

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
June 8, 2016

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on June 8, 2016 at 4:30 p.m. Members attending included Ron Denton, Lewis Gregory, Noel Scott, Vince DiGangi, Bill Mills and Lisa Safford; the Director of Planning Douglas Kerr was present as well. Richard Ferencz was 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.

Vice Chair Lisa Safford called the meeting to order.

PUBLIC COMMENTS

Jim Raih, 3904 Cameron Boulevard, stated that he believed that the flow of traffic in the front beach area could be improved by installing a new entry to the City's large municipal parking lot as close to 14th Avenue as possible, adjacent to the Oceanside Villas. He stated that he felt like this would get cars out of the roadway quicker and help to alleviate some of the congestion. He added that he felt that a new entrance could be added to the small municipal lot on J.C. Long Boulevard adjacent to the Public Safety Building as well to help alleviate congestion.

The Commission generally discussed the congestion at the front beach and Mr. Gregory asked why the roads in the area are being closed down. Administrator Tucker answered that when the roads in the front beach area are completely full the Police Department will temporary close off traffic trying to get into the area until the traffic moves and then the road will be opened up. She explained that the police officers are working to keep the traffic flowing. They keep people from blocking traffic and waiting for a parking space, because otherwise it becomes gridlock and traffic begins backing up over the Isle of Palms Connector and out onto Highway 17.

Mr. Denton asked if any of the congestion is being caused by the new residential parking districts. Ms. Tucker answered no, that throughout the parking process it was made clear that the parking signs would have no effect on congestion on the island as this was determined to be an issue of cars going to places on the island, other than looking for parking spaces. She added that she felt that the cameras on Rifle Range Road, Highway 17 and the Connector would help inform people about when to avoid the traffic problems on the island and lessen the congestion.

Ms. Safford asked if the issue raised by Mr. Raih should be placed on future agendas. Mr. Kerr stated that in his opinion, the Public Safety Committee of City Council was the appropriate place for this discussion as they deal with all of the parking and congestion issues.

APPROVAL OF MINUTES

Ms. Safford explained that the next item on the agenda was the approval of the May 11th, 2016 minutes. Mr. Mills made a motion to approve the minutes as submitted and Mr. DiGangi seconded the motion. The vote was unanimous in favor of the motion.

SUBDIVISION- 2301 WATERWAY BOULEVARD

Mr. Kerr explained that this request for preliminary approval of a subdivision at 2301 Waterway Boulevard came before the Planning Commission at the previous meeting and at the time of that meeting the issue of restrictive covenants was raised by an adjacent property owner. He stated that the SC code required that the Commission not take any action until the applicant provides verification that the covenant does not prohibit the subdivision that is being proposed. He stated that the applicant has submitted two legal opinions indicating that the covenant does not prohibit the subdivision and that the covenant raised is not included in the chain of title of the subject property and has no effect on the subject property. Mr. Kerr added that this request was for preliminary approval and before coming back for final approval, the owner would need to have approval for septic systems or tying the lots into sewer.

Ms. Safford stated that it appeared that the request complied with the ordinances and made a motion to approve the request. Mr. Scott seconded the motion and the vote was unanimous in favor of the motion.

DISCUSS SEPTIC TANKS ON THE ISLAND

Mr. Kerr explained that the Commission had received a letter from the Isle of Palms Water and Sewer Commission (IOPWSC) regarding how they would approach the issue of extending sewer to every lot. He stated that the two points that stood out to him were the cost of \$52M and the requirement that the City pass an ordinance that mandates every property to tie in sewer. He stated that a mandatory requirement to tie in would not be popular.

Mr. Mills asked why the cost has increased so much since the last estimates. Mr. Kerr responded that he was not sure.

Mr. Kerr stated that knowing that the cost and the mandatory tie in requirement will make an island-wide project very unpopular; he thinks that it may be worthwhile for the Commission to look at ways to push for incremental expansion of the system as new buildings and subdivisions are approved. He stated that currently a new house only has

to tie into the public sewer system, if the system is directly in front of the house and maybe the Commission could consider making the tie into the system a requirement if the public sewer system is within 300 feet of the house, or some other distance. He felt that such a requirement may push the system to grow in areas where development is taking place.

Mr. DiGangi stated that maybe the IOPWSC could provide some insight on how they work with owners wanting to extend the public sewer line and the Commission could work to formalize the process and include new triggers of when to extend the sewer lines.

Administrator Tucker stated that when the City went through the process of investigating septic systems years ago, the Health Department (DHEC) took the position that there were no environmental advantages of a public sewer system to a community with properly functioning septic systems. She stated that it may be interesting to check in with them to see if this is still their position.

The group agreed that it would be useful to speak with someone from DHEC about septic systems on the island and determine whether or not they perceived a need for the island pursue tying all of the houses into a public sewer system. Mr. Kerr said that he would reach out to the Health Department to see if they could have someone come to the next meeting to discuss their ideas about the septic systems on the island and whether or not they perceive a need to pursue extending sewer lines.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully submitted, Richard Ferencz, Chairman