

PLANNING COMMISSION  
March 9, 2022

The public may view the public meeting at:  
[www.youtube.com/user/cityofisleofpalms](http://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, March 9, 2022, 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                      February 23, 2022
- C. Executive session                      meet with City Attorney for annual legal briefing
- D. Old business                              discuss short-term rental analysis
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting**  
**3:30pm, Wednesday, February 23, 2022**  
**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 (via Zoom), Marty Brown, Sue Nagelski, and Douglas Kerr, Director of Planning

**2. Approval of minutes**

Mr. Stone made a motion to approve the minutes of the January 15, 2022 regular meeting. Mr. Corney seconded the motion. The motion passed unanimously.

**3. New Business**

**Comprehensive Plan – Transportation Element, Workshop with Stantec engineers**

Director Kerr reviewed the purpose behind Stantec’s visit: “Given the amount of attention and kind of the size of the issue that transportation is for the community that it would benefit the group to have some outside expertise help with identifying needs that could be addressed in the Comprehensive Plan. Stantec talked to us at our last meeting and we agreed on kind of conceptually on a format, and we’ve since come to an agreement and engaged them to handle this process for us...The plan is for them to hold a workshop today” of information gathering, sharing of some data point for discussion, and “they will take that information from you all back and work on it to try to develop several alternatives to be considered, and then come back to you with a list of suggestions, recommendations for further discussion.” It is hoped that list could then be incorporated into the Comprehensive Plan.

He explained to the Commissioners that scope of the plans between the City and SCDOT to reevaluate the striping on the IOP Connector. Anything involving the Connector will not included in the scope of this current work by Stantec on behalf of the Planning Commission.

Rick and Stuart Day of Stantec presented traffic data for the Isle of Palms from the SCDOT website. It shows an increase of approximately 3,000 cars/day coming onto the Isle of Palms since 2009. Commissioners discussed the capacity of neighboring intersections and the IOP Connector.

Commissioners discussed alternatives and best-case scenarios for traffic including only sitting through one cycle of the light at the connector, the ability to avoid the intersection with the IOP

Connector if not using the connector, traffic flow in and out of the County Park, ways to incentivize visitors to come at off-peak times of the day, minimizing the congestive egress during summer afternoons and evenings, particularly during a rain event, encouraging visitors to park towards the ends of the island, traffic-calming measures on Palm Boulevard, disabling the left turn signal onto the IOP Connector to allow for a continuous flow of traffic leaving the island, the ability to identify available parking spaces in the Beach Reach app, increasing the visibility of pedestrian crosswalks on Palm Boulevard, and legal golf cart crossings.

Director Kerr said that City staff has “actively engaged” with County Park staff to come up with some solutions to the pay-to-park issue in their lot. He also offered that IOP Police has met with Sullivan’s Island PD and Mt. Pleasant PD to discuss the manual adjustment of traffic lights. The chiefs are working together to better the traffic flows on and off the islands during the season.

Commissioners agreed that parking is working reasonably well and that no changes need to be considered with regards to the parking plan currently in use.

Mr. Brown suggested that along with the alternatives provided by Stantec that they also include their thoughts on the probability of SCDOT agreeing to each option.

The next meeting with Stantec will be on Tuesday, March 29, 2022 at 4:30pm.

4. **Old Business**

A. **Discuss Short-Term Rental Analysis**

Mr. Pierce said the data cleansing and assignment is done. Data can now be sorted into primary residence, secondary residence, and short-term rental by area and by number of bedrooms and units.

Commissioner reviewed some of the initial data showing that the number of rentals decreased from 2014 to 2021, and the island is seeing more full-time residents. Commissioners also discussed the possible need to adjust some of the areas to better reflect the makeup of types of properties in those areas.

5. **Miscellaneous Business**

The next regular meeting of the Planning Commission will be held on Wednesday, March 9, 2022 at 4:30pm.

6. **Adjournment**

Mr. Corney made a motion to adjourn, and Mr. Brown seconded the motion. The meeting was adjourned at approximately 5:55pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk