

PLANNING COMMISSION  
October 12, 2022

The public may view the public meeting at:  
[www.youtube.com/user/cityofisleofpalms](http://www.youtube.com/user/cityofisleofpalms)

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

**AGENDA**

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, October 12, 2022, at **5:30 p.m.** in Council Chambers of City Hall, 1207 Palm Boulevard.

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Approval of minutes                      August 10, 2022
- C. Old business                                Discuss Transportation Resiliency Element of Comprehensive Plan update  
  
Update on short term rental recommendations of implementing cap
- D. Miscellaneous business                potential discussion of Wild Dunes PRD at November meeting
- E. Adjourn



**Planning Commission Meeting  
4:30pm, Wednesday, August 10, 2022  
1207 Palm Boulevard, Isle of Palms, SC and  
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to Order**

Present: Steve Corney, Sue Nagelski, Sandy Stone, Marty Brown, and Douglas Kerr, Director of Planning

Absent: Ron Denton, Jeffrey Rubin, David Cohen

**2. Approval of minutes**

Mr. Corney made a motion to approve the minutes of the July 13, 2022 regular meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

**5. New Business -- none**

**6. Old Business**

**A. Discuss Transportation Element of Comprehensive Plan Update**

Captain Jeff Swain shared that IOP Police Department response times have improved recently. He said the biggest problems are still parking and traffic flow. He shared that Mt. Pleasant assisting with the light at Rifle Range has been the most helpful in terms of traffic flow recently.

He also shared that the City and Charleston County PRC are sharing the expense of an additional Sheriff's deputy to help direct traffic in and out of the County park on summer weekends, which has been very helpful with regards to traffic flow.

Commissioners asked about staffing, increased traffic in the neighborhoods, and the new parking arrangement on Palm Boulevard.

Chief Oliverius spoke about the traffic pre-emption system in Mt. Pleasant. He is doing research into how that system could be used on the Isle of Palms. They are working on response times between the two stations. He said one challenge with response times in the Front Beach area are the small turning radiuses, but that routing software does help with that. He also mentioned the opportunity to partner with Charleston County EMS to help with response times on the island.

In discussing changes to the Transportation Element, Mr. Corney said wording about the pre-emptive technology and cooperation with the Town of Mt. Pleasant needs to be included. Mr. Stone said there needs to be more specificity about ingress and egress at the County Park.

Director Kerr reviewed the changes to the narrative section of the Transportation Element.

The Commission will discuss a new element about environmental resilience next month. He will look for examples of such from other beach communities to share with the Commissioners.

**B. Update on short-term rental recommendations and implementing a cap**

Director Kerr reported that City Council talked about this topic at last night's workshop. They will host a series of listening sessions with an outside facilitator in September. There is no clear direction from Council at this point about any changes to short-term rentals. He did note that there has been an increase in short-term rental applications.

**7. Miscellaneous Business**

**8. Adjournment**

Mr. Corney made a motion to adjourn, and Mr. Stone seconded the motion. The meeting was adjourned at approximately 6:00pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

## RESILIENCY

### *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.

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.

### *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), which is a program that rewards communities that are doing more than meeting the minimum requirements of the NFIP. The City is presently designated as a “Class 5” CRS community, which entitles its citizens to a 30% discount on flood insurance rates. 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.

The City adopted more stringent standards than the minimum flood elevations required by the Flood Insurance Rate Maps (FIRMs) and requires that 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 29<sup>th</sup> and 57<sup>th</sup> Avenues to reduce the likelihood of flood damage. The City began a major project in 2022 to improve the outfalls between 30<sup>th</sup> and 41<sup>st</sup> 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.

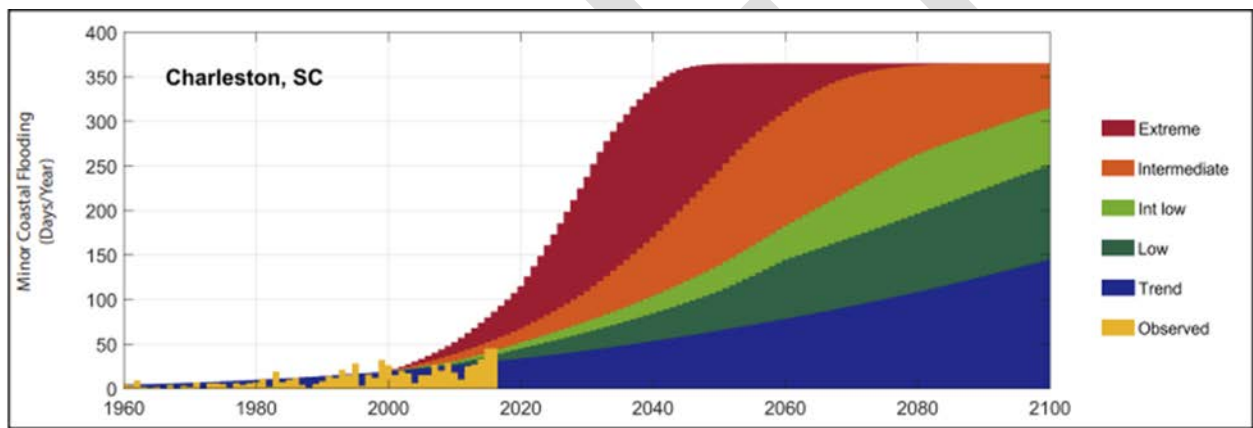
### *Beach Erosion*

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. 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 has and will continue to exacerbate flooding from storm surge, high tides, and stormwater. The chart below shows the growing observed incidences of nuisance flooding and NOAA’s predicted change over the several decades including a projection that the Charleston area will flood up to 180 days per year by 2045. Additionally, long-range scientific predictions indicate that “sea level may rise two (2) to seven (7) feet in the next 100 years.”



Recent major weather events like Hurricane Matthew and Hurricane Irma serve as harsh reminders of the City’s susceptibility to sea level rise. Thus, a proactive and multipronged approach to sea level rise is critical to protect residents and make the community more resilient.

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

- Build dunes
- Seal tidal canals
- Support renourishment
- Healthy disaster recovery account
- Budget for large scale drainage improvements identified in the Davis and Floyd masterplan

## Goals and Implementation Strategies **TO BE WRITTEN**

### Goal 4.1: Build Dunes and Restore Beach.

Strategy 4.1.1: To be written

### Goal 4.2: Seal the backside of the island from tidal intrusion

### Goal 4.3: Engage a consultant to develop a sea rise adaptation plan

### Goal 4.4 Continue to monitor, save, and plan for beach restoration projects

### Goal 4.5 Complete drainage project necessary to have an efficient drainage system that will not allow any structural damage during moderate storm surge