golf cart regulations signed into law in May allow municipalities to designate official golf cart paths. The other changes to the law are being incorporated into the work of the Public Safety department.

B. **Environmental**

Discuss of palm tree planting proposal in large municipal lot

This project will be discussed by the Environmental Advisory Committee this week. It will then go to the Public Services & Facilities Committee for consideration before coming to Council. Staff is talking with a landscape architect about irrigation and other concerns.

C. **Public Services**

D. **Personnel**

E. **Other items for discussion**

Resolution 2025-03 – to increase building permit fees

Administrator Kerr said, “I think Council agreed to generically kind of a 15% increase, and that is the percent increase that was applied to building permits specifically. The other subcontractor permits, it was brought to our attention that they were just so low that it is literally costing the City money in terms of manpower to do the electrical inspection, plumbing inspections for what we were charging. So those increases are more than 15%. I don’t think they are onerous, but I think it gets up to a cost that is equivalent to the service that the City’s providing for those permits.”

Administrator Kerr will forward benchmark information to the Council.

10. Legislative Report

11. Adjournment

The next City Council Workshop will be held on Tuesday, July 8, 2025 at 5pm.

Council Member Ward made a motion to adjourn the meeting, and Council Member Hahn seconded the motion. The meeting was adjourned at 6:34pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Isle of Palms Beach Management Update



Current Projects along IOP

- South End USACE Beneficial Use Project
- Shoal Management Project
- Large-Scale Nourishment Permitting
- Monitoring



Shoal Management Project Status

- Phase 1 work completed 22 May, 2025
- Total of 117,500 cy moved from shoal area
- ~80,000 cy at Beachwood
- ~38,000 cy at Ocean Club/Seascape
- Project limited by funds, tide conditions, and beach use



Early Construction



Shoal Harvesting



Completed Project



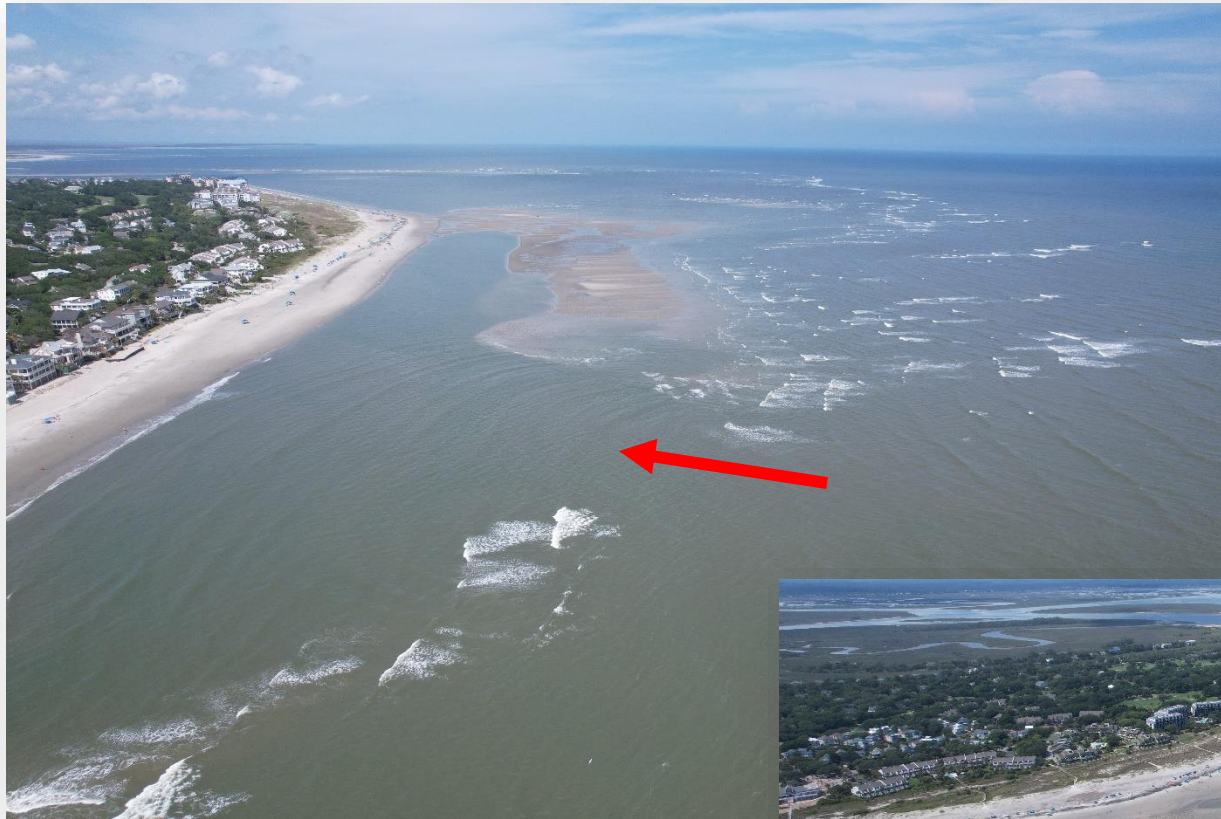
Completed Project



Completed Project



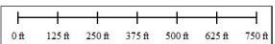
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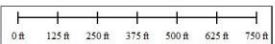
Gap at west end of
shoal is shrinking, but
still causing focused
waves



Nov 2024



Apr 2025



May 2025



May 28, 2025



May 28, 2025



Project Outcomes and Expectations

- Project restored a dry sand berm along both fill sections
- Access around stone revetment at Seagrove improved
- Project withstood multiple nor'easter events with no damage to structures
- Sand volume was lower at east fill area due to stability of the beach prior to the project – most of dry sand at Ocean Club has shifted but a wider intertidal beach remains
- Focused erosion is still ongoing at Beachwood, but reducing
- Western arm of shoal will likely merge with beach or other shoal in next ~6 months
- Eastern arm is attached and we should start seeing recovery shifting east soon
- Possible Phase 2 of initial project is possible in fall if necessary

USACE Project

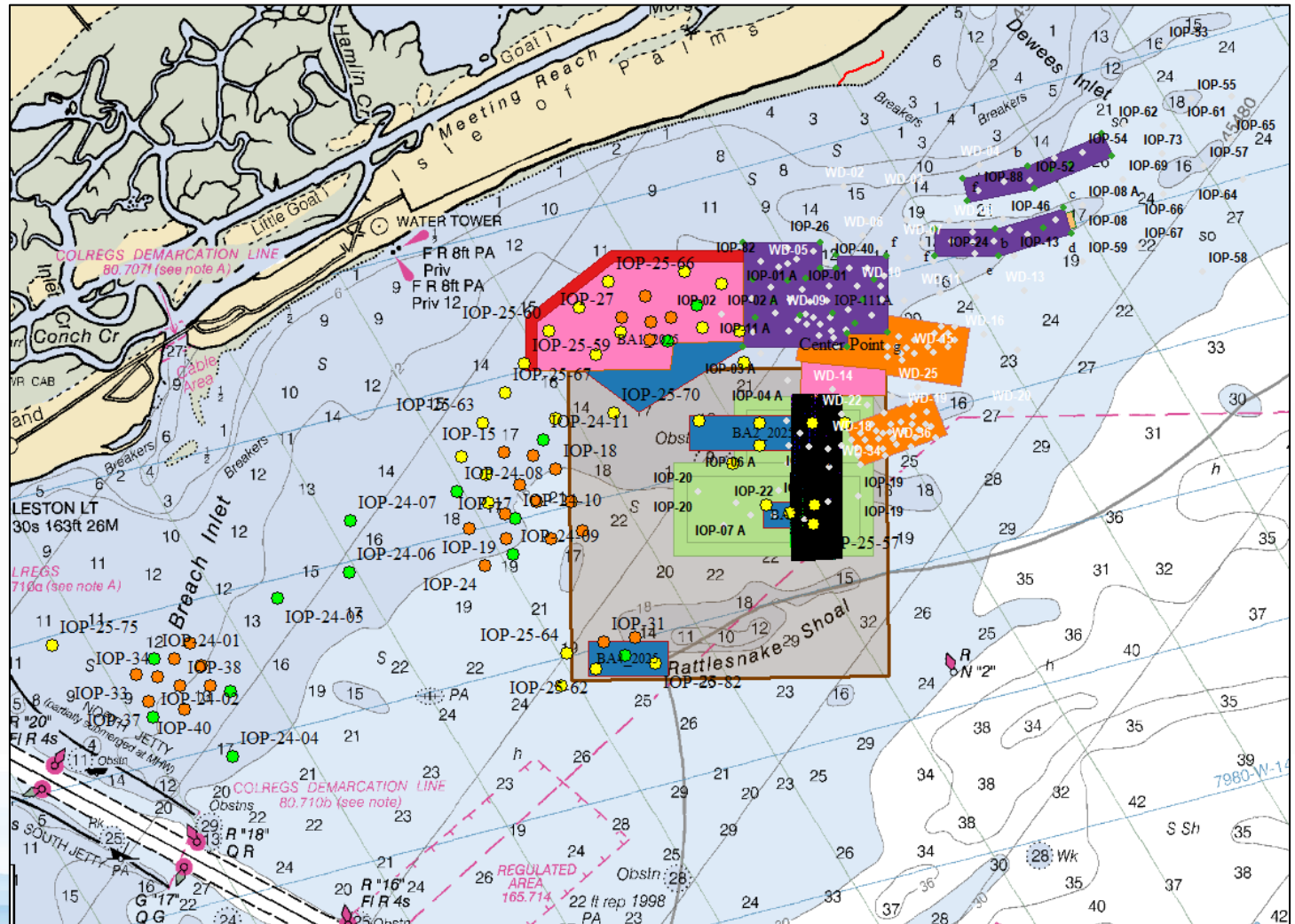
- Ongoing work along south end.
- All work to date has been south of 3rd Ave
- CSE requested USACE shift work further north
- Estimated ~150,000 cy have been placed to date (CSE rough est)
- IOP sponsored dune restoration relocated 35,000 cy of material into a new dune between Breach Inlet and 10th Ave.
- Dune has held up well through multiple spring tides >7.5 ft
- CSE recommends planting the dune in the early fall with dune veg

South End Dune



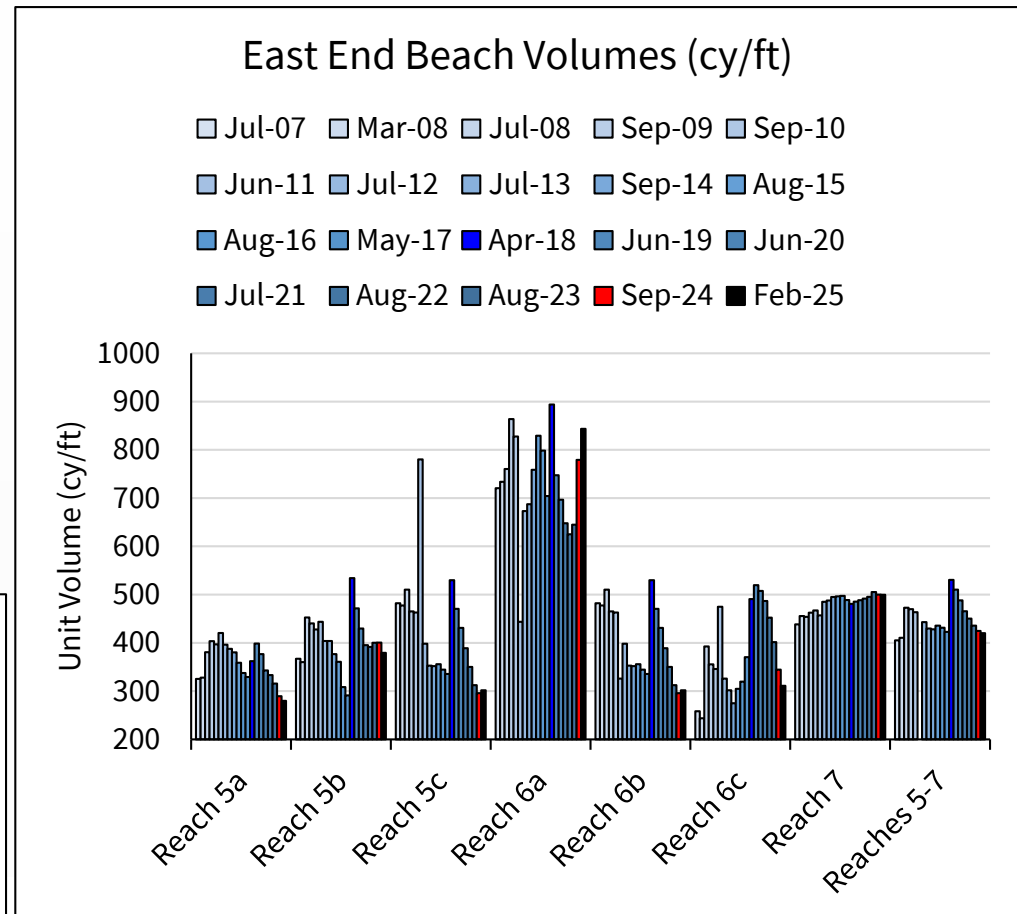
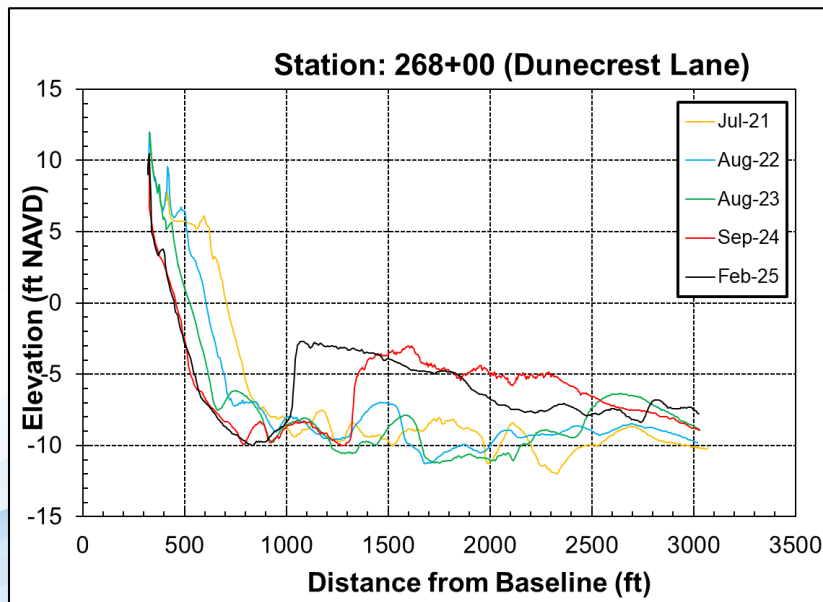
Large-scale Nourishment

- CSE is finalizing geotechnical investigations –
 - Collection, processing, and analysis of ~80 offshore borings
- Biological Assessment ~80% - pending final borrow area info
- Coordinating with SHPO for identification of suitable borrow area and geophysical data collection
- Will include recommendations from Beach Ad-hoc committee approved by council
- Permit submission by end of July 2025, issued by early-mid 2026
- First possible construction window Fall 2026/early 2027



Monitoring

- Annual survey scheduled for July 2025
- Feb 2025 survey shows continued erosion south of pier and dynamic east end
- Trend is positive for next 6 months



ENVIRONMENTAL ADVISORY COMMITTEE

Laura Lovins, Chair





Our Vision

To work towards making the IOP the coastal leader in environmental best practices.



OUR MISSION

To advise city council on matters of environmental impact, protections, conservation, and sustainability by exploring best practices and data.

Focus on Four Areas

Reduction of
litter, waste,
and pollution

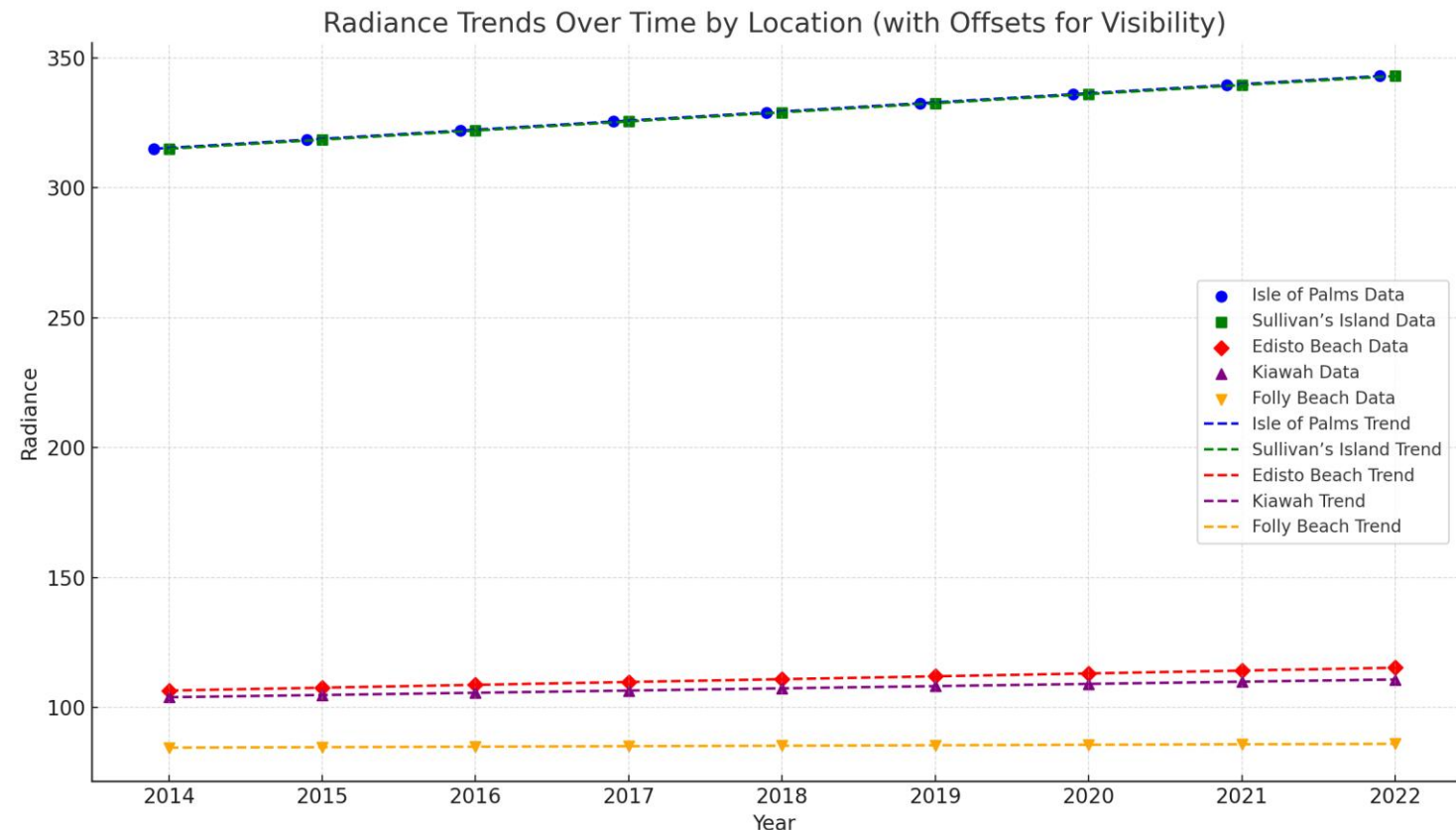
Protection of
wildlife and
habitat

Advocacy/
leadership in
climate action

Maintenance
of water
quality

LITTER AND WASTE – LIGHT POLLUTION

- IOP is experiencing light pollution increases of 4% PER YEAR since 2013.
- Other Lowcountry barrier islands have adopted ordinances that minimize light spillage and “sky glow” across the island.
- IOP can leverage existing best practices across the Lowcountry to better manage this challenge
- EAC is drafting proposed changes to existing IOP ordinances



LITTER AND WASTE

- Continued the partnership with SMART Recycling for food scrap composting, with bins at Carmen Bunch Park and marina
- Gave out close to 100 compost bins at IOP Farmers Market events during 2024
- Added compost bin liner dispensers from SMART Recycling at Carmen Bunch Park and the marina



take their food scraps to designated drop sites for FREE thanks to a partnership between the City of Charleston, Charleston County, Folly

Beach, Isle of Palms, Mount Pleasant and Sullivan's Island!

Sign-up is required. You will learn what items are accepted for composting and get instructions to access the carts.

[SIGN-UP TO COMPOST](#)

[EXPLORE WORKSHOPS, TOURS and TRAININGS](#)

 [Select Language](#)

Google Translate

 charleston-sc.gov





LITTER AND WASTE

- The EAC is working on a hybrid approach to litter removal from IOP's 55 beach access points, the front beach commercial area, & cans in the municipal parking lot.
- The current litter removal program has been implemented by an independent contractor, whose contract will expire Fall of '25- their equipment requires the use of open trash cans- often allowing litter to blow out of the cans & allows birds and animals to get to food scrapes. The current cans also have to be removed during storms & king tides.
- The new plan will place roll cans with lids in corrals streetside & at most beach access paths, as well as behind dune lines & the front beach commercial area.



HABITAT AND WILDLIFE

From May 1st through May 31st, Mary Pringle coordinated with the City's contractor, SJ Hamill, regarding loggerhead turtle nesting and sand placement on IOP in Wild Dunes. Turtle teams were to give Mary the "all clear" during their sunrise walks if there were no tracks between the POBH and Ocean Club or between POBH and Beachwood East where the sand placement was being done, to ensure the trucks would not be covering turtle tracks or destroying nests.



HABITAT AND WILDLIFE

- Our native plant garden is in it's second season at 7th and Palm, thanks to Sharleen Johnson with *Native Plants to the People*, Matt Simms, and members of the Exchange Club who donated benches.
- We also have 14 families of Purple Martins at the garden! Mary Pringle is working with SC Audubon to get the nestlings banded so we can see if they return again next year.



HABITAT AND WILDLIFE

- The new public dock was unveiled this Spring, and the EAC is working with Susan Hill Smith on an installation of wildlife and nature interpretive signs to be placed around the walkways at the dock.
- Funding for the installation is being pursued with Islander 71, the Marina, and Wild Dunes Resort.





HABITAT AND WILDLIFE

- In March of this year, a resident of IOP came to the EAC meeting to provide citizen's comments on her family's health issues related to environmental toxins- specifically unsafe levels of Glyphosate (Round-Up).
- The EAC did research on Glyphosate, and found that cities and municipalities across the US have restricted or banned the use of Glyphosate, the active ingredient in Round-Up, driven by concerns of health risks and negative environmental impact.



HABITAT AND WILDLIFE

- The EAC is working on language to ban the use of Glyphosate (i.e. RoundUp TM) on City owned or managed properties, to leverage best practices from 11 other states.
- The City of IOP currently uses RoundUp sparingly on weeds in tough areas, like gravel parking lots.
- Green Carolina, the main landscape company for Wild Dunes also uses RoundUp sparingly –their main herbicide is Speed Zone, which does not contain Glyphosate.
- Glyphosate is used on the golf courses in Wild Dunes



Climate Action

- The Environmental Advisory Committee will begin working through many of the climate action items that were identified by the Community Enrichment Plan, put forward in early 2025.
- Topics include: advancing recommendations from the City's Sea Level Rise Adaptation Plan; model, map, and monitor areas on the island most susceptible to sea level rise, flooding, and storm surge; study, and help to inform the City and the island residents on the social and economic impacts of climate change, including cost analysis/calculations; make recommendations on living shorelines, neighborhood raingardens, and other natural vegetation to mitigate flooding related to climate change.

MAINTENANCE OF WATER QUALITY



- Many neighborhoods and areas of the island regularly experience flooding, not just during major storms, but now during “sunny day” rain events.
- There are approximately 1,150 septic systems on IOP, and there are over 200 grinder pumps due to development. There are currently no ordinances requiring inspections of septic systems.
- In '24, EAC unanimously approved a proposal for monitoring water quality at drainage outfalls.
- Parameters of interest include fecal coliforms, total coliforms, nitrogen, phosphorous, oil and grease, pH, and suspended solids.
- Analysis was performed by Trident and Gel Lab

MAINTANANCE OF WATER QUALITY



- Three (3) outfalls from the testing came back with unhealthy levels of nitrates & total nitrogen which lead to algal blooms/eutrophication, TKN (organic and ammonia nitrates) suggesting organic waste or sewage contamination, as well as heavy sediment (oil & grease) runoff.
- The next step is to do additional testing to pre-screen for levels of bacteria. This will determine if we move forward with additional testing broken out by DNA of different species to begin to pinpoint human vs. animal (deer, gull, dog, bird) bacteria. If we test several times, and the bacteria levels come back consistently high for human waste vs. animal, then we have a case for recommending septic inspection ordinances.

MAINTENANCE OF WATER QUALITY

- In 2024, Sandy Brotherton, Chair of the EAC asked that water quality, specifically finding ways to help the Water & Sewer Commission expand the island sewer system, become top priority.
- After meeting with Chris Jordan at the Water Commission in early Spring of '24, it became clear that major funds would need to be found and secured to enable the planned sewer expansion on the island to happen.
- In June of '24, the EAC met with Ryne Phillips, Water Resources Team Leader of Seamon Whitside, to find out about Federal level funds available for municipal water projects.



MAINTENANCE OF WATER QUALITY



- With the MOU between the City and the Water department, the EAC coordinated a meeting with Chris Jordan and Douglas Kerr in September '24 to discuss the sewer master plan. The EAC forwarded the idea of setting up a meeting with Ryne Phillips to present ways the City and Water department could tap into Federal funds for water infrastructure.
- A meeting with the EAC, Ryne, Douglas and Chris was coordinated, and the City and the Water department agreed to pursue looking into hiring a Federal lobbyist to help with their big ticket projects.
- March '25, Council unanimously voted to hire
- Thorn Run Partners as Federal lobbyist.

COMMITTEE MEMBERS

Laura Lovins, Chair

Todd Murphy, Vice Chair

Eric Cicora

Matt Simms

Sean Popson

Lucinda (Cindy) Marrs

Mary Pringle

Lucia Spiotta, student member



Public Comments - May 22-June 20, 2025

Date Submitted	Name	Address	Comments for Council Meeting	Meeting This Comment is Intended For:
6/18/2025	Sean Griffin	4 Marsh Point Lane, Isle of Palms, South Carolina 29451	As a long time resident for 26 years? I've always been concerned about how fisherman will go to the beach and start fishing right next to swimmers. I would encourage the city council to ban fishing within 100 feet of beachgoers during the main beach hours 9 AM to 5 PM. I strongly feel as if they bring in more small and medium sized sharks, which can lead to more negative human interaction. This kind of interaction could lead to a lot of injury and negative publicity for IOP. Thank you!	City Council
6/10/2025	Rich Steinert	3601 Hartnett, IOP, South Carolina 29451	A useful data point to add to the short term rental slide would be to see how the number of STRL for single family homes has changed during the same 2010-2024 period.	City Council
6/10/2025	Rich Steinert	3601 Hartnett, IOP, South Carolina 29451	I want to confirm if the July 4th golf cart parade is still planned and supported for 2025. It is a great family event.	City Council

Public Comments - May 22-June 20, 2025

6/2/2025

Mrs. Sarah E.
Vega

104 Sparrow
Drive, Isle of
Palms, South
Carolina 29451

I regret that I am unable attend your meeting on 6/3 to share these comments directly, but I thank you for your consideration. At the May 30th Mayor's Coffee, Chief Cornett highlighted the small size of our police force. It's truly impossible for them to be everywhere at once. Much to my dismay, they weren't able to witness me being passed by another vehicle TWICE in the past month on Waterway Boulevard – a road fully marked with double yellow lines – while making my way home at 25 mph. It's happened to me other times in the past few years, but with summer here and recommendations from the Community Enrichment Plan now assigned to your committee, I feel compelled to bring this safety issue to your attention. The Community Enrichment Plan specifically recommends reevaluating the need for speed limit signs on Waterway Boulevard, along with any other roads on the island that consistently see speed violations. To my knowledge, we have 2 signs on the entire island that would let people know they should be driving 25 mph on Waterway Boulevard – one at the base of the Connector and one as you cross Breach Inlet. We used to have at least 2 signs on Waterway Boulevard itself, one each direction, and they were great reminders, even for me at times, to slow down. They were removed several years ago to reduce signage on the island, which I can respect from an aesthetics perspective, but which I would also argue is now having unintended consequences. To make matters worse, if you are using Google Maps to navigate to a destination, which presumably many of our visitors are, the speed limit is incorrectly displayed at 30 mph for Waterway Boulevard. It leads me to question if many of our neighborhood streets also have the same problem of being incorrectly labeled. This is low-hanging fruit that can be addressed immediately as a city by contacting Google and asking SCDOT for support in doing the same. Likewise, anyone with knowledge of human factors should be able to recognize that having no speed limit signs on Waterway Boulevard doesn't do much to ensure the safety of all the different vehicles and people using that road – personal vehicles, City vehicles, delivery vehicles, walkers, runners, bicyclists, skateboards, golf carts, and LSVs. I'm not naïve enough to believe that adding signage or correcting Google maps will fully eliminate driving infractions. However, I do drive like my children live here, and I'd like to see us as

Public Safety
Committee



**Public Services & Facilities Committee Meeting
9:00am, Tuesday, June 3, 2025
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 Pierce and Miars

Absent: Council Member Hahn

Staff Present: Administrator Kerr, Director Pitts, Asst. Director Asero, Director Ferrell

2. Citizen's Comments -- none

3. Approval of Previous Meeting's Minutes – May 6, 2025

MOTION: Council Member Pierce made a motion to approve the minutes of the May 6, 2025 meeting. Council Member Miars seconded the motion. The motion passed unanimously.

4. Marina Tenants' Comments -- none

5. Old Business

A. Update on Waterway Boulevard project

Administrator Kerr reported that 19 of 21 property owners have executed the agreement needed to move forward with the golf course portion of the project.

He also shared that the contractor currently on site mentioned that they may not have the manpower to take on this project right now. If they cannot do it and or if Wild Dunes has concerns about the "intermingling with their contractors," the City may have to find a new contractor for this portion of the project. He expects an answer this week, and it will take a few weeks to find a new contractor.

B. Update on Beach projects

Administrator Kerr said the shoal management project wrapped up before Memorial Day. CS&E is surveying the work and the remaining shoal to ensure the sand is moving as expected. The work held up well during recent king tides. It will be at least 6 months before the shoal is fully attached. Sandbags remain in place in the Ocean Club area. Additional bags and or additional work on the shoal can be considered after the season if needed.

The work of the USACE is slow at the south end of the island. He would like to see them move their work towards 6th, 7th, and 8th blocks, but they say they do not have that flexibility at this time. They will eventually be in that area. Administrator Kerr will ask Mr. Traynum to review the permit to see if the City can move more sand and the costs involved, if needed.

Council Member Pierce asked how much sand of the planned 500,000 cubic yards has been moved. Administrator Kerr pointed out that with the other sand from the ICW, the City is getting approximately 700,000 cubic yards of sand placed at the south end of the island.

Council Member Pierce would like Mr. Traynum to update cost estimates of upcoming projects. Administrator Kerr will ask Mr. Traynum to attend next week's workshop to update City Council.

6. New Business

A. Request from Dominion Energy to consider EV charging stations

Administrator Kerr said this item will be moved to the July agenda since the Dominion Energy representative did not attend the meeting.

B. Discussion on policy to allow civic organization signs

Both Council members Miars and Pierce do not believe allowing civic organizations to place signs on City property is a good idea. Council Member Miars said the vetting of the signs is a burden for the staff and does not see how the signs are beneficial to the City or the organization. They recommend the City not allow the placement of civic organization signage.

C. Discussion on City's IT arrangements

Council Member Pierce noted the increasing IT costs and would like to scrutinize the costs and contracts to look for the opportunity to optimize where possible. Administrator Kerr will run reports listing the largest expenses. Administrator Kerr, Director Hamilton, and Council Member Pierce will work together with VC3.

D. Discussion of Public Services & Facilities-related matrix recommendations

Committee members reviewed the matrix recommendations. Director Ferrell detailed those suggestions for the Recreation Department that are in progress and those that are completed. Council Member Miars suggested that Director Ferrell evaluate the recommendations that are not complete and bring them back to the Committee when necessary. Administrator Kerr will amend the matrix to reflect the status of the Recreation Center recommendations.

Administrator Kerr will bring back to the Committee examples of pavement lighting and the concept of Palm Boulevard that was endorsed by Council for further discussion.

The Committee will discuss the power and drainage-related recommendations at their July meeting.

6. Miscellaneous Business

The next regular meeting of the Public Services & Facilities Committee will be Tuesday, June 8, 2025 at 9am.

7. Adjournment

Council Member Pierce made a motion to adjourn and Council Member Miars seconded the motion. The meeting was adjourned at 10:16am.

Respectfully submitted,

Nicole DeNeane

City Clerk



**Public Safety Committee Meeting
11:00am, Tuesday, June 3, 2025
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 Streetman, Anderson, Bogosian

Staff Present: Director Kerr, Director Hamilton, Chief Cornett, Chief Oliverius

2. Citizen's Comments -- none

3. Approval of Previous Meeting Minutes – May 6, 2025

MOTION: Council Member Streetman made a motion to approve the minutes of the May 6, 2025 meeting. Council Member Anderson seconded the motion. The motion passed unanimously.

4. Old Business -- none

5. New Business

A. Discussion of shark fishing/Seabrook Island ordinance

Committee members discussed the parts of the shark fishing ordinances from Seabrook Island and Horry County that they liked and disliked. After some discussion, Council Member Bogosian asked for staff to bring back a draft ordinance addressing no chumming (using Seabrook Island's definition), no drone deployment, no commercial fishing, and no intentional fishing and taking of sharks. He would also like to see some guidelines regarding surf fishing that mirror Seabrook Island's ordinance. Chief Cornett stated that guidelines are unenforceable.

B. Discussion of changes to noise regulations

Council Member Bogosian reviewed his suggested changes to the last year's failed noise ordinance that would modify the current noise ordinance with the intent of distinguishing between daytime and nighttime noise levels. He feels these changes make the ordinance more enforceable.

Council Member Streetman said he has concerns about the use of "reasonable" in the first paragraph and believes these changes make the ordinance more subjective and less clear.

Council Member Bogosian said he spoke with Chief Cornett about this at length and believes these changes address noise across the island and not just in relation to short-term rentals.

Council Member Anderson would like to see a specific decibel level (55 dBa) in the ordinance for nighttime noise levels.

Chief Cornett said that Code Enforcement would like “reasonable” to be in the ordinance. He also offered two other administrative changes. He added that loud noise and loud speaking at night is already being addressed. He is not sure that these proposed changes make it more enforceable, but it goes provide clearer definitions for court. He added that decibel levels along with measurement guidelines also aid in prosecuting noise complaints.

Further discussion of nighttime noise levels will be discussed at the July meeting.

C. Discussion of Breach Inlet signage parking

Administrator Kerr said that the City will be working with Sullivan’s Island to create and place unified signage at Breach Inlet to increase public awareness of the dangers of swimming in the area. Council Member Anderson said the signs should clearly be official signage so that visitors don’t mistake it for privately placed and it should be bilingual.

Discussion ensued as to the proper message and placement of the signs for maximum effect. The Committee would like to see “Don’t Swim Past This Point” on signs at the appropriate beach accesses and on the beach.

Chief Oliverius suggested City Council may want to discuss similar warning signage and better historical signage at Thompson Park once the work at Breach Inlet is complete. He said it is an opportunity to reduce risk and beautify the island.

Administrator Kerr will reach out to DNR about buoys in the area and SCDOT about signage on the bridge.

D. Discussion of golf cart regulations

Chief Cornett reviewed some of the new golf cart regulations signed into law by the Governor on May 22, 2025: owners must have a DMV decal and registration for the golf cart, and it must be with the cart; owners must have proof of insurance on their person, and all passengers under 12 must be properly restrained.

He added that municipalities now have the authority to designate official golf cart paths. He will bring an ordinance to the Committee next month to make the path along Palm Boulevard an official path.

Public Safety has been publicizing these changes via social media and reworking their golf cart brochure, which they will share with any business renting out golf carts. These updates were also shared at a recent Coffee with the Mayor.

E. Discussion of traffic issues

Council Member Anderson explained the traffic gridlock she was stuck in on Memorial Day weekend. She believes officers controlling the traffic flow at the light could have helped the situation.

Chief Cornett stated that he also sat in the traffic and monitored all the 511 cameras throughout the day. He said the problem exists with the volume of traffic leaving the island simultaneously as well as drivers' poor merging skills. He said he does not have enough staff to keep an officer directing traffic at the light.

Council Member Anderson suggested a traffic study be done on July 4th and make recommendations about managing traffic flow better. Administrator Kerr said he will speak with Stantech to see what can be organized by that weekend and the costs involved.

F. Discussion of public safety-related matrix recommendations

Administrator Kerr explained the organization of the matrix. He said the traffic flow and golf cart discussions were added to today's agenda via the recommendations on the matrix.

Council Member Bogosian and Administrator Kerr will group similar initiatives and then address 1-2 per meeting.

6. Miscellaneous Business

Council Member Streetman asked about painting the pedestrian crosswalk at 43rd and Palm. Chief Cornett said he mentioned it to Asst. Director Asero and will follow up with him.

Council Member Anderson stated that one of the "All Ways" signs is missing from the intersection at 41st Avenue.

The next meeting of the Public Safety Committee will be Tuesday, July 1, 2025 at 11:00am.

7. Adjournment

Council Member Bogosian made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 12:18pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



Estimate from Beach Construction Company

www.beachconstruction.net

1487 United Drive

Huger, SC 29450

CUSTOMER: IOP

1207 Palm Blvd.
Isle of Palms, SC 29451

JOB: 1207 Palm Blvd.

DATE: 05/16/2025

<u>Description</u>	<u>Amount</u>
<p>Scope of Work:</p> <ul style="list-style-type: none"> - Constructing two walls on the second floor of the building to allow for additional office space. - Two (2) walls measuring 15' x 10' and 9' x 10'. <p><u>15' x 10' Wall:</u></p> <ul style="list-style-type: none"> • 3'0" x 6'8" full lite RHIS pre-hung door. 1-3/8" thickness. • Isolate 2 lights in room and add an additional light switch on inside of the wall next to the door to operate the isolated lights. • Framing, insulation, electrical, sheetrock, trim, and painting. <p><u>9' x 10' Wall:</u></p> <ul style="list-style-type: none"> • 2'8" x 6'8" 6-panel RHIS pre-hung door. 1-3/8" thickness. • Moving HVAC supply in ceiling to allow for framing of new wall. • Framing, insulation, electrical, sheetrock, trim, and painting. <p>I. Labor</p> <p>II. Materials</p> <p>III. Trash</p>	<p>I. \$10,180.00</p> <p>II. \$5,988.00</p> <p>III. \$750.00</p> <p>Total: \$16,918.00</p>



Estimate from Beach Construction Company

www.beachconstruction.net

1487 United Drive

Huger, SC 29450

Terms:

-Payment: Payment is due upon receipt of invoice for the disclosed amount. A service charge of 1.5% per month (ANNUAL PERCENTAGE OF 18%) will be added to amounts not paid within 30 days.

-Changes in the services: The customer may request reasonable changes to the services; however, any changes to the services must be in writing and signed by both the contractor and the customer per a change order.

-Sub-Contractors: Beach Construction Company provides their own sub-contractors for each individual project. All other sub-contractors used outside of Beach Construction Company's resources; require their individual permit and supervision outside of the responsibility of Beach Construction Company.

-Materials: The cost of materials may be collected before construction begins, depending on the specifications of the project. All lumber sizes are approximations; and are not nominal size.

-Painting: Painting prices cannot be determined before the project begins unless an architectural set of drawings is provided. If no architectural drawings are provided; painting proposals will be determined once the project reaches a further point of completion as to where the price of painting can be fairly determined. If the project alters from the architectural drawings in any way; the original painting proposal is voided, and a new proposal will need to be given.

By signing this agreement, all parties agree to the terms as described above. Alterations to this agreement can only be made by both parties and must be placed in writing. Both parties will be responsible for upholding its terms.

***Building our Legacy Started by Building for our Customers!**

Customer Signature: _____ **Date:** _____

Beach Construction Signature: _____ **Date:** _____



BOARD OF ZONING APPEALS
4:00pm, Tuesday, June 3, 2025
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Ellen Gower, Susie Wheeler, Bob Miller, and Zoning Administrator Simms

Absent: Ted McKnight

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Wheeler made a motion to approve the minutes of the May 6, 2025 meeting, and Mr. Miller seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Special Exceptions

A. 7 Commons Court

Zoning Administrator Simms said, "The applicant is requesting a special exception to allow the establishment of a charcuterie catering business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no employees working in the residence other than family members that live in the home."

The applicant said food preparation is done at a kitchen in Mt. Pleasant. There will be no foot traffic or deliveries made from the home. There will have no signage on the home or car to indicate the presence of a business.

MOTION: Ms. Wheeler made a motion to approve, and Ms. Gower seconded the motion. The motion passed unanimously.

B. 24 22nd Avenue

Zoning Administrator Simms said, "The applicant is requesting a special exception to allow the establishment of a shuttle service business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no

employees working in the residence other than family members that live in the home. The applicant has indicated two carts will be stored and maintained in the rear of the property.”

The applicants explained they will be using two LSVs to transport people around the island. The vehicles will be stored in canvas covers at the rear of the property. The only signage is detachable and will be on the top of the vehicles when in use.

Mr. Simms noted that the City does not allow for storage of home business-related items on the property unless it is under the roof of the main house. The applicant indicated that the home is on a slab and the garage does not fit the LSVs. He did state that the neighbors are aware and supportive of the business.

MOTION: Ms. Gower made a motion to defer the application until the next meeting so that the applicants can secure an approved location to store the vehicles when not in use. Mr. Miller seconded the motion. The motion passed unanimously.

5. Adjournment

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 4:32pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



**Planning Commission Meeting
4:00pm, Wednesday, June 11, 2025
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

Present: Sandy Stone, Rich Steinert, Sue Nagelski, Tim Ahmuty, Ron Denton, Jeffrey Rubin

Absent: David Cohen

Staff present: Administrator Kerr

2. Approval of minutes

MOTION: Ms. Nagelski made a motion to approve the minutes of the May 14, 2025 meeting. Mr. Stone seconded the motion. The motion passed unanimously.

3. New Business

Review of Recommendations Matrix

Administrator Kerr pointed out that some of the recommendations on this matrix are from the Comprehensive Plan. He said that several of the recommendations assigned to the Planning Commission are already part of the ongoing work that is assigned to them.

The Commissioners reviewed the matrix recommendations that are not part of the Comprehensive Plan and had brief discussions about the status of each recommendation. Administrator Kerr will update the status of those recommendations that were discussed.

At their July meeting, the Commissioners will discuss those recommendations from the Comprehensive Plan and the comments from City Council about the Plan.

He also asked Commissioners to review the Transportation section of the Comprehensive Plan. He shared that he spoke with Stantech about the traffic gridlock on Memorial Day weekend. Stantech believes the IOP Connector is as efficient as a roadway can be. Part of the traffic issue is that there are 1700 parking spaces available and, on that weekend, there were 1500 cars/hour coming across the Connector. Additional traffic management may not have helped the gridlock.

4. Old Business

5. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, July 9, 2025 at 4:00pm.

6. Adjournment

Mr. Stone made a motion to adjourn, and Mr. Steinert seconded the motion. The meeting was adjourned at approximately 5:15pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



ENVIRONMENTAL ADVISORY COMMITTEE

4:00pm, Thursday, June 12, 2025

1207 Palm Boulevard, Isle of Palms, SC

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

MINUTES

1. Call to order

Present: Laura Lovins, Mary Pringle, Eric Cicora, Cindy Marrs (via Zoom), Sean Popson, Todd Murphy

Absent: Dane Buckout, Lucia Spiotta

Staff Present: Administrator Kerr, Asst. Director Asero, Council Member Miars (via Zoom)

2. Citizen's Comments

Mr. Jimmy Carroll shared a handout with the Committee which is attached to these minutes. He explained the genesis of Plant-A-Palm 2.0. He is asking for the Committee's blessing on the project. They are asking the City for ongoing maintenance and irrigation of the trees. They hope to have them planted in the fall.

Mr. Hugh Swingle of the Family Vacation Rental Group said he is excited about the project, and his group has donated 10 trees to the project.

Mr. Benjamin Farmery, Front Beach business owner, also spoke in favor of the project and has committed 22 trees to the project.

3. Approval of previous meeting's minutes

Ms. Popson noted a spelling error on page 2, section E.

MOTION: Ms. Pringle made a motion to approve the minutes of the May 15, 2025 meeting as amended, and Mr. Murphy seconded the motion. The motion passed unanimously.

MOTION: Ms. Pringle made a motion to reorder the agenda to allow for discussion about the Plant-A-Palm project first. Mr. Murphy seconded the motion. The motion passed unanimously.

4. Presentations – none

5. **Old Business**

A. **Plant-A-Palm 2.0**

Administrator Kerr said the City will not be financially supporting this project other than to irrigate and maintain the trees. Money for that will come from the City's Tree Fund. He added that the Public Services & Facilities Committee and City Council will need to work through the land use of the lot since Public Works often uses it as a location to hold debris before it is hauled off the island.

Mr. Murphy suggested adding other native plants to the parking lot. Administrator Kerr will speak with the landscape designer about that.

MOTION: Mr. Murphy made a motion to recommend the Plant-A-Palm 2.0 plan to City Council. Ms. Lovins seconded the motion. The motion passed unanimously.

B. **Lighting ordinance presentation – Todd Murphy**

Mr. Murphy shared the latest draft of the proposed lighting ordinance as well as what he may say to City Council when it is presented to them for First Reading.

Discussion ensued about clarifying that the ordinance is focused on residential lighting. Council Member Miars will work with Mr. Murphy to provide the necessary clarity. Administrator Kerr will send the original and redline versions of the ordinance to the Committee.

C. **Interpretive Sign Project**

Ms. Lovins thanked everyone for attending the June 1 meeting on the public dock regarding the interpretive sign project. She and Ms. Smith will meet with representatives from Islander 71 and the Marina on June 23 to discuss possible sponsorship of the signs.

D. **Water Quality Testing**

MOTION: Ms. Popson made a motion to defer this discussion until the next meeting. Mr. Cicora seconded the motion. The motion passed unanimously.

E. **Recommendations Matrix**

Mr. Cicora referenced the reduced matrix he, Ms. Marrs, and Ms. Popson compiled. It is attached to these minutes.

After a brief discussion about the first few recommendations, Council Member Miars said the recommendation about reviewing to-go packaging will be on the next Public Services & Facilities Committee agenda.

Administrator Kerr will add a status column to the matrix and update it as discussed. Mr. Cicora suggested the Committee review a few of them each month. Administrator Kerr will send the full recommendations to the Committee as the text of some were cut off. City Clerk DeNeane will send the link to the Community Enrichment Plan to the Committee members.

6. **New Business**

7. **Miscellaneous Business**

The next meeting of the Environmental Advisory Committee is scheduled for Thursday, July 10, 2025 at 4pm.

8. **Adjournment**

Ms. Popson made a motion to adjourn, and Mr. Cicora seconded the motion. The meeting was adjourned at 5:27pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Environmental Aspect of Palm Trees

#1) Air quality. Palm trees act as air filters; think about this being a parking lot. Palm trees absorb pollutants like carbon dioxide, nitrogen oxides, sulfur dioxide, converting them into less harmful compounds. They also help trap dust and other airborne particles.

#2) Palms provide oxygen. Like all plants, palms produce oxygen through photosynthesis, contributing to the air we breathe.

#3) Soil Health. Their strong root system helps to bind soil and prevent erosion while their leaf litter can add to the soil fertility.

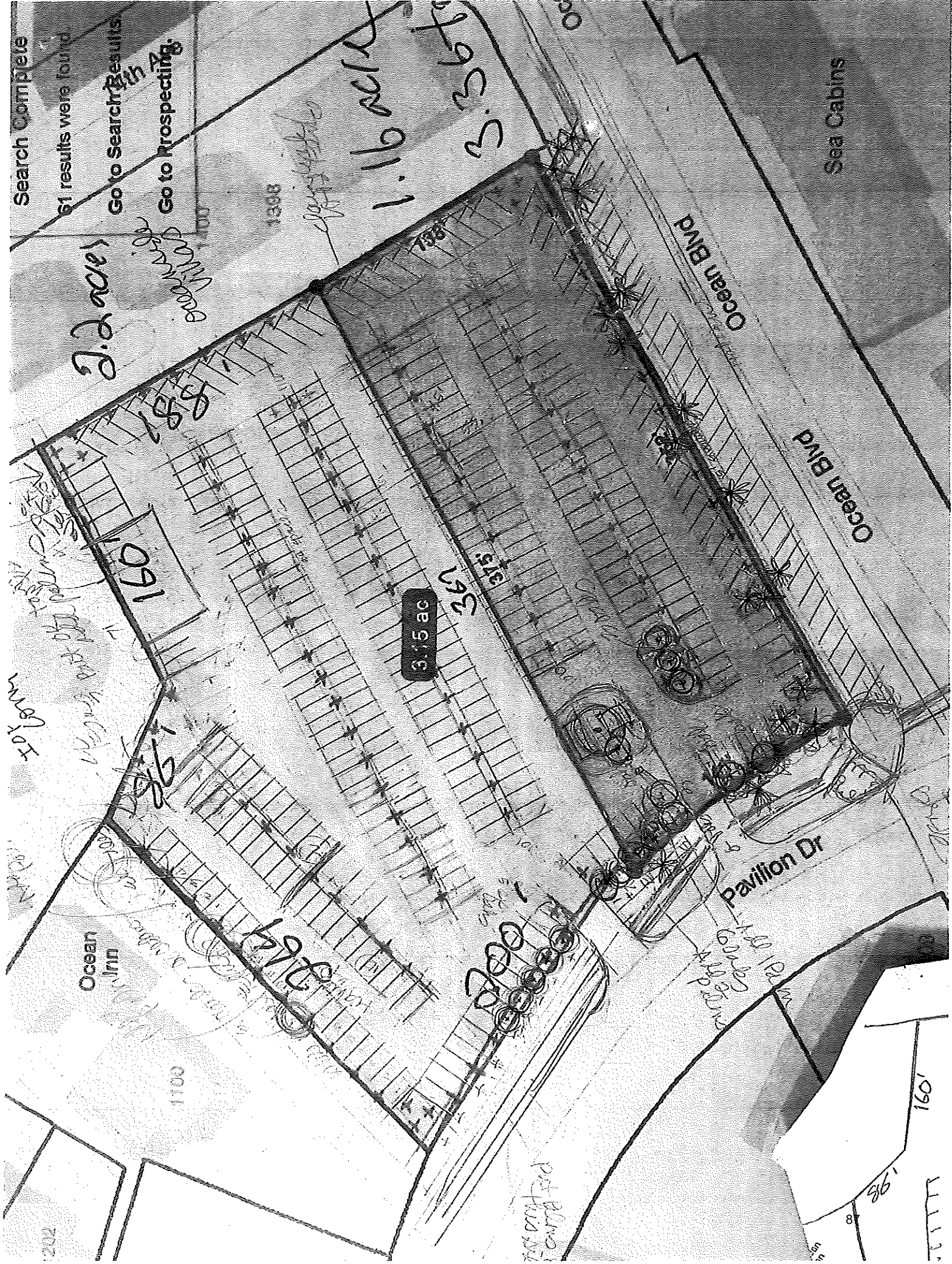
#4) Biodiversity. Palm trees provide a habitat and shelter for various birds and animals.

#5) Shade. Palm trees provide shade, which can help cool down the areas beneath; think of the heat that parked cars emit which the palm reduces, thus effectively reducing the heat islandwide.

#6) Palm Trees. They are a timeless sentinel of tropical regions. They act as a stress reduction oasis. Studies have shown that being surrounded by Palm Trees can help reduce stress. The Palm Tree is a botanical wonder of tropical and sub-tropical regions, it holds a special place in human culture and ecology. With its iconic silhouette, versatile uses, and ecological importance, the Palm Tree stands as a symbol of resilience, abundance, and tropical allure.

Historical Reference

#7) The Isle of Palms! The Sabal Palm is the background of the Isle of Palms logo made back in 1953. The Beach Company offered the city 5.5 acres of land in 1986, and the island wanted it before there was ever a parking problem. Unfortunately, we didn't have the money, but held a public referendum to buy the acreage knowing that parking would be an issue one day. The referendum passed 8-1 and we bought the lots for \$1,674,793, thus preventing it from being developed. We were ahead of our time. Now we find ourselves the scapegoat of a tri-county parking group, and we have responded through a grassroots combination of residents and businesses who want to pay for and turn this barren lot into an oasis with 135 Palm Trees for our guests; how do we say no?



Type of Recommendation	Actionable (Multiple Items)
Budgetary Cost	(All)
Initiative	Environmental Advisory Committee
Assigned Committee	(All)
Rec #	Short
Timeline of Implementation	
Row Labels	
Environmental Stewardship and Management	
Add an annual eco-themed event to the Recreation Department's annual calendar.	
Adjust packaging ordinances to close loopholes and align with neighboring municipalities.	
Conduct a comprehensive water quality assessment.	
Develop a public education program on resilient strategies.	
Develop plan to increase awareness of challenges and solutions that includes "Do No Harm" messaging for residents, visitors, developers and businesses.	
Educate the owners of septic systems in the proper maintenance and encourage owners to have their septic systems checked and serviced according to established standards	
Encourage and provide incentives for residents, businesses, developers, Wild Dunes Resort and Homeowner Associations (HOA's) to increase native plants on residential and commercial properties.	
Facilitate more programming focused on understanding and protecting our natural environment (e.g. beach/saltmarsh/waterways, native plants, native and endangered species).	
Include in Request for Proposals (RFPs) for landscaping.	
Involve public in South Carolina Aquarium's Searise sign project.	
Join the South Atlantic Salt Marsh Initiative (SASMI).	
Monitor DHEC/OCRM testing of ocean waters impacting the island	
More local promotions with links/QR codes pointing to iop.net "Beach Rules" – including tie-ins with Beach Shuttle.	
Partner with Chamber of Commerce and Isle of Palms Cleanup Crew on workshops for businesses on sustainability practices.	
Recruit volunteer neighborhood captains for regular cleanups of non-commercial sections of beach and island's interior.	
Secure more related media coverage.	
The City should continue to support tree-planting programs along streets and develop a long-term plan which prioritizes streets and identifies the types of trees to be used	
With guidance from local experts, emphasize native plants and gardens at all city parks and properties.	
Stormwater Management	
Establish educational and volunteer programs to promote community involvement.	
Grand Total	

ORDINANCE 2025-05

AN ORDINANCE TO AMEND TITLE 7, LICENSING AND REGULATION, CHAPTER 1 BUSINESS LICENSES, ARTICLE A GENERAL PROVISIONS, SECTION 7-1-15(F). SUSPENSION OR REVOCATION OF LICENSE OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO CHANGE THE PERIOD TO AMASS FIVE FOUNDED COMPLAINTS BEFORE A REVOCATION HEARING AND STIPULATE THAT TWO GARBAGE ROLL OUT COMPLAINTS ARE TO BE COUNTED AS ONE FOR PURPOSES OF LICENSE REVOCATION.

BE IT ORDAINED by the Mayor and Councilmembers of the City of Isle of Palms, South Carolina, in City Council Assembled:

SECTION 1. That Section 7-1-15. Suspension or renovation of license. Subsection (F) is hereby amended to specifically read as follows:

F. A licensee has had five (5) or more complaints of unlawful activity within a rolling 365-day period that are determined to be founded by the Police Department; provided that two (2) founded complaints of Section 3-2-8. Garbage roll-out carts and county recycling containers shall not be kept upon street or road right-of-way shall be counted as one (1) founded complaint for purposes of this subsection.

SECTION 2. Should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect immediately upon approval by City Council.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE ISLE OF PALMS ON THE _____ DAY OF _____, 2025.

Phillip Pounds, Mayor

(Seal)

Attest: _____

Nicole DeNeane, City Clerk

Sec. 7-1-15. Suspension or revocation of license.

When the license official determines:

- A. A license has been mistakenly or improperly issued or issued contrary to law;
- B. A licensee has breached any condition upon which the license was issued or has failed to comply with the provisions of this article;
- C. A licensee has obtained a license through a fraud, misrepresentation, a false or misleading statement, or evasion or suppression of a material fact in the license application;
- D. A licensee has been convicted within the previous ten (10) years of an offense under a law or ordinance regulating business, a crime involving dishonest conduct or moral turpitude related to a business or a subject of a business, or an unlawful sale of merchandise or prohibited goods;
- E. A licensee has engaged in or allowed an unlawful activity or nuisance related to the business, or the licensee has demonstrated an inability or unwillingness to prevent the licensee's tenants from engaging in unlawful activities or creating nuisances related to the business;
- F. A licensee has had five (5) or more complaints of unlawful activity within a rolling 365-day period single calendar year that are determined to be founded by the Police Department; provided that two (2) founded complaints of Section 3-2-8. Garbage roll-out carts and county recycling containers shall not be kept upon street or road right-of-way shall be counted as one (1) founded complaint for purposes of this subsection.
- G. A licensee is delinquent in the payment to the City of any tax or fee;

the license official may give written notice to the licensee or the person in control of the business within the City by personal service or mail that the license is suspended pending a single hearing before Council or its designee for the purpose of determining whether the suspension should be upheld and the license should be revoked.

The written notice of suspension and proposed revocation shall state the time and place at which the hearing is to be held, which shall be at a regular or special Council meeting within ten (10) days from the date of service of the notice, unless continued by agreement, and shall contain a brief statement of the reasons for the suspension and proposed revocation and a copy of the applicable provisions of this article.

(Ord. No. 2021-14, § 1, 11-17-2021)

ORDINANCE 2025-06

AN ORDINANCE TO AMEND TITLE 5, PLANNING AND DEVELOPMENT,
CHAPTER 4 ZONING, ARTICLE 2, SECTION 5-4-51(3) P2 PRESERVATION
OVERLAY ZONE ADDITIONAL REGULATIONS OF THE CITY OF ISLE OF PALMS
CODE OF ORDINANCES TO PROHIBIT POOLS SEAWARD OF THE MAXIMUM
BUILDING LINE AND RENAME OCRM TO BCM.

BE IT ORDAINED by the Mayor and Councilmembers of the City of Isle of Palms,
South Carolina, in City Council Assembled:

SECTION 1. That Section 5-4-51(3) of the Isle of Palms Code of Ordinances titled “P2
preservation overlay zone.” is hereby amended to specifically read as follows:

Sec. 5-4-51. P-2 preservation overlay zone.

- (1) *Purposes.* The purposes of the P-2 preservation overlay zone are:
 - a. To preserve natural barriers against the natural forces from the Ocean.
 - b. To preserve adequate light, air and open space.
 - c. To protect and preserve scenic, historic and ecologically sensitive areas.
- (2) *Permitted uses.*
 - a. This is an overlay zone. Permitted uses are determined by the underlying or primary zoning district applicable to each lot located within the P-2 preservation overlay zone.
 - b. Beach renourishment.
- (3) *Additional regulations.* Within the P-2 preservation overlay zone, the following additional regulations shall apply:
 - a. Except as expressly allowed in subsection (3)b and c of this section, no structure shall extend seaward of the maximum building line shown and labeled as such on that certain plat prepared by E.M. Seabrook, Jr., C.E. and L.S., dated January 8, 1988, and entitled "FINAL PLAT, CITY OF ISLE OF PALMS, CHARLESTON COUNTY, S.C." and duly recorded at the County RMC Office on February 16, 1988, in Plat Book BQ, at Page 11; said plat is incorporated herein and made a part hereof by reference thereto.
 - b. One dune walkover per lot shall be allowed, so long as it complies with all applicable provisions of this Code and BCM (Bureau of Coastal Management) regulations.

SECTION 2. Should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect immediately upon approval by City Council.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE ISLE OF PALMS ON THE _____ DAY OF _____, 2025.

Phillip Pounds, Mayor

(Seal)

Attest: _____
Nicole DeNeane, City Clerk

Sec. 5-4-51. P-2 preservation overlay zone.

- (1) *Purposes.* The purposes of the P-2 preservation overlay zone are:
 - a. To preserve natural barriers against the natural forces from the Ocean.
 - b. To preserve adequate light, air and open space.
 - c. To protect and preserve scenic, historic and ecologically sensitive areas.
- (2) *Permitted uses.*
 - a. This is an overlay zone. Permitted uses are determined by the underlying or primary zoning district applicable to each lot located within the P-2 preservation overlay zone.
 - b. Beach renourishment.
- (3) *Additional regulations.* Within the P-2 preservation overlay zone, the following additional regulations shall apply:
 - a. Except as expressly allowed in subsection (3)b and c of this section, no structure shall extend seaward of the maximum building line shown and labeled as such on that certain plat prepared by E.M. Seabrook, Jr., C.E. and L.S., dated January 8, 1988, and entitled "FINAL PLAT, CITY OF ISLE OF PALMS, CHARLESTON COUNTY, S.C." and duly recorded at the County RMC Office on February 16, 1988, in Plat Book BQ, at Page 11; said plat is incorporated herein and made a part hereof by reference thereto.
 - b. One dune walkover per lot shall be allowed, so long as it complies with all applicable provisions of this Code and ~~OCRM-BCM~~ regulations.
 - ~~c. One swimming pool per lot shall be allowed, so long as it complies with the applicable provisions of this Code and OCRM regulations.~~

(Ord. No. 2015-15, § 1, 2-23-2016)



Resolution No.: R-2025-03

A Resolution to Increase Fees Associated with Development Permits and Services

WHEREAS, the City of Isle of Palms recognizes the need to manage construction and development effectively to accommodate residents, visitors, and businesses and the city incurs expenses associated with this management; and

WHEREAS, the current rates for municipal permits and fees have not been adjusted for some time, necessitating an update to ensure the effective management of development in the community; and

WHEREAS, the proposed rate adjustments will help maintain the quality and availability of city services;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Isle of Palms, South Carolina, that the following permit rates are approved for implementation starting immediately.

Section 1: The rates for the Building Permit fees will be \$60 plus an additional \$6 per thousand dollars or fraction thereof of construction value.

Section 2: For any projects that require the review of plans, the Plan Submittal and Review fee is one-half of the Building Permit fee and is in addition to the Building Permit fee.

Section 3: The rates for Electrical Permit fees will be \$50 plus \$0.50 per 1 amp of new or replaced electrical service.

Section 4: The rates for Plumbing and Gas Permit fees will be \$50 plus \$10 per new or replaced plumbing fixture.

Section 5: The rates for Mechanical Permit fees will be \$50 plus 0.3% of the total value of work permitted.

Section 6: The rates for Zoning Permit fees will be:

\$25 for projects requiring a building permit with construction value of \$0-\$50,000;

\$50 for projects requiring a building permit with construction value of \$50,001-\$100,000;

\$100 for projects requiring a building permit with construction value greater than \$100,000.

BE IT FURTHER RESOLVED that the City Council directs the appropriate city staff to implement these changes and ensure that all stakeholders are informed of the new rates and permits effective immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, SOUTH CAROLINA ON THE _____ DAY OF _____ 2025.

Phillip Pounds, Mayor

ATTEST:

Nicole DeNeane, City Clerk

		ISLE OF PALMS - EXISTING	ISLE OF PALMS - PROPOSED	SULLIVAN'S ISLAND	KIAWAH ISLAND	FOLLY BEACH	MOUNT PLEASANT	CHARLESTON COUNTY	SUMMERVILLE	CITY OF CHARLESTON	HANAHAN
BUILDING PERMIT	Plan review Fee	\$1,275.00	\$1,530.00	\$1,944.63	\$1,477.50	\$1,222.50	\$842.00	\$924.75	\$870.00	\$850.00	\$845.00
Based on 1,500 sq ft addition valued at \$500,000	Permit amount	\$2,600.00	\$3,160.00	\$3,889.25	\$2,955.00	\$2,445.00	\$1,684.00	\$1,849.50	\$1,740.00	\$1,700.00	\$1,690.00
	Business License Base fee (only charged 1x per year, not per permit)	\$220.00	\$260.00	\$240.00	\$140.00	\$100.00	\$100.00	\$110.00	\$80.00	\$80.00	\$70.00
	Business license update fee	\$2,350.00	\$2,700.00	\$4,500.00	\$2,400.00	\$1,500.00	\$2,110.00	\$1,550.00	\$1,900.00	\$1,650.00	\$700.00
TOTAL BUILDING FEES		\$6,445.00	\$7,650.00	\$10,573.88	\$6,972.50	\$5,267.50	\$4,736.00	\$4,434.25	\$4,590.00	\$4,280.00	\$3,305.00
ELECTRICAL	Permit amount	\$50.00	\$250.00	\$111.75	\$140.00	\$100.00	\$86.00	\$122.00	\$130.00	\$140.00	\$110.00
Based on electrical valuation of \$20,000 and 400 amps	Business License Base fee (only charged 1x per year, not per permit)	\$220.00	\$260.00	\$240.00	\$140.00	\$100.00	\$100.00	\$110.00	\$80.00	\$80.00	\$70.00
	Business license update fee	\$94.00	\$108.00	\$180.00	\$96.00	\$60.00	\$84.40	\$62.00	\$76.00	\$66.00	\$28.00
TOTAL ELECTRICAL FEES		\$364.00	\$618.00	\$531.75	\$376.00	\$260.00	\$270.40	\$294.00	\$286.00	\$286.00	\$208.00
PLUMBING	Permit amount	\$35.00	\$150.00	\$164.35	\$105.00	\$45.00	\$76.00	\$102.00	\$65.00	\$75.00	\$55.00
Based on plumbing valuation of \$15,000 with 10 fixtures	Business License Base fee (only charged 1x per year, not per permit)	\$220.00	\$260.00	\$240.00	\$140.00	\$100.00	\$100.00	\$110.00	\$80.00	\$80.00	\$70.00
	Business license update fee	\$70.50	\$81.00	\$135.00	\$72.00	\$45.00	\$63.30	\$46.50	\$57.00	\$49.50	\$21.00
TOTAL PLUMBING FEES		\$325.50	\$491.00	\$539.35	\$317.00	\$190.00	\$239.30	\$258.50	\$202.00	\$204.50	\$146.00
GAS	Permit amount	\$25.00	\$110.00	\$105.75	\$68.50	\$21.00	\$66.00	\$82.00	\$34.00	\$54.00	\$37.00
Based on gas valuation of \$10,000 with 6 outlets	Business License Base fee (only charged 1x per year, not per permit)	\$220.00	\$260.00	\$240.00	\$140.00	\$100.00	\$100.00	\$110.00	\$80.00	\$80.00	\$70.00
	Business license update fee	\$47.00	\$54.00	\$90.00	\$48.00	\$30.00	\$42.20	\$31.00	\$38.00	\$33.00	\$14.00
TOTAL GAS FEES		\$292.00	\$424.00	\$435.75	\$256.50	\$151.00	\$208.20	\$223.00	\$152.00	\$167.00	\$121.00
MECHANICAL	Permit amount	\$88.00	\$125.00	\$259.75	\$158.50	\$230.00	\$96.00	\$142.00	\$98.00	\$250.00	\$50.00
Based on mechanical valuation of \$25,000	Business License Base fee (only charged 1x per year, not per permit)	\$220.00	\$260.00	\$240.00	\$140.00	\$100.00	\$100.00	\$110.00	\$80.00	\$80.00	\$70.00
	Business license update fee	\$117.50	\$135.00	\$225.00	\$120.00	\$75.00	\$105.50	\$77.50	\$95.00	\$82.50	\$35.00
TOTAL MECHANICAL FEES		\$425.50	\$520.00	\$724.75	\$418.50	\$405.00	\$301.50	\$329.50	\$273.00	\$412.50	\$155.00
Total fees if all need base rate license (all new to the minicipality)		\$7,852.00	\$9,703.00	\$12,805.48	\$8,340.50	\$6,273.50	\$5,755.40	\$5,539.25	\$5,503.00	\$5,350.00	\$3,935.00
Total fees if all already had base rate license (exisiting to municipality)		\$6,752.00	\$8,403.00	\$11,605.48	\$7,640.50	\$5,773.50	\$5,255.40	\$4,989.25	\$5,103.00	\$4,950.00	\$3,585.00

***ALL license fees are based on NON-RESIDENT prices AND that they are NEW to the island so they are paying the base rate