

PLANNING COMMISSION  
September 11, 2019

AGENDA

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, September 11, 2019 at 4:30 p.m. in the City Hall Conference Room, second floor, 1207 Palm Boulevard.

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Public comments
- C. Approval of minutes: August 14, 2019
- D. Old business
  - 1. Discussion of rentals with Chief Cornett
  - 2. Update on drainage planning
  - 3. Update on MOU with Water and Sewer Commission
- E. Miscellaneous business
- F. Adjourn

**Planning Commission**  
**Wednesday, August 14, 2019**  
**4:30pm, 2<sup>nd</sup> Floor Conference Room**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to Order**

Present: Richard Ferencz, William Mills, Lisa Safford, Phillip Pounds, Ron Denton, and Douglas Kerr, Director of Planning

Absent: Vince DiGangi and Lewis Gregory

**2. Public Comments**

Maggie and Eddie Shepard, 4 20<sup>th</sup> Avenue, shared a story about a recent large party at a short-term rental near her home. Police were involved in breaking up the event, and she commended them for their work that evening. She provided copies of questions she would like the commissioners to consider when they discuss the issues surrounding short-term rentals. Mr. Shepard added that their home is surrounded by two other short-term rental properties. He, too, commended the efforts of the police for their work that evening, particularly Sgt. Stanton. He expressed concern about the homes for sale on Forest Trail, hoping they will not be purchased for the purpose of profit. He asked, “Why is someone’s profit more important than my serenity?”

Mel Miles, an Isle of Palms property owner and manager of 30 properties on the island, stated that he makes sure his renters are aware of the rules. He added that Sgt. Ambros told him that most issues with short-term rentals come from homes without a manager. He stressed the need to penalize the problem homes and not everyone else. He later added that having a maximum occupancy for each home makes sense. He would also like to see current laws enforced and future laws that penalize the property owner. Mr. Miles, in a response to a question from Mr. Denton, said that the further away a property is from the beach, the lower the per night stay charge.

Elizabeth Campsen stated she emailed her comments to the commissioners earlier in the day with suggestions that may help people on both sides of the issues. She said that most of the current laws are “one-size-fits-all” and need to be revisited. She suggested limiting the number of cars allowed at a property, adding that rentals of 1-2 nights seem to cause more issues and perhaps a minimum stay requirement was in order.

Russell Stemke, 3506 Harnett Blvd, asked about the status of the ordinances surrounding SR1 and SR2 lots, and Mr. Kerr stated they had already been enacted.

Sandy Stone, no address given, who works with Island Realty, also spoke to the “one-size-fits-all” laws passed many years ago, noting they need to be revisited. He said there are almost as many residents who have issues needing police attention as renters and that it is not possible to manage people’s behavior.

**3. Minutes**

**MOTION: Mr. Pounds made a motion to approve the minutes of the July 10, 2019 meeting, and Ms. Safford seconded the motion.**

**VOTE: The minutes passed unanimously.**

**MOTION: Mr. Ferencz made a motion to change the order of the agenda so the discussion of short-term rentals occurred first. Mr. Pounds seconded the motion.**

**VOTE: The motion passed unanimously.**

**4. Discussion of Short-Term Rentals**

Commissioners discussed whether or not they had the appropriate data to move forward with a discussion about how to manage short-term rentals. Mr. Kerr pointed out that tonight’s discussion was focused on the “Concepts for Consideration” list in the packet to decide which of those options are worthy of more discussion. The commissioners then conducted a thorough review of the “Concepts for Consideration,” removing several items. It was determined that more data would be needed from the police department to make further recommendations on some of these ideas.

**5. Recommendation on Drainage Projects**

Mr. Kerr briefly reviewed the four options for the drainage project provided by Thomas & Hutton. He indicated that the Public Works Department has expressed their preference for Option 3 to the City Council. Discussion ensued about the pros and cons of options 1 and 3. Mr. Pounds made a motion to recommend to City Council the Planning Commission’s preference for Option 1 unless Option 3 has an identified funding source to pay back the additional monies spent on the parking spaces within 7 years, that the project not be phased nor tied to any larger water or sewer project, and that any pre-planned and budgeted water and sewer projects move forward as planned. Mr. Mills seconded the motion. The motion passed with all in favor.

**6. Update on MOU with the Water & Sewer Commission.**

Mr. Kerr reported a change in management at the Water & Sewer Commission, and that Chris Jordan is the acting interim manager. He stated that he and Administrator Fragoso met with him earlier in the week to discuss the MOU and the three open ordinances awaiting comment. A meeting with the Water & Sewer Commission is anticipated for early September, when they will also discuss the openings coming up on that Commission.

**7. Adjournment – off record at 7:11pm.**

Respectfully submitted,

Nicole DeNeane  
City Clerk

Short Term Rental  
Concepts for Consideration  
Planning Commission  
September 6, 2019

- Formalize policy whereby owners lose rental license after three convictions, but codify it in a way that one bad tenant cannot cause revocation
- Improve the record keeping for all island rentals including location, manager, police calls, citations issued (cause), convictions, dismissals, etc.
- Require that Livability Officer provide an annual accounting to Council at least once a year: changes in % of rental units by neighborhood, # & type of valid complaints and disposition, impact on neighborhoods, etc.
- Improve the ordinance definition of “disturbances”.
- Ensure owners are made aware of every complaint
- Establish areas where short term rentals are not allowed
- Establish a minimum length stay
- ~~Cap overall number of rentals as a percentage of total residences~~
- Amend overnight parking time to cover nonresident times
- Require compliance/ safety inspections as prerequisite to obtaining and retaining license, potentially by a third party
- ~~Require owners to be present during rental stay~~
- Increase penalty for noncompliance and provide a graduated penalty for all violations
- Require a local ~~manager~~ point of contact that can always be physically on-site within 30 minutes of a call and publicize information on www.iop.net
- ~~Prohibit renters from hosting events, such as weddings~~
- Reduce maximum occupancy for daytime down from 40 to twice the maximum overnight occupancy ~~20-25 people~~

- Require license number be posted on any advertising
- ~~- Require that rental guests be related by blood or marriage~~
- Reduce the overnight occupancy to a maximum of 12 people when a rental is sold
- ~~- Reduce the duration of the rental period in the definition of a short-term rental from 90 days or less to 70 days or less.~~
- Provide for verification of revenue and proof that all taxes and fees have been paid when license is renewed
- ~~- Require approval of Zoning Commission for rental license and renewals (similar to other business licenses).~~