



**Planning Commission Meeting  
4:30pm, Wednesday, December 14, 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

Also present: Director Kerr, Zoning Administrator Simms

**2. Approval of minutes**

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

**3. Old Business**

**A. Update on short-term rentals**

Director Kerr stated that City Council has the Planning Commission recommendations as well as feedback from the short-term rental listening sessions. The general response from the public has been no caps and better enforcement of current ordinances. However, there are some who still want some sort of cap on the number of short-term rentals on the island. City Council did express concern about the sharp rise in the number of short-term rental licenses that have been issued recently. It had been assumed this spike was mostly due to residents purchasing a business license, but a review of the applications shows this spike is as a result of new, actual rentals.

He reported that staff prepared an ordinance for a moratorium, but it was voted down at last week's City Council meeting. He said Council has committed itself to working on the issue at the start of the new year. He anticipates the issue to return to the Planning Commission depending on what City Council decides.

Mr. Corney said getting and maintaining better data is the key to staying on top of the issue long term. Director Kerr said that Charleston County won't allow the City to tie into its data. He said that if City Council makes any changes to policy part of it will include staff determining how to manage short-term rental data so that it is useful.

4. **New Business** – Presentation by Dr. Tucker, Morgan Creek Harbor Association

Dr. Tucker gave a brief presentation on the health and activities of Morgan Creek, the marsh surrounding it, and the Marina and how all these aspects are interdependent. He said the marina should be dredged every 7-10 years and it was last done in 2013. The current cost could be upwards of \$2.5million. He hopes the City and Wild Dunes will financially support this endeavor. He would like the MCHA to be part of any discussion about dredging.

Director Kerr said the City has engaged ATM to do a survey of the marina to the intercoastal waterway. ATM will reach out to interested parties to discuss some coordination. He suggested Dr. Tucker contact Kirby Marshall at ATM for more information.

5. **Old Business**

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

Director Kerr presented a new draft of the Resiliency Element. Mr. Corney noted the Army Corps of Engineers' report did not rate the Isle of Palms as a high-risk area. However, the City will need to decide what is most important to focus on, be that flooding, property damage, etc. He suggested it might be helpful to acquire the contingency plans of the IOP Water & Sewer Commission and Dominion Energy if only to mention them in this section of the Comprehensive Plan. Mr. Cohen said that knowing the projected recovery times from such organizations would be good to know so that the City can focus on what can be done to reduce those times.

Director Kerr will make the suggested edits to the document and bring it back to the Commission in January.

6. **Adjournment**

Mr. Corney made a motion to adjourn, and Mr. Stone seconded the motion. The meeting was adjourned at approximately 5:32pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk