



**Planning Commission Meeting
4:30pm, Wednesday, April 26, 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, Jeffrey Rubin, Marty Brown

Staff present: Director Kerr, Zoning Administrator Simms

2. Approval of minutes

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

3. New Business

A. Discussion of task from City Council regarding short-term rentals

Director Kerr reviewed the list of considerations about short-term rentals that City Council would like for the Planning Commission to discuss and make recommendations back to Council. Those items include:

- Limit occupancy of newly constructed or substantially reconstructed homes
- Require minimum night stays – year-round or seasonally
- Amend parking requirements to incentive less vehicles and more carpooling
- Require STR listings to include STR license number
- Require new STR applicants to be considered for special exemption by BOZA

A lengthy discussion ensued around all the above considerations. The Commissioners agreed that amending parking requirements to incentives less vehicles and more carpooling and requiring new STR applicants to be considered for special exemptions by BOZA were not going to work and not worth further discussion or consideration. They believe the traffic concerns on the island are not as a result of the vehicles at larger short-term rentals.

They did agree to consider lowering occupancy limits on newly constructed homes (not including condominiums) to 8. They would also like to see occupancy limits restricted to 8 when an STR license lapses for more than a year.

They will also consider a three-night minimum for all rentals.

Director Kerr will check with the RentalScape software provider about including the STR license number in their search of rental advertisements and whether or not including the number in advertisements would help them in searching for non-compliant properties.

B. Review responses and discuss next steps for Sea Level Rise RFP

Director Kerr said two responses for the Sea Level Rise Adaptation Plan were received. The Planning Commission will review and score them at their May 10, 2023 meeting.

4. Old Business – Comprehensive Plan review updated draft

Director Kerr stated that all changes had been incorporated into the Comprehensive Plan draft and now only minor edits are seen in the draft. He and Zoning Administrator Simms are working on the grant funding lists needs in the Priority Investments element.

Mr. Stone said he will send his notes to Director Kerr about some of the redundancies he sees throughout the Plan. Director Kerr asked for all editorial suggestions be sent to him so he can incorporate them into the new draft, which will be discussed at the May 10 meeting.

5. Adjournment

The next meeting of the Planning Commission will be Wednesday, May 10, 2023 at 4:30pm.

Mr. Stone made a motion to adjourn, and Mr. Brown seconded the motion. The meeting was adjourned at approximately 6:08pm.

Respectfully submitted,

Nicole DeNeane
City Clerk