



**Planning Commission Meeting  
4:00pm, Wednesday, May 14, 2025  
1207 Palm Boulevard, Isle of Palms, SC and  
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to Order**

Present: Sandy Stone, David Cohen Sue Nagelski, Tim Ahmuty, Ron Denton, Jeffrey Rubin

Absent: Rich Steinert

Staff present: Administrator Kerr, Zoning Administrator Simms

**2. Approval of minutes**

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

**3. New Business**

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

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

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

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

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

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

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

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

Ayes: Rubin, Stone, Cohen, Nagelski

Nays: Denton, Ahmuty

**The motion passed 4-2.**

#### **4. Old Business**

##### **Review Comprehensive Plan**

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

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

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

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

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

#### **5. Miscellaneous**

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

#### **6. Adjournment**

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

Respectfully submitted,

Nicole DeNeane  
City Clerk