



**Planning Commission Meeting
4:30pm, Wednesday, May 10, 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

Ms. Nagelski made a motion to approve the minutes of the April 26, 2023 regular meeting. Mr. Cohen seconded the motion. The motion passed unanimously.

3. New Business

Sea Level Rise Adaptation Plan RFP Consideration

Ryne Phillips, Aaron Aiken, and Whitner Kane gave a presentation about their proposed Sea Level Adaptation Plan for the City of Isle of Palms. They discussed why it is important to consider sea level rise and why it's important to the City (could help with bond ratings to get better interest rates for infrastructure bonds). Their three-phase approach will include data gathering (involving the public), information analysis, and plan development. They will provide the City with short-term and long-term strategies to deal with the impacts of sea level rise, propose multipurpose solutions, and identify funding sources for project implementation. Their plan will take a wholistic approach to land planning and engineering, landscape strategies, and zoning and development strategies.

When asked if the City's scope for this plan is too narrow or too broad, Mr. Phillips said all information is useful. More can be done with more money. They will use local data and projections and rely heavily on GIS data to build models regarding sea level rise impacts on the Isle of Palms.

Lucas Hernandez of Weston & Sampson and Stephen Traynum of Coastal Science & Engineering came together to present a proposal for a sea level rise adaptation plan for the City. They detailed the expertise of their team and shared municipalities they have worked with on such endeavors including DeBordieu Beach, Fripp Island, Charleston County, Kiawah Island, and Seabrook Island. Mr. Traynum and Coastal Science & Engineering has worked on the City's Beach Management Plan since 2007. Their plan will include climate scenarios, vulnerability and

risk analysis, and adaptation strategies. Public engagement will be a critical part of the entire plan. They will use a web-based public information gathering tool as part of their public engagement plan. They will look at sea level rise and the effects of storms and rainfall to give the island an exposure score. They will be tying in emergency preparedness to help anticipate which roads could flood first in a storm.

They believe the City's scope for this project is enough to produce a usable plan. The final deliverable will be strongly influenced by the level of public engagement.

Following the presentations, the Commissioners scored each presentation. The scores were very close. Director Kerr said he could engage both companies in conversations about pricing for the plan.

MOTION: Mr. Brown made a motion to engage the lowest bidder. Mr. Stone seconded the motion.

Discussion ensued as to whether or not picking the lowest bidder was the best option since that is not a requirement of this sort of RFP. Mr. Brown withdrew his motion and Mr. Stone withdrew his second.

MOTION: Mr. Brown made a motion that "if price negotiations are tighter than a \$5,000 differential disparity, then we re-evaluate. Otherwise, if they are outside of that band, we award it to the lowest responsive bidder." Mr. Stone seconded the motion. The motion passed unanimously.

After some discussion about whether or not to go with the low bid, another motion was made.

MOTION: Mr. Stone made a motion that if the price disparity between the bids is less than \$5,000, the Planning Commission recommends the approval of Weston & Sampson for the Sea Level Rise Adaptation Plan. Mr. Denton seconded the motion. The motion passed unanimously.

4. Old Business

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

Director Kerr said that RentalScape confirmed it would be helpful to add short-term rental license numbers to any advertising as another means to track rental activity and compliance.

A lengthy discussion ensued about the pros and cons of requiring a three-night minimum stay in short-term rentals. Mr. Stone suggested the three-night minimum stay as a requirement for houses but not condos such as the Sea Cabins. Mr. Brown does not believe such a change will achieve the intended results and that large parties will still happen. Mr. Cohen asked if such a change could hurt part-time renters. Ms. Nagelski suggested three-night minimum stays be a seasonal requirement. The Commissioners agreed the option needs to be considered further by City Council.

Another lengthy discussion ensued about occupancy limits. Director Kerr said that changes to occupancy limits based on new construction, major reconstruction, or letting a short-term rental license lapse will not create a large impact over the short-term rental population. Mr. Cohen noted that over several years only 15-20 homes had let their license lapse before returning to the rental market. Concerns about enforceability were discussed.

Commissioners agreed on limiting occupancy to 8 and not counting children under 12 in new homes, in homes that have experienced major reconstruction, and in homes in which there had been a license lapse. Mr. Brown suggested allowing homeowners to rent a single room from their home with the proper STR license and fire code adherence. However, they will discuss the matter further at the next meeting.

B. Comprehensive Plan review updated draft

Director Kerr stated that all changes had been incorporated into the Comprehensive Plan draft and now new comments are highlighted. He asked Commissioners to send any new comments to him and he will bring a new draft to the June meeting.

5. Adjournment

The next meeting of the Planning Commission will be Wednesday, June 14, 2023 at 4:30pm.

Mr. Stone made a motion to adjourn, and Mr. Brown seconded the motion. The meeting was adjourned at approximately 6:57pm.

Respectfully submitted,

Nicole DeNeane
City Clerk