



**SPECIAL CITY COUNCIL MEETING**  
**5:00pm, Tuesday, February 28, 2023**  
**1207 Palm Boulevard, Isle of Palms, SC and**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to order**

Present: Council members Hahn, Bogosian, Ward, Streetman, Anderson, Popson, Miars, Pierce (via Zoom), and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, City Attorney McQuillin

**2. Purpose – Executive Session**

**MOTION: Council Member Ward made a motion to go into Executive Session in accordance with SC Code Section 30-4-70(a)(2) to receive a legal update and advice on the following cases:**

- a. City of IOP et al v. Online short-term rental businesses**
- b. Charleston Area Public Beach Access & Parking Group v. City of Isle of Palms**
- c. City of Isle of Palms v. Jonathan Jams Gandolfo/Case**

**Council Member Streetman seconded the motion. The motion passed unanimously.**

City Council entered into Executive Session at 5:01pm

City Council returned from Executive Session at 5:50pm. Mayor Pounds said no decisions were made.

**4. Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 5:59pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

Elizabeth Campsen's Comments:

Our unchecked rental pool is growing. Year to year, month to month and as we see tonight, week to week. It's the reason the issue was sent to planning in 2021, it's the reason a cap was recommended in 2022 and it's the reason council needs to act in 2023. In 2021, Councilmember Mr. Streetman stated that if IOP didn't move to identify trends and protect itself while our neighbors did, we would suffer adverse consequences. He was right. Since that time, surrounding communities are locking down and, as predicted, we are impacted. During the last meeting a slide was shown pointing to local communities with greater limitations than ours. Here is what that map actually looks like.

A lot of lip service is given to a resident first platform, with some claiming the platform *always* existed and they always supported it. I challenge you to explain then how it is we find ourselves with an all-time high number of rental licenses while our residentially occupied units dropped from 50% to 36? Resident first means the foundation of any discussion is, first and foremost, the preservation of our residential community and that trend line is not good from a residential perspective.

I hear how "new people" are trying to change things. How supporting reasonable zoning is creating a pseudo HOA. How capping rentals will "change the look and feel of the island forever". I'm particularly offended by the suggestion that speaking truth to facts and numbers is "injecting divisive rhetoric" while at the same time letters are being mailed to us literally using the words "death", "disability" "disease" and "disaster", yet providing no objective data at all. I wholeheartedly support those dreaded new people who are trying to protect not just this community, but the Lowcountry as a whole. Historic Charleston Foundation, Lowcountry Open Land Trust, and Save Folly's Future are all trying to PREVENT further change to our local landscape and preserve the status quo. Your inaction in the name of fighting change brings with it real consequences that actually **will** change the look and feel of the island forever, negatively. You are holding the door wide open as investment driven rental owners infiltrate and undermine the integrity of our neighborhoods.

I don't know one resident opposed to an unlimited number of rentals in our commercial districts, a full-time residents' right to rent short term for 72 days, or anyone's right to rent monthly, quarterly or annually – ALL we ask is that you recognize our residential districts are NOT commercial zones and should be protected from an UNLIMITED number of short term rentals. Period. We aren't eliminating the use, or changing the current landscape and our revenue won't be reduced by setting an upper limit. Our neighborhoods should be protected from the continued intrusion of 365 day a year commercial investment rentals, and you should take the necessary steps to safeguard them.

The top priority of our strategic plan is managing pressures from population growth in surrounding areas. What pressures do you imagine IOP will feel if we allow surrounding communities to push their rental population growth into our jurisdiction – because that industry

isn't going away – it is only growing in funding, organization and purpose. We need forward looking, strategic thinkers to stand up for the residents living in this community, not those making a living off of it. That's who we thought we elected. Don't sell us out.

Comments of Terri Haack:

**Isle of Palms City Council Meeting Workshop STR 1/23/2023  
Wild Dunes Resort Statement on Short Term Rentals**

My name is Terri Haack, and I represent Lowe and Dart Interests, the owners of Wild Dunes Resort. My thoughts reflect the sentiments of many individuals who actively utilize their Short-Term Rentals within the gates of Wild Dunes.

- Late last year, the overwhelming majority of attendees at the city-sponsored listening sessions spoke out against a cap or moratorium on Short-Term Rentals. We appreciate that the council did not move forward in passing a moratorium, and want to reiterate our support for short-term rentals, particularly within the gates of Wild Dunes.
- Several decades ago, Wild Dunes was envisioned as a community with permanent residences, second home residences and short-term rental properties. Short-term rentals have been a part of the fabric of the Isle of Palms' community for more than 50 years. Wild Dunes Vacation Rentals has been here for decades and is just one of several vacation rental companies on the island. Our guests return year over year based on the unique character of this incredible destination community and we are committed to continuing our role and making Isle of Palms a great place to visit and live.
- Wild Dunes Resort provides professionally managed onsite service for over 300 homeowners with an onsite support staff. If issues arise, we have staff available, ongoing maintenance and housekeeping programs to ensure homes maintain the quiet enjoyment of the community.
- We strongly support property rights, homeowners and professionally managed short-term rentals and because of this, we oppose a moratorium on short term rental licenses, particularly within the gates of the Wild Dunes Community.
- We were strongly against the five ordinances that were quickly passed last month, which changed underlying zoning and stripped away property rights. We were concerned that those changes could set a dangerous precedent for the removal of property rights for homeowners. These ordinances have not even been in effect for 90 days, and already new restrictions are being introduced. We fear a quickly enacted moratorium only further reduces property rights.
- Wild Dunes Resort is willing to assist and help provide effective and reasonable solutions that encourage a welcoming community to visitors and an enjoyable home for full-time residents.

Comments of Georgia Roane:

I am strongly in favor of a limit on new short term rental licenses.

I would like to talk about the workshops held in 2022 regarding short term rentals, since it seems that quite a bit of weight is being given to these meetings. As someone who attended one of these workshops, I felt that the format caused the information gathered to be completely flawed.

First of all, we were told that STR's have remained stable at approximately 30%, varying only slightly from year to year. The truth is that STR's have increased. The STR percentage is now 39%, with 34% being investor owned and 5% resident owned.

We were not told that we were going to be the last remaining community in the region without a limit on STR's. Sullivan's, Mt. Pleasant, Charleston, James Island, Kiawah, Myrtle Beach, all have restrictions on STR's, and Folly Beach is about to vote in restrictions.

We were not told that there has been a significant increase in requests for new STR licenses over the past 6 months.

We were told to come to an agreement or consensus at each table, rather than allowing each person to have their opinion recorded. Since there was not an agreement on STR's, noise was the issue that residents came to agreement on. Also many non-residents and non-voters attended these workshops.

The voters are now aware that STR's have increased significantly; that new license applications have increased significantly; that large investment groups are buying these properties, not individuals. And the voters are particularly aware that we are the only beach community in the entire region without a limit on STR's.

The Barrier Island Preservation Association was formed prior to the last election. The candidates endorsed by this organization won the election, and they campaigned with a promise to protect the quality of life for the residents – "To preserve the barrier island".

If we are the only beach community along the SC coast without a limit on STR's, we will be overrun by investment groups looking for rental properties. This is simply common sense. You don't need a workshop or a consultant to tell you this. It is already happening.

If you ran on a campaign to protect the quality of life here, then you should vote to protect what we have. It's not going to reflect well on this City Council and Mayor, if the IOP is the only community in the region without restrictions on STR's, because the voters are going to demand a referendum.

Thank you for serving on City Council and for all of your hard work on this issue.