



**Planning Commission Meeting  
4:30pm, Wednesday, April 20, 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: Steve Corney, Ron Denton, David Cohen, Marty Brown, Sue Nagelski,  
and Douglas Kerr, Director of Planning

Absent: Sandy Stone

**2. Approval of minutes**

Mr. Brown made a motion to approve the minutes of the March 9, 2022 regular meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

Mr. Corney made a motion to approve the minutes of the April 7, 2022 meeting. Mr. Cohen seconded the motion. The motion passed unanimously.

**3. New Business**

**Discuss task of reviewing special uses of City parking lot at Front Beach**

Director Kerr this request came to the Planning Commission via the Real Property Committee after they were approached by former Council Member Ted Kinghorn about discussing alternative uses of the City parking lot at Front Beach. He shared that the lot was originally purchased from the State following a non-binding referendum. Deed restrictions on the property said it must be use for parking or other passive uses. However, should a change be considered the money can be repaid or the City could request approval of a new use.

Historically, the City has not favored adding a use that would create more traffic in that area since it is already so congested. Commissioners discussed the benefits of added office and retail space there without giving up parking spaces. They also discussed the possibility of buying the property back from the State.

Director Kerr will look into what it may cost or entail to purchase the property back from the State. He will put together a draft RFI after finding out other allowable uses for the property based on the deed restrictions. Commissioners agreed no hotels should be put there, but they are open to ideas around additional food, retail, office or event space.

The Commissioners would like to see the parking revenues for that lot.

**4. Old Business**

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

Director Kerr said City Council would like a report from the Planning Commission on the status of their short-term rental analysis. Mr. Cohen said he supports the idea of rental caps in certain areas since the short-term rentals have seemed to shift into residential areas. Mr. Brown agrees with caps but would like to see them allow for a small amount of growth.

Mr. Corney pointed out that the data used in their analysis gave a snapshot from one point in time. There needs to be better and more data collected in order to make the data more meaningful. The data should be refreshed and looked at annually to spot trends or changes.

Mr. Cohen suggested caps in occupancy rates in certain areas to which Mr. Cohen added there could be a combination of both types of caps.

Director Kerr said he would report to City Council that “the consensus is a cap of some form and the cap being zoned in some form. Other administrative recommendations about data collection and things to potentially aid in the permitting process about occupancy levels.” The Commissioners will have more complete recommendations for Council at the June meeting.

Director Kerr will bring a draft of recommendations to the May meeting. Mr. Denton suggested a less formal discussion in May to discuss the data using the database to assist in making their recommendations to City Council.

**B. Discuss Comprehensive Plan Update**

Director Kerr said he will have a revised draft of the Transportation Element available for the Commissioners to review at their May meeting.

**5. Miscellaneous Business**

The election of a new Vice Chair (upon the election of former Vice Chair Scott Pierce to City Council) will be held at the next meeting.

**6. Adjournment**

Mr. Cohen made a motion to adjourn, and Mr. Corney seconded the motion. The meeting was adjourned at approximately 5:10pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk