City Council
Tuesday, October 27, 2026 – 5:00pm
City Hall
Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

Public Comment:
All citizens who wish to speak during the meeting must email their first and last name, address, and topic to Nicole DeNeane at nicoled@isleofpalms.gov no later than **3:00 p.m. the business day before the meeting.** Public comments may also be provided at www.isleofpalms.gov/public-comment-form

Agenda

1. **Call to Order** and acknowledgement that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.
   a. Invocation b. Pledge of Allegiance c. Roll Call
2. **Presentations –** Blue Ridge Creative Marketing regarding rebranding alignment (p. 3)
3. **Public Hearing-** Ordinance 2026-10- an ordinance to amend front setback and parking requirements in GC-3 district (p. 90)
4. **Citizens' comments**
5. **Approval of previous meetings' minutes-** City Council, September 22, 2026 (p. 43)
6. **Procurement**
   a. Consideration of proposal from Sharp Business Systems for RFP 2026-08, City Hall AV Reconfiguration, $54,136, excludes $6,100 annually to AI Media for synchronizing live audio and video (FY27 Budget, $60,000) (p. 53)
   b. Consideration of Whitestone Construction bid for Marina Parking Lot Improvements, $472,193, excludes $5,313 to Dominion and future electrical work (FY27 Budget, $500,000- Marina Fund) (p. 56)
7. **Old Business-** Update on Community Enrichment Plan (p. 64)
8. **New Business-** Discussion about naming the new Waterway Boulevard multiuse path
9. **Boards and Commissions Report**
   a. Council Committee reports (p. 65)
   b. Board of Zoning Appeals- no meeting in September
   c. Planning Commission (p. 84)
   d. Accommodations Tax Advisory Committee- no meeting in September
   e. Environmental Advisory Committee (p. 86)
   f. Beach Preservation Committee (p. 88)

10. Ordinances, Resolutions, and Petitions

a. Second Reading- Ordinance 2026-10- an ordinance to amend front setback and parking requirements in GC-3 district (p. 90)
b. Second Reading- Ordinance 2026-11- an ordinance to amend the garbage collection regulations (p. 102)
c. First Reading- Ordinance 2026-12- an ordinance to update the City's adopted building codes (p. 115)
d. Resolution 2026-05- raising the insurance deductible (p. 123)
e. Proclamation 2026-03- a proclamation declaring November 7, 2026, as LOWVELO Day on the Isle of Palms (p. 125)
f. Proclamation 2026-04- a proclamation declaring November 19, 2026, as World Pancreatic Cancer Day on the Isle of Palms (p. 126)

11. Miscellaneous

a. Town Hall- November 5th, 5:00pm
b. Waterway Boulevard Multiuse Path Ribbon Cutting- November 19th, 10:00am

12. Capital Projects Update (p. 127)

13. Lobbyist Update

14. Executive Session- If necessary, to receive legal advice pursuant to SC Code Section 30-4-70(a)(2) regarding a potential legal claim. Upon returning to open session, the Council may vote on any matter related to Executive Session.

15. Adjournment

What we learned & where it leads.

EXECUTIVE SUMMARY OVERVIEW · RESEARCH & DIRECTIVES

Isle of Palms doesn't have a problem with what it stands for – The challenge is how many different ways it's being said and shown. Residents, visitors, businesses and City staff describe the same island: ***welcoming, relaxed, peaceful, natural, a home beach***. This research gives the City one clear direction for telling that story consistently.

HOW WE BUILT THE FOUNDATION

700+
COMMUNITY SURVEY RESPONSES
From residents, visitors & businesses

9
IN-DEPTH INTERVIEWS
With community survey respondents & city staff

80+
SOURCES OF DATA REVIEWED
Across state, region, and city-level data

5
DATA-CENTRIC REPORTS
Across stakeholder input, brand, market & tourism

6 THINGS THE RESEARCH MAKES CLEAR:

#1 **One island, told five ways** – The City, Chamber, Explore Charleston, Wild Dunes & County Parks agree on the basics, but with no shared standards, each says it differently. ***The island needs one story.***

#2 **Family is the throughline** – "Family" & "home" were the words survey respondents used most. ***Family connects the people who live here with the people who return year after year.***

#3 **1 revenue base, 2 audiences** – About ⅓ of City revenue is visitor-linked and 38% of island dwellings hold short-term rental licenses. ***The brand can't pick one over the other. It has to work for both.***

#4 **Value is growing faster than volume** – The Charleston region is earning more per visitor with-out needing more visitors. ***Summers are full – its room to grow is in fall and winter.***

#5 **Found for the beach, not the stay** – People search for staying on the island about as often as for the beach, but Google mostly shows them the City's beach conditions page. ***City channels aren't yet part of the decision to stay.***

#6 **Consistency takes governance, not just design** – Staff make branded materials often, but it's rarely anyone's core job and there's no single place to find the right files. ***A new look without an owner and a shared library will fragment again.***

The Opportunity

A COMPLETE ISLAND VACATION THAT STILL FEELS LIKE COMING HOME.

Nearby & drive-market destinations have 1-2 lanes here: the beach-house stay, lived-in community, resort-level recreation, or Charleston proximity. IOP is the only one with all four. And it didn't even have to *try*.

Strategic Directive:

POSITION ISLE OF PALMS AS THE FAMILY BEACH ISLAND THAT STILL FEELS LIKE HOME.

This isn't a new identity. It's the one IOP already has, brought front and center and made consistent. It also advances the City's Strategic Plan: managing growth pressure, building trust through consistent communication, sustaining revenue, protecting quality of life and leading on the environment.

WHAT THIS DIRECTION IS

- **Resident *first*** – The brand has to ring true to the people who live here *before* it speaks to anyone else.
- ***Value* over volume** – Longer stays, repeat visits and the quiet season. Not *more* people at peak.
- **One *core* story** – Told *consistently* by everyone who represents the island.

WHAT IT'S NOT

- A party beach.
- A generic resort or luxury enclave.
- A push to bring in *more* visitors.
- A change to what IOP is.

WHO THE BRAND SPEAKS TO

First

ROOTED ISLANDERS

Full-time, part-time and second-home residents. They set the bar the brand must ring true to.

Deepen

RETURNING FAMILIES

Families who make IOP their annual beach week, for decades. Goal is longer stays & repeat visits.

Invite

QUIET-SEASON GATHERERS

Couples, empty-nesters, milestone trips not tied to school calendars, invited when the island has room.

How does it come to life?

MESSAGING

One core story, adjusted in tone for each audience rather than a new story on every channel. A voice that sounds like a neighbor – ***understated, plain, quietly confident.*** The feeling of the place first, practical details second.

VISUAL

One recognizable core built from what IOP *already has* – like heritage and sense of place – that departments can flex while keeping their sub-brands. Plus a shared library of flexible, easy templates and clear ownership so staff doesn't need a designer every time.

HOW WE'LL KNOW IT'S WORKING

Resident sentiment
Pride in the island and its identity

Engagement
Newsletter, website and social reach

Off-season stays
Longer, higher-value stays outside summer

Trip planning
IOP's own channels found when families plan

Staff adoption
The system actually used across departments & sustained over time

WHAT HAPPENS NOW?

NOW – City sign-off
Findings & directives approved by October 16

NEXT – Alignment workshop
With City team, by October 21

THEN – Milestone 2 Kickoff
Strategy & Messaging, ETD early November

AFTER – Milestone 3 Kickoff
Creative concept selection, by November 20

GO DEEPER – Read the Full Report
Read the Executive Summary of Findings & its supporting reports by October 27

#1 FULL REPORT



Executive Summary of Findings – Consolidated findings of all supplemental reports.

SUPPLEMENTAL REPORTS



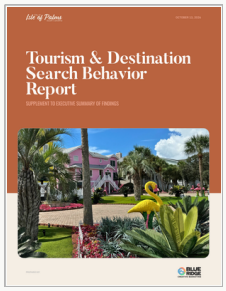
Interviews & Civic Survey Findings



Interdepartmental Survey Findings



Internal Brand & Asset Audit



IOP & Market Search Behavior



Tourism & Market Research

City of Isle of Palms South Carolina

Executive Summary

RESEARCH & DISCOVERY FINDINGS



OCTOBER 2026

PREPARED BY BLUE RIDGE CREATIVE MARKETING

Contents

A

THE RESEARCH

Summary Objective 4
Research Methodology 5
Isle of Palms Today 6
Stakeholder Findings 7
Brand Audit Findings 11
Market Overview 19

B

THE DIRECTIVES

Brand Strategy 29
Messaging 30
Visual Identity 31

C

THE ALIGNMENT

Success Measures 33
Next Steps & Sign-off 34

D

THE APPENDIX



PART A

The Research



SUMMARY OBJECTIVE

Translating a varied backstory into one cohesive system:

Timing

INCONSISTENCY IS THE IDENTITY

Inconsistent brand use has created a fragmented identity, making it harder for residents, visitors and partners to recognize a clear, unified IOP – or to tell what's official.

Opportunity

HOME BEFORE THE DESTINATION

Position Isle of Palms as a beach destination for families across generations – one that still feels like home in every season – distinct from the region's party- and resort-led beaches, without loosening its hold on resident livability.

Review

WHAT THIS DOCUMENT REALLY IS

A summary of the research initiative focused on understanding IOP – from the inside, out. This research informs the core and delivers outward.

The Ask

WHERE THE RESEARCH ULTIMATELY LEADS

Approval on these findings and directives so brand development can move into building one messaging system, a visual identity that matches it, and the governance to keep both consistent.



RESEARCH METHODOLOGY

How we built the research foundation:

Discovery

START WITH THE ISLAND ITSELF

We began with City plans, surveys, stakeholder interviews, onsite exploration and tourism partner conversations to understand Isle of Palms from the inside out.

Conversation

WEIGHT EACH AUDIENCE INTENTIONALLY

Residents, visitors, businesses, City teams and tourism partners informed the research – with resident input setting the standard for what's true about the island, and visitor input showing what draws people here and brings them back.

Research

VALIDATE PERCEPTION WITH EVIDENCE

We audited the brand, market, tourism and search behavior, owned data and competitive landscape – then tested findings against City goals, channel performance and audience data.

THE ISLE OF PALMS TODAY

A small residential island with destination-scale demand.

AND A STRONG SENSE OF WHAT MAKES IT HOME.

Isle of Palms occupies a distinctive position – a small, established residential community with a public beach, significant vacation-rental inventory and world-class resort amenities.

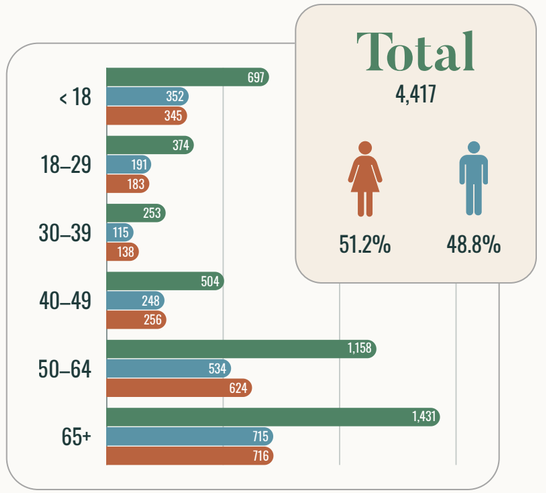
Its natural setting is both its greatest shared asset and a major economic driver. Yet the qualities people associate with the island extend well beyond tourism: ***family traditions, familiar routines, community, and a relaxed way of life.***

RESIDENT DEMOGRAPHIC AT A GLANCE

54.6
RESIDENT MEDIAN AGE (DOWN FROM 56.2 SINCE 2020)

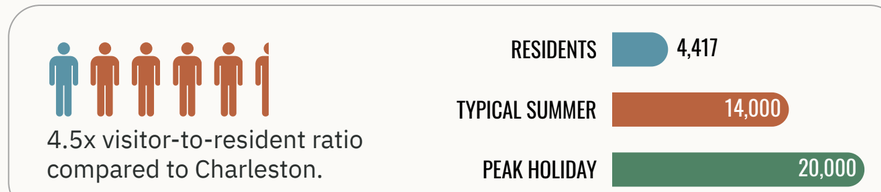
58.6%
OF RESIDENTS ARE 50+ (32.4% ARE 65+)

$128K
PER CAPITA INCOME – 2.3X MORE THAN COUNTY



TOURISM IMPACT

4.5x visitor-to-resident ratio compared to Charleston.



+353%
PEAK SEASON POPULATION GROWTH

38%
ISLAND DWELLINGS HOLD STR LICENSES

33%
OF REVENUE IS VISITOR LINKED

STAKEHOLDER FINDINGS

What are people saying?



PREVIEW

What did stakeholders actually tell us?

STAKEHOLDERS AGREE ON A FAMILY-FRIENDLY ISLAND WITH A STRONG RESIDENTIAL COMMUNITY, BUT DISAGREE ON HOW MUCH TOURISM TO ENCOURAGE – AND WHEN.

Isle of Palms is home before it's a destination, and stakeholders are focused on maintaining that sentiment. While tourism is understood to be economically necessary, most would prefer to welcome families for longer stays and favor fall and winter visitation.

Perception

A LIVED-IN BEACH COMMUNITY

Stakeholders value the island's relaxed, small-town character.

They described a place where children grow up, neighbors know one another and visitors build their own traditions through return trips.

Anchors

THIS IS WHAT HOME FEELS LIKE

Family continuity, nature and everyday freedom came up repeatedly – beach walks, biking, recreation, wildlife and time together across generations.

The Connector was a recognizable moment of arrival and return.

Polarity

TENSION OVER GROWTH

Interviewees valued public access and recognized tourism's role. They also raised concerns around traffic, parking, short-term rentals, large-home redevelopment and the loss of year-round neighbors.

Takeaways

PROTECT THE EXPERIENCE

The brand needs to help illustrate the feeling of home. It is not a party destination – it's a place to relax.

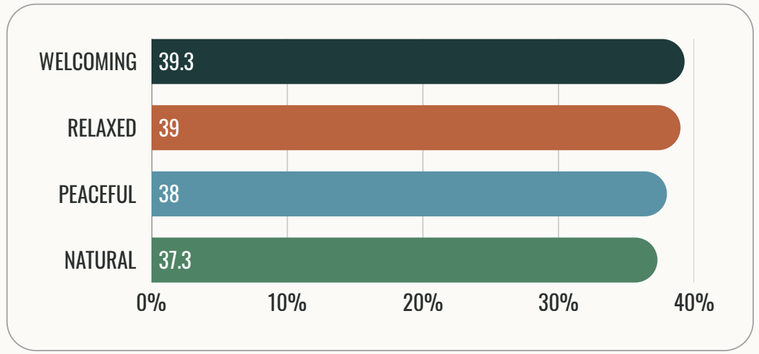
The community (and visitors) care for the neighborhoods, public spaces and natural resources.

PERCEPTION

Whose Isle of Palms is this?

Ask four different groups to deliver the Isle of Palms elevator pitch and you'll land on a different floor. Despite the different relationships to the island, they return to the same qualities – ***a natural, relaxed place where families build lasting memories.***

WORDS THAT WIN



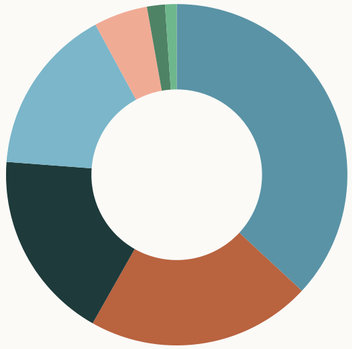
	CURRENT	INTENDED	BRAND	POSITION
RESIDENT	**Family roots** & neighborhood pressures	**Liveable, connected** community	**Home for generations** for kids & *their* kids	"Isle of Palms isn't just a destination. It's home."
VISITOR	**Repeat trips** building family memories	**Welcoming** as cared-for place	**Traditions** where we're ready to relax	
BUSINESS	**Tourism** with local character	**Thriving** as a local economy	**Local businesses** serve as core memories	
CITY	**Resort image** with a small-town reality	**Family-oriented** island life	**Community is the *magic*** made by those who love it here	
ALIGNMENT	PARTIAL	ALIGNED	ALIGNED	ALIGNED

PRESERVATION + POLARITY

What priorities are at play?

Respondents valued the beach, nature, family traditions, and a slower pace. The survey shows where priorities diverge – residents emphasize community and residential character while visitors emphasize ***public beach access.***

WHO RESPONDED?



FULL-TIME RESIDENT	36.9%
FREQUENT VISITOR	21.3%
NOT SPECIFIED	18%
PART-TIME RESIDENT	15.9%
VISITOR	5.1%
BUSINESS OWNER (NON-RESIDENT)	1.7%
BUSINESS OWNER (RESIDENT)	1.1%

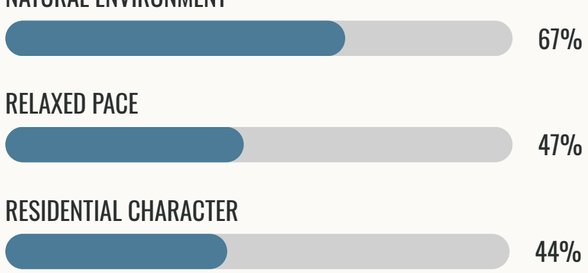
RESIDENTS 52.8%

VISITORS 26.4%

BUSINESSES 2.8%

Preservation

MOST IMPORTANT TO PRESERVE?

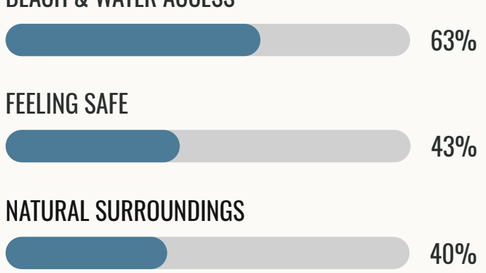


54%
OF RESIDENT RESPONDENTS
Preserve *residential character*

63%
OF VISITOR RESPONDENTS
Preserve *public beach access*

Alignment

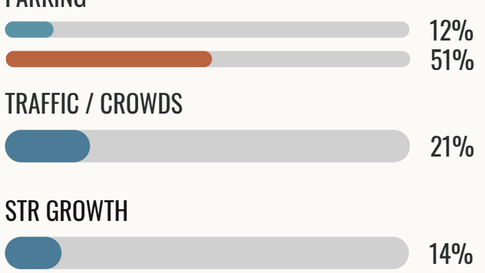
WHAT DRIVES HAPPINESS?



Polarity

RESIDENT
VISITOR

THE NAMED PROBLEM?





COMPREHENSIVE BRAND AUDIT

Where does Isle of Palms stand today?

PREVIEW

How brand clarity can help Isle of Palms meet its goals:

Destination

A TINY ISLAND WITH A DISTINCT IDENTITY

Isle of Palms already owns a distinct sense of place rooted in home, heritage, environment, residential character and community – and it's strong.

Brand

ALIGNED IN MEANING, SPLIT IN USE

The City and its partners largely agree on what IOP represents, but without shared verbal or visual standards, each channel and resource expresses it differently.

Strength

THE CORE & HABITS ARE STRONG

The most valuable equity – home, environment, heritage, and belonging – is authentic, supported across the research, and already visible in parts of the existing brand.

Weakness

THE SYSTEM BREAKS AT APPLICATION

Without centralized standards, templates or governance, consistency depends on individual interpretation – leaving equity opportunity buried, skewed, or disconnected.

MESSAGING & VISUAL

Does the Isle of Palms feel like one place?

Key Findings • Visual

VARYING VISUALS, NO THROUGHLINE

Predominant colorways do exist in two key palettes: green and gold for civic applications and navy and teal for high-volume digital. However, the absence of a centralized visual story has created a collection of assets left to individual interpretation. The result is a disconnected brand system that causes identity confusion.

77%
OF BRAND COLORS IN CIRCULATION ARE ONLY USED ONCE

0
TYPEFACES ARE CARRIED ACROSS CHANNELS OR ASSETS

Key Findings • Messaging

FIVE VOICES, NO CENTER

The City, Chamber, Explore Charleston, Wild Dunes, and Charleston County Parks agree on 4 common threads, but nothing compels them to say it the same.

The Mission + Vision Opportunity

The mission sets a high bar that outward channels rarely show and the vision invites those who come to "live, work and play" – the brand can make that welcome *specific*.

MISSION

To be the most sustainable, family-friendly beach community in South Carolina.

VISION

To be a welcoming, environmentally conscious and resilient coastal community committed to enhancing the quality of life for those who come here to live, work and play.

5
INDEPENDENTLY GOVERNED VOICES SHAPING THE IMAGE

No shared guidelines governing them.

4
COMMON THREADS EVERY VOICE ALREADY SHARES

Location, value, identity, proximity.

DIGITAL CHANNEL AUDIT

What's working & where does the brand break down?

IoP has meaningful reach across high-volume priority channels, but performance is uneven and each channel plays a different role – with the clearest gap being a consistent connection between ***civic communication*** and ***destination storytelling***.

~9:1
NEW EMAIL SUBSCRIBERS VS. UNSUBSCRIBES ANNUALLY
Growing audience with relatively little attrition.

44%
OF ANNUAL SOCIAL VISIBILITY HAPPENED MAY 1 - AUG 1
Peak season is the window to drive awareness – specifically offseason.

34x
FACEBOOK'S VISIBILITY VS. INSTAGRAM YEAR-OVER-YEAR
Heavy & imbalanced concentration on Facebook.

5.5:1
NEW VS. RETURNING USERS VISITING WEBSITE ANNUALLY
Geographically far-reaching episodic behavior than any other channel.

Baseline

UTILITY IS CONSISTENT, EXPERIENCE ISN'T

Channels clearly communicate where IOP is, but civic notices and service information dominate. Beyond a general coastal feel, the brand lacks a consistent character across touchpoints that can speak to audiences alike.

Audience

SOCIAL IS LOCAL BUT WEB TRAVELS FAR

Social audiences skew Charleston-area while the website reaches Atlanta, Charlotte, Raleigh, New York and beyond – making it important to both residents and visitors.

Engagement

NEED-BASED CONTENT DOES THE WORK

Strongest engagement centers on beach conditions, shoreline projects, video and local news. Destination content is limited, leaving too little data to assess its traction.

Application

IDENTITY FRACTURES AT POINT OF USE

Each channel serves its function, but the brand expression changes with the platform. Civic and destination content do not yet feel like parts of one *connected system*.

SYSTEM + GOVERNANCE

Consistency is a resourcing gap rather than effort.

58%
FIND MATCHING COLORS & FONTS THE HARDEST PART

42%
UNSURE THEIR MATERIALS LOOK CONSISTENT WITH THE CITY BRAND

67%
CREATE OR EDIT MATERIALS AT LEAST MONTHLY
Only 8% define it as core part of job.

75%
RELY ON A WORKAROUND WHEN BRAND IS UNCLEAR
Guess, use old files, or skip branding.

14+
DIFFERENT PLATFORMS USED FOR BRANDED MATERIAL CREATION

#1 Priority
THE STAFF WANTS A FINDABLE, FLEXIBLE SYSTEM

Alignment

PROFESSIONAL, NOT DISTINCTIVE

Teams agree that communications should feel professional and clear but are uncertain what makes them distinctly IOP.

Anchor

STRONG HABITS ALREADY EXIST

Teams know where to find and reuse existing assets but reference points vary by department.

Divergence

CONSISTENCY BREAKS AT APPLICATION

Without shared standards, consistency depends on individual interpretation – even when assets are reused.

Application

CREATION HAPPENS EVERYWHERE

Materials are created across departments and software familiar to the user rather than a centralized design function – mostly adapting current assets.

Takeaway

NO SINGLE SOURCE OF TRUTH

Standards, approved assets and templates live in different places across departments so materials don't always look official. Staff named this their #1 fix.

DESTINATION AUDIT

What does the Isle of Palms really have to offer?

A genuine sense of place, resilient natural environment and locally-owned economy are already healthy and visible, but not always represented. Outward channels default to summer, beach and Wild Dunes – burying heritage, the Connector, marina, independent dining, shoulder seasons, premium lodging patterns, and undercutting environmental leadership.

How to read the table:

Healthy & visible	STRONG
Real, but under-shown	BURIED
Real, but weakened	UNDERCUT
Over-weighted externally	SKEWED

CORE ASSETS

CHARACTER & COMMUNITY	Home before destination	STRONG
	Small-town, anti-party identity	STRONG
	Neighborliness, community	STRONG
	The Connector (arrival as homecoming)	BURIED
	Multigenerational continuity	STRONG
PLACE & ENVIRONMENT	Barrier island (calm, kid-safe surf)	STRONG
	Marsh, tidal creek, pluff-mud	STRONG
	First SC single-use bag ban	UNDERCUT
	Heritage	BURIED
	CRS Class 7 flood rating	STRONG
LIVABILITY & ECONOMY	Lowest millage in the area	STRONG
	Exceptional Rec Department	STRONG
	75% STR / 25% hotel structure	STRONG
	Premium, price-over-volume	BURIED
SEASONALITY	Summer – Peak demand	STRONG
	Fall – "Serene respite" language exists	UNDERCUT
	Winter – Mild, off-season isn't bleak	BURIED
	Spring – Golf/nature; unused capacity	UNDERCUT
FOOD & LOCAL BUSINESS	Independent dining at real quality	BURIED
	Farmers Market	STRONG
	Locally-owned base, chain-resistant	STRONG
RECREATION & AMENITIES	Consistent, reliable beach	STRONG
	Rec Center outdoor gym	STRONG
	Marina (kayak/SUP, charters, eco-tours)	BURIED
	Wild Dunes golf, tennis, spa	SKEWED

CARRY FORWARD

What does Isle of Palms own?

What makes the island *uniquely* IOP already exists – the gap is in how consistently it's clearly represented.

The Gap

FINDING THE CORE

Outside content frames IOP's history as starting in the 1970s (with Wild Dunes) which inadvertently erases the residential-first heritage that's the stronger historical asset – and the Carolina Day heritage that precedes it.

Ungoverned voices and iterative identities have no shared guidelines – the core of nearly every inconsistency found. The equity is real (and rare). What's missing is a system to carry it forward amidst a market of mixed audiences.



HERITAGE

A seal that carries history – with a palmetto represented *accurately*.



CONNECTOR

The crossing that turns nearly every arrival into a *homecoming*.



ENVIRONMENT

Upheld as the island's *champion* asset – paramount to preserve.



HOME

A feeling of *belonging*, safety, and stewardship – echoed.

MARKET OVERVIEW

What is the market telling us?



MARKET OVERVIEW

A growing regional market, rising tourism value & a pronounced seasonal divide.

Greater Charleston's tourism economy is generating substantially more economic value without comparable growth in visitation. Meanwhile, surrounding population growth adds pressure to IOP's public beach infrastructure. On the island itself, lodging demand remains heavily concentrated in summer, exposing a considerable difference between peak-season capacity and the remainder of the year.

The Numbers

90K
NEW TRI-COUNTY RESIDENTS SINCE 2020

7.9M
VISITORS ANNUALLY IN CHARLESTON

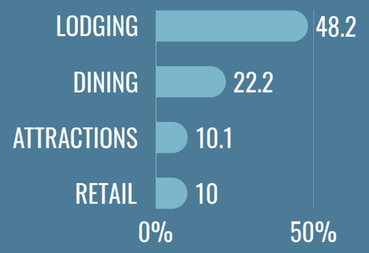
20%
OF CHARLESTON VISITORS VISIT IOP

(Only 4% *stay* on IOP)

5 Cities
OVERNIGHT METRO VISITORS ORIGIN CITIES

Charlotte · Atlanta · New York · Raleigh · Orlando

+26%
IN SPEND PER ADULT PER TRIP ($1212) SINCE 2021



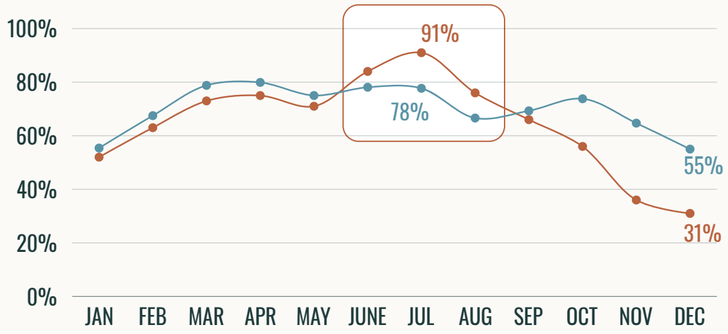
Occupancy

IOP OUTPACES CHARLESTON IN SUMMER

Then trails it from October into the holidays:

- CHARLESTON
- ISLE OF PALMS

ATAX Packet (Oct 2023), OTA Hotel Performance.



DEMAND EXISTS *Monthly Search Volume*	SUMMER	SPRING	FALL
ISLE OF PALMS BEACH	42,033	31,100	15,633
CHARLESTON BEACHES	15,000	15,900	5,967

AUDIENCE OVERVIEW

IOP is found for the beach, but not for the stay.

IOP's website reaches beyond the region (led by Atlanta), but 93% of search clicks are branded with most visits centered on beach logistics. Party-led searches dropped while family-stay searches remain mixed – the people know IOP, but ***the City's channels play little part in the stay decision***.

DEMANDS AS MUCH AS ITS PEERS	6.6K ISLE OF PALMS *Year-round Average*	6.6K EMERALD ISLE *Year-round Average*	2.8K KIAWAH ISLAND *Peak Summer*

	THE BEACH	THE STAY
WHAT THEY SEARCH *Monthly*	**~42K** isle of palms beach	**~48.5K | WILD DUNES ~48%** IOP: hotels 14.8K, vacation rentals 6.6K
WHAT PAGE GOOGLE SHOWED	**~25.5K times** *Beach*	**124 times** *Experience IOP*

Searches for the stay are about as common as for the beach. Yet Google showed the City's *Beach* page ~200x more than the *Experience IOP* page. Demand is balanced, but the City's visibility is not.

AUDIENCE SIGNALS

3-5 Nights
MOST COMMON STAY IN REGION, FOLLOWED BY 6-9

93%
OF IOP SITE SEARCH CLICKS ARE BRANDED

89%
OF SC VISITORS ARRIVE BY CAR
(62% OOS visitors go to beach)

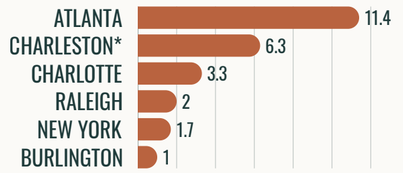
120x
BEACH (360 CLICKS) VERSUS EXPERIENCE IOP (3 CLICKS)

3x
ATLANTA GENERATES FAR MORE WEB TRAFFIC VS THE NEXT CITY
Charleston 3.3K, Mt. Pleasant 3K

35-64
FACEBOOK AUDIENCE AGE & LARGELY FEMALE
34X more visibility than Instagram

AUDIENCE ORIGINS

IOP 90-DAY WEB TRAFFIC



OOS OVERNIGHT VISITORS TO SC



*Combined Charleston area

COMPETITIVE ANALYSIS · REGIONAL

Why do Charleston visitors choose a different beach?

While the sand is the same, each place has staked its own niche: social day-trip central, luxury golf getaway, private secluded paradise, a polished resort stay. None of them own the true family-beach belonging – IOP's natural territory.

	POSITIONING (KNOWN FOR)	AUDIENCE TYPES	VALUE PROPOSITION	MARKETING TACTICS	HOW THEY INTERCEPT IOP
FOLLY BEACH SOUTH CAROLINA	Laid-back, active beach town with a social edge	Families & social groups, beach house & day trips	Beach-town energy & recreation within a Charleston trip	Activity-led discovery stays, events, family & nightlife	Wins Charleston family / social beach house discovery
TOWN OF Kiawah Island ESTABLISHED 1988	Luxury resort island golf (recreation & nature secondary)	Families, multi-gen groups, resort & luxury travelers	Complete island vacation (hotel, villas, homes & amenities)	Stay-first conversion recreation & direct booking	Captures family stay intent (deep resort/ rental planning)
Seabrook Island South Carolina	Private, quiet coastal community; nature & club lifestyle	Families/couples seeking privacy, nature & longer stays	Seclusion near Charleston rentals; recreation & nature	Rental-led trip planning, privacy & itinerary content	Captures quieter stay intent – with explicit rental pathways
Wild Dunes	Resort & family benchmark	Families & resort travelers	Resort/multi-bedroom stays; recreation	Accommodation & family recreation-led booking	Captures IOP stay demand via stronger brand footprint

COMPETITIVE ANALYSIS · AUDIENCE-ADJACENT

Family beach – a crowded claim within a day's drive.

These coastal destinations already court overnight families with well-defined, easy-to-picture stays. HHI plans by age, Emerald sells the full beach week, Surfside owns *The Family Beach*, and Pawleys the beach house – yet none can claim IOP's *character*, *community*, or Charleston *proximity*.

	POSITIONING (KNOWN FOR)	AUDIENCE TYPES	VALUE PROPOSITION	MARKETING TACTICS	HOW THEY INTERCEPT IOP
HILTON HEAD ISLAND	Family-friendly, resort, golf & tennis	Families & multi-gen resort travelers	Broad accommodations & deep family recreation	Detailed activity & accommodation planning	Captures family resort & beach house planning, most *vs IOP*
Town of Pawleys Island SOUTH CAROLINA	Quiet, traditional beach house destination	Families seeking relaxed house-based stays	Rentals, marsh & traditional beach experience	Family beach & rental-led story-telling	Competes for the relaxed rental house vacation
EMERALD ISLE NORTH CAROLINA	Family & beach house destination	Families seeking weeklong rental stays	Oceanfront rentals & full beach week experience	Weeklong itinerary & rental-led planning	Makes weeklong beach house stay easy to picture/plan
SURFSIDE BEACH "The Family Beach"	Family & general beach	Families prioritizing easy beach vacations	Explicit family identity & accessible beach stay	*Family Beach* position, activities & lodging	Captures family-beach discovery

GAPS + OPPORTUNITIES

On a crowded coast, where's the space for 'our little sandbar'?

	AUDIENCE	RECREATION	STAY/EXPERIENCE	CONVENIENCE	SEASONALITY
WHAT'S TAKEN?	Competitors skew toward either broad family, luxury/resort, or social/nightlife audiences	Recreation is often anchored to golf, clubs, structured amenities or high-activity beach experiences	Competitors tend to own either resort-led or rental-house-led stays.	Seabrook/Kiawah are more controlled or private whereas Emerald Isle/Pawleys lack Charleston adjacency	Offseason demand exists, but competitors tend to lean on specific hooks like golf, nature or seasonal breaks
WHERE'S THE ROOM?	A more specific relaxed family stay audience	Lower-pressure recreation built around beach, nature, downtime & simple family activities	A flexible resort / rental & community / neighborhood island stay	Quieter island experience that is still publicly accessible & near Charleston	A fall-and-winter stay story built on the island's quiet season – beyond a single amenity

COMPETITIVE POSITIONING

A complete island vacation that still feels like coming home.

A relaxed, residential-feeling island where families can spend an entire beach vacation with the recreation and conveniences of a resort destination alongside the proximity of a large, high-value metro area. Each peer owns one or two of these strengths – Folly owns the lived-in beach town, Kiawah and Wild Dunes own resort recreation, Seabrook owns the quiet residential stay.

None of the competitive set combines all four in one place:

THE SPACE BETWEEN



WHAT THE RESEARCH MAKES CLEAR

Six key findings driving the directive home:

#1

ONE ISLAND TOLD FIVE WAYS

Stakeholders describe "home before destination," while outside channels sell a Charleston-adjacent resort ➜ ***Unify the identity so all parties align.***

#2

FAMILY IS THE THROUGHLINE

“Family”/”home” appeared the most in survey responses. Visitors return for multigenerational traditions. ➜ ***Family connects residents and visitors, on an island where ~60% of residents are 50+.***

#3

TOURISM & RESIDENCY SHARE ONE REVENUE BASE

About a third of City revenue is visitor-linked and 38% of dwellings hold STR licenses ➜ ***The two cannot be separated in positioning.***

#4

VALUE IS GROWING FASTER THAN VOLUME

Charleston (higher-spend) set records in 2025 while the Grand Strand (higher-volume) declined ➜ ***IoP occupancy shows capacity is in the off season.***

#5

IOP IS FOUND FOR THE BEACH BUT NOT THE STAY DECISION

IOP doesn’t rank competitively or broadly – most search results are branded (ie. Isle of Palms beach) ➜ ***Family-stay demand is mixed but present, yet City channels aren’t part of that decision.***

#6

CONSISTENCY REQUIRES GOVERNANCE – NOT JUST DESIGN

Consolidation without a named owner and asset library will re-fragment ➜ ***Brand system must consider City team applications to ensure sustainability.***



PART B

The Directive

ICP · DIRECTION

Belonging — defined by islanders, shared with guests.

Each group experiences the island differently and each helps sustain the relationships, traditions and daily life that make it feel like home. Together, they make IOP a distinct community – not just one of Charleston's beaches.



ROOTED ISLANDERS

PROFILE

Full-time, part-time and second-home residents whose routines, traditions and care for the island make it a community over *just a beach*.

IOP FIT

Home – neighbors, nature, rooted routines

BRAND TRUTH

Rings true – Who the City serves daily and the people the brand has to ring true to before it speaks to anyone else.



RETURNING FAMILIES

Drive-market families and multi-generational groups who make IOP their annual beach week, often for decades. They already love the island.

Tradition – time together, annual connection

Deepen – Opportunity is not volume, but value – longer stays and repeat visits as guests who look after the island like home.



QUIET-SEASON GATHERERS

Couples, empty-nesters, and milestone gatherers whose calendars aren't set by the school year – rather their optimal timing.

Gather – unhurried, off the summer clock

Invite – Come while the island is at its most residential – slower pace, mild weather, open beaches, marsh, and golf.

**Final ICPs will be defined in the brand strategy (Milestone 2).*

STRATEGIC BRAND DIRECTIVE

Position IOP as the family beach island that still feels like home.

The research points to an identity Isle of Palms already has. Each directive below answers a key finding from stakeholders and data, so the brand can make that identity clear to residents and visitors alike. Together, they advance the City's Strategic Plan by managing growth pressure, building trust through consistent communication, sustaining revenue, protecting quality of life and leading on the environment.

Positioning Territory

NESTLE INTO ITS NATURAL NICHE

A complete island vacation that still feels like coming home.

Core Equity

CONVEY IOP'S UNIQUE CHARACTER

Real island community, natural beauty, familiarity, and traditions passed between generations.

Audience Priority

PRESERVE 'OUR LITTLE SANDBAR'

Residents set the bar the brand must ring true to while it deepens returning family traditions with longer stays and invites quiet-season guests. Day visitors are welcome – *with house rules*.

Desired Perception

EMBRACE AN ENDURING IDENTITY

IOP seen as a welcoming island community where every generation feels at home.

MESSAGING DIRECTIVE

Coalesce the message around a fixed core.

Set the voice, hierarchy, and vocabulary with which the official statements will be built so everything after is backed by a fixed core.

Fixed Core

ONE VOICE THAT SPANS AUDIENCES

AUDIENCE	MESSAGING PRIORITY
RESIDENTS	Ring true to the island they live on.
RETURNING FAMILIES	Deepen their tradition with longer stays, repeat visits, and shared care.
QUIET SEASON GATHERERS	Invite them to the island at its most residential.
DAY-TRIPPERS	Welcomed, with house rules.

OBJECTIVE

Create a single, authentic system that carries IOP's character across every touchpoint – one core story that rings true to residents, deepens the bond with returning families and invites quiet-season guests in.

VOICE DIRECTION

IOP's voice is understated, plain, and quietly confident – the way a neighbor speaks, earning trust through what's already true.

PRIORITY

Lead with the island experience and sense of belonging. Then support it with beach, recreation, proximity to Charleston, accommodations, and practical visitor information.

GUARDRAILS

Resident trust is what keeps the welcome sustainable. Messaging must work for residents and visitors in tandem – welcoming without overselling the superlative, community-minded without sounding exclusionary, and never positioned as a generic resort, luxury enclave, party destination or high-volume attraction.

VISUAL IDENTITY DIRECTIVE

The right system is the one in which IOP can see itself.

Every piece of research points the same direction: Residents and visitors already describe the island in strikingly consistent terms earned by the destination itself – ***natural, quiet, relaxed, understated, classic, welcoming, unpretentious, quietly confident***. What's been missing is a single centralized identity that captures IOP's core character, built authentically to gather what already exists into a recognizable system.

OBJECTIVE

Build from what already belongs to IOP to create distinction from the island's existing equity – its heritage, sense of place, familiarity and understated character – rather than imposing a new personality onto it.

IDENTITY BEHAVIOR

Create an adaptable system to stay consistent without looking repetitive. The core should remain recognizable while composition, imagery and expression flex to fit different audiences, content and contexts.

UNIFIED SYSTEM

Turn that character into a recognizable system by creating one visual foundation with a clear hierarchy of core elements so every application feels unmistakably connected to the same place.

SUSTAINABLE GOVERNANCE

Make consistency easy to maintain by centralizing the assets, rules and ownership needed so staff and partners can apply the identity correctly without relying on a designer every time.

PART C

The Alignment

SUCCESS MEASURES

How will we know the rebrand worked?

These five measures translate into metrics tracked across the advisory period – with most already carrying a baseline for a real measured starting point. A detailed success measurement framework will be included in the rollout plan.

Ongoing

SENTIMENT & IDENTITY

Strengthen resident pride and willingness to recommend IOP with a distinctly recognizable identity that reflects shared sentiment, island character, and IOP's environmental leadership.

BASELINE

98% agree "safe"
76% strong quality of life

Near-Term

AWARENESS & ENGAGEMENT

Increase the number of newsletter readers, website traffic, and social media engagement.

BASELINE

533K Annual site visitors
6.5K Email subscribers
15.2K Facebook followers
6.9K Instagram followers

Long-Term

TOURISM YIELD & AUDIENCE SHIFT

Increase length and value of stays outside summer – from returning families and quiet-season guests without compromising resident quality of life.

BASELINE

74% Jan-Aug occupancy
$818 ADR (Summer)
91% July peak occupancy
48% Oct-Feb occupancy

Authority

SEARCH & DISCOVERY

Grow regional authority – IOP's own channels are found and chosen for the family trip-planning decision.

BASELINE

Beach (+12K% clicks) vs Experience IoP page
93.4% branded search
Wild Dunes (27.1K/mo) vs IoP rentals (6.6K/mo)

Operational

ADOPTION & GOVERNANCE

Internal ease of implementation, template adoption, and governance followed across departments.

BASELINE

22 colors, 25+ fonts
75% staff operate from individual interpretation
5 ungoverned voices

NEXT STEPS

What are we asking the city to approve today?

Milestone 1 closes with alignment on what we've learned, what it means, and the direction it sets for the brand. Today, we're asking the City to approve these findings and directives so that the team can begin building Milestone 2 – Brand Strategy & Messaging.

Now

WRITTEN APPROVAL DUE OCTOBER 16, 2026

Sign-off from Douglas Kerr & ATAX of this Executive Summary Report.

Next

ALIGNMENT WORKSHOP BY OCTOBER 21, 2026

A 1-hour alignment workshop with the City is done prior to Milestone 2 kick-off.

Then

KICK-OFF MILESTONE 2: BRAND STRATEGY

Brand Strategy begins at the completion of the alignment workshop and presented ~2 weeks later.

After

CREATIVE DEVELOPMENT BEGINS

Concept selection (Milestone 3) to be approved by November 20, 2026.

THANK YOU

When you cross the peak of the connector and see the island, you feel like you're home.

COMMUNITY INTERVIEW #5

APPENDIX

Sources

1. US Census, State Population Estimates
2. US Census, County Population Estimates
3. US Census, American Community Survey (2009 - 2013)
4. US Census, Historical Populations of States and Counties (1790 - 1990)
5. US Census, Charleston County QuickFacts
6. IRS, 2022-2023 Migration Data
7. SCPRT, Total Domestic Travel to South Carolina (2021)
8. SCPRT, Domestic Business Travel to South Carolina
9. SCPRT, Domestic Visit Friends & Relatives Travel to South Carolina
10. SCPRT, Domestic Out of State Leisure Travel to South Carolina
11. SCPRT, Domestic In-State Leisure Travel to South Carolina
12. SCPRT, Domestic Travel to South Carolina that Includes Golf
13. SCPRT, 2% Accommodations Tax Revenue Distribution – Q3 FY25-26
14. SCPRT, South Carolina Statewide Lodging Outlook Report (May 2026)
15. SCPRT, South Carolina Statewide Lodging Outlook Report (April 2026)
16. SCPRT, FY2024–25 Accountability Report
17. BCD Council of Governments, 10-Year Traffic Counts (2016-2025)
18. SC Dept. of Parks, Recreation & Tourism, 2025 Accountability Report
19. US Travel Association, Travel Forecasts (2026)
20. Your Pad, AirBnB Guidebook (2025)
21. Charleston Metro Chamber, 2025 Economic Outlook Forecast
22. Charleston Regional Development Alliance, Regional Data
23. Charleston County, Consolidated Plan Executive Summary (2026-2030)
24. Charleston County Economic Development, Tourism & Hospitality
25. Charleston County Economic Development, Economic Impact (2026)
26. Charleston County Economic Development, News Release (June 2026)
27. City of Charleston, Tourism Management, Responsible Tourism, Tourism Management (2015-2025)
28. City of Charleston, Municipal Quarterly Update (Spring 2025)
29. College of Charleston, OTA, Estimation of Tourism's Economic Impacts, Greater Charleston Area
30. College of Charleston, OTA, 2021 Charleston Visitor Inquiry Survey Report
31. City of Isle of Palms, 2023 ATAX Packet & Vacation-Rental Data
32. City of Isle of Palms, Ways & Means Committee Packet (July 2026)
33. City of Isle of Palms, Comprehensive Plan (2015)

34. City of Isle of Palms, Strategic Plan 2022–2027
35. City of Isle of Palms, Community Enrichment Plan (2025)
36. City of Isle of Palms, Requests for Proposals RFP 2026-02
37. City of Isle of Palms, RFP 2026.02: Responses to Questions
38. City of Isle of Palms, Community Rebrand Survey (2026)
39. City of Isle of Palms, Stakeholder Findings Report (2026)
40. City of Isle of Palms, Tourism & Destination Search Behavior Report (2026)
41. City of Isle of Palms, Comprehensive Brand Audit (2026)
42. Visit North Carolina, 2022 North Carolina Regional Visitor Profile – Coastal
43. Visit Myrtle Beach, 2024 Annual Report
44. Visit Myrtle Beach, Fact Sheet
45. NC Office of the Governor, Tourism Hits Record $37.2 Billion in 2025
46. VisitFolly, Visitors Guide (2025)
47. VisitFolly, Itineraries
48. VisitFolly, Fall on Folly
49. VisitFolly, Annual Events
50. VisitFolly, Media Kit
51. City of Folly Beach, Comprehensive Plan (2021)
52. Explore Charleston, Folly Beach
53. Explore Charleston, Kiawah Island
54. Explore Charleston, Perfect Stay on Seabrook
55. Explore Charleston, Isle of Palms
56. Explore Charleston, Isle of Palms – Areas to Explore
57. Town of Kiawah Island, KiawahNext Comprehensive Plan 2025
58. Seabrook Island, Our Difference
59. Seabrook Island, Membership Guide 2025
60. Town of Seabrook Island, Comprehensive Plan 2026
61. Town of Seabrook Island, Visitor Info
62. Town of Seabrook Island, STR Permits
63. Wild Dunes Resort, FAQ
64. Wild Dunes Resort, Search by Season
65. Hilton Head Chamber, DMO Package 2026
66. Hilton Head Island, Outdoor Recreation
67. Hilton Head Island, Island Character Design Guide (2015)
68. Hilton Head Island, The Future - The Story of our Logo (Video)
69. Discover South Carolina, Hilton Head Island
70. Discover South Carolina, Pawleys Island
71. Discover South Carolina, Surfside Beach
72. Town of Pawleys Island, About
73. Town of Pawleys Island, 2023-2032 Comprehensive Plan
74. Town of Pawleys Island, ATAX Packet (November 2025)
75. Town of Pawleys Island, Visitors
76. EVOQ, Pawleys Island
77. The Hammock Coast, Historic Pawleys Island
78. Town of Emerald Isle, Manager's Welcome
79. Town of Emerald Isle, 2017 Comprehensive Plan
80. Crystal Coast NC, Emerald Isle
81. VisitNC, Emerald Isle Annual Marathon
82. Town of Surfside Beach, Visitors
83. Town of Surfside Beach, FY22-23 Adopted Budget
84. Visit Surfside Beach, Autism-Friendly Beach
85. Visit Surfside Beach, Events
86. Visit Myrtle Beach, Your Guide to Surfsid

BLUE RIDGE
CREATIVE MARKETING

www.weareblueridge.com
hello@weareblueridge.com
703.675.2092

City Council Meeting
6:00 p.m., Tuesday, September 22, 2026
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council members Streetman, Bogosian, Cohen, Carroll, Miller, Ward, Miars, Pierce, Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, various department heads

2. Citizen's Comments

Laura Lovins, IOP resident, spoke to Council about Ordinance 2026-09. She encouraged them to vote in favor of the ordinance as it has been born out of public frustration at dumpster trash ending up on the roads and in the marshes.

3. Presentations – Alternatives Analysis – Chris Creed, Foth/Olsen

Following his presentation, which is attached to these minutes, Mr. Creed answered questions from City Council.

Council Member Cohen asked how moving the baseline seaward or landward affects Mr. Creed's conclusions or estimations. Mr. Creed responded, "I think given that we are assuming our post-2026 condition as our starting point, right? So, we don't have any more sand in the system. No more sand to put in the system right now. We got to start somewhere. So if we move it more seaward, if we move the baseline more seaward, it is going to take more sand to build out to the baseline and we are going to have less sand available to protect you to if your goal is to maintain that baseline. And so you are at the point in time where you have to take your next action is closer.

Council Member Cohen: So our our costs are going to go up.

Mr. Creed: Yeah. if you move it out. But once you get it after that next renourishment where you compensate for all that, this should all be the same because you are then just dealing with the background erosion rate. But we are really trying to integrate this baseline that we have assumed in with your 2026 condition. And so that could be adjusted to make everything you based on the 2026 condition. But we use those parameters to come up with definitions that. Because like the South Carolina baseline for example, that was the point of a primary dune at some within the last 10 years. So that there was a dune there in the last 10 years that is not there in some areas today. So you know it is just unfortunate the south end the island just going to take a lot of sand to reestablish that before we even get started. So if you move it landward, it buys you more time, takes less, you are closer to the infrastructure. Then it takes less sand to build out to the baseline

DRAFT

and but and it gives you more time. It is just that once you get, if you are trying to maintain the baseline at that more landward position, you are pretty close, your trigger point of when you need to take your next action, you are getting closer to infrastructure at that point."

When asked about the effect of declining erosion rates on cost estimates, Mr. Creed said it was best to prepare for the words and hope for the best. He noted that Hilton Head Island is continually monitoring and changing their approach.

Mr. Creed said it could take approximately 2 years for the installation of a terminal groin. He said approval for geotubes would have to be pursued on a State level, adding that they need to be replaced every 5 years unless buried.

Council Member Pierce asked for a "road map" that City Council can use in their beach management planning. Mr. Creed suggested some priorities from his slide "Recommendations for Consideration." Council Member Pierce requested Mr. Creed's presence at the October 13 Ways & Means Committee meeting to further discuss next steps, specifically related to the installation of a groin.

Mayor Pounds said it would be important for Council to be in line with the assumptions before making any decisions.

Mr. Creed advised the Council to focus on the assumptions that drive the outcome of the beach analysis. The first is the sand loss rate, which is based on historical data and depends on the time frame selected; while a 20-year record is available, the Council should consider whether that period is representative of future conditions. He also identified the baseline as an assumption requiring significant discussion, and noted that cost escalation should be considered, though he felt the cost assumptions were fairly solid and unlikely to change the results substantially. Mr. Creed explained that because the analysis is comparative, the Council should look for the option with the lowest average annual equivalent cost and then debate where that low point lies. He further noted that beach nourishment is repetitive civil work rather than a single, permanent structure, allowing the Council to reassess approximately every ten years. The 50-year projection should therefore be viewed as a guide for exploring different approaches rather than a definitive forecast of the next 50 years.

Administrator Kerr will have the Beach Preservation Committee discuss Foth/Olsen's recommendations and make some of their recommendations.

4. Approval of previous meetings' minutes

Administrator Kerr noted corrections to the minutes have been sent by Council members Bogosian and Miller.

MOTION: Council Member Cohen made a motion to approve the minutes of the August 25 City Council Meeting as amended. Council Member Miars seconded the motion. The motion passed unanimously.

5. Procurement

A. **Consideration of purchase of new truck for Building Department for $37,686, Santee Auto, State Contract (FY27 Capital, $45,000)**

MOTION: Council Member Streetman made a motion to approve, and Council Member Pierce seconded the motion. The motion passed unanimously.

B. **Discussion and consideration of bid for dune vegetation and fencing for $410,592, Earth Balance Corporation (FY27 Beach Preservation Fee Fund, $75,000)**

Administrator Kerr explained that the bid was developed from two plans prepared by Coastal Science & Engineering, a "light" plan and a "heavy" plan, which differed in planting density. The bid before Council reflects the heavy plan, with vegetation planted on an 18-inch grid across the full 40-foot depth of every newly constructed dune, along with a considerable amount of new fencing. The plan was reviewed by the City's Beach Preservation Committee, which recommended it, and the Wild Dunes Community Association's shoreline group reached a similar conclusion. Administrator Kerr noted one difference from the original design: the Committee preferred a V-formation for the fencing rather than the 45-degree configuration shown on screen, which slightly increases the amount of fencing in the bid. He stated that the total amount on the agenda is $410,000, to be split under the City's agreement with the Wild Dunes Community Association, with $302,000 allocated to the City and $108,000 to the Association. The Association has the item on its board agenda for Thursday, so the City's share would depend on Council's action and could be partly offset by Wild Dunes funds. In response to a question from Council Member Bogosian about options at different vegetation levels, Administrator Kerr stated that the bid was structured with per-unit pricing, which allows the scope to be modified, though a cost matrix for specific options was not provided.

Council Member Cohen suggested amending the motion to reduce the amount of sand fencing to 20’ and reduce the number of plants to bring the City’s costs down to $120,000.

Administrator Kerr said that plantings should be done in Reach 1 now that the work there is complete. Plantings on the south end will need to wait until the next planting season as the work there will not be completed in time. Council Member Bogosian stated that property owners can supplement any plantings placed by the City.

MOTION: Council Member Cohen made a motion to amend the fencing to 20’ and reduce the amount of vegetation to keep the City’s cost to $120,000. Council Member Miars seconded the motion. A vote was taken on the amendment with all in favor.

Administrator Kerr said adjustments will be made to the planting grid to keep in line with the amended motion.

VOTE: A vote was taken on the motion as amended with all in favor.

6. Old Business – Discussion and consideration of Planning Commission’s recommendations for parking and setback recommendations in GC-3

Administrator Kerr reported that the Planning Commission spent two months studying this issue, related to Mr. Simon's wish to operate his existing restaurant during construction of a new one and the fact that his site cannot physically accommodate the parking his planned structure would

require. He noted that the zoning code does not permit the existing facility to remain open during construction unless a mutual parking agreement is signed with an adjacent property owner, and that Council could serve in that role. Administrator Kerr stated that the Commission's discussions initially ranged widely, including a broad rezoning of portions of the commercial district and the creation of a gateway, but that the Commission ultimately chose the opposite approach: a narrowly tailored recommendation that amends the zoning code only as far as necessary to allow Mr. Simon's project. The recommendation has two components. First, the front setback requirement would be reduced from 25’ to 0’, an inconsistency that had not been raised at the Council level and was identified by the Commission during its analysis. Second, the parking requirement for restaurants in the GC-3 zoning district would be reduced by 25%. Administrator Kerr explained that this figure was based on conversation with Mr. Simon about the number of spaces needed and, working the formula backward, the size of the restaurant, number of seats, and number of employees. The Commission's calculations indicated that a 25% reduction would accommodate what Mr. Simon has proposed, and the change would apply only to restaurant parking in the GC-3 district.

When asked why the Planning Commission recommends a 0’ setback, Administrator Kerr said, “They kind of tied together in that 0’ setback allows the building to be kind of pushed up to the front. That gives more space for the parking. You are not kind of cutting the parking lot up by putting a little bit of it up front and then the rest of it in the back. The other part of that is it is a very small or no front yard setback is a very traditional thing for a commercial development area. Front yards, if you think of the front beach area, that is all zero front yard. The commercial buildings that are in that district now, that would be Acme, the East Islands office building, the Sea Biscuit, they all are right on the, well the Dinghy is in a different zoning district, but across the street. Those are all right on the front property line. That's a pretty traditional commercial zoning scheme designed at kind of luring in pedestrians on the on a sidewalk out front as opposed to a parking lot in the front is more of a suburban thing where you are arriving in a car you are looking for the parking spaces. So, it is a traditional commercial zoning.”

He noted that the change in the parking requirement is minimal and likely not a future concern.

Council Member Cohen said he is not in favor of changing the rules of a zoning district to accommodate this request, nor is he in favor of the 0’ setback. He would like the Planning Commission to revisit their recommendation. Council Member Pierce agreed the matter should go back to the Planning Commission so they can consider the unintended consequences on the zoning district. He is concerned this change will allow a “bigger build footprint,” which could create more demand in the area.

Administrator Kerr provided a history of the zoning in the area.

Council Member Ward said City Council needs to provide Mr. Simons with direction on his request so that he is not building a restaurant during the season. The cost of site plans is prohibitive. Council Member Streetman spoke in support of the Planning Commission’s recommendations.

Council members Bogosian and Miller would like further input from the Planning Commission prior to the Public Hearing and Second Reading.

City Attorney McMillin pointed out that City Council can amend zoning ordinances should a concern surface in the future.

MOTION: Council Member Ward made a motion to suspend the rules of order to reorder the agenda to allow for First Reading of Ordinance 2026-10 at this time. Council Member Miars seconded the motion. The motion passed unanimously.

7. **First Reading – Ordinance 2026-10 –** an ordinance to amend the front setback and parking requirements for the GC3 zoning district

MOTION: Council Member Ward made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

8. **New Business**

A. **Consideration of proposal from Geosyntec to manage bulkhead recoating ($33,000 – FY27 budget including $450,000 in Marina Fund)**

MOTION: Council Member Streetman made a motion to approve, and Council Member Bogosian seconded the motion. The motion passed unanimously.

B. **Discussion and consideration of Waterway Boulevard flood barrier project – Thomas & Hutton CO#6, $35,000 for additional field management expenses**

MOTION: Council Member Ward made a motion to approve, and Council Member Streetman seconded the motion. The motion passed unanimously.

C. **Discussion and consideration of proceeding with drainage project for Palm Boulevard and 36th-41st Avenues**

Administrator Kerr requested a directional vote from Council regarding the extension of the drainage system from Marginal Road along 41st Avenue to Palm Boulevard. He stated that no contract or bid was before Council for consideration. He noted that the project is included in the current budget, contingent upon receipt of an offsetting grant award, and that funds appropriated in the state budget now provide a $1 million grant to begin the project. Administrator Kerr asked first whether Council was able and willing to begin work on the project. If so, he asked whether Council would be willing to complete the entire project at once rather than in the three phases of $2 million per year currently reflected in the budget. He reported that the most recent cost estimate from Thomas and Hutton is $5.29 million for the full project and $2.8 million for Phase One. Should Council choose to proceed with the entire project, Administrator Kerr referenced page 49 of the agenda packet, which outlines a proposed funding plan consisting of the $1 million grant; $1.5 million from the NPDES fund held in trust by Charleston County Public Works, which has a balance of approximately $1.8 million; $1 million from State Accommodations Tax; $1 million from Municipal Accommodations Tax; and approximately $800,000 from the Capital Fund. He indicated that expenditures would likely occur over two budget years and would probably not affect the cash amounts currently budgeted.

He noted there would be some cost savings doing the project all at once as opposed to in phases. The City has nearly all permits in hand for this project. Project cost includes accommodations for future water lines placed by the Water & Sewer Commission.

MOTION: Council Member Ward made a motion to proceed with the full project as described. Council Member Streetman seconded the motion. The motion passed unanimously.

D. **Discussion and consideration of proceeding with Phase 1 of TST-funded Palm Boulevard sidewalk**

Administrator Kerr said this is another matter where staff is seeking City Council's direction. Mayor Pounds asked if it was possible to complete a feasibility study of the complete project. Administrator Kerr said it is possible, but there would be associated costs for such a study.

Council Member Streetman noted that Council approved the entire project three years ago. He would like to see the area studied and consider the project for a later date, having it done in its entirety as opposed to phases.

Council members Miller and Pierce spoke against the project.

MOTION: Council Member Ward made a motion to approve, and Mayor Pounds seconded the motion. A vote was taken as follows:

Ayes: Pounds
Nays: Cohen, Miars, Streetman, Ward, Bogosian, Pierce, Carroll, Miller

The motion failed 1-8.

E. **Discussion of Director of Planning, Building, and Zoning position**

MOTION: Council Member Pierce made a motion to approve filling the vacancy of the Director of Planning, Building, and Zoning position. Council Member Miller seconded the motion.

Administrator Kerr said this position is in the budget and staff is requesting funding to have Find Great People secure appropriate candidates for consideration. The position will cost approximately $200,000 the first year (includes Find Great People fee) and then approximately $160,000/year after.

Mayor Pounds said, "We have just added a million dollars to our personnel cost and we are going to have a conversation, John, I think at Ways and Means next month about our million dollar additional revenue or savings. This one just seems ripe to me to put on hold and put towards that savings number. I think we are premature if we are going to have a savings revenue conversation next month at Ways and Means to add another $200,000 on top of a million dollar personnel cost for a position that I just have a hard time seeing a 40-hour job out of it. But that's my opinion here."

Council Member Streetman also believes the position needs to be put on hold. Council Member Cohen said there is a lot of building activity on the island that needs oversight so that Administrator Kerr can focus on being the City Administrator. Council Member Miars said that all other departments except the Building Department have a director.

Administrator Kerr said that when the Building Department is fully staffed, there is less work for a director to do. Project management duties will likely be added to this position in order to provide full-time work.

VOTE: A vote was taken as follows:

Ayes: Miller, Pierce, Bogosian, Miars, Cohen
Nays: Streetman, Ward, Carroll, Pounds

The motion passed 5-4.

MOTION: Council Member Pierce made a motion to approve the job description and salary for the position. Council Member Miller seconded the motion. A vote was taken as follows:

Ayes: Cohen, Miars, Bogosian, Pierce, Miller, Carroll, Pounds
Nays: Ward, Streetman

The motion passed 7-2.

MOTION: Council Member Miars made a motion to approve the hiring of Find Great People to search for candidates to fill the position at an approximate cost of $22,000. Council Member Pierce seconded the motion.

A vote was taken as follows:

Ayes: Cohen, Miars, Bogosian, Pierce, Miller, Carroll, Pounds
Nays: Ward, Streetman

The motion passed 7-2.

F. **Consideration of appointment of new Grievance Committee members**

Administration Kerr said it has been three years since a Grievance Committee has existed among staff.

MOTION: Council Member Ward made a motion appointing Director Hamilton, Director Asero, and Director Ferrell to the Grievance Committee. Council Member Miars seconded the motion.

Council Member Cohen asked about an alternate in case a member needs to recuse themselves. Administrator Kerr said they would bring the matter back to Council should the need arise.

VOTE: A vote was taken with all in favor.

9. **Committees, Boards, and Commissions Reports**

A. Council Committees – minutes attached
B. Board of Zoning Appeals – minutes attached
C. Planning Commission – minutes attached
D. Accommodations Tax Advisory Committee – minutes attached
E. Environmental Advisory Committee – minutes attached
F. Beach Preservation Committee – minutes attached

10. Ordinance, Resolutions, and Petitions

A. **Second Reading – Ordinance 2026-08 –** an ordinance to amend procurement and purchasing procedures

Administrator Kerr noted a typographical error on page 118 under Exceptions where “shall” should be replaced with “may.”

MOTION: Council Member Piere made a motion to approve as amended, and Council Member Miars seconded the motion. The motion passed unanimously.

B. **Second Reading – Ordinance 2026-09 – an ordinance to regulate overfilling dumpsters**

MOTION: Council Member Miars made a motion to approve, and Council Member Cohen seconded the motion.

Chief Cornett stated that the only enforcement concern with the proposed ordinance was who would receive the citation. As written, the section holds the property owner responsible for any violation, and the Chief noted that an out-of-state owner with a construction company working on the property would have no way of knowing when a dumpster was overfilled. He asked for clarification on whether the intent was to cite the property owner or the construction manager, and left the wording to the City Attorney.

City Attorney McMillin responded that it is much easier to pursue the homeowner than the contractor, since the contractor is the owner's hire and the owner can pass responsibility along to them. The Mayor observed that the City already has a littering ordinance and expressed concern that the ordinance is a step toward citing residents whose residential trash cans overflow or whose lids do not close.

Chief Cornett explained that the littering ordinance, like traffic enforcement, requires an officer to witness the violation, including a driver crossing the bridge with an uncovered load shedding debris. He also noted that officers driving by would have difficulty gauging how full a dumpster on private property is, but stated that if a dumpster is visibly overfilled from the road, he believes the ordinance is enforceable as written. Discussion then turned to State law, which the Chief confirmed requires a tarp over a load being transported, whereas the ordinance addresses dumpsters sitting stationary on a property.

Council Member Bogosian pointed out that "dumpster" is not among the defined terms in the section and proposed adding a definition at the end of the section. Under his proposal, a dumpster would be defined as a large movable or stationary container designed or used for the temporary storage or collection of solid waste, garbage, refuse, rubbish, or construction debris and intended to be emptied or removed by a commercial mechanical collection service. The term would include commercial refuse containers, roll-off containers, and similar bulk waste receptacles, but would not include individual residential garbage carts or cans intended for manual or automated curbside collection. Council Member Bogosian stated that the definition is needed to make clear that the ordinance applies to large roll-off containers and not to residential collection cans.

MOTION: Council Member Miars made a motion to add Council Member Bogosian’s definition of dumpsters to Ordinance 2026-09. Council Member Pierce seconded the motion. The motion passed unanimously.

Council members expressed concerns that a property owner could be cited for a dumpster overfilled by someone else, that the ordinance does not address the underlying problem of

overfilled dumpsters shedding debris on the roadway, and that the term "fill line" is difficult to define and enforce. Several members supported enforcement in principle but suggested the ordinance be sent back to committee to be rewritten and reconciled with the 2024 ordinance.

Chief Cornett responded that officers or code enforcement could cite the owner of a visibly overfilled dumpster, and suggested the wording refer to material rising above the top of the dumpster rather than a fill line. He noted that debris spilling from a vehicle in transit can already be enforced as littering, but that officers must witness the violation. He added that the code enforcement officer is not sworn and could only enforce the provision if it is part of the municipal code, and that owners of properties under construction would be identified through GIS and, if out of state, cited by certified mail. He also cautioned that an ordinance duplicating a state statute may be required to carry the same penalty.

Council Member Bogosian said he supports the idea but not in its current form. Council Member Ward said this is something the dumpster companies should be dealing with.

City Attorney McMillin referenced Kiawah Island's ordinance related to this matter. Council Member Pierce suggested the Environmental Advisory Committee review that ordinance before Council takes any further action.

MOTION: Council Member Pierce made a motion to defer Second Reading of Ordinance 2026-09 until the October meeting. Council Member Cohen seconded the motion. A vote was taken as follows:

Ayes: Cohen, Streetman, Bogosian, Ward, Pierce, Carroll, Miller, Pounds
Nays: Miars

The motion passed 8-1.

C. **First Reading - Ordinance 2026-11** – an ordinance to amend the garbage collection regulations

MOTION: Council Member Pierce made a motion to approve, and Council Member Miller seconded the motion. The motion passed unanimously.

D. Resolution 2026-05 – authorizing consumption of beer and wine only, road closures, and amplified music at the Holiday Street Festival on December 5, 2026

MOTION: Council Member Ward made a motion to approve and waive the reading. Council Member Streetman seconded the motion. The motion passed unanimously.

11. Miscellaneous – Discussion of Town Hall Meeting, November 5, 2026, 5pm

12. Capital Projects Update

Administrator Kerr reported that the Waterway Boulevard project is nearing completion now that an AT&T line conflict that had caused about a month of delay was cleared today, with paving expected tomorrow, substantial completion and opening to the public by the end of the week, and two to three weeks of punch list work to follow in October.

The public dock and green space project is out to bid, with bids to be opened Friday, and it is expected to go through committees in October and, ideally, begin construction in January or

February. The Marina dredging project remains on hold pending permission from the USACE to place the material under the connector, a delay longer than hoped that may prevent the work from being done this winter, though staff continues to meet with Geosyntec every few weeks for updates.

The specifications and bid package for the bulkhead recoating have been authorized to be prepared by Geosyntec, and the bid process is set to launch tomorrow.

On underground power lines, the City has been in discussions with Dominion over the past month about Dominion issuing an RFP for master planning the undergrounding of all lines, which is the first activity on the item in some time.

13. Lobbyist Update

Administrator Kerr reported that the state's General Assembly Appropriations Act included $1.4 million for the City, and he expressed gratitude to the City's state lobbyists and state legislators for their help. He noted that a letter from Chip Campsen, who was instrumental in securing the funds, is included in the Council packet. Thorn Run Partners, the City's federal lobbyists, advised in a note that the $10 million authorization in the Water Infrastructure Act passed this past week. Administrator Kerr stated that several steps remain, including the actual appropriation of the funds and the bill's passage through the conference process, but that progress is being made.

14. Executive Session – none

15. Adjournment

Council Member Cohen stated his math was incorrect on the beach vegetation motion.

MOTION: Council Member Cohen made a motion to reconsider the amount paid by the City for the fencing and vegetation from $120,000 to $215,000. Council Member Pierce seconded the motion.

After some discussion, Mayor Pounds suggested authorizing an amount up to $150,000.

MOTION: Council Member Pierce made a motion to authorize up to $150,000 for the City's portion of the beach vegetation costs. Council Member Bogosian seconded the motion. The motion passed unanimously.

Council Member Ward made a motion to adjourn, and Council Member Miller seconded the motion. The meeting was adjourned at 8:55pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Council Chamber AV Upgrades

Product	Description	Cost
ALF-EXT60IR18G- GEN2	The ALF-EXT60IR-18G extender set HDMI 2.0 IR 4K / UHD video @ 60 Hz with 4:4:4 HDMI 18 Gbps HDCP 2.2 compliant. 230 feet / 40 meters over single CAT6 cable.Receiver and Transmitter Set	$1,095.00
BIAMP	TesiraFORTÉ AVB CI Fixed I/O DSP with 12 analog inputs, 8 analog outputs, 8 channels configurable USB audio, 128 x 128 channels of AVB, and AEC technology (all 12 inputs)	$3,415.00
BIAMP	TesiraCONNECT TC-5D 5-port expansion device with AVB to Dante Bridging	$1,500.00
BIAMP	Tesira EX-AEC Tesira 4 channel mic/line input expander with AEC and PoE+	$3,332.00
BZBGear	4-Port USB 3.0 HDBaseT Extender Over Cat6/7 Cable with PoC/RS-232/FSYNC GPIO up to 330ft	$1,540.00
NETGEAR	8x1G PoE+ 125W 2x1G and 2xSFP Managed Switch - GSM4212P-100NAS	$683.00
PTZ OPTICS	(3) PT20X-4K-GY-G3 cameras, one (1) PT-SUPERJOY-G1 IP & Serial joystick controller and the PTZOptics Camera Management Platform ("CMP")	$7,762.00
PTZ OPTICS	PTZOptics Move 4K SDI/HDMI/USB/IP PTZ Camera with 20x Optical Zoom (Gray)	$2,349.00
STREAMDECK	OG 15-Key Control Pad	$149.00
WIRE/CABLE	System wiring, cables, connector	$1,072.00
MAC STUDIO	Computer for encoding 4X 4K cameras, microphone input, closed captioning stream, and presenter's PCs into OBS for live broadcasting. Controls YouTube Studio. Adds lower thirds and titles. Displays agendas and presentations.	$2,499.00
STUDIO DISPLAYS	Monitors, speakers, webcam for Mac Studio. Thunderbolt hub for daisy chaining displays and providing additional ports for input devices. Displays camera angles for switching.	$3,198.00
LABOR		$25,542.00
TOTAL INSTALLATION	Excluding sales tax	**$54,136.00**
Alta RTMP	Cloud based caption encoder	~$4,100/yr
LEXI Live Text	Cloud based AI caption generator and buffer	~$2,000/yr
TOTAL ANNUAL SUBSCRIPTION		**~$6,100/yr**

City of Isle of Palms - AltaRTMP (Falcon) & Lexi Block of Hours (100) - Broadcast

City of Isle of Palms
United States

Reference: 20261012-163408843
Quote created: October 13, 2026
Quote expires: November 12, 2026
Quote created by: Jerry Guier

Joshua Uys
Public Information Officer
juys@isleofpalms.gov
8548372330

jerry.guier@ai-media.tv

Comments from Jerry Guier

Purchase Orders must be made out to: EEG Enterprises
Mailing Address:
EEG Enterprises Inc.
586 Main Street
Farmingdale, NY 11753 USA
Telephone Number: +1 516 293 7472

Products & Services

Item & Description	SKU	Quantity	Unit Price	Unit	Total
AltaRTMP - Annual Subscription *Valid twelve (12) months from first day of the month that follows date of purchase.	CENC-FALC-A-01G	1	$3,300.00	week	$3,300.00

Item & Description	SKU	Quantity	Unit Price	Unit	Total
LEXI Live Text: Subscription Plan (100-499 hours) Capped Subscription Plan, per channel. Pricing is per hour and invoiced in advance. Unless cancelled, Plan auto renews at completion.	LEXI-TX499-S-01G	100	$20.00	hour	$2,000.00
Professional Services - Hourly Bundle The Bundle is purchased 'up front' and invoiced in advance. Bundle is valid for a 12-month period from date of invoice. the Bundle may be applied to hours-based Professional Services performed by Ai-Media only.	PROF-PSBUN-H-01G	4	$200.00	hour	$800.00
		Subtotal			$6,100.00
			Total		**$6,100.00**
			Currency		**USD**

CITY OF
ISLE
OF
PALMS South Carolina

MEMORANDUM

TO: Mayor and City Council

FROM: Douglas Kerr, City Administrator

RE: RFB 2026-07 Contract Award for Marina Parking Lot Improvements

DATE: October 12, 2026

The City received five bids for the marina parking lot improvements. Whitestone Construction submitted the lowest bid at $365,000, consisting of the $296,000 base bid, $35,000 for the Barracuda water quality unit (Alternate 1), and $34,000 for the ribbon curb (Alternate 2) (see attached bid tabulation).

Whitestone has clarified that its original bid did not account for Addendum 1, issued during bidding on September 23, 2026. An additional $51,263 must be added to cover the work outlined in the addendum, bringing the revised bid amount to $416,263 (see attached email).

Staff also requested pricing to remove and relocate the dumpster enclosure and construct a new 700-foot-long, 6-foot-wide bike path connecting the recently completed multiuse path on Waterway Boulevard to the public dock. Whitestone quoted $5,980 for the dumpster enclosure and $49,950 for the bike path, for a proposed change order totaling $55,930.

Additional electrical work will be necessary to relocate a power pole. Dominion quoted $5,313, payable directly to Dominion and not included in the Whitestone agreement. A separate electrician will be needed to run new wire to the relocated pole; that cost is forthcoming.

The City budgeted $500,000 for this work and received an additional $150,000 through the state budget allocation process, providing $650,000 in total funding. The proposed Whitestone agreement and Dominion work total $477,506, leaving $172,494 before the additional electrician expense.

Staff recommends that Council award the work to Whitestone Construction for **$472,193**, including the base bid and both alternates ($365,000), Addendum 1 work ($51,263), and the proposed change order for the dumpster enclosure and bike path ($55,930).

POST OFFICE DRAWER 508
ISLE OF PALMS, SOUTH CAROLINA 29451

843.886.6428
FAX 843.886.3585
www.isleofpalms.gov

BID FORM

BID OF: WHITESTONE CONSTRUCTION
(Contractor)

BID TO: The City of Isle of Palms

PROJECT NAME: Isle of Palms Marina Parking Lot Improvements

PROJECT NUMBER: RFB 2026-07

BID DATE: 9-25-2026

BASE BID AGREEMENT

The undersigned, having examined all the Bidding Documents, including all Addenda, shall execute the entire Work in the Bidding Documents described as the Base Bid for the lump sum of:

TWO HUNDRED NINETY SIX THOUSAND
Dollars

($ 296,000.00) which sum is hereafter called the BASE BID.

BID ALTERNATES

ALTERNATE NO. 1 - Barracuda water quality unit: Add to Base Bid
THIRTY FIVE THOUSAND Dollars ($ 35,000.00).

ALTERNATE NO. 2 - 8-inch x 12-inch ribbon curb: Add to Base Bid
THIRTY FOUR THOUSAND Dollars ($ 34,000.00).

\

WhiteStone Construction Company
Project and Client References:

Hill Construction
Ted Chestnut
843-371-4142
Project: Parker Family Site

Frampton Construction Company
Eddie DeSimone
678-237-1470
Project: Vet Canter

Jeff Meyers Homes
Jeff Meyers
843-475-8655
Project: Stono Village / Wildcat

Town of Summerville (Parks and Recreation)
Amy Evans
843-860-7967
Project: Summerville Preserve

Stanley Martin / Roger Hunt
Martin Homes
843-751-4348
Project: Brighton Square /

Thank you for this opportunity to serve the Isle of Palms !

Clarkson Jones – Senior Estimator
704-491-6222

RFB 2026-07

Marina Parking Lot Improvements

10AM, September 25, 2026 Budgetted: $500,000.00

Vendor	Base Bid	Alternate 1	Alternate 2	Total
Whitestone Construction	$296,000.00	$35,000.00	$34,000.00	$365,000.00
Icon Contracting	$488,431.00	$14,819.00	$18,930.00	$522,180.00
Truluck Construction, Inc	$618,069.00	$51,450.00	$34,195.00	$703,714.00
IPW Construction Group, LLC	$744,513.00	$60,000.00	$30,000.00	$834,513.00
The Bastion Group LLC	$1,127,050.00	$25,500.00	$39,500.00	$1,192,050.00

From: Clarkson Jones
To: Douglas Kerr; matt; Sean Kuester; Stephen Ulery
Cc: Kevin O"Donnel; Colin O"Donnel
Subject: Re: concrete items for IOP Master plan
Date: Monday, October 12, 2026 1:18:21 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image.png

Dear Doug, Sean and Matt:

We are pleased to provide these prices to update our bid (including the utility items in Addendum 1) along with the other prices requested for the dumpster enclosure and path paving:

Addendum 1 (utilities) - please add $ 51,263.00 to our bid (this includes all utility work and new poles)

Change order 1:

30x16x6 Wooden Fence style dumpster enclosure $ 5,980.00

700'x6' bike path paving 2" asphalt over stone base: $49,950.00

Whitestone wants to build a long-term relationship with the town of IOP. We want to thank you for the opportunity to bid your work !

Clarkson Jones
Whitestone Construction
5841 Rivers Ave Suite 101
North Charleston, SC 29406
C: 704-491-6222
cjones@wschs.com
www.wscjax.com

WHITESTONE
CONSTRUCTION

From: Douglas Kerr <dkerr@isleofpalms.gov>
Sent: Wednesday, October 7, 2026 2:18 PM
To: Clarkson Jones <cjones@wschs.com>; matt <matt@clineeng.com>; Sean Kuester <SKuester@isleofpalms.gov>; Stephen Ulery <SUlery@wschs.com>
Cc: Kevin O'Donnel <kodonnel@wscjax.com>; Colin O'Donnel <colin@wscjax.com>
Subject: RE: concrete items for IOP Master plan

Clarkson and Stephen- could we schedule a time to discuss your bid with our team? Let us know a time that works for you and we will set something up. Our hope is to have something for Council to consider next Tuesday, so the sooner the better.

Thanks, Douglas

Douglas Kerr
City Administrator
City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451
(p) 843-886-6428
(c) 843-666-9326

(f) 843-886-8005

To submit service requests or sign up for city text alerts:
Text **“Hello”** to **(877) 607-6467**
Connect with IOP!

*** WARNING *** All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

From: Clarkson Jones <cjones@wschs.com>
Sent: Wednesday, September 30, 2026 12:41 PM
To: Douglas Kerr <dkerr@isleofpalms.gov>; matt <matt@clineeng.com>; Sean Kuester <SKuester@isleofpalms.gov>
Cc: Kevin O'Donnel <kodonnel@wscjax.com>; Colin O'Donnel <colin@wscjax.com>; Stephen Ulery <SUlery@wschs.com>
Subject: Re: concrete items for IOP Master plan

Mr. Kerr,

We reached out via phone. Just wanted to make sure we can get a date calendared for a meeting.

We are looking forward to working with you ! Let us know when a good time to meet would be next week ?

Warm Regards,

Clarkson Jones
Whitestone Construction
5841 Rivers Ave Suite 101
North Charleston, SC 29406
C: 704-491-6222
cjones@wschs.com
www.wscjax.com

WHITESTONE CONSTRUCTION

From: Douglas Kerr <dkerr@isleofpalms.gov>
Sent: Tuesday, September 29, 2026 8:59 AM
To: Clarkson Jones <cjones@wschs.com>; matt <matt@clineeng.com>; Sean Kuester <SKuester@isleofpalms.gov>
Subject: RE: concrete items for IOP Master plan

Here is a list of topics we would like to discuss:

1. Your questions below, that we did not answer
2. Talk through issues that may not have been clear in the plans (example- there is a dumpster enclosure in a drive aisle that needs to be demolished)
3. We need to add a dumpster enclosure in a spot where the ditch used to be- final location working out now
4. Bidders had questions about items that should have been included and items that should not (wall blocking headlights, monument signage, transformer pad, access gate, etc). They claim to have included those in their bids and we wanted to understand how you bid.
5. We have a power pole that Dominion is moving and we will need a new service wire run from that pole location (being staked out today maybe) and our existing electrical meter out by the dock. We would like to see if your electrician could add this work and if so what the cost will be.
6. We would like to add an asphalt bike path to connect the new Waterway Blvd. multiuse path and the public dock (see blue line on

below and we want to discuss cost to add this- the could be whatever width that works for the equipment you would have on site, but ideally 5'ish. Length appears to be about 640'.



From: TIMOTHY SMITH
To: matt; Douglas Kerr; PORCHIA TRUESDALE
Cc: Sean Kuester
Subject: RE: IOP parking Improvements
Date: Wednesday, September 30, 2026 6:40:23 AM
Attachments: image001.png
image002.png
image003.png

The cost to relocate the pole just over the fence is $5313.00. We will need to know where the private utilities are located before any work can be done, let me know how you want to proceed.

Tim

From: Matthew Cline <matt@clineeng.com>
Sent: Tuesday, September 29, 2026 8:31 AM
To: Timothy Smith (DESC Trans Distribution - 7) <timothy.s.smith@dominionenergy.com>; Douglas Kerr <dkerr@isleofpalms.gov>; Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>
Cc: Sean Kuester <SKuester@isleofpalms.gov>
Subject: [EXTERNAL] Re: IOP parking Improvements

DO NOT CLICK

This message is not from Dominion Energy.

Only click links or open attachments that have been verified.

Uncertain? Report with PhishAlarm.

Thank you Timothy. Is there any way you could send the appropriate location on the plan so that we can show it on our plan for coordination.

Thank you!

Matt Cline
843-991-7239

From: TIMOTHY SMITH <timothy.s.smith@dominionenergy.com>
Sent: Tuesday, 29 September 2026 05:23:40
To: Douglas Kerr <dkerr@isleofpalms.gov>; Matthew Cline <matt@clineeng.com>; PORCHIA TRUESDALE <porchia.truesdale@dominionenergy.com>
Cc: Sean Kuester <SKuester@isleofpalms.gov>
Subject: RE: IOP parking Improvements

I will try to get by there today to get notes on the pole and stake out the new location. Dominion

STATUS OF PRIORITIES AND GOALS

Status last updated October 22 2025

PRIORITY OR GOAL	ASSIGNEE	STATUS
Safety		
Priority 1: General Safety		
Goal 1.1: Communication Channels & Key Partnerships Establish and maintain consistent communication channels, as well as partnerships with public agencies, nonprofit organizations, and island businesses, to further enhance safety for residents, visitors, and employees on Isle of Palms.	-Public Safety Committee -Isle of Palms Police Department -Isle of Palms Fire & Rescue	**Complete, Consistent effort.** Police Department and City Public Information Officers have been working together to push time sensitive notifications through Sunrise text alerts. Currently Sunrise reaches over 2,300 contacts and Facebook reaches over 15,000 followers, regularly gaining over 100k views per week.
Goal 1.2: Education and Enforcement Increase education efforts & enforcement of golf cart/Low Speed Vehicle ("LSV") operating rules.	-Public Safety Committee -Isle of Palms Police Department -Isle of Palms Fire & Rescue	Complete. There was a state law amendment in 2025. The Police Department made an effort to educate the residents about operating rules and began enforcement with warnings initially.
Goal 1.3: Speed Limit Signage & Monitoring Identify areas on the island to improve or extend speed limit signage and add speed monitoring to improve overall safety for residents and visitors.	Public Safety Committee	Analysis is complete in several key areas. Replaced the 41st Ave digital speed limit sign. Multi-use path signage under review.
Goal 1.4: Coyote Management Improve coyote management efforts.	-Public Safety Committee -Isle of Palms Police Department -Environmental Advisory Committee	Trapping is ongoing. Police Department works with volunteers to distribute brochures and kits developed by the ICP Control Coalition in 2017. Animal Control officers hand these out with a focus on areas with reported sightings. We continue to engage professional trappers.
Priority 2: Beach Safety		
Goal 2.1: Police Staffing & Presence Increase police staffing and presence during the beach season.	-Public Safety Committee -Isle of Palms Police Department	Ongoing. The City's shift in parking management to a third party has allowed the Police Department to increase their presence in more pressing areas.
Goal 2.2: Public Awareness Improve public awareness of beach safety issues.	-Public Safety Committee -Isle of Palms Police Department	Complete. Beach visitors are consistently made aware by notice boards.
Goal 2.3: U-Drives & Electric Skateboards Increase safety on the beach with regard to U-Bike and Electric Skateboards.	Public Safety Committee	Underway. The Police Department has created and distributed flyers surrounding ebike safety. New page on the police department website. Police have issued a limited number of areas that have been problematic, such as the Rec Center.
Goal 2.4: Firearms Ban firearms from the beach.	Public Safety Committee	Public Safety Committee is considering new e-bike policy. Settled - not legally possible. State open carry law prohibits communities from barrin ng fire arms from public places of assembly such as the beach. The city can only ban firearms at events with set areas that have controlled access into and out. The Police Department has done this for the Christmas Parade and Fireworks. The City has also designated 4 at-sea zone where firearms are not allowed. Currently the city does not operate these events in a manner that would authorize them to take the action to prohibit firearms at the events.
Goal 2.5: Overnight Items Better control over items which are allowed to be left on the beach overnight.		Ongoing effort. Our Beach Service Officers check the beach nightly during the beach season and they log items they find. We have the Police Department to pick up. That is then called over to PW to let them know that there are items to be retrieved.
Priority 3: Pedestrian Safety		
Goal 3.1: Prioritize Is-key Areas Prioritize pedestrian safety throughout the island with emphasis in key areas such as Palm Boulevard, Waterway Boulevard and commercial areas surrounding the connector.	Public Safety Committee	Underway. The City has completed a mobility study together with the Charleston, Berkley, Dorchester Council of Governments (BCDCOG). Additionally the City requests funding every year from the Charleston County Transportation Sales Tax program to enhance pedestrian safety.
Priority 4: Bike Safety		
Goal 4.1: Bike Lanes Increase bike safety by encouraging bikers to areas of the island with less traffic and pushing by increasing the existing bike lane and improving it.	Public Safety Committee	Underway. The City has embarked on a mobility study together with the CBDCOG. We have completed the replacement and improvement of the Waterway Blvd multi use path.
Priority 5: Public Safety		
Goal 5.1: Continuous Improvement & Workforce Support public safety improvements by ensuring best practices through a robust Continuous Improvement Program and by supporting a strong safety positions designed to attract and retain employees.	Public Safety Committee	Ongoing. Council approved wage adjustments, implemented incentive programs, committees to ongoing market research to stay competitive. Both Fire Department and Police Department chiefs are working on making positions more attractive by setting the unique nature of working for the City of Isle of Palms, such as water rescue.
Priority 6: Supplementation & Growth		
Goal 6.1: Emergency Personnel & Equipment Ensure adequate staffing and emergency equipment based on the assessed peak demands to ensure adequate response times and to augment population growth.	-Isle of Palms Police Department -Isle of Palms Fire & Rescue	Currently working with Charleston County EMS to house ambulance in Fire Station 1.
Priority 7: Tents & Equipment		
Goal 7.1: Worst-Case Scenario Planning Provide needed equipment to maintain safe conditions on the island during worst-case scenarios.	Public Safety Committee	An ongoing and constant effort. The Police Department's Dive Department constantly evaluates specialized equipment such as the boats. The Police Department purchased a paddly waggon to mass transport threats, added a 4X4 unit, and may add tools such as a drone that is housed on top of the public safety building. The drone would be flown remotely by various staff members, allowing live streaming in the case of emergency to remote staff, in 24/7 capability.

PRIORITY OR GOAL	ASSIGNEE	STATUS
Quality of Life		
Priority 8: Recreation & Social		
Goal 8.1: Facilities & Spaces Continue to provide well-equipped, thoughtfully designed facilities and spaces for social, recreational, educational, social, and artistic interests of the community.	Public Services and Facilities Committee	Complete. We've added furniture (chairs and ottomans) to the lobby, added charging stations to the lobby and tables in the hallway to provide a safe and convenient workspace or work from home opportunities. Added different style picnic tables to the outside spaces, added Pickleball striping set to the front entrance and additional bleacher seating added to spectators. Added a chess clock to the front desk.
Goal 8.2: Programming To provide diverse programming for all ages that reflects community interests, is responsive to cultural environment, and is inclusive.	-Public Services and Facilities Committee -Isle of Palms Recreation Center -Environmental Advisory Committee	Added outdoor public Wi-Fi to the rec center's shelter. Ongoing. Free programming options include youth lacrosse clinics, adult volleyball, mahjong lessons & tournaments, expanded the speaker's series focusing on environmental & natural habitats, financial health & planning, and health & wellness resources. Free programs such as beach yoga and informative sea shells. Free Events such as Art & Cars in the park and Coffee & Canines. Youth Programming Classes, Around Latin America (cultural youth class), Flower Power (adult arts & crafts/ flower arranging/social), Puzzle Competitions (social), Fitness workshops to include Yoga (with Kristen Rose- pressure points), Bone strength and Movement (Alternate bones & build more tissue) in conjunction with the osteoporosis speaker series).
Goal 8.3: Awareness & Communication Maximize awareness of and participation in Recreation Department programs through multi-channel, two-way communication.	-Public Services and Facilities Committee -Isle of Palms Recreation Center	Ongoing. Currently sending phone and IT's to local papers and advertising on centers, utilize Facebook and Instagram. Also, the Recreation Department has been working with the Public Information Officer to develop flyers, banners and that typically gets the most attention. As for two-way communication, we need to continue to work on. We publish an Activity Guide 3 times per year and is delivered to schools and local businesses, online copy is available on the city website, and we use the City Calendar for events.
Priority 9: Noise & Light Mitigation		
Goal 9.1: Code & Opportunities Accurately track noise and light concerns to identify opportunities and partner with other committees to consider best practices.	-Public Safety Committee -Isle of Palms Police Department -Environmental Advisory Committee	Complete. Enacted and established decibel levels as part of noise ordinance. Council considered an ordinance for lighting but ultimately decided that voluntary efforts should come before legislation.
Priority 10: Short Term Rentals ("STRs")		
Goal 10.1: Enforcement & Data Track and enforce violations of STRs and monitor data to ensure livability on the island.	-Planning Commission -Isle of Palms Police Department	Ongoing. The City has dedicated staff to monitor and has implemented rentalscape software to help identify short term rental activity.
Priority 11: Communication		
Goal 11.1: Proactive Communication Ensure there is proactive communication to residents, property owners, and visitors regarding ordinances, processes, signage and education on quality-of-life issues.	-All City Departments	Ongoing. The City publishes a monthly newsletter to over 2,100 subscribers for a comprehensive look at projects and city news. Sunrise texts to over 1,500 subscribers regarding time critical information such as road closures. Bi-weekly facebook posts for over 13,000 followers and over 5,000 instagram followers. A new beach page for a comprehensive, live look at Beach status and restoration projects.

PRIORITY OR GOAL	ASSIGNEE	STATUS
Environmental		
Priority 12: Leadership		
Goal 12.1: Natural Resource Management Focus on resiliency and natural resource management, exploring adding ETAM trained staff members, and leading other island coastal communities in the region below.	-Environmental Advisory Committee	Complete. The City has ultimately decided to prioritize a director of the Building and Planning department.
Goal 12.2: Ordinances Use ordinances related to environmental issues more effectively.	-Environmental Advisory Committee -Planning Commission	Ongoing. The City staff constantly enforce stormwater drainage plan requirements, dumping prohibitions, tree removal, beach protection regulations.
Goal 12.3: Data Collection & Usage Collect and use environmental data to inform decisions and educate the public.	-Environmental Advisory Committee	Underway. A Good Neighbor brochure is underway. A resilience exposition for the community was held in May 2025.
Goal 12.4: Resiliency & Adaptation With Planning Commission leadership and involvement of the Environmental Advisory Committee, develop a unified plan for resiliency and adaptation.	-Planning Commission -Environmental Advisory Committee -Environmental Advisory Committee	Ongoing. The City has embarked on resiliency projects including flood barrier on the back side of the lowest parts of the island, such as the Waterway Blvd multi use path, and continues to plan and implement resiliency projects identified in the sea level rise adaptation and drainage plans.
Goal 12.5: Energy Practices Adopt city energy practices as a model for residents, visitors, businesses and other communities.	-Environmental Advisory Committee	Ongoing. In 2025 the City installed solar panels on the public works facility to signify to the public in a highly visible location the importance of green energy.
Goal 12.6: Promotion Promote Isle of Palms' natural resources and positive environmental practices.	-Environmental Advisory Committee -Public Relations	Ongoing. Public facilities community has had discussions with Dominion Energy about potential future locations for EV charging. They were ultimately installed at the Island Shopping Center as a private investment.
Goal 12.7: Effective Communication Deepen stakeholder engagement through effective communications.	-City Administration -Public Relations	Ongoing. The City actively responds to comments on our social media, increasing engagement with the public. We also put out a communications survey, gathering feedback regarding what we do well, and what we can improve.
Priority 13: Beach Restoration & Preservation		
Goal 13.1: Monitor Monitor the health of the entire beach.	- Beach Preservation Ad Hoc Committee -Environmental Advisory Committee - City Administration	Complete. This is being done bimonthly.
Goal 13.2: Be Prepared Be prepared for action.	-Environmental Advisory Committee - Beach Preservation Ad Hoc Committee - City Administration	Complete. The City is preparing for a major restoration in 2026 and we continue to monitor for potential projects.
Goal 13.3: Informed Decision Making Make informed decisions, striving to "do no harm."	-Environmental Advisory Committee - Beach Preservation Ad Hoc Committee	Complete.
Goal 13.4: Funding Model Timely establish a fiscally sound funding model for beach renourishment.	- City Administration	Underway. Under discussion with the beach preservation committee and City Council.
Priority 14: Flooding/Storm Resiliency		
Goal 14.1: Drainage Projects Accelerate already existing comprehensive list of city drainage projects.	Public Services and Facilities Committee	Underway and constant. Expense of project and limited city resources is limiting our ability to accelerate timelines.
Goal 14.2: Septic Systems & Cellular Pumps Support transition away from septic systems and grinder pumps.	Public Services and Facilities Committee	The City and IOP WSC filed a WIIFIA request to become a federally authorized water project. The house has passed the Water Resources Development Act, which includes a 10%t authorization for Isle of Palms "water and wastewater infrastructure, including stormwater management." The bill still needs to be conferenced with the Senate bill, which we expect to happen after the midterm elections, and then signed into law, which should happen by the end of the year. If we are enacted, it would allow us to pursue funding for a water/wastewater/stormwater project through the Corps of Engineers budget via the congressional appropriations process.
Goal 14.3: Underground Power Lines Advance underground power line projects to protect power use and trees.	Public Services and Facilities Committee	Reviewed and budgeted for annually. Dominion is requesting proposals for a power line under-grounding master plan.
Priority 15: Building on Eco-Corridor		
Goal 15.1: Collaboration Engage and work with conservation organizations and neighbors.	-Environmental Advisory Committee - Beach Preservation Ad Hoc Committee	Underway. We have a sustainability expo planned for March 2026 and interpretive signage being installed.
Goal 15.2: Maximizing Native Plants & Trees Maximize opportunities for native plants throughout the island.	-Environmental Advisory Committee -Planning Commission	City worked with resident group to plant trees in public parking lots. Tree brochure currently being developed by the EAC.
Goal 15.3: Tree Ordinances Review and establish ordinances that are friendly to native trees.	-Planning Commission -Environmental Advisory Committee	Underway. All native trees larger than 3" in diameter are protected. EAC is considering amendments.
Priority 16: Litter		
Goal 16.1: Removal Remove litter routinely with paid personnel and volunteers.	- City Administration -Environmental Advisory Committee -Public Services and Facilities Committee	Ongoing. In 2025 the City engaged a new beach debris removal contractor and changed the beach and location of the barrels to minimize the escape of litter into the beach. Also engaged the beach cleanup crew.
Goal 16.2: Beach Trash Collection Maximize and improve city's beach trash collection system.	Public Services and Facilities Committee	Complete.
Goal 16.3: Sustainable Practices Support sustainable practices in island businesses and restaurants.	-Environmental Advisory Committee -Public Services and Facilities Committee - City Administration	No report.
Goal 16.4: Messaging Provide more consistent and effective litter messaging.	-Environmental Advisory Committee -Public Relations	Ongoing. Council discussing ways to address debris leaving dumpsters.

PRIORITY OR GOAL	ASSIGNEE	STATUS
Seasonal Impacts: Parking and Traffic		
Priority 17: Parking		
Goal 17.1: Explore Solutions Identify and explore near-term solutions and ongoing improvements to address residential neighborhoods and provide an enjoyable experience for residents and visitors alike.	Public Safety Committee	The City outsources parking management and annually reviews policies to protect residential neighborhoods and provide an enjoyable experience for visitors.
Goal 17.2: Accurate Data and Reporting Continually recognize parking spaces and encroachments to be tracked and reported in the current LOMP.	Public Safety Committee	No report.
Goal 17.3: Parking Optimization Provide efficient, safe parking options for visitors that support the city's front beach lots and other designated visitor parking spaces on the island to accommodate seasonal visitor traffic and maximize community preference.	Public Safety Committee	Ongoing. City continues to pursue upgrades to Palm Blvd to provide efficient, safe parking.
Goal 17.4: Palm Boulevard Expedite the parking process for residents on Palm Boulevard. Intentional, managed parking along Palm Boulevard to enable drivers to readily identify a parking space.	Public Safety Committee	To expedite the parking process along Palm Boulevard and help drivers quickly identify available parking, PCI Municipal Services launched the Park IOP website, providing clear program rules, parking guidance, and up-to-date parking availability information. The City also implemented a comprehensive wayfinding and signage strategy along Palm Boulevard to direct drivers to appropriate parking areas, reducing confusion and unnecessary circulation. The program sites uses an ambassadorial approach, with staff focused on education and compliance rather than citations, supported by a two-week warning period at the start of each season to allow visitors time to learn and adjust to parking requirements.
Goal 17.5: Communication Effectively communicate parking availability for residents and visitors during the high season.	-Public Safety Committee -Administration -Parking Management	Coming soon, The Parking Finder App will make the experience even more seamless by helping drivers with way finding, locating available parking more efficiently and connecting customers to their favorite local businesses.
Priority 18: Traffic		
Goal 18.1: Isle of Palms Connector Monitor traffic flow traffic on the Isle of Palms Connector (SC-517), especially during high-demand periods such as weekends and holidays.	-Public Safety Committee -Isle of Palms Police Department	Under review. Public safety committee has this on their agenda.
Goal 18.2: Routing Traffic Efficiently route traffic to available parking island wide to keep traffic flowing.	-Public Safety Committee -Isle of Palms Police Department	Under review.
Goal 18.3: Long Range Plan Develop a long-range plan for traffic and transportation to meet island growth and impact to the island.	-Planning Commission	For future consideration.
Goal 18.4: Real-Time Traffic Monitoring Communicate parking and traffic conditions in real time for residents and visitors, especially for high season, high demand days/weekends/holidays.	-Public Safety Committee -Parking Management	In partnership with SCDOT, real time traffic conditions are made available through live stream cameras at the intersection of Palm Blvd and the connector.

Administration Committee Meeting
1:00pm, Tuesday, October 6, 2026
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 Miller, Pierce, and Ward

Staff Present: Administrator Kerr, Deputy Administrator Kuester, Director Hamilton, HR Officer Ladd

2. **Citizen's Comments – none**

3. **Approval of Previous meeting's minutes**

MOTION: Council Member Miller made a motion to approve the minutes of the September 1, 2026 meeting. Council Member Pierce seconded the motion. The motion passed unanimously.

4. **Old Business**

A. **Update on Human Resources Manager position**

Administrator Kerr reported that new HR Manager is expected to begin work on October 26.

B. **Update on Director of Building, Planning & Zoning position**

Administrator Kerr stated that Find Great People made slight modifications to the certifications and education requirements on the job description. Council Member Miller said the classification should be G-102.

C. **Update on business license revenue assurance process/procedures**

Council Member Miller passed out a draft of possible documentation to be included in the business license application and renewal process.

MOTION: Council Member Pierce made a motion to format a proposed one-page document similar to Kiawah Island's checklist, incorporate the suggestions made by Council Member Miller, and send it to the Ways & Means Committee for discussion. Council Member Miller seconded the motion. The motion passed unanimously.

DRAFT

D. Update on Risk Management and insurance review

Director Hamilton reported that the City paid approximately $2.5 million in insurance premiums in FY 2026 Staff has reviewed the most recent asset appraisal, completed in February 2024, and removed items such as ballfield dugouts and soccer field equipment from coverage. She added that collision coverage had been removed from some older vehicles and that policies are being reviewed as they come up for renewal. Staff recommends increasing the deductible on the City's general liability and property insurance from $5,000 to $25,000, which the insurance company's figures project would save approximately $154,000 over five years, or about $30,000 per year, assuming claims remain the same. She noted that a resolution must be signed by the City if the deductible is changed, which is why the item was brought to the committee, and that the general liability policy renews January 1. She also stated that the City has been introduced to a broker it would like to engage to help with the next steps.

Administrator Kerr stated that the savings from the items removed from coverage are separate from the deductible savings and are already tracked on the City's scorecard. He reported that staff will begin tracking the financial goal of saving $1 million at the Ways and Means Committee meetings, with an ongoing dashboard and list of savings. He stated that, having completed the cleanup of insurance lists, staff hopes an insurance broker or consultant can help the City move to a deeper analysis of its risks and potential savings. He reported that the City's banking contacts work with an organization that handles municipal insurance, that at least one candidate has been identified, and that the cost of engaging a consultant would be brought to Council for consideration.

Human Resources Manager Ladd stated that the City averages three to five claims per year, which are primarily accidents rather than lawsuits.

Administrator Kerr shared the City's strategy is to set aside the savings, including in the Disaster Recovery Fund, to prepare for the additional deductible costs expected under the higher deductible. He stated that determining how high a deductible the City can afford, and how much to set aside to cover losses, is an analysis for which staff would like professional assistance. The Committee agreed to move the item to the Ways and Means Committee.

E. Update on Boards & Commissions vacancies

Interviews for the vacancies will be held at the November 4 Committee meeting.

F. Update on hosting and recodification of City Code

Administrator Kerr said the two bids received for the hosting and recodification came from atypical respondents and were very high.

He would like to seek proposals from the current provider and their main competitor, American Legal. He said the cost of this work is below the threshold that requires a sealed bid and is also less than the amount requiring City Council approval, meaning it could be decided by staff. Staff will bring updates to the Committee.

5. **New Business**

A. **Discussion of City's performance evaluation form**

HR Manager Ladd recommends looking at the performance evaluation forms after the first of the year since this year's forms are being distributed shortly.

Council Member Pierce would like to review neighboring community's performance evaluation forms.

B. **Discussion of process for document/ordinance review and approval**

Council Member Pierce would like to set up a quality control process for ordinance review prior to going to Council for a vote. Administrator Kerr will come back to the Committee with some ideas for such a process.

C. **Discussion of potential policy for City staff use of artificial intelligence**

Discussion ensued about City staff's usage of AI in their work. Deputy Administrator Kuester said VC3 suggested surveying the staff to determine who is using what and how. HR Manager Ladd suggested adding wording to the City's computer use policy reviewed during the onboarding process.

6. **Miscellaneous Business**

The next meeting of the Administration Committee will be held on Wednesday, November 4, 2026 at 1pm.

7. **Executive Session**

MOTION: Council Member Miller made a motion to go into Executive Session to discuss candidates for the Leola Hanbury Award. Council Member Ward seconded the motion. The motion passed unanimously.

The Committee, along with Mayor Pounds, entered into Executive Session at 1:58pm.

The Committee returned to open session at 2:09pm.

MOTION: Council Member Pierce made a motion to move forward with the recommendation as discussed in Executive Session. Council Member Miller seconded the motion. A vote was taken as follows:

Ayes: Miller, Pierce, Pounds
Nays: Ward

The motion passed 3-1.

7. **Adjournment**

Council Member Ward made a motion to adjourn, and Council Member Miller seconded the motion. The meeting was adjourned at approximately 2:10pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Public Services & Facilities Committee Meeting
9:00am, Tuesday, October 6, 2026
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 Miars, Streetman and Pierce

Staff Present: Administrator Kerr, Deputy Administrator Kuester, Director Asero, Director Ferrell

2. **Citizen's Comments – none**

3. **Approval of Previous Meeting's Minutes** – September 1, 2026

MOTION: Council Member Streetman made a motion to approve the minutes. Council Member Pierce seconded the motion. The motion passed unanimously.

4. **Marina Tenant's Comments** – none

5. **Departmental Reports**

Director Ferrell reviewed some of the upcoming Rec Center events.

6. **Old Business**

A. **Discussion and consideration of IT RFP Responses**

Deputy Administrator Kuester reviewed the ranking of IT responses based on clarifying information provided by the vendors.

Council Member Pierce noted deficiencies in the cost comparison. He would like a template to compare the companies more accurately.

MOTION: Council Member Pierce made a motion to interview VC3, Corsica, Cantey, and InterDev at a special meeting on Thursday, October 29 at 9am. Council Member Streetman seconded the motion. The motion passed unanimously.

B. **Update and discussion of Waterway Boulevard project and future Phase 3**

Administrator Kerr classified this project as "substantially complete," but a few driveways still need some work. Edge cleaning and landscaping will be addressed as the project closes out.

DRAFT

Administrator Kerr said they have met with the homeowners who would be affected by Phase 3 of this project. All prefer the work be done in their backyards which will require an easement. Dewees Island Marina is not willing to participate so the focus will be on the right of way at 41st Avenue. An updated proposal will be on the November agenda.

Council Member Streetman suggested a contest for naming Waterway Boulevard. This item will be added to the October City Council agenda.

C. **Update on beach projects**

Administrator Kerr said Marinex is in Reach 2 and has placed 600,000/800,000 cubic yards of sand. Sandbags have been completely removed from the island.

Following City Council's decision to scale back the fencing and vegetation plan, staff will work with Earth Balance to develop the best plan based on that budget. The Ways & Means Committee will discuss the matter further next week.

Council Member Streetman suggested a community effort to plant more beach vegetation.

D. **Update on drainage project from 36th Avenue-Marginal Road**

Administrator Kerr explained, "The first steps for us is we are working Thomas and Hutton is working through and you will recall that we had kind of gone back and forth on where our drain lines would be to avoid a future sewer line if and when the Water and Sewer Commission was to sewer what they were calling Basin N. So Thomas and Hutton is going back to an original alignment for a lot of the drain pipes to give us the ability to get the Water and Sewer Commission sign off for a second encroachment permit. So that's kind of our series of events. Once we have that second, once we have the sign off from the Water and Sewer Commission, we have the new encroachment permit, that project would be ready to go out for bidding and ready for action."

E. **Update on marina dredging project work schedule**

Administrator Kerr reported that once USACE approves the use of the spoil site under the IOP Connector, the bid documents are ready to go out.

F. **Update on Marina Bulkhead Recoating**

Administrator Kerr stated that Geosyntec has been engaged to solicit bids and provide construction management for this project. Discussions are underway about making the recoating process more environmentally sound.

G. **Discussion and consideration of Sharp response to AV Proposal**

MOTION: Council Member Pierce made a motion to recommend this proposal to the Ways & Means Committee for consideration. Council Member Pierce seconded the motion. The motion passed unanimously.

H. **Update on grass volleyball court at Recreation Center**

Director Ferrell shared two potential locations for a grass volleyball court at the Recreation Center. A volleyball system for such a court costs approximately $3500.

Administrator Kerr said the cost of the installation of an infiltration chamber in a drainage ditch to create a beach volleyball court elsewhere on the property will be researched and considered for FY28.

7. **New Business**

Discussion and consideration of proposals to reconfigure the marina parking lot

Administrator Kerr said bids for the marina parking lot reconfiguration ranged from $365,000 to $1.2 million. Staff is working with the low bidder, Whitestone, to ensure their bid is complete. Staff is also speaking with their references.

The City will incur additional costs related to moving a Dominion Energy pole and the dumpster enclosure.

More information should be available for the Ways & Means Committee meeting.

8. **Miscellaneous Business**

The next regular meeting of the Public Services & Facilities Committee will be Wednesday, November 4, 2026 at 9am.

9. **Adjournment**

Council Member Miars made a motion to adjourn and Council Member Pierce seconded the motion. The meeting was adjourned at 10:13am.

Respectfully submitted,
Nicole DeNeane
City Clerk

Public Safety Committee Meeting
11:00am, Tuesday, October 6, 2026
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 Bogosian, Carroll and Cohen

Staff Present: Administrator Kerr, Deputy Administrator Kuester, Chief Oliverius, Chief Cornett

2. **Citizen's Comments**

3. **Approval of Previous Meeting Minutes – September 1, 2026**

MOTION: Council Member Cohen made a motion to approve the minutes of the September 1, 2026 meeting. Council Member Carroll seconded the motion. The motion passed unanimously.

4. **Old Business**

A. **Update on Waterway Boulevard Signage**

The new signs have been posted along Waterway Boulevard.

B. **Update on Charleston County EMS partnership at Fire Station 1**

Chief Oliverius said he will meet with EMS staff tomorrow to work out more details. The required modifications to the exhaust system are a bit more involved than anticipated. Cost sharing will be discussed with the County.

C. **Update on installation of AI signal software and review of Signal Management Agreement (SMA)**

Deputy Administrator Kuester reviewed the "Critical Path Concept" from the meeting packet and shared a phased overview of the project. Staff will meet with SCDOT on October 16 to discuss the signal maintenance agreement.

They are waiting on a response from Dominion Energy about an acceptable place to mount the queue detector.

Testing and training will be required before the signal is fully operational which is planned for March 1, 2027.

DRAFT

D. **Discussion of Public Safety-related matrix recommendations**

Deputy Administrator Kuester reviewed the items in the matrix that will be marked as completed and or business as usual.

E. **Discussion of flashing light systems at crosswalks**

Deputy Kuester noted the costs estimates for the installation of a flashing light system. Staff recommends placement at 21st, 25th, and 34th avenues.

Funding options were discussed including TST funds, grants, redirection of State funds away from beach walkovers, and placement in a future City budget. Administrator Kerr will bring funding options to the November meeting.

Council Member Carroll requested an assessment of all beach access paths.

5. **New Business**

A. **Discussion and consideration of policy related to E-bike usage**

Administrator Kerr presented a draft ordinance prepared with the City Attorney in response to the committee's feedback at its prior meeting. The ordinance would apply to the Waterway Boulevard multi-use path, and to any other path Council later designates. It would set a 12 mile-per-hour maximum speed, require operation at a speed safe for conditions, require riders to give an audible signal when passing, and prohibit motorized vehicles on the path. Chief Cornett stated that, after speaking with his traffic officers, he wished to correct his earlier statement: radar could be used on the path. He said it would not be done routinely or easily, but could be done during periods when problems arise, and the ordinance could be enforced against juveniles, noting that a juvenile had recently been in court on an e-bike citation.

Council Member Cohen stated that he is generally not in favor of the ordinance but offered revisions in case it moves forward. He recommended that the definition read, "shared use path means the Waterway Boulevard multi-use path and any other path especially designated by City Council and posted with signs prohibiting motor vehicles." He preferred restricting what is not wanted on the path rather than listing only what is allowed, since the draft as written would exclude children's scooters. He proposed defining non-motorized vehicles to include "bicycles, electric vehicles such as children's toys" rated at 24 volts or 250 watts as stated on the manufacturer's label, "electric personal assist mobility devices," and "other power-driven mobility devices used by persons with mobility disabilities." He stated that the wattage limit would make the 12 mile-per-hour limit unnecessary, as some straight sections of the path are safe for faster riding. He also asked that the right-of-way language reflect that the path is shared, so that pedestrians and cyclists share responsibility for yielding.

Council Member Carroll stated that she does not believe the ordinance is needed and that the City is "attempting to solve a problem that we don't have." She questioned whether path users would read or follow the ordinance, expressed concern about stopping people for relatively minor violations, and noted that she knew of no incidents on the shared path in Wild Dunes. She

said the ordinance would be difficult to enforce and that educating both adults and children would be difficult. She asked whether speed bumps might be an alternative to a speed limit.

Chief Cornett relayed the City Attorney's interpretation of State law, stated in a letter that was to be included in the prior month's packet. Under that interpretation, State law grants bicyclists rights on roadways but not on sidewalks and mixed-use municipal paths, so the City may be able to treat e-bikes separately on the path. The Chief cautioned that e-bikes cannot be kept off Waterway Boulevard itself. He reported one e-bike collision on Waterway Boulevard, with more complaints elsewhere on the island, and stated that golf carts and motorcycles are already prohibited on rights-of-way under State law.

Council Member Bogosian proposed that the ordinance state that motorized vehicles and motor-assisted bicycles may not be operated on the path, with an exception for wheelchairs and similar mobility devices. He stated, "any electric bike, whether according to the State version that puts it into a bicycle classification or the ones above 750 watts, either of those would be eliminated from the path," and that the remainder of the draft be struck. He asked that, "if Mac says that's legal for us to do that," the revised ordinance be brought back to the committee. Members agreed that a simple prohibition on motorized vehicles would be cleaner and easier to enforce. Administrator Kerr agreed to obtain the City Attorney's review and return with a revised ordinance.

B. **Discussion of Plymovent installation at Fire Stations 1 & 2**

Chief Oliverius and Administrator Kerr will discuss sharing the cost of the installation with EMS staff. Administrator Kerr said this equipment will also accommodate needs of the future fire truck.

C. **Report on Public Safety overtime**

Each chief reviewed his department's overtime for the first quarter of FY27.

Salaries and wages for the Fire Department are at approximately 19% and overtime at 24%
Salaries and wages for the Police Department are at 21% and overtime at 28%.

6. **Departmental Reports**

7. **Miscellaneous Business**

The next meeting of the Public Safety Committee will be on Wednesday, November 4, 2026 at 11am.

8. **Adjournment**

Council Member Carroll made a motion to adjourn, and Council Member Cohen seconded the motion. The meeting was adjourned at 12:17pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

WAYS & MEANS COMMITTEE MEETING
5:00pm, Tuesday, October 13, 2026
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. **Call to Order**

Present: Council members Bogosian, Streetman, Miller, Ward, Carroll, Pierce, Miars, Cohen, Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, various department heads

2. **Special Presentation – none**

3. **Citizens' Comments**

Laura Lovins asked Council to review her research on the costs of sand fencing and dune vegetation. She encouraged them to not cut corners on this project.

Wendi Pasterik asked City Council to begin the permitting process for a groin on the south end of the island. She said the Beach Preservation Committee recommends Foth be engaged for expediting the permitting process.

Renee Reddy said the current DES director, Myra Reese, said the City's groin permit could be expedited. She also said the sand placed by the USACE is fine as long as it is beach compatible sand.

Kerry Solomon supports moving forward with Foth for the implementation of their recommendations.

4. **Approval of Previous Meeting's Minutes – September 8, 2026**

MOTION: Mayor Pounds made a motion to approve, and Council Member Cohen seconded the motion. The minutes passed unanimously.

MOTION: Council Member Pierce made a motion to suspend the rules of order and reorder the agenda to allow for the discussion related to the next steps of the alternatives analysis to happen at this point in the meeting. Mayor Pounds seconded the motion. The motion passed unanimously.

5. Old Business

A. **Discussion of next steps related to the Foth Alternatives Analysis**

Mr. Chris Creed of Foth reported that the next steps for the south-end terminal groin and the north-end shoal management program should be treated as two independent actions within the larger beach management strategy. Having completed the feasibility and alternatives analyses, he recommended advancing both concepts to a schematic design level and evaluating the pros and cons of each. He stated that this phase would involve a more specific scope, anticipated performance, and design criteria, including the structure's crest elevation, materials, location, and how it should retain sand and allow sand to pass. It would also involve additional data collection, including sediment sampling on the north end to confirm that only beach-compatible sand is placed on the beach, and more deliberate conversations with the regulatory agencies, with the goal of seeking permits. Mr. Creed stated that the agencies have been receptive in preliminary discussions, that permitting will take time, and that the public will have an opportunity to comment through the state and Army Corps public notice process. He explained that the work would proceed through data collection and design, permit application, and permit processing, and that the resulting design would be sufficient for the regulatory process but not for construction. He recommended submitting the initial application without a numerical model, since the information available should allow the agencies to reach a condition of reasonable assurance, though the agencies could request modeling later, which creates schedule uncertainty. Regarding the north end, he noted that the agencies are likely to view the shoal management area as another borrow site, and that the groin is likely to require the longer permitting process. He recommended discussing with Marinex the option of using their dredging operation for the north end, since shorter pipelines and shared fixed costs may create savings, and collecting geotechnical data on the north end to confirm the sand's suitability. He agreed with the Mayor's suggestion to prioritize the groin, while noting that letting the shoal come ashore naturally has historically caused damage in areas such as Beachwood East.

Council Member Streetman expressed hope that the City would engage island residents throughout the process, noting that a groin would change the beach's appearance and would be new to the island. Mr. Creed responded that outreach could occur in parallel with design and permitting, and that adjacent stakeholders would also be notified through the regulatory process.

Council Member Pierce asked Mr. Creed to return with a framework showing the steps, timing, and rough costs to bring each project through permitting, stating that permits last about five years and that not having permits in hand has cost the City dearly in the past. Mr. Creed agreed, and the scope would be provided in the packet for the November 10 meeting.

Mayor Pounds stated that he would like to move quickly on the groin but is not yet ready to move on shoal management, given the arrangement with Marinex and the question of whether it is better to place new offshore sand than to pay for sand already moving onshore. He asked that if time became an issue, the groin be prioritized, and the shoal management plan be taken up at the following meeting. Council agreed that the plan for both would still be useful, and that

Council would aim to decide at their November meeting. Council Member Pierce also asked that the two projects be severable so that Council could pursue one or both.

Council Member Cohen urged a long-term plan rather than a rapid commitment. He noted that past projects lasted about seven to eight years, and that the current project is expected to last about five to seven years, so a groin would likely change how and when the City renourishes the beach. He asked for a timeline of severable tasks with indicators for whether to proceed, such as monitoring erosion rates against the study's assumptions. He stated that the City had been setting aside $3 million per year, which would yield about $30 million in ten years, but that this will not be sufficient based on current findings, and that the City should identify funding and its goals first. He added that Council has not yet decided whether to maintain the 2017 baseline or establish a different baseline, which he believes Foth needs to know before designing a groin. Mr. Creed agreed on the need to define the baseline, and clarified that the three-year estimate refers to a localized trigger.

Mayor Pounds later remarked that this work would be an appropriate place to forego the RFP process.

6. **Dashboard of City Operations and Short-Term Rental Report**

Administrator Kerr reviewed current employment vacancies in Administration, Public Works, and Public Safety. The new HR Manager starts next week.

Next month's short-term rental report will include a schedule showing trends.

Administrator Kerr pointed out a new report tracking Council's goal to save $1 million over the next year. Council Member Bogosian would like Council to brainstorm future financial savings measures at the next meeting.

7. **Financial Review – September Financial Statement**

Director Hamilton reported that, as of September 30, 2026, the City had completed the first quarter of FY27, with approximately $11 million in revenue and $14 million in expenditures. She attributed the large figures to continued investment in capital improvements, infrastructure, and beach preservation. The City showed a net loss of about $3 million for the quarter, against a budgeted figure of $8.1 million and a reforecast of $10.8 million. She stated that the increase in the reforecast is due to the City paying cash for the ladder truck rather than financing it.

For the General Fund, she reported approximately $1.4 million in revenue and $3.7 million in expenditures, driven mostly by payroll and daily operations. The fund has received about 8% of its annual revenue budget and spent about 20% of its expenditure budget. She noted that property tax revenue is expected to come in slightly higher than budgeted, while the anticipated debt service income will not be received because the truck is being paid for in cash, which also removes the corresponding debt expense. Local Option Sales Tax revenue, now split into two categories per state law, 71% property tax credit and 29% Municipal revenue fund should be in line with budget. Parking revenue is expected to be lower than budgeted based on last year's

results. Fuel costs are also higher than anticipated. Director Hamilton will clarify the budgeted price per gallon and the projected variance.

The Capital Projects Fund shows about $1.6 million in revenue and $1.6 million in expenditures, reflecting large drainage projects on Waterway Boulevard and capital purchases. The Municipal Accommodations Tax Fund shows about $500,000 in revenue and $200,000 in expenditures, due to debt service payments and capital purchases. The Hospitality Tax Fund shows about $300,000 in revenue and $500,000 in expenditures, mostly for the Public Works side loader. The State Accommodations Tax Fund shows about $55,000 in revenue, primarily interest, and about $256,000 in expenditures for Fourth of July expenses and capital purchases. The Beach Preservation Fund shows almost $7 million in revenue, from grants and Wild Dunes contributions, against $7.5 million in expenditures, primarily for the beach renourishment project.

Director Hamilton reported that total cash, including operations and investments, is about $60 million. Of that, about $52.8 million is held in the LGIP and about $7.3 million in the Truist account, which carries a larger balance in order to cover large invoices from Marinex, the contractor for the beach renourishment project. The Wild Dunes escrow account stands at $4.2 million as of September 30th as draws are made to offset the City's invoices, and that balance is included in the beach preservation portion of the City's cash. In response to a question, she confirmed that the percentages shown on the cash schedule represent a share of total cash.

She reported that tax revenue is generally ahead of last year. Municipal Accommodations Tax collections total $747,000, about 10% higher than last year, and the Beach Preservation Fund, which mirrors that tax, is also about 10% higher. Hospitality tax collections total $351,000, about 2 % higher, and local option tax collections total approximately $150,000, about 8% higher. State Accommodations Tax and county payments are received quarterly, and nothing has been received yet, but payments are expected in October or early November.

Director Hamilton also reviewed the Beach Preservation project worksheet, which shows Wild Dunes' contributions, interest earned, draws taken, and the budget versus amounts spent and remaining for both Wild Dunes and the City. She stated that two draws were made through September and that an invoice received that day will result in a third draw on the next financial statement. She stated that the Wild Dunes funds will not be fully drawn down, with all but about $1 million expected to be used, because retainage and unused contingency will remain.

8. **Procurement**

A. **Report of purchases between $10,000 and $25,000 and emergencies**

B. **Discussion and consideration of proposal from Sharp Business Systems for RFP 2026-08, City Hall AV Reconfiguration, $51,410.84 (FY27 budget, $60,000)**

MOTION: Council Member Pierce made a motion to approve, and Council Member Miars seconded the motion.

Mayor Pounds said he believes this a place where Council could save money since improvements were made to this system a few years ago.

VOTE: A vote was taken as follows:

Ayes: Cohen, Miars, Streetman, Bogosian, Carroll, Miller, Pierce
Nays: Ward, Pounds

The motion passed 7-2.

C. **Discussion and consideration of bids for RFB 2026-07, Marina Parking Lot Improvements (FY27 - $500,000)**

Administrator Kerr reported that the marina parking lot reconfiguration project is under a time constraint, with the work needing to be completed in January and February of 2027, and that the bidding process had not gone as smoothly as hoped. He stated that he had sent a memo to Council, which is posted on the City's website. Five bids were received, and Whitestone Construction submitted the low bid by a considerable margin. Staff learned in follow-up conversations that Whitestone had missed an addendum issued in response to bidder questions, so the City asked the company to price the addendum work so that its bid would be comparable to the others. He explained that the City also requested pricing for a first change order consisting of two items: relocating the existing dumpster enclosure, which was not shown for removal on the plans but must be moved for the plan to work, and an optional new bike path connecting the Waterway Boulevard path to the future green space.

Administrator Kerr stated that the total recommended award is $472,193, made up of Whit Stone's original bid of $296,000, two bid alternates totaling $69,000, the addendum work at $51,263, and the change order work at $55,930. One of the alternates is a Barracuda stormwater treatment device, which he said costs more up front but offers long-term maintenance savings over the alternative of stormwater bags, which comply with requirements but need more maintenance. Staff recommends awarding the work to Whitestone Construction. He also noted that Dominion Energy must relocate a utility pole in the parking lot, for which Dominion has quoted about $5,000, and that additional electrical work will be needed to run the wire once the pole is moved. That cost is not yet known because the new location has not been determined, but it is not expected to be large. He confirmed that the City has received positive references from three of the contractor's referrals and hopes to contact the rest before Council considers the item at its next meeting.

MOTION: Council Member Miars made a motion to approve, and Mayor Pounds seconded the motion. The motion passed unanimously.

9. **Old Business**

B. **Discussion and consideration of modified plan for sand fencing and dune vegetation**

Administrator Kerr reported that the plan Council originally considered, a robust planting and fencing plan, came in at just over $400,000, and that Council then set a budget of $150,000 at the end of a long meeting. Staff went back to the vendor, Earth Balance, and to CSE and asked how

the robust plan could be modified to fit a $150,000 budget. The resulting plan keeps the planting depth at 40', increases the plant spacing from 18"-24", and eliminates much of the sand fencing, which would be placed only in selected locations.

Administrator Kerr stated that staff then asked both firms to consider a middle-of-the-road option and to provide a numerical grade comparing the budget, middle, and robust plans, so that Council could weigh the benefit of spending more. The firms found that comparison too complex to provide. They advised that if additional money became available, they would spend it on returning the plant spacing to 18" and would leave the fencing out, as the best value for the cost. He reported that, when asked how much more effective the closer spacing would be, the firms said the difference would be largely aesthetic. The 24" spacing would look sparse and patchy for the first two years, but they expect it to fill in and be equivalent within about two years.

Administrator Kerr noted that a letter from CSE and a recommendation from the Beach Preservation Committee are included in the Council packet, and that the Committee advocates that Council consider increasing the budget above the amount already approved. He also reported that, after learning that Council had reduced the budget, the Wild Dunes Community Association independently decided to cover the difference between the budget plan and the robust plan. As a result, unless Council takes further action, the south end would receive the $150,000 budget plan and the north end the more robust plan. In response to a question, he stated that a permit is already in hand and that property owners could add plantings or fencing on their own, but that the City's contract is directed to plant at 24" spacing, so the option of an 18" plan would no longer be available without Council action.

MOTION: Council Member Ward made a motion to return to the robust fencing and planting plan for both the north and south ends of the island. Council Member Carroll seconded the motion.

Council Member Streetman and Mayor Pounds would like the Environmental Advisory Committee to discuss engaging the public on dune vegetation plantings. Both Council members Cohen and Miars stated they do not favor the robust plan. Council Member Miars would like to see more plantings than fencing placed on the beach.

VOTE: A vote was taken as follows:

Ayes: Ward
Nays: Cohen, Miars, Bogosian, Streetman, Miller, Carroll, Pierce, Pounds

The motion failed 1-8.

Administrator Kerr said the south end plantings will not happen until March. Council Member Bogosian said that is time to develop a plan to involve the community.

10. **New Business**

A. **Discussion of business license revenue and assurance process/procedures**

Administrator Kerr explained the efforts of the Administration Committee to develop a business license revenue and assurance process. Council Member Pierce asked for the Committee's direction, adding he would like to have the City develop a document similar to the one used by Kiawah Island's Business License office.

Council Member Bogosian would like the Committee to present a draft of a similar one-page document and bring it to the next meeting for further discussion and consideration.

B. **Discussion of risk management and insurance review**

Administrator Kerr explained that the review of the City's insurance grew out of the City's goal of saving $1 million, which he described as a significant target and the starting point for this year's project. He stated that staff has already achieved some savings through routine belt-tightening and cleanup of the City's records, including removing items from coverage that the City likely should not have been insuring. He stated that going further than this cleanup would require the City to engage an insurance broker to advise it. The next step involves deciding how much risk the City is able to tolerate. Although the City's finances could absorb some level of risk, he said that analysis is outside staff's expertise, and staff would be more comfortable having a third party advise Council on where the City could afford to take on additional risk. In his view, the City would be in a solid position if it set aside money to offset that added risk and prepare for losses in future years. He confirmed that the broker's review would apply to all of the City's insurance except health insurance.

If Council agrees to move forward on securing a broker, an RFP will be prepared.

Director Hamilton said a resolution approving a change in the deductible needs to be in place by January 1, 2027.

C. **Discussion of vision/definition of Primary Residential Community**

Council Member Miller stated that she asked for this item to be placed on the agenda because, during strategic planning in January, Council agreed that Isle of Palms should remain a family-friendly, primarily residential community, and that this vision remains relevant in the Strategic Plan and Comprehensive Plan. She noted that it aligns with the IOP Thrives initiative, whose adopted short-term rental (STR) goal is to continuously assess the mix of full-time residential, part-time, and short-term rental use to maintain a balance that enhances livability on the island. She observed that although the City uses the phrase "primarily residential," it has never defined what success looks like, and that watching the data is not enough. She asked whether "residential" refers to a zoning designation, the use of a property, or something else.

She prepared a written outline so that members could consider their vision in advance. She clarified that the focus was on single-family residential neighborhoods. She stated that she was seeking each member's vision and hoped Council could agree on a few basic tenets, and in particular determine whether it is looking at the right data and metrics to maintain its vision.

Council Member Miller's overall question for Council was whether the current trend of rising STRs in the City's neighborhoods aligns with the vision Council adopted. She suggested that the

first question is whether Council agrees that the City is a residential community and whether preserving its residential neighborhoods remains an important City objective. She expressed concern about the concentration of short-term rentals in the City's residential neighborhoods, and asked whether the current trend is a concern or the present balance is appropriate.

Council Member Miller stated that the central issue is balance, which she described as a balance between non-transient and transient use of property. She noted that Council has expressed a desire to keep the island balanced among primary residences, secondary residences, and short-term rentals, with each making up roughly one-third.

Council Member Miller asked what indicators Council should monitor to tell when the balance is changing, such as the number of single-family STRs, the percentage of single-family housing, full-time residency, or some combination. She asked whether Council should establish a threshold that triggers a policy review before the trend becomes difficult to reverse. She also asked whether the monthly STR dashboard includes the correct measures and sources to determine whether the City is meeting its objective.

She expressed a desire to have an STR heat map by year on the City's website similar to Mt. Pleasant.

Council Member Streetman expressed concern that this conversation will result in a spike in residential filings for STR licenses. He reminded Council that they have been closely monitoring the data and hired a short-term rental coordinator to track the licenses.

Mayor Pounds said, "I look at single family homes with a license 27%. The number has been pretty consistent over the years. The county data that gets updated once a year is 37% are 4% primary residents. That's up from 33% in 2010. That is an awesomely good trend. The last one I look at we do once a year right now I think is the number of licenses that are used. I think our zero to 20-something-thousand right now we're kind of considering not really a license used. So kind of to your point what are the licenses that are used? Those are the three numbers to me that absolutely keep your finger on the pulse of what's happening in my opinion. If we want more, great. If we need to dust off what the Planning Commission did a few years ago, that's fine. I am just trying to be really sensitive to staff and timing and such, too. And, I think this chart has been great. I think it's been really good for us to keep in front of us. And the numbers haven't moved. And I think that's why we haven't done anything at this point. They're trending in the right direction. When you talk again to property management companies, inventory is down because you're up to 37% 4% homeowners. So yeah, we could come up with a list of data that we would want, but I feel like we have in front of us what we need."

Council Member Cohen agreed a review of the Planning Commission's data would be a good exercise. Council Member Bogosian would like to see STR data from 2022 and compare it to now.

Council Member Miller reiterated her desire for City Council to decide what their vision is for the future of the island.

11. **Miscellaneous**

The next meeting of the Ways & Means Committee will be in 2027.

12. **Adjournment**

Council Member Ward made a motion to adjourn the meeting, and Mayor Pounds seconded the motion. The meeting was adjourned at 7:34pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Planning Commission Meeting
4:00pm, Wednesday, October 14, 2026
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: https://www.youtube.com/user/cityofisleofpalms

MINUTES

1. **Call to Order**

Present: Ron Denton, Bill Laughlin, Sandy Stone, Tim Ahmuty, Sue Nagelski, Jeffrey Rubin, Rich Steinert

Staff present: Administrator Kerr

2. Approval of minutes

MOTION: Mr. Laughlin made a motion to approve the minutes of the September 9, 2026 meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

3. **Discussion of commercial district parking requirements**

Commission members revisited their discussion and recommendations related to commercial parking district requirements in the GC-3 zoning district as requested by City Council. After a lengthy discussion about the unintended consequences of any change to the setbacks and parking requirements in the GC-3 district, the Commissioners made the following motions:

MOTION: Mr. Stone made a motion to reduce the setbacks on JC Long Boulevard to 0'. Dr. Rubin seconded the motion. A vote was taken as follows:

Ayes: Stone, Rubin, Steinert, Laughlin, Ahmuty, Denton
Nays: Nagelski

The motion passed 6-1.

MOTION: Mr. Stone made a motion to reduce the setbacks on Pavilion Drive from 25' to 10'. Dr. Rubin seconded the motion. The motion passed unanimously.

MOTION: Mr. Stone made a motion eliminate further residential development in the GC-3 zoning district. Dr. Rubin seconded the motion. The motion passed unanimously.

The Planning Commission stated their previously recommended 25% parking requirement reduction stands as is.

4. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, November 4, 2026 at 4:00pm.

5. Adjournment

Mr. Denton made a motion to adjourn, and Mr. Stone seconded the motion. The meeting was adjourned at 5:27pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

ENVIRONMENTAL ADVISORY COMMITTEE
4:00pm, Thursday, October 8, 2026
1207 Palm Boulevard, Isle of Palms, SC
and broadcasted live on YouTube: https://www.youtube.com/user/cityofisleofpalms

MINUTES

1. **Call to order**

Present: Laura Lovins, Sean Popson, Britton Foy, Charlotte Webster, Susan Smith, Todd Murphy, Eric Cicora (via Zoom)

Staff Present: Administrator Kerr, Director Asero, Council Member Miars

Absent: Cindy Marrs

2. **Approval of previous meeting's minutes**

MOTION: Ms. Popson made a motion to approve the minutes of the September 10, 2026 meeting, and Ms. Smith seconded the motion. The minutes passed unanimously.

3. **Citizen's Comments -- none**

4. **Presentation – none**

5. **Old Business**

A. **Discussion of revision to Palm Path Brochure and next steps**

Mr. Murphy stated that he received feedback on the brochure from Chief Cornett, Chief Oliverius, and the Family Vacation Rental Group.

Discussion ensued about the best way to get the information from the brochure to those who need to read it most. In addition to printed brochures, ideas included a refrigerator magnet and a QR code at the bottom of City-required documents posted in short-term rental units.

The Committee concluded that no printed version of the brochure will be made, and they will "get creative" directing visitors to the materials online via a QR code.

B. **Discussion of revised draft and next steps for Tree Reimbursement Grant Program**

The Committee spent the bulk of the meeting discussing and revising the nuances of the grant program. Ms. Lovins will make the changes as discussed.

MOTION: Mr. Murphy made a motion to amend the revised version of the Tree Reimbursement Grant Program as discussed and forward it to City Council for consideration. Ms. Popson seconded the motion. The motion passed unanimously.

DRAFT

C. **Protocol for publication of articles on public sites**

MOTION: Ms. Popson made a motion to defer this topic to the next meeting. Mr. Murphy seconded the motion. The motion passed unanimously.

6. **New Business**

A. **Final IOP Rec Center Farmer's Market – 10/15, 4-7pm**

B. **Discussion of Christmas Tree Recycling for dune restoration**

Ms. Lovins reported that State no longer permits discarded Christmas trees on the beach as a means of dune restoration.

7. **Miscellaneous**

The next meeting of the Environmental Advisory Committee will be Thursday, November 12, 2026 at 4pm.

8. **Adjournment**

Ms. Popson made a motion to adjourn, and Mr. Foy seconded the motion. The meeting was adjourned at 5:33pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Beach Preservation Committee
9:00am, Thursday, October 1, 2026
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. **Roll Call**

Present: Dietmar Ostermann, Wendi Pasterik, Alice, Bova, Dan Slotchiver, John Shilling, Council Member Cohen

Staff Present: Administrator Kerr, Deputy Administrator Kuester

2. **Citizen's Comments** - none

3. **Approval of previous meeting's minutes – September 2, 2026**

These minutes will be voted on at the November meeting.

4. **New Business**

A. **Discussion of alternatives analysis presentation**

Committee members gave brief assessments of the Foth/Olsen alternatives analysis presentation. Mr. Slotchiver expressed concern about the lack of a backup plan for the shoal management option. Council Member Cohen said the City asked for an alternatives analysis and received a "plan with options." He noted the lack of comparison between the alternatives as well as pros and cons for each alternative.

Mr. Ostermann said he did not believe Foth/Olsen took the City seriously as a client and stated the recommendations lack evidence.

Ms. Pasterik said she was impressed by Foth/Olsen and would like to see the City move forward with a groin on the south end.

Committee members reviewed the recommendations presented by Foth/Olsen and addressed each one. Their recommendations for City Council's consideration are attached to these minutes.

DRAFT

B. **Discussion and recommendation of future RFP for terminal groin and shoal management feasibility, design, permitting, and construction administration**

Committee members would like to bypass the RFP process and have Foth/Olsen complete the feasibility, design, permitting, and construction administration for the terminal groin and shoal management.

C. **Discussion and recommendation on future dune vegetation and fencing**

Mr. Ostermann expressed his disappointment and the disappointment of the WDCA Board regarding City Council's decision to reduce the amount of fencing and vegetation to be placed on the beach. The Committee would like City Council to reconsider their scaled back plan.

Administrator Kerr said the revised budgeted amount has been sent to Earth Balance for their feedback.

D. **Discussion of information to be included in future beach monitoring reports**

Administrator Kerr said the Committee's suggestions have been sent to CS&E, but he has not had the opportunity to speak to them directly. They will reach out to Mr. Shilling with his comments and questions.

Ms. Pasterik noted how CS&E addresses the "cubic yards perspective" in the reports they prepare for Sullivan's Island, and she would like to see that in reports for Isle of Palms.

5. **Old Business**

Update on beach renourishment project

Administrator Kerr said Marinex is in Reach 2 and has moved 541,000 cubic yards so far. They anticipate completing Reach 2 by October 14. They will take a week to reset the equipment and move to Reach 3.

6. **Miscellaneous Business**

The next meeting of the Beach Preservation Committee will be Thursday, November 19, 2026 at 8:00am.

7. **Adjournment**

Ms. Bova made a motion to adjourn the meeting, and Mr. Shilling seconded the motion. The meeting was adjourned at 10:57am.

Respectfully submitted,

Nicole DeNeane
City Clerk

ORDINANCE 2026-10

AN ORDINANCE TO AMEND SECTION 5-4-36 OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO MODIFY THE FRONT YARD REQUIREMENT IN THE GC-3 GENERAL COMMERCIAL DISTRICT AND TO AMEND SECTION 5-4-113 TO REDUCE OFF-STREET PARKING REQUIREMENTS FOR RESTAURANTS IN THE GC-3 DISTRICT.

WHEREAS, the City of Isle of Palms Code of Ordinances establishes development standards for the GC-3 general commercial district, including minimum yard requirements and off-street parking requirements; and

WHEREAS, Section 5-4-36(b)(3) currently establishes the minimum front yard requirement applicable in the GC-3 general commercial district; and

WHEREAS, Section 5-4-112 establishes generally applicable off-street parking requirements, including requirements for restaurants, and Section 5-4-113 governs the application of those parking requirements; and

WHEREAS, the Planning Commission has recommended amending the GC-3 district regulations to establish a zero-foot front yard requirement and to reduce the total number of required off-street parking spaces for restaurants in the GC-3 district by twenty-five percent (25%); and

WHEREAS, City Council desires to amend the City Code consistent with the Planning Commission recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Isle of Palms, South Carolina, in duly assembled meeting, that the City Code is hereby amended as set forth herein.

SECTION 1. That Section 5-4-36(b)(3)a. of the City of Isle of Palms Code of Ordinances be amended to read as follows:

a. Front yard: Zero feet (0').

SECTION 2. That Section 5-4-113(a) of the City of Isle of Palms Code of Ordinances be amended to conform the cross-reference to the redesignation of subsection (h) as subsection (i), to read as follows:

(a) Location of off-street parking areas. Except as provided in section 5-4-113(i) and section 5-4-115, all parking spaces required herein shall be located on the same lot with the principal building or use or uses served.

SECTION 3. That Section 5-4-113 of the City of Isle of Palms Code of Ordinances be amended by adding a new subsection (h) and redesignating the existing subsection (h) as subsection (i), to read as follows:

(h) Requirements for restaurants in the GC-3 district. Notwithstanding any other provision of this chapter to the contrary, the total number of off-street parking spaces required by Section 5-4-112 shall be reduced by 25% for restaurants within the GC-3 district.

(i) Parking spaces in public right-of-way in commercial districts. Notwithstanding any other provision of this chapter to the contrary, the calculation of the number of parking spaces required in the commercial districts pursuant to section 5-4-112 may include any parking spaces in the public right-of-way that are located on the same side of the street and contiguous to the lot with the principal building or use or uses served.

SECTION 4. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 5. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 6. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2026.

_____
Phillip Pounds, Mayor (Seal)

Attest:

_____
Nicole DeNeane, City Clerk

First Reading: _____
Public Hearing: _____
Second Reading: _____
Ratification: _____

CITY OF
ISLE
OF
PALMS South Carolina

MEMORANDUM

TO: Mayor and City Council

C: Members of the Planning Commission

FROM: Douglas Kerr, City Administrator

RE: Ordinance 2026-10 – Revised Planning Commission Recommendation Regarding GC-3 District

DATE: October 20, 2026

At their October 14, 2026 meeting, the Planning Commission reviewed the amendments being considered for GC3 and have recommended revisions to establish street-specific setbacks and prohibit future residential development in GC-3, while retaining the previously recommended 25 percent reduction in required restaurant parking in the GC3 district. The revised redline and ordinance are attached for Council's consideration.

At its September 22, 2026 meeting, Council approved first reading of Ordinance 2026-10 but requested further review by the Planning Commission and specifically requested a review of whether the amendments would substantially increase development potential and create an uneven street line.

After considerable discussion, the Commission proposed that Council consider the following amendments to the ordinance at second reading:

- Restaurant parking- retain the 25 percent reduction in the first reading ordinance for restaurant parking in the GC3 district.
- J.C. Long Boulevard setback- retain the zero-foot setback in the first reading ordinance, consistent with existing commercial development along that street.
- Carolina Boulevard setback- require a 15-foot setback to align closer to the existing development and provide a transition to the adjoining residential district.
- Pavilion Boulevard- require a 10-foot setback and expressly treat this boundary as a side yard.

POST OFFICE DRAWER 508
ISLE OF PALMS, SOUTH CAROLINA 29451

843.886.6428
FAX 843.886.3585
www.isleofpalms.gov

- Residential development- prohibit new residential development in GC-3. Lawfully existing residential uses and structures would remain subject to the Code's existing nonconforming-use and nonconforming-structure provisions.

The Commission's rationale

The Commission understands that GC-3 was created in 2004 as part of an effort to preserve the island's commercial core from conversion to residential development. At the time, a major residential redevelopment project was underway within this block. To avoid conflict with that project, the City removed residential development from GC-1 and GC-2 but created GC-3 for this block, allowing both single-family and commercial development.

The Commission believes that the redevelopment is now established and that the concern that prompted the exception no longer warrants allowing additional residential development. Its long-range vision is for the block to remain part of the commercial core. Existing residences would become legal nonconforming with the passage of Ordinance 2026-10 and could continue and be maintained subject to the limitations and conditions of the Code's existing nonconforming provisions.

Response to Council's concerns

The revised recommendations replace a blanket zero-foot front setback with standards tailored to each street. As recommended, it would create a 15-foot separation along Carolina Boulevard and a 10-foot separation along Pavilion Boulevard, while allowing the existing commercial pattern on J. C. Long Boulevard to continue at zero feet. Prohibiting new residential development also removes the prospect of adding new residential and commercial buildings governed by different use-based setbacks.

To analyze the question of increase development potential created by reducing setbacks, the Planning Commission reviewed mock redevelopments. They determined that the reduction can increase the area available for development, but the required parking will continue to control the overall size of development, along with the other existing standards including overall height and setbacks. The revised recommendations limit that effect compared with the original blanket reduction.

As noted in the prior memorandum, the permanent restaurant parking reduction does not resolve Acme Lowcountry Kitchen's temporary parking needs during construction. Any use of the nearby municipal parking lot would need to be addressed separately with the City.

Sec. 5-4-35. LC limited commercial district.

In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the LC district are as follows:

(1) *Purpose.* The purpose of the LC limited commercial district is:

a. To provide for residential uses or commercial uses which operate during normal business hours and are compatible with residential neighborhoods by limiting square footage, lot coverage and hours of operation.

b. To prevent unwarranted encroachments of retail uses.

(2) *Permitted uses.* See section 5-4-38 for uses permitted in the LC limited commercial district.

(3) *Minimum yard requirements.* Minimum yard requirements in the LC limited commercial district are as follows:

a. *Front yard:* Twenty feet (20').

b. *Side yard:* Ten feet (10').

c. *Rear yard:* Twenty feet (20').

d. *Lot frontage:* Twenty feet (20') on a public or private street.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

(4) *Minimum lot size.* The minimum lot size in the LC limited commercial district shall be eight thousand (8,000) square feet of contiguous highland.

(5) *Maximum building size.* The maximum building size in the LC limited commercial district shall be two thousand five hundred (2,500) square feet per each six thousand (6,000) square feet of lot.

(6) *Maximum height.* The maximum height in the LC limited commercial district shall be forty feet (40').

(7) *Additional requirements.* Refuse containers shall be screened from public view with materials compatible with the principal structure or landscaping.

(Ord. No. 2015-15, § 1, 2-23-2016)

Sec. 5-4-36. GC-1 and GC-3 general commercial districts.

(a) In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the GC-1 district are as follows:

(1) *Purpose.* The purpose of the GC-1 general commercial district is:

a. To encourage the development of a less densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents in buildings designed and sited to accommodate automobile and pedestrian traffic.

b. To discourage uses which generate noise, vibration, glare, dust and odor or are offensive to the health, safety and morals of a residential, family-oriented community.

(2) *Permitted uses.* See section 5-4-38 for uses permitted in the GC-1 general commercial district.

(3) *Minimum yard requirements.* Minimum yard requirements in the GC-1 general commercial district are as follows:

a. *Front yard:* Zero feet (0').

b. *Side yard:* Ten feet (10').

c. *Rear yard:* Fifteen feet (15').

d. *Lot frontage:* Twenty feet (20') on a public or private street.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

(4) *Maximum height.* The maximum height in the GC-1 general commercial district shall be forty feet (40').

(5) *Additional development requirements.* Refuse containers shall be screened from public view with materials compatible with principal structure or landscaping.

(b) In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the GC-3 district are as follows:

(1) *Purpose.* The purpose of the GC-3 general commercial district is:

a. To encourage the development of a less densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents in buildings designed and sited to accommodate automobile and pedestrian traffic~~, and to allow development of single-family dwellings subject to certain restrictions~~.

b. To discourage uses which generate noise, vibration, glare, dust and odor or are offensive to the health, safety and morals of a residential, family-oriented community.

(2) *Permitted uses.* See section 5-4-38 for uses permitted in the GC-3 general commercial district. New residential development is prohibited in the GC-3 district. Lawfully existing residential uses and structures shall be governed by the applicable provisions of this chapter for nonconforming uses and structures.

(3) *Minimum yard requirements.* Minimum yard requirements in the GC-3 general commercial district are as follows:

~~a. *Front yard:* Twenty-five feet (25').~~a. *Front yard:* Zero feet (0') along J. C. Long Boulevard and fifteen feet (15') along Carolina Boulevard. The setback along each of these streets shall apply regardless of the designation of the adjoining yard as a front, side or rear yard.

b. *Side yard:* Ten feet (10'). The lot boundary adjoining Pavilion Boulevard, including the former street right-of-way, shall be treated as a side lot line with a ten-foot (10') setback, notwithstanding any provision that would otherwise require a front yard along that boundary.

c. *Rear yard:* Fifteen feet (15').

d. *Lot frontage:* Twenty feet (20') on a public or private street.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

(4) *Maximum height.* The maximum height in the GC-3 general commercial district shall be forty feet (40').

(5) *Additional development requirements.* Additional development requirements in the GC-3 general commercial district are as follows:

a. Refuse containers shall be screened from public view with materials compatible with principal structure or landscaping.

~~b. See section 5-4-38(12) for additional regulations regarding single-family dwellings.~~b. Reserved.

(Ord. No. 2015-15, § 1, 2-23-2016)

Sec. 5-4-37. GC-2 General commercial district.

(1) *Purpose.*

(a) To encourage the development of densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents and beach goers in buildings designed and sited to primarily accommodate the pedestrian traffic of the front beach commercial area.

(b) To discourage uses which are inherent generators of noise, vibration, glare, dust and odor or are offensive to the health, safety and morals of a residential, family-oriented community.

(2) *Permitted uses.* See section 5-4-38.

(3) *Minimum yard requirements.*

(a) No part of a structure, with the exception of permitted dune walkovers, shall be located seaward more than two hundred (200) feet from the right-of-way of Ocean Boulevard. No other setbacks are required, provided that the structures comply with the requirements established for the City's fire district.

(b) Lot frontage: 15 feet on a public or private street. Vehicle access to the lot from a public or private street, if provided, shall be located within the required lot frontage.

(4) *Maximum height: 40 feet.*

(5) *Additional development requirements.* Refuse containers shall be screened from public view with materials compatible with principal structure or landscaping.

(Ord. No. 2015-15, § 1, 2-23-2016)

Sec. 5-4-38. Table of permitted uses in commercial districts.

(12) Dwellings, detached single family. One (1) detached, single-family dwelling per lot is allowed in the LC district only, subject to the following requirements:

Requirement	Standard
Minimum lot size:	4,000 square feet
Front yard setback:	25 feet
Side yard setbacks:	10 feet
Rear yard setback:	15 feet
FAR	55%, but at least 2,400 square feet enclosed living space is allowed, but not more than 5,250 square foot enclosed living space
Lot coverage max.	55%, but at least 2,400 square feet of lot coverage is allowed, but not more than 5,250 square feet of lot coverage

Table B-1 — affected row

Code	Use	LC	GC-1	GC-2	GC-3
8811	Dwellings, detached single-family only (section 5-4-38(12))	x			~~c~~

The GC-3 cell is blank after deletion of "c." The LC designation and all other table entries remain unchanged.

Sec. 5-4-113. Application of parking requirements.

(a) Location of off-street parking areas. Except as provided in section 5-4-113(~~h~~i) and section 5-4-115, all parking spaces required herein shall be located on the same lot with the principal building or use or uses served.

(h) Requirements for restaurants in the GC-3 district. Notwithstanding any other provision of this chapter to the contrary, the total number of off-street parking spaces required by Section 5-4-112 shall be reduced by 25% for restaurants within the GC-3 district.

(~~h~~i) Parking spaces in public right-of-way in commercial districts. Notwithstanding any other provision of this chapter to the contrary, the calculation of the number of parking spaces required in the commercial districts pursuant to section 5-4-112 may include any parking spaces in the public right-of-way that are located on the same side of the street and contiguous to the lot with the principal building or use or uses served.

ORDINANCE 2026-10

AN ORDINANCE TO AMEND SECTIONS 5-4-36 AND 5-4-38 OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO ESTABLISH STREET-SPECIFIC SETBACKS AND PROHIBIT NEW RESIDENTIAL DEVELOPMENT IN THE GC-3 GENERAL COMMERCIAL DISTRICT, TO LIMIT THE SINGLE-FAMILY DWELLING PROVISIONS OF SECTION 5-4-38(12) TO THE LC DISTRICT, AND TO AMEND SECTION 5-4-113 TO REDUCE OFF-STREET PARKING REQUIREMENTS FOR RESTAURANTS IN THE GC-3 DISTRICT.

WHEREAS, the City Code establishes permitted uses, minimum yard requirements and off-street parking requirements for the GC-3 general commercial district; and

WHEREAS, City Council approved Ordinance 2026-10 on first reading on September 22, 2026 and requested further Planning Commission review of the potential effects of reducing the GC-3 front-yard setback from twenty-five feet to zero feet; and

WHEREAS, on October 14, 2026, the Planning Commission recommended street-specific setbacks, retention of the twenty-five percent restaurant parking reduction, and prohibition of new residential development in GC-3 to support the district's long-range role in the commercial core; and

WHEREAS, lawfully existing residential uses and structures remain subject to the applicable provisions of the City Code governing nonconforming uses and structures; and

WHEREAS, City Council desires to amend the City Code consistent with the revised Planning Commission recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Isle of Palms, South Carolina, in duly assembled meeting, that the City Code is hereby amended as set forth herein.

SECTION 1. That Section 5-4-36(b)(1)a. be amended to read as follows:

a. To encourage the development of a less densely constructed, economically healthy business environment with family-oriented businesses directed primarily to island residents in buildings designed and sited to accommodate automobile and pedestrian traffic.

SECTION 2. That Section 5-4-36(b)(2) be amended to read as follows:

(2) Permitted uses. See section 5-4-38 for uses permitted in the GC-3 general commercial district. New residential development is prohibited in the GC-3 district. Lawfully existing residential uses and structures shall be governed by the applicable provisions of this chapter for nonconforming uses and structures.

SECTION 3. That Section 5-4-36(b)(3) be amended to read as follows:

(3) Minimum yard requirements. Minimum yard requirements in the GC-3 general commercial district are as follows:

a. Front yard: Zero feet (0') along J. C. Long Boulevard and fifteen feet (15') along Carolina Boulevard. The setback along each of these streets shall apply regardless of the designation of the adjoining yard as a front, side or rear yard.

b. Side yard: Ten feet (10'). The lot boundary adjoining Pavilion Boulevard, including the former street right-of-way, shall be treated as a side lot line with a ten-foot (10') setback, notwithstanding any provision that would otherwise require a front yard along that boundary.

c. Rear yard: Fifteen feet (15').

d. Lot frontage: Twenty feet (20') on a public or private street.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

SECTION 4. That Section 5-4-36(b)(5)b. be amended to read as follows:

b. Reserved.

SECTION 5. That Section 5-4-38(12) be amended to read as follows:

(12) Dwellings, detached single family. One (1) detached, single-family dwelling per lot is allowed in the LC district only, subject to the following requirements:

Requirement	Standard
Minimum lot size:	4,000 square feet
Front yard setback:	25 feet
Side yard setbacks:	10 feet
Rear yard setback:	15 feet
FAR	55%, but at least 2,400 square feet enclosed living space is allowed, but not more than 5,250 square foot enclosed living space
Lot coverage max.	55%, but at least 2,400 square feet of lot coverage is allowed, but not more than 5,250 square feet of lot coverage

SECTION 6. That Table B-1 in Section 5-4-38 be amended by deleting the "c" designation from the GC-3 column for use code 8811, "Dwellings, detached single-family only (section 5-4-38(12))," leaving that cell blank. **The LC designation and all other table entries remain unchanged.**

SECTION 7. That Section 5-4-113(a) be amended to conform the cross-reference to the redesignation of subsection (h) as subsection (i), to read as follows:

(a) Location of off-street parking areas. Except as provided in section 5-4-113(i) and section 5-4-115, all parking spaces required herein shall be located on the same lot with the principal building or use or uses served.

SECTION 8. That Section 5-4-113 be amended by adding a new subsection (h) and redesignating the existing subsection (h) as subsection (i), to read as follows:

(h) Requirements for restaurants in the GC-3 district. Notwithstanding any other provision of this chapter to the contrary, the total number of off-street parking spaces required by Section 5-4-112 shall be reduced by 25% for restaurants within the GC-3 district.

(i) Parking spaces in public right-of-way in commercial districts. Notwithstanding any other provision of this chapter to the contrary, the calculation of the number of parking spaces required in the commercial districts pursuant to section 5-4-112 may include any parking spaces in the public right-of-way that are located on the same side of the street and contiguous to the lot with the principal building or use or uses served.

SECTION 9. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 10. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 11. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2026.

_____

Phillip Pounds, Mayor (Seal)

Attest:

_____

Nicole DeNeane, City Clerk

First Reading: September 22, 2026

Public Hearing: _____

Second Reading: _____

Ratification: _____

Title 3 PUBLIC WORKS

CHAPTER 1. STREETS AND SIDEWALKS[1]

ARTICLE A. GENERAL PROVISIONS

Sec. 3-1-1. Obstruction—Consent required.

It shall be unlawful for any person to obstruct, cause to be obstructed, or permit the obstruction by any means or in any manner and to any extent any public sidewalk, footway, bicycle path, public street or highway, public square, alley or other public place or grounds within the City for any purpose without the consent of the City.

(Code 1994, § 3-1-1)

Sec. 3-1-2. Same—Removal required within time fixed or required.

It shall be unlawful for any person to refuse or fail to remove or cause to be removed any obstruction on any street, highway or other public place within the time for which the City may have given its permission for the obstruction thereof; or if no time is set when permission is given, the obstruction shall be removed within such time as the City may require.

(Code 1994, § 3-1-2)

Sec. 3-1-3. Same—Permanent obstruction prohibited.

No permission shall be granted for the placing of a permanent obstruction on any of the streets, highways or other public places in the City.

(Code 1994, § 3-1-3)

Sec. 3-1-4. Building materials in streets, sidewalks and public places—Permission required. BD

Building materials shall not be laid on any sidewalk, street or public place until the consent of the ~~Director of Public Works~~ **Building ~~inspector~~Official** is first obtained; and it shall be the duty of the person desiring to use the streets to inform the **Building ~~inspector~~Official** ~~Director~~ when permission is desired to lay material thereon, and otherwise to obstruct the places for the purpose of erecting a building adjoining the street, where some obstruction thereof is necessary, what space will be needed and for what length of time the obstruction will be

[1]State law reference(s)—Streets and sidewalks, S.C. Code 1976, § 5-7-10 et seq.; issuance of permits to charitable groups to solicit funds from motorists, S.C. Code 1976, § 5-27-910; municipality may establish a farm marketing center, S.C. Code 1976, § 46-19-110; municipal authority to regulate processions on highways, S.C. Code 1976, § 56-5-710(3).

necessary; and the ~~Director~~ building inspector shall then give permission accordingly, imposing then and from time to time the reasonable conditions as the ~~Director~~ building inspector may consider necessary or proper for the protection of the public and the public property.

(Code 1994, § 3-1-4)

Sec. 3-1-5. Same—Protection by barricades, lights.

While the obstructions provided for herein remain on the streets, sidewalks or other public places, suitable safeguards by day and by night shall be maintained by the contractor, owner or person in charge of the work, for the protection of the public, by roping off and using lanterns and other proper means.

(Code 1994, § 3-1-5)

Sec. 3-1-6. Same—Removal of conditions. BD

At the expiration of the time provided for herein, all obstructions, materials and trash or other things shall be removed by the owner or contractor, and the street, sidewalk or public place shall be restored to as good condition in every respect as before the materials or other obstructions are laid thereon.

(Code 1994, § 3-1-6)

Sec. 3-1-7. Removal of glass, etc., left by wrecked vehicle.

Any person removing a wrecked or damaged vehicle from a highway shall remove any glass or other injurious substance dropped upon the highway from the vehicle.

(Code 1970, § 20-2; Code 1994, § 3-1-7)

Sec. 3-1-8. Draining of grease, oil, etc., upon street prohibited.

It shall be unlawful for any person to drain, deposit or discharge grease, oil, gasoline, animal waste, washing machine wastewater or other deleterious substances upon any street, ditch or ground, or into the ocean or marsh.

(Code 1970, § 20-3; Code 1994, § 3-1-8; Ord. No. 1991-5, 7-25-1991)

Sec. 3-1-9. Putting glass, trash, oil, etc., on the street prohibited.

No person shall throw or deposit upon any street any glass, bottles, glass, nails, tacks, wire, cans, paper, trash or any other substance. Any person who drops or permits to be dropped or thrown upon any highway any destructive or injurious material shall immediately remove the same or cause it to be removed.

(Code 1970, § 20-4; Code 1994, § 3-1-9)

Sec. 3-1-10. Picnics on streets, rights-of-way, etc., prohibited.

Outings and picnics on the rights-of-way, streets, highways or roads within the City are expressly prohibited.

(Code 1970, § 6-6; Code 1994, § 3-1-10)

Sec. 3-1-11. Dumping ~~prohibited~~ is prohibited in waterways and ditches.

(a) No person shall throw or place any refuse, paper, trash, glass, nails, tacks, wire, bottles, cans, yard trash, concrete, earthen fill, garbage, containers or litter or other debris in any ditch, creek, stream, river, or retention basin that regularly or periodically carries surface water runoff.

(b) Any person who deposits any of the above-referenced items in any ditch, creek, stream, river or retention basin that regularly or periodically carries surface water runoff shall remove such items or cause such items to be removed therefrom immediately.

(c) A violation of the foregoing shall be punishable as provided in section 1-3-66.

(d) If deposited debris is not removed by the violator, the City is authorized to enter onto and upon private property as necessary to effect removal of debris.

(e) The City is authorized to enter onto and upon private property to perform routine maintenance of all ditches, streams, rivers, or retention basins so as to effect the removal of any debris deposited for which no individual bears responsibility.

(Code 1994, § 3-1-11; Ord. No. 1993-24, 12-28-1993)

Secs. 3-1-12—3-1-20. Reserved.

ARTICLE B. EXCAVATIONS

Sec. 3-1-21. Permit required.

It shall be unlawful for any person to dig any ditch, excavation, hole or opening in any street, sidewalk or public place without the permission of the City or the appropriate State agency where such excavation is not on private property. Permission shall not be granted until the purpose for which it is to be made or dug shall be made known, and then the ditch, excavation, hole or opening shall be used for the purpose so declared and no other.

(Code 1994, § 3-1-21)

Sec. 3-1-22. Protection by barricades, lights.

Every ditch, excavation, hole or opening in any street, sidewalk or public place, no matter for what purpose made, shall be securely and safely covered over with boards or other suitable material, or enclosed in a secure way as to prevent accidents to persons, animals and vehicles, both during the night and day, when the workmen are not engaged thereon; and during the night provide safety lighting ~~lanterns shall be kept burning~~ at these places as a signal of danger to all pedestrians and drivers.

(Code 1994, § 3-1-22)

Sec. 3-1-23. Restoration of surface.

Every ditch, excavation, hole or opening in any street, sidewalk or public place, shall be as speedily filled as possible, and shall not be kept open longer than is absolutely necessary. The street, sidewalk or public place shall be restored to as good condition with as good materials as existed before the ditch, excavation, hole or opening was made.

CHAPTER 2. SOLID WASTE[2]

Sec. 3-2-1. Burning to be performed in incinerator, etc. FD

No person shall burn or cause to be burned any rubbish, trash, leaves, tree limbs, shavings, chips, sawdust or other debris within the City unless such material is burned in an incinerator or suitable metal container and such burning complies with all applicable state, federal and local environmental and safety laws, rules and regulations.

(Code 1970, § 18-1; Code 1994, § 3-2-1; Ord. No. 1997-16, § 1, 8-26-1997)

Sec. 3-2-2. Hours of authorized burning. FD

Burning shall be allowed only during daylight hours.

(Code 1994, § 3-2-2; Ord. No. 1997-16, § 2, 8-26-1997)

State law reference(s)—Regulations of department of health and environmental control concerning burning, R 61-62.2.

Sec. 3-2-3. Procedure for burning quantity exceeding incinerator capacity. FD

Whenever the material to be disposed of as set forth in section 3-2-1 exceeds the quantity that can be accommodated by an incinerator or suitable metal container, written permission to burn the material shall be secured from the Chief of the Fire Department and the burning shall be done only under the direction of the Fire Department and during daylight hours.

(Code 1970, § 18-3; Code 1994, § 3-2-3)

Sec. 3-2-4. Garbage containers required.

(a) *Residential.* It shall be the duty of every owner or other occupant of a residential dwelling to use ~~either~~ a 96 ~~90~~-gallon ~~or a 40-gallon~~ plastic roll-out cart approved by the City. Each dwelling shall receive one (1) cart from the City at no cost to the user. Additional carts may be ~~rented~~ purchased by the user. Each dwelling owner shall be responsible for damage to the cart unless such damage is caused by City personnel or normal wear. All garbage shall be kept in the carts until collected by the City and shall be kept closed in such a manner as will prevent access by flies, rodents and other animals. The cart and contents shall not weigh more than two hundred (200) pounds. No garbage cart shall be used for any other purpose. In the event of overflow, plastic bags which are tightly bound may be placed on the carts at curbside on the day of collection. In the event of regular overflow, the Director of Public Works may require owners to purchase ~~an~~ additional roll cart(s). The owner or occupant of any dwelling where carts ~~or plastic bags~~ are placed at curbside shall be responsible for prompt cleanup and removal of the contents of such carts and bags if the

[2]State law reference(s)—Spilling loads on highways, S.C. Code 1976, § 56-5-4100; solid waste management; storage, transportation and collection of municipal solid wastes, S.C. Code Reg. 61-107.5; full cost disclosure by local governments concerning solid waste management, S.C. Code 1976, § 44-96-90.

bags are torn or the carts overturned from any cause. If a cart is damaged through negligence or abuse, it shall be the responsibility of the owner to replace the cart and the Public Works Department may refuse to handle such cart until it is replaced. Roll-out carts found to be inoperable due to normal wear or usage shall be repaired or replaced by the Public Works Department. The Public Works Department will notify users that a roll-out cart is unfit for continued use by placing a tag on the cart. All carts shall remain at the dwelling, and shall remain the property of the City.

(b) *Commercial.*

(1) Each business which generates a volume of garbage in excess of two (2) 90-gallon roll-out carts between scheduled collection dates of the Public Works Department may be required to use a bulk container of appropriate capacity approved by the Public Works Department if the site lacks sufficient area for safe and proper storage of the cart.

(2) Bulk containers shall be of sufficient size to hold all garbage deposited between scheduled collection dates so that there shall be no spillage of garbage or other material from said container.

(3) Bulk containers shall be placed in an area easily accessible to the equipment used for collection. Such area shall be designated for each container by the Public Works Department.

(4) No container used for garbage shall be used for any other purpose. Garbage will be collected only if it is deposited in an approved container at a location also approved by the Public Works Department.

(5) The Public Works Department may refuse service to any bulk container that is no longer in serviceable condition to rust, wear, or other damage.

(6) It shall be the duty of the commercial user to maintain the bulk container in a reasonably clean and sanitary condition.

(c) *Rental property.* The owner and tenant of each rental property shall have joint and several liability for any violation of this section.

(d) *Proper disposal.* It shall be unlawful for any person to place any material in any bulk container, or garbage roll-out cart, which at the time of collection is not qualified for municipal solid waste disposal at the County solid waste landfill or Resource Recovery Center.

(Code 1994, § 3-2-4; Ord. No. 1979-16, 10-14-1979; Ord. No. 1997-16, § 3, 8-26-1997)

Sec. 3-2-5. Trash collection.

(a) No waste which at the time of collection is defined by the United States Environmental Protection Agency or the State Department of Health and Environmental Control as hazardous waste shall be collected by the City.

(b) No tires, batteries, motor oil, petroleum products or auto parts of any kind will be collected by the City. No paint shall be mixed in with household trash into city roll carts. Paint spillage on to city, state or private roads is not the responsibility of the Isle of Palms public service department. Proper disposal of same shall be the responsibility of the owner or person in possession of the same.

(c) *Leaves and grass clippings.* All leaves and grass clippings shall be placed at the curb in front of the property in bio-degradable paper bags ~~or plastic containers for collection~~. No plastic bags shall be used for the disposal of leaves or grass clippings. No household garbage or other materials may be placed with leaves or grass clippings. No mixed materials or plastic bags will be collected by the City. Home composting of leaves and grass clippings is encouraged.

(d) Logs, limbs, brush, and like materials shall be placed at the curb in front of the property in the following manner:

(1) Length of material shall not exceed four feet.

(2) Diameter of material shall not exceed four inches.

(3) ~~The City will only collect materials as listed in this category which are generated by routine landscape maintenance on developed lots. Debris generated by grading or clearing of undeveloped property shall be disposed of by the party generating such debris.~~ The city will not collect materials listed in this category which are generated by landscapers, tree services or other contractors. Debris resulting from commercial landscaping maintenance operations tree service or other contractors shall be removed and legally disposed of by the ~~-~~contractor.

(4) When placed at the curbside for collection, materials shall not obstruct access to water meters, stormwater collection boxes, sewer manhole covers, or fire hydrants.

(5) No garbage shall be mixed with the items listed in this category.

(6) No plastic bags shall be used for the disposal of any items listed in this category.

(e) Building materials, furniture or other trash shall be placed at the curb in front of the property for collection in the following manner:
Builder refuse which is generated exclusively by an owner or resident shall be collected by the city when the volume of the said material does not exceed limits outlined in the Solid Waste Services Collection Procedures

(1) Any single collection day will be limited to the equivalent of ninety (192~~80~~) gallons in volume the equivalent of two trash carts.

(2) No hazardous waste as defined in subsection (a) of this section will be collected by the City.

(3) No roofing shingles will be collected by the City.

(4) No building materials or other trash generated by a contractor shall be collected by the City.

(5) Items within this category shall be separated at the curb for collection. Any materials in these categories that are mixed together shall not be collected by the City.

(6) No garbage shall be mixed with the items in this category.

(f) ~~Collection days shall be designated by the City from time to time. Reasonable notice will be given by the City of collection schedules or practices.~~

(Code 1994, § 3-2-5; Ord. No. 1993-8, 5-25-1993; Ord. No. 1997-16, § 4, 8-26-1997; Ord. No. 1998-8, 4-28-1998; Ord. No. 2011-03, § 1, 3-22-2011)

Sec. 3-2-6. Removal of contractors' and builders' refuse.

Contractors' and builders' refuse ~~,~~ generated by a contractor, bricks, scraps of lumber, mortar, plaster, roofing, guttering, shavings, vegetative debris and all other like materials shall be removed by the contractor, owner or tenant of the premises, each being jointly and severally responsible for such removal.

(Code 1970, § 18-7; Code 1994, § 3-2-6; Ord. of 1-13-1977)

Sec. 3-2-7. Scattering of contents or rummaging through garbage containers.

It shall be unlawful for any person to dump, scatter or spread, or allow to be dumped, scattered or spread, the contents of garbage carts, bags or containers, public or private, on any property in the City, and further it shall be unlawful for any person to enter upon or rummage or plunder through the contents of any garbage cart, bag or

container of another, or to use the container or trash enclosure of another without permission. Placing items on vacant parcels or on any public or on any public property shall be considered illegal dumping.

(Code 1970, § 18-9; Code 1994, § 3-2-7; Ord. of 1-13-1977; Ord. No. 1997-16, § 5, 8-26-1997)

Sec. 3-2-8. Garbage roll-out carts and county recycling containers shall not be kept upon street or road rights-of-way.

Garbage roll-out carts and county recycling containers shall not be placed in the right-of-way of a street or road except when placed for collection. Garbage carts and recycling containers shall not be placed for collection prior to 5:00 p.m. on the day before collection. Garbage carts and recycling containers shall be removed from the right-of-way no later than 9:00 a.m. on the day following collection. Except for such times when lawfully placed for collection, no garbage carts or recycling containers shall be allowed to remain clearly visible from a street, road, or right-of-way. Garbage carts and recycling containers located on publicly owned areas, including, but not limited to, public parking lots, public parks, public beach and recreational areas, or any City-owned property, are exempt from the requirements of this section. The City has the right to move garbage carts and recycling containers placed in violation of this section.

(Code 1970, § 18-10; Code 1994, § 3-2-8; Ord. of 1-13-1977; Ord. No. 1997-16, § 6, 8-26-1997; Ord. No. 2001-3, § 1, 2-27-2001; Ord. No. 2013-03, § 1, 5-28-2013)

Editor's note(s)—Ord. No. 2013-03, § 1, adopted May 28, 2013, changed the title of § 3-2-8 from garbage roll-out carts shall not be kept upon street or road rights-of-way to garbage roll-out carts and county recycling containers shall not be kept upon street or road rights-of-way.

PAPER AND CARDBOARD.

(A) Paper and cardboard boxes in large quantities shall be disposed of at a recycling center.

(B) If being disposed in the Charleston County blue recycling carts, cardboard boxes must be broken down and fit loosely in the cart.

Sec. 3-2-9. Collection.

~~All garbage generated from residential property will be collected in accordance with schedules established by the City from time to time~~. Scheduled collections of, garbage, trash shall be collected according to the schedule established by the Director of Public Services Department. Property owners and tenants shall be notified of such schedule change or practices by public notice.

(Code 1994, § 3-2-9; Ord. No. 1997-16, § 7, 8-26-1997)

Sec. 3-2-10. Placing garbage roll-out carts for collection.

When placing garbage roll-out carts for collection, they shall be placed within ten (10) feet of the edge of the pavement of the street. Carts which are not placed in a location which is easily accessible by collection personnel and equipment will not be emptied. The handles of the carts shall be faced toward the street unless otherwise notified with the implementation of the automatic side loading garbage truck which will effect handle placement.~~.~~

(Code 1994, § 3-2-10; Ord. No. 1997-16, § 8, 8-26-1997)

Sec. 3-2-11. Collection of major household appliances.

The collection of major household appliances such as refrigerators, washing machines, dryers, dishwashers, furniture, bed mattresses, etc., are to be placed out **Tuesday night for Wednesday pick up,** unless otherwise agreed to by the Public Works Department. .

(Code 1970, § 18-13; Code 1994, § 3-2-11)

Sec. 3-2-12. Penalties for noncompliance with or violation of this chapter.

Any person violating any provision of this chapter shall, upon conviction, be punished as provided in section 1-3-66. A violation of this chapter shall not be considered as a continuing offense, but each day that this chapter is violated shall be a separate and distinct offense.

(Code 1994, § 3-2-12; Ord. No. 1979-16, 10-14-1979)

Sec. 3-2-13. Definition of curb.

For purpose of this chapter, the term "curb" shall include the edge of a street, road or right-of-way.

(Code 1994, § 3-2-13; Ord. No. 2001-3, § 2, 2-27-2001)

CHAPTER 3. STORMWATER REGULATIONS

ARTICLE A. STORMWATER MANAGEMENT UTILITY[3]

Sec. 3-3-1. Article designation and authority.

This article may be cited as the "Stormwater Management Utility Ordinance" and is adopted pursuant to S.C. Code 1976, § 48-14-10 et seq.; S.C. Code 1976, § 5-7-30; and S.C. Code Reg. 72-300 et seq., and S.C. Code 1976, § 5-31-10 et seq.

(Ord. No. 2007-14, § 2(3-3-1), 8-28-2007)

Sec. 3-3-2. Definitions.

The following words, terms and phrases, when used in this article, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning. Unless otherwise stated herein or the context specifically indicates otherwise, the meaning of words and terms used in this article shall be as set forth in S.C. Code 1976, § 48-10-20 and S.C. Code Reg. 72-301.

City means the City of Isle of Palms, South Carolina.

City Administrator means the City Administrator of the City.

[3]State law reference(s)—Stormwater Management and Sediment Reduction Act, S.C. Code 1976, § 48-14-10 et seq.; standards for stormwater management and sediment reduction, S.C. Code Reg. 72-300 et seq.

ORDINANCE 2026-11

AN ORDINANCE TO AMEND TITLE 3, CHAPTERS 1 AND 2, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO UPDATE STREET AND RIGHT-OF-WAY REQUIREMENTS AND SOLID WASTE STORAGE, COLLECTION AND DISPOSAL REGULATIONS.

WHEREAS, the City of Isle of Palms Code of Ordinances establishes requirements for the use and protection of public streets and rights-of-way and for the storage, collection and disposal of solid waste; and

WHEREAS, the proposed amendments update references to responsible City personnel and right-of-way requirements and revise provisions governing residential garbage carts and commercial solid waste services; and

WHEREAS, the proposed amendments also address the Front Beach commercial compactor, contractor-generated debris, collection schedules, cart placement, major household appliances and illegal dumping; and

WHEREAS, City Council desires to amend the City Code to incorporate these revisions.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Isle of Palms, South Carolina, in duly assembled meeting, that the City Code is hereby amended as set forth herein.

SECTION 1. That Title 3, Chapter 1, Section 3-1-4 be amended to read as follows:

Sec. 3-1-4. Building materials in streets, sidewalks and public places—Permission required.

Building materials shall not be laid on any sidewalk, street or public place until the consent of the Building inspector is first obtained; and it shall be the duty of the person desiring to use the streets to inform the Building inspector when permission is desired to lay material thereon, and otherwise to obstruct the places for the purpose of erecting a building adjoining the street, where some obstruction thereof is necessary, what space will be needed and for what length of time the obstruction will be necessary; and the building inspector shall then give permission accordingly, imposing then and from time to time the reasonable conditions as the building inspector may consider necessary or proper for the protection of the public and the public property.

SECTION 2. That the heading of Title 3, Chapter 1, Section 3-1-11 be amended to read as follows:

Sec. 3-1-11. Dumping is prohibited in waterways and ditches.

SECTION 3. That Title 3, Chapter 1, Section 3-1-22 be amended to read as follows:

Sec. 3-1-22. Protection by barricades, lights.

Every ditch, excavation, hole or opening in any street, sidewalk or public place, no matter for what purpose made, shall be securely and safely covered over with boards or other suitable material, or enclosed in a secure way as to prevent accidents to persons, animals and vehicles, both during the night and day, when the workmen are not engaged thereon; and during the night provide safety lighting at these places as a signal of danger to all pedestrians and drivers.

SECTION 4. That Title 3, Chapter 1, Section 3-1-60 be amended to read as follows:

Sec. 3-1-60. Permit required.

It shall be unlawful for any person to construct any improvements upon or perform any excavation on any City, County or State right-of-way without first obtaining an encroachment permit for same as provided in this article.

SECTION 5. That Title 3, Chapter 2, Section 3-2-4 be amended to read as follows:

Sec. 3-2-4. Garbage containers required.

(a)Residential. It shall be the duty of every owner or other occupant of a residential dwelling to use a 96-gallon plastic roll-out cart approved by the City. Each dwelling shall receive one (1) cart from the City at no cost to the user. Additional carts may be purchased by the user. Each dwelling owner shall be responsible for damage to the cart unless such damage is caused by City personnel or normal wear. All garbage shall be kept in the carts until collected by the City and shall be kept closed in such a manner as will prevent access by flies, rodents and other animals. The cart and contents shall not weigh more than two hundred (200) pounds. No garbage cart shall be used for any other purpose. In the event of overflow, plastic bags which are tightly bound may be placed on the carts at curbside on the day of collection. In the event of regular overflow, the Director of Public Works may require owners to purchase additional roll cart(s). The owner or occupant of any dwelling where carts are placed at curbside shall be responsible for prompt cleanup and removal of the contents of such carts and bags if the bags are torn or the carts overturned from any cause. If a cart is damaged through negligence or abuse, it shall be the responsibility of the owner to replace the cart and the Public Works Department may refuse to handle such cart until it is replaced. Roll-out carts found to be inoperable due to normal wear or usage shall be repaired or replaced by the Public Works Department. The Public Works Department will notify users that a roll-out cart is unfit for continued use by placing a tag on the cart. All carts shall remain at the dwelling and shall remain the property of the City.

(b)Commercially generated solid waste

(1)Each business which generates a volume of garbage, miscellaneous debris or vegetative debris in excess of two (2) 90-gallon roll-out carts between scheduled collection dates of the Public Works Department may be required to use a bulk container of appropriate capacity.

(2)Any business in the Front Beach commercial district that generates in excess of (2) 90-gallon garbage carts where site lacks sufficient area to store a bulk container are eligible to use the city owned compactor for an annual use fee.

(3)Any business in the Front Beach commercial district that uses the commercial compactor must follow rules and regulations for acceptable material disposed of in the compactor. Any misuse by authorized users may result in a fine or loss of compactor use.

(4)Any business that uses a bulk container shall subcontract through an appropriate sanitation vendor.

(5)It shall be unlawful for any person to place any material in the city owned commercial district compactor or bulk container.

(c)Rental property. The owner, tenant and property management of each rental property shall have joint and several liability for any violation.

(d)Proper disposal. It shall be unlawful for any person to place any material in a garbage roll-out cart, which at the time of collection is not qualified for municipal solid waste disposal at the County solid waste landfill

SECTION 6. That Title 3, Chapter 2, Section 3-2-5 be amended to read as follows:

Sec. 3-2-5. Trash collection.

(a)No waste which at the time of collection is defined by the United States Environmental Protection Agency or the State Department of Health and Environmental Control as hazardous waste shall be collected by the City.

(b)No tires, batteries, motor oil, petroleum products or auto parts of any kind will be collected by the City. No paint shall be mixed in with household trash into city roll carts. Proper disposal of same shall be the responsibility of the owner or person in possession of the same.

(c)Leaves and grass clippings. All leaves and grass clippings shall be placed at the curb in front of the property in bio-degradable paper bags. No plastic bags shall be used for the disposal of leaves or grass clippings. No household garbage or other materials may be placed with leaves or grass clippings. No mixed materials or plastic bags will be collected by the city. Home composting of leaves and grass clippings is encouraged.

(d)Logs, limbs, brush, and like materials shall be placed at the curb in front of the property in the following manner:

(1)Length of material shall not exceed four feet.

(2)Diameter of material shall not exceed four inches.

(3)When placed at the curbside for collection, materials shall not obstruct access to water meters, stormwater collection boxes, sewer manhole covers, signs, poles or fire hydrants.

(4)No garbage shall be mixed with the items listed in this category.

(5)No plastic bags shall be used for the disposal of any items listed in this category.

(6) Debris generated by grading or clearing of undeveloped property shall be disposed of by the party generating such debris. The city will not collect materials which are generated by landscapers, tree services or other contractors. Debris resulting from commercial landscaping maintenance operations tree service or other contractors shall be removed and legally disposed of by the contractor.

(e)Building materials, furniture or other trash shall be placed at the curb in front of the property for collection in the following

Builders refuse, which is generated exclusively by an owner or resident shall be collected by the city when the volume of the said material does not exceed limits outlined in the Solid Waste Services Collection Procedures

(1)Any single collection day will be limited to the equivalent of two ninety-six (96) gallons in volume, the equivalent of two trash carts.

(2)No hazardous waste as defined in subsection (a) of this section will be collected by the city.

(3)No roofing shingles will be collected by the city.

(4)No building materials or other trash generated by a contractor shall be collected by the City.

(5)Items within this category shall be separated at the curb for collection. Any materials in these categories that are mixed together shall not be collected by the City.

(6)No garbage shall be mixed with the items in this category.

(f)Collection days shall be designated by the city, Garbage and trash shall be collected according to the schedule established by the Director of Public Services Department. Property owners and tenants shall be notified of such schedule change or practices by public notice.

SECTION 7. That Title 3, Chapter 2, Section 3-2-6 be amended to read as follows:

Sec. 3-2-6. Removal of contractors' and builders' refuse.

Contractors' and builders' refuse generated by a contractor, construction material such as bricks, scraps of lumber, mortar, plaster, roofing, guttering, shavings, vegetative debris and all other like materials shall be

removed by the contractor, owner or tenant of the premises, each being jointly and severally responsible for such removal.

SECTION 8. That Title 3, Chapter 2, Section 3-2-7 be amended to read as follows:

Sec. 3-2-7. Dumping, scattering or rummaging through garbage containers.

It shall be unlawful for any person to dump, scatter or spread, or allow to be dumped, scattered or spread, the contents of garbage carts, bags, vegetative debris,, dumping or offloading of trucks or trailers of debris generated outside of the isle of Palms on public or private, on any property in the City, and further it shall be unlawful for any person to enter upon or rummage or plunder through the contents of any garbage cart, bag or container of another, or to use the container or trash enclosure of another without permission. Placing items on vacant parcels or on any public or on any private property other than where it was generated from shall be considered illegal dumping.

SECTION 9. That Title 3, Chapter 2, Section 3-2-9 be amended to read as follows:

Sec. 3-2-9. Scheduled Collection.

Scheduled collections of garbage and trash shall be collected according to the schedule established by the Director of Public Services Department. Property owners and tenants shall be notified of such schedule change or practices by public notice.

SECTION 10. That Title 3, Chapter 2, Section 3-2-10 be amended to read as follows:

Sec. 3-2-10. Placing garbage roll-out carts for collection.

When placing garbage roll-out carts for collection, they shall be placed within 3 feet of the edge of the pavement of the street. Carts which are not placed in a location which is easily accessible by collection personnel and equipment will not be emptied. The handles of the carts shall be faced toward the street unless otherwise notified by the public services department which may affect handle placement, distance from the curb and distance from obstructions.

SECTION 11. That Title 3, Chapter 2, Section 3-2-11 be amended to read as follows:

Sec. 3-2-11. Collection of major household appliances.

The collection of major household appliances such as refrigerators, washing machines, dryers, dishwashers, furniture, bed mattresses, etc., are to be placed out on scheduled pick-up days according to the schedule established by the Director of Public Services Department, unless otherwise agreed to by the Public Works Department.

SECTION 12. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 13. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 14. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2026.

_____
Phillip Pounds, Mayor (Seal)

Attest:

_____
Nicole DeNeane, City Clerk

First Reading: _____
Public Hearing: _____
Second Reading: _____
Ratification: _____

CITY OF
ISLE
OF
PALMS South Carolina

MEMORANDUM

TO: Mayor and City Council

FROM: Douglas Kerr, City Administrator

RE: Ordinance 2026-12 – Building Code Updates

DATE: October 7, 2026

The South Carolina Building Codes Council requires that all municipalities begin enforcing the 2024 edition of the International Building Codes series on January 1, 2027 (see attached notice).

The existing City Code is written to adopt the latest version of most of the building codes by reference, however, permissive codes and the administration chapter of each of these building codes are optional and the City must adopt them specifically to be enforceable. The only permissive code the City has previously adopted in the Existing Building Code.

I have attached a redline and an ordinance to this memo that shows the changes being proposed to adopt the permissive codes and Chapter 1 of each code, while also cleaning up some outdated references.

This ordinance will need two reading to be in effect before January 1, 2027.

POST OFFICE DRAWER 508
ISLE OF PALMS, SOUTH CAROLINA 29451

843.886.6428
FAX 843.886.3585
www.isleofpalms.gov

LABOR
LICENSING
REGULATION

NOTICE OF INTENTION TO MODIFY AND ADOPT BUILDING CODES

Notice is hereby given that the South Carolina Building Codes Council intends to modify and adopt the building codes listed below for use in the State of South Carolina.

2024 Edition of the International Building Code
2024 Edition of the International Residential Code
2024 Edition of the International Fire Code
2024 Edition of the International Plumbing Code
2024 Edition of the International Mechanical Code
2024 Edition of the International Fuel Gas Code
2023 Edition of the National Electrical Code

Interested persons may submit written comments from **February 3, 2025,** until **August 4, 2025,** to:

Contact.BCC@llr.sc.gov
South Carolina Building Codes Council
PO Box 11329
Columbia, SC 29211-1329

Additional information and the Modification Request Form can be found on the Council's website: www.llr.sc.gov/bcc.

NOTICE TO BUILDING OFFICIALS

Section 6-9-40(A)(1) of the South Carolina Code of Laws, 1976 as Amended, requires this notice to be prominently displayed in the public area of the Building Inspection Department.

Building Code Amendments

Simplified redline against the existing City Code. Red strikethrough shows deletions; blue underline shows additions. Only affected sections or passages are shown.

Sec. 5-1-2. — Administration of technical codes.

In the administration of any technical code adopted in this chapter, the following shall apply:

(1) The Code Board of Adjustments and Appeals shall exercise the powers and perform the duties of such boards as set out in all the technical codes adopted in this chapter.

(2) The Building Official is designated to administer and enforce the provisions of all technical codes unless otherwise provided by ordinance.

(3) The mandatory codes adopted in this chapter and section 2-2-11 shall include State modifications and succeeding State-adopted editions, effective on the State implementation dates. State law controls in the event of a conflict. Subject to State law, the City's express administrative provisions control over inconsistent provisions of the adopted codes.

Sec. 5-1-11. — Building Code adopted.

The International Building Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, ~~are~~ including Chapter 1, is hereby adopted by ~~reference.~~ reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

Sec. 5-1-13. — International Residential Code for One- and Two-Family Dwellings adopted.

The International Residential Code for One- and Two-Family Dwellings, as published by the International Code Council, Inc., as adopted and amended by the South Carolina Building Codes Council, ~~Inc.,~~ including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § ~~6-9-60,~~ 6-9-50, as amended.

Sec. 5-1-21. — International Plumbing Code adopted.

The International Plumbing Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § ~~6-9-60,~~ 6-9-50, as amended.

Sec. 5-1-31. — National Electrical Code adopted.

The National Electrical Code, as adopted by the South Carolina Building Codes Council, is hereby adopted by reference and incorporated herein pursuant to S.C. Code 1976, § ~~6-9-60,~~ 6-9-50, as amended.

~~In the event of any conflict between the provisions of the National Electrical Code and the provisions of this Code, State law, ordinances, rules or regulations, the provisions of this Code, State law, ordinances, rules or regulations, as applicable, shall prevail and be controlling.~~

Electrical work shall be administered under Chapter 1 of the International Building Code and this article.

Sec. 5-1-41. — International Fuel Gas Code adopted.

The International Fuel Gas Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, including Chapter 1, is adopted by reference pursuant to S.C. Code 1976, § ~~6-9-60,~~ 6-9-50, as amended.

Sec. 5-1-51. — International Mechanical Code adopted.

The International Mechanical Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § ~~6-9-60,~~ 6-9-50, as amended.

Sec. 5-1-61. — International Energy Conservation Code adopted.

The International Energy Conservation Code, as published by the International Code Council, Inc., ~~and adopted~~ in the edition required by ~~the South Carolina Building Codes Council,~~ State law, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, ~~§ 6-9-60,~~ §§ 6-9-50 and 6-10-30, as amended.

Sec. 5-1-71. — International Existing Building Code adopted.

Amend the existing edition reference as follows; the remainder of the section is unchanged:

International Existing Building Code, ~~2006 edition~~ 2024 edition, including Chapter 1

New Article I — Swimming pools and spas

ARTICLE I. — SWIMMING POOLS AND SPAS

Sec. 5-1-81. — International Swimming Pool and Spa Code adopted.

The International Swimming Pool and Spa Code, 2027 edition, as published by the International Code Council, Inc., including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § 6-9-60, as amended.

Sec. 2-2-11. — Fire code adopted.

The International Fire Code, as published by the International Code Council, Inc., and as adopted by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by ~~reference.~~ reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

Proposed effective date

This ordinance shall take effect January 1, 2027, or upon final adoption, whichever occurs later, subject to applicable State code transition requirements.

Review notes not part of the ordinance

This draft follows Folly Beach's brief "including Chapter 1" approach while retaining Isle of Palms' existing section structure. No optional appendices are added.

Confirm the latest permissive-code editions before final adoption. The 2027 Swimming Pool and Spa Code is available; the 2027 Existing Building Code is listed for release in late October 2026. Update the 2024 reference if that edition becomes available before adoption. Also confirm the quoted § 5-1-71 passage against the Clerk's copy.

Reference: Folly Beach Code §§ 150.002–150.004.

https://codelibrary.amlegal.com/codes/follybeach/latest/follyb_sc/0-0-0-3175

ORDINANCE 2026-12

AN ORDINANCE TO AMEND TITLES 2 AND 5 OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO UPDATE BUILDING CODE REFERENCES, ADOPT CHAPTER 1 ADMINISTRATIVE PROVISIONS, UPDATE THE EXISTING BUILDING CODE, AND ADOPT THE SWIMMING POOL AND SPA CODE.

WHEREAS, South Carolina law requires municipalities to enforce mandatory State building codes and authorizes local adoption of permissive codes and administrative provisions; and

WHEREAS, City Council desires to update the City's code references and expressly adopt Chapter 1 administrative provisions and the existing building and swimming pool and spa codes;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Isle of Palms, South Carolina, in duly assembled meeting, that the City Code is hereby amended as set forth herein.

SECTION 1. That Title 5, Chapter 1, Section 5-1-2 be amended by adding subsection (3) to read as follows:

(3) The mandatory codes adopted in this chapter and section 2-2-11 shall include State modifications and succeeding State-adopted editions, effective on the State implementation dates. State law controls in the event of a conflict. Subject to State law, the City's express administrative provisions control over inconsistent provisions of the adopted codes.

SECTION 2. That Title 5, Chapter 1, Section 5-1-11 be amended to read as follows:

Sec. 5-1-11. — Building Code adopted.

The International Building Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

SECTION 3. That Title 5, Chapter 1, Section 5-1-13 be amended to read as follows:

Sec. 5-1-13. — International Residential Code for One- and Two-Family Dwellings adopted.

The International Residential Code for One- and Two-Family Dwellings, as published by the International Code Council, Inc., as adopted and amended by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

SECTION 4. That Title 5, Chapter 1, Section 5-1-21 be amended to read as follows:

Sec. 5-1-21. — International Plumbing Code adopted.

The International Plumbing Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

SECTION 5. That Title 5, Chapter 1, Section 5-1-31 be amended to read as follows:

Sec. 5-1-31. — National Electrical Code adopted.

The National Electrical Code, as adopted by the South Carolina Building Codes Council, is hereby adopted by reference and incorporated herein pursuant to S.C. Code 1976, § 6-9-50, as amended.

Electrical work shall be administered under Chapter 1 of the International Building Code and this article.

SECTION 6. That Title 5, Chapter 1, Section 5-1-41 be amended to read as follows:

Sec. 5-1-41. — International Fuel Gas Code adopted.

The International Fuel Gas Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, including Chapter 1, is adopted by reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

SECTION 7. That Title 5, Chapter 1, Section 5-1-51 be amended to read as follows:

Sec. 5-1-51. — International Mechanical Code adopted.

The International Mechanical Code, as published by the International Code Council, Inc., and adopted by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

SECTION 8. That Title 5, Chapter 1, Section 5-1-61 be amended to read as follows:

Sec. 5-1-61. — International Energy Conservation Code adopted.

The International Energy Conservation Code, as published by the International Code Council, Inc., in the edition required by State law, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, §§ 6-9-50 and 6-10-30, as amended.

SECTION 9. That Title 5, Chapter 1, Section 5-1-71 be amended by replacing the words "2006 edition" with "2024 edition, including Chapter 1."

SECTION 10. That Title 5, Chapter 1 be amended by adding Article I to read as follows:

ARTICLE I. — SWIMMING POOLS AND SPAS

Sec. 5-1-81. — International Swimming Pool and Spa Code adopted.

The International Swimming Pool and Spa Code, 2027 edition, as published by the International Code Council, Inc., including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § 6-9-60, as amended.

SECTION 11. That Title 2, Chapter 2, Section 2-2-11 be amended to read as follows:

Sec. 2-2-11. — Fire code adopted.

The International Fire Code, as published by the International Code Council, Inc., and as adopted by the South Carolina Building Codes Council, including Chapter 1, is hereby adopted by reference pursuant to S.C. Code 1976, § 6-9-50, as amended.

SECTION 12. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 13. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 14. That this Ordinance shall take effect January 1, 2027, or upon final adoption, whichever occurs later, subject to applicable State code transition requirements.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2026.

_____
Phillip Pounds, Mayor (Seal)

Attest:

_____
Nicole DeNeane, City Clerk

First Reading: _____
Public Hearing: _____
Second Reading: _____
Ratification: _____

SCMIRF
South Carolina Municipal Insurance and Risk Financing Fund

DEDUCTIBLE RESOLUTION

Be It Resolved that the governing board of the City / Town of Isle of Palms (Name of Municipality)

during its regular meeting on (Date) authorized the City / Town of (Name of Municipality)

to assume a claim deductible with the South Carolina Municipal Insurance and Risk Financing Fund.

WHEREAS, the City/Town of Isle of Palms (Name of Municipality) is a member of the South

Carolina Municipal Insurance and Risk Financing Fund; and

WHEREAS, the Council of the City/Town of Isle of Palms (Name of Municipality) believes it is in the City / Town's

best interest to share in the risk of paying claims made against the City / Town in exchange for a reduction in the contribution cost of property and casualty insurance coverages.

NOW, THEREFORE, BE IT RESOLVED by the Council duly assembled:

Section 1. The City/Town of Isle of Palms (Name of Municipality) hereby agrees to assume

deductibles as shown below for each and every claim which may be filed against it and for which there is an obligation to pay in accordance with the coverage provided by the South Carolina Municipal Insurance and Risk Financing Fund.

Change the deductible for General Liability / Auto Liability / Public Officials Liability / Law Enforcement Liability to

Change the deductible for Property / Auto Physical Damage / Inland Marine to

Section 2. We further acknowledge responsibility for filing all claims with the Claims Administrator for the South Carolina Municipal Insurance and Risk Financing Fund who will adjust the claim(s) on behalf of the City / Town and for paying all deductible invoices on a monthly basis as costs are incurred until such time as the maximum deductible amount is satisfied.

Section 3. We further acknowledge that the deductible includes all claims cost, including but not limited to legal expenses, and is inclusive in the South Carolina Municipal Insurance and Risk Financing Fund's Self-Insured Retention (SIR) for reinsurance purposes.

Section 4. Should the City/Town of Isle of Palms (Name of Municipality) decide to withdraw from membership in the South Carolina Municipal Insurance and Risk Financing Fund at some future date, we acknowledge responsibility to pay the City/Town's deductible for all claims arising out of the period of time coverage was in effect until such time as the City/Town's obligation to pay as been satisfied or the claim file is closed.

Section 5. This resolution shall become effective upon approval by the Council, as attested below, and it is agreed that the deductibles requested above shall become effective at the beginning of the South Carolina Municipal Insurance and Risk Financing Fund's next plan year and shall remain in effect until a duly authorized change is made or we have withdrawn from membership in the Fund.

Approved this day of 20

(Print Name) (Signed Name) (Date)

CITY OF ISLE OF PALMS

PROCLAMATION 2026-03

LOWVELO DAY

WHEREAS, cancer affects individuals and families throughout Isle of Palms, the Lowcountry, and beyond, and continued research offers hope for improved prevention, treatment, and cures; and

WHEREAS, LOWVELO brings together cyclists, volunteers, donors, sponsors, health care professionals, and community members to support cancer research at MUSC Hollings Cancer Center, South Carolina's only National Cancer Institute-designated cancer center; and

WHEREAS, Isle of Palms is proud to serve as the home base for LOWVELO, welcoming participants and supporters to our island and supporting an event that unites the Lowcountry in a shared commitment to ending cancer; and

WHEREAS, since its first ride in 2019, LOWVELO has raised more than $4.6 million for cancer research through 2025, and research projects supported by LOWVELO pilot funding have secured $23.8 million in grants from the National Institutes of Health; and

WHEREAS, one hundred percent of every participant-raised dollar supports cancer research at MUSC Hollings Cancer Center, advancing discoveries that benefit patients throughout South Carolina and beyond; and

WHEREAS, LOWVELO promotes healthy living, volunteerism, and community generosity while honoring cancer survivors, remembering those lost to the disease, and supporting patients and their families;

NOW, THEREFORE, I, Phillip Pounds, Mayor of the City of Isle of Palms, South Carolina, on behalf of City Council, do hereby proclaim Saturday, November 7, 2026, and the first Saturday of November each year thereafter, as

LOWVELO DAY

in the City of Isle of Palms and encourage residents to recognize the contributions of LOWVELO's riders, volunteers, sponsors, and donors and to support its mission of advancing cancer research.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Isle of Palms to be affixed this 27th day of October, 2026.

_____

Phillip Pounds, Mayor

CITY OF ISLE OF PALMS

PROCLAMATION 2026-04

WORLD PANCREATIC CANCER DAY

WHEREAS in 2026, an estimated 67,530 people will be diagnosed with pancreatic cancer in the United States and 52,740 will die from the disease;

WHEREAS pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030;

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate at just 13 percent;

WHEREAS when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 87 percent of pancreatic cancer patients die within the first five years;

WHEREAS approximately 960 deaths will occur in South Carolina in 2026;

WHEREAS pancreatic cancer is the sixth most common cause of cancer-related death across the world;

WHEREAS there were an estimated 510,992 new pancreatic cancer cases diagnosed worldwide in 2022;

WHEREAS the good health and well-being of the residents of Isle of Palms are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments;

NOW THEREFORE, the Mayor and City Council of the City of Isle of Palms do hereby proclaim November 19, 2026, as

WORLD PANCREATIC CANCER DAY

in the City of Isle of Palms.

_____

Phillip Pounds, Mayor

_____

Nicole DeNeane, City Clerk

Capital Projects Update - October 23, 2026

Project	Funding Source	Status
Drainage		
Waterway Boulevard Multi-Use Path Elevation Project	$5.8M construction (phase 1&1A on golf course- $1.4M; phase 2 on Waterway $2.9M; phase 3 on private property $1.5M) + $512k engineering. City awarded $980K Grant from FEMA Hazard Mitigation Grant+$1.25M state budget allocation for construction.	A final coordination meeting with the Isle of Palms Water and Sewer Commission is scheduled for the week of October 26. Remaining steps include applying for a second SCDOT permit and preparing bid documents. The tentative schedule calls for permitting and bidding to be completed in time for Council consideration in February 2027.
Phase 4 Drainage- Palm Boulevard b/w 36th Ave and Marginal Rd	Estimated $5M (excluding soft costs). Capital Projects Fund and FY25+$1M State budget allocation	A final coordination meeting with IOPWSC is scheduled for the week of 10/26. Final step is application for a second SCDOT permit and bid packet preparation. The tentative schedule is for this project to be permitted, bid, and ready for Council consideration at the Feb meeting.
IOP Marina		
IOP Marina Public Dock, Greenspace, and Parking Lot Improvements	$500,000 FY27 Capital projects	Council will consider awarding the construction contract on October 27, 2026. Construction is scheduled for January and February 2027. The restaurant has requested an earlier schedule, which staff will discuss with the contractor.

Project	Funding Source	Status
Marina Dredging - Design and Permitting	$1.5M FY23 State Budget Allocation	Dredging permits have been obtained. USACE authorization to use the material placement area beneath the Isle of Palms Connector remains pending. Geosyntec, formerly ATM, has prepared bid documents and plans to solicit bids for Council consideration in January 2027. Construction cannot begin until the placement-area authorization is secured.
Marina Bulkhead Recoating		Geosyntec is developing specifications, a bid package and preparing to solicit bids. This work is scheduled to take place in the winter of 26-27.
Beach Maintenance & Access Improvements		
Beach Maintenance & Restoration	Beach Preservation Fee Fund	Reach 1 is complete, with 900,000 cubic yards of sand placed. In Reach 2, 740,000 of the planned 800,000 cubic yards have been placed. Work in Reach 3 is expected to begin during the first week of November. Planting of Reachs 1 and 2 is expected to begin in the first two weeks of November. For current information, visit the City's beach restoration webpage.

Project	Funding Source	Status
Buildings & Facilities		
Undergrounding Power Lines	$75K Muni ATAX (50/50 split w/ Dominion Energy)	Dominion Energy is preparing an RFP for a master plan to guide future undergrounding of power lines. The plan will prioritize projects based on feasibility, cost, and benefit. Dominion expects to provide a draft RFP within the next few weeks.
Ai Traffic Signal Improvement		The City has engaged Rhythm Engineering to develop an AI-powered adaptive traffic signal control system that adjusts signal timing to traffic demand. The project requires the City to assume maintenance responsibility for the signal at the base of the Isle of Palms Connector through a Signal Maintenance Agreement (SMA) with SCDOT. Remaining tasks include finalizing the agreement, soliciting installation bids, and obtaining proposals for ongoing maintenance. Installation is planned for February 2027.