



Planning Commission
4:30pm, Wednesday, March 11, 2020
City Hall Conference Room
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Lisa Safford, Ron Denton, William Mills, Vince DiGangi, Lewis Gregory, Rick Ferencz, and Douglas Kerr, Director of Planning

2. Citizen's Comments – none

3. Approval of Previous Meeting's Minutes – February 12, 2020

Mr. Mills made a motion to approve the minutes. He asked the minutes be amended to reflect that the Planning Commission did not yet review the Comprehensive Plan. Mr. Gregory seconded the motion. The amended minutes were approved unanimously.

4. Report of meeting between the Mayor, Rick Ferencz, and City Staff on February 27, 2020 at 2pm in City Hall

Mr. Ferencz reviewed notes of a meeting he had with Mayor Carroll, Administrator Fragoso, and Director Kerr. His notes of this meeting are attached to these minutes. Topics discussed included the drainage master plan, a community pool, and the Comprehensive Plan review.

Director Kerr said the Citizens' Pool Advisory Board will gauge the community's vision for the pool and then the Planning Commission will determine its feasibility and whether or not it fits within the Comprehensive Plan.

MOTION: Mr. Denton made a motion to reorder the agenda to allow for the update on the short-term rental recommendation occur before the review of the Comprehensive Plan. Mr. DiGangi seconded the motion. The motion passed unanimously.

5. Miscellaneous Business

A. Update on Short-Term Rentals

Director Kerr reviewed the recommendations on short-term rentals the Planning Commission submitted to City Council. He said that City Council will have First Reading of the new ordinances at its March 24 meeting.

Director Kerr also shared that the short-term rental software has been implemented. Some properties have been found to be in non-compliance, but that list still needs to be verified by City

staff before letters can be sent. Commissioners discussed the lack of penalties for those who are found to have been operating without a business license. Director Kerr said the data shows the City has a very high compliance rate with regards to short-term rental owners holding business licenses.

6. Old Business/New Business

Review of Comprehensive Plan and discussion of possibility of future Strategic Plan

Commissioners discussed how to move forward with the review of the Comprehensive Plan. They will begin the process of updating the plan by compiling their suggested changes but wait to submit an update until 2020 Census Data is available. They would also like to consider information about the Comprehensive Beach Management Plan, the Sewer Management Plan, CRS rating, flood elevation changes, traffic data, water quality, and drainage improvements.

Director Kerr shared that City Council will be considering a proposal from the Riley Institute for the development of a Strategic Plan for the City. He expects it will be in the FY21 budget. He believes the goal is for the Strategic Plan and Comprehensive Plan to work in tandem with each other and expects the Planning Commission will be a part of the Strategic Plan process. Waiting for the completion of the Strategic Plan may be another consideration in delaying a full update of the Comprehensive Plan. Director Kerr noted the Plan can be updated more than once, if necessary.

Director Kerr said of the update process, “Next month we will say we reviewed it. We have reviewed it. We are initiating an update starting now. We have already had these edits given in addition to kind of editorial comments and cleanup. We are going to add whatever the big bullet items are -- resilience, drainage, septic versus sewer discussion, updated census data, and then compliance or compatibility with the Strategic Plan should the City Council initiate that process. That is kind of what I would envision happening next month, and then we would start in earnest working on that list of updates.”

7. Miscellaneous Business

A. Update on drainage planning

Director Kerr reported “The staff met with Thomas & Hutton yesterday on drainage. They have a handful of things they are working on. First is what I call the smaller, kind of impactful projects that the goal was to get those complete this fiscal year. They have told us, and these are all away from the outfall, kind of well inland, they have told us that part of that project was getting the Corps of Engineers to give their jurisdictional determination, and the Corps, and I think they were a little bit surprised to learn that the Corps of Engineers is claiming jurisdiction in the ditch on 41st all the way up to where it comes out to Forest Trail... They were not overly concerned about the permit itself being given that permit, but they had definitely anticipated a very quick, basically they did not account for much time for environmental permits because we told them we wanted it to be quick and doable and done this year. So I think they are kind of foreshadowing that the July, the expectation was the end of July, those would be underway would be basically done with those. I think they are telling us that that schedule may be optimistic given that it

needs to get an Army Corps of Engineer permit.” This delay affects the completion 3 of the 5 smaller drainage projects.

He also shared that City staff and Council will consider a proposal from Thomas & Hutton on the development of a Drainage Master Plan to help discern the next drainage project. He reported that City Council is also considering repairs to the Waterway Boulevard multi-use path. A new repair concept could cause drainage issues in some areas, so City staff has asked Thomas & Hutton to look into that concern.

B. Update on MOU with Water & Sewer Commission

Director Kerr reported that City staff met with the Chairman of the Water & Sewer Commission, Jay Leigh. They would like to be on Committee and City Council agendas to move forward with approval for a bond resolution to expand their system. He said the Water & Sewer Commission is doing a rate study that will most likely cause a rate increase. He added their intent is to complete their current debt service before beginning payment on the new bond.

C. Planning Commission Vacancy

Director Kerr shared that the Personnel Committee will be interviewing three candidates for the vacancy on the Planning Commission on Thursday, March 19.

8. Adjournment

Mr. Gregory made a motion to adjourn and Mr. DiGangi seconded the motion. The meeting was adjourned at 6:17pm.

Respectfully submitted,

Nicole DeNeane
City Clerk