



**SPECIAL JOINT CITY COUNCIL/ PLANNING COMMISSION MEETING --
WORKSHOP**

**5:00pm, Tuesday, June 10, 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.
2. **Citizens' Comments** - Citizens must state their name and address. All comments will have a time limit of three (3) minutes
3. **Special Presentations**
 - a. **Update on beach projects- Stephen Traynum**
 - b. **Environmental Advisory Committee initiatives- Laura Lovins**
 - c. **Draft of Comprehensive Plan- Planning Commission [p67-123]**
4. **Dashboard of City Operations and Short-Term Rental Report [p3-4]**
5. **Departmental Reports-** in the meeting packet [p5-19]
6. **Financial Review-** Financial statements and project worksheets [p20-45]
7. **Procurement-** discussion of modifications to 2nd Floor of City Hall [p46-54]
8. **Capital Projects Update [p55-57]**
 - a. **Drainage**
 - i. **Waterway Boulevard Multi-use Path Elevation Project**
 - ii. **Phase 4 Drainage- Palm Boulevard between 38th and 41st Avenue**
 - b. **IOP Marina**
 - i. **Public Dock Greenspace**

- ii. Marina Dredging
- c. Beach Maintenance & Access Improvements
 - i. IOP County Park Emergency Vehicle Access
 - ii. Beach Restoration
- d. Buildings & Facilities
 - i. SCDOT Palm Boulevard Bike, Pedestrian and Parking Enhancements
 - ii. 21st Avenue sidewalk repair and extension

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

- a. Livability
 - i. Discussion of engaging a traffic engineer to document traffic on July 4th
 - ii. Discussion of golf cart regulations [p58-62]
- b. Environmental- Discussion of palm tree planting proposal in large municipal lot
- c. Public Services
- d. Personnel
- e. Other items for discussion- Resolution 2025-03 to increase building permit fees [p63-66]

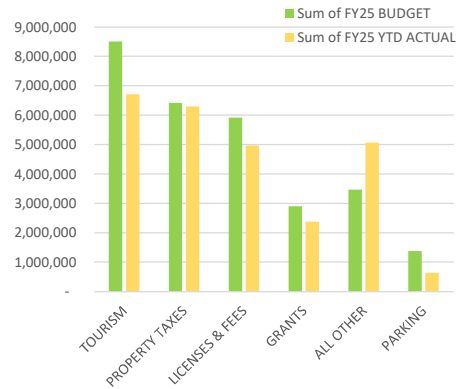
10. **Legislative Report**

11. **Adjournment**

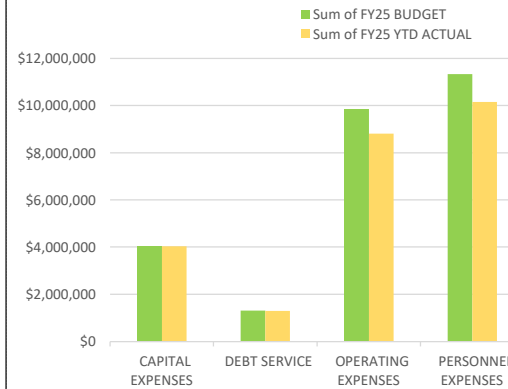
City of Isle of Palms Operations Dashboard

May 2025

City Revenues by Category



City Expenses by Category



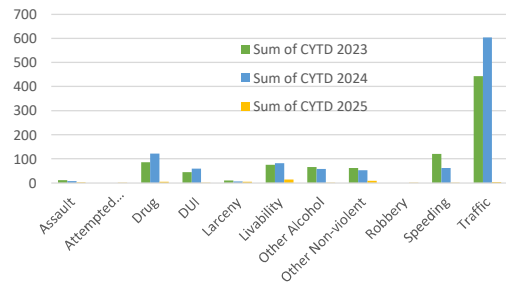
Personnel Vacancies

Type	City Hall	Police	Fire	Pub Wks	Rec
Full-time	1 Deputy City Admin 1 Financial Analyst 1 Zoning Admin 1 Building License Clerk 1 Building Official	2 Police Officers	1 Paramedic 1 Firefighter		
Part-time					

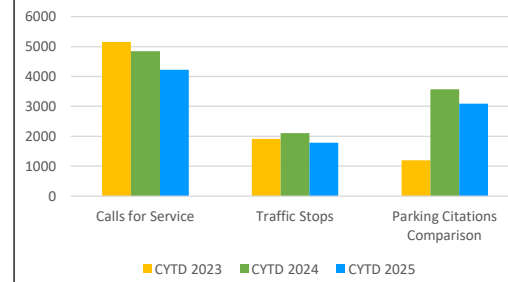
Upcoming Community Events

Sea Stroll & Learn Thursday, June 12th - 7:30am to 8:30am at Rec Center (25th Beach Access)
Farmer's Market Thursday, June 19th - 4:00pm to 7:00pm at Recreation Center
Coffee with the Mayor Friday, June 27th 9:00am to 10:00am at Public Safety Building
City Hall Closed Friday, July 4th Independence Day

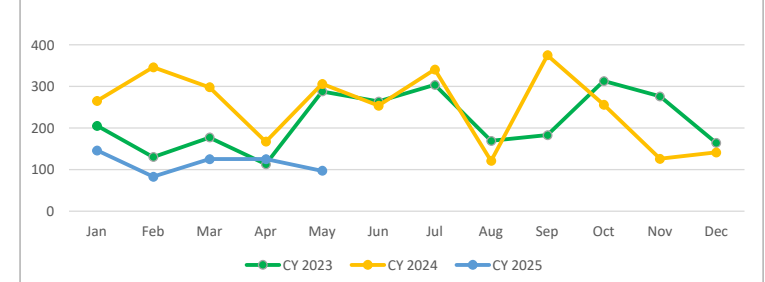
Police Department Charges



Other Police Actions

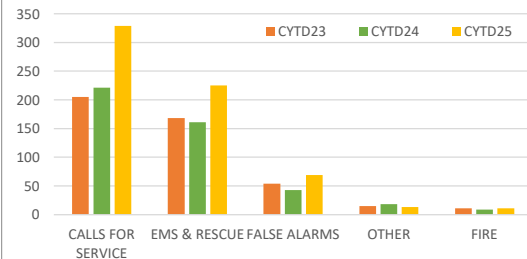


Municipal Court Docket - # of Cases



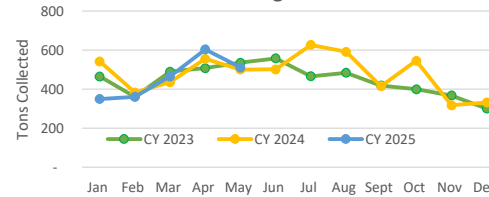
Fire Department Calls By Type

CYTD25: Resident 31% Non-resident 57% Unknown 12%



Of 647 CYTD25 calls, 204 (32%) were Auto Aid calls.
186 were cancelled en route and 18 were attended.
Auto Aid was received on 41 IOP calls.

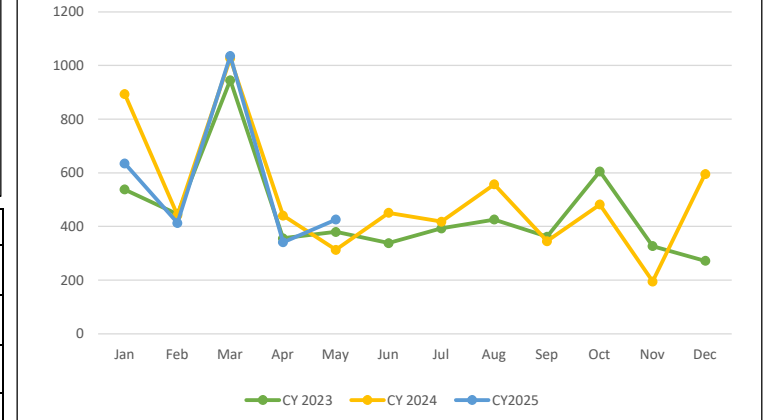
Public Works Garbage & Yard Debris



Building Department

	CY22 (12 mos)	CY23 (12 mos)	CY24 (12 mos)	CY25 (5 mos)
Construction Value	\$144 M	\$82.7M	\$125.9M	\$67.6M
New Homes Permitted	46	20	35	10
	2022 LY (12 mos)	2023 LY (12 mos)	2024 LY (12 mos)	2025 LY (0 mos)
STR License by LY	1,805	1,868	1,784	1,341

Recreation Department Registrations



City of Isle of Palms

Analysis of Dwelling Units and Short Term Rentals License Year 2025-2026

Data from Charleston County Property Tax Records (updated November 2024) & IOP Short Term Rental License (STRL) Records as of 5/31/25

Net increase of 20 Dwelling Units from 2023 to 2024 (see notes for details)

	COUNTY DATA for 2024			ADDs TO COUNTY DATA		
	4%	6%	Total Dwelling Units	4%	6%	Total
Single Family	1,534	1,595	3,129 **	5	24	29 *
Townhouse	31	204	235			
Duplex/Triplex	20	32	52		52	52 ***
Condominium	66	931	997		14	14 ****
Commercial Condo	-	119	119			-
Total Dwellings	1,651	2,881	4,532	5	90	95

Distribution of 4% and 6% Dwellings Over Time						
	2010	2015	2020	2022	2023	2024
4% Primary Resident	33%	34%	37%	36%	36%	36%
6% Investment Prop	67%	66%	63%	64%	64%	64%

* New Construction listed as Vacant Lots on County report. 16 New SFRs in 2024

**14 SFR's are tax exempted and were included as 6% in 2023 data, but moved to 4% on 2024 data because they are legal residents.

*** Duplexes & Triplexes have one Parcel ID in County data, but represent 2 or more dwelling units.

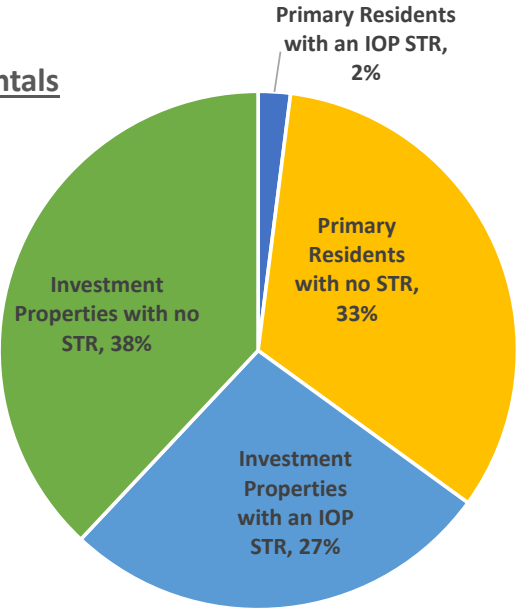
**** Certain condos have 2 separate units (lockout units) with separate STR licenses under a single Parcel ID.

In 2024, 4 additional lockout units were identified

BREAKDOWN COUNTY TOTALS ACCORDING TO IOP SHORT TERM RENTAL LICENSE STATUS								
4% Primary Residence			6% Investment Property			All Residential Parcels		
4% with IOP STRL	4% Other	Total 4%	6% with IOP STRL	6% Other	Total 6%	Total Dwelling Units	Total STRLs	% with a STRL
94	1,445	1,539	588	1,031	1,619	3,158	682	22%
2	29	31	70	134	204	235	72	31%
8	12	20	23	61	84	104	31	30%
8	58	66	548	397	945	1,011	556	55%
-	-	-	0	119	119	119	-	0%
112	1,544	1,656	1,229	1,742	2,971	4,627	1,341	29%

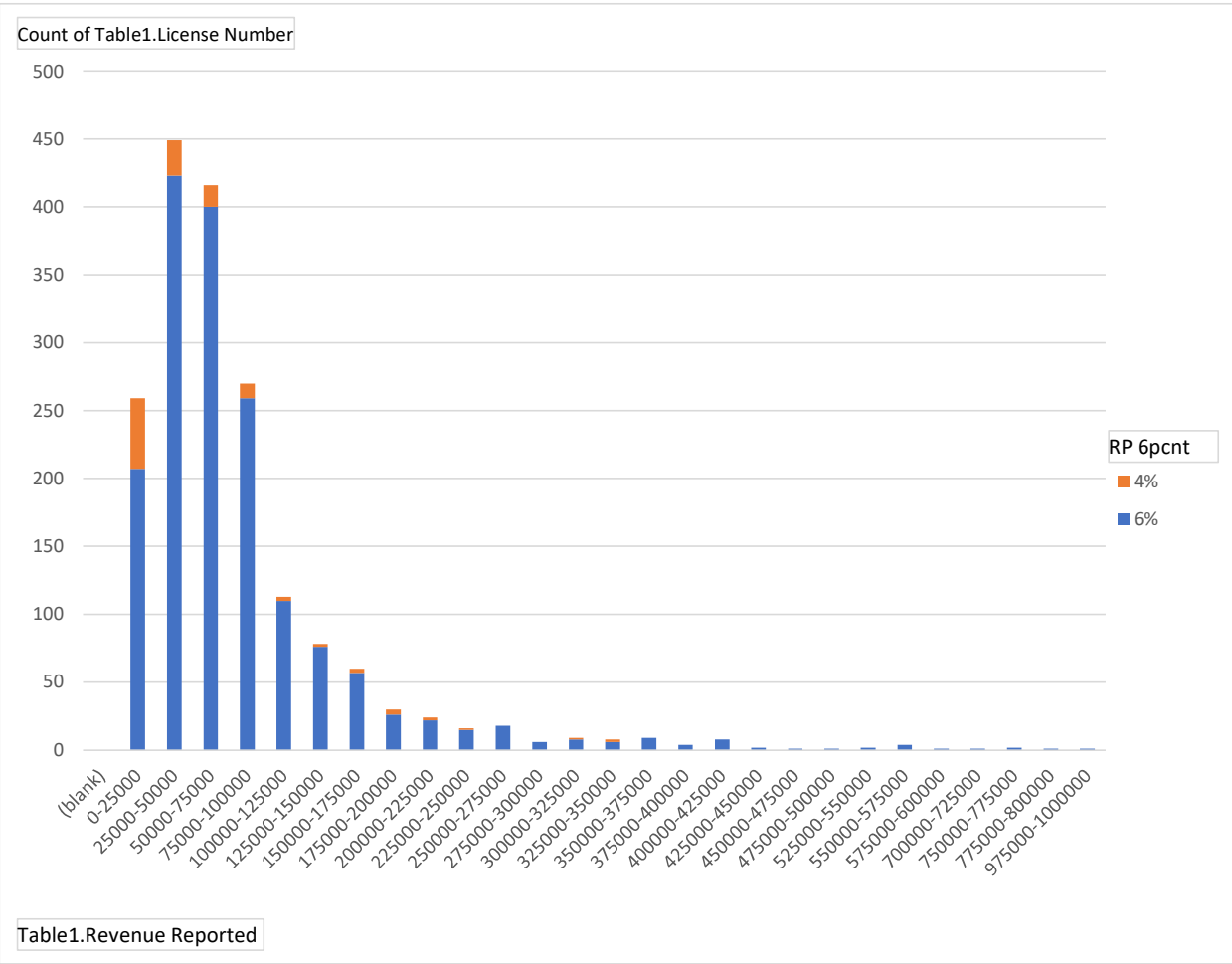
Potential unlicensed rentals identified by Rentalscape	-
4% Pending licenses (applied within last 60 days but not paid)	11
6% Pending licenses (applied within last 60 days but not paid)	232
	1,584

Licensed Rentals



City of Isle of Palms
Short Term Rental License Year 2024 (May 1, 2024 - April 30, 2025)
Distribution of STRs by Gross Revenue & Legal Residence (4%) vs Second Home/Investment Property (6%)

Gross Revenue	6%	4%	Grand Total
0-25000	207	52	259
25000-50000	423	26	449
50000-75000	400	16	416
75000-100000	259	11	270
100000-125000	110	3	113
125000-150000	76	2	78
150000-175000	57	3	60
175000-200000	26	4	30
200000-225000	22	2	24
225000-250000	15	1	16
250000-275000	18		18
275000-300000	6		6
300000-325000	8	1	9
325000-350000	6	2	8
350000-375000	9		9
375000-400000	4		4
400000-425000	8		8
425000-450000	2		2
450000-475000	1		1
475000-500000	1		1
525000-550000	2		2
550000-575000	4		4
575000-600000	1		1
700000-725000	1		1
750000-775000	2		2
775000-800000	1		1
975000-1000000	1		1
Grand Total	1670	123	1793



Total Reported Gross Revenue License Year 2024
Average
Median

\$ 145,832,591
\$ 81,334
\$ 60,000

MONTHLY REPORT

2025



MAY

ISLE OF PALMS FIRE & RESCUE

Authored by: Craig K. Oliverius, Fire Chief



OPERATIONS

Incident by Type

Incident Type Category	2025					2025	
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current
1 - Fire	3	3	1	3	1	11	2.00%
3 - Rescue & Emergency Medical Service Incident	25	31	42	53	75	226	35.00%
4 - Hazardous Condition (No Fire)	3	1	3	5	2	14	2.00%
5 - Service Call	9	14	14	10	15	62	10.00%
6 - Good Intent Call	52	44	46	64	63	269	41.00%
7 - False Alarm & False Call	13	9	15	13	19	69	11.00%
9 - Special Incident Type	0	0	0	0	0	0	0.00%
Grand Total	105	102	121	148	175	651	100.00%

Residency Status

TOTAL INCIDENTS FOR THE MONTH: 175

Resident Calls: 40

Non-Resident Calls: 109

Unknown: 26

Emergency Medical Incidents

Isle of Palms Fire & Rescue

Number of Emergency Medical Incidents: 64

Number of Resident Emergency Medical Incidents: 18

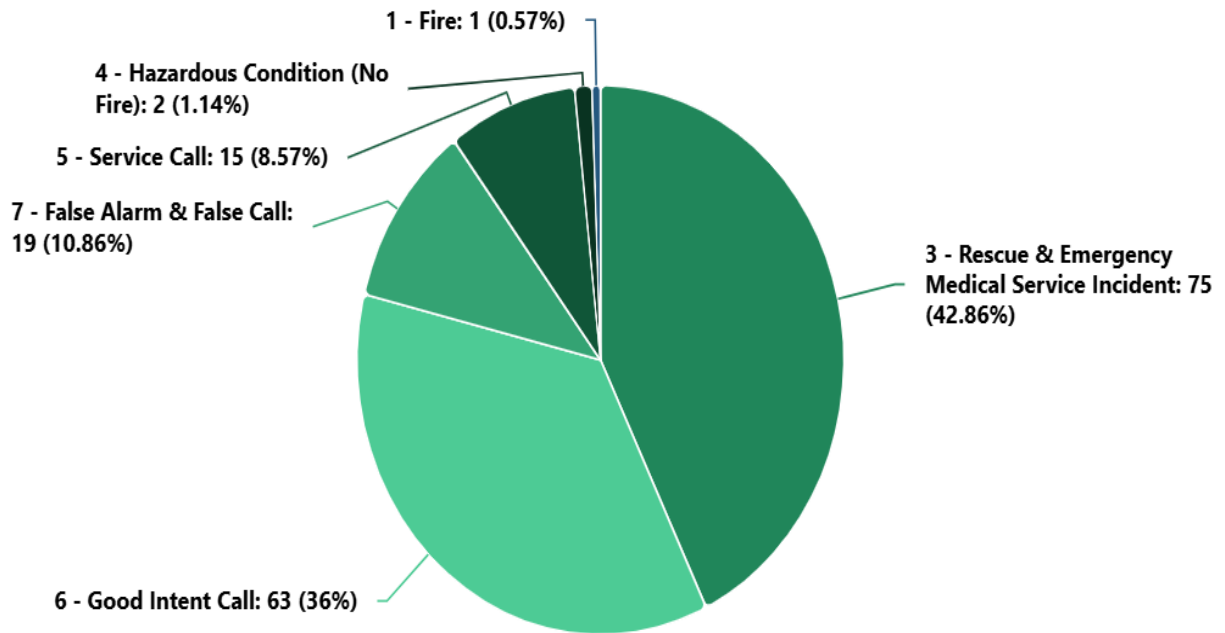
Number of Non-Resident Emergency Medical Incidents: 43

Number of unknown residency Emergency Medical Incidents: 3

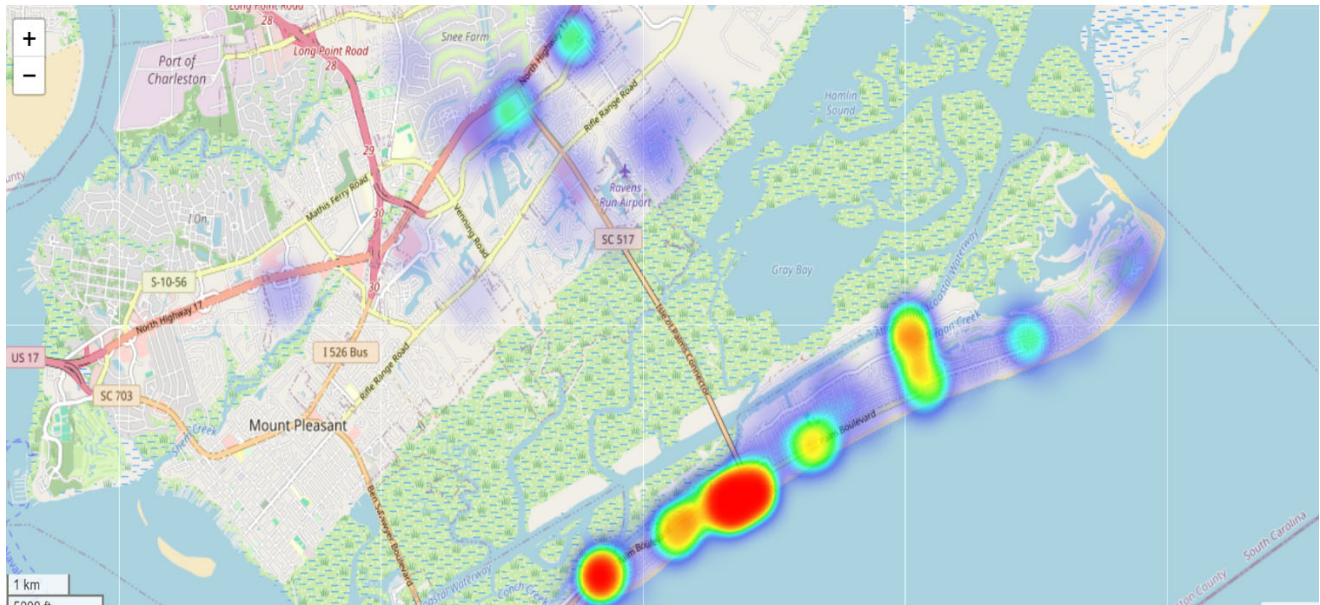
Incident Type Categories

Incident Type Categories

May 01, 2025 to May 31, 2025



Heat Map



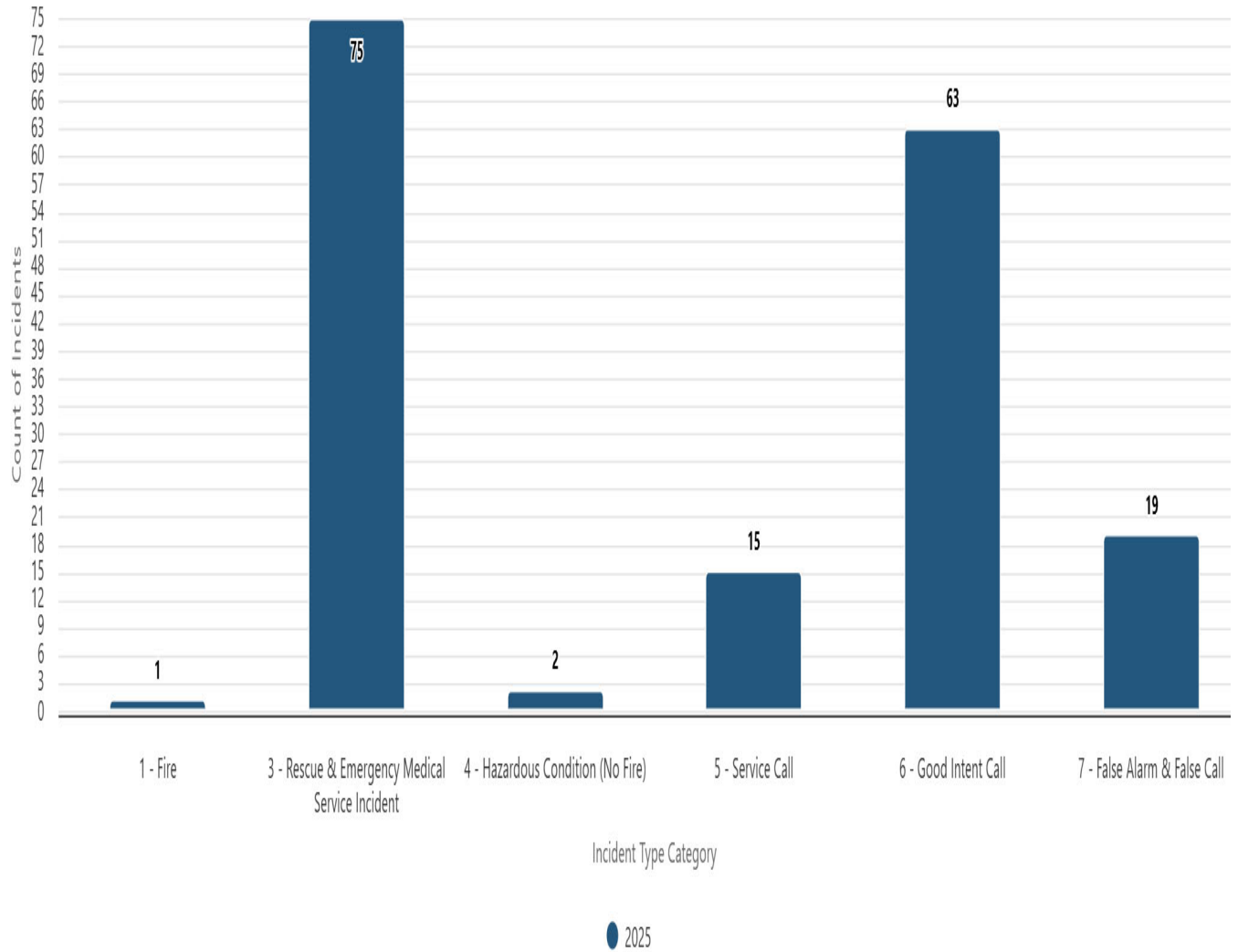
Automatic Aid Given by Fire Department Given Aid

		2025					2025	
Fire Department	FDID	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current
Cainhoy Rural Fire Department	08230	0	1	0	0	0	1	0.00%
City of Charleston Fire Department		2	0	0	0	0	2	1.00%
Mount Pleasant Fire Department		49	39	34	44	39	205	98.00%
Sullivan's Island Fire Department		1	0	0	0	0	1	0.00%
Grand Total		52	40	34	44	39	209	100.00%

Incident Type

Incidents by Category and Year

May 01, 2025 to May 31, 2025



Auto/Mutual Aid

Basic Aid Given Or Received (FD1.22)	Automatic aid given	Automatic aid received	Mutual aid given	Mutual aid received	None	Not Reported	
Basic Incident Type Subcategory (FD1.21)							Count of Fire Incidents Grand Total
13 - Mobile property (vehicle) fire					1		1
31 - Medical assist	1			1	19		21
32 - Emergency medical service (EMS) Incident				1	42		43
34 - Search for lost person					2		2
35 - Extrication, rescue			1		2		3
36 - Water or ice-related rescue		4			1		5
38 - Rescue or EMS standby					1		1
41 - Combustible/flammable spills & leaks		1			1		2
54 - Animal problem or rescue					2		2
55 - Public service assistance		1			12		13
61 - Dispatched and cancelled en route	35	2	1		18		56
62 - Wrong location, no emergency found		2			4		6
65 - Steam, other gas mistaken for smoke	1						1
73 - System or detector malfunction	1	1			2		4
74 - Unintentional system/detector operation (no fire)	1	4			1	9	15
Not Reported						2	2
Grand Total	39	15	2	3	116	2	177

****175 is our run count with 2 unreported****

TRAINING DIVISION

Monthly Training Schedule



May 2025 Training Schedule

Fire Training

Date	Time	Topic	Proctor	Location
05/27/25 (C)	0900-1100	Station Inspection	DC Harshaw	Living Quarters / Kitchen
05/29/25 (A)	0900-1100	Station Inspection	DC Harshaw	Apparatus Bay / Storage Rooms
05/30/25 (B)	0900-1100	Station Inspection	DC Harshaw	Apparatus / Equipment

Medical Training

Date	Time	Topic	Instructor	Location
05/05/25 (A)	1000 - 1200	Endocrine/Diabetic Emergencies	Eng. Ivan	St. 2 Training Room
05/07/25 (B)	1000 - 1200	Endocrine/Diabetic Emergencies	Eng. Ivan	St. 2 Training Room
05/08/25 (C)	1000 - 1200	Endocrine/Diabetic Emergencies	Eng. Ivan	St. 2 Training Room

Physical Fitness Training

Date	Time	Topic	Proctor	Location
05/12/25 (B)	1000 - 1200	FPAT	DC Tuohy	St. 1 Bay
05/15/25 (C)	1000 - 1200	FPAT	DC Tuohy	St. 1 Bay
05/23/25 (A)	1000 - 1200	FPAT	DC Tuohy	St. 1 Bay

Specialty Training

Date	Time	Topic	Instructor	Location
05/13/25 ARRT	0800-1600	Swiftwater/Flood Rescue	NA	Lieben Facility
05/19/25 (B)	0900 -1200	Jet Ski Operations	B-Shift	Breach Inlet
05/20/25 (C)	0900- 1200	Jet Ski Operations	C-Shift	Breach Inlet
05/22/25 (A)	0900 - 1200	Jet Ski Operations	A-Shift	Breach Inlet
05/13/25 (B)	1000 - 1400	SCDNR Boater's Safety	Eng. Ivan	St. 1 Training Room
05/14/25 (C)	1000 - 1400	SCDNR Boater's Safety	Eng. Ivan	St. 1 Training Room
05/16/25 (A)	1000 - 1400	SCDNR Boater's Safety	Eng. Ivan	St. 1 Training Room

Training Announcements

- Memorial Day, 05/26/25
- Maritime Incident Response Team (MIRT), 05/06/25
- Lowcountry Resuscitation Alliance (LRA), 05/13/25 (FF Powers)
- Charleston Area Chief's Association, 05/21/25 (Chiefs 1001,1002,and 1003)
- Command Training / CFD Sta 11 / 0930 - (05/02 – BC Smith / 05/16-BC Giddens / 06/06-BC Eagle)

FIRE MARSHAL

Fire Marshal's Report

- **Numerous Fire Inspections**
- **Attended Dept. Head meeting in place of Chief Oliverius**
- **Attended Low Country Fire Marshal's Meeting**
- **Food Truck Inspections for Art and Cars in the Park event at REC center**
- **Completed Introduction to sound off training**
- **Completed Combination systems webinar**
- **Gave a tour of fire Station 1 to 911 Dispatch Center new hires**
- **Participated in multiple interviews for potential new hires**
- **Attended NERIS training in Dorchester County**
- **Final Fire Inspection for Jeff's Bagel Run**
- **Ocean Rescue Training with crews**
- **Attended LENS Block Party at Islander 71 as "Sparky"**



Isle of Palms Recreation Department

Monthly Report May 2025

Programs, Group Fitness, Athletics & Special Events

- Adult Classes: Fitness Classes and Programs with top participation: Strength & Stability (30), Strength (21), Core & More (19), Move-It (20), Tennis (20), Suspension Training (13), Line Dancing (13), Beach Yoga (14), and Tae Kwon Do (10).
- Youth Classes with top participation: Gymnastics (30), Youth Theater (12), and Tae Kwon Do (10).
- Keenagers: Wednesday, May 7 at Noon. Last luncheon of the season, 40 attended the luncheon. Entertainment provided by Carroll Brown. The group will resume September 2025.
- Sea Stroll & Learn: Thursday, May 8 with Holy City Birding. 15 attended.
- Speaker Series: May 14 with Barrier Island Eco Tours, Fossils. 41 attended the free series.
- Speaker Series: May 28 with Isabella Alfonso, Sports Analytics. 5 attended the free series. The speaker series will break for the summer and resume in September 2025.
- Mahjong Tournament: Wednesday, May 21 - 17 participated in the mahjong tournament.
- Adult Athletics: 3 on 3 Basketball season champion was awarded to Splash Zone, tournament champion awarded to Windjammer. 6v6 Soccer regular season and tournament champion was awarded to Harbor Contracting. Table Tennis is participating in a double elimination tournament and winner will receive a new table tennis paddle & hat.
- Youth Athletics: Youth Volleyball Clinic (24) ages 4th - 8th grades. Lacrosse Clinic (36) ages 5-10 years.
- Isle of Paws Music Fest: Thursday, May 15 from 4pm - 7pm. Live music provided by Yeehaw Junction and the Dave Landeo Band from 4pm - 7pm. Dog Contest was held at 5:15pm, with 25 participants. Food Trucks and specialty foods onsite along with Dog related vendors.
- Playground Grand Opening: Thursday, May 15 at 3:30pm. Hazel Young cut the ribbon to the playground and parents and children enjoyed the new play features. Isle of Paws Music Fest was the 1st event of the year with the new playground. It allowed parents a chance to shop, enjoy music and relax on the grounds as children played.

Upcoming Programs, Events & New Offerings

- Piccolo Spoleto Sand Sculpting Competition: Saturday, June 7 at 9am - Free Event (40) teams registered as of May 30.
- Camp Summershine & Wee Camp starts Monday, June 9 at 9am. All age groups are full and have a waitlist.
- Tennis Camp, Red/orange ball: June 2-5 from 9am - Noon
- Youth Birding Class: June 4-11 9:30am-11am
- Art Camp: June 9 - 13 from 10:30am - Noon.
- Sea Stroll & Learn: Thursday, June 12 at 7:30am. 25th Ave Beach Access - Barrier Island Eco Tours: Sharks! - Free
- Rising Stars Basketball Camp: June 16 - 20 from 9am - 1pm. Space available!
- Farmers Market & Food Truck Jam: Thursday, June 19 from 4pm - 7pm
- Volleyball Camp: June 23 - 27 from 9am - 11am. Space available!

Operations

- Connector Run: meeting held May 14 at 8am. Committee continues to plan and prepare for Saturday, October 4, 2025.
- Musco Lighting: Pickleball lights: lights have been ordered and scheduled for delivery and install the week of July 14.
- Tennis Grant: applied for a facilities grant with USTA for reconstruction of courts.
- Reviewing Community Enrichment Plan and working toward Community Center focused goals. Have added furniture to lobby, charging stations, order new chairs for front porch by the playground as well as adding tables and seating at entrance.
- Employment: Hiring Parks & Grounds Supervisor Position open until filled.

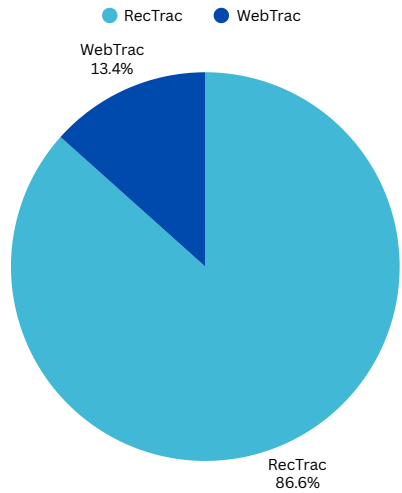
Maintenance & Repairs

- Playground Maintenance: replaced swings and swing sleeves, installed bench and trimmed trees around play structures.
- Lowcountry mulch added to playground area for compliance on safety surfaces.
- Pleasant Places continued with weekly upkeep of outer areas, added mulch to playground and pruned bushes around tennis courts.
- Fields & Athletics: removed baseball fence and soccer goals from youth and adult season.
- Replaced signage around facility (interior & exterior).
- Removed broken and damaged bench structures. Looking for new options to replace aged pieces.

Enrollment Report May

Participants registering for classes during the month from May 1 - May 31: RecTrac: in-house registration vs. WebTrac: online Registrations.

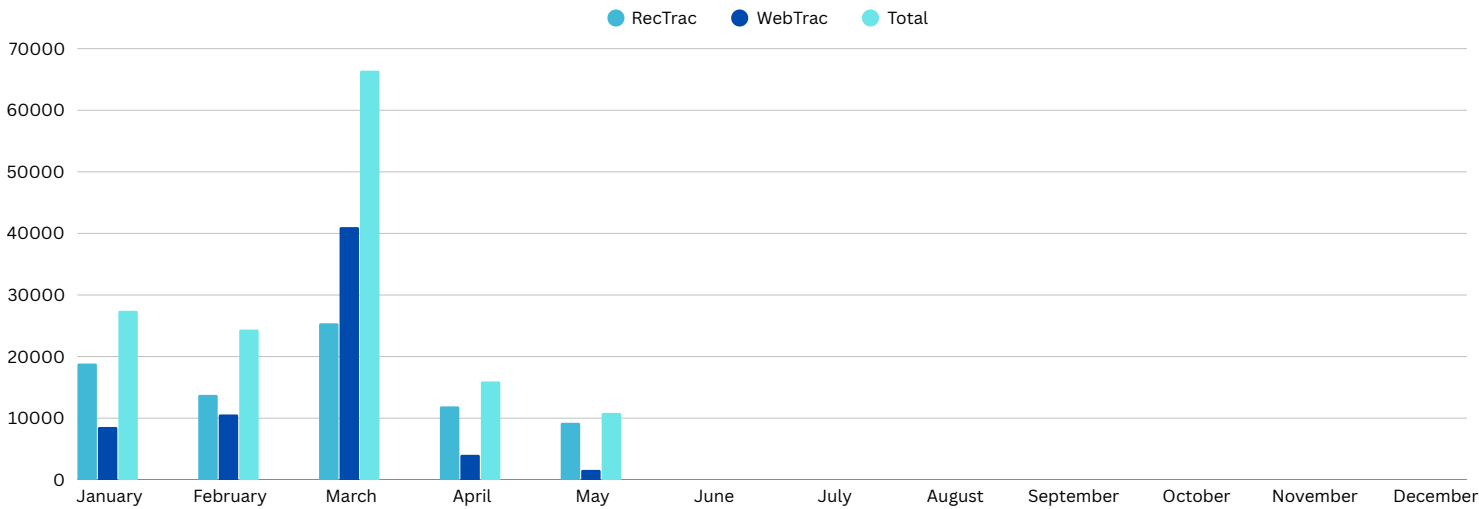
Total registrations for May 2025 = 426



Monthly Revenues 2025

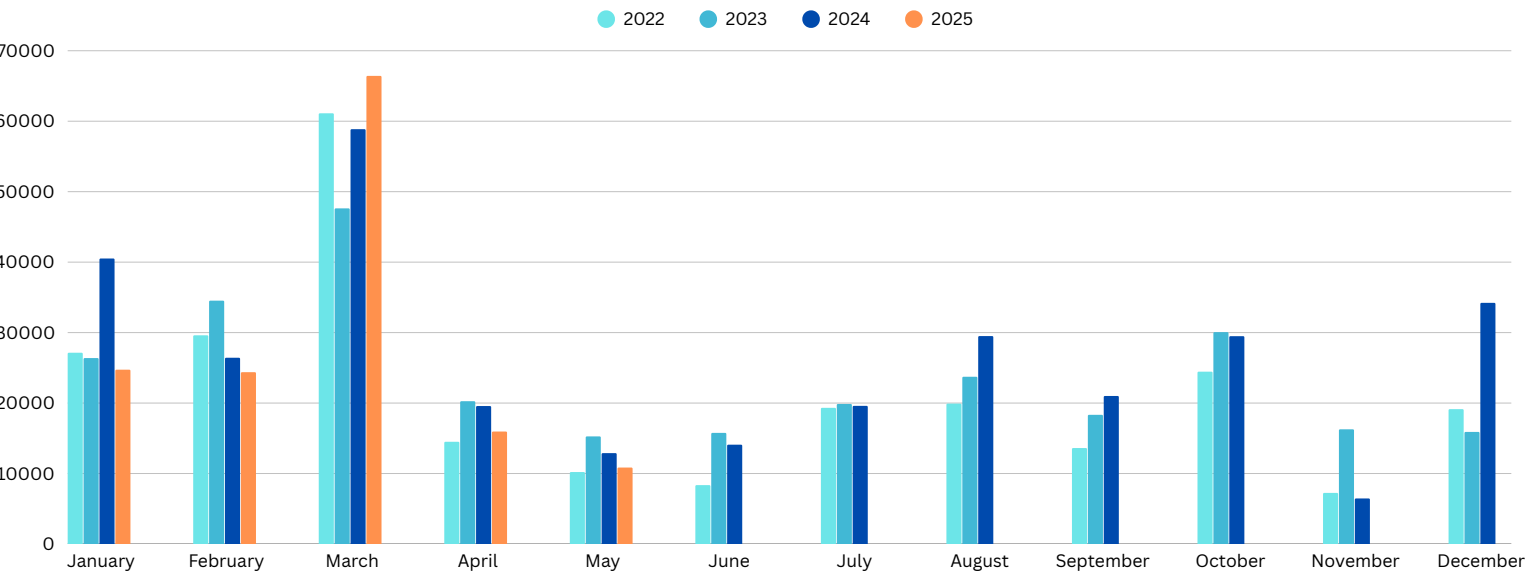
Revenue sales brought in by programs, athletics and events.
RecTrac: in-house vs WebTrac: online

Total Revenue for May 2025 = \$10,849



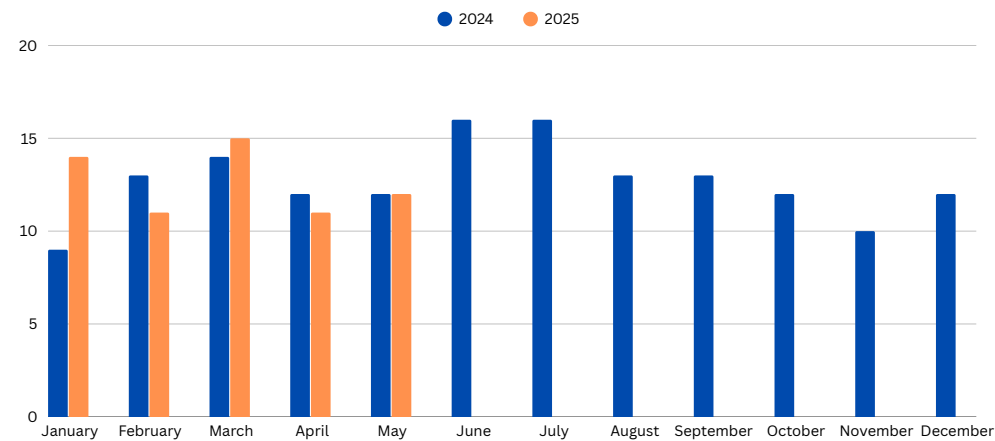
Annual Comparison

Year to Year



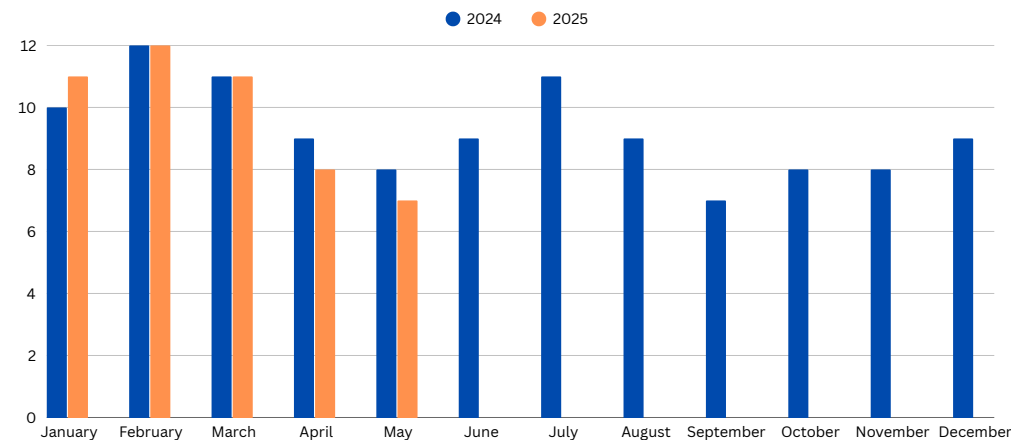
Open Gym Daily Average Visits

Participants utilizing the gymnasium for open play



Cardio Room Daily Average Visits

Participants utilizing the cardio room



Upcoming Events:



PICCOLO SPOLETO SANDSCULPTING COMPETITION Saturday, June 7, 2025 Front Beach, Isle of Palms, SC 9:00am

FARMER'S MARKET & FOOD TRUCK JAM

Thursday 4-7PM
June 19
July 17
August 21
September 18
October 16

24 28th Ave. Isle of Palms

Facepainting, balloon art, fairy hair, ARTS & CRAFTS VENDORS, music, & more!

Social Media Report

At a Glance



Facebook

3K



Instagram

3.6K

Page Overview

last 28 days



14K

Reach



2655

Engagement



17

New Likes



3102

New Follows



836

Photo Views



517

Reactions

IOP Beach Run Saturday, July 19 8am

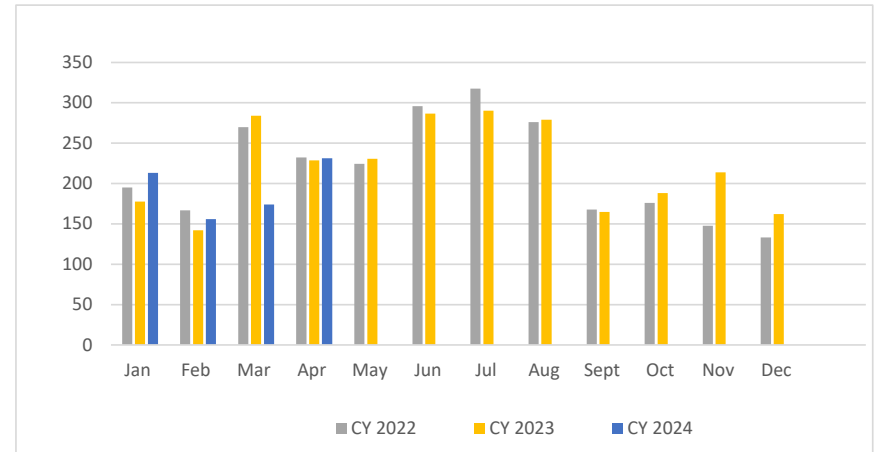


Register

Here

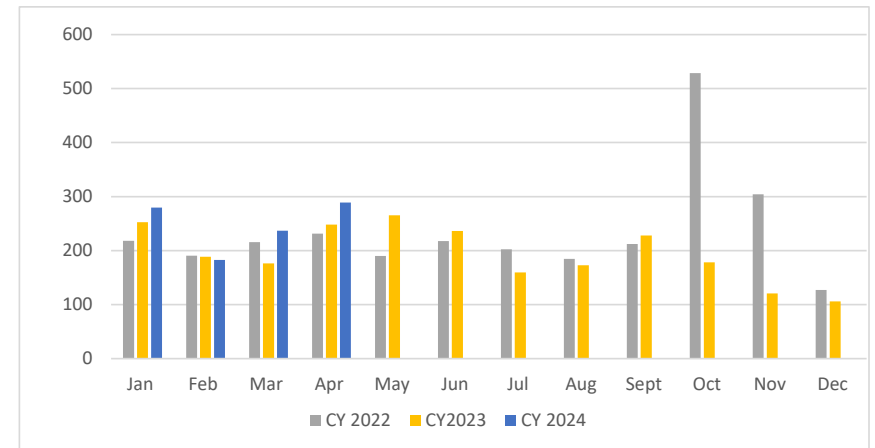
City of Isle of Palms, SC
Public Works Department - May 2025 Report
Household Garbage (Tons)

Month	2021	2022	2023	2024	2025
Jan	177.84	195.16	177.78	213.1	188.39
Feb	146.48	166.74	141.99	155.8	122.54
Mar	204.6	269.88	283.84	174.12	155.86
Apr	249.86	232.29	228.59	231.41	200.01
May	238.23	224.49	230.63	270.85	172.1
Jun	309.71	295.83	286.52	285.71	
Jul	334.17	317.47	290.33	369.56	
Aug	285.21	275.99	279.2	251.11	
Sept	247.76	167.91	164.66	207.05	
Oct	184.63	175.99	188.33	188.84	
Nov	315.31	147.67	213.92	130.67	
Dec	286.85	133.1	162.31	177.15	



Yard Debris (Tons)

Month	Column2	2022	2023	2024	2025
Jan	183.07	218.4	252.78	279.78	126.21
Feb	156.06	190.63	188.5	182.95	212.03
Mar	282.37	215.58	176.46	236.88	286.98
Apr	256.07	231.64	248.37	288.91	366.07
May	208.32	190.02	265.62	229.39	300.94
Jun	266.23	217.88	236.52	186.2	
Jul	273.08	202.64	159.51	256.16	
Aug	223.64	184.78	172.83	250.74	
Sept	182.96	212.11	227.8	176.09	
Oct	152.16	528.77	178.51	317.18	
Nov	124.04	304.19	120.6	166.13	
Dec	125.14	126.89	106.2	141.64	



Miscellaneous Garbage Collection (tons)

Month	2022	2023	2024	2025
Jan				35.07
Feb				32.09
Mar				22.25

Apr				37.1
May				38.12
Jun				
Jul				
Aug				
Sept				
Oct				
Nov				
Dec				

Stormwater Management

Location	Description	Linear Feet Cleared	Zone
27th Outafall	Restrcturing of ditch	300 LF	
Waterway Blvd. 30-31st	Restructred ditch	250LF	
2206 Palm Blvd	Removal of debris	60LF	
25th Ave Outfall	Restructuring ditch	580LF	
7th and Palm	Jet vac pipe under Palm Blvd.	50 lf	
#32 32nd Ave	Restructuring Ditch	160LF	
41st Ave and waterway	Removal of rip rap from pipes		
2909-2911 Hartnett Blvd	Restructuring ditch	150 LF	
2909-2911	Jet vac pipes	150 LF	
266 Forest Trail	Jet vac/restructure ditch	460 LF	
41st Ave and Waterway	Restructuring inlet pipes		

Beach Access Paths Maintenance & Improvements

Location	Description
City wide litter pick up 2x in April	Removal of 27-40 gallon bags of litter and debris island wide.
Wayfinding sign at 2nd Ave	Installation of 2nd Ave beach access sign
City wide beach access cleaning	Pleasant places/IOP weekly beach path cleaning

Public restroom boardwalk	Regading sand to the boardwalk
26th Ave beach path	26th Ave beach path improvement with bollards and signage.
9th Ave	Regrading of sand.

Building & Facilities Maintenance

Location	Description
Front Beach	New Welcome to Front Beach sign at 14th Ave.
Front beach/beach accesses	Installation of additional new black city beach garbage cans streetside
City Hall	Estimates for office renovations
Public Works	Solar panel installation complete
City Hall	A/C repair
Front Beach public restrooms	Installation of 35 American flags at front beach and connector
Garbage compactor	Cleaning weekly/powerwashing
Municipal lot A	Parking lot clean up Public services/Pleasant Places
Garbage compactor	Replacement of compactor guide rails
Marina	UST tank repair Marina/ PSB and compliance testing
Front beach	City wide trash clean up- cigarette urns FVS services
Front Beach	Landscaping of Welcome to front Beach sign
Public dock	Swing repair

City of Isle of Palms
Financial Statement Summary as of May 31, 2025
(Dollars in Thousands)

REVENUES

	YTD Actual	Annual Budget	Remaining to Collect	YTD Actual as a % of Budget	Current Annual Forecast	Forecast Above or (Below) Budget
General	\$ 13,107	\$ 14,827	\$ 1,720	88%	\$ 15,933	\$ 1,106
Capital Projects	2,303	2,660	357	87%	2,363	(297)
Muni Accom Tax	1,994	2,455	2,556	81%	2,613	158
Hospitality Tax	1,179	1,396	217	84%	1,555	159
State Accom Tax	2,603	3,732	1,129	70%	3,575	(157)
Beach Prserv Fee	3,528	2,535	(993)	139%	3,712	1,177
Marina	872	570	(302)	153%	984	414
Disaster Recovery	143	149	6	96%	153	4
All Other	312	255	(57)	122%	317	62
Total All Funds	\$ 26,042	\$ 28,579	\$ 4,633	91%	\$ 31,205	\$ 2,626

TRANSFERS IN / (OUT)

	YTD Actual	Annual Budget	Remaining to Transfer	YTD Actual as a % of Budget	Current Annual Forecast	Forecast Above or (Below) Budget
	\$ 2,179	\$ 1,212	\$ 967	180%	\$ 1,212	\$ -
	240	1,239	(999)	19%	\$ 1,239	-
	(856)	(1,114)	258	77%	\$ (989)	125
	(529)	(528)	(1)	100%	\$ (528)	-
	(1,034)	(1,450)	416	71%	\$ (1,400)	50
			-		\$ -	-
		641	(641)	0%	\$ 466	(175)
	-	-	-		\$ -	-
	-	-	-		-	-
	\$ -	\$ -	\$ -		\$ -	\$ -

EXPENDITURES

	YTD Actual	Annual Budget	Remaining to Spend	YTD Actual as a % of Budget	Current Annual Forecast	Forecast Above or (Below) Budget	YTD Actual Net Rev & Exp
	\$ 14,161	\$ 16,039	\$ 1,878	88%	\$ 15,946	\$ (93)	1,125
	3,500	2,619	(881)	134%	3,979	1,360	(957)
	705	1,303	598	54%	1,082	(221)	433
	935	977	42	96%	1,137	160	(285)
	1,209	2,639	1,430	46%	1,802	(837)	360
	2,809	1,803	(1,006)	156%	2,909	1,106	719
	647	805	158	80%	747	(58)	225
	39	13	(26)	300%	42	29	104
	299	370	71	81%	302	(68)	13
	\$ 24,305	\$ 26,568	\$ 2,264	91%	\$ 27,946	\$ 1,378	\$ 1,737

27300 \$ 646

General Fund YTD Revenues

	FY25 YTD Actual	FY25 Budget	% of FY25 Budget	FY24 YTD Actual	% of Prior YTD	Current Annual Forecast	Forecast Above/ (Below) Budget
Property Tax	5,533	5,277	105%	5,168	107%	5,543	266
LO Sales Tax	759	1,136	67%	857	89%	1,206	70
Business License	2,223	1,985	112%	1,981	112%	2,250	265
Rental License	1,475	1,448	102%	1,552	95%	1,506	58
Other Lic (Insurance/Utilities)	145	1,873	8%	277	52%	1,988	115
Build Permits	1,120	611	183%	649	173%	1,131	520
State (Admin Fee, Aid to Subdvs)	271	335	81%	247	110%	347	12
Parking	638	1,378	46%	1,075	59%	894	(484)
All Other	943	784	120%	829	114%	1,068	284
Total	\$ 13,107	\$ 14,827	88%	\$ 12,635	104%	\$ 15,933	\$ 1,106

General Fund YTD Expenditures

(YTD target = 92%)

	FY25 YTD Actual	FY25 Budget	% of FY25 Budget	FY24 YTD Actual	% of Prior YTD	Current Annual Forecast	Forecast (Above)/ Below Budget
Mayor/Council	\$ 123	\$ 145	85%	\$ 115	107%	\$ 138	\$ 7
General Govt	2,207	2,609	85%	2,100	105%	2,600	9
Police	3,253	3,724	87%	3,115	104%	3,588	136
Fire	4,871	5,384	90%	4,332	112%	5,391	(7)
Public Works	1,767	1,894	93%	1,632	108%	1,912	(18)
Build & Lic	500	592	84%	520	96%	551	41
Recreation	1,079	1,269	85%	1,015	106%	1,261	8
Judicial	304	386	79%	362	84%	438	(52)
BSOs	57	36	158%	98	58%	67	(31)
Total	\$ 14,161	\$ 16,039	88%	\$ 13,289	107%	\$ 15,946	\$ 93

City of Isle of Palms Supplemental Financial Information as of May 31, 2025 (Dollars in Thousands)

Cash Balances		
	5/31/2025	5/31/2024
General Fund	6,030	5,291
As a % of GF Exp (target is > 30%)	38%	37%
Capital Projects	14,761	14,806
Disaster Recovery	3,437	3,317
Marina	3,377	2,423
Tourism Funds	11,649	9,406
Beach Preservation	11,426	9,108
Other Restricted	212	204
Total All Cash	50,892	44,555
Deposits at LGIP (4.4905%) Average	49,423	97%
Deposits at TRUIST	1,469	3%
RESTRICTED CASH	23,287	46%

Fund Balances					
Fund	6/30/2024 Audited Fund Balance (Note 1)	FY25 YTD Actual Net Revenues & Transfers Less Expenses	Current Fund Balance	6/30/25 Budgeted Fund Balance	6/30/25 Forecast Fund Balance
General Fund	\$ 4,812	\$ 1,125	\$ 5,937	\$ 5,698	\$ 6,011
Capital Projects	13,636	(957)	12,679	13,085	13,336
Muni Accom Tax	4,462	433	4,895	4,029	5,004
Hospitality Tax	2,046	(285)	1,761	1,004	1,935
State Accom Tax	4,893	360	5,253	4,285	5,384
Beach Funds	9,101	719	9,820	9,522	10,415
Marina (See Note 1)	2,805	643	3,448	1,812	3,954
Disaster Recovery	3,406	104	3,510	3,456	3,492
All Other	197	13	210	74	179
Total All Funds	\$ 45,358	\$ 2,155	\$ 47,513	\$ 42,965	\$ 49,710

Note 1: The comparable amount for the Marina Enterprise Fund is not Fund Balance, but Unrestricted Net Position. To be consistent with the presentation of the other funds, the Marina Fund Balance does not include net fixed assets. Unrestricted net position is approx equal to net current assets for the Marina.

May 2025 Notes:

- Revenue streams for the current fiscal year are generally in line with FY25 projections, with the exception of parking revenue. PCI Municipal parking revenue is reconciled and recorded by the 20th of each month, resulting in a consistent timing discrepancy. Additionally, effective March 1st, the City's share of parking revenue decreased from 76% to 66%, contributing to a shortfall in meeting the FY25 budget target.
On a positive note, revenues from business licenses and building permits have seen a substantial year-over-year increase. This growth reflects heightened local business activity and several high-value condominium renovation projects.
As for expenditures, spending over the past 11 months is tracking at 88% of the annual budget, slightly below the projected 92%, indicating conservative fiscal management in the latter part of the fiscal year.
- Year-to-date (YTD) revenue for the Marina shows a 53% favorable variance against the budget. This favorable result is largely attributed to \$369K in additional rent from Marina leases, detailed as follows:
Marina Store \$16K
Marina Operations \$83K
Marina Restaurant \$270K
- LGIP investment accounts are currently yielding an average interest rate of 4.4905%, a slight decline from 4.5200% the previous month. Despite the dip, these accounts continue to outperform most other investment options. Total revenue generated was \$188K for May and \$2 million year-to-date for FY25.
The City holds approximately \$50.8 million in Local Government Investment Pool and Truist cash deposits. Of the \$2.1 million in federal APRA funding received in FY22, \$109K remains unspent but has been allocated. The remaining balance was used for the Marina Public Dock Expansion, completed in February 2025 (\$1.491M), and \$500K was allocated for new playground equipment at the Recreation Center, completed this month, May.
- There is \$1.5 million in unspent SCPRT funding for Marina dredging, earmarked for FY26. Additionally, \$23.2 million is restricted for tourism-related expenditures or beach preservation, including \$2.250 million from state funding allocated for stormwater collection system and drainage improvements earmarked for 38th and 41st Avenues and Waterway Blvd in FY26. As well as, \$1 million awarded last month, April, from the State SCPRT budget is allocated for beach renourishment.
The \$500K from SCPRT, restricted for ADA-compliant boardwalks to beach access, in FY25 budget, with \$328K spent on planning, design, and construction. The remaining balance has been approved to be used for future ADA boardwalk projects.

City of Isle of Palms

Future Cash Needs for Capital Projects

	Fund Balances									
	General Fund	Capital Projects Fund		Tourism Funds	Beach Preserve Fund	Disaster Recovery Fund	Marina Fund		All Other Funds	Total
		Unrestricted	Restricted Grants/Bond Proceeds	Restricted			Unrestricted	Restricted Grants Rec'd	Restricted	
Fund Balances as of 5/31/25	5,937,609	9,808,912	2,869,000	11,908,863	9,820,885	3,510,396	1,948,000	1,500,000	209,762	47,513,426
<u>FY25 Budgeted Spending - All Capital Projects</u>										
Drainage NOTE 1			1,280,000	765,804						2,045,804
City Hall Renovation		83,334		166,666						250,000
Playground Equipment with pour & play surfacing		124,333		248,667					127,000	500,000
Vehicle & Equipment Purchases (all Depts)		275,499		1,081,671			125,000			1,482,170
Building & HVAC Maintenance (all Depts)		446,664		45,000			100,500			592,164
FEMA Flood Mitigation on Forest Trail		325,200								325,200
Fire Department Rescue Boat				300,000						300,000
Public Safety and Fire Station II Door Access Controls		62,500		127,500						190,000
Fuel management system & fuel dispensers	20,000									20,000
96 Gallon Carts (transition 4,500 carts over 3 yrs - side loader)	100,000									100,000
Front Beach/Ocean Blvd infrastructure improvements				75,000						75,000
Beach Maint- ADA Boardwalk, emergency vehicle access NOTE 3					765,000					765,000
Beach Renourishment					1,012,500					1,012,500
Bond and Loan Payments	818,226			651,199			83,464			1,552,889
Subtotal FY25 Budgeted Capital Spending	938,226	1,317,530	1,280,000	3,461,507	1,777,500	-	308,964	-	127,000	9,210,727
<u>Add Back FY25 actual spending against the Capital Budget above.</u>										
<u>The 5/31/25 Cash Balance has already been reduced by these payments.</u>	1,014,575	2,094,127	851,745	1,241,952	871,121	-	76,360	-	280	6,150,160
<u>Upcoming Large Projects Future Years</u>										
Drainage (4 Year Forecast) NOTE 2		3,430,000		718,668						4,148,668
Dredging (FY26 Forecast)								1,500,000		1,500,000
Ongoing Emergency Beach Scraping/Truck In Operation					855,628					855,628
Large Offshore Dredging Project-North End of Island										-
Stormwater Collection System/Drainage Improvement NOTE 2			1,000,000							1,000,000
North & South End Beach Renourishments & Mobilization NOTE 5					16,015,909					16,015,909
Subtotal Upcoming Large Projects	-	3,430,000	1,000,000	718,668	16,871,537	-	-	1,500,000	-	23,520,205
Projected Ending Fund Balance	6,013,958	7,155,509	1,440,745	8,970,640	(7,957,031)	3,510,396	1,715,396	-	83,042	20,932,655
Fire Engines (2 Forecasted in next 4 Years) NOTE 4		1,333,333		2,666,667						4,000,000
Public Works Garbage Trucks (3 forecasted in next 5 years) NOTE 4										-
City Hall Renovation FY28 NOTE 4										-
Total Projected Ending Fund Balance Remaining	6,013,958	5,822,175	1,440,745	6,303,974	(7,957,031)	3,510,396	1,715,396	-	83,042	16,932,655

Notes: Fund Balances are estimates, does not include all income and expenses for FY25.

NOTE 1 City expects to receive 90% of the Waterway Path project cost via FEMA grant. The expected grant has been awarded, it's a reimbursable grant; revenue recognized when expense is incurred.

NOTE 2 Includes \$2.1 million for projects identified in the City's Comprehensive Drainage Plan in FY25 on Palm Blvd between 37th and 41st and \$4.1M for FY26.

NOTE 3 Funding received in January 2024 \$1.5 million in new State funding includes drainage (\$1M) and ADA Boardwalks (\$.5M)

NOTE 4 FY26-FY28 Budget forecast as debt service expenditures.

NOTE 5 Next major beach nourishment projected for FY27. Funding and Wild Dunes allocation TBD.

NOTE 6 Funding received in December 2024 \$1.250 million in new State funding for Stormwater drainage in Capital Fund.

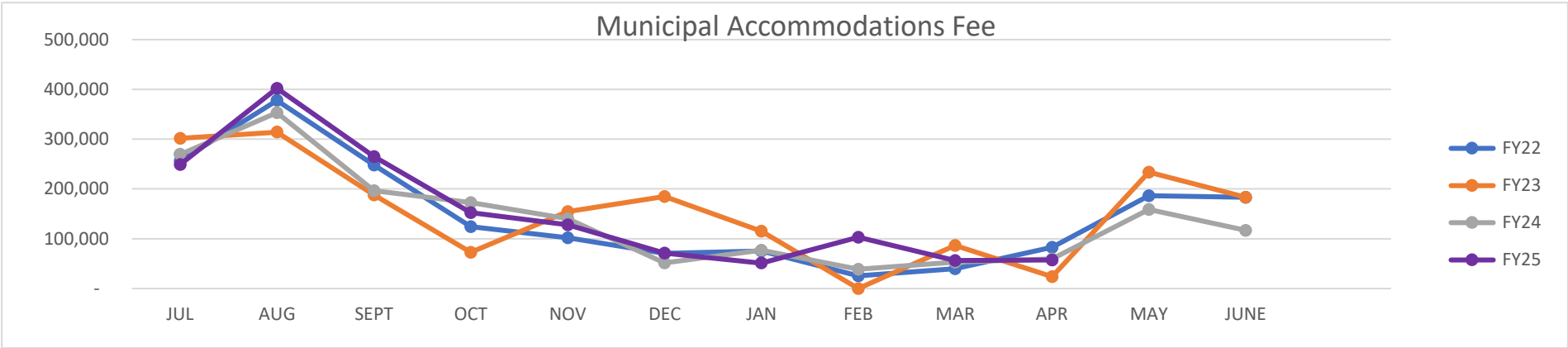
City of Isle of Palms Tourism and Local Options Sales Tax Revenues

Municipal Accommodations Fee (1% of Accommodation Sales)							
	FY19	FY20	FY21	FY22	FY23	FY24	FY25
JUL	199,724	195,287	172,336	256,308	301,674	269,304	248,910
AUG	209,600	213,067	169,596	378,001	314,397	353,373	402,136
SEPT	152,535	152,561	186,938	248,118	187,966	196,701	265,083
OCT	79,534	75,506	129,033	124,372	72,522	172,495	152,171
NOV	63,444	65,882	66,090	102,229	154,713	140,390	127,772
DEC	40,182	34,301	71,683	70,478	185,019	51,584	71,399
JAN	25,836	32,335	34,025	75,503	115,313	76,915	51,474
FEB	13,666	18,596	26,709	25,613	50	39,014	102,964
MAR	19,983	9,690	31,080	39,938	86,414	52,979	56,527
APR	53,685	26,422	68,055	82,759	24,152	59,390	57,563
MAY	90,800	7,181	125,288	186,478	233,832	158,991	
JUNE	97,999	55,311	153,337	183,011	183,028	117,085	
Deduct last July	(199,724)	(195,287)	(172,336)	(256,308)	(301,674)	(269,304)	(248,910)
Add next July	195,287	172,336	256,308	301,674	269,304	248,910	
Total Fiscal Year	1,042,551	863,187	1,318,141	1,818,174	1,826,709	1,667,828	1,287,090
	Incr from FY18 -3%	Incr from FY19 -17%	Incr from FY20 53%	Incr from FY21 38%	Incr from FY22 0%	Incr from FY23 -9%	Incr from FY24 9%

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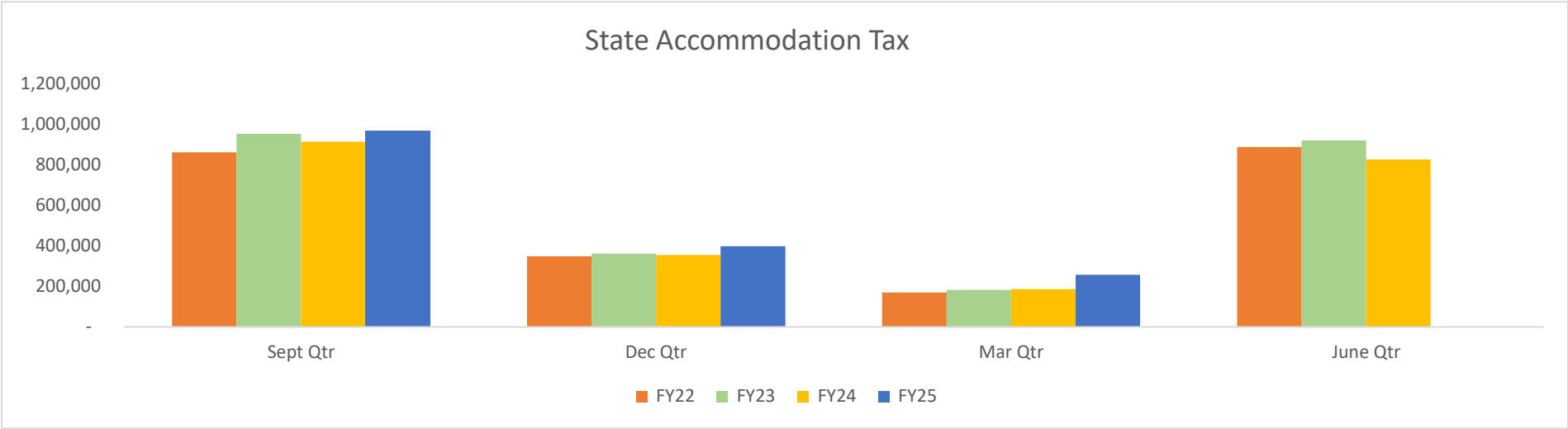


City of Isle of Palms Tourism and Local Options Sales Tax Revenues

State Accommodations Tax (Tourism-Related Only) (Approx 2% of Accommodation Sales)							
	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Sept Qtr	546,269	580,306	553,971	861,205	952,270	913,073	969,092
Dec Qtr	203,067	181,550	252,012	347,299	360,479	353,735	396,649
Mar Qtr	103,097	88,638	132,256	168,824	181,961	185,736	255,788
June Qtr	445,779	242,893	650,839	886,253	919,402	825,405	
Total Fiscal Yr	1,298,212	1,093,387	1,589,078	2,263,580	2,414,112	2,277,948	1,621,530
	8% Incr from FY18	-16% Incr from FY19	45% Incr from FY20	42% Incr from FY21	7% Incr from FY22	-6% Incr from FY23	12% Incr from FY24

Heads in
Beds in

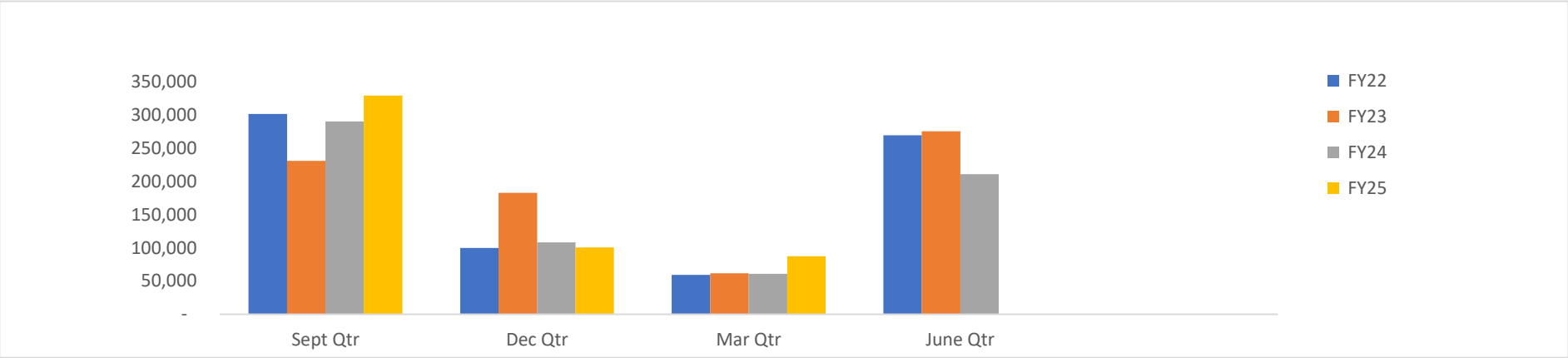
Jun-Aug
Sept-Nov
Dec-Feb
Mar-May



City of Isle of Palms Tourism and Local Options Sales Tax Revenues

Chas County ATax Pass-Through (20% of County's 2% on IOP Accommodation Sales)

	FY19	FY20	FY21	FY22	FY23	FY24	FY25	
Sept Qtr	381,000	370,500	-	301,714	231,164	290,437	329,414	Dec
Dec Qtr				99,602	182,929	108,064	100,769	Feb
Mar Qtr				59,369	61,688	60,716	87,294	May
June Qtr	127,000	-	508,000	269,609	275,853	211,021		Sept
Total Fiscal Yr	508,000	370,500	508,000	730,293	751,634	670,238	517,478	
	16% Incr from FY18	-27% Incr from FY19	37% Incr from FY20	44% Incr from FY21	3% Incr from FY22	-11% Incr from FY23	13% Incr from FY24	



<div> Hospitality Tax <i>(2% of Prepared Food & Beverage Sales)</i> </div>	

	FY19	FY20	FY21	FY22	FY23	FY24	FY25
JUL	104,681	88,238	66,947	137,933	142,534	156,544	205,329
AUG	101,031	106,673	59,353	135,765	165,544	192,906	214,952
SEPT	78,014	78,129	49,484	108,077	131,756	153,918	117,363
OCT	69,394	76,033	37,348	88,581	121,169	131,767	140,325
NOV	65,210	66,929	27,609	96,511	104,213	138,970	110,540
DEC	38,440	56,591	46,700	56,990	87,532	67,821	97,545
JAN	31,905	28,058	57,988	48,652	57,107	63,500	54,181
FEB	27,373	27,574	24,135	33,118	51,417	50,025	55,450
MAR	40,741	21,853	39,019	62,430	62,919	66,488	40,599
APR	66,425	12,956	50,777	79,088	117,561	134,944	131,409
MAY	85,134	15,429	85,357	142,227	142,964	143,278	137,467
JUNE	100,621	46,102	114,802	152,842	155,895	155,603	
Deduct last July	(104,681)	(88,238)	(66,947)	(137,933)	(142,534)	(156,544)	(205,329)
Add next July	88,238	66,947	137,933	142,534	156,544	205,329	
Total Fiscal Year	792,527	603,275	730,503	1,146,816	1,354,621	1,504,549	1,099,832

Hospitality Tax

Month	FY22	FY23	FY24	FY25
JUL	140,000	140,000	155,000	205,000
AUG	135,000	165,000	195,000	215,000
SEPT	105,000	130,000	155,000	115,000
OCT	85,000	120,000	130,000	140,000
NOV	95,000	105,000	140,000	110,000
DEC	55,000	85,000	65,000	95,000
JAN	45,000	55,000	60,000	50,000
FEB	30,000	50,000	45,000	50,000
MAR	65,000	60,000	65,000	40,000
APR	75,000	115,000	135,000	135,000
MAY	140,000	135,000	145,000	135,000
JUNE	150,000	150,000	155,000	155,000

City of Isle of Palms Tourism and Local Options Sales Tax Revenues

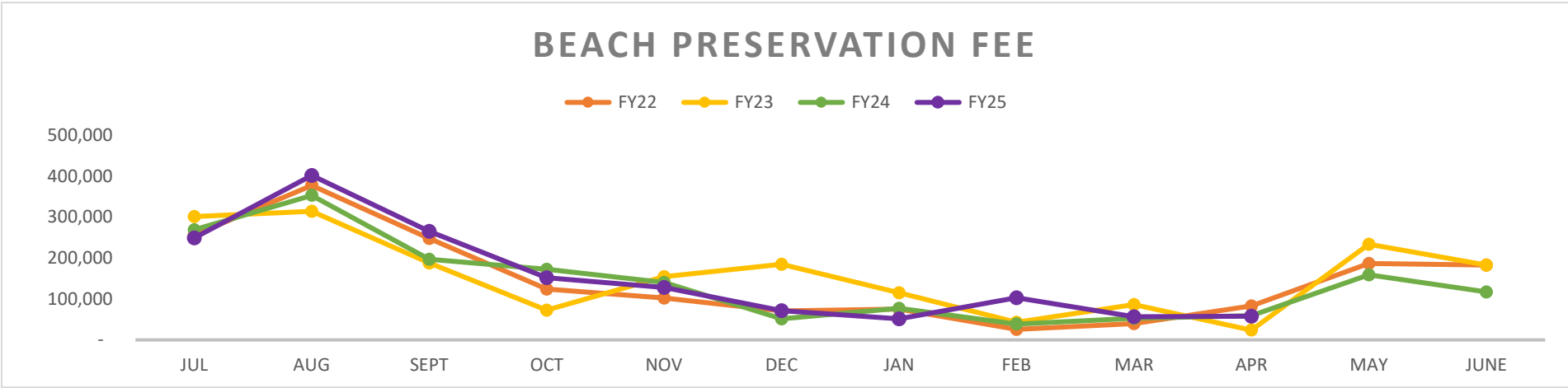
Beach Preservation Fee		(1% of Accommodation Sales)					
	FY19	FY20	FY21	FY22	FY23	FY24	FY25
JUL	199,724	195,287	172,336	256,308	301,674	269,304	248,910
AUG	209,600	213,067	169,596	378,001	314,397	353,373	402,136
SEPT	152,535	152,561	186,938	248,118	187,966	196,701	265,083
OCT	79,534	75,506	129,033	124,372	72,522	172,495	152,171
NOV	63,444	65,882	66,090	102,229	154,713	140,390	127,772
DEC	40,182	34,301	71,683	70,478	185,019	51,584	71,399
JAN	25,836	32,335	34,025	75,503	115,313	76,915	51,474
FEB	13,666	18,596	26,709	25,613	42,912	39,014	102,964
MAR	19,983	9,690	31,080	39,938	86,414	52,979	56,527
APR	53,685	26,422	68,055	82,759	24,152	59,390	57,563
MAY	90,800	7,181	125,288	186,478	233,832	158,991	-
JUNE	97,999	55,311	153,337	183,011	183,028	117,085	-
Deduct last July	(199,724)	(195,287)	(172,336)	(256,308)	(301,674)	(269,304)	(248,910)
Add next July	195,287	172,336	256,308	301,674	269,304	248,910	-
Total Fiscal Year	1,042,551	863,187	1,318,141	1,818,174	1,869,571	1,667,828	1,287,090

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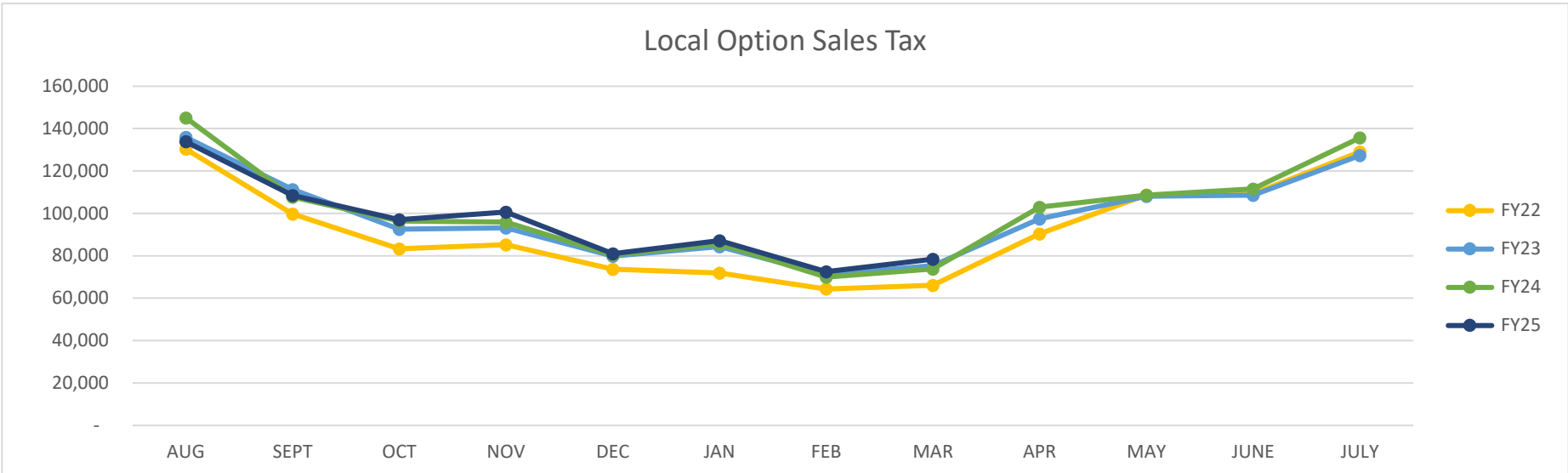
Incr from FY18	Incr from FY19	Incr from FY20	Incr from FY21	Incr from FY22	Incr from FY23	Incr from FY24
-3%	-17%	53%	38%	3%	-11%	9%



City of Isle of Palms Tourism and Local Options Sales Tax Revenues

Local Option Sales Tax		(a portion of the 1% Charleston County local option sales tax)					
	FY19	FY20	FY21	FY22	FY23	FY24	FY25
AUG	88,713	93,221	87,833	130,373	135,943	145,078	133,876
SEPT	72,557	83,456	83,149	99,719	111,272	107,689	108,408
OCT	63,829	62,752	71,963	83,230	92,568	96,340	97,068
NOV	61,435	65,514	68,054	85,199	93,138	95,825	100,650
DEC	54,748	59,951	67,342	73,716	79,844	80,288	81,040
JAN	57,483	64,996	69,592	71,846	84,290	85,635	87,113
FEB	48,026	53,263	58,840	64,365	71,140	69,936	72,508
MAR	49,240	50,882	60,533	66,029	75,337	73,750	78,399
APR	65,794	43,070	83,678	90,351	97,399	102,911	-
MAY	85,394	56,012	100,082	108,756	108,050	108,648	
JUNE	78,238	74,078	102,313	109,271	108,590	111,500	
JULY	92,504	92,789	117,380	128,957	127,335	135,705	
Total Fiscal Year	817,962	799,984	970,759	1,111,813	1,184,906	1,213,304	759,063

Incr from FY18	Incr from FY19	Incr from FY20	Incr from FY21	Incr from FY22	Incr from FY23	Incr from FY24
6%	-2%	21%	15%	7%	2%	1%



When Sales
Occurred

JUL
AUG
SEPT
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUN

City of Isle of Palms
IOP County Park Emergency Vehicle Access -14th Avenue
5/31/2025 Job 25-01-5659

		Date	Invoice Number	Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
Survey,Planning & Drawings				15,400		357,185	15,400	357,185
Davis & Floyd, Inc.	14th Avenue	6/2/2023	280035		3,950		(3,950)	(3,950)
Davis & Floyd, Inc.	14th Avenue	12/3/2023	281758		3,950		(3,950)	(3,950)
Davis & Floyd, Inc.	14th Avenue Civil Engineer	10/29/2024	284709		7,500		(7,500)	(7,500)
Construction								
Truluck Construction Company		3/20/2025		344,329			344,329	
		3/20/2025	25438		172,270		(172,270)	(172,270)
		3/20/2025	10% Retainage		(17,227)		17,227	17,227
		4/21/2025	254714		143,719		(143,719)	(143,719)
		4/21/2025	10% Retainage		(14,372)		14,372	14,372
Charleston County Park & Recreation Commission-Reimbursement		3/13/2025	Check 03049786		(28,749)		28,749	28,749
				359,729	271,041	357,185	88,688	86,144
Total Project				359,729	271,041	357,185	88,688	86,144

Note:
Beach Preservation Fund \$200K (The City requested \$250,000 from the FY25 South Carolina State budget but did not receive the funding.)

City of Isle of Palms
Island Wide Beach Monitoring- Minor Project
5/31/2025

Project 2618

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
					106,000		106,000
Planning/ Liaison/Communication			13,560			13,560	
Coastal Science & Engineering							
Coastal Science & Engineering	9/30/2024	2618.09.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	10/31/2024	2618.10.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	11/30/2024	2618.11.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	12/31/2024	2618.12.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	1/31/2025	2618.01.25		3,000		(3,000)	(3,000)
Coastal Science & Engineering	2/28/2025	2618.02.25		6,000		(6,000)	(6,000)
Coastal Science & Engineering	3/31/2025	2618.03.25	-	560	-	(560.00)	(560.00)
			13,560	13,560	-	-	(13,560)
Semi Annual Beach Condition Survey			32,760			32,760	
Coastal Science & Engineering	9/30/2024	2618.09.24		11,466		(11,466)	(11,466)
Coastal Science & Engineering	10/31/2024	2618.10.24		7,750	-	(7,750)	(7,750)
Coastal Science & Engineering	2/28/2025	2618.02.25		13,544		(13,544)	(13,544)
							-
			32,760	32,760	-	-	(32,760)
Semi Annual Aerial Photography			12,400			12,400	-
Coastal Science & Engineering	11/30/2024	2618.11.24		6,500		(6,500)	(6,500)
Coastal Science & Engineering	2/28/2025	2618.02.25		4,960		(4,960)	(4,960)
Coastal Science & Engineering	3/31/2025	2618.03.25		940		(940)	(940)
			12,400	12,400	-	-	(12,400)
Semi Annual Report			24,760			24,760	
Coastal Science & Engineering	10/31/2024	2618.10.24		4,050		(4,050)	(4,050)
Coastal Science & Engineering	11/30/2024	2618.11.24		10,650	-	(10,650)	(10,650)
Coastal Science & Engineering	12/31/2024	2618.12.24		2,475		(2,475)	(2,475)
Coastal Science & Engineering	1/31/2025	2618.01.25		4,500		(4,500)	(4,500)

City of Isle of Palms
Island Wide Beach Monitoring- Minor Project
5/31/2025

Project 2618

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
Coastal Science & Engineering	2/28/2025	2618.02.25		1,238		(1,238)	(1,238)
Coastal Science & Engineering	3/31/2025	2618.03.25		1,847		(1,847)	(1,847)
			24,760	24,760	-	-	(24,760)
Direct Expenses including equipment			15,310			15,310	
Coastal Science & Engineering	9/30/2024	2618.09.24		6,066	-	(6,066)	(6,066)
Coastal Science & Engineering	10/31/2024	2618.10.24		3,909		(3,909)	(3,909)
Coastal Science & Engineering	12/31/2024	2618.12.24		110	-	(110)	(110)
Coastal Science & Engineering	1/31/2025	2618.01.25		375		(375)	(375)
Coastal Science & Engineering	2/28/2025	2618.02.25		1,287		(1,287)	(1,287)
Coastal Science & Engineering	3/31/2025	2618.03.25		3,563	-	(3,563)	(3,563)
			15,310	15,310	-	-	(15,310)
Total Project			98,790	98,790	106,000	-	7,210

City of Isle of Palms
Emergency Beach Erosion Control Efforts
5/31/2025 Project 2587

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
Post Hurricane Idalia Scraping Work (Breach Inlet & Beachwood East)							
Robert Collins Company	9/15/2023	Invoice 27823	240,000	240,000	-	-	(240,000)
			-	-	-	-	-
			240,000	240,000	-	-	(240,000)
Breach Inlet Sand Bags (120-206 Ocean Blvd.)							
					722,500	672,625	722,500
Robert Collins Company	10/22/2023	Invoice 28035	213,825	213,825		(213,825)	(213,825)
Robert Collins Company	10/10/2023	Invoice 27984	79,800	79,800	-	(79,800)	(79,800)
SCPRT Beach Renourishment Assistance Funding Grant	2/29/2024	2024-001-1		(146,813)		-	146,813
Robert Collins Company	7/26/2024	Invoice 29178	120,000	120,000		(120,000)	(120,000)
Robert Collins Company	9/12/2024	Invoice 29322	9,000	9,000		(9,000)	(9,000)
Robert Collins Company	9/25/2024	Invoice 29360	174,000	174,000		(174,000)	(174,000)
SCPRT Beach Renourishment Assistance Funding Grant	10/16/2024	2024-001		(87,000)		-	87,000
Precision Consulting Solutions	12/2/2024	1047	59,000	59,000		(59,000)	(59,000)
Precision Consulting Solutions	1/1/2025	1051	11,500	11,500		(11,500)	(11,500)
Precision Consulting Solutions	5/1/2025	1067	5,500	5,500		(5,500)	(5,500)
			672,625	438,813	722,500	-	283,688
Breach Inlet Scraping/ Trucking up to 50,000 cy sand							
					1,250,000	1,189,771	1,250,000
Robert Collins Company	11/28/2023	Invoice 28216	293,355	293,355	-	(293,355)	(293,355)
Robert Collins Company	11/28/2023	Invoice 28217	172,350	172,350		(172,350)	(172,350)
Robert Collins Company	12/22/2023	Invoice 28338	163,821	163,821	-	(163,821)	(163,821)
Robert Collins Company	2/2/2024	Invoice 28491	358,595	358,595	-	(358,595)	(358,595)
Robert Collins Company	2/28/2024	Invoice 28642	87,450	87,450		(87,450)	(87,450)
SCPRT Beach Renourishment Assistance Funding Grant	2/29/2024	2024-001-1		(228,588)			228,588
SCPRT Beach Renourishment Assistance Funding Grant	2/29/2024	2024-001-1		(86,175)	-		86,175
SCPRT Beach Renourishment Assistance Funding Grant	2/29/2024	2024-001-2		(179,298)			179,298
Robert Collins Company	3/22/2024	Invoice 28773	10,000	10,000		(10,000)	(10,000)
SCPRT Beach Renourishment Assistance Funding Grant	5/6/2024	2024-001-3		(43,725)			43,725
SCPRT Beach Renourishment Assistance Funding Grant	6/17/2024	2024-001-4		(5,000)			5,000
Robert Collins Company	6/12/2024	Invoice 29031	25,400	25,400		(25,400)	(25,400)
Robert Collins Company	8/12/2024	Invoice 29225	31,500	31,500		(31,500)	(31,500)
Robert Collins Company	9/30/2024	Invoice 29379	47,300	47,300		(47,300)	(47,300)

City of Isle of Palms
Emergency Beach Erosion Control Efforts
5/31/2025 Project 2587

			Contract		Approved by	Remaining on	
			Projections	Actuals	Council	Contract	Budget
SCPRT Beach Renourishment Assistance Funding Grant	10/16/2024	2024-001		(12,700)			12,700
SCPRT Beach Renourishment Assistance Funding Grant	2/5/2025	2025-001		(23,650)			23,650
							-
			1,189,771	610,636	1,250,000	-	639,364
Wild Dunes Scraping & Sand Bags							
					762,500	800,881	762,500
Robert Collins Company	2/2/2024	Invoice 28492	106,650	106,650	-	(106,650)	(106,650)
Robert Collins Company	2/28/2024	Invoice 28643	127,350	127,350	-	(127,350)	(127,350)
Robert Collins Company	7/31/2024	Invoice 28182	45,000	45,000	-	(45,000)	(45,000)
Robert Collins Company	8/26/2024	Invoice 29253	66,000	66,000	-	(66,000)	(66,000)
Precision Consulting Solutions	9/10/2024	Invoice 1031	15,200	15,200		(15,200)	(15,200)
Precision Consulting Solutions	9/30/2024	Invoice 1033	6,321	6,321		(6,321)	(6,321)
Precision Consulting Solutions	10/6/2024	Invoice 1034	15,200	15,200		(15,200)	(15,200)
Precision Consulting Solutions	10/7/2024	Invoice 1037	23,475	23,475		(23,475)	(23,475)
Geotex Supply Company	10/16/2024	Invoice 1004	2,760	2,760		(2,760)	(2,760)
Precision Consulting Solutions	10/10/2024	Invoice 1039	58,010	58,010		(58,010)	(58,010)
Precision Consulting Solutions	10/23/2024	Invoice 1040	65,195	65,195		(65,195)	(65,195)
Precision Consulting Solutions	11/8/2024	Invoice 1044	88,500	88,500		(88,500)	(88,500)
Precision Consulting Solutions	1/7/2025	Invoice 1052	29,500	29,500		(29,500)	(29,500)
Precision Consulting Solutions	3/23/2025	Invoice 1056	41,000	41,000		(41,000)	(41,000)
Precision Consulting Solutions	3/23/2025	Invoice 1057	65,600	65,600		(65,600)	(65,600)
Precision Consulting Solutions	3/25/2025	Invoice 1058	6,800	6,800		(6,800)	(6,800)
Precision Consulting Solutions	4/2/2025	Invoice 1062	6,000	6,000		(6,000)	(6,000)
Precision Consulting Solutions	5/1/2025	Invoice 1066	32,320	32,320		(32,320)	(32,320)
			800,881	800,881	762,500	-	(38,381)
CSE Engineering & Construction Admin							
					207,783	207,783	207,783
Coastal Science & Engineering	11/30/2023	Invoice 2587.11.23	34,200	34,200		(34,200)	(34,200)
Coastal Science & Engineering	12/31/2023	Invoice 2587.12.23	10,900	10,900		(10,900)	(10,900)
Coastal Science & Engineering	1/31/2024	Invoice 2587.01.24	10,831	10,831		(10,831)	(10,831)
Coastal Science & Engineering	3/31/2024	Invoice 2587.02.24	9,069	9,069		(9,069)	(9,069)
Coastal Science & Engineering	5/31/2024	Invoice 2587.05.24	25,925	25,925		(25,925)	(25,925)

City of Isle of Palms
Emergency Beach Erosion Control Efforts
5/31/2025 Project 2587

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
Coastal Science & Engineering (Amendment #2)	6/30/2024	Invoice 2587.06.24	33,734	5,879		(5,879)	(5,879)
Coastal Science & Engineering (Amendment #2)	8/31/2024	Invoice 2587.08.24		1,130		(1,130)	(1,130)
Coastal Science & Engineering (Amendment #3)	8/31/2024	Invoice 2587.08.24	83,124	18,370		(18,370)	(18,370)
Coastal Science & Engineering	9/30/2024	Invoice 2587.09.24		10,042		(10,042)	(10,042)
Coastal Science & Engineering (Amendment #3)	10/31/2024	Invoice 2587.10.24		10,412		(10,412)	(10,412)
Coastal Science & Engineering	11/30/2024	Invoice 2587.11.24		8,176		(8,176)	(8,176)
Coastal Science & Engineering	12/31/2024	Invoice 2587.12.24		13,031		(13,031)	(13,031)
Coastal Science & Engineering	1/31/2025	Invoice 2587.01.25		7,350		(7,350)	(7,350)
Coastal Science & Engineering	2/28/2025	Invoice 2587.02.25		4,460		(4,460)	(4,460)
Coastal Science & Engineering	3/31/2025	Invoice 2587.03.31		4,882		(4,882)	(4,882)
			207,783	174,657	207,783	33,125	33,125
Total Project			2,871,060	2,024,987	2,942,783	33,125	917,796

- Notes:**
- 1. Initial cost of \$240K- Post Hurricane Idalia Scraping Work (Breach Inlet & Beachwood East) is not included in project total.
 - 2. In August 2024, 75% of initial \$240K cost has been approved by FEMA to cover \$180K.
 - 3. City seeking FEMA reimbursement for post storm scraping.
 - 4. City requesting SCPRT Grant for 50% of construction costs of Breach Inlet Sandbags (250K) and Scraping/Trucking (1.25M).
 - 5. City has been approved up to \$850K from SCRPT for Beach Renourishment Funding Assistance Grant.
 - City awarded \$179.2K from SCRPT for Beach Renourishment Funding Assistance Grant which is reflected in remaining budget amount.
 - City awarded \$461.5K from SCRPT for Beach Renourishment Funding Assistance Grant which is reflected in remaining budget amount.
 - City awarded \$43.7K from SCRPT for Beach Renourishment Funding Assistance Grant which is reflected in remaining budget amount.

City of Isle of Palms
Major Offshore Dredging
5/31/2025
SCOPE D Project 2623

		Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
				478,620		478,620
Project Planning related Renourishment		27,960			27,960	
Coastal Science & Engineering	2623.11.24		1,250		(1,250)	(1,250)
Coastal Science & Engineering	2623.12.24		1,678		(1,678)	(1,678)
Coastal Science & Engineering	2623.01.25		500		(500)	(500)
Coastal Science & Engineering	2623.03.25		2,000		(2,000)	(2,000)
Coastal Science & Engineering	2623.04.25		755		(755.00)	(755.00)
		27,960	6,183	-	21,777	(6,183)
Beach & Borrow Area Condition Surveys Renourishment		60,560			60,560	
Coastal Science & Engineering	2623.11.24		1,225		(1,225)	(1,225)
Coastal Science & Engineering	2623.03.25		9,000		(9,000)	(9,000)
Coastal Science & Engineering	2623.04.25		10,193		(10,193)	(10,193)
		60,560	20,418	-	40,142	(20,418)
Engineering related Renourishment		39,680			39,680	-
Coastal Science & Engineering	2623.12.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	2623.01.25		2,590		(2,590)	(2,590)
Coastal Science & Engineering	2623.03.25		4,620		(4,620)	(4,620)
Coastal Science & Engineering	2623.04.25		2,775		(2,775)	(2,775)
		39,680	10,985	-	28,695	(10,985)
Permitting & Enviromental Studies related Renourishment		91,800			91,800	
Coastal Science & Engineering	2623.11.24		1,377	-	(1,377)	(1,377)
Coastal Science & Engineering	2623.12.24		3,672		(3,672)	(3,672)
Coastal Science & Engineering	2623.01.25		5,500		(5,500)	(5,500)
Coastal Science & Engineering	2623.03.25		11,016		(11,016)	35 (11,016)

City of Isle of Palms
Major Offshore Dredging
5/31/2025
SCOPE D

Project 2623

		Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
Coastal Science & Engineering	2623.04.25		13,770		(13,770)	(13,770)
					-	-
		91,800	35,335	-	56,465	(35,335)
Direct Expenses related Renourishment		38,620			38,620	
Coastal Science & Engineering	2623.12.24		318	-	(318)	(318)
Coastal Science & Engineering	2623.01.25		430		(430)	(430)
Coastal Science & Engineering	2623.03.25		1,610		(1,610)	(1,610)
Coastal Science & Engineering	2623.04.25		1,170		(1,170)	(1,170)
				-	-	-
		38,620	3,528	-	35,093	(3,528)
Allowance for Cultural Resources Survey related Renourishment		20,000			20,000	
				-	-	-
				-	-	-
		20,000	-	-	20,000	-
Allowance for Offshore Borings related Renourishment		200,000	-		200,000	-
Coastal Science & Engineering	2623.02.25		107,500		(107,500)	(107,500)
					-	-
		200,000	107,500	-	92,500	(107,500)
Total Project		478,620	183,949	478,620	294,672	294,672
<u>58-4120-5065</u>						

Council Approval of Scope A&B in FY25 Budget

Planning related to shoal management

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
					365,000		365,000
			10,520			10,520	
Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23	10,520	2,100		(2,100)	(2,100)
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		2,500		(2,500)	(2,500)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	4/30/2024	Invoice 2589.04.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24		1,530		(1,530)	(1,530)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		300		(300)	(300)
Coastal Science & Engineering	8/31/2024	Invoice 2589.08.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24		1,000		(1,000)	(1,000)
			-	-	-	-	-
			10,520	10,430	-	90	(10,430)

Engineering related to shoal management

						12,680	-
Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23	12,680	1,550		(1,550)	(1,550)
Coastal Science & Engineering	1/31/2024	Invoice 2589.01.24		630	-	(630)	(630)
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		4,525		(4,525)	(4,525)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		1,500		(1,500)	(1,500)
Coastal Science & Engineering	4/30/2024	Invoice 2589.04.24		4,070		(4,070)	(4,070)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		400		(400)	(400)
							-
			12,680	12,675	-	5	(12,675)

Permitting related to shoal management

						41,480	-
Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23	41,480	2,375	-	(2,375)	(2,375)
Coastal Science & Engineering	1/31/2024	Invoice 2589.01.24		6,200		(6,200)	(6,200)
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		2,250		(2,250)	(2,250)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		8,500		(8,500)	(8,500)
Coastal Science & Engineering	4/30/2024	Invoice 2589.04.24		7,720		(7,720)	(7,720)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24		6,225		(6,225)	(6,225)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		1,350		(1,350)	(1,350)
Coastal Science & Engineering	7/31/2024	Invoice 2589.07.24		1,100		(1,100)	(1,100)
Coastal Science & Engineering	8/31/2024	Invoice 2589.08.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24		1,500		(1,500)	(1,500)
Coastal Science & Engineering	10/31/2024	Invoice 2589.10.24		3,260		(3,260)	(3,260)
							-
			41,480	41,480	-	-	(41,480)

Direct Expenses related to shoal management

						4,855	-
Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23	4,855	400	-	(400)	(400)
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		800		(800)	(800)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		345		(345)	(345)
Coastal Science & Engineering	4/30/2024	Invoice 2589.04.24		810		(810)	(810)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24		807		(807)	(807)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		103		(103)	(103)
Coastal Science & Engineering	7/31/2024	Invoice 2589.07.24		660		(660)	(660)
Coastal Science & Engineering	8/31/2024	Invoice 2589.08.24		50		(50)	(50)
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24		125		(125)	(125)
Coastal Science & Engineering	10/31/2024	Invoice 2589.10.24		165		(165)	(165)
Coastal Science & Engineering	1/31/2025	Invoice 2589.01.25		500		(500)	(500)
			4,855	4,765	-	91	(4,765)

Stage 2 - Onshore Migration

Project Planning, Liaison, Communication

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
			12,000			12,000	
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		2,500		(2,500)	(2,500)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	11/30/2024	Invoice 2589.11.24		2,190		(2,190)	(2,190)
Coastal Science & Engineering	10/31/2024	Invoice 2589.10.24		2,000		(2,000)	(2,000)
Coastal Science & Engineering	12/31/2024	Invoice 2589.12.24		500		(500)	(500)
Coastal Science & Engineering	1/31/2025	Invoice 2589.01.25		500		(500)	(500)
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		2,000		(2,000)	(2,000)
			-	-	-	-	-
			12,000	11,690	-	310	(11,690)

Field Data Collection

			38,600			38,600	
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		5,000		(5,000)	(5,000)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24		7,150		(7,150)	(7,150)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		3,150		(3,150)	(3,150)
Coastal Science & Engineering	8/31/2024	Invoice 2589.08.24		7,000		(7,000)	(7,000)
Coastal Science & Engineering	10/31/2024	Invoice 2589.10.24		6,600		(6,600)	(6,600)
Coastal Science & Engineering	11/30/2024	Invoice 2589.11.24		1,200		(1,200)	(1,200)
			-	-	-	-	-
			38,600	31,100	-	7,500	(31,100)

Engineering

			25,720			25,720	
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		2,550		(2,550)	(2,550)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		1,000		(1,000)	(1,000)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24		4,200		(4,200)	(4,200)
Coastal Science & Engineering	7/31/2024	Invoice 2589.07.24		1,600		(1,600)	(1,600)
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24	-	3,670	-	(3,670.00)	(3,670.00)
Coastal Science & Engineering	10/31/2024	Invoice 2589.10.24		1,000		(1,000.00)	(1,000.00)
Coastal Science & Engineering	11/30/2024	Invoice 2589.11.24		1,000		(1,000.00)	(1,000.00)
Coastal Science & Engineering	12/31/2024	Invoice 2589.12.24		1,000		(1,000.00)	(1,000.00)
Coastal Science & Engineering	1/31/2025	Invoice 2589.01.25		1,000		(1,000.00)	(1,000.00)
Coastal Science & Engineering	2/28/2025	Invoice 2589.02.25		3,858		(3,858.00)	(3,858.00)
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		1,500		(1,500.00)	(1,500.00)
			25,720	22,378	-	3,342	(22,378)

Direct Expense

			92,576			92,576	
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		303		(303)	(303)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		3,500		(3,500)	(3,500)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24	-	51,164	-	(51,164)	(51,164)
Coastal Science & Engineering	7/31/2024	Invoice 2589.07.24		100		(100)	(100)
Coastal Science & Engineering	8/31/2024	Invoice 2589.08.24		2,850		(2,850)	(2,850)
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24		234		(234)	(234)
Coastal Science & Engineering	10/31/2024	Invoice 2589.10.24		480		(480)	(480)
Coastal Science & Engineering	11/30/2024	Invoice 2589.11.24		220		(220)	(220)
Coastal Science & Engineering	12/31/2024	Invoice 2589.12.24		175		(175)	(175)
Coastal Science & Engineering	1/31/2025	Invoice 2589.01.25		75		(75)	(75)
Coastal Science & Engineering	2/28/2025	Invoice 2589.02.25		193		(193)	(193)
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		175		(175)	(175)

Athena Tech

City of Isle of Palms
Shoal Management Project
5/31/2025
SCOPE A , SCOPE B and SCOPE D Project 2589

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
			92,576	59,469	-	33,107	(59,469)
Council Approval of Scope D	3/25/2025				136,680		136,680
Planning related to shoal management Scope D			8,320			8,320	
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		2,000		(2,000)	(2,000)
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25		340		(340)	(340)
			8,320	2,340	-	5,980	(2,340)
Final Design related to shoal management Scope D			10,520			10,520	
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		8,942		(8,942)	(8,942)
			10,520	8,942	-	1,578	(8,942)
Bid Coordination related to shoal management Scope D			8,640			8,640	
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		3,456		(3,456)	(3,456)
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25		2,500		(2,500)	(2,500)
			8,640	5,956	-	2,684	(5,956)
Construction Observation related to shoal management Scope D			49,800			49,800	
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25		19,920		(19,920)	(19,920)
			49,800	19,920	-	29,880	(19,920)
Final Surveys related to shoal management Scope D			21,240			21,240	
			21,240	-	-	21,240	-
Direct Expenses related to shoal management Scope D			25,730			25,730	
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		720		(720)	(720)
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25		5,146		(5,146)	(5,146)
			25,730	5,866	-	19,864	(5,866)
Allowances			57,430			57,430	
			-	-	-	-	-
			57,430	-	-	57,430	-
			420,110	237,010	501,680	183,101	264,670
Total Project							

Scope A -Stage 1 is the emergence of an offshore shoal and its release from the ebb-tidal delta. Shoal Management Permit
Scope B -Stage 2 is onshore migration and initial attachment of the shoal and accompanying response of the beach. Geotechnical Investigation of offshore borrow area.
Scope D - Stage 3 is the merging of the shoal with the shoreline and spreading of the shoal sand adjacent areas. Shoal project coordination

City of Isle of Palms
USACE
5/31/2025
SCOPE C Project 2689 C

			Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
					425,000		425,000
Project Planning related USACE Coordination						13,300	
Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23	13,300	3,590		(3,590)	(3,590)
Coastal Science & Engineering	1/31/2024	Invoice 2589.01.24		1,330		(1,330)	(1,330)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		1,500		(1,500)	(1,500)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24		2,600		(2,600)	(2,600)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		1,200		(1,200)	(1,200)
Coastal Science & Engineering	7/31/2024	Invoice 2589.07.24		665		(665)	(665)
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24	-	700	-	(700.00)	(700.00)
Coastal Science & Engineering	12/31/2024	Invoice 2589.12.24		500		(500.00)	(500.00)
Coastal Science & Engineering	2/28/2025	Invoice 2589.02.25		665		(665.00)	(665.00)
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25		2,000		(2,000.00)	(2,000.00)
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25		340		(340.00)	(340.00)
			13,300	15,090	-	(1,790)	(15,090)
Field Data related USACE Coordination						6,400	
Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23	6,400	1,000		(1,000)	(1,000)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		1,055	-	(1,055)	(1,055)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		710		(710)	(710)
Coastal Science & Engineering	7/31/2024	Invoice 2589.07.24		608		(608)	(608)
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25		3,027		(3,027)	(3,027)
			6,400	6,400	-	-	(6,400)
Engineering related USACE Coordination						9,500	-
Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23	9,500	1,425	-	(1,425)	(1,425)
Coastal Science & Engineering	1/31/2024	Invoice 2589.01.24		1,425		(1,425)	(1,425)
Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24		3,740		(3,740)	(3,740)
Coastal Science & Engineering	3/31/2024	Invoice 2589.03.24		2,890		(2,890)	(2,890)
							-
			9,500	9,480	-	20	(9,480)
Bid Coordination related USACE Coordination						3,800	
Coastal Science & Engineering	4/30/2024	Invoice 2589.04.24	3,800	950	-	(950)	(950)
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24		950		(950)	(950)
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24		1,200		(1,200)	(1,200)

City of Isle of Palms
USACE
5/31/2025
SCOPE C Project 2689 C

Coastal Science & Engineering	12/31/2024	Invoice 2589.12.24
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25

Construction related USACE Coordination

Coastal Science & Engineering	2/29/2024	Invoice 2589.02.24
Coastal Science & Engineering	4/30/2024	Invoice 2589.04.24
Coastal Science & Engineering	8/31/2024	Invoice 2589.08.24
Coastal Science & Engineering	11/30/2024	Invoice 2589.11.24
Coastal Science & Engineering	12/31/2024	Invoice 2589.12.24
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25

Direct Expenses related USACE Coordination

Coastal Science & Engineering	12/31/2023	Invoice 2589-12.23
Coastal Science & Engineering	4/30/2024	Invoice 2589-04.24
Coastal Science & Engineering	5/31/2024	Invoice 2589.05.24
Coastal Science & Engineering	6/30/2024	Invoice 2589.06.24
Coastal Science & Engineering	9/30/2024	Invoice 2589.09.24
Coastal Science & Engineering	12/31/2024	Invoice 2589.12.24
Coastal Science & Engineering	2/28/2025	Invoice 2589.02.25
Coastal Science & Engineering	3/31/2025	Invoice 2589.03.25
Coastal Science & Engineering	4/30/2025	Invoice 2589.04.25

Total Project
Collins Construction

Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
	500		(500)	(500)
	200		(200)	(200)
3,800	3,800	-	-	(3,800)
			34,720	
34,720	1,000	-	(1,000)	(1,000)
	1,000		(1,000)	(1,000)
	600		(600)	(600)
	1,000		(1,000)	(1,000)
	1,000	-	(1,000)	(1,000)
	3,472		(3,472)	(3,472)
	10,416		(10,416)	(10,416)
34,720	18,488	-	16,232	(18,488)
			17,350	-
17,350	-		-	-
			-	-
			-	-
	50		(50)	(50)
	310		(310)	(310)
	156		(156)	(156)
	35		(35)	(35)
	100		(100)	(100)
	33		(33)	(33)
	850		(850)	(850)
	8,675		(8,675)	(8,675)
17,350	10,209	-	7,141	(10,209)
85,070	63,467	425,000	21,603	361,533

**City of Isle of Palms
Marina Dredging
5/31/2025**

			Contract		Approved by	Remaining on	
	Date	Invoice Number	Projections	Actuals	Council FY24	Contract	Remaining on Budget
ATM - Design & Permitting					104,500	104,500	104,500
ATM-Local Engagement and Coordination	7/13/2023		3,500				
	9/7/2023	1984		3,500		(3,500)	(3,500)
ATM-Dredge Disposal Alternative Analysis	7/13/2023		13,500			-	
	10/27/2023	1943		1,350		(1,350)	(1,350)
	9/7/2023	1984		1,350		(1,350)	(1,350)
	10/10/2023	1927		10,800		(10,800)	(10,800)
ATM-Preliminary Design & Sediment Testing	7/13/2023		27,500			-	
	9/26/2024	2970		2,000		(2,000)	(2,000)
	11/15/2024	3138		1,500		(1,500)	(1,500)
	3/28/2025	3555		1,500		(1,500)	(1,500)
	4/29/2025	3661		17,000		(17,000)	(17,000)
ATM-Regulatory Permit Application Development	7/13/2023		9,500			-	-
	9/26/2024	2970		1,298		(1,298)	(1,298)
	11/15/2024	3138		8,202		(8,202)	(8,202)
ATM-Regulatory Permit Application Coordination	7/13/2023		5,000			-	-
	1/6/2025	3300		1,487		(1,487)	(1,487)
	2/24/2025	3486		2,033		(2,033)	(2,033)
	3/28/2025	3555		1,355		(1,355)	(1,355)
	4/29/2025	3661		102		(102)	(102)
ATM-Bid Package Development	7/13/2023		18,000			-	-
ATM-Bidding Support	7/13/2023		12,500			-	-
ATM-Construction Adminstration	7/13/2023		15,000			-	-
	1/6/2025	3300		255		(255)	(255)
	2/24/2025	3486		36		(36)	(36)
			104,500	53,768	104,500	50,732	50,732
Total Project			104,500	53,768	104,500	50,732	50,732

Note:

FY24 budget includes a rebudget of \$50K for permitting of future dredging project.

Permits can take up to 2 years to secure.

Applied Technology and Management

**City of Isle of Palms
Marina Parking
5/31/2025**

	Date	Invoice Number	Contract Projections	Actuals	Approved by Council FY25	Remaining on Contract	Remaining on Budget
					150,000	2,380	150,000
Cline Engineering	3/14/2025		2,380	2,380		(2,380)	(2,380)
			2,380	2,380	150,000	-	147,620
Total Project			2,380	2,380	150,000	-	147,620

City of Isle of Palms
 Palm Blvd Between 38th and 41st Avenue Drainage
 Project 27670.0012
 5/31/2025

	Date	Invoice Number	Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
Thomas & Hutton - Design & Permitting			122,400		250,000	122,400	250,000
Thomas & Hutton	6/10/2024	Invoice 259480		7,934		(7,934)	(7,934)
Thomas & Hutton	7/10/2024	Invoice 260519		4,735		(4,735.00)	(4,735)
Thomas & Hutton	8/14/2024	Invoice 262267		10,276		(10,276.00)	(10,276)
Thomas & Hutton	9/17/2024	Invoice 264392		17,825		(17,825.00)	(17,825)
Thomas & Hutton	10/4/2024	Invoice 265138		10,495		(10,495.00)	(10,495)
Thomas & Hutton	11/7/2024	Invoice 267202		10,085		(10,085.00)	(10,085)
Thomas & Hutton	12/17/2024	Invoice 269307		9,275		(9,275.00)	(9,275)
Thomas & Hutton	12/31/2024	Invoice 270515		4,698		(4,698.13)	(4,698.13)
Thomas & Hutton	2/10/2025	Invoice 272077		16,240		(16,240.00)	(16,240.00)
Thomas & Hutton	3/6/2025	Invoice 273266		1,620		(1,620.00)	(1,620.00)
Thomas & Hutton	4/7/2025	Invoice 274375		10,316		(10,316.44)	(10,316.44)
Thomas & Hutton	5/12/2025	Invoice 276926		12,460		(12,460.00)	(12,460.00)
			122,400	115,960	250,000	6,440	134,040
Total Project			122,400	115,960	250,000	6,440	134,040

Note:
 Funded by 50% of DHEC Stormwater Grant received in FY24 \$500K and \$1.25M State Grant received in FY25.
 \$1.850M Budgeted in FY26

City of Isle of Palms
Waterway Boulevard Multi-Use Path Elevation Project
Project 27670.0010
5/31/2025

PO-19-1436

	Date	Invoice Number	Contract Projections	Actuals	Approved by Council	Remaining on Contract	Remaining on Budget
Thomas & Hutton - Design & Engineering			243,200		1,500,000	243,200.00	1,500,000
Thomas & Hutton	1/21/2024	Invoice 0251310		20,462		(20,462.40)	(20,462)
Thomas & Hutton	2/9/2024	Invoice 0252881		22,372		(22,372.10)	(22,372)
Thomas & Hutton	3/12/2024	Invoice 255056		3,575		(3,575.00)	(3,575)
Thomas & Hutton	4/15/2024	Invoice 256638		27,138		(27,137.92)	(27,138)
Thomas & Hutton	5/8/2024	Invoice 257498		10,092		(10,092.18)	(10,092)
Thomas & Hutton	6/10/2024	Invoice 259489		1,135		(1,135.00)	(1,135)
Thomas & Hutton	6/10/2024	Invoice 260502		7,108		(7,107.50)	(7,108)
Thomas & Hutton	8/20/2024	Invoice 262246		2,613		(2,612.50)	(2,613)
Thomas & Hutton	9/17/2024	Invoice 264384		22,300		(22,300.00)	(22,300)
Thomas & Hutton	11/7/2024	Invoice 267191		33,545		(33,545.26)	(33,545)
Thomas & Hutton	12/17/2024	Invoice 269292		9,419		(9,419.00)	(9,419)
Thomas & Hutton	12/31/2024	Invoice 270524		6,935		(6,935.00)	(6,935)
Thomas & Hutton	2/10/2025	Invoice 272067		12,715		(12,715.00)	(12,715)
Thomas & Hutton	3/6/2025	Invoice 273252		12,840		(12,840.00)	(12,840)
Thomas & Hutton	4/7/2025	Invoice 274362		14,227		(14,227.31)	(14,227)
Thomas & Hutton	5/12/2025	Invoice 276932		453		(452.50)	(453)
			-	-	-	-	-
			243,200	206,929	1,500,000	36,271	1,293,071
Total Project			243,200	206,929	1,500,000	36,271	1,293,071

Note:

\$1.1M (\$157K Design & Permitting- Capital Project Fund. City seeking \$980K Grant from FEMA Hazard Mitigation Grant for construction)

\$500K - 50% of SC State Budget grant for stormwater awarded in FY24



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:** _____



IOP City Hall Conference room conversion
Project Budget

DATE: 6/2/2025

CSI CODE	PACKAGE DESCRIPTION	BUDGET COST
	Building Renovations	
1610	Project cleanup and dumpsters	\$1,411
8100	Doors, frames, and hardware	\$1,782
9250	Framing, drywall, and painting	\$5,501
9300	Cove base installation	\$357
15300	Fire suppression/fire alarm (NIC)	\$0
15500	HVAC (NIC)	\$0
16000	Electrical	\$4,991
16600	Low voltage/access controls (NIC)	\$0
	General Conditions and Field Overhead	\$6,669
	Project Management	\$1,222
	Safety Management/Equipment	\$78
	Business License Fees, & Insurance	\$895
	Overhead & Profit	\$2,545
	Budget	\$25,451

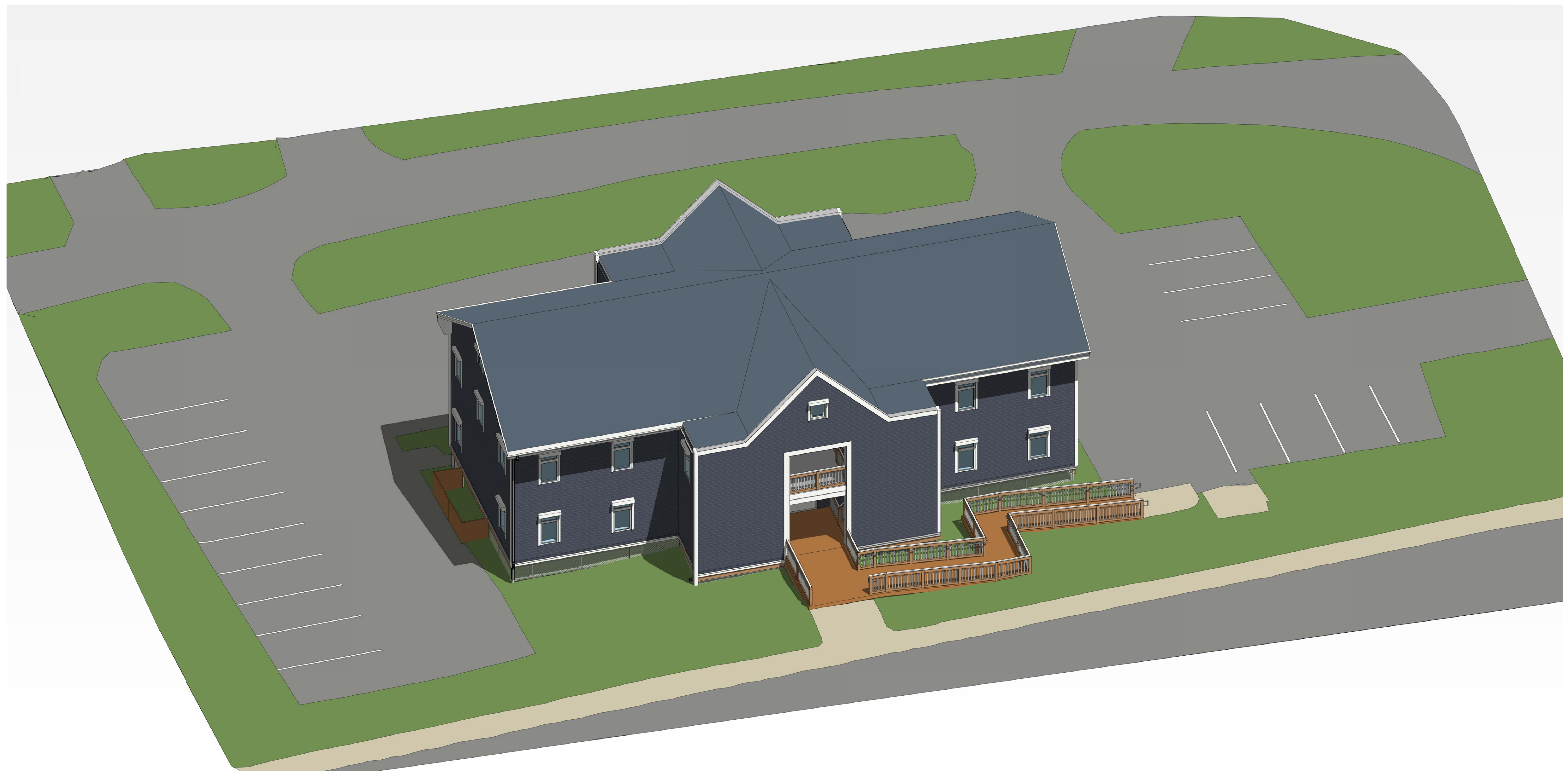


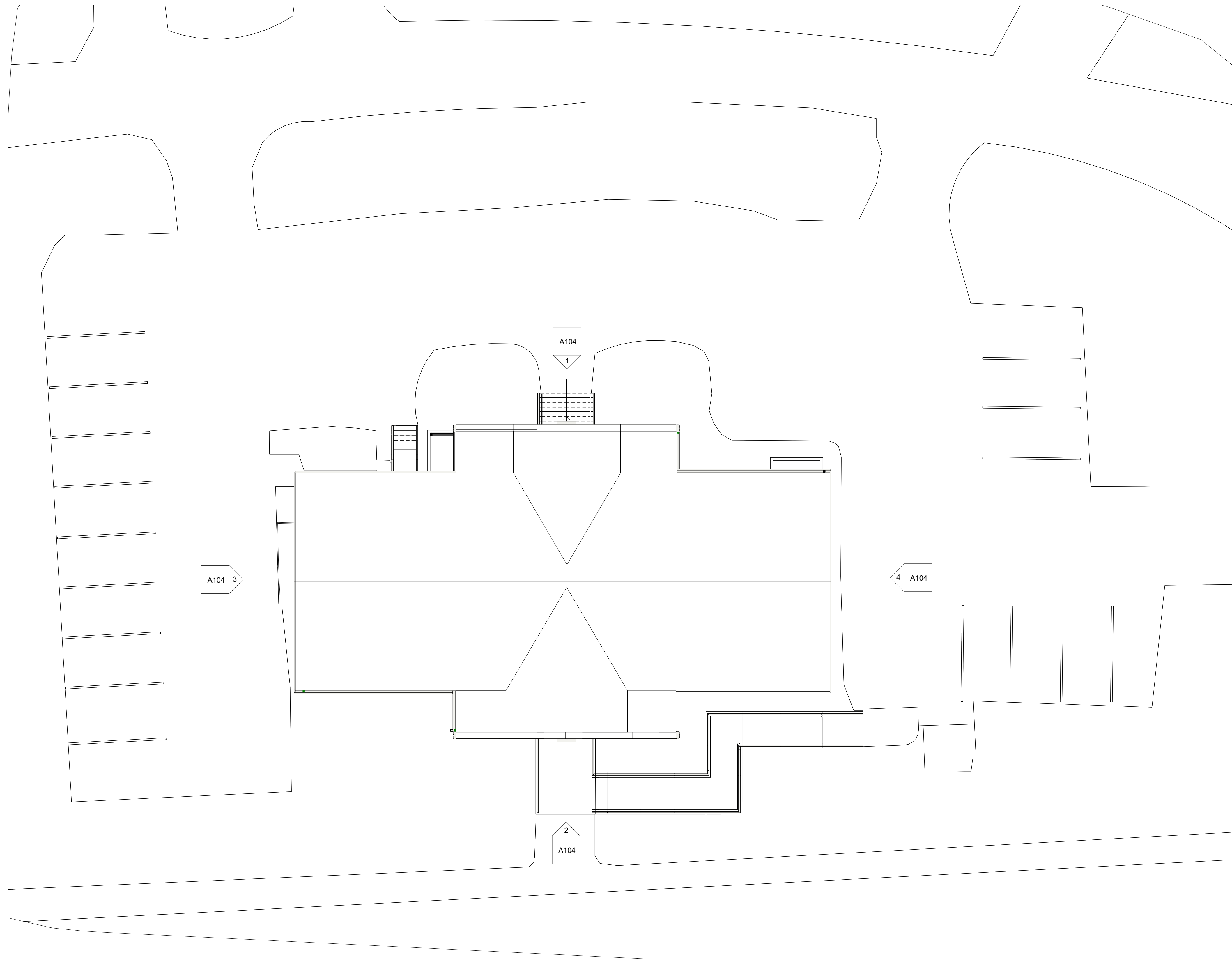
IOP City Hall Conference room conversion
Project Budget

6/2/2025

Clarifications

1	Budget based off attached scope of work.
2	Trident assumes normal business hours (Monday - Friday 7:00 am to 5:00 pm)
3	Trident has not included access controls and low voltage.
4	Trident has not included any fire suppression, fire alarm, or HVAC work.
5	Proposal good for 30 days.





SCALE: 1" = 10'-0"



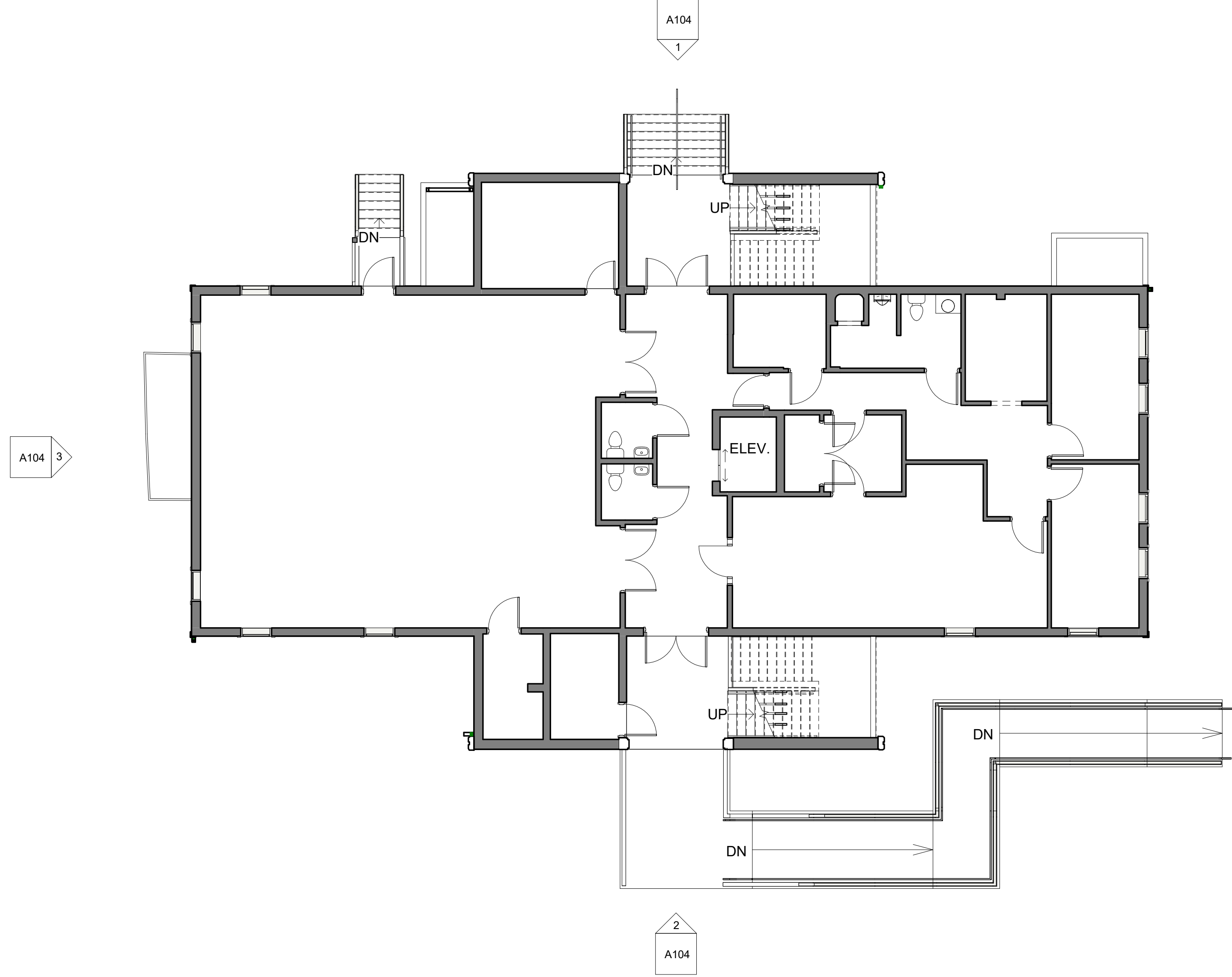
Isle of Palms Building Department

1207 Palm Blvd, Isle of Palms, SC 29451

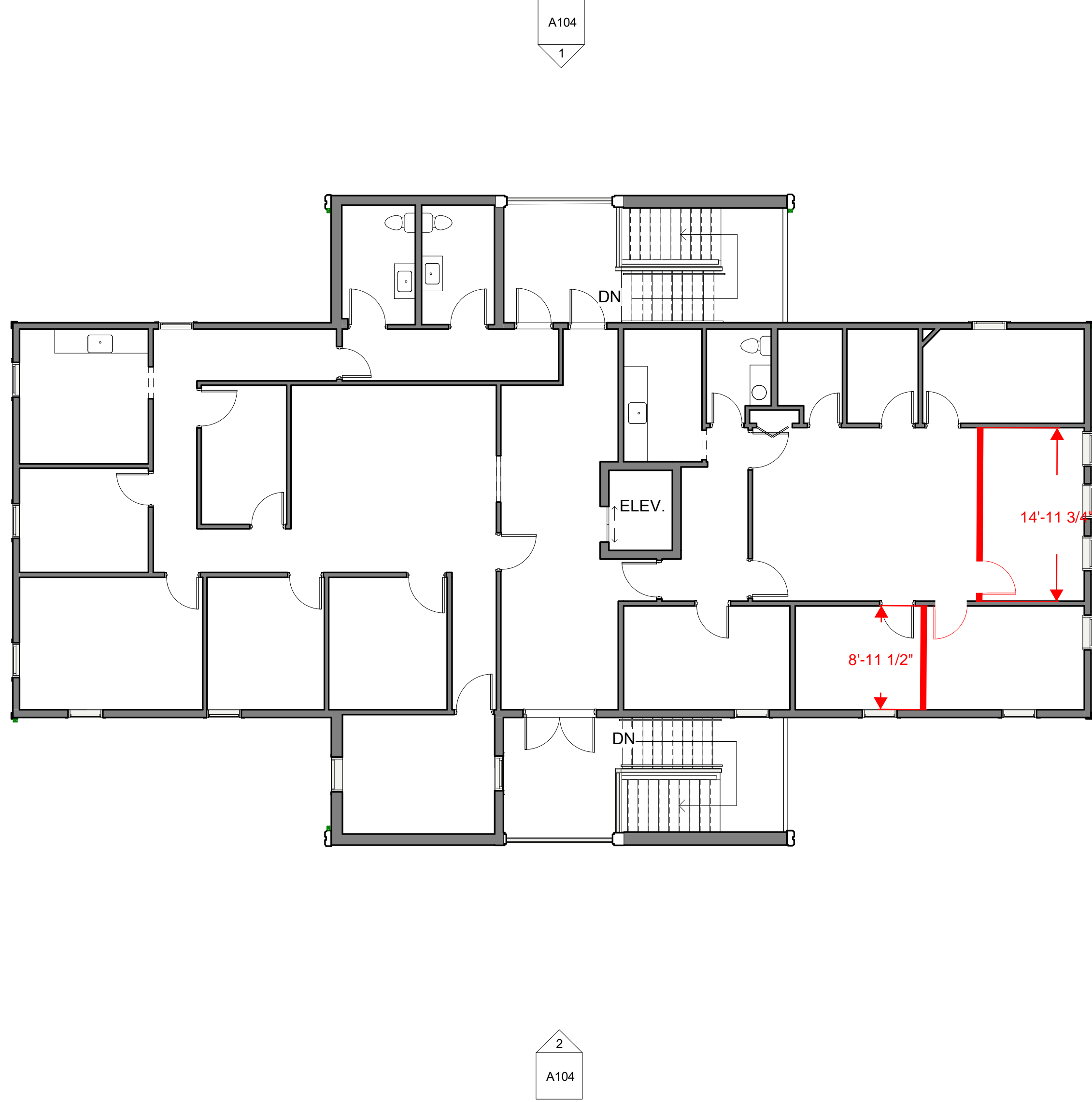
Site Plan

December 04, 2023

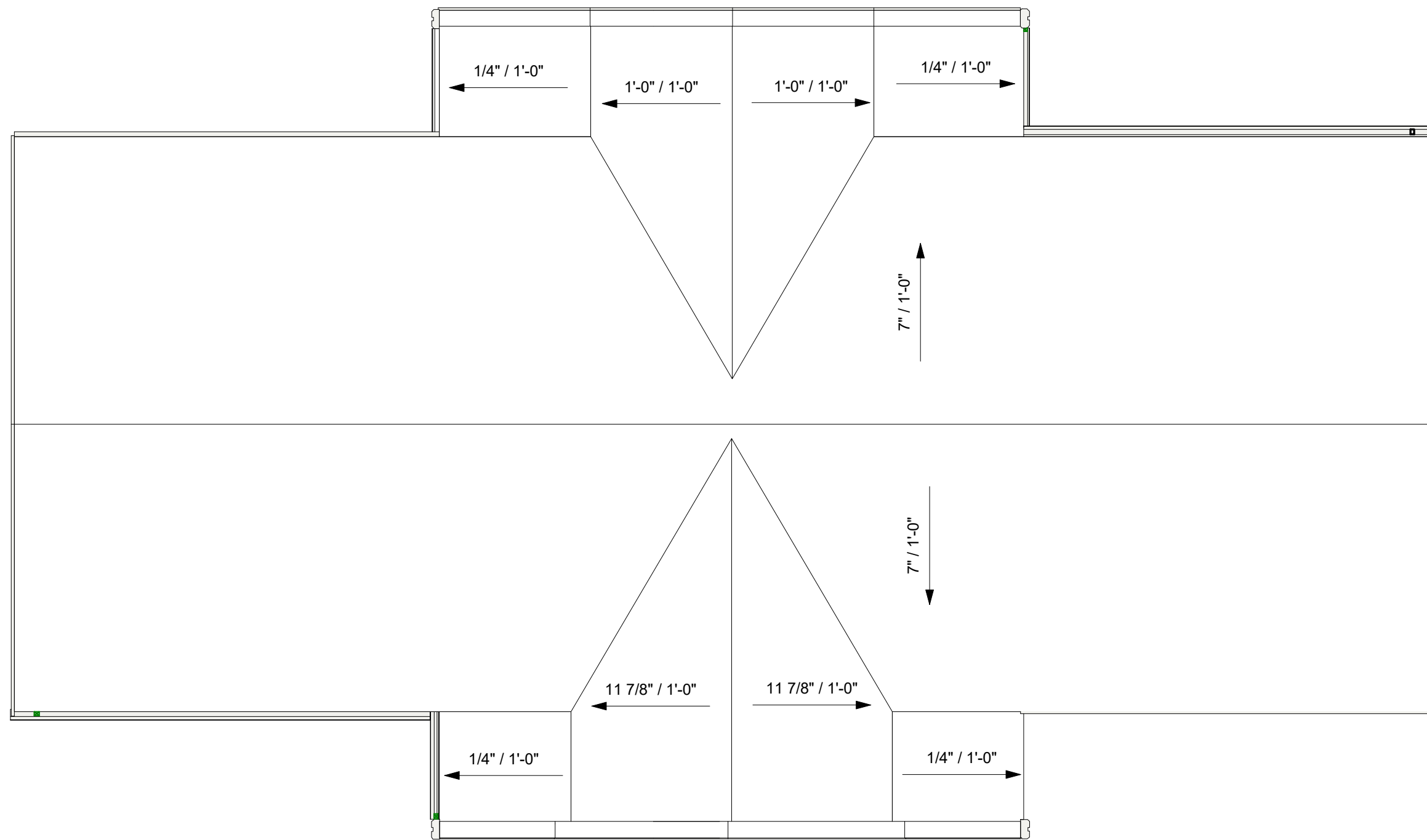
A101



② First Floor
1/8" = 1'-0"



① Second Floor
1/8" = 1'-0"



③ Roof
1/8" = 1'-0"

Scope of work:

Add 2 new walls to create 2 new offices.

Please adjust lighting, switches needed to complete the office modifications.
Add 2 new doors to match existing.

Walls to be install 6" above ceiling.

Existing HVAC system to remain, no work included in Trident proposal.

Flooring to remain, base will be added to the new walls.

Please include added one outlet in the office and add 2 data raceway, one in each office.



Floor Plans

December 04, 2023

A102



① First Floor
1/8" = 1'-0"



② Second Floor
1/8" = 1'-0"



① North Elevation
1/8" = 1'-0"



② South Elevation
1/8" = 1'-0"



③ West Elevation
1/8" = 1'-0"



④ East Elevation
1/8" = 1'-0"

Capital Projects Update - June 2025

Project	Funding Source	Status
Drainage		
Waterway Boulevard Multi-Use Path Elevation Project	\$2.6M (\$157K Design & Permitting, \$600k on golf course, \$2M future pathway - Capital Projects Fund). City awarded \$990K Grant from FEMA Hazard Mitigation Grant for construction)	Staff has been securing agreements from the 21 adjacent owners. All but four have provided the agreement, with three of the four indicating a willingness to execute the agreement. Staff is meeting with Wild Dunes representatives to validate next steps and potential contractors to ensure availability to begin and end on time to not interfere with golf course operations.
Phase 4 Drainage- Palm Boulevard b/w 38th and 41st Avenue	Estimated \$2M. Capital Projects Fund and FY25 State budget allocation	Design and permitting in process. Permits submitted and under review- SCDOT is requesting that the city assume future maintenance, which was not expected. Construction anticipated for fall of 2025.
IOP Marina		
IOP Marina Public Dock & Greenspace	\$1.7M ARPA	Parking engineer met with Public Facilities and discussed modifications to the parking layout that will be presented to the restaurant tenants.
Marina Dredging - Design and Permitting	\$1.5M FY23 State Budget Allocation	ATM responded to comments and provided sediment testing results to USACE in April.
Beach Maintenance & Access Improvements		
IOP County Park Emergency Vehicle Access	\$200K Beach Preservation Fund (City requesting \$250K from FY25	Work is 95+A1% complete- only outstanding work is electrical connections and final landscaping. Project should be complete the week of June 9th. Once construction is complete, the City will still need to install hardware to make gate auto open.

Project	Funding Source	Status
Access	State Budget)	
Beach Maintenance & Restoration	Beach Preservation Fund \$1.5M Breach Inlet emergency Scraping + trucking + sandbags (Offset by \$850K grant from SCPRT) \$300K + \$200K Beachwood East sandbags	The shoal management work is complete.
		The USACE work is progressing and pipes are currently being extended to begin pumping sand to the 300 block of Ocean Blvd. The supplemental work is complete.
	\$400K estimated cost of additional City work in conjunction w USACE project	The supplemental work is complete.
Buildings & Facilities		
	\$75K Muni ATAX (50/50 split w/	Public Facilities Committee met with Dominion Energy 2/11/2025 to discuss

Project	Funding Source	Status
Undergrounding Power Lines	Dominion Energy)	the feasibility to fund an undergrounding master plan with NSSF.
SCDOT Palm Boulevard Bike, Pedestrian and Parking Enhancements	SCDOT Funded concept development. No funding identified/allocated for construction.	Concepts discussed w Public Safety Committee and City Council. Next steps include seeking public comment on the concepts developed.
21st Avenue Sidewalk Repair & Extension	\$260K Charleston County CTC Program	Charleston County awarded this project to First Construction Management on 5/27 and has scheduled a pre-construction meeting for 10am on 6/12. They expect the project to be minimally disruptive to vehicular traffic.

South Carolina General Assembly
126th Session, 2025-2026

A64, R92, H3292

STATUS INFORMATION

General Bill

Sponsors: Reps. Hixon, Pedalino, W. Newton, Forrest, B.L. Cox, Erickson, Taylor, Hartz, Atkinson and Pace

Document Path: LC-0063CM25.docx

Introduced in the House on January 14, 2025

Introduced in the Senate on February 18, 2025

Last Amended on May 7, 2025

Currently residing in the House

Governor's Action: May 22, 2025, Signed

Summary: Golf carts

HISTORY OF LEGISLATIVE ACTIONS

Date	Body	Action Description with journal page number
12/5/2024	House	Prefiled
12/5/2024	House	Referred to Committee on Education and Public Works
1/14/2025	House	Introduced and read first time (House Journal-page 157)
1/14/2025	House	Referred to Committee on Education and Public Works (House Journal-page 157)
1/16/2025	House	Member(s) request name added as sponsor: B.L. Cox
2/4/2025	House	Member(s) request name added as sponsor: Erickson, Bradley
2/5/2025	House	Member(s) request name removed as sponsor: Bradley
2/6/2025	House	Committee report: Favorable Education and Public Works (House Journal-page 11)
2/11/2025	House	Member(s) request name added as sponsor: Taylor, Hartz, Atkinson
2/11/2025		Scrivener's error corrected
2/12/2025	House	Debate adjourned until Thur., 2-13-25 (House Journal-page 83)
2/13/2025	House	Member(s) request name added as sponsor: Pace
2/13/2025	House	Read second time (House Journal-page 18)
2/13/2025	House	Roll call Yeas-98 Nays-1 (House Journal-page 18)
2/13/2025	House	Unanimous consent for third reading on next legislative day (House Journal-page 19)
2/18/2025	Senate	Introduced and read first time (Senate Journal-page 8)
2/18/2025	Senate	Referred to Committee on Transportation (Senate Journal-page 8)
5/1/2025	Senate	Committee report: Favorable with amendment Transportation (Senate Journal-page 14)
5/6/2025	Senate	Committee Amendment Adopted (Senate Journal-page 68)
5/6/2025	Senate	Read second time (Senate Journal-page 68)
5/6/2025	Senate	Roll call Ayes-44 Nays-0 (Senate Journal-page 68)
5/7/2025	Senate	Amended (Senate Journal-page 40)

5/7/2025	Senate	Read third time and returned to House with amendments (Senate Journal-page 40)
5/7/2025	Senate	Roll call Ayes-42 Nays-1 (Senate Journal-page 40)
5/8/2025	House	Concurred in Senate amendment and enrolled (House Journal-page 98)
5/8/2025	House	Roll call Yeas-105 Nays-6 (House Journal-page 98)
5/20/2025		Ratified R 92
5/22/2025		Signed By Governor
5/27/2025		Effective date 05/22/25
5/27/2025		Act No. 64

View the latest [legislative information](#) at the website

VERSIONS OF THIS BILL

[12/05/2024](#)

[02/06/2025](#)

[02/11/2025](#)

[05/01/2025](#)

[05/06/2025](#)

[05/07/2025](#)

NOTE: THIS IS A TEMPORARY VERSION. THIS DOCUMENT WILL REMAIN IN THIS VERSION UNTIL FINAL APPROVAL BY THE LEGISLATIVE COUNCIL.

(A64, R92, H3292)

AN ACT TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 56-2-90 SO AS TO PROVIDE FOR THE REGISTRATION AND OPERATION OF GOLF CARTS ALONG THE STATE'S PUBLIC HIGHWAYS, TO PROVIDE MUNICIPALITIES AND COUNTIES MAY ADOPT ORDINANCES TO REGULATE THE OPERATION OF GOLF CARTS WITHIN THEIR JURISDICTIONS, AND TO PROVIDE CERTAIN PASSENGERS MUST WEAR SAFETY BELTS; AND TO REPEAL SECTION 56-2-105, RELATING TO THE REGISTRATION AND OPERATION OF GOLF CARTS.

Be it enacted by the General Assembly of the State of South Carolina:

Golf carts

SECTION 1. Article 1, Chapter 2, Title 56 of the S.C. Code is amended by adding:

Section 56-2-90. (A) To operate a vehicle commonly known as a golf cart on a public highway, the owner must obtain a permit decal and registration certificate from the Department of Motor Vehicles. Proof of ownership, proof of liability insurance, and payment of a five-dollar fee must be provided. The permit decal must be replaced every five years, or at the time the owner changes his address, whichever is sooner.

(B) A person operating a golf cart on a public highway must be at least sixteen years of age, hold a valid driver's license, and have in his possession:

- (1) the registration certificate;

(2) proof of liability insurance in conformance with Section 38-77-140; and

(3) his driver's license.

(C) A municipality or a county within its unincorporated portions, may:

(1) by ordinance stipulate the hours, methods, and locations of golf cart operations, provided that golf carts may be operated only on a highway where the speed limit is thirty-five miles per hour or less;

(2) by ordinance permit the operation of golf carts at night, provided that golf carts are equipped with working headlights and taillights, and provided that golf carts may be operated only on a highway where the speed limit is thirty-five miles per hour or less; and

(3) on the shoulder of primary highways, secondary highways, streets and roads, designate separate golf cart paths for the purpose of golf cart transportation, provided that:

(a) the municipality or county obtains the necessary approvals, if any, to create golf cart paths; and

(b) the golf cart path is:

(i) separated from the traffic lanes by a hard concrete curb;

(ii) separated from the traffic lanes by parking spaces; or

(iii) separated from the traffic lanes by a distance of four feet or more.

(4) not require proof of property ownership or proof of long-term rental agreement within the municipality or a county within its unincorporated portions as a requirement in which to receive a decal to operate a golf cart within its limits.

(D) In the absence of an ordinance enacted pursuant to subsection (C), a permitted golf cart may:

(1) be operated only during daylight hours;

(2) be operated only on a secondary highway where the speed limit is thirty-five miles per hour or less;

(3) be operated only within four miles of the address on the registration certificate, or only within four miles of a point of ingress and egress of a gated community if the address is within a gated community; and

(4) cross a highway at an intersection where the speed limit is more than thirty-five miles an hour.

(E) Each golf cart passenger that is under the age of twelve years old, when it is being operated on the public streets and highways of this State, must wear a fastened safety belt.

Repeal

SECTION 2. Section 56-2-105 of the S.C. Code is repealed.

Time effective

SECTION 3. This act takes effect upon approval by the Governor.

Ratified the 20th day of May, 2025.

Approved the 22nd day of May, 2025.



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

		CURRENT RATES	PROPOSED RATES	
BUILDING PERMITS	Example 1	Building permit cost calculation	\$50 + \$5 per \$1,000	\$60 + \$6 per \$1,000
		Building Permit Value	\$20,000	\$20,000
		Permit Cost	\$150	\$180
	Example 2	Building permit cost calculation	\$50 + \$5 per \$1,000	\$60 + \$6 per \$1,000
		Building Permit Value	\$500,000	\$500,000
		Permit Cost	\$2,550	\$3,060
	Example 3	Building permit cost calculation	\$50 + \$5 per \$1,000	\$60 + \$6 per \$1,000
		Building Permit Value	\$1,000,000	\$1,000,000
Permit Cost		\$5,050	\$6,060	

		CURRENT RATES	PROPOSED RATES	
ELECTRICAL PERMITS	Example 1	Electrical Permit Cost Calculation	\$10.00 Issuance fee PLUS \$20.00 for a small job OR for a large job \$10.00 per hundred amps	\$50 plus \$0.50 per 1 amp of new or replaced electrical service
		AMPS - new or replaced	200	200
	Permit Cost	\$30.00	\$150.00	
	Example 2	Electrical Permit Cost Calculation	\$10.00 Issuance fee PLUS \$20.00 for a small job OR for a large job \$10.00 per hundred amps	\$50 plus \$0.50 per 1 amp of new or replaced electrical service
		AMPS - new or replaced	400	400
		Permit Cost	\$50.00	\$250.00

		CURRENT RATES		PROPOSED RATES	
PLUMBING & GAS PERMITS	Example 1	Plumbing/Gas Permit Cost	\$10.00	Issuance fee PLUS	\$50 plus \$10 per new or
		Calculation		\$2.50 per fixture	replaced fixture
		Fixtures: new or replaced		5	5
		Permit Cost		22.5	100
	Example 2	Plumbing/Gas Permit Cost	\$10.00	Issuance fee PLUS	\$50 plus \$10 per new or
		Calculation		\$2.50 per fixture	replaced fixture
		Fixtures - new or replaced		25	25
		Permit Cost		\$72.50	\$300.00

		CURRENT RATES	PROPOSED RATES
MECHANICAL PERMIT	Example 1	Mechanical Permit Cost	\$10.00 Issuance fee AND the value of project X 0.002 plus \$28 with a minimum of \$30
		Calculation	\$50 plus 0.3% of the total value of work
		Project Value	\$10,000
		Permit Cost	\$58.00
			\$10,000
			\$80.00

Example 2		\$10.00 Issuance fee AND the	
	Mechanical Permit Cost	value of project X 0.002 plus	\$50 plus 0.3% of the total
	Calculation	\$28 with a minimum of \$30	value of work
	Project Value	\$25,000	\$25,000
	Permit Cost	\$88.00	\$125.00
Example 3		\$10.00 Issuance fee AND the	
	Mechanical Permit Cost	value of project X 0.002 plus	\$50 plus 0.3% of the total
	Calculation	\$28 with a minimum of \$30	value of work
	Project Value	\$50,000	\$50,000
	Permit Cost	\$138.00	\$200.00

Amended Comprehensive Plan

for the

City of
Isle of Palms,
South Carolina

Prepared by the
Isle of Palms Planning Commission

Revised May 26, 2025

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APPENDICES

APPENDIX A:	Summary of Meetings
APPENDIX B:	Land Use Map
APPENCIX C:	Zoning District Map
APPENDIX D:	Traffic Counts
APPENDIX E:	Traffic Consultant Meeting Outcome
APPENDIX F:	List of Sources

Vision Statement

Isle of Palms has transformed into a top-tier residential community situated on a barrier island, offering a range of housing styles, commercial opportunities, and recreational amenities. Despite the island's natural beach erosion and low-lying terrain, which are typical of barrier islands, the pristine natural resources that contribute to the island's appeal as a desirable place to live and visit have been preserved. To ensure the island maintains its exceptional qualities and safeguards the environment for future generations, it is crucial to implement measures that promote responsible development, preserve the island's unique character, and maintain a high quality of life.

January 31, 2002 (revised April 16, 2025)

INTRODUCTION

In 1994 the State of South Carolina adopted the Comprehensive Planning Enabling Act. This Act revised the State's planning laws, including the process by which municipalities may develop and adopt comprehensive plans. The Isle of Palms Comprehensive Plan was prepared in accordance with the 1994 Act. Throughout the extensive preparation period, a multitude of workshops and public hearings took place, involving consultations with numerous experts from diverse fields. A list of meetings and their associated topic are presented in Appendix A. All meetings were open to the public and public participation was encouraged.

This Comprehensive Plan is intended to document the Isle of Palms history of development, identify community problems and needs, and articulate a vision for its future. The Plan is also intended to help guide future decision making in matters affecting the physical, social, and economic growth, development and redevelopment of the community. Though this plan is not a final product; it is, in fact, part of a continuing planning process and therefore should be updated when new information, problems, and needs arise.

The first plan, pursuant to Act of 1994, SC Code 6-29-510 was adopted in December 1997 and amended in March 1998 to include the addition of time frames for implementing strategies. By November 2002, the Planning Commission began on what was intended to be a five-year review. However, the number of changes became significant enough to warrant a ten-year update to the plan.

The 2008 Comprehensive Plan review added two new elements; Transportation and Priority Investment, as required by the 2007 South Carolina Priority Investment Act.

The 2014 Comprehensive Plan review included information pertaining to the 2010 Census in addition to addressing beach erosion issues.

The 2023 Comprehensive Plan review incorporated 2020 Census data, addresses several developing issues such as stormwater drainage, sea-level rise, and the expansion of the public sewer system. Furthermore, this review adds a new element, resiliency, to the Comprehensive Plan as required by the 2020, Act No. 163 requiring jurisdictions to consider the potential impacts of flooding or other natural hazards on citizens and the community.

Today, The Comprehensive Plan includes 10 major elements: Population, Economic, Natural Resources, Resilience, Cultural Resources, Community Facilities, Housing, Land Use, Transportation, and Priority Investment. Each element includes background information, a list of key issues, and a set of goals and implementation strategies where appropriate. Preceding these elements is an overall vision statement and brief description of the island's location and history.

LOCATION AND HISTORY

Location and Climate

Isle of Palms is a seven-mile-long barrier island located eight miles east of Charleston on the South Carolina coast. This long and relatively narrow island varies in width from .35 miles to 1.6 miles, and its slightly curving shoreline has an orientation of southwest to northeast.

For descriptive purposes, the end of the island nearest Charleston is referred to as the “west” end, while the opposite end of the island is referred to as the “east” end. The total area of the island is four and one-half square miles.

The island is bounded on the North by Hamlin Creek and the Intracoastal Waterway, on the East by Dewees Inlet and Dewees Island, on the South by the Atlantic Ocean, and on the West by Breach Inlet and Sullivan’s Island.

The average annual temperature is 66 Degrees F, with a low monthly average of 50 degrees in January and a high monthly average of 81 degrees in July and August. Precipitation averages 46.8 inches annually and varies from 2.1 inches in November to 6.2 inches in August.

History

Originally referred to as Hunting Island in the mid-18th century and later named Long Island in 1898, the Isle of Palms has long served as a haven for refuge and relaxation. During the American Revolution, the island played a vital role as a staging area for troops. In a significant event in 1776, Sir Henry Clinton's British forces landed on the Isle of Palms, then known as Long Island, with the intention of crossing Breach Inlet and launching a surprise attack on the American fort located on Sullivan's Island. However, the American troops, led by Colonel William Thomson, intercepted and repelled Clinton's troops as they endeavored to navigate the challenging waters of the inlet. This incident gave rise to the name "Breach Inlet," symbolizing the unsuccessful breach of the inlet by the British forces.

In 1898, the first house was constructed on the island by Nicholas Sottile. The following year, Dr. Joseph S. Lawrence changed the name of the island to Isle of Palms and provided the first overland access by means of a trolley rail line running from Mount Pleasant across Sullivan’s Island to Isle of Palms. Dr. Lawrence was a physician and business entrepreneur who wanted to create a holiday resort. As such, he opened a restaurant and Ferris wheel for island visitors. By 1902 the Seashore Hotel was completed and open for guests.

As the island’s popularity continued to increase, a long, covered pavilion, which stood until the late 1930s, was constructed along the beach. However, in 1924, Isle of Palms was effectively closed when the ferry service from Charleston to Mount Pleasant was discontinued due to financial difficulties.

In 1926 a wooden bridge replaced the trolley trestle, enabling visitors to come by car. With the opening of the Grace Memorial Bridge in 1929, linking Charleston and Mount Pleasant, and the advent of other road and bridge improvements, it soon became even easier to reach the Isle of Palms by automobile. The Town of Isle of Palms, Incorporated, which was formed to capitalize on the improved accessibility of the island, inaugurated a new program of improvements on the island, including paving of roads. However,

the effects of the Great Depression cut short these plans. By 1934, the Hardaway Contracting Company took control of the island. Unfortunately, Hardaway's efforts did not generate a return on his investment.

In 1944 J.C. Long, a Charleston attorney, purchased the Hardaway interests and otherwise un-owned portions of the island and formed a new land development company called The Beach Company. Mr. Long immediately began to make major improvements on the island, and the first substantial development of the Isle of Palms began.

Residential development began on the western end of the island, where many of the remaining homes date back to the 1940s. Residential subdivision and construction continued through the 1950s and into the

1960s. By 1975, the City approved plans for the development of a "recreational-oriented residential community" to be located at the eastern end of the island. This recreational-oriented residential community built by the Sea Pines Company soon became known as Wild Dunes with a current year-round residential population of approximately 4,000 people and a peak population of 20,000 people during peak summer months and holiday weekends.

In 1953, by an Act of the South Carolina Legislature the Town of Isle of Palms, Incorporated was changed to the City of Isle of Palms, incorporated. Today, the City has a council of government that includes a mayor and eight City Council members, each elected to four-year terms. The City also employs a City Administrator to manage its daily affairs.

The commercial development on the island known as Front Beach was originally centered around Ocean Boulevard between 10th and 14th Avenues. Currently, the commercial area now includes nonresidential portions of Palm Boulevard as well.

Over the years, the type and makeup of commercial buildings have changed from open-air pavilions favoring seasonal activities to more substantial, enclosed buildings housing shopping centers and businesses allowing for year-round operation.

The Island Center on Palm Boulevard opened in 1959, followed by the Ocean Park shopping center in 1992. In the meantime, the Pavilion Shops on Ocean Boulevard opened in 1989. The Sea Cabin condominiums, used mainly for seasonal occupancy, opened in 1980 and 1981. The island has had two hotels and several multi-family developments built since the late

As a barrier island, The Isle of Palms finds itself exposed to Nor'easters, tropical storms and hurricanes. The most devastating hurricane experienced occurred at midnight on September 21, 1989. Hurricane Hugo, hit the area as a category four hurricane damaging nearly every structure on the island and destroying another 200 structures.

In October 1993 the Isle of Palms Connector opened, providing direct access between Isle of Palms and Mount Pleasant over a fixed span bridge. The Connector, named for the late Representative Clyde Moultrie Dangerfield, improved the ability of residents to evacuate in time of emergency.

1.0 POPULATION

Characteristics

According to the 2020 Census, the population of the City of Isle of Palms has been relatively stable over the last decade. Between 2000 and 2010 the total population dropped from 4,538 to 4,133. By 2020, population grew modestly to 4,371.

During the summer beach season, the island's population rises to 12,000 people and as high as 20,000 people during peak weekends such as Memorial Day, Fourth of July and Labor Day, based on Police Department estimates.

The number of year-round residents of the Isle of Palms is not expected to change significantly in the near future. This can be attributed to: a decreasing supply of residential development sites on the island, especially sites aimed at year-round residents, and a continuing decline in the average number of persons per household.

The 2020 Census indicates a 33% increase in the number of people over the age of 65, with the number of people in every other age category either decreasing or marginally increasing.

The 2020 Census indicates that the number of housing units increased by three-percent or 4,376 units over the 2010 Census. The number of owner-occupied units also increased by nearly fourteen percent or 1,684 over the same period. The Census category that includes units rented on a short-term basis and second homes increased by 26% from 1,939 units to 2,446 units.

Population- year-round								
		1960	1970	1980	1990	2000	2010	2020
	Isle Of Palms [Census]	1,183	2,657	3,421	3,680	4,583	4,133	4,371
	Mount Pleasant [Census]					47,386	67,843	90,801
	Charleston-North Charleston MSA							799,636
	Charleston County		247,561	276,556	295,159	310,749	350,998	413,024
	Other Barrier Islands [Census]							
	Sullivan's Island				1,623	1,911	1,791	1,891
	Folly Beach				1,398	2,116	2,617	2,078
	Kiawah Island				718	1,163	1,626	2,013
	Seabrook Island				948	1,250	1,714	2,050

Isle of Palms Housing Units							
		1970	1980	1990	2000	2010	2020
	Total [Census]			3,063	3,881	4,274	4,376
	Occupied [Census]	821	1,305	1,482	1,942	1,828	1,906
	by Owner			1,172	1,568	1,481	1,684
	by Renter			310	374	347	222
	Seasonal/Vacant			2,109	1,939	2,446	2,470
	Total within Wild Dunes [as of 4/8/2012]				1,923	2,067	2,160
Vacant Residential Sites				<u>1995</u>	<u>2001</u>	<u>2010</u>	
	Total			975	375	215	99
	Single Family			825	206	117	

Income MEDIAN

	Isle of Palms	Mount Pleasant	Charleston County
1980	\$9,177	\$9,038	\$6,358
1990	\$25,421	\$25,421	\$13,068
2000	\$44,221	\$30,823	\$21,393
2010	\$68,759	\$40,808	\$29,738
2020	\$91,893	\$58,409	\$43,141

Income HOUSEHOLD MEDIAN

	Isle of Palms
1980	\$24,096
1990	\$60,682
2000	\$76,170
2010	\$86,477
2020	\$128,823

Key Issues

- The impact of a growing seasonal population.
- The impact of a growing year-round population of retirement age (60 years and over).

Goals and Implementation Strategies

Goal 1.1: Improve services for residents.

Strategy 1.1.1 The City will continue to monitor the Emergency Medical Services serving the island (see also Goal 6.1). (Ongoing; Fire Department, General Government and City Council)

Strategy 1.1.2 Recreational opportunities for residents should be expanded or added, including additional safe walking or biking areas on the island (see also Goal 6.3). (2008; Recreation Department, General Government and City Council)

Goal 1.2: Balance the needs of island residents with seasonal visitors.

Strategy 1.2.1 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; Building Department and City Council)

Strategy 1.2.2 While the needs of island residents should be paramount, efforts should be made to adjust the level of City services to meet the needs of seasonal visitors as well. (Ongoing; General Government and City Council)

Strategy 1.2.3 The City should continuously monitor and keep records of the effect of seasonal visitors on the quality of life of the permanent residents; this should include, but not be limited to the issues of parking, noise, trash, and general livability. (Ongoing; General Government and City Council)

2.0 ECONOMIC

Characteristics

Isle of Palms is primarily a residential community consisting of year-round residents, second home owners, vacation rentals, long-term rentals, a commercial district, and a first class residential, vacation, and recreational complex known as Wild Dunes Resort. Wild Dunes Resort sits at the north end of the island with a similar blend of properties and includes resort amenities.

Of the 2,880 acres that make up Isle of Palms, approximately 40.6 acres or 1.4 percent is zoned commercial, excluding Wild Dunes Resort. Only a small portion of the commercially zoned land remains undeveloped. The island's economic diversity and high property values provide a strong tax base and has allowed the millage rate, the factor that is multiplied by the assessed value of a property to determine the amount of property tax to be paid, to be the lowest of all municipalities within the Charleston area.

The island's ocean beach, tidal marshland, and marinas constitute the most important economic assets. These assets are reason residents, daily visitors and tourists alike are drawn to the area. Only by maintaining and improving these natural assets will the island's community continue to grow and prosper. The desirability of living near these natural resources creates high property values and thus, increases the tax base. These same assets attract tourists and increases accommodations tax revenue. The accommodation tax revenue is vital to the support of services and infrastructure.

The gated community of Wild Dunes includes two resort hotels, several conference centers, golf and tennis facilities, as well as single-family and multi-family dwelling units. Wild Dunes LLC owns and operates these facilities with the assistance of Hyatt. In addition to the resort hotels, Wild Dunes Resort manages many of the short-term rental properties within Wild Dunes, though they aren't the sole short term rental property manager within Wild Dunes.

The Planned Development District or "PDD" zoning district and the Conservation-Recreation zoning district "CR," applies to most of the Wild Dunes community. These districts limit the occupancy to 297 resort hotel inn rooms, which are made up by the Boardwalk Inn, the Village, and the Sweetgrass Hotel.

Key Issues

- Assure continuous economic vitality of the island by maintaining the quality of natural resources and community facilities.
- Assure the quality of life of full-time residents is not diminished by the daily visitors or vacation rental commerce.
- Maintain and expand City services as needed.
- Determine the impact that daily visitors and tourists may have on natural resources, services and infrastructure.
- Maintain a sound tax base on the island.

Goals and Implementation Strategies

Goal 2.1: Balance the needs of residents and tourists with those of the environment.

Strategy 2.1.1: Maintain policies and procedures to ensure that beaches, marshlands and marinas are protected and preserved. (Ongoing; Building Department and City Council)

Strategy 2.1.2: Encourage business development commensurate with the needs of the local community. (Ongoing)

Strategy 2.1.3: Maintain and enhance an effective monitoring system to ensure beaches, marshlands and marinas are properly maintained. (Ongoing; General Government and City Council)

Goal 2.2: Maintain a sound tax base.

Strategy 2.2.1: Monitor the activity of the State Legislature to ensure an equitable formulation of accommodation tax revenue for island communities. (Ongoing; General Government and City Council)

Strategy 2.2.2: Investigate and evaluate other sources of revenue that can be generated from daily and longer-term visitors. (Ongoing; General Government and City Council)

Strategy 2.2.3: Analyze revenue streams each year to ensure an appropriate balance is maintained. (Ongoing; General Government and City Council)

Goal 2.3: Determine the impact of tourists (daily, short-term and long-term) on the island's revenue and cost structure.

Strategy 2.3.1: Initiate comprehensive study by an outside agency to determine economic impact of visitors on recreational facilities, City services and infrastructure. (2008; Recreation Department, General Government and City Council)

Goal 2.4: Minimize escalating cost structure.

Strategy 2.4.1: Personnel costs make up approximately three- quarters of the City's general fund expenditure budget. Continually scrutinize planned projects for additional long-term personnel costs that may be associated with them. (Ongoing; General Government and City Council)

3.0 NATURAL RESOURCES

Characteristics

Isle of Palms, like most South Carolina barrier islands, is characterized by a beach and dune ridge system with an extensive tidal marsh along the northeastern side of the island. The island is surrounded by navigable waters and provides some opportunities for access by boat and numerous beach access points. Prior to development, the island was covered by maritime forest.

Despite erosion, flooding and susceptibility to coastal storms, the beautiful sandy beaches, marshes, creeks, ocean, clean air, trees, fish and wildlife make the Isle of Palms a very attractive place to live. Protection of these natural resources is essential to maintaining a high quality of life on the Isle of Palms.

Water Quality

The quality of waters surrounding the island is inextricably connected to the quality of life on the Isle of Palms. Early in the 1990s the South Carolina Department of Health and Environmental Control (DHEC) conducted a water quality monitoring program along the Intracoastal Waterway from Charleston harbor to McClellanville. The program monitored water quality at 51 sites in the study area, three of which were located on the Isle of Palms. In addition, DHEC routinely monitors shellfish beds in the Waterway.

Results of the above testing indicate that of the 51 sites in the testing area, as many as 41 sites have not met water quality safety standards for harvesting oysters, and 26 sites have not met safety standards for swimming.

An informed City government and population are required to protect the sensitive ecosystem of the island and the impact of pollutants on its water quality. In an effort to better understand, and ultimately address, the island's water quality issues, the City Council voted in August 2001 to apply for grant monies to study the waters behind the island. The grant monies were offered by the Environmental Protection Agency (EPA) through DHEC under a program entitled "319 Non-point Source Pollution;" to match funds allocated by the City to pay for the cost of such a study. The study began in August 2001 and was completed in March 2004. Pollutants that adversely impact the island's back waters are nutrients, pesticides, heavy metals and fecal coliforms.

In 2007, the City developed a program in conjunction with Charleston County to improve water quality and comply with the requirements of the Clean Water Act. This program is explained in more detail in the Community Facilities element of this Plan.

Beach

The Isle of Palms shoreline generally is accreting, with sand bypassing Dewees Inlet and moving onto the northern shoreline in the form of large sand shoals. Once the shoals attach to the beach, the sediment shifts laterally along the shoreline, with the majority moving along the island's beaches in the direction of Breach Inlet and some moving in the opposite direction onto the Dewees Inlet shoreline. Sediment that moves down the shore accumulates along the southwestern 1.5 miles of the Isle of Palms shoreline, which is accretional over the long-term. Some of the moving sediment bypasses Breach Inlet in the form of sand bars that ultimately attach to Sullivan's Island.

As a result of the episodic nature of shoal attachment and sediment redistribution, the Isle of Palms shoreline closer to Dewees Inlet tends to exhibit unstable characteristics. This instability creates concerns that are described in more detail in the Resiliency element of this Plan.

State regulatory responsibility for protecting the beach and dune system rests with the South Carolina Office of Ocean and Coastal Resources Management (OCRM), which is a division of South Carolina Department of Health and Environmental Control (DHEC). This state agency was created in 1977 as the South Carolina Coastal Council, when the State Legislature adopted the South Carolina Coastal Zone Management Act, SC Code section 48-39-10, et. seq. The Act also established the first comprehensive set of regulations for protecting coastal resources in the eight South Carolina coastal counties. In 1988, DHEC's jurisdiction on the beachfront was amended by passage of the South Carolina Beachfront Management Act, SC Code section 48-39-270, et. seq. which was further amended in 1990.

In 1998, OCRM began a program to periodically test the quality of water along the shoreline. This testing has proven that the water at the beach is very clean, with only two swim advisories ever issued and the most recent advisory being in summer of 2002.

In addition to state regulatory authority over the beaches, the City of Isle of Palms also exercises jurisdiction over the beach on some issues. In areas where the City retains jurisdiction, it has adopted amendments to the zoning ordinance to protect areas abutting the OCRM jurisdiction. The City has marked the beach access paths with a numbering system that corresponds to the opposing street number. Also, provisions for handicapped accessible parking spaces and paths have been added at the 9th and 21st Avenue beach accesses.

The Isle of Palms Local Comprehensive Beach Management Plan was approved by the City and OCRM in April of 2023. The Plan, which is required by state law and must be updated every ten years, reports on the state of the island's beaches and dunes and provides guidance for the City in managing these important assets.

The method of restoration, off-shore dredging, was recommended by a Long-Term Beach Management Report (not to be confused with the overall Local Comprehensive Beach Management Plan, mentioned above). This report was developed by a group of people with varying interests working with a coastal engineer to develop recommendations that reflect the consensus of the community for future beach management policies and actions. The City continues to monitor erosion on the entire shoreline and occasionally undertakes projects to address affected areas.

In 2015, the City Council approved a resolution expressing the City's opposition to seismic testing and offshore oil and gas development off the South Carolina Coast. Additionally in 2015, the City became the first community in South Carolina to ban the use of single-use plastic bags in commercial operations.

Wildlife and Vegetation

Seven species of birds are listed on the federal endangered or threatened list which may be found in the area. The endangered species are the bald eagle, Bachman's warbler, wood stork and red-cockaded woodpecker. Threatened birds are the piping plover, peregrine falcon and red knot.

The loggerhead sea turtle, a threatened species, visits the island to lay eggs along the beach. South Carolina beaches have the largest number of nest sites in the “population” tracked between North Carolina and Northern Florida. In recent years the nests have numbered between 20 and 60 on the beaches of the Isle of Palms. It is thought that individual turtles may return to historical/ regional nesting sites every two to five years, accounting for the wide fluctuation in the number of nests from year to year. Enforcement of the island’s lighting ordinance, which prohibits lighting directed at the beach, as well as ordinances requiring the removal of overnight beach furniture, filling in holes in the sand and properly disposing of all trash and garbage is going to help save this threatened species by protecting nests on the island.

No federally listed endangered or threatened plants are known to be located on the island. The primary tree species on the island are palmetto, live oak, loblolly pine, wax myrtle, and crepe myrtle. In 1989 the City adopted its first tree ordinance to prevent parcels from being completely cleared during development. In 2002, the ordinance was amended to include further protection for all live oak trees and other trees in excess of eight inches diameter.

After hurricane Hugo, Palm Boulevard was lined with palmetto trees through a privately organized and funded “Plant-a-Palm” program.

Key Issues

- Improve and maintain healthy levels of water quality.
- Protect of beach, dunes and marsh lands.
- Protect of wildlife and vegetation.

Goals and Implementation Strategies

Goal 3.1: Improve the water quality of the ocean, waterway and creeks surrounding the island.

Strategy 3.1.1: Monitor and/or participate in local and regional water quality studies.
(Ongoing; General Government)

Strategy 3.1.2: Monitor DHEC/OCRM testing of ocean waters impacting the island. (Ongoing; General Government and Building Department)

Goal 3.2: Protect marshes, dunes and beaches.

Strategy 3.2.1: Create a public awareness/education program aimed at protecting the sensitive ecosystem of a barrier island, to include protection of dunes and marshes and their vegetation, as well as the importance of removing animal waste and trash from the beaches. (; General Government and Building Department)

Strategy 3.2.2: Support efforts to minimize the impact of erosion throughout the island including beach nourishment projects, as the need arises. (Ongoing; General Government)

Goal 3.3: Promote the maintenance of green spaces throughout the island.

Strategy 3.3.1: Investigate the potential for establishing, or acquiring, City owned, undeveloped green spaces. (; Recreation Department and Building Department)

Goal 3.4: Protect the island's wildlife and vegetation.

Strategy 3.4.1: Pursue enforcement of ordinance(s) aimed at protecting loggerhead turtle nesting activities and sites. (Ongoing; Building Department and Police Department)

Strategy 3.4.2: Support other regulations that protect wildlife and vegetation. (Ongoing; General Government and Police Department)

Goal 3.5: Improve air quality on the island.

Strategy 3.5.1: Pursue development of ordinances, education and awareness programs to improve air quality, such as smoking regulations and support of public transportation.

4.0 RESILIENCY

Resilience is defined as the community's capacity to withstand and recover from natural disasters and long-term changes as a result of sea level rise rather than simply reacting to impacts (National Ocean Service, NOAA).

Existing Conditions

The topography of the island is relatively low and flat, with average ground elevations of 7 to 10 feet above mean sea level (MSL). There are several areas as high as 17 feet above MSL along a ridge on the ocean side of the island.

The tide range, low tide to high tide, is 5.2 feet with the spring tide range increasing to 6.1 feet.

Because of low ground elevations, most of the island lies within a Special Flood Hazard Area of the National Flood Insurance Program. The most common flood zone designations on the island are AE and VE zones, which delineate the statistical threat of flooding from a "100-year storm," for which there is a one percent probability of occurring in any given year. Low elevations, coupled with storm drainage that is significantly influenced by the ebb and flow of the tides, are causes for serious accumulations of storm water, whether generated by heavy rainfall or storm surge.

During severe storm events water levels can be much higher, with the potential for reaching an elevation of 12 feet MSL and wave crests up to 18 feet MSL. In 1989 the storm surge from Hurricane Hugo covered most of the island with peak water levels ranging between 15.5 feet above MSL along the beach and 12.5 feet above MSL along the back of the island.

The City's drainage system is comprised of portions owned and maintained the South Carolina Department of Transportation (SCDOT), the City, Charleston County, and private owners. Some drainage infrastructure is 70 years old, undersized and deteriorating, but other sections are newly constructed and well-functioning.

Considering the City's vulnerability to natural hazards and the increasing severity of flooding events over the past several years, it has become readily apparent that the City must plan and identify strategies to make the community more resilient. Specifically, the city must devise a resiliency plan to address the impacts of flooding, beach erosion, and sea level rise on public infrastructure, businesses, and the community.

Flooding

To minimize the potential for property damage due to flood conditions, the City adopted a comprehensive set of regulations in 1983. The City is in compliance with the requirements of the National Flood Insurance Program (NFIP) which allows its citizens to secure federally backed flood insurance policies. Furthermore, the City participates in the Community Rating System (CRS), another NFIP program that incentivizes communities to take floodplain management actions exceeding NFIP minimum requirements by offering flood insurance premium discounts. Ultimately, the goal of the CRS is to reduce the loss of life and property in the event of a flood and to protect the natural and beneficial functions of the floodplain.

Currently, The City is designated as a “Class 5” CRS community, enabling residents to a 24% discount on flood insurance premiums. Classification audits are performed every five years. The City is waiting on the results of the most recent audit conducted during the 4th quarter of 2024.

The City adopted more stringent standards than the minimum flood elevations required by the Flood Insurance Rate Maps (FIRMs) that require the lowest floor of any new structures to be elevated to at least 13 feet above mean sea level.

Since 2010, the City has completed several large-scale drainage projects between 29th and 57th Avenues to reduce the likelihood of flood damage. The City began a major project in 2022 to improve the outfalls between 30th and 41st Avenues to allow water to flow off the island quicker and to seal the tidal waters out of the system.

In 2021 the City engaged Davis and Floyd Engineering to develop a drainage masterplan to identify the areas of need and create a capital improvement program to allow the City to prioritize future drainage projects.

Beach Erosion

The dune system of the beach creates the first natural barrier against storm surge, flooding, and rising tides. The Isle of Palms shoreline is healthy and generally accreting, but the shoreline has cyclical erosional episodes particularly around the unstable inlet zones on the two ends of the island.

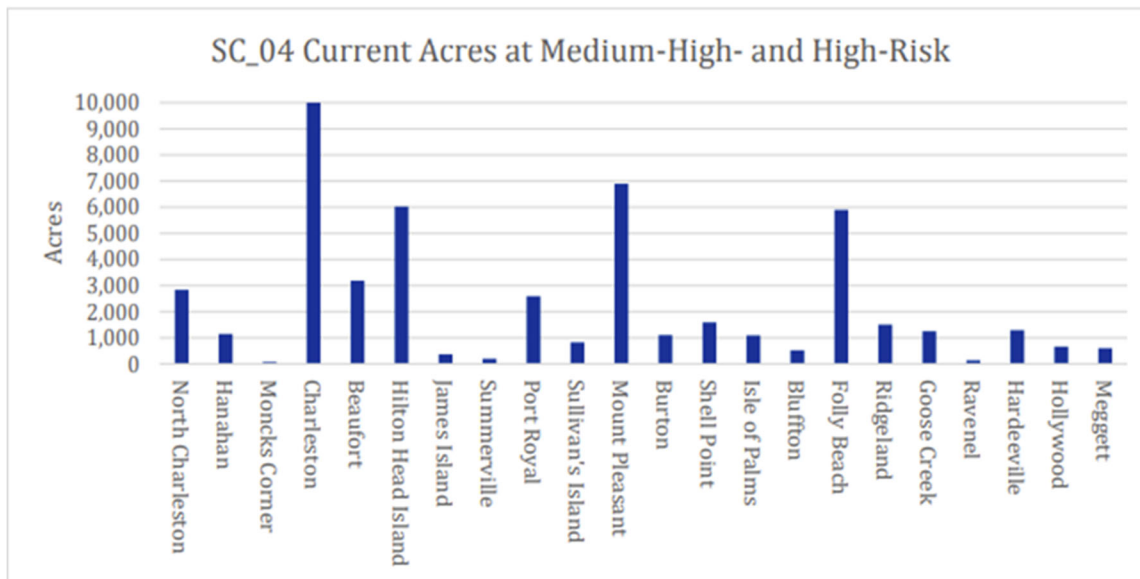
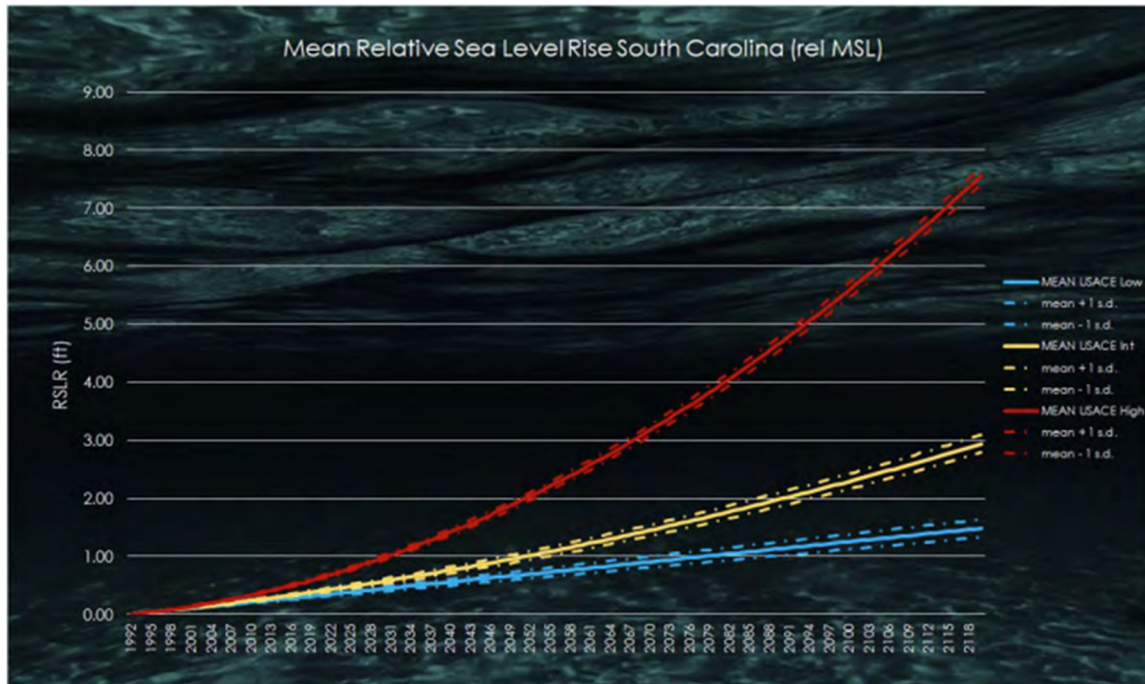
As a result of erosion on the northeastern end of the island near Dewees Inlet, a \$10M beach restoration project was undertaken in 2008 and a \$14M project was undertaken in 2018. These projects consisted of an offshore dredge pumping sand onto the shore and subsequent monitoring. The projects were funded by private and public funds. The City continues to monitor erosion on the entire shoreline and occasionally undertakes projects to address affected areas. It is expected that the City will need to facilitate a major restoration project on a 10-year cycle.

Sea Level Rise

Sea level rise poses a significant threat to homes, private property, public infrastructure and services, natural resources, and ultimately, public safety and welfare. In Charleston, the sea level has risen 10 inches since 1950, and is now accelerating at a rate of 1 inch every 2 years. Further, based on data from three South Carolina three compliant gauges, the Army Corp of Engineers South Atlantic Coastal Study (SASC) estimated that mean relative sea level rise will increase anywhere from 1.39 to 7.47 feet by 2120.

While the extent and severity of the influence sea level rise will have on the island remains relatively under-examined, due to the low-lying nature of the island and the proximity to the ocean and marshlands, the City of Isle of Palms is extremely vulnerable to the impacts of rising seas. In particular, sea level rise will likely continue to exacerbate flooding from storm surge, high tides, and stormwater. According to the Army Corp of Engineers’ SACS that identified risks and vulnerabilities of coastal areas to increased hurricane and storm damage as a result of sea level rise, the primary impact to the Isle of Palms will likely be structural and infrastructural damage. Their modeling found that over 2,000 acres of Isle of Palms’ total 3,481 acres are at medium-high risk of exposure and probability of hazard occurrence, more than twice the acreage currently at medium-high risk. Many of the City’s roads are low and at risk of being

damaged by high tides and storm surge. Additionally, utilities are installed below ground within the roadway rights-of-way would be impacted by scouring and storm surge.



In 2022 the City requested grant funding to construct an elevated berm on the backside of the island to prevent minor storm surges from being able to inundate the neighborhoods on the inland side of Waterway Boulevard. These neighborhoods are some of the lowest on the island and most susceptible to the increased sunny day flooding associated with sea level rise.

Key Issues

- Maintain healthy beach and shoreline
- Encourage elevation of low existing structures
- Work with utility providers to improve resilience of infrastructure
- Seal tidal canals
- Support renourishment
- Ensure a solid well-funded disaster recovery account
- Budget for large scale drainage improvements identified in the Davis and Floyd Master Plan, August 2021

Goals and Implementation Strategies

Goal 4.1: Continue to manage and promote a healthy beach.

Strategy 4.1.1: Support beach renourishment projects

Strategy 4.1.2: Encourage private dune restoration projects

Goal 4.2: Continue efforts to seal the low areas of the back side of the island, including drainage systems, to reduce tidal intrusion into the highland of the island.

Strategy 4.2.1: Support efforts to build berms along the back side of the island to keep abnormally high tides from entering the highland areas, including elevating the multiuse path adjacent to Waterway Boulevard.

Strategy 4.2.2: Support OCRM in administering measures that protect marshes on the backside of the island.

Goal 4.3: Continue to work closely with state, federal, and local partners and coordinate resiliency efforts.

Goal 4.4 Work with utility providers to ensure infrastructure on the island is constructed to be as resilient as practical.

Goal 4.5 Ensure that the City's code of ordinances allow future construction projects to be constructed to be resilient.

Goal 4.6 Review and implement recommendations from the City's consultant working on a drainage masterplan, which includes a task to review and recommend improvements to the City's development standards.

Goal 4.7: Evaluate the feasibility of obtaining an improved flood insurance Community Rating System (CRS) rating

Strategy 4.7.1: Pursue improving the CRS rating if and when feasible. (Ongoing; Building Department 2024)

5.0 CULTURAL RESOURCES

Historic Sites and Buildings

Although the Isle of Palms served a variety of purposes prior to its development as a residential community with a resort, very little remains in the historic buildings or archeological sites. Currently, there are no sites on the island listed in the National Register of Historic Places. A marker in the first block of Charleston Boulevard tells of Lord Cornwallis and the British troops who briefly occupied the island during the American Revolution.

The Ocean Boulevard commercial district, known as Front Beach, was the original site of the 1920s open-air pavilions and amusement rides. Unfortunately, none of these buildings remain. The existing office building at the corner of 10th avenue and Palm Boulevard was once a hotel. The existing house adjacent to the current City Hall was the original site of the trolley station which connected the Isle of Palms to Sullivan's Island. Furthermore, the building on the northeast side of J.C. Long Boulevard near the intersection with Ocean Boulevard, which has been used recently as a gift shop, was for many years the 2nd U.S. Post Office on the island.

Events

The City hosts a number of cultural events on the island. The City's Recreation Department organizes several events each year including a Holiday Street Festival, Front Beach Fest, Music in the Park, Sand Sculpting Competition, an Easter Egg Hunt, a Halloween Carnival, a Golf Cart Parade,

and Doggie Day. In March of 2003, the City commemorated its 50th Anniversary by holding numerous events including a street dance, a play, a nickel carnival, a Ferris wheel on Ocean Boulevard and two historical displays.

The Isle of Palms has become a popular site for sporting events in recent years. Wild Dunes plans to continue hosting a number of amateur golf and tennis tournaments.

Key issues

- Awareness of the island's history

Goals and Implementation Strategies

Goal 5.1: Promote awareness of the history of the island

Strategy 5.1.1: 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. (2008 General Government)

Strategy 5.1.2: Investigate the possibility of permanently marking sites of historical significance to the island and ensuring their preservation. (2008; General Government)

Goal 5.2: Establish a physical and digital archive to serve as repository for president's historical documents

6.0 COMMUNITY FACILITIES

Public Safety

Isle of Palms is currently served by a police force of twenty sworn officers, eleven auxiliary staff, a canine unit, twenty-one patrol cars (five of which are four-wheel drive SUVs for patrol supervisors), one animal control truck, one all-terrain beach patrol truck, and one all-terrain golf cart for parking enforcement. Additionally, the police department adds six part-time beach officers for the summer season for parking enforcement and beach patrol. The heavy volume of vehicular traffic, parking, and the safety of bicyclists and pedestrians are currently problematic. Also, the increasing numbers of boats and jet skis on the waters around the island may warrant future regulatory measures to ensure that the City's waterways remain safe.

The island has two fire stations which house a total of five apparatus (two fire engines, two ladder trucks and one ladder service vehicle), four pickup trucks and four rescue boats. The Fire Department consists of thirty-five paid firefighters and ten volunteers. The City's current Insurance Service Organization classification is three.

In 2013 the City transitioned from handling emergency calls and dispatching services from within the City to the Charleston County Consolidated 9-1-1 Center (CCCD 9-1-1 Center), which is a state-of-the-art facility located in North Charleston that handles emergency dispatch services for most of the municipalities in the Charleston area. The City continues to maintain public safety personnel to answer administrative phone lines, transferring emergency calls to the CCCD 9-1-1 Center and monitor radio transmissions

Currently there are no advance care Emergency Medical Service (EMS) vehicles stationed on the island; however, the EMS station is less than four miles away on the Isle of Palms Connector. More than 75 percent of the calls for assistance are medically and/or safety related, and the City has at least four trained first responders on duty each day. First responders are emergency medical technicians who are authorized to provide basic life support services, including the use of an automated defibrillator. In contrast to County EMS paramedics, City first responders do not transport patients or administer drugs.

In an effort to provide immediate emergency medical response to City residents and visitors, the City will need to ensure that training and funding continues to be available to the Fire Department for this purpose. Concurrently, the City must continue to work with the County EMS authorities to facilitate optimum response to medical emergencies.

An emergency preparedness plan was developed following Hurricane Hugo which requires annual review and assessment.

Water Sources

The Isle of Palms Water and Sewer Commission, established as an independent entity by the City Council in 1992, is responsible for supplying the public water on the island. Prior to its establishment, the utility was privately owned by The Beach Company and was acquired by the City in 1991.

The Isle of Palms has developed a two-pronged approach to meet current and future needs for providing potable water in compliance with the Environmental Protection Agency's (EPA) drinking water standards:

ground source water on the island is combined with surface water from the Charleston Commissioners of Public Works (CPW), the largest water and sewer utility in the area. Although abundant on the Isle of Palms, ground source water from wells has high, naturally occurring concentrations of fluoride and minerals. To improve ground source water quality and meet EPA standards, a reverse osmosis water treatment facility was constructed and placed into service in 1993. Since, this facility provides only a portion of the potable water needed for the community, in 1994 the Isle of Palms Water and Sewer Commission in conjunction with the Town of Sullivan's Island initiated a project to buy potable surface water from the Charleston CPW.

A water main was constructed under Charleston Harbor from Fort Johnson to Sullivan's Island, across Sullivan's Island, and under Breach Inlet to connect with the Isle of Palms Water and Sewer Commission lines. In conjunction with this project, a new water main with fire hydrants was installed across Isle of Palms to enhance fire suppression capabilities and provide a major service connection between the two water systems on Isle of Palms. Also, construction of a new ground storage tank to provide extra water storage capacity for the Wild Dunes area of the island was completed in 1997. The Water and Sewer Commission plans to continue upgrading older, small diameter lines with new, larger diameter pipes to increase water distribution capabilities for the entire island.

To encourage conservation of water, the Water and Sewer Commission uses a conservation rate structure. The Commission uses 300 gallons per day as the average amount used per household.

Wastewater Treatment

A significant portion of development on the Isle of Palms is served by septic tanks. Although all of the development in the gated section of Wild Dunes is served by a sewer treatment system, which incorporates a 7-day waste water holding pond and uses a portion of the holding pond water for spray irrigation of the golf courses, only some 40 percent of the development outside the boundaries of Wild Dunes is served by a sewer system. Over the years, septic tanks have been permitted in areas where the soils are only marginally suitable for this type of waste treatment.

The City's Planning Commission spent considerable time during 2015-2017 analyzing the feasibility and desirability of expanding the public sewer system to every property not currently served. Ultimately, the Planning Commission concluded that the City needed to plan to expand the sewer system, but that it was cost prohibitive to do the entire project at one time. Therefore, they suggested that triggers be established that would lead to a gradual expansion of the system, when interest or need prompted an expansion.

The City partnered with the Water and Sewer Commission to fund a sewer masterplan in 2018 and entered into a Memorandum of Understanding in 2020 that memorialized the shared goal of ultimately expanding the sewer system to every property.

Installation of public sewers in areas prone to flooding near the beach between 42nd and 53rd Avenues, adjacent to the Recreation Center from 26th to 29th Avenues and other low areas of the island is supportable from a public health standpoint and should be prioritized. The Forest Trail Wastewater Treatment Plant was replaced in 2014 and was designed to be expanded, when necessary.

To improve the accuracy of water quality monitoring at the Forest Trail wastewater treatment plant, new monitoring equipment was installed in 1994 during a major rehabilitation of the plant. In 2000, a new blower building and new blowers were installed to reduce the amount of noise generated by the facility.

Electrical/ Telephone

Similar to other jurisdictions, the City benefits from electrical power and telephone service provided by reputable public utility companies.

As with many older communities, the majority of these distribution systems are above ground and aging. Wild Dunes has successfully undertaken a project to place all of the utility lines within their community underground. In an effort to reduce outages due to storms and to provide for a more pleasing appearance for the City, those utility providers should be encouraged to replace above ground systems with underground distribution. The City should encourage other utility providers (cable, internet, etc.) to provide a full array of options to City residents.

In 2013, SCE&G installed a second transmission line from the mainland of Mount Pleasant to the Isle of Palms to increase reliability of service in inclement weather and times of high demand. The line was installed by burrowing under the marshes and waterways on the back side of the island.

Stormwater Drainage

During the spring of 1995, an engineering firm hired by the City conducted a comprehensive study of drainage problem areas and recommended how to best drain the areas in question. Cost estimates were also provided in anticipation of a bond referendum to fund these capital improvements. The areas studied included:

- 53rd Avenue
- 23rd Avenue and Waterway Boulevard
- Sparrow and Waterway Boulevard
- 41st Avenue and Hartnett Boulevard
- 3rd Avenue and Charleston Boulevard
- 56th Avenue and Palm Boulevard

The drainage improvement project was estimated to cost approximately \$7 million. On November 7, 1995 the referendum to fund this project was soundly defeated by a margin of 9 to 1. Without the authorization of funding, these major drainage improvements are not contemplated for the foreseeable future.

During 2001 Wild Dunes undertook a major drainage project to accommodate the run-off of an upcoming project. The City was able to work in conjunction with Wild Dunes and agreed to pay to upgrade the size of the drainage pipe to accommodate additional drainage from an abutting neighborhood.

In the fall of 2011, the City collaborated with Wild Dunes and completed a \$1.1M drainage project that alleviated many of the drainage problems between 53rd Avenue and 57th Avenue.

In 2018, the City completed a \$2.4M second phase of drainage improvements that provided relief to the areas between 45th Avenue and 52nd Avenue.

In 2020, the City's engineering consultant developed plans for a third phase of drainage improvements that will seal the back side of the island off from tidal inundation between 41st Avenue and 30th Avenue and improve the outfalls to allow stormwater to quickly discharge.

In addition to the routine maintenance of existing drainage facilities, which is done with the assistance of the Charleston County Public Works Department and the SC Department of Transportation (SCDOT), the City has been employing an innovative rehabilitation technique that utilizes a water jet and sewer vacuum truck to re-grade and re-sculpt ditches while simultaneously removing spoil material and vegetation. This process has been successful in shaping ditches that were previously difficult to access with heavy equipment. The City plans to continue funding for future maintenance using this same technique.

In 2007 the City developed a stormwater management program to satisfy the requirements of the federal Clean Water Act and participate in the National Pollutant Discharge Elimination System (NPDES). The program includes a series of regulations aimed at controlling stormwater runoff in an effort to reduce pollution and sedimentation. Charleston County is handling the compliance and administration of the program through an inter- governmental agreement with the City

Parks and Recreation

In addition to the seven-mile-long public beach, Isle of Palms is served by a centrally located, 9.8-acre Recreation Center bounded by 27th Avenues, just north of Hartnett Boulevard. The site includes softball, baseball and soccer fields, tennis and basketball courts, a children's playground, a dog park and a recreation building that was constructed in 2003, housing offices, large multipurpose rooms and a gymnasium.

The Charleston County Parks and Recreation Commission (PRC) owns and operates a regional park on a nine-acre tract located between 14th Avenue and the Beachside residential community along the Atlantic Ocean. Like other PRC parks on Folly Beach and Kiawah Island, the Isle of Palms Park has 350 parking spaces with restroom, shower, changing, picnic and volleyball facilities, life guard services, children's play area and beach access for the handicapped. Limited food and beverages are available for sale and chairs and umbrellas can be rented. The Park site is buffered from the Beachside neighborhood by a landscaped berm and is accessible by car only from 14th Avenue. There is a parking fee.

Two 18-hole championship golf courses and a world-class tennis facility, located on the island within the Wild Dunes Resort are available to the public for a fee.

In 2013, the City acquired a one-acre tract of land at Palm Boulevard and 18th Avenue. The property is a passive park and is now named Carmen R Bunch Park. A portion of the funding used to purchase the land came from the Charleston County Greenbelt Program, which dictates that the land always be used as a park.

Public Properties

In January 1999 as a result of a referendum, the City purchased the 5.5 acre marina site and facilities at the north end of 41st Avenue for \$4.25M. The City arranged financing for the purchase through a 20-year bond. The site is bordered by the Intracoastal Waterway and Morgan Creek, providing a premier location for marina, entertainment, and recreational activities. This complex offers a full-service marina and

overnight berthing, a convenience store, restaurant, boat storage area, a boat launching ramp and other privately operated water-sport businesses.

Prior to purchase, the City contracted for a complete inventory and facilities baseline assessment to ensure that the condition of the facilities was known. In general, the facilities include the marina proper with docks, piers, headwalls, and boat refueling equipment; the convenience store that includes restrooms, offices, and gasoline pumps; the boat launching ramp with a small utility building/restroom abreast of the ramp; and a large two-story restaurant with some built-in food service equipment. In recent years, the City has undertaken major maintenance projects on the marina site including bulkhead replacement, dredging and dock replacement and improvement.

Because of the timing and conditions of the purchase, leases to various businesses vary in length and circumstance. In general, turnover in the marina tenants is extremely rare and vacancies have been filled quickly. In fact, in 2022, the marina changed tenants and the current tenant is in the process of improving the facilities and working with the City in reconfigure the parking to be more conducive to island residents. The restaurant also changed tenants who have recently concluded a major renovation and are back open serving the public.

While lease revenue is stable, it is not sufficient to fund 100% of the marina cash needs including debt service on both the bond issued to purchase the marina and the subsequent bond issued to replace the bulkhead. The funding gap between marina revenues and expenditures has historically been filled using tourism revenues such as Municipal Accommodations Taxes, Hospitality Taxes and/or State Accommodations Taxes. Once the bonds are satisfied in 2019 and 2016, respectively, the marina is expected to be financially self-sustaining.

The marina is expected to provide the desired level of marina services to the population and operate on a fiscally sound basis from year to year. Moving forth, services will continue but not without close attention to modernization, on-going maintenance, and monitoring of the site's impact on neighboring residential areas. Future capital improvements and some major maintenance costs will surface in future years. These expected costs will be mitigated to a significant extent as the balance owed on the purchase bond decreases and is satisfied in 2019.

In addition to the Marina and recreation facilities, the City owns various buildings on the island. City Hall at 1207 Palm Boulevard is a two story-6,800 square foot building completed in December of 1991.

At the base of the connector, a 3,500 square-foot Public Works building was finished in April of 1991, which replaced the original building that did not survive Hurricane Hugo. The City owns two vacant parcels behind the Public Works property. The City's two fire stations, #44-41 st Avenue and 30 J.C. Long Boulevard, were built in 2007 and 2008 respectively, with the latter undergoing structural repairs in 2018. These stations replaced structures that were built in 1991, but had to be demolished because of extensive mold infestation. The Water and Sewer Commission's facilities at 1300 Palm Boulevard were owned by the City until 2014, when the City transferred ownership of this and other properties with a contingency clause that the property would come back to the City if it ceased to be used for the provision of public water and sewer service. The City constructed a public restroom facility at 1118 Ocean Boulevard in 1991 along with a walkway to the beach to ensure that the physically challenged have access to public restrooms and the beach. Any renovation or replacement of this facility be contemplated as the need arises.

Water access

Public beach access is provided at 56 points between Breach Inlet and 53 rd Avenue. Fifteen additional beach access points are provided within Wild Dunes community for residents and guests of Wild Dunes.

Public access to tidal creeks and marsh on the northwest side of the island is limited. At several locations, streets were originally platted to extend to the edge of the marsh but never constructed. The City has formally accepted The Beach Company's dedication of several of these streets to the public.

Five marinas are located on the island: two are located at Breach Inlet, and the remainder are on 41 st Avenue- the Isle of Palms Marina, Wild Dunes Yacht Harbor and Dewees Island Marina. The Isle of Palms Marina has received approval by the Board of Zoning Appeals to construct a boat storage building with a 92 dry-stack storage capacity but no action on this approval is imminent.

Two City-owned boat ramps are located on the island: a boat ramp near Breach Inlet is available for an annual fee, and a boat ramp at the Isle of Palms Marina is available on either an annual fee or a per launch fee

Key issues

- Maintenance and improvement of public safety
- Maintenance and improvement of water and sewer facilities
- Expansion of recreational opportunities for island residents
- Improvements of storm water management
- Continued operation and overall stewardship of the City marina facilities

Goals and Implementation Strategies

Goal 6.1: Improve public safety.

Strategy 6.1.1: The City continues to work with County officials to ensure optimum EMS services on the island and maintain basic medical emergency services through the Fire Department. (Ongoing; Fire Department)

Strategy 6.1.2: Develop and implement a method of distribution for the Disaster Preparedness Plan. (Ongoing; General Government and Fire Department)

Goal 6.2: Support the installation of sewer services where these services do not currently exist.

Strategy 6.2.1: The City meets periodically with the Water and Sewer Commission striving for a "team approach" in addressing waste water and water issues that will arise in future years. (Ongoing; General Government and City Council)

Strategy 6.2.2: In conjunction with the Water and Sewer Commission, the City should take those steps appropriate to facilitate additional sewer service on the island. (Ongoing; General Government and City Council)

Goal 6.3: Improve recreational opportunities for all island residents.

- Strategy 6.3.1: Develop a plan to improve alternate modes of transportation on the island including bikeways and sidewalks with an emphasis on installing sidewalks and improving pedestrian safety (2008; Building Department and Recreation Department)
- Strategy 6.3.2: Inventory unimproved rights-of-way extending to the creeks or marsh for possible use as passive recreational sites not unlike the street ends in the Old Village of Mount Pleasant along the Harbor. (2008; Building Department and Recreation Department)
- Strategy 6.3.3: Consider additional improvements to the Recreation Center to offer a wider spectrum of leisure activities for pre-school children to senior adults (see also Strategy 1.1.2). (Ongoing; Recreation Department)

Goal 6.4: Improve the appearance of the island.

- Strategy 6.4.1: 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. (Ongoing; General Government and Building Department)
- Strategy 6.4.2: Consider additional ways of reducing littering on the island. (Ongoing; Police Department and City Council)
- Strategy 6.4.3: 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. (Ongoing; Building Department, General Government and City Council)
- Strategy 6.4.4: Encourage new or replacement electrical distributing systems to be constructed underground. (Ongoing)
- Strategy 6.4.5: Seek funding sources to place electrical distributing systems underground. (Ongoing)

Goal 6.5: The City should take initiatives to address drainage and storm water runoff on the island.

- Strategy 6.5.1: Continue to work closely with County and State agencies to properly maintain existing storm water and drainage systems. Clearly delineate the City's areas of responsibility and take appropriate action where feasible. (Ongoing; General Government and City Council)
- Strategy 6.5.2: Consider funding for a comprehensive drainage study that would isolate the highest priority areas and provide engineering options and costs. (Ongoing; General Government, Public Works and City Council)
- Strategy 6.5.3: Consider funding options, including grants and NPDES fees to address drainage problems. (Ongoing; General Government and City Council)
- Strategy 6.5.4: The City should continue to work to remain in compliance with the National Pollution Discharge Elimination System Phase II as a small MS4 community. (Ongoing; Building Department, General Government and City Council)

Goal 6.6: Protect and enhance the City's investment in real property.

Strategy 6.6.1: Periodically review and update the Baseline Facilities Assessment of the Marina complex to ensure the conditions of the facilities are monitored for safety, physical condition, and utility. (Ongoing; General Government and City Council)

Strategy 6.6.2: Set aside funds for future year maintenance and capital improvements that will be required to protect and maximize the City's investment in all real properties. (Ongoing; General Government and City Council)

Strategy 6.6.3: Aggressively pursue grants or other external funding sources that will enhance the safety, environmental conditions, facilities, or other features of all real properties. (Ongoing; General Government and City Council)

Strategy 6.6.4: Develop plans for continuous maintenance/repair of various City buildings such as City Hall, the Public Safety building, Fire Station 2, the Recreation Center and the Public Works building. (2008; General Government and City Council)

Goal 6.7: Optimize financial return on all real properties.

Strategy 6.7.1: Encourage imaginative proposals using City properties that will enhance revenues to the City. (Ongoing)

Strategy 6.7.2: Constantly monitor compliance with existing lease terms to ensure revenues are consistent. (Ongoing; General Government and City Council)

7.0 HOUSING

Characteristics

Over the years the island has attracted those seeking a permanent residence, a vacation home, an investment opportunity or a retirement home. At the present time, approximately 36% of the housing units on the island are owner-occupied, year-round residential units.

Homes original to the island are being replaced with more expansive and updated dwellings consistent with current market trends and in compliance with current building codes. Because of many factors including the current growth and cost of materials, residents are seeing a significant increase in insurance costs.

Many homes on the island are on a septic system. Some of these septic systems have no problems and would pass all present requirements for a new system. However, some septic systems that pre-date health regulations do not meet the current requirements. The Community Facilities element of this plan includes information on the need to expand public sewer services on the island.

Key issues

- Maintain a high quality of life for the island residents.
- Balance the increasing property values with community livability

Goals and Implementation Strategies

Goal 7.1: Continuously monitor the effect of development upon the quality of life of the existing permanent residents.

Strategy 7.1.1: 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. (2008; Building Department)

Strategy 7.1.2: Continually assess ordinances which limit the size and width of houses and the amount of impervious surface on the island. (Ongoing; Building Department)

Goal 7.2: Improve water quality associated with residential properties (see also Goal 3.2).

Strategy 7.2.1: Amend the zoning ordinance to limit the density of development allowed on property not serviced by a public wastewater system. (2008; Building Department and City Council)

Strategy 7.2.2: 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. (Ongoing; Building Department)

Strategy 7.2.3: 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. (Ongoing; Building Department)

8.0 LAND USE

Characteristics

The island has a long history of being a residential bedroom community of greater Charleston while still maintaining its charm, natural beauty, and desirability as a summertime getaway destination. In addition to its residential elements, it has also been used for recreational and resort activities. used for recreational and resort activities. Residential construction has continued, and today it is estimated that 4,440 dwelling units are located on the island. The majority of commercial development is located in the center of the island, generally fronting on Palm and Ocean Boulevards in the vicinity of 10th and 14th Avenues. Additional commercial activities are located in Wild Dunes, at Breach Inlet and the City marina.

Planning and Zoning- Historical Perspective

From the early development of the Isle of Palms, there have been quasi- planning/zoning attempts. Generally, these attempts designated some areas for commercial use, for apartment use and for residences. Until recent years the only controls were plat and deed restrictions. Charleston County provided planning and inspection services for the island.

The City of Isle of Palms was incorporated in 1953 and zoning was established on October 25, 1956. Among other elements, the 1956 zoning ordinance addressed non-conforming uses and provided for the lawful continuation of these uses. The 1956 version of zoning was codified along with other City ordinances in 1970. The entire zoning code was subsequently repealed and readopted in April 1975, due to questions about the legal validity of the adoption of the 1956 zoning code.

Repeal and re-adoption, or substantial amendment, occurred again in 1981, 1989, and 1992-1993. The Planning and Zoning Commission was created on December 10, 1986. The City also adopted an ordinance in 1981 creating a Board of Adjustment, which has since been renamed the Board of Zonin Appeals.

In 1975 City Council approved a Planned Residential Development (PRD) zoning district for the eastern, then undeveloped, end of the island. Today this area includes the gated resort community of Wild Dunes and several adjacent residential areas. The PRD was the first zoning agreement of its type in the State of South Carolina. Under the PRD zoning, the eastern end of the island was developed to include a wide variety of housing types: low to high density single-family detached units, townhouses, and low-rise and high-rise condominium multi-family units. Within the gated section of Wild Dunes many of the approximately 2,067 residential units (have Wild Dunes ARC verify new number) are used as seasonal rental properties. Wild Dunes also includes offices and conference facilities and various resort amenities.

In the PRD zoning district, the use, subdivision, and development of property is governed through deed restrictions enforced by the Wild Dunes Community Association. Several residential areas outside the gated Wild Dunes community, such as 57th Avenue and certain individual properties located on 43th through 45th Avenues, also zoned PRD and governed by the Wild Dunes Community Association. In 2016 the area between 53rd and 56th was rezoned from PRD to SR3 and P-3, to account for the expiration of deed restrictions in this area and provide land use controls.

In 2000 the name of the zoning district for planned developments changed from Planned Residential District (PRD) to Planned Development District (PDD). The new designation more accurately describes the land use activities.

By 2022, the City created a Conservation- Recreation District (CR). The goal of this new district focuses on the future protection of current recreational land, preserve vital resources, scenic easements, and lessen any potential hazards to loss of property, life and public safety from flooding. This CR district now overlays parcels located in the northern most part of the island vulnerable to the effects of erosion and flooding.

Land Use Activity – Overview

Detached residential dwelling units represent the principal land use on the island. Medium and low-density dwellings are the most predominate form of housing. In 2023, 36% are owner-occupied with the remaining 64% being either second homes or rental units. While there are properties scattered throughout the island that contain two or three residential units, the major multiple unit complexes are located within either the “Front Beach” area or Wild Dunes.

Commercial development is limited in terms of the total island acreage. Less than 2% of the island is zoned commercial, excluding the resort amenities within the gated section of Wild Dunes. Commercial uses are primarily oriented to providing for the immediate needs of the local population and the resort/seasonal activities. Only a small portion of commercially zoned land remains undeveloped. Major shopping facilities are located off the island.

Public uses include those normally associated with a small community. City Hall houses the City Council, administration and the Building Department.

The Fire Department, Police Department, Recreation Department, and the Public Works Department are located in separate facilities. The Isle of Palms Water and Sewer Commission (separate from City Government) maintains an office building, a sewage treatment plant and various water storage/distribution facilities.

Municipal recreational uses include a City Recreation Center, a City Marina, a beachfront County Park, and two boat landings. Within the Wild Dunes complex are golf, tennis, and swimming facilities with publicly controlled access to the latter two amenities. Additionally, a private marina is located at Breach Inlet. The island is surrounded by water access opportunities inclusive of the ocean, beach and back creeks. Part of the island borders directly on the Intracoastal Waterway.

The island does not have any presence of industrial, agricultural, and mining activities. Due to a limited transportation system, the high demand for residential property, increasing land values, and the risks inherent on a barrier island, it is unlikely that these uses will occur in the future.

Plan Concept

In accord with the Vision Statement, the primary planning concept is “enhance the existing character of the island as a quality place to live and protect the environment both on and around the island.” The existing development pattern, both in terms of the land use types and their geographic allocations, is

viewed as being the desired future pattern. The objective of the plan is to preserve the existing land use relationships.

In order to preserve the island character, it is important to identify some of the underlying considerations:

1. The Comprehensive Plan is a statement defining a desired future. Zoning and other municipal regulations provide the implementation tools that allow the Plan to be achieved. The color-coded map in Appendix B is the Land Use Plan and the color-coded map in Appendix C is the current Zoning District Map. Both can be amended through procedures prescribed by law. The maps must always remain compatible and not in conflict.
2. The primary land use activity has been and should continue to be low and medium density residential uses.
3. The scale and density of new development and the expansion of existing development should not disrupt the neighborhood "family" atmosphere of the island.
4. The design of structures and the placement of these structures should maintain a sense of open space and utilize vegetation to soften the effects of impervious surfaces.
5. Dwelling units are rented to guests visiting the island and, within reason, this is an accepted practice. Each dwelling has a maximum occupancy level that is intended to limit activity to a level that is not disruptive to the neighborhood.
6. Commercial uses provide important services to the community. Some characteristics associated with commercial activity, such as traffic, parking, noise and light, can cause conflict with adjoining residential uses. Potential conflicts can be minimized through the use of good site design and buffers where appropriate. Parking for commercial uses should be accommodated on-site or in designated areas in close proximity to the business. On- street parking in areas not designated for parking is not a satisfactory solution.
7. The core of the City is generally defined as being the intersection of the IOP Connector and Palm Boulevard encompassing the major commercial, governmental and "Front Beach" areas. The most significant visual impression of the island occurs when one enters on the IOP Connector. It is important that the appearance of this core area continues to convey both civic image and commercial viability. Efforts to coordinate the continuity of design of both structures and the streetscape are deemed important to promote island identity.
8. It is recognized that the beach and other recreational opportunities on the island are of exceptional quality and draw many non-residents during peak periods. The City is responsible for their basic care and protection during their visit. As such, it is necessary to ensure that the public safety and other basic services are maintained commensurate with the increased demands.
9. Portions of the island are served by septic tank disposal systems. In some instances, these systems operate marginally and at certain times may be dysfunctional. It is important that these

areas be identified and action taken to educate the owners about properly maintaining the septic systems or to provide public sewer. Areas with poor drainage should be considered as the first priority for the installation of public sewer.

10. The protection of the natural resources both on and around the island is of critical importance especially with respect to water quality. The preservation and enhancement of this asset requires increased sensitivity to the amount and nature of runoff that moves from the island into the water.
11. Periodic natural disasters occasionally occur. Local government will be faced with immediate demands for recovery and reconstruction. The Land Use Plan provides the guide for reconstruction. While temporary regulatory procedures may be required, the Plan and the underlying zoning codes should not be compromised during the reconstruction period.
12. The island fronts to the Atlantic Ocean, backs to the estuaries, and is subject to the forces of wind and wave. Much of the island is in flood zones established by the federal government. The availability of flood insurance is directly tied to compliance with federally required building standards. It is important that strict compliance be maintained.

Key Issues

- Protection of the Public Health, Safety and Welfare.
- Ensure compatibility between the Comprehensive Plan and the regulatory ordinances.
- Appearance of the commercial and “Front Beach” areas.
- Ensure the adequacy of the infrastructure to support continued development, expanded uses and demands created by seasonal peaks.
- Preservation and protection of natural resources.

Goals and Implementation Strategies

Goal 8.1: Improve zoning regulations to protect the established character of the island.

Strategy 8.1.1: Make appropriate amendments to the zoning ordinance which reflect the goals and strategies of the Comprehensive Plan. (2008; Building Department and City Council)

Goal 8.2: Protect residential areas from adverse impacts of commercial development.

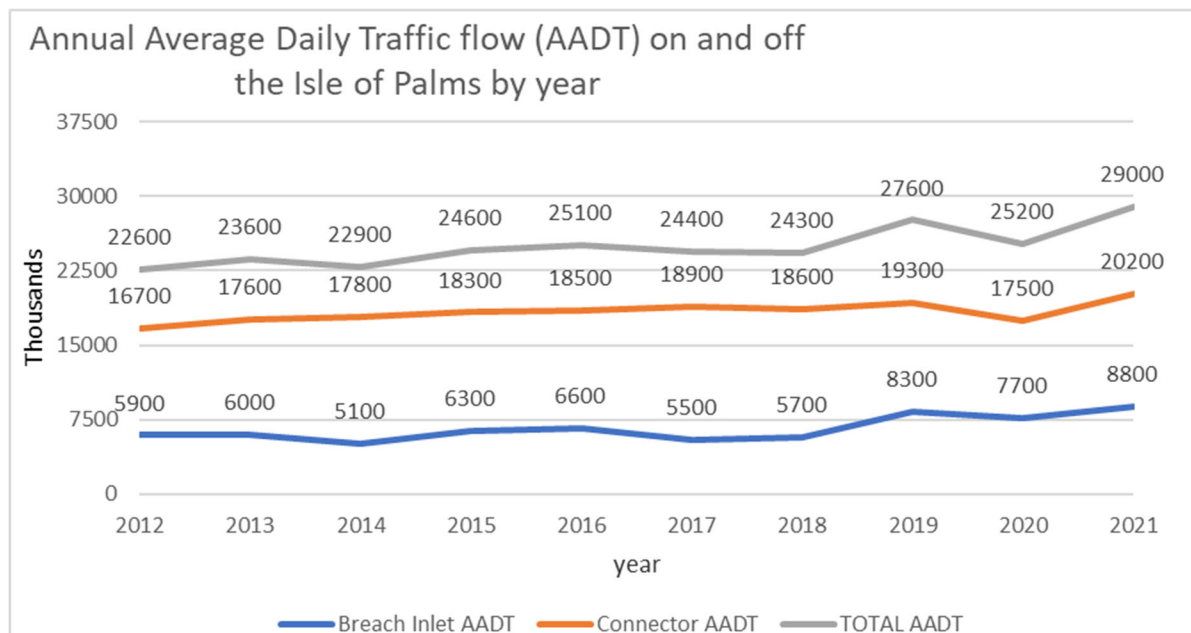
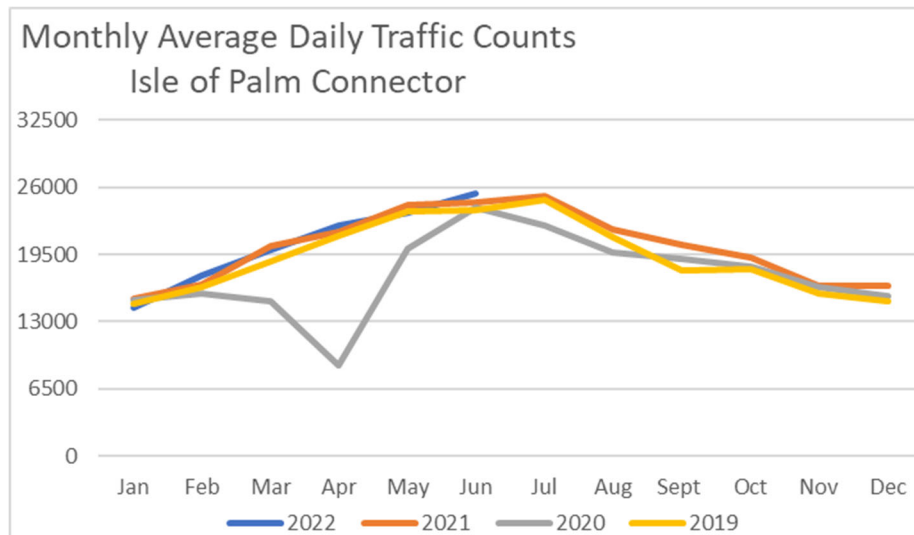
Strategy 8.2.1: Develop plans and policies which use public improvements to prevent or mitigate adverse impacts of commercial development upon residential properties. (2008; Building Department and City Council)

Goal 8.3: Ensure the adequacy of the infrastructure to support continued development and expanded uses.

Strategy 8.3.1: Evaluate and continue to improve the drainage system to alleviate the problems in those areas that drain poorly. (Ongoing; Building Department and Public Works Department)

9.0 TRANSPORTATION

The Isle of Palms is accessible by two routes. First, SC 703 connects the island to Sullivan’s Island by way of the Breach Inlet bridge as well as Sullivan’s Island to Mount Pleasant by way of the Ben Sawyer Intracoastal Waterway bridge. Second the Clyde M. Dangerfield Highway SC 517 (Isle of Palms Connector) provides a fixed span, direct connection to Mount Pleasant. The illustration below is based on the traffic counts coming on and off the island on the Connector from the years of 2019 to 2022. As expected, the traffic increases dramatically in the summer months as a result of seasonal visitors (additional traffic counts are available in Appendix D).



The total length of roads on the island is estimated to be 35 miles. Most roads outside Wild Dunes are under the jurisdiction of the SCDOT. The total miles of state roads on the island are estimated to be 21.75

miles. A few roads or sections of roads have been accepted by the City. Some roads, however, have never been formally accepted by any government jurisdiction. Roads within the Wild Dunes gates total 12 miles and are privately owned and maintained.

Maintenance for roads within the State system is provided through an agreement between Charleston County and the SCDOT. The City is responsible for Ocean Boulevard between 10th and 14th Avenues, 18th Avenue, a portion of Hartnett Boulevard, most of Forest Trail, Pavilion Boulevard cul-de-sac, and 27th through 29th Avenues between Hartnett Boulevard and Waterway Boulevard.

Currently, bikeways and sidewalks are provided in only a few areas outside Wild Dunes. These existing bikeway/sidewalk facilities are not interconnected and some are in need of repair. There is a recognized need to fund bikeways and sidewalks to facilitate non-vehicular traffic on the island to reduce vehicular/pedestrian/bike conflicts. Various projects have recently been undertaken in the Charleston area including the Battery-to-Beach bike route that connects the Isle of Palms to downtown Charleston and ultimately Folly Beach.

In the summer months, traffic on the island increases significantly and causes congestion. Rainstorms on a weekend afternoon can cause hours of gridlock and raises concerns about response time for Emergency Medical Services and other essential public safety needs. While this is a longstanding issue for the community, the problem has become more acute with the increased population of the Charleston area. The problems are predictable, measurable, and should be able to be lessened with proper adjustments to the roadways.

In June of 2015, the SCDOT approved a beach parking management plan that the City developed through a collaborative effort between the City Council, the Isle of Palms community, traffic engineers, City staff, and SCDOT. The goal of the plan was to strike a balance between the concerns of residents and the needs of beach visitors. Modifications to the island's parking facilities were made pursuant to the plan including the creation of beach parking areas close to the beach and resident only parking areas in the remaining areas of the island.

The City and SCDOT agreed in 2022 to initiate studies of the Isle of Palms Connector bridge and the Connector's corridor to identify alternatives, including lane configurations, that would allow traffic to flow more efficiently and provide safer facilities for cyclist and pedestrians.

In 2022 the Planning Commission held a series of meetings with a traffic consultant for the purpose of studying traffic related issues and identifying key projects or programs that could improve traffic flow on the island. The final presentation of that effort is included in Appendix E of this plan and several Goals and Implementation Strategies below were identified during these meetings.

Key Issues

- Improvements in transportation facilities.
- Planning for a parking system that would balance the needs of visitors and residents.

Goals and Implementation Strategies

Goal 9.1: Improve traffic flow and reduce congestion on the roadways of the island.

- Strategy 9.1.1: Include funding in the 2023-2024 budget to initiate a comprehensive traffic study for the island to improve traffic flow and reduce congestion. This study should be done in close collaboration with the SCDOT staff to ensure the solutions that are developed can be implemented within their network. (2023; Public Safety)
- Strategy 9.1.2: Evaluate the lane configuration of the Isle of Palms Connector to identify more efficient and safer alternatives (See Appendix E, consideration #1). (Ongoing; Public Safety)
- Strategy 9.1.3: Evaluate the intersection of the Isle of Palms Connector and Palm Boulevard to determine in an alternative design and/or phasing could increase operational efficiency (See Appendix E, consideration #2). (2023; Public Safety)
- Strategy 9.1.4: Evaluate the Charleston County Park and municipal parking lots traffic routing, payment, and ticketing to identify more efficient methods for ingress and egress (See Appendix E, consideration #3). (2023; Public Safety)
- Strategy 9.1.5: Evaluate providing real-time beach parking space availability data to the public to improve efficiency for ingress and egress for beach visitors (See Appendix E, consideration #6). (2023?; Public Safety)
- Strategy 9.1.6: Continually assess stop sign locations on the island to determine proper and legal placement. (Ongoing; Public Works)
- Strategy 9.1.7: Ensure an adequate number of speed limit signs on all streets to encourage compliance and improve safety. (Ongoing; General Government and Police Department)
- Strategy 9.1.8: Develop a plan to improve alternate modes of transportation on the island including bikeways, golf carts and low speed vehicle facilities and sidewalks while improving pedestrian safety. (2008; Building Department and Recreation Department)

Goal 9.2: Discourage non-resident parking and traffic in residential neighborhoods.

- Strategy 9.2.1: Encourage appropriate measures including signs, traffic restrictions and parking restrictions. (Ongoing; Police Department and City Council)

Goal 9.3: Improve accuracy of data collection related to traffic patterns.

- Strategy 9.3.1: Encourage appropriate measures to collect accurate traffic counts including the installation of new hardware at the key points of ingress and egress of the island. (Ongoing; Police Department and City Council)

10.0 PRIORITY INVESTMENT

On May 23, 2007, the General Assembly officially approved the Priority Investment Act. This legal framework mandated Planning Commissions to seamlessly integrate assessments related to priority investments into the broader scope of comprehensive planning. The Act explicitly required that Comprehensive Plans incorporate a novel Priority Investment Element. This specific component was designed with the aim of assessing the anticipated availability of financial resources from federal, state, and local sources, earmarked for public infrastructure and facilities, over the coming decade.

The Priority Investment Element fulfills a unique role by connecting the capital improvement requirements identified in other planning components with anticipated revenues over the upcoming decade. Furthermore, the Act mandated the identification of projects deserving funding allocation during this period to adequately meet vital demands related to public infrastructure and facilities. These encompass critical facets like water, sewer, and road systems.

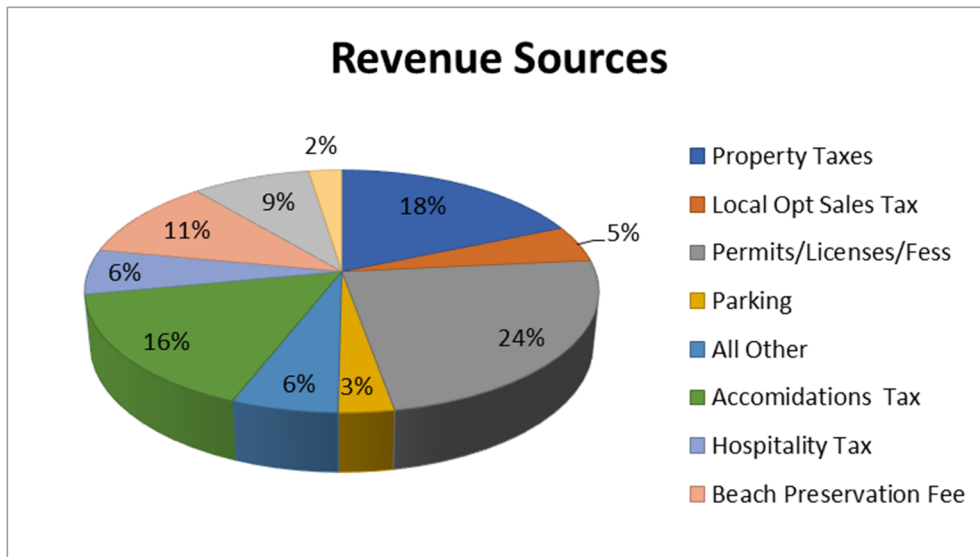
The City's 10 yr Capital Improvements Plan (Appendix G) is a schedule for the financing and construction of physical assets such as buildings, streets, sewers, and recreation facilities. The plan extends over a 10-year planning period indicating the beginning and ending date of each project, the amount to be expended in each year, the methods of financing those expenditures and the anticipated operating costs that will be associated with them.

The City defines a capital improvements project as a project to acquire or construct an asset generally with a value exceeding \$25,000 and an expected life of 10 years or more. Capital improvement project appropriations continue in effect for the life of the project.

At present, the formulation of the Ten-Year Capital Improvement Plan (CIP) entails the active participation of City staff and Council Committees. This collaborative effort involves the evaluation of initiatives and the ranking of expenditures according to factors like urgency, projected funding, available project management resources, funding origins, project scheduling in relation to seasons, and organizational preferences.

The following depicts the fiscal year 2025 revenue summary and sources:

FY 2025 Revenue Summary – All Funds		
Property Taxes	4,33	18.6
Local Opt Sales Tax	1,13	4.88
Permits/Licenses/Fess	5,52	23.7
Parking	70	3.00
All Other	1,34	5.78
Accommodations Tax	3,73	16.0
Hospitality Tax	1,39	5.99
Beach Preservation Fee	2,53	10.8
Grants	2,02	8.69
Marina	57	2.45
Total	23,29	



Virtually any new capital investment will require staffing, materials, power and other services if it is to serve its purpose to the community. Some capital projects will generate revenues to the City and will help to promote the community's general economic health and well-being, as well as enhance its quality of life. While it is difficult to quantify the exact costs of future operations and maintenance of a project, most can be estimated with reasonable accuracy based upon experience.

Analysis of Projected Federal, State and Local Funds

Below is an inventory of available funding opportunities that have been used by the City of Isle of Palms (*) or could be made available in the future.

- An *ad valorem tax, a tax per unit of property value, is levied upon all real property and certain classes of tangible personal property as that property is assessed and equalized for State and County purposes for any tax year. As a matter of local policy, only current taxes are used to meet recurring operating expenditures. Because of the difficulty in predicting when prior year delinquencies might become available, these delinquent taxes and penalties are used to support the Capital Projects Fund.
- A *building permit fee charged for a written warrant or license issued by a local building official that authorizes the construction or renovation of a building or structure at a specified location.
- Liquor Sale Licensing and Revenue purchased from the State allows restaurants, recreation facilities and festival vendors to serves alcoholic beverages. A portion of the proceeds of these license fees collected from licensees is paid back to the City and may be used for purposes generally restricted to capital projects.
- Private participation occurs on some occasions when the City will construct items of public infrastructure that benefit certain residential neighborhoods or commercial establishments. In many such instances, the financing consists of a combination of City funds and private funds contributed, on some matching basis, by the property owner or developer.

The City levies a 2% Hospitality Tax on the sale of all prepared food and beverages served by restaurants, caterers, and grocery stores. This tax also applies to all receipts from the rental of transient accommodation units. Proceeds from the *hospitality fee, are restricted for use in the acquisition or construction of assets that support the City's tourism economy, either by direct expenditure or by the leveraging of debt.

- A *local option tourism development fee of one percent on all taxable sales may be used for out-of-market advertising. An amount equal to four percent must be used for property tax relief for primary residents of the city and an additional 16 percent may be used for either property tax relief or for capital projects related to tourism infrastructure.
- A *Municipal, County, and State Accommodations Tax of 14% is levied on all receipts from the rental of transient accommodation units in the city. Proceeds of this levy are restricted for use to the acquisition or construction of assets that support the city's tourism economy.
- Impact fees are financial payments made to a local government by a developer to fund a proportionate share of certain off-site capital improvements. Impact fees do not always cover the actual capital costs of new construction but help in reducing the amount of the burden that is often shifted to the existing residents. These fees pay for infrastructure with bonds that are repaid through a property tax. Impact fees are typically a fee per unit paid at the time of development or purchase.
- Water and sewer impact fees are used to acquire, construct and install the infrastructure necessary to ensure the delivery of safe drinking water to its customers, and to provide for the collection and transmission of sewage to be cleaned and returned to the waterways downstream.
- The *Urban County US Housing and Urban Development (HUD) Entitlement Grant program is designed to assist low- and moderate-income residents by improving infrastructure and public services. The City partners with Charleston County in their status as an entitlement county.

The South Carolina Local Government Development Agreement Act, SC Code § 631-10 et seq. authorizes local governments to enter into formal voluntary *development agreements with developers for the completion of relatively large scale or multiphase development projects.

- Grants represent discretionary, lump-sum funding for specific one-time projects. In most cases grantors require the City to spend additional dollars meeting local cash match requirements.

The City participates in the Charleston Area Transportation Study which has two representatives on the Policy Committee. The Study Team is a stakeholder group comprised of local municipal and county planning officials that provide feedback on development of long-range regional metropolitan transportation plans (MTP). Regional projects are ranked and prioritized in accordance with predetermined GSATS scoring criteria, and Federal Highway Administration funding received by the State is allocated to local projects based upon priority and readiness of the jurisdiction.

Moreover, the city is actively positioning itself to harness increased grant funding as required to effectively address the objectives and strategies outlined in this plan. Such funding sources are listed below:

- U.S. Department of Commerce, Economic Development Administration (EDA)- In April of 2018, a notice of funding opportunity was issued by EDA for Disaster Supplemental Funds related to the many disasters that occurred in recent years. This funding is for \$587M in grants to assist communities in TX, LA, FL, GA, SC, PR, & VI. These funds are available until they are all spent. Regionally, the Atlanta office, which serves SC, was allocated \$147,362,000 of the \$587M.
- Federal Emergency Management Agency (FEMA), Pre-Disaster Mitigation Program (FEMA PDM)- On August 21, 2018, FEMA originally released the Notice of Funding Opportunity for the 2018 Pre-Disaster Mitigation Program (PDM). In 2021, FEMA updated this program to include three pre-disaster funding opportunities, Building Resilient Infrastructure and Communities (BRIC) program, Hazard Mitigation Grant Program (HMGP), and Flood Mitigation Assistance (FMA) grant program, to help states and communities prepare for major disasters that are costing lives and livelihoods and devastating local communities and businesses. These programs will allow communities to apply for nearly \$5B to increase their preparedness in advance of climate-related extreme weather events and other disasters, and improve their ability to recover after these events.
- Department of Housing and Urban Development (HUD) Urban Entitlement, Funding Grant Administered by Charleston County- In approximately December or early January each year, Charleston County publicly notices the availability of funds under this program. These are funds appropriated by Congress and then allocated to the States and administered by Charleston County.
- South Carolina Rural Infrastructure Authority (RIA)- The South Carolina Rural Infrastructure Authority operates both grant and loan programs which may be used for water, wastewater and drainage. Grants are for basic infrastructure or Economic Development Infrastructure and information.

Intergovernmental Coordination

In compiling and prioritizing the Capital Improvement Plan, the City has worked in coordination with:

- Charleston County
- The Town of Mount Pleasant
- Sullivan’s Island
- Municipal Association of South Carolina
- Charleston Area Regional Transit Authority
- Charleston County Schools
- College of Charleston
- Charleston County Water and Sewer Authority
- Charleston County Solid Waste Authority
- The State of South Carolina

Capital Improvements Plan

The Comprehensive Plan and its elements serve as a guide for establishing a Capital Improvements Plan (CIP) for the City’s public infrastructure and facilities and the annual budgeting process. The latest Capital Improvements Plan includes the following major projects:

Drainage

- Phase 3 Drainage – Outfalls at 30th, 36th and 41st Avenue
- Comprehensive Drainage Masterplan
- Waterway Boulevard Multi-use Path Elevation Project

Funded by the State of SC Office Of Resilience, Capital Project Funds, Municipal accommodations taxes, proceeds of GO Bond issued in FY21 as well as a grant award.

IOP Marina

- Public Dock Rehabilitation & Greenspace
- IOP Marina “T” Dock Repairs
- Marina Dredging

City's ARP funding, State and Municipal Accommodations Tax, Marina & Tourism Funds.

Beach Maintenance & Access Improvements

- IOP County Park Emergency Vehicle Access
 - Beach Access Paths Improvements
- Beach Restoration

Funding for this objective is provided through the Beach Preservation Fund and Tourism and Capital Project Funds.

Buildings & Facilities

- Fire Department Exhaust Systems for Fire Stations 1 & 2
- City Hall Renovation

- Outdoor Fitness Court at Recreation Center
- Dog Park Improvements
- Undergrounding Power Lines
- SCDOT Palm Boulevard Bike, Pedestrian and Parking Enhancements

Funding through the Tourism Fund, Capital Projects Fund, State and Municipal Accommodations Tax, and Dominion Energy.

Key Issue(s)

Engage in long-term thinking and planning about capital improvements and facility needs, their funding sources, intergovernmental coordination, and planning of CIP projects based on the best available sustainable practices.

Goals and Implementation Strategies

	Objective	Action		Timeframe
1	Create a repository of current city plans, including the Comprehensive Plan, to be used as a reference when establishing the annual Capital Improvements Plan.	1a	Gather plans from various city departments and coordinating agencies.	<i>On-going</i>
		1b	Cross reference adopted plans for commonalities and economies of scale.	<i>As new plans are adopted</i>
		1c	Prioritize capital improvement projects across all plans.	<i>Annually</i>
2	Forecast Federal, State, and local funds available for public infrastructure and facilities into the 10-year planning horizon.	2a	Remain abreast of financial resources available through Federal, State, local, and private resources.	<i>Monthly</i>
		2b	Forecast CIP funding needs and correlated funding availability.	<i>Annually</i>
3	Communicate and coordinate with adjacent municipalities, Charleston County, state agencies, utilities, groups, charitable organizations and other Relevant agencies to maintain and further the goal of becoming a sustainable community.	3a	Create and maintain a list of all relevant agencies.	<i>On-going</i>
		3b	Establish and maintain regular means of communication in order to coordinate local efforts and regional plans.	<i>Quarterly</i>
		3c	Provide each agency with written notification and an opportunity to comment on recommended public infrastructure and facility projects.	<i>As plans are submitted for review</i>

APPENDIX A

Summary of Meetings

1998 Update

8/2/93	Discussed idea of updating the island's Comprehensive Plan.
9/20/93	Discussed outline of plan and types of information needed.
11/22/93	Discussed land use, transportation, parking, recreation, and public safety issues.
12/8/93	Discussed land use and other issues and made recommendations.
7/13/94	Revisited the issue of updating the island's Comprehensive Plan with the Commission which included four new members.
9/28/94	Work session to discuss each of the seven elements of a comprehensive plan as listed in the new state enabling legislation.
10/26/94	Work session including presentations by Police Department and Water and Sewer Commission.
12/1/94	Work session including presentation by IOP Public Works Department, Chief Building Official and City Administrator.
12/14/94	Work session by County Public Works Department on road and drainage maintenance.
2/2/95	Work session including presentation by Charleston County Parks and Recreation Commission on proposed park.
5/24/95	Work session including presentations by the Recreation Department and Councilmember Allen, and the Charleston Area Convention and Visitors Bureau.
6/28/95	Work session with Earl Hewlette of Destination Wild Dunes, Janice Ashley and Lori Bennett, the incoming and outgoing presidents of the Commerce Association, respectively, and John Darby, Vice President of the Beach Company.
7/26/95	Work session with Debra Hernandez of the Office of Ocean and Coastal Resource Management and Ed Haselden, Chief Building Official and Zoning Administrator for the Isle of Palms.
8/23/95	Work session with Robert Clark of the SC Department of Transportation and Police Chief Tommy Buckannon.
9/27/95	Work session to discuss the Wild Dunes PRD and other aspects of the current Zoning Ordinance.
10/25/95	Work session with attorney Roy Bates to get a legal overview of the "planned residential district" type of zoning and the island's PRD zoning district in particular.

11/26/95	Work session to continue discussions of the PRD district and other aspects of the Zoning Ordinance and land use map.
1/31/96	Work session to review the January 28, 1996 draft of the Comprehensive Plan.
2/28/96	Work session to review the February 24, 1996 draft of the Comprehensive Plan.
3/13/96	Review of the March 4, 1996 draft of the Comprehensive Plan following the regular meeting.
3/27/96	Review of March 21, 1996 draft of the Comprehensive Plan and future land use map referenced in Strategy 1.4 of the Land Use section. The Commission agreed to give final review to the revisions to this draft and the recommended future land use map at their April 10, 1996 regular meeting.
4/10/96	Review of the April 2, 1996 draft and future land use map changes. The Commission agreed to refer this draft and future land use map to City Council with request for a joint meeting of the City Council and Commission at which the Commission would present the plan to Council.
7/10/96	Public hearing on April 19, 1996 draft of plan before the Planning Commission.
7/30/96	The Planning Commission reviewed all comments received in writing and at the July 10, public hearing and agreed upon all changes to the April 19, 1996 draft.
8/14/96	The Planning Commission reviewed the final copy of the Comprehensive Plan and referred it to the City Council for adoption.
9/11/96	The Planning Commission agreed upon revisions to the plan concerning changes to the PRD zoning district.
12/11/97	The Planning Commission agreed upon revisions to the plan concerning the sewerage of the island.
2/20/97	The Planning Commission agreed upon revisions to water quality section and the goals and implementation strategies concerning water quality.
3/3/97	A special meeting of City Council and the Planning Commission was held to introduce the Council to the Plan and explain the process of preparing and adopting the plan.
3/20/97	A special meeting of City Council and the Planning Commission was held to begin a page-by-page review of the plan.
5/14/97	A special meeting of City Council and the Planning Commission was held to continue the review of the plan.
6/11/97	The Planning Commission reviewed revision suggested during the Commission's work session with City Council and adopted a resolution recommending the Comprehensive Plan and Future Land Use Plan to City Council for adoption.

- 10/28/97 Public hearing on the June 11, 1997 draft of plan before City Council.
- 12/ /97 City Council adopts the June 11, 1997 Comprehensive Plan and Future Land Use Plan with the exception of implementation time frames which are to be recommended to the Council by the Planning Commission for their adoption.
- 3/11/98 The Planning Commission reviewed the proposed time frames for implementing strategies contained in the plan and approved a resolution recommending the Comprehensive Plan and Future Land Use Plan, as revised by the addition of implementation time frames, to City Council for final adoption.

2004 Update

- 6/13/01 The Planning Commission discussed the 1994 Planning Legislation's requirement to review the plan every five years and agreed to begin the review.
- 7/18/01 The Planning Commission discussed the confusion of the Wild Dunes PDD; as well as the need for new statistics for review (Census, SCDOT traffic counts and County Assessor's Office data).
- 9/12/01 Commission member Dick Cronin reported on findings of the PDD issues.
- 11/14/01 The Commission reviewed and discussed the statistics relating to the Population Element.
- 1/23/02 The Commission held a workshop with the BCD Council of Government to discuss their possible involvement in the review or drafting of the plan.
- 2/13/02 The Commission held a workshop with the Director of the Recreation Department, Norma Jean Page, to discuss the Cultural Resources Element. They also reviewed a draft of the Community Facilities Element.
- 3/13/02 The Commission reviewed public safety issues and the Community Facilities and Cultural Resources Elements of the plan.
- 4/10/02 The Commission discussed statistics relating to the Housing Element and general trends noticed in the housing market.
- 5/8/02 The Commission discussed amendments to the Housing and Natural Resources Elements of the plan.
- 11/11/02 The Commission discussed amendments to the Land Use Element of the plan.
- 1/8/03 The Commission discussed amendments to the Land Use Element of the plan.
- 2/12/03 The Commission held a brainstorming session on the Economic Element of the plan.
- 3/12/03 The Commission held a work session with Fire Chief Ann Graham to discuss EMS needs on the island and related public safety issues.

- 4/16/03 The Commission agreed to send the draft plan to the Council of Governments for their review and asked for a legal opinion on whether or not the amount of re-drafting constituted a review of the plan or an update.
- 7/9/03 The Commission discussed the revisions to the plan suggested by the Council of Governments.
- 10/15/03 The Commission held a workshop with City Council to explain the changes that the Commission was recommending and gather feedback from Council members.
- 11/19/03 The Commission reviewed comments, written and oral, made by City Council members during and after the workshop.
- 1/14/04 The Commission reviewed the draft changes to the plan with particular attention given to the repetition of issues.
- 2/11/04 The Commission reviewed the draft plan and agreed to advertise a public hearing for the plan in April 2004.
- 3/10/04 The Commission reviewed the revised Land Use Map prepared by Charleston County Planning Department.
- 4/14/04 The Commission reviewed the final draft of the plan and passed a resolution to recommend the adoption of the plan by City Council.

2008 Review

- 4/9/08 The Planning Commission discussed the 1994 Planning Legislation's requirement to review the plan every five years and agreed to begin the review.
- 5/14/08 The Planning Commission went through each element and agreed that the plan should be reviewed and did not need to have a full update.
- 8/13/08 The Planning Commission met and discussed the newly required Priority Investment Element.
- 9/10/08 The Planning Commission met and reviewed the plan in its entirety and discussed the newly required Priority Investment Element.
- 10/8/08 The Planning Commission met and agreed to add the development of a parking management plan as a strategy in the Community Facilities Element.
- 11/12/08 The Planning Commission met discussed EMS response and how to improve the description of this in the Plan.
- 1/21/09 The Planning Commission recommended the amended document be adopted by City Council.
- 8/12/09 The Planning Commission recommended that the title of the document be changed to the "Amended Comprehensive Plan".

2015 Update

- 3/20/13 The Planning Commission discussed the fact that a new census had been completed since the last review of the plan. The census showed that the population had decreased slightly and the number of housing units had increased slightly. The Commission reviewed the Vision Statement and the Population Element of the Plan.
- 4/10/13 The Planning Commission reviewed and edited the Population and Economic Elements.
- 5/8/13 The Natural Resources Element was discussed. Information regarding erosion and loggerhead turtles was added.
- 6/12/13 The Planning Commission discussed the Cultural Resources Element of the plan and agreed that the Plan should better describe the events and services offered by the City's Recreation Department.
- 7/10/13 The Community Facilities Element was discussed and the Commission agreed to elaborate on the electrical distribution system and the additional transmission line that is being added and highlight efforts to place lines underground.
- 8/14/13 The Planning Commission discussed the Housing Element of the Plan. Particular attention was paid to the effects of the Biggert-Waters Act.
- 9/11/13 The Land Use Element of the Plan was discussed. It was noted that the Plan had excessive information about the areas that are controlled by Wild Dunes, but outside of the gate and edits were suggested. The Commission also agreed to eliminate strategies dealing developing a GIS system as Charleston County was providing this service.
- 10/9/13 The Planning Commission discussed the Transportation Element of the Plan and agreed to expand the strategies involving alternate modes of transportation to include golf carts and low speed electric vehicle. Particular attention was paid to the traffic count graphs included in the plan.
- 11/13/13 The Transportation Element and the Priority Investment Elements of the Plan were discussed. It became apparent that the traffic counts being collected were inaccurate and therefore the data included in the plan should be deleted as it would be outdated and not useful.
- 4/30/15 A joint workshop was held with the Planning Commission and the City Council to discuss the proposed amendments to the Plan.

2015 Update

- 3/11/2020 Commissioners began updating the Comprehensive Plan but discussed delaying final submission until 2020 Census data is available. Updates will include plans and data, including beach management, sewer management, CRS rating, flood elevations, traffic, water quality, and drainage.

7/8/2020	Planning Commission discussed the Natural Resources element of the plan, the effects of how changes in the flood maps may impact the City's CRS rating and addressed improving the flood insurance rating, water quality, and protecting the marshes and beaches.
8/12/2020	Planning Commission discussed and reviewed modifications to the following Comprehensive Plan Elements: Introduction, Natural, and Transportation.
9/9/2020	Commissioners discussed island parking issues and decided to monitor relevant actions by the Public Safety Committee and City Council before deciding how to incorporate parking strategies into the Comprehensive Plan.
10/14/2020	The Planning Commission Review Community Facilities Element of the Comprehensive Plan.
1/12/2021	While addressing the Economic Element, the commissioners discussed the strategies and measures of success surrounding the economic goals of balancing the needs of residents and tourists with those of the environment; maintaining a sound tax base; and determining the impact of tourists on the island's revenue and cost structure.
2/10/2021	While waiting on the availability of the updated census data, Commissioners discussed changes to the section narrative, including distinguishing between the economic impact of day visitors versus overnight guests. Regarding the Cultural Resources Element of the plan, Commissioners decided to leave the key issue of promoting awareness of the history of the island in the Comprehensive Plan but eliminate all associated goals and strategies.
3/10/2021	Commissioners finalized the Economic Element and reviewed the Housing Element paying close attention to development impacts upon resident quality of life and water quality.
4/14/2021	During the Housing Element update, commissioners reviewed a breakdown of housing data by revenue source compiled by Council Member Pounds and Treasurer Suggs that was also shared with the Ways & Means Committee during their recent meeting. Commissioners reviewed and discussed the goals and strategies related to the Land Use Element emphasizing improved zoning regulations to protect the island from adverse impacts of commercial development and maintain infrastructure.
5/12/2021	Commissioners discussed the Housing Element, focusing on data comparing 4% and 6% tax assessments for island properties. Additionally, they began a preliminary discussion on the Priority Investment Element.
6/7/2021	Commissioners emphasized the importance of the Planning Commission conducting an annual review of the 10-year capital plan to ensure priorities are being implemented. They noted that the Master Drainage Plan will guide drainage project priorities in the Comprehensive Plan. Additional potential priority projects discussed included traffic

mitigation strategies, beach walkovers, a new gym at the Recreation Center, and improvements to the City's IT infrastructure.

- 9/29/2021 Commissioners continued review of the Priority Investment Element.
- 12/8/2021 The Transportation Element was discussed.
- 1/19/2022 The Commissioners met with Mr. Day, Stantec, for assistance in addressing the Transportation Element and ultimately working toward possible solutions for the island's traffic congestion.
- 2/23/2022 Stantec and the commissioners held an information gathering workshop as it pertains to the Traffic Element. It was noted that anything involving the Connector will not be included in Stantec's scope of work.
- 4/7/2022 Final meeting with Stantec to review Stantec's report. Commissioners deliberated on how much of this presentation to include in the Transportation Element
- 6/10/2022 Commissioners reviewed a revised Transportation Element draft.
- 7/13/2022 Commissioners continued the review of the Transportation Element which included Stantec's report, SCDOT studies of the IOP Connector and the corridor from Hwy17 to Palm Boulevard, and the City's Beach Management Plan. The Planning Commission requested funding be added to FY24 for a comprehensive traffic study and to implement some of the ideas from Stantec identified by the Commission to be most feasible.
- 8/10/2022 The Commissioners met with Caption Jeff Swain, IOP Police Dept, and Fire Chief, Oliverius, IOP Fire Dept, to discuss issues pertaining to their continued review of the Transportation Element.
- 10/12/2022 Director Kerr shared the "first pass" of the new Resiliency Element to the Comprehensive Plan. He reported that a Sea Level Rise Adaptation study is in the FY23 budget. Ultimately, the Commissioners' goal would be to finalize their review of the Comprehensive Plan by year end prior to the completion of the Sea Level Rise Adaptation study.
- 12/14/2022 Commissioners continued their review of the Resiliency Element.
- 1/10/2023 The Population Element was updated to include 2020 census data just recently made available.
- 2/8/2023 County population data was added into the Population Element to show the overall growth impact of the area and the subsequent pressure it places on the island.
- While reviewing the Culture Resource Element, feedback from the IOP Recreation Department was solicited. Discussion ensued about adding a goal of creating a repository of historical documents related to the Isle of Palms.

3/7/2023	The IOP Recreation Department's comments were integrated into the Cultural Resources Elements.
4/25/2023	The commissioners continued their review of the Priority Investments Element.
6/13/2023	More edits to the most recent revision to the Comprehensive Plan were offered and discussed.
7/11/2023	An additional draft was reviewed while the City Administration was compiling the Appendices and considering coordination with PR to "polish" the final document.
12/13/2023	Commissions added the 10-year CIP to appendices which will reference back to the City's website for updated versions. The City maintains a desire to enhance the presentation of the final plan prior to final approval.
2/12/2025	City Council and Planning Commission begin planning for a joint meeting to discuss the Comprehensive Plan draft. Commissioners discuss the Community Enrichment Task Force's plan recommendations and how to manage any redundancy that may already be addresses in the Comprehensive Plan draft pending Council review.
3/12/2025	Preliminary workshop session is set with council for April 2025
4/9/2025	Preliminary workshop session with Council is rescheduled to June 2025

APPENDIX B
Land Use Map

APPENDIX C
Zoning District Map

APPENDIX D
Traffic Counts

APPENDIX E
Traffic Consultant Meeting Outcome

APPENDIX F

List of Sources

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APPENDIX G
10 Year Capital Improvement Plan