



**Planning Commission Meeting
4:30pm, Wednesday, May 11, 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, Sandy Stone, and Douglas Kerr, Director of Planning

2. Approval of minutes

Mr. Corney made a motion to approve the minutes of the April 20, 2022 regular meeting. Mr. Cohen seconded the motion. The motion passed unanimously.

3. New Business

Discuss and consider short-term rental recommendations of implementing a cap

Director Kerr reviewed a redline version of the ordinance Kiawah Island has put in place to implement rental caps in certain areas of the island. The draft suggests differing caps in different zones, the inability to transfer rental licenses upon the sale of property if the cap in that area has been met, the requirement to show proof of rental income, and establishing caps 20% higher than the actual number of licenses in each zone.

Mr. Corney pointed out that the zones on the map were created to sort data and not meant to be regulatory in any way. He said that Kiawah Island kept their existing zones and applied caps rather than create a new overlay.

Commissioners discussed the pros and cons of caps in different zones and if a 20% cap was too high. They agreed that a cap of 10% higher than the number of rental licenses in each zone would be appropriate. The cap will apply to zones 3, 5, 9, and the portion of 6 north of Palm Boulevard. They also agreed that a rental license should convey with the property when sold.

The next draft of the ordinance will also include an occupancy cap of 8 people maximum in newly constructed short-term rental homes in areas with caps.

While not part of the ordinance, the Commissioners agreed an annual review of short-term rental data should be done to evaluate the effect of the caps and any changes in the makeup of the locations of short-term rentals.

Following another review of the proposed ordinance by the Planning Commission, Director Kerr said there will be a joint meeting in June between the Planning Commission and City Council

where the Commissioners can discuss the process and data that has brought them to these recommendations.

4. Old Business

A. Discuss alternatives uses of front beach commercial parking lot

Director Kerr reported that PRT said the deed restriction on the municipal parking lot could be transferred to another City property as long as the City could show the same level of recreational utility. Director Kerr suggested that the deed restriction could be placed on the property where the Recreation Center sits.

Commissioners discussed alternate uses and the impact of additional traffic and loss of parking revenues should the lot be used for something other than parking. Seasonal and mixed lot uses were considered.

Commissioners agreed that the best alternative would be upgraded landscaping and open-air sheds similar to Mt. Pleasant's Farmer's Market area. Using some of the tree fund monies to plant trees and create a park-like atmosphere at the back of the lot was also suggested. The idea will be relayed back to the Real Property Committee and engage landscape designers to make a plan for the area.

B. Discuss Transportation Element of Comprehensive Plan Update

Director Kerr said he will have a revised draft of the Transportation Element available for the Commissioners to review at their June 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. Stone made a motion to adjourn, and Mr. Corney seconded the motion. The meeting was adjourned at approximately 6:41pm.

Respectfully submitted,

Nicole DeNeane
City Clerk