

PLANNING COMMISSION
August 13, 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, August 13, 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 July 9, 2025
- C. New business
- D. Old business Review of Recommendations Matrix
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting
4:00pm, Wednesday, July 9, 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

2. Approval of minutes

MOTION: Ms. Nagelski made a motion to approve the minutes of the June 11, 2025 meeting. Mr. Stone seconded the motion. The motion passed unanimously.

Ms. Nagelski asked Administrator Kerr for any comments received from City Council regarding the Comprehensive Plan.

3. New Business -- none

4. Old Business

Review of Recommendations Matrix

Administrator Kerr explained the color coding associated with the updated recommendations matrix for the Planning Commission. Mr. Cohen noted that several of the recommendations were reviewed in the Comprehensive Plan update.

Recommendations 5, 7, 10, 12, 13, 19, 20, and 22 will be changed to green.

Recommendation 17 will be coded yellow as Administrator Kerr believes the City has no jurisdiction over docks. A column will be added to explain the color change. Administrator Kerr will clarify the City's regulatory status related to docks and report back to the Commission.

Discussion ensued about the recommendation to purchase flood-prone properties. Administrator Kerr said FEMA used to publish a list of properties with repeat significant flood-related claims but no longer does so. He noted that even if such a list existed, he's not sure the City would allocate the funds to purchase a flood-prone property. Mr. Denton noted that the property could

also be purchased privately and redeveloped to code. Mr. Stone asked for details about FEMA and greenbelt funding for such purposes.

Further discussion centered around potential City-offered incentives that would help with drainage and stormwater collection. This matter will be added to a future agenda for additional discussion.

5. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, August 13, 2025 at 4:00pm.

6. Adjournment

Mr. Stone made a motion to adjourn, and Mr. Cohen seconded the motion. The meeting was adjourned at approximately 5:01pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Recommendations	Category/Focus Area	Assigned Commission	Timeline of Implementation	Type of Recommendation	Budgetary Cost	Initiative/Program	Recommendation Number	Recommendation Description	Status
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. Possible funding may come from the infrastructure funds.	Public Safety	Planning Commission	Long	Exploratory	\$\$\$	Infrastructure Improvements	31	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. Possible funding may come from the infrastructure funds.	Underway with COG walkability study
Create a clear path off the connector to bike to Front Beach/County park incorporating the existing path from 14th to Breach inlet.	Public Safety	Planning Commission	Long	Actionable	\$\$\$	Cycling Enhancements	36	Create a clear path off the connector to bike to Front Beach/County park incorporating the existing path from 14th to Breach inlet.	
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.	Public Safety	Planning Commission	Long	Exploratory	\$\$\$	Cycling Enhancements	38	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.	Underway with COG walkability study
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.	Quality of Life	Planning Commission	Long	Aspirational	\$\$\$	Infrastructure Improvements	57	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.	
Explore recommendations for zoning, retrofitting, setbacks for new construction.	Environmental Stewardship and Management	Planning Commission	Long	Exploratory		Zoning Ordinances	100	Explore recommendations for zoning, retrofitting, setbacks for new construction.	
Evaluate and modify the city's tree ordinances to elevate conservation of native tree species such as palmetto, live oak, pine and wax myrtle.	Environmental Stewardship and Management	Planning Commission	Short	Exploratory		Environmental Sustainability	151	Evaluate and modify the city's tree ordinances to elevate conservation of native tree species such as palmetto, live oak, pine and wax myrtle.	
Update zoning ordinances for redevelopment.	Stormwater Management	Planning Commission	Medium	Actionable		Zoning Ordinances	191	Update zoning ordinances for redevelopment.	
Begin Development of Redevelopment Design Tool.	Stormwater Management	Planning Commission	Medium	Actionable		Zoning Ordinances	192	Begin Development of Redevelopment Design Tool.	
Launch a pilot program for private Low Impact Development (LID) stormwater management.	Stormwater Management	Planning Commission	Medium	Actionable		Stormwater Management	197	Launch a pilot program for private Low Impact Development (LID) stormwater management.	considering incentives for LID
Update and enforce zoning ordinances	Stormwater Management	Planning Commission	Medium	Actionable		Zoning Ordinances	201	Update and enforce zoning ordinances	Planning Commission modified storm water regulations in 2024

Purchase flood-prone property to preserve and or demonstrate conservation practices.	Stormwater Management	Planning Commission	Long	Actionable	\$\$\$	Stormwater Management	213	Purchase flood-prone property to preserve and or demonstrate conservation practices.	Planning Commison researching FEMA grants
Support commercial development only within the parameters set by the existing zoning regulations and consistent with the City’s established character as a residential community	Quality of Life	Planning Commission	Short	Aspirational		Zoning Ordinances	216	Support commercial development only within the parameters set by the existing zoning regulations and consistent with the City’s established character as a residential community	
Encourage business development commensurate with the needs of the local community	Quality of Life	Planning Commission	Short	Aspirational		Forecasting	220	Encourage business development commensurate with the needs of the local community	
Pursue improving the CRS rating when feasible	Stormwater Management	Planning Commission	Medium	Actionable		Stormwater Management	227	Pursue improving the CRS rating when feasible	
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 compiled in 2003 for the City’s 50PPthPP Anniversary celebration	Quality of Life	Planning Commission	Long	Exploratory	\$\$\$	Recreational Offerings	240	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 compiled in 2003 for the City’s 50PPthPP Anniversary celebration	
Investigate the possibility of permanently marking sites of historical significance on the island and ensuring their preservation	Quality of Life	Planning Commission	Long	Exploratory		Recreational Offerings	241	Investigate the possibility of permanently marking sites of historical significance on the island and ensuring their preservation	
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	Environmental Stewardship and Management	Planning Commission	Short	Exploratory		Marsh Preservation	251	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	Staff to discuss with OCRM juridictaion
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	General Administration	Planning Commission	Short	Actionable		Zoning Ordinances	263	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	
Continually assess ordinances which limit the size and width of houses and the amount of impervious surface on the island	Quality of Life	Planning Commission	Medium	Exploratory		Zoning Ordinances	264	Continually assess ordinances which limit the size and width of houses and the amount of impervious surface on the island	
Amend the zoning ordinance to limit the density of development allowed on property not serviced by a public wastewater system	Quality of Life	Planning Commission	Medium	Actionable		Zoning Ordinances	265	Amend the zoning ordinance to limit the density of development allowed on property not serviced by a public wastewater system	
Monitor the amount of impervious surface on residential lots. The City defines impervious material as any material through which water cannot penetrate, including buildings, roads, and parking lots	Quality of Life	Planning Commission	Medium	Actionable		Zoning Ordinances	267	Monitor the amount of impervious surface on residential lots. The City defines impervious material as any material through which water cannot penetrate, including buildings, roads, and parking lots	Planning Commission modified storm water regulations in 2024
Make appropriate amendments to the zoning ordinance which reflect the goals and strategies of the Comprehensive Plan	Quality of Life	Planning Commission	Short	Exploratory		Zoning Ordinances	268	Make appropriate amendments to the zoning ordinance which reflect the goals and strategies of the Comprehensive Plan	

Develop plans and policies which use public improvements to prevent or mitigate adverse impacts of commercial development upon residential properties	Quality of Life	Planning Commission	Long	Actionable		Zoning Ordinances	269	Develop plans and policies which use public improvements to prevent or mitigate adverse impacts of commercial development upon residential properties	
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\$ (< \$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