

PLANNING COMMISSION
October 13, 2021

Public viewing: public may watch the meeting here:
www.youtube.com/user/cityofisleofpalms

Public Comment: citizens may provide public comment here:
<https://www.iop.net/public-comment-form>

AGENDA

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, October 13, 2021 at **4:30 p.m.** in Council Chambers of City Hall, 1207 Palm Boulevard

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Approval of minutes September 29, 2021
- C. New business discuss short-term rental analysis
- D. Old business Review of Priority Investment Element of Comprehensive Plan

<https://www.iop.net/comprehensive-plan>
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting
4:30pm, Wednesday, September 29, 2021
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

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

Absent: Marty Brown

2. Approval of minutes

Ms. Safford made a motion to approve the minutes of the August 23, 2021 regular meeting. Mr. Cohen seconded the motion. The motion passed unanimously.

3. New Business

A. Short-Term Rental Analysis

Director Kerr reported that following their analysis, the City of Folly Beach decided against a rental moratorium or cap. He indicated that this action may have created less of a desire by City Council to move forward on a moratorium or cap within the Isle of Palms. As the election is coming at the beginning of November, there will be no time for this Council to act on any analysis provided by the Planning Commission. He said this will allow the Commission a more thorough review of the data and creation of any recommendations based on such.

Mr. Pierce stated the software tool is ready for some preliminary data assessment. A new server to house the software in a less secure environment that will allow public access is on order. He can set up access times for each Commissioner. The Commissioners discussed possible queries to pose the software. Director Kerr said that the trends and possible recommendations will likely present themselves through the queries. Director Kerr reminded the Commissioners of the points of information they wanted to ascertain from the data.

Mr. Stone shared occupancy data with the Commission that indicates steady occupancy rates over the years despite dips during storms and the pandemic.

Commissioners discussed whether or not the occupancy of the hotels should be considered in the data and potential recommendations. They briefly discussed rental “hot spots” on the island. Director Kerr pointed out that previous Planning Commissions had attempted to create zoning and ordinance issues by singling out certain neighborhoods that put rules or protections in place for some and not all. He asked the Commissioners if there was a way to creatively keep the

number of rental units flat without artificially impacting the number of licenses being purchased (creating a panic to purchase rental licenses that may never be used). Mr. Pierce expressed the need to further discuss the protection of the residents' quality of life among vacation rentals.

4. Old Business

A. Review of the Priority Investment Element of the Comprehensive Plan

Director Kerr stated the influx of Federal and State grant monies has put a hold on further editing of the Priority Investment Element since this is primarily the topic of the entire element. The City as well as the Water & Sewer Commission are seeking funding from these sources for planned infrastructure projects. He added that Davis & Floyd has begun preliminary work on the Drainage Master Plan. The City is also planning to engage a grant writer and a lobbyist to help secure funding from these sources.

5. Miscellaneous Business

The next regular meeting of the Planning Commission will be Wednesday, October 13, 2021 at 4:30pm.

6. Adjournment

Mr. Denton made a motion to adjourn, and Mr. Cohen seconded the motion. The meeting was adjourned at approximately 5:45pm.

Respectfully submitted,

Nicole DeNeane
City Clerk