



**Planning Commission Meeting  
4:00pm, Wednesday, April 10, 2024  
1207 Palm Boulevard, Isle of Palms, SC and  
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to Order**

Present: Sue Nagelski, Sandy Stone, David Cohen, Rich Steinert, Tim Ahmuty, Jeffrey Rubin

Absent: Ron Denton

Staff present: Director Kerr, Zoning Administrator Simms, City Attorney McQuillin

**2. Approval of minutes**

**MOTION: Mr. Stone made a motion to approve the minutes of the March 13, 2024 meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.**

**3. Executive Session**

**MOTION: Mr. Ahmuty made a motion to enter into Executive Session to receive the annual legal briefing. Ms. Nagelski seconded the motion. The motion passed unanimously.**

The Planning Commission entered into Executive Session at 4:01pm.

**MOTION: Mr. Stone made a motion to come out of Executive Session, and Ms. Nagelski seconded the motion. The motion passed unanimously.**

The Planning Commission returned from Executive Session at 4:55pm. Mr. Cohen said no decisions were made.

**4. New Business**

**Discussion of Stormwater Recommendations with Rick Karkowski, Thomas & Hutton**

Director Kerr referenced a simplistic form of the “black box methodology” discussed at the last meeting in the meeting packet. He said, “What this amendment would require is for every square foot of new impervious surfacing, you would, the owner or the builder, would have to provide

0.3 cubic feet of three-dimensional stormwater storage onsite.” This new requirement would be rolled into the City’s existing requirement for a stormwater management plan on a newly constructed property. Whatever method a property owner chooses to implement would need to be approved by the Zoning Administrator. He expressed concern about how these containment spaces would be maintained over time.

Commissioners discussed whether or not this requirement should be applied islandwide or only outside the gates of Wild Dunes as it is the resort’s responsibility to fix any stormwater issues within the gates. Ms. Nagelski noted that there may be something in Wild Dunes’ covenants and restrictions that would keep owners from complying with this requirement. After further discussion, the Commissioners agreed the new requirement would apply inside SR1, SR2, and SR3 only.

Prior to sending to City Council, Director Kerr said he would “tie this requirement to the 625-foot requirement that’s in the stormwater plan. I’m going to modify it to apply only within SR1, SR2, and SR3, and we are going to wordsmith and be sure it includes the provision that any capacity has to be provided above the seasonal groundwater.”

**MOTION: Mr. Stone made a motion to recommend to City Council approval of the changes to the stormwater management section of the City Code. Dr. Rubin seconded the motion. The motion passed unanimously.**

5. **Old Business -- none**

6. **Miscellaneous**

The next meeting of the Planning Commission will be Wednesday, May 8, 2024 at 4:00pm. Seamon & Whiteside will attend the meeting to discuss the Sea Level Rise Adaptation Plan with the Commissioners.

Director Kerr shared that City Council would like to have a meeting with the Planning Commission to discuss the revised Comprehensive Plan at a time when their agendas are less full.

6. **Adjournment**

Mr. Stone made a motion to adjourn, and Mr. Cohen seconded the motion. The meeting was adjourned at approximately 5:34pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk