



**Planning Commission Meeting
4:30pm, Wednesday, March 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, Ron Denton, David Cohen, Steve Corney,
Jeffrey Rubin

Absent: Marty Brown

Staff present: Director Kerr, Zoning Administrator Simms

2. Approval of minutes

Mr. Stone made a motion to approve the minutes of the February 8, 2023 regular meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

3. New Business

A. Discussion of the Comprehensive Plan

Director Kerr said he has received comments from the Commissioners and the Recreation Director regarding the Cultural Resources element and has integrated those into the new draft. He reviewed the changes.

He pointed to the redline of the entire Comprehensive Plan in the meeting packet. He would like the next draft to be a clean draft without the redlines so that changes can be made from that version moving forward. He said that more work needs to be done on the Priority Investment element and appendices need to be updated. He would like the Commissioners to review the entire plan and send comments to him or Director Simms prior to the next meeting.

B. Discussion of Sea Level Rise Adaptation Plan – RFP Review

Director Kerr said he would like to have the Planning Commission review the RFP applications for the Sea Level Rise Adaptation Plan and interview the candidates to then make a recommendation to City Council. The RFP does not include a price for the project. Once a recommendation is made, the staff will negotiate the project price.

Mr. Corney asked if this is something that Davis & Floyd could do, and Director Kerr said he does not think they do plans such as this, but perhaps they will respond to the RFP.

Discussion ensued about the details of the RFP. Commissioner then briefly discussed beach monitoring and dredging for the next beach renourishment project.

4. Old Business – Short-Term Rental Update

Director Kerr shared that at the recent City Council meeting, Council reviewed several options regarding the regulation of short-term rentals. Several Council members seemed to prefer one option resulting in a cap, but the majority of Council voted for no caps. It is anticipated that a group of citizens will eventually petition the city for a referendum on the matter.

Mr. Corney commended City staff for their presentation and getting the data out to the public, but he is disappointed in the outcome.

Director Kerr said there will likely be a staff position added to better monitor short-term rental activity. He also hopes the new STR tracking software will track active and non-active licenses more closely as well as track active licenses across multiple rental platforms.

5. Adjournment

The next meeting of the Planning Commission will be Wednesday, April 12, 2023 at 4:30pm.

Mr. Corney made a motion to adjourn, and Mr. Cohen seconded the motion. The meeting was adjourned at approximately 5:37pm.

Respectfully submitted,

Nicole DeNeane
City Clerk