

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
June 10, 2009

The Isle of Palms Planning Commission met in the Building Department conference room, 1301 Palm Boulevard on June 10, 2009, at 4:30PM. Members attending included Pat Campbell, Ron Denton, Lisa Safford, David Stevens and Dick Watson; also the Director of Planning, Douglas Kerr was present. Sandy Stone was absent. 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.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the May 13th, 2009 meeting. Mr. Stevens made a motion to approve the minutes as written and Mr. Campbell seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF RENTALS AND HOUSE SIZES

Mr. Denton gave an overview of what steps the Planning Commission had taken to this point and asked if any members of the Commission had suggestions. Mr. Stevens stated that he felt that there was not enough information available to suggest changing any regulations and he made a motion to table all discussions on the issue until a future date. Mr. Campbell seconded the motion.

Mr. Denton stated that as a result of looking at the number of founded complaints and comparing that to the number of rental nights (total number of short term rentals times seventy days times 70 percent occupancy) he believes that there is conservatively only about a .02% chance of a rental having a problem on any given night, which is very low.

Mr. Stevens explained that he felt it would be detrimental to begin changing the requirements after hearing that the Police Department is getting stricter each year with enforcement.

Mr. Watson explained that he felt there were some requirements in the Commission's original suggested program dealing with owner and manager responsibility which did not make it into the code, which he felt the Commission should ask Council to reconsider.

Mr. Kerr explained that he thought it would be better for the Commission to make a recommendation to City Council rather than tabling the issue. He stated that

Council made a specific request and felt that it was more appropriate to give them an answer rather than leaving the issue open.

Ms. Safford explained that her original concern was safety inside the large rentals and as a result of their discussions and analysis, she was confident that there were not any significant problems.

Mr. Denton recapped that City Council originally requested that the Commission look specifically at: the short term rental regulations, the lot coverage and house size ratios and the maximum house size limit of 7000 square feet. Then other subsequent requests included that the issue of safety be considered.

Mr. Denton called for a vote on the motion to table the issue. The motion failed with a vote of one to four against the motion, with Mr. Stevens voting for the motion.

Pat Campbell made a motion to direct Mr. Kerr to draft a letter of response stating that at this time there is not enough evidence to suggest a change is needed to the regulations governing short term rentals, house sizes, lot coverage or the maximum size of houses. Ms. Safford seconded the motion.

Mr. Watson explained that he had an issue with the regulations not including the originally suggested regulations that put more emphasis on the responsibility of the owners and the managers of the rentals.

Mr. Denton called for a vote on the motion to draft a response to City Council indicating that there is not enough evidence to suggest that a change to the regulations is needed. The vote was unanimous in favor of the motion.

MISCELLANEOUS BUSINESS

The Commission generally agreed that at the next meeting they would resume discussions on developing a parking management plan for the island.

Mr. Denton added that he would like to offer his condolences to the Dangerfield's for their loss of Ms. Dangerfield.

ADJOURNMENT

There being no more business, the meeting was adjourned at 5:15PM.

Respectfully submitted, Ron Denton, Chairman.