



SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

5:00pm, Tuesday, September 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: Council members Hahn, Ward, Bogosian, Streetman, Anderson, Popson (via phone), Miars, Pierce, and Mayor Pounds

Commissioners Denton, Brown, Nagelski, Rubin, Stone, Ahmuty

Absent: Commissioner David Cohen

Staff Present: Administrator Fragoso, Director Kerr, various department heads

2. Citizen's Comments – none

3. Purpose – discussion of recommendations from the Planning Commission regarding City's short-term rental program and related policies

Director Kerr reviewed the recent recommendations from the Planning Commission regarding short-term rentals including: limiting occupancy of newly constructed, substantially reconstructed homes or homes that have allowed their STR license to lapse for a year or more to 8 people, excluding children under the age of 2; requiring a minimum two-night stay, excluding hotels; requiring STR listings to include the license number; and allowing homeowners to rent one room of their home, while the owner is present.

Commissioners discussed their rationale for each recommendation. Mr. Stone said the reduced occupancy recommendation was originally considered when the Planning Commission suggested creating rental zones with caps around the island and was an attempt to stop the migration of short-term rentals into neighborhoods. He does believe that grandfathered properties need a trigger to reduce occupancy. Council agreed that the "net" to reduce occupancy on large properties does need to be broadened, but they would like occupancy limit to be 12.

Council members asked if requiring a two-night minimum stay is overregulating. Ms. Nagelski said that one-night stays increase traffic, both in guests and vendors such as housekeeping. Mr. Denton stated that noise levels are higher in shorter-term rentals like 2 days as opposed to 7-day stays. Mr. Stone offered that Chief Cornett shared that large house parties are not a big problem on the island.

Administrator Fragoso said staff is preparing the change that will require license numbers in all short-term rental advertising.

Discussion ensued as to the proposed idea to allow 4% homeowners to rent one room in their homes while they are present. Director Kerr said the City of Charleston permits this as a means to control AirBNBs. He said Mr. Brown believes this to be a resident-friendly amendment, but he added that the current City code and ordinances were written to control density. He said this suggestion goes against the “historic fabric” of the zoning code. Council members Ward and Miars said they did not see a downside to it, noting that it’s likely not many homeowners will want to do it. Mayor Pounds said the idea goes against the desire to cap short-term rentals, but it will remain part of the recommendations to consider.

4. Adjournment

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 5:54pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

for 5pm minutes

Last Updated 09-14-23 SB			WILD DUNES COMMUNITY ASSOCIATION										
			RESIDENTIAL STATUS REPORT										
ADDRESS		T B/L	TAP	SF	TH	C	Demo	OD	L			# of STRs	% of neighborhood
43RD AVENUE		5	5	5				5	0				
44TH AVENUE		4	4	4				4	0				
45TH AVENUE		2	2	2				2	0				
57TH AVENUE		17	17	14				14	3	#2, 6, 7			
TOTAL AVENUES		28	28	25				25	3				
ABALONE ALLEY	ABA	13	13	13				13	0			5	38%
BACK BAY DRIVE	BBD	44	44	40				40	4	#5805,17,33/6811		6	14%
BACK COURT	RCV	44	44		44			44	0			19	43%
BARNACLE ROW	BAR	7	7	6				6	1	#4		2	29%
BAY COURT	BAY	7	7	7				7	0			0	0%
BEACH CLUB VILLAS	BCV	72	72		72			72	0			32	44%
BEACHWOOD EAST	BWE	31	32	30				30	1	#28		4	13%
BEACHWOOD WEST	BWW	36	38	36				36	0			5	14%
COMMONS COURT	CMC	24	24	19	4			23	1	#15		3	13%
CONCH COURT	CNC	7	7	7				7	0			2	29%
DOLPHIN ROW	DLR	9	9	8				8	1	#8		2	22%
DUNE RIDGE LANE	DRL	33	33	31				31	2	#21,27		2	6%
DUNECREST LANE	DCL	15	15	15				15	0			5	33%
EDGEWATER ALLEY	EWA	30	30	29				29	1	#17		8	27%
FAIRWAY DUNES LANE	FDL	74	74	14	60			74	0			23	31%
FAIRWAY OAKS LANE	FWL	42	42	41				41	1	#30		6	14%
FAIRWAY VILLAGE LANE	FVL	23	23	22				22	1	#7		0	0%
FISHERS ALLEY	FIA	11	11	11			#2	11	0			2	9%
GP BOARDWALK HOMES		42	42	42				42	0			38	90%
GRAND PAVILION BLVD.	GRP	68	75	55	10			66	2	#8, 33		44	65%
GREAT HERON COURT	GHC	5	5	5				5	0			4	80%
HIDDEN GREEN LANE	HGL	31	32	31				31	0			2	6%
ISLAND COTTAGE LANE	ICC	4	4	4				4	0			2	50%
LAGOON VILLAS	LGV	44	44			44		44	0			35	80%
LAKE VILLAGE LANE	LVL	24	24	24				24	0			12	50%
LINKS CLUBHOUSE VILLAS	LCV	16	16			16		16	0			5	31%
LINKSIDE COURT	LSV	46	46		46			46	0			5	11%
MARINERS WALK	MWV	72	72			72		72	0			46	64%
MARSH ISLAND LANE	MIL	35	35	35				35	0			5	14%
MARSH POINT LANE	MPL	10	10	10				10	0			0	0%
MORGAN CREEK DRIVE	MKD	5	5	4				4	1	#32		0	0%
MORGAN PLACE DRIVE	MPD	68	68	66				66	2	#43,61		4	6%
MORGANS COVE DRIVE	MCD	58	58	57				57	1	#17		4	7%
OCEAN CLUB	OCC	102	102			102		102	0			30	29%
OCEAN POINT	OCP	71	71	71				71	0			25	35%
OYSTER ROW	OYR	27	27	26				26	1	#26		3	11%
PELICAN REACH	PEB	56	56	55				55	1	#16		22	40%
PORT O CALL	PCV	84	84			84		84	0			74	88%
TIDEWATER	TWV	24	24			24		24	0			18	75%
SANDCRAB COURT	SCC	25	25	25				25	0			8	32%
SANDWEDGE LANE	SWL	16	16	15				15	1	#13		0	0%
SANDPIPER COURT	SPC	24	24	24				24	0			4	17%
SEAGRASS LANE	SGL	59	61	56				57	2	#3,5		5	8%
SEAGROVE VILLAS	SGV	44	44			44		44	0			33	75%
SEASCAPE	SSV	50	50			50		50	0			28	56%
SEASIDE COTTAGE LANE	SCL	20	20	20				20	0			9	45%
SHAD ROW	SHR	10	10	9				9	1	#6		1	10%
SHIPWATCH	SWV	104	104			104		104	0			59	56%
SUMMER DUNES LANE	SDL	9	9	9				9	0			4	44%
SUMMERHOUSE	SHV	55	55			55		55	0			37	67%
THE MOORINGS	MRS	12	12			12		12	0			4	42%
TWIN OAKS LANE	TWL	65	65	65				65	0			20	31%
VILLAGE AT WILD DUNES	VIL	115	115			115		115				104	90%
YACHT HARBOR COURT	YHC	36	36	35				35	1	#10		9	25%
YACHT HARBOR VILLAS	YHV	20	20			20		20	0			5	25%
												572/1019	56% of MF
TOTAL IN PDD		2106	2119	1097	236	742	0	2077	29		2106		
WATERWAY ISLAND DRIVE	WWI	57	57	57	0	0		57	0		57	4	7%
TOTAL PDD & WWI DRIVE		2163	2176	1154	236	742	0	2134	29		2163		
TOTAL IN COMMUNITY ASSO.		2135	2148	1129	236	742	0	2109	26		2135	837	40%
T B/L - TOTAL BUILDINGS/LOTS					UC - UNDER CONSTRUCTION								
TAP - TOTAL APPROVED / PLATTED		TH - TOWNHOUSES			C - CONDOS								
SF - SINGLE FAMILY		OD - OCCUPIABLE DWELL			L - LOTS								

Green - multi-family