

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
September 10, 2015

The Isle of Palms Planning Commission met in the Council Chambers of City Hall, 1207 Palm Boulevard on September 10, 2015 at 9:45 a.m. Members attending included Bev Ballow, Ron Denton, Richard Ferencz and Noel Scott; the Director of Planning Douglas Kerr was present as well. Vince DiGangi, Bill Mills and Lisa Safford were absent. The press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

Noel Scott called the meeting to order.

### **APPROVAL OF MINUTES**

Mr. Scott stated that the next item on the agenda was the approval of the August 12<sup>th</sup>, 2015 minutes. Ms. Ballow made a motion to approve the minutes as submitted, and Mr. Ferencz seconded the motion. The vote passed unanimously.

### **DISCUSS FUTURE MARINA MASTER PLANNING PROJECT**

Mr. Scott noted that the issue before the Commission was the first stakeholder meeting with ATM regarding the marina master planning project; he then introduced Kirby Marshall of ATM who would guide the discussion.

Mr. Marshall introduced his team members and stated that this meeting was intended as an initial kickoff to the master planning project at the marina and that ATM would be holding a series of meeting throughout the day to gather input from stakeholders, residents and tenants. He asked the group for general comments and concerns about the property and the operations.

Mr. Denton expressed the feeling that the property was the City's most valuable asset that could be better utilized by the residents.

Mr. Ferencz opined that the property provided very little, if any, value to the residents of the island other than providing a restaurant, and, if anything, the property currently caused a nuisance for the property owners on the island.

Ms. Ballow agreed that as a nearby property owner, the property does very little to add to the quality of life to the residents.

Mr. Ferencz stated that the data was available to show that the percentage of residents' boats launched was significantly lower than the percentage of non-residents' boats launched.

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Dick Cronin stated that he thought it was important to remember that the loan payments being made to purchase the property were largely possible because of tourist funds, but, in several years, the property would be paid off.

Mr. Marshall asked the group whether they thought the community would be agreeable to paying higher fees at the marina to make it more exclusive to island residents. The group did not have a clear position on this point.

Mr. Cronin added that he has witnessed tension between people launching kayaks from the same ramp as boats.

Ms. Ballow voiced doubt that adding dry stack storage would reduce congestion on the site, but would add more patrons trying to squeeze onto the site during busy times.

Mr. Marshall asked how the group felt about the existing buildings, their current location and condition.

Mr. Denton likened the buildings to theaters, where people like what they see, but they do not really want to see them with the lights on. He said that people go to the site for the amenities, not the buildings.

## **ADJOURNMENT**

With there being no more time for discussion, the meeting was adjourned at 10:30 a.m.

Respectfully submitted,  
Noel Scott, Chairman