



**Planning Commission Meeting  
4:30pm, Wednesday, October 12, 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, Sue Nagelski, Sandy Stone, Marty Brown, Ron Denton, Jeffrey Rubin, David Cohen, Matt Sims, Zoning Administrator and Douglas Kerr, Director of Planning

**2. Approval of minutes**

Mr. Stone made a motion to approve the minutes of the August 10, 2022 regular meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

**5. New Business -- none**

**6. Old Business**

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

Director Kerr shared the “first pass” of the new Resiliency Element to the Comprehensive Plan. He said he pulled verbiage from other municipalities’ Resiliency elements. He noted that some sections of the current IOP Comprehensive Plan would and or could be pulled to put into this section, e.g. flooding and natural resources.

He reported that a Sea Level Rise Adaptation study is in the FY23 budget. However, he would like to see this review of the Comprehensive Plan finalized by the end of the year prior to the completion of the study. The adaptation study could be added into the full review of the Comprehensive Plan. Commissioners agreed the Comprehensive Plan needs to be finalized. Mr. Corney suggested adding more data and clarification about the purpose of the resiliency element to the opening narrative. Mr. Stone said information about the effects of flood waters on low-lying structures and roads needs to be added as well as a definition of resiliency, supporting renourishment, budgeting for large-scale drainage projects, partnering with the Army Corps of Engineers, studying the risk assessments of surrounding communities, and maintaining a healthy disaster recovery account. Mr. Corney suggested adding information about protection and maintenance of the dunes.

Director Kerr said that he and Zoning Administrator Kerr will incorporate the ideas discussed and begin work on goals and strategies for the section. They will work with Mr. Corney to pull data from the South Carolina Coastal Study, dated October 2021.

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

Director Kerr reported on City Council's three short-term rental listening sessions held in September. He said the overwhelming response was no caps and to work on enforcing existing ordinances. City Council expects a comprehensive report in the near future and will then take the matter back up for discussion.

**7. Miscellaneous Business**

Director Kerr explained the history and current situation of the Wild Dunes PRD and how it has become a recent topic of discussion. The proposed ordinances being considered by City Council reduce the number of allowable units within Wild Dunes to the current numbers and create conservation-recreation overlays to protect the golf courses and tennis courts. The Planning Commission will be tasked with reviewing the suggested zoning changes through the lens of the Comprehensive Plan and making a recommendation to City Council. He said it is City Council's intent to negotiate with the Wild Dunes ownership at some point.

Mr. Stone expressed concern about the legal exposure of the Planning Commission regarding a zoning change. Director Kerr said that any legal recourse would be on the City Council. The Planning Commission does not have to make a recommendation, but no recommendation will be seen as recommendation to approve. Director Kerr will ask the City Attorney to attend the next Planning Commission meeting and provide legal advice during Executive Session about the rezoning process.

A brief discussion was held about adding Citizen's Comments to the Planning Commission agenda.

**8. Adjournment**

Mr. Stone made a motion to adjourn, and Mr. Corney seconded the motion. The meeting was adjourned at approximately 5:57pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk