



Planning Commission Meeting
4:30pm, Wednesday, April 14, 2021
Virtual Meeting via Zoom call due to COVID-19 Pandemic
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to Order

Present: Scott Pierce, Ron Denton, Steven Corney, David Cohen, Sandy Stone, Marty Brown, Lisa Safford, and Douglas Kerr, Director of Planning

2. Approval of minutes

Mr. Pierce made a motion to approve the minutes of the March 10 regular meeting, and Mr. Cohen seconded the motion. The motion passed unanimously.

3. New Business

Review of Housing Data from Revenue Types

Director Kerr shared a breakdown of housing data by revenue source which was put together by Council Member Pounds and Treasurer Suggs and shared recently at a Ways & Means Committee meeting. This data showed that the number of second homes on the island has decreased and that change has been distributed between short-term rentals and first homes. City Council will be monitoring this trend as far as it relates to revenue.

Director Kerr noted that the uptick in short-term rental number is likely due to the short-term rental software identifying previously unknown rentals. He does expect this number of short-term rentals to not decline as a result of the software.

Commissioners discussed how this information should appear in the Comprehensive Plan. Consensus was the use dates and specific data throughout the Plan (i.e., In 2020, of the 4,419 units on the Isle of Palms, 37% are owner-occupied, year-round residential units, 37% are short-term rentals, and 26% are second homes or something to that effect.)

4. Old Business

A. Review of the Housing Element of the Comprehensive Plan

Commissioners reviewed the narrative section of the Housing Element and made some further adjustments to the text with specific focus on language surrounding septic tank maintenance.

Director Kerr will secure data from the Assessor's Office so that Commission members can sort through the data to generate an inventory of housing units on the island sorted by age and square footage.

Commissioners discussed pervious and impervious surfaces being altered on properties.

B. Initial Review of the Land Use Element of the Comprehensive Plan

Commissioners reviewed the narrative section of the Land Use Element, noting the places that the information on housing inventory needs to be edited.

Commissioners discussed the goals and strategies in the Land Use Element: improve zoning regulations to protect the established character of the island; protect residential areas from adverse impacts of commercial development; and ensure the adequacy of the infrastructure to support continued development and expanded uses. They agreed to remove the goal supporting any sort of voluntary design standards from the Comprehensive Plan.

5. Miscellaneous Business

Director Kerr reported that the RFP for the Master Drainage Plan has been put out. The bids will be ready later in May than the next meeting. The Commission may choose to host a Special Meeting to review them or wait until the June meeting. Commissioners will determine who they would like to meet with, and after interviews and scoring, they will make a recommendation to City Council.

Commissioners briefly discussed meeting in person at the next meeting. An email will be sent out prior to the meeting to gather a feel for everyone's comfort level.

The next meeting of the Planning Commission will be Wednesday, May 12, 2021 at 4:30pm.

6. Adjournment

Mr. Brown made a motion to adjourn and Ms. Safford seconded the motion. The meeting was adjourned at approximately 6:50pm.

Respectfully submitted,

Nicole DeNeane
City Clerk