



**Planning Commission Meeting  
4:30pm, Wednesday, July 13, 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, Sue Nagelski, Sandy Stone, Jeffrey Rubin, and Douglas Kerr, Director of Planning

Absent: Marty Brown

**2. Approval of minutes**

Mr. Stone made a motion to approve the minutes of the June 8, 2022 regular meeting. Mr. Corney seconded the motion. The motion passed unanimously.

**5. New Business -- none**

**6. Old Business**

**A. Discuss Transportation Element of Comprehensive Plan Update**

Director Kerr reviewed the work done by the Planning Commission on this element to date, including the work of discerning options provided by Stantech to help alleviate some traffic concerns across the island.

He also referred to the redline draft included in the meeting packet and reviewed the proposed changes. In addition to the presentation from Stantech, the Transportation Element will also include the City's Beach Management Plan, the City's agreement to work with SCDOT on the study of the IOP Connector and Hwy17 Corridor, and updated traffic counts specific to the traffic on the Connector.

After some discussion of the formation of a traffic issues-related work group, the Planning Commission determined this to be an issue they will continue to study, discern, and provide options and feedback to City Council. Commissioners would like this work to be in collaboration with SCDOT.

The Planning Commission would also like to see funding added to FY24 for a comprehensive traffic study and to implement some of the ideas from Stantech identified by the Commission to be most feasible.

Director Kerr said the Beach Management Plan is in the review process now. Its updated version will be included in the Transportation Element.

In addition to the above, Commissioners felt it was important to stress the need for funding to solve the identified traffic issues. They would also like to hear more from the Fire and Police Departments regarding their views and concerns about island traffic. Director Kerr stated that Chief Cornett has indicated that the restriping of the Connector has not been the source of any safety-related concerns to date. He will ask members of both departments to attend the August Planning Commission meeting to give an assessment of the current state of traffic affairs.

The Transportation Element will be discussed again at the August meeting.

**B. Update on short-term rental recommendations and implementing a cap**

Director Kerr reported that City Council heard from Dr. Brumby McLeod from the College of Charleston at their July 13 workshop. He discussed trends related to short-term rentals across the country as well as his recommendations regarding the implementation of a cap.

Director Kerr said he is unsure how quickly City Council will take up this issue for further discernment and action. He noted that they are seeing a significant uptick in the number of short-term rental licenses being issued, many of them in Zone 2.

Discussion ensued about how short-term rental tracking is handled by City staff and whether or not it is necessary to zone the island. They discussed the idea of placing a cap across the entire island and allowing the market to determine where the rentals are. Discussion also ensued about the efficacy and unintended consequences of implementing caps in zones.

**7. Miscellaneous Business**

Director Kerr will add a briefing and discussion of the Code of Conduct to the legal briefing the Commissioners receive at the beginning of the year.

**8. Adjournment**

Mr. Corney made a motion to adjourn, and Mr. Cohen seconded the motion. The meeting was adjourned at approximately 6:06pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk