



City Council

6:00 p.m., Tuesday, June 24, 2025
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council members Bogosian, Streetman, Anderson, Ward, Hahn, Miars, Pierce, and Carroll (via Zoom), Mayor Pounds

Staff Present: Administrator Kerr, City Attorney McQuillin, various department heads

2. Public Hearing – Ordinance 2025-06 – an ordinance to prohibit pools seaward of the maximum building line

Administrator Kerr explained the ordinance: “This ordinance deals with the P2 preservation overlay district which is the area on Ocean Boulevard between Breach Inlet and 10th Avenue. Currently in that area, pools are allowed seaward of the maximum building line. Those pools recently have been threatened by erosion. This is a recommendation to eliminate that provision and require that they be landward of the maximum building line. This comes from the Beach Ad HO Committee and has been through the Planning Commission since it is a zoning issue.”

There were no public comments about the ordinance.

3. Citizens’ Comments -- none

4. Approval of previous meetings’ minutes

- A. City Council Meeting – May 27, 2025
- B. Public Hearing FY26 – May 27, 2025
- C. Special City Council Meeting Workshop – June 10, 2025

MOTION: Council Member Streetman made a motion to approve, and Council Member Ward seconded the motion. The motion passed unanimously.

5. Old Business – none

6. New Business

A. Consideration of City Hall modifications -- \$16,918, Beach Construction

Administrator Kerr said this is the lowest of the two bids and staff has worked successfully with Beach Construction in the past.

MOTION: Council Member Hahn made a motion to approve, and Council Member Anderson seconded the motion. The motion passed unanimously.

B. Consideration of engaging Stantec to document traffic on July 5th – not to exceed

\$8,500

Mayor Pounds would like to see this issue discussed more thoroughly at the committee level before coming back to Council.

Administrator Kerr said there had been a sense of urgency during the Committee meeting to study traffic flow on a busy weekend to help identify pinch points to see if “there were any projects or procedures that the staff could do that would help alleviate some of the pain of the traffic on the busiest of weekends.”

He said that Stantec could only provide a quote at this time that included drones taking pictures throughout the day to study the traffic build up. There would be further costs involved in studying the pictures and providing recommendations. He said that what the City can do is limited by availability of staff and road limitations. Stantec is scheduled to speak to the Public Safety Committee on July 1. Council Member Ward said that Charleston County and the Town of Mt. Pleasant should also be studying this.

MOTION: Council Member Bogosian made a motion to defer the matter back to the Public Safety Committee for further study. Council Member Anderson seconded the motion. A vote was taken as follows:

Ayes: Carroll, Miars, Pierce, Bogosian, Anderson, Streetman, Hahn, Pounds

Nays: Ward

The motion passed 8-1.

7. Boards and Commissions Report

- A. Board of Zoning Appeals – minutes attached
- B. Planning Commission – minutes attached
- C. Accommodations Tax Advisory Committee – no meeting in June
- D. Environmental Advisory Committee – minutes attached

8. Ordinances, Resolutions, Proclamations, and Petitions

A. Second Reading

- i. **Ordinance 2025-05-** an ordinance to amend the revocation trigger from a calendar year to a 365-day rolling period and stipulate that two garbage can violations are equivalent to one founded complaint for revocation purposes

Mayor Pounds noted that the proposed ordinance softens the garbage can violations by allowing (2) garbage can violations to equal (1) founded complaint. Council Member Ward would like to see this provision struck from the ordinance since it does not affect everyone equally.

Administrator Kerr pointed out that striking it keeps the ordinance as is, which is more stringent than the proposed change. He also noted that staff has been internally handling (2) garbage can violations as (1) founded complaint for some time, and this will codify their actions.

City Attorney McQuillin suggested the ordinance include a specific start date for the rolling 365-day period for the revocation trigger so that everyone starts with a clean slate.

Administrator Kerr said that City Council can adopt the ordinance as is, take out the garbage can violation language, or amend the text of the ordinance. Since that language has not been prepared, he suggested the matter return to Committee and go through a legal review before coming back to City Council for consideration.

Council Member Pierce suggested that ordinance be passed as is and then let the Public Safety Committee offer suggestions for change. Council Member Hahn would like to see the provision removed from the ordinance and for offenders to be fined into compliance.

Chief Cornett said that officers currently process (3) garbage can violations as (1) founded complaint. He reviewed garbage can violation data from 2023-2025, noting that a previous Code Enforcement Officer focused on this issue, resulting in numerous warnings being issued. This year's data for such violations is lower since there are two new officers in those positions.

MOTION: Council Member Ward made a motion to defer the ordinance back to the Public Safety Committee for further review. Council Member Streetman seconded the motion. The motion passed unanimously.

ii. **Ordinance 2025-06 – an ordinance prohibiting pools seaward of the maximum building line**

Council Member Anderson had a question about BCM regulations, to which Administrator Kerr answered, "Currently the BCM line is seaward of all of these houses by some amount, 50, 60 feet probably roughly. I think your point is in a scenario where that line comes landward to a point that it's onto the properties, and it's landward of the maximum building line, the code doesn't address the fact that we would not authorize a pool there. But that is just a part of the plan review process that we don't allow anything in BCM's jurisdiction. So that same thing is true for houses. We just know that as part of our plan review process that we don't authorize things seaward of their jurisdictional lines." The City defers to BCM for anything within BCM's jurisdictional lines.

MOTION: Council Member Miars made a motion to approve. Council Member Hahn seconded the motion. The motion passed unanimously.

B. **First Reading -- none**

C. **Resolution 2025-08 – to increase building permit fees**

MOTION: Council Member Pierce made a motion to approve and waive the reading. Council Member Bogosian seconded the motion.

Administrator Kerr reminded Council that this resolution came out of the FY26 budget process when it was discovered that "the fees for building permits and all the associated fees were low. This Council baked into the budget a provision of increasing those fees by 15%. When we got to the analysis, the staff felt that 15% was an appropriate increase for building permits, which is really the bulk of the expense when it comes to permitting. But really all of those other fees were at such a level that they hadn't been updated in my 25 years here. So they are probably 30 years, if not longer. So we thought that 15% was too little for those. So we have suggested a higher increase for those, mechanical, gas, plumbing, and electrical permits, and that is what is in your packet."

Council Member Anderson noted a typographical error in Section 1.

VOTE: A vote was taken with all in favor.

9. **Miscellaneous**

10. **Adjournment**

City Council, 6/24/2025

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 6:39pm.

Respectfully submitted,

Nicole DeNeane

City Clerk