



**Planning Commission Meeting  
4:30pm, Wednesday, February 8, 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: Sue Nagelski, Sandy Stone, Marty Brown, Ron Denton, David Cohen,  
Steve Corney, Jeffrey Rubin

Staff present: Director Kerr, Zoning Administrator Simms

**2. Approval of minutes**

Mr. Cohen made a motion to approve the minutes of the January 11, 2023 regular meeting. Mr. Stone seconded the motion. The motion passed unanimously.

**3. New Business**

**A. Discussion of Population Element of the Comprehensive Plan**

Director Kerr pointed out that since City Council has been focused on the number of dwelling units on the island due to the short-term rental conversation, the Comprehensive Plan will use County tax records for that number. He pointed out that number changes daily, so a point in time will have to be selected to finalize the Plan. Mr. Denton suggested using County tax records for those numbers back to 2010 to show trend and consistency. Director Kerr will add a paragraph indicating the City keeps records from Charleston County as they are more accurate.

Ms. Nagelski suggested taking out “per capita” from the chart discussion median income.

Discussion ensued about the wording surrounding the impact of the increase in the 65 and older population on the island from 2010 to 2020, pointing out that while the population has increased the trend has slowed.

Mr. Stone suggested adding in County population data to show the impact of the overall growth of the area and the pressure it puts on the Isle of Palms.

**B. Discussion of Cultural Resources Element of the Comprehensive Plan**

Director Kerr will ask the Recreation Department for their feedback on the events to be included in this section.

Discussion ensued about adding a goal of creating a repository of historical documents related to the Isle of Palms. Director Kerr suggested adding some photographs of such documents to this section of the Plan.

#### **4. Old Business – Short-Term Rental Update**

Director Kerr shared that City Council continues to discuss short-term rentals. Some sort of policy vote may happen at the February 28 City Council meeting. Council has asked staff to vet several options for discussion and consideration. Mr. Stone asked that the plan recommended by the Planning Commission be one of those options. Director Kerr said that their plan was not well received by the Council or at the short-term listening sessions, but added it is a good compromise. Mr. Stone said that no plan will be perfect and whatever the choice is it will have to be reevaluated over time.

Director Kerr said that if the plan City Council decides to move forward with involves any changes to zoning, it will come back to the Planning Commission for their recommendation.

#### **5. Adjournment**

Mr. Corney made a motion to adjourn, and Mr. Stone seconded the motion. The meeting was adjourned at approximately 5:22pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk