



**Planning Commission Meeting
4:30pm, Wednesday, June 14, 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, Ron Denton, David Cohen, Jeffrey Rubin, Marty Brown

Absent: Sandy Stone, Tim Ahmuty

Staff present: Director Kerr, Zoning Administrator Simms

2. Approval of minutes

Mr. Brown asked for his suggestion that homeowners with short-term rental licenses be allowed to rent single rooms be added to the discussion about short-term rentals in the minutes.

Mr. Cohen made a motion to approve the minutes as amended of the May 10, 2023 regular meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

3. New Business -- none

4. Old Business

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

Director Kerr reviewed the four items the Commissioners reached consensus on at the May meeting: reducing the occupancy of new, substantially reconstructed, and rentals with lapsed licenses to 8; requiring a 2-3 minimum night stay; requiring all short-term rental advertisements to include their license number; and allowing homeowners to rent out a single room in a single-family residence.

Commissioners discussed the minimum night stay recommendation, some wondering if that requirement would be effective in limiting the large parties that take place. Director Kerr said previous restrictions on short-term rentals enacted by City Council do have an effect despite any challenges there may be to their enforcement.

Director Kerr suggested requiring minimum two-night stays in all short-term rentals with more than two bedrooms. He also expressed concern that allowing a homeowner to rent out a single bedroom in a single-family home conflicts with the definition of single-family home. Should

City Council support these recommendations, they will return to the Planning Commission for further review.

MOTION: Mr. Brown made a motion to recommend to City Council the four recommendations as discussed in the meeting. Mr. Cohen seconded the motion.

Dr. Rubin expressed concern that the number of founded complaints needed to suspend a short-term rental license is too high. Director Kerr explained the history of that provision and how it would be enforced, should a license ever be threatened by the number of complaints. He said more data and examples of complaints would be needed before a recommendation could be made to City Council. Director Kerr will invite the Livability Officer to the next Planning Commission meeting to further discuss this concern.

VOTE: A vote was taken with all in favor.

B. Comprehensive Plan review updated draft

Director Kerr said more edits to the latest revision of the Comprehensive Plan have been offered since the meeting packet was distributed. A new version will be available in July for review.

C. Update on Sea Level Rise Adaptation Plan

Director Kerr said the recommendation for Council to approve the proposal offered by Seamon & Whiteside for the Sea Level Rise Adaptation Plan was presented to City Council last night. It will be voted on at the June 27 meeting. Should it pass, he anticipates they will begin work in the next month or so.

5. Adjournment

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

Mr. Brown made a motion to adjourn, and Mr. Cohen seconded the motion. The meeting was adjourned at 5:39pm.

Respectfully submitted,

Nicole DeNeane
City Clerk