

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
January 21, 2009

The Isle of Palms Planning Commission met in the Building Department Conference Room, 1301 Palm Boulevard on January 21, 2009, at 4:30PM. Members attending included Barbara Bergwerf, Pat Campbell, Ron Denton, Lisa Safford, David Stevens, Sandy Stone and Dick Watson; also the Director of Planning, Douglas Kerr was present. The press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

Chairman Ron Denton called the meeting to order.

NOMINATION AND ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Mr. Denton asked for nominations of Chairman. Ms. Bergwerf nominated Ron Denton and Mr. Campbell seconded the motion. The vote was unanimous in favor of the motion.

Mr. Denton asked for nominations of Vice Chairman. Mr. Denton nominated Pat Campbell and Mr. Watson seconded the motion. The vote was unanimous in favor of the motion.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the November 19<sup>th</sup>, 2008 special meeting. Ms. Bergwerf noted that on the fifth page, it stated that Ms. Malloy indicated that the Neighborhood Association did not object to the construction of 7,000 square foot homes, but in actuality she indicated that this was a personal point of view and not the Neighborhood Association's position. Mr. Stone made a motion to approve the minutes as amended and the motion was seconded. The Commission discussed adding the letter inviting the Commission members to meet with the Neighborhood Association to the minutes and decided to not make the attachment. The vote was unanimous in favor of the motion to approve the amended minutes.

The next item was the approval of the minutes of the regular meeting on December 10, 2008. The Commission agreed to amend the minutes to show they were submitted by Pat Campbell and not Ron Denton, because Mr. Denton was absent. Mr. Stone made a motion to approve the minutes as amended and Mr. Campbell seconded the motion. The vote was unanimous in favor of the motion.

## DISCUSSION OF COMPREHENSIVE PLAN

Mr. Denton recapped the process the Planning Commission had gone through to review the Comprehensive Plan for the benefit of the new member of the Commission, Ms. Lisa Safford.

The Commission agreed to amend the draft by deleting the last sentence in the Population Element that states "these trends are expected to continue" and by amending page 47 to indicate that there are two marinas at Breach Inlet, not one. Mr. Stone made a motion to recommend that City Council adopt the reviewed document as amended by the Planning Commission. Mr. Campbell seconded the motion and the vote was unanimous in favor of the motion.

## DISCUSSION OF RENTALS AND HOUSE SIZES

Mr. Denton explained that a letter had been sent to members of City Council asking for their views on the issues of short term rentals and the size of houses. The Commission generally discussed the need to set up a meeting with representatives of the business community and Mr. Kerr explained that he would work on scheduling this.

Mr. Kerr explained that at the last meeting the Commission had asked for a break down of houses over 5,000 square feet that are short term rentals and he has distributed a spreadsheet showing this information.

The Commission generally discussed the need to study the effect visitors have on the economics of the City as described on page 20 of the Comprehensive Plan. The Commission agreed to hold further discussing until they receive more feedback.

## MISCELLANEOUS BUSINESS

Mr. Denton explained that the Town of Mount Pleasant has a separate meeting with the planning staff and Town Council each month to discuss pending issues and asked if it would be worthwhile for the City to do this. The Commission generally discussed the idea and agreed that when an issue was pressing enough to meet with City Council the Planning Commission would do this in a workshop forum on a case-by-case basis.

Mr. Campbell explained that he was bothered by the short term of the Planning Commission members. He stated that he felt that this Commission took a long time to get up to speed on the issues and that with only a two year term a

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member could be off the Commission after only having had enough time to get up to speed on the issues. He added that he believed that this was the shortest term of any board or committee of the City. Mr. Kerr indicated that he would research what it would entail to have this changed.

#### ADJOURNMENT

There being no more business, the meeting was adjourned at 6:00 p.m..  
Respectfully submitted, Ron Denton, Chairman.