



**Planning Commission Meeting  
4:30pm, Wednesday, January 19, 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. Election of Chair and Vice Chair**

**MOTION: Mr. Stone nominated Mr. Denton as Chair of the Planning Commission. Mr. Pierce seconded the motion. The motion passed unanimously.**

**MOTION: Mr. Brown nominated Mr. Pierce as Vice Chair of the Planning Commission. Mr. Denton seconded the motion. The motion passed unanimously.**

**3. Approval of minutes**

Mr. Corney made a motion to approve the minutes of the November 15, 2021 regular meeting. Mr. Stone seconded the motion. The motion passed unanimously.

**4. New Business**

**Meet Rick Day from Stantec to discuss traffic study options and Comprehensive Plan**

Director Kerr stated that the Planning Commission would like to know if Stantec has helped write and or provide details for Transportation elements of Comprehensive Plans. Commissioners also are considering leaving the Transportation element of the Comprehensive Plan “very simple and high level but include a strategy in there that would be a traffic plan, a parking plan to help the community get a grip around the parking and traffic issues that we’ve been wrestling with.”

Mr. Day said they have not done any updates to the City’s parking plan since 2014. Mr. Corney noted that the City is more in need of a traffic plan at this time. Mr. Stone agreed that the City needs better ways to manage traffic flow and circulation.

Mr. Day suggested a couple of workshops, one to collect important data and present some ideas, and a second one to list possible solutions. He would like to review traffic flow data to see what has changed since 2014. He also suggested discussing congestion and traffic pain points around

the island. Mr. Pierce said he would like to know more about apps that detail the locations of open parking spaces.

Director Kerr summarized the idea for the workshops: “Having a workshop, specific recommendations, bouncing things off of them. They provide data. The two groups can ask questions, come up with a series of recommendations. Then this group can flesh them out into components that can be put into the Comprehensive Plan.”

Mr. Pierce said, “I’m hearing two goals here. One is to help us facilitate putting together some language for the traffic part of the Comprehensive Plan, then number two is ultimately working towards some sort of a possible solution for our traffic congestion.”

**5. Old Business**

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

Mr. Pierce gave an update on the data analysis being done regarding short-term rentals. The intent is to provide the Commission with a one-page document “where we are going to summarize using the tool with the county data, the license data, and everything else, the units, and the bedrooms by short-term rental, primary residence, and second home.” They will look at this data in the nine areas mapped out at the previous meeting by Mr. Corney, by residential vs. commercial, and Wild Dunes vs. outside of Wild Dunes. This will be ready at the February meeting.

**B. Review of the Priority Investment Element of the Comprehensive Plan**

This will be discussed further after meeting with Stantec.

**6. Miscellaneous Business**

The next regular meeting of the Planning Commission will be held on Wednesday, February 9, 2022 at 5:00pm.

**6. Adjournment**

The meeting was adjourned at approximately 5:30pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk