



**Planning Commission Meeting
4:30pm, Wednesday, July 12, 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,
Sandy Stone, Tim Ahmuty

Staff present: Director Kerr, Zoning Administrator Simms

2. Approval of minutes

Mr. Stone made a motion to approve the minutes as amended of the June 14, 2023 regular meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

Mr. Denton welcomed Mr. Ahmuty to the Planning Commission.

3. New Business

Discussion of short-term rental livability issues with Police Department representatives

Chief Cornett and Code Enforcement Officer Jace Kowsky spoke with the Commissioners about statistics surrounding livability issues and short-term rentals on the island. Officer Kowsky said he has met with the larger rental agencies about livability concerns, and he believes enforcement efforts on the part of the agencies are going very well. Chief Cornett explained how livability concerns and incidents are tracked and documented.

Chief Cornett agreed that the rental agencies have been very responsive in dealing with any complaints. He said the department does not receive as many phone calls as people believe. He cautioned against making any changes to the number of founded complaints that could lead to license revocation as the rental agencies are doing a good job in handling complaints related to short-term rentals. He encouraged residents to keep calling the Police Department if they have livability concerns.

Officer Kowsky said they receive very few complaint calls about renters in condominiums. He shared there was one weekend in June with no calls and another weekend with just one call.

Mr. Stone asked if lowering the allowable occupancy would help the police. Chief Cornett said the only way to enforce occupancy is if they have to enter the home for another reason. He said it

is hard to know if changing the occupancy would have any noticeable effect on complaints. He pointed out that many phone calls that result in the police visiting a home do not end in a ticket being written because compliance is achieved.

Dr. Rubin said he did not believe the information shared by Chief Cornett and Officer Kowsky warrants any reduction in the amount of founded complaints needed before a business license could be revoked.

4. Old Business

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

Director Kerr said he would forward the Planning Commission's recommendations to City Council now that they have discussed the livability statistics with the Police Department. He stated that the Police Department is focused on properly documenting all complaints, recognizing how the founded complaints could lead to business license revocation. He said that if City Council accepts these recommendations, once they are put into ordinance form and pass First Reading, they will come back to the Planning Commission for further review and comment.

Director Kerr shared that City Council received a resident petition with approximately 1,200 signatures requesting an ordinance be passed capping investment short-term rentals at 1,600. He said the City Council voted to send the petition to the County for signature verification but did not pass the ordinance as presented at First Reading. The ordinance will now become a referendum question on the November ballot.

B. Comprehensive Plan review updated draft

Director Kerr said they are working on the appendices for the Comprehensive Plan. He also said they will generalize the projects and grant sources in the Priority Investment element as the list of projects and pursued grants changes rapidly within the City. He is working with the PR Coordinator to find someone to "polish" the final document.

One more draft will be sent out for review prior to the next meeting.

C. Update on Sea Level Rise Adaptation Plan

Director Kerr reported that the City has executed a contract with Seamon & Whiteside for this project. He believes they will begin work on the plan soon.

5. Adjournment

The next meeting of the Planning Commission will be Wednesday, August 9, 2023 at 4:30pm.

Mr. Stone made a motion to adjourn, and Dr. Rubin seconded the motion. The meeting was adjourned at 5:55pm.

Respectfully submitted,

Nicole DeNeane
City Clerk