

PLANNING COMMISSION
September 10, 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, September 10, 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 August 13, 2025
- C. New business
- D. Old business Review of Recommendations Matrix
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting
4:00pm, Wednesday, August 13, 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, Rich Steinert

Staff present: Administrator Kerr

2. Approval of minutes

MOTION: Mr. Stone made a motion to approve the minutes of the July 9, 2025 meeting. Mr. Cohen seconded the motion.

Ms. Nagelski questioned whether or not recommendation #21 needed to be included in those that were to be changed green. The City Clerk researched the question, and according to the transcript of the July 9 meeting, Administrator Kerr indicated that #21 was already green.

VOTE: The minutes were approved unanimously.

3. New Business -- none

4. Old Business

Review of Recommendations Matrix

Administrator Kerr said he will be meeting with COG shortly and will discuss recommendations 36 and 38 with them.

Discussion ensued about recommendation 151 regarding native tree protections. Mr. Cohen noted a loophole in the tree removal process that does not stop a homeowner from removing a newly planted tree after one year. He also suggested expanding the tree protection zone and requiring an arborist to "make the call" about building within the tree protection zone.

Administrator Kerr noted the Commissioners desire to expand the tree preservation zone and "potentially giving protection to trees that were required to be replaced." No more restrictions will be added than what currently exists in the ordinance. He added that replacement trees are planted with intention and done by a landscape architect. He will share proposed language change to the ordinance to the September meeting. The status will be changed to "needs action."

Administrator Kerr said he will change the language of recommendation 213 to “purchase or otherwise acquire” and change its status to actionable/aspirational.

Commissioners briefly discussed recommendation 240 and the best ways in which to collect such historical data.

Recommendation 263 is already in progress and its status will change to green.

Administrator Kerr will research the context of recommendations 241 and 269 so they can be discussed at a later meeting.

5. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, September 10, 2025 at 4:00pm.

6. Adjournment

Mr. Stone made a motion to adjourn, and Dr. Rubin seconded the motion. The meeting was adjourned at approximately 5:17pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Recommendations	Source	Category/Focus Area	Assigned Committee	Initiative2	Rec #	Recommendation3	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.	Community Enrichment Plan	Public Safety	Planning Commission	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.	Community Enrichment Plan	Public Safety	Planning Commission	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.	Community Enrichment Plan	Public Safety	Planning Commission	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.	Community Enrichment Plan	Quality of Life	Planning Commission	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.	Community Enrichment Plan	Environmental Stewardship and Management	Planning Commission	Zoning Ordinances	100	Explore recommendations for zoning, retrofitting, setbacks for new construction.	DONE
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 Enrichment Plan	Environmental Stewardship and Management	Planning Commission	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.	Needs Action - Code Change - Different Language - have more information for planning meeting in September
Update zoning ordinances for redevelopment.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Zoning Ordinances	191	Update zoning ordinances for redevelopment.	DONE
Begin Development of Redevelopment Design Tool.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Zoning Ordinances	192	Begin Development of Redevelopment Design Tool.	
Launch a pilot program for private Low Impact Development (LID) stormwater management.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Stormwater Management	197	Launch a pilot program for private Low Impact Development (LID) stormwater management.	considering incetives for LID
Update and enforce zoning ordinances	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Zoning Ordinances	201	Update and enforce zoning ordinances	DONE - Planning Commision modified storm water regulations in 2024

Purchase flood-prone property to preserve and or demonstrate conservation practices.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Stormwater Management	213	Purchase flood-prone property to preserve and or demonstrate conservation practices.	Actionable - Purchase or Acquire flood prone property
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	Comprehensive Plan	Quality of Life	Planning Commission	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	Ongoing
Encourage business development commensurate with the needs of the local community	Comprehensive Plan	Quality of Life	Planning Commission	Forecasting	220	Encourage business development commensurate with the needs of the local community	Ongoing
Pursue improving the CRS rating when feasible	Comprehensive Plan	Stormwater Management	Planning Commission	Stormwater Management	227	Pursue improving the CRS rating when feasible	Ongoing
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 50th Anniversary celebration	Comprehensive Plan	Quality of Life	Planning Commission	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 50th Anniversary celebration	to be done - scan in photos, exhibits - ongoing
Investigate the possibility of permanently marking sites of historical significance on the island and ensuring their preservation	Comprehensive Plan	Quality of Life	Planning Commission	Recreational Offerings	241	Investigate the possibility of permanently marking sites of historical significance on the island and ensuring their preservation	check into this - DK
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	Comprehensive Plan	Environmental Stewardship and Management	Planning Commission	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 - DK to do work on his end
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	Comprehensive Plan	General Administratio n	Planning Commission	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	Done with existing software
Continually assess ordinances which limit the size and width of houses and the amount of impervious surface on the island	Comprehensive Plan	Quality of Life	Planning Commission	Zoning Ordinances	264	Continually assess ordinances which limit the size and width of houses and the amount of impervious surface on the island	DONE
Amend the zoning ordinance to limit the density of development allowed on property not serviced by a public wastewater system	Comprehensive Plan	Quality of Life	Planning Commission	Zoning Ordinances	265	Amend the zoning ordinance to limit the density of development allowed on property not serviced by a public wastewater system	DONE
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	Comprehensive Plan	Quality of Life	Planning Commission	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	DONE - 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	Comprehensive Plan	Quality of Life	Planning Commission	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	Comprehensive Plan	Quality of Life	Planning Commission	Zoning Ordinances	269	Develop plans and policies which use public improvements to prevent or mitigate adverse impacts of commercial development upon residential properties	look at this - DK

\$ (< \$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