



**Planning Commission Meeting
4:30pm, Wednesday, June 8, 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, Jeffrey Rubin, and Douglas Kerr, Director of Planning

2. Welcome new member Jeffrey Rubin

Mr. Denton welcomed Dr. Jeffrey Rubin to the Planning Commission. Dr. Rubin introduced himself to the Commissioners.

3. Nomination and election of Vice Chairman

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

4. Approval of minutes

Mr. Stone made a motion to approve the minutes of the May 11, 2022 regular meeting. Mr. Corney seconded the motion. The motion passed unanimously.

5. New Business

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

Director Kerr noted the changes to the proposed draft ordinance including a revised map to include three zones and an uncapped zone, a 10% cap implanted in the corresponding zones using the 2020 number of short-term rental licenses plus 10%, and the transferability of a business license upon the sale of a property.

Mr. Corney expressed concern that the uncapped zone contains over 1000 properties that do not have short-term rental licenses, and without a cap, that means hundreds of more short-term rentals could become available. Mr. Stone agreed noting that after years of short-term rental licenses, the market has determined where short-term rentals need to be on the island.

Mr. Corney said, "I'm just concerned that we are creating a dynamic that forces licenses into one area and I'm not sure that is what we want to be doing." He suggested that those trends of where short-term rentals are located might continue as they have been with an overall cap across the island.

Ms. Nagelski pointed out that one of the reasons for this investigation into short-term rentals was to maintain the quality of life and livability in the neighborhoods.

Commissioners discussed at length what could happen with caps in certain zones and a cap across the island. Mr. Brown said that they will likely need to revisit whatever ordinance is put in place should livability issues arise. Mr. Stone added that there has been a decrease in short-term rentals over the last 18 months, and he believes this trend will continue.

Commissioners all agreed the business license should transfer with the sale of the property.

Commissioners also discussed the need to cap occupancy to 8 people in new construction or new licenses in capped areas and 12 people uncapped areas.

Director Kerr summarized their discussion: “We are going to point out a one-year review and focus on the potential for capping residential areas that are currently uncapped... We are going to change this draft for their consideration that would say if you have an active license and...if you go for more than a year without it licensed” the occupancy is capped.

Director Kerr said he will give a review to City Council of the data collected and analyzed by the Planning Commission at the Special Joint Meeting tentatively scheduled for Tuesday, June 21 at 3:30pm.

MOTION: Mr. Denton made a motion to recommend to City Council the draft ordinance as discussed and amended. Mr. Brown seconded the motion. The motion passed unanimously.

6. **Old Business**

A. **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 July meeting. He updated the Planning Commission on the status of the SCDOT studies of the IOP Connector and the corridor from Hwy17 to Palm Boulevard. The recommendations from those studies will need to be incorporated into the Transportation Element.

7. **Miscellaneous Business**

Director Kerr referred to the new Code of Conduct passed by City Council, noting that the code applies to all members of City Boards and Commissions. He asked the Commissioners to review the document and be prepared to sign it at some point in the near future.

8. **Adjournment**

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

Respectfully submitted,

Nicole DeNeane
City Clerk