

PLANNING COMMISSION
June 11, 2025

The public may view the public meeting at:
www.youtube.com/user/cityofisleofpalms

Public Comment: Citizens may provide public comment here:
<https://www.iop.net/public-comment-form>

AGENDA

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, June 11, 2025, at 4:00 p.m. in Council Chambers of City Hall, 1207 Palm Boulevard.

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law.
- B. Approval of minutes May 14, 2025
- C. New business Review of Recommendations Matrix
- D. Old business
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting
4:00pm, Wednesday, May 14, 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, David Cohen Sue Nagelski, Tim Ahmuty, Ron Denton, Jeffrey Rubin

Absent: Rich Steinert

Staff present: Administrator Kerr, Zoning Administrator Simms

2. Approval of minutes

MOTION: Mr. Stone made a motion to approve the minutes of the April 9, 2025 meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

3. New Business

Discussion of Beach Preservation Ad Hoc Committee's recommendation to prohibit pools seaward of the maximum build line

Administrator Kerr said this recommendation came from the Beach Preservation Ad Hoc Committee as they looked at issues related to beach erosion island-wide. A simple text change to the City's zoning code – deleting pools from the allowable uses along Ocean Boulevard – is all that would be needed to make this applicable moving forward. Two readings and a public hearing are required. Language already exists to deal with legal, non-conforming pools. Administrator Kerr pointed out this change affects those undeveloped properties along Ocean Boulevard and those properties that currently do not have a pool but may want one in the future.

Administrator Kerr said that historically, the City has not acted to rescue property from the effects of erosion. However, they have responded differently over the past two years.

He shared, "The mindset of the Ad Hoc Committee is the City may be willing to be in that business, but if we are in that business, we should not be allowing things that trigger us to action quicker than we would have to be otherwise. Because now we are allowing things to be right out at the shoreline. Then if it erodes back any amount, you're dipping into City funds to go and try to protect it (a pool)."

He added that the City's recent efforts to protect three pools on the Breach Inlet end of the island cost more than the pools.

Discussion briefly ensued as to Folly Beach's manner of handling this situation and what it requires of its front beach owners.

This change would make "that preservation overlay district consistent with the other ones."

MOTION: Mr. Stone made a motion to recommend to City Council the adoption of the recommendation from the Beach Preservation Ad Hoc Committee to prohibit pools seaward of the maximum build line. Mr. Cohen seconded the motion. A vote was taken as follows:

Ayes: Rubin, Stone, Cohen, Nagelski

Nays: Denton, Ahmuty

The motion passed 4-2.

4. Old Business

Review Comprehensive Plan

Administrator Kerr reminded the Commissioners they will be meeting with City Council at their June workshop to answer questions about the Comprehensive Plan.

Dr. Rubin expressed concern about the parts of the Plan related to traffic and parking.

Administrator Kerr agreed that some of the language might be dated but the intent of the goals and strategies remains the same as when they were originally written.

Administrator Kerr said the Plan will be presented as a draft. The Commissioners will take the feedback provided by City Council and make changes as needed. After changes are made, the final version of the Comprehensive Plan will be sent to City Council for approval.

Ms. Nagelski will work on some formatting issues and update the numbers in the Priority Investment section.

5. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, June 11, 2025 at 4:00pm. The agenda will include those recommendations from the matrix assigned to the Planning Commission.

6. Adjournment

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

Respectfully submitted,

Nicole DeNeane
City Clerk

Recommendation	Source	Category/For	Assigned Committee	Initiative	Timeline	Type of Recom	Budg	Initiative2
Consider adding more crosswalks and sidewalks island wide based off data from walkability study with emphasis on 27th, 28th, 29th streets surrounding the recreation center	Community E	Public Safety	Planning Commission		Long	Exploratory	\$\$\$	Infrastructure Improvements
Create a clear path off the connector to bike to Front Beach/County park incorporating the existing path from 14th to Breach inlet.	Community E	Public Safety	Planning Commission		Long	Actionable	\$\$\$	Cycling Enhancements
Determine feasibility for a bike route off the main roadways and sidewalks through neighborhoods or other lower traffic areas. i.e. Waterway Boulevard on the east bound side	Community E	Public Safety	Planning Commission		Long	Exploratory	\$\$\$	Cycling Enhancements
Focus on the acquisition of properties to increase our public space: Contact The Beach Company to identify small pocket parcels they own. Monitor real estate listings of properties located between the current Recreation Center property and Waterway Boulevard; evaluate purchases that could enlarge the recreation footprint.	Community E	Quality of Life	Planning Commission		Long	Aspirational	\$\$\$	Infrastructure Improvements
Explore recommendations for zoning, retrofitting, setbacks for new construction.	Community E	Environment	Planning Commission		Long	Exploratory		Zoning Ordinances
Evaluate and modify the city's tree ordinances to elevate conservation of native tree species such as palmetto, live oak, pine and wax myrtle.	Community E	Environment	Planning Commission		Short	Exploratory		Environmental Sustainability
Update zoning ordinances for redevelopment.	Sea Level Ris	Stormwater	Planning Commission		Medium	Actionable		Zoning Ordinances
Begin Development of Redevelopment Design Tool.	Sea Level Ris	Stormwater	Planning Commission		Medium	Actionable		Zoning Ordinances
Launch a pilot program for private Low Impact Development (LID) stormwater management.	Sea Level Ris	Stormwater	Planning Commission		Medium	Actionable		Stormwater Management
Update and enforce zoning ordinances	Sea Level Ris	Stormwater	Planning Commission		Medium	Actionable		Zoning Ordinances
Purchase flood-prone property to preserve and or demonstrate conservation practices.	Sea Level Ris	Stormwater	Planning Commission		Long	Actionable	\$\$\$	Stormwater Management
Support commercial development only within the parameters set by the existing zoning regulations and consistent with the City's established character as a residential comm	Comprehens	Quality of Life	Planning Commission		Short	Aspirational		Zoning Ordinances
Encourage business development commensurate with the needs of the local community	Comprehens	Quality of Life	Planning Commission		Short	Aspirational		Forecasting
Pursue improving the CRS rating when feasible	Comprehens	Stormwater	Planning Commission		Medium	Actionable		Stormwater Management
Explore the possibility of establishing a commemorative exhibit online and/or in one of the City's buildings including the collection of historic photographs and documents con	Comprehens	Quality of Life	Planning Commission		Long	Exploratory	\$\$\$	Recreational Offerings
Investigate the possibility of permanently marking sites of historical significance on the island and ensuring their preservation	Comprehens	Quality of Life	Planning Commission		Long	Exploratory		Recreational Offerings
Consider ways of restricting the construction of structures at the ends of docks working in conjunction with the OCRM and the U.S. Corps of Engineers	Comprehens	Environment	Planning Commission		Short	Exploratory		Marsh Preservation
Continue to track construction trends including: the number of houses demolished each year and the number of square feet, bedrooms and bathrooms of new houses	Comprehens	General Adm	Planning Commission		Short	Actionable		Zoning Ordinances
Continually assess ordinances which limit the size and width of houses and the amount of impervious surface on the island	Comprehens	Quality of Life	Planning Commission		Medium	Exploratory		Zoning Ordinances
Amend the zoning ordinance to limit the density of development allowed on property not serviced by a public wastewater system	Comprehens	Quality of Life	Planning Commission		Medium	Actionable		Zoning Ordinances
Monitor the amount of impervious surface on residential lots. The City defines impervious material as any material through which water cannot penetrate, including buildings,	Comprehens	Quality of Life	Planning Commission		Medium	Actionable		Zoning Ordinances
Make appropriate amendments to the zoning ordinance which reflect the goals and strategies of the Comprehensive Plan	Comprehens	Quality of Life	Planning Commission		Short	Exploratory		Zoning Ordinances
Develop plans and policies which use public improvements to prevent or mitigate adverse impacts of commercial development upon residential properties	Comprehens	Quality of Life	Planning Commission		Long	Actionable		Zoning Ordinances

\$ (< \$50,000)
 \$\$ (\$50,000 - \$100,000)
 \$\$\$ (> \$100,000)

Short (< 1 year)
 Medium (1 - 5 years)
 Long (> 5 years)

Aspirational: long-term vision with no clear policy or action recommended
 Exploratory: policy or action to explore and consider further
 Actionable: clear policy or budgetary action that can be taken immediately
 Maintenance: upkeep of existing practices, policies, or activities