

PLANNING COMMISSION
December 10, 2025

The public may view the public meeting at:
www.youtube.com/user/cityofisleofpalms

Public Comment: Citizens may provide public comment here:
<https://www.iop.net/public-comment-form>

AGENDA

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, December 10, 2025, at 4:00 p.m. in Council Chambers of City Hall, 1207 Palm Boulevard.

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law.
- B. Approval of minutes October 8, 2025
- C. New business Update on lighting ordinance amendments
- D. Old business Review of Recommendations Matrix
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting
4:00pm, Wednesday, October 8, 2025
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

Present: Sandy Stone, David Cohen, Sue Nagelski, Tim Ahmuty, Ron Denton, Jeffrey Rubin, Rich Steinert (via Zoom)

Staff present: Administrator Kerr

2. Approval of minutes

MOTION: Ms. Nagelski made a motion to approve the minutes of the August 13, 2025 meeting. Mr. Stone seconded the motion. The minutes were approved unanimously.

3. New Business -- none

Discussion of proposed lighting ordinance

Administrator Kerr explained the origin of the changes to the lighting ordinance as it came through the Environmental Advisory Committee. At the recent City Council workshop, Council members asked Todd Murphy to take it back to his committee to tailor it down to something simpler. He pointed out that existing lighting ordinances focus on lighting on the beach, whereas this one focuses on lighting in residential areas in an attempt to reduce light pollution. Similar ordinances exist on Kiawah Island and Folly Beach. He then explained what is included in the current redline version of the proposed ordinance. The Environmental Advisory Committee will be reviewing this again on October 9. The reduced version will come back to the Planning Commission for comment.

Mr. Cohen offered wording changes to Section B and pointed out that Sections A and B are saying the same thing with different words. He offered suggested wording to combine the two sections. He also offered wording changes to the outside lighting section. Mr. Denton said the average person does not know what lumens are with regards to lighting, and Administrator Kerr said that references to lumens will likely come out of the ordinance at next draft.

Administrator Kerr said the intent is that the lighting ordinance will be enforced through new construction. He added that Section D of the proposed ordinance will come out because enforcement was too onerous. The next draft will likely be a simpler version of Sections A, B, and C.

4. Old Business

Review of Recommendations Matrix

Administrator Kerr stated that recommendation 36 is now green as it is underway via the walkability study being conducted by BCDCOG.

Recommendations 57 and 213 are also now green and marked “aspirational” with the note that the Planning Commission supports this effort if and when it becomes feasible.

Mr. Stone asked that the words “in 2003 for the City’s 50th anniversary” be removed from the end of recommendation 240. Commission members agreed.

5. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, November 12, 2025 at 4:00pm.

6. Adjournment

Mr. Cohen made a motion to adjourn, and Mr. Stone seconded the motion. The meeting was adjourned at approximately 4:57pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Sec. 5-4-17. Sea turtle protection; outdoor lighting regulations.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
- (1) *Artificial light* means any source of light emanating from a manmade device, including, but not limited to, incandescent, mercury vapor, metal halide, or sodium lamps, flashlights, spotlights, streetlights, vehicular lights, construction or security lights.
 - (2) *Floodlight* means reflector-type light fixture which is attached directly to a building and which is unshielded.
 - (3) *Low profile luminary* means a light fixture set on a base which raises the source of the light no higher than forty-eight inches (48") off the ground, and designed in such a way that light is directed downward from a hooded light source.
 - (4) *Development* means any existing structure for which a building permit has been duly issued and any new construction or remodeling of existing structures when such remodeling includes alteration of exterior lighting.
 - (5) *Person* means any individual, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation, group or unit, or Federal, State, County or municipal government.
 - (6) *Pole lighting* means a light fixture set on a base or pole which raises the source of the light higher than forty-eight inches (48") off the ground.
- (b) *Development.* No artificial light shall illuminate any area of the beach other than in compliance with this section. Building and electrical plans for construction of single-family or multifamily dwellings, commercial or other structures, including electrical plans associated with parking lots, dune walkovers or other outdoor lighting for real property if lighting associated with such construction or development can be seen from the beach, shall be in compliance with the following:
- (1) Floodlights shall be prohibited. Wall-mounted light fixtures shall be fitted with hoods so that no light illuminates the beach.
 - (2) Pole lighting shall be shielded in such a way that the point sources of light will not be visible from the beach. Outdoor lighting shall be held to the minimum necessary for security and convenience.
 - (3) Low-profile luminaries shall be used in parking lots and such lighting shall be positioned so that no light illuminates the beach.
 - (4) Dune crosswalks shall utilize low-profile shielded luminaries which shall be turned off from sunset to sunrise during the period of May 1 to October 31 of each year.
 - (5) Temporary security lights at construction sites shall not be mounted more than fifteen feet (15') above the ground. Illumination from the lights shall not spread beyond the boundary of the property being developed and in no case shall those lights illuminate the beach.
- (c) *Use of lighting.* It is the policy of the City for both new and existing development to minimize artificial light illuminating any area of the beach. To adhere to this policy, lighting of structures which can be seen from the beach shall be in compliance with the following:
- (1) Lights illuminating buildings or associate grounds for decorative or recreational purposes shall be shielded or screened such that they are not visible from the beach, or turned off from sunset to sunrise during the period of May 1 to October 31 of each year.
 - (2) Lights illuminating dune crosswalks of any area oceanward of the primary dune line shall be turned off from sunset to sunrise during the period of May 1 to October 31 of each year.

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- (3) Security lights shall be permitted throughout the night so long as low-profile luminaries are used and screened in such a way that those lights do not illuminate the beach.
- (d) *Publicly owned lighting.* Streetlights and lighting at parks and other publicly owned beach areas shall be subject to the following:
- (1) Streetlights shall be located so that most of their illumination will be directed away from the beach. These lights shall be equipped with ~~low-pressure sodium bulbs and~~ shades or shields that will prevent backlighting and render them not visible from the beach.
 - (2) Lights at parks or other public beach access points shall be shielded or shaded or shall not be utilized during the period of May 1 to October 31 of each year.
- (e) *Enforcement and penalty.* Violation of any provision is hereby declared to be a misdemeanor, punishable and enforceable pursuant to the provisions of section 1-3-66.

(Code 1994, § 5-4-17)

Section 5-4-18. New and Existing Residential Development.

The purpose of this section is to control light spillage and glare so as not to adversely affect motorists, pedestrians, natural areas, vistas, and land uses of adjacent properties. More specifically, this section is intended to:

- Control lighting to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists;
 - Protect livability and enjoyment for residents and visitors;
 - Filter and reduce glare from artificial light sources, preventing “sky and neighborhood glow”; and
 - Avoid negative impacts to wildlife from exterior lighting.
- (a) Outdoor lighting on residential structures is prohibited must be shielded so that light is directed downward and does from not shining e directly onto any natural including the Intracoastal Waterway, marsh, or other natural areas outside of the owners property.
- (b) Outdoor lighting on residential structures shall not shine directly into the yard or windows of adjacent residential uses.
- (c) Light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare or spillover onto adjacent landsproperties and natural areas.
- (d) Upwardly-directed lighting shall not be used to illuminate structures, except for low-wattage architectural lighting. These lights shouldmust be on a timer such that they are turned off by 10:00pm every day
- (e) It is recommended that Aall exterior lighting must be rated at or below 3000 Kelvin. While exceptions may exist, this limitation provides a balance of safety and security with a more amber tone of light being emitted.

Recommendations	Source	Category/Focus Area	Assigned Committee	Timeline of Implementation	Type of Recommendation	Budgetary Cost	Initiative2	Rec #	Status
Consider adding more crosswalks and sidewalks island wide based off data from walkability study with emphasis on 27th, 28th, 29th streets surrounding the recreation center. Possible funding may come from the infrastructure funds.	Community Enrichment Plan	Public Safety	Planning Commission	Long	Exploratory	\$\$\$	Infrastructure Improvements	31	Underway with COG walkability study
Create a clear path off the connector to bike to Front Beach/County park incorporating the existing path from 14th to Breach inlet.	Community Enrichment Plan	Public Safety	Planning Commission	Long	Actionable	\$\$\$	Cycling Enhancements	36	Underway with COG walkability study
Determine feasibility for a bike route off the main roadways and sidewalks through neighborhoods or other lower traffic areas. i.e. Waterway Boulevard on the east bound side.	Community Enrichment Plan	Public Safety	Planning Commission	Long	Exploratory	\$\$\$	Cycling Enhancements	38	Underway with COG walkability study
Focus on the acquisition of properties to increase our public space: Contact The Beach Company to identify small pocket parcels they own. Monitor real estate listings of properties located between the current Recreation Center property and Waterway Boulevard; evaluate purchases that could enlarge the recreation footprint.	Community Enrichment Plan	Quality of Life	Planning Commission	Long	Aspirational	\$\$\$	Infrastructure Improvements	57	Planning Commission supports if and when land becomes feasible
Explore recommendations for zoning, retrofitting, setbacks for new construction.	Community Enrichment Plan	Environmental Stewardship and Management	Planning Commission	Long	Exploratory		Zoning Ordinances	100	DONE
Evaluate and modify the city's tree ordinances to elevate conservation of native tree species such as palmetto, live oak, pine and wax myrtle.	Community Enrichment Plan	Environmental Stewardship and Management	Planning Commission	Short	Exploratory		Environmental Sustainability	151	Needs Action - Code Change - Different Language - have more information for planning meeting in September
Update zoning ordinances for redevelopment.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Medium	Actionable		Zoning Ordinances	191	DONE
Begin Development of Redevelopment Design Tool.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Medium	Actionable		Zoning Ordinances	192	
Launch a pilot program for private Low Impact Development (LID) stormwater management.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Medium	Actionable		Stormwater Management	197	considering incetives for LID
Update and enforce zoning ordinances	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Medium	Actionable		Zoning Ordinances	201	DONE - Planning Commision modified storm water regulations in 2024
Purchase flood-prone property to preserve and or demonstrate conservation practices.	Sea Level Rise Adaptation Plan	Stormwater Management	Planning Commission	Long	Actionable	\$\$\$	Stormwater Management	213	Planning Commission supports if and when land becomes feasible - also supports grant request to make existing more flood resistant

Support commercial development only within the parameters set by the existing zoning regulations and consistent with the City’s established character as a residential community	Comprehensive Plan	Quality of Life	Planning Commission	Short	Aspirational		Zoning Ordinances	216	Ongoing
Encourage business development commensurate with the needs of the local community	Comprehensive Plan	Quality of Life	Planning Commission	Short	Aspirational		Forecasting	220	Ongoing
Pursue improving the CRS rating when feasible	Comprehensive Plan	Stormwater Management	Planning Commission	Medium	Actionable		Stormwater Management	227	Ongoing
Explore the possibility of establishing a commemorative exhibit online and/or in one of the City’s buildings including the collection of historic photographs and documents compiled	Comprehensive Plan	Quality of Life	Planning Commission	Long	Exploratory	\$\$\$	Recreational Offerings	240	to be done - scan in photos, exhibits - ongoing - remove from comp plan
Investigate the possibility of permanently marking sites of historical significance on the island and ensuring their preservation	Comprehensive Plan	Quality of Life	Planning Commission	Long	Exploratory		Recreational Offerings	241	check into this - DK
Consider ways of restricting the construction of structures at the ends of docks working in conjunction with the OCRM and the U.S. Corps of Engineers	Comprehensive Plan	Environmental Stewardship and Management	Planning Commission	Short	Exploratory		Marsh Preservation	251	Staff to discuss with OCRM juridictaion - DK to do work on his end
Continue to track construction trends including: the number of houses demolished each year and the number of square feet, bedrooms and bathrooms of new houses	Comprehensive Plan	General Administration	Planning Commission	Short	Actionable		Zoning Ordinances	263	Done with existing software
Continually assess ordinances which limit the size and width of houses and the amount of impervious surface on the island	Comprehensive Plan	Quality of Life	Planning Commission	Medium	Exploratory		Zoning Ordinances	264	DONE
Amend the zoning ordinance to limit the density of development allowed on property not serviced by a public wastewater system	Comprehensive Plan	Quality of Life	Planning Commission	Medium	Actionable		Zoning Ordinances	265	DONE
Monitor the amount of impervious surface on residential lots. The City defines impervious material as any material through which water cannot penetrate, including buildings, roads, and parking lots	Comprehensive Plan	Quality of Life	Planning Commission	Medium	Actionable		Zoning Ordinances	267	DONE - Planning Commission modified storm water regulations in 2024
Make appropriate amendments to the zoning ordinance which reflect the goals and strategies of the Comprehensive Plan	Comprehensive Plan	Quality of Life	Planning Commission	Short	Exploratory		Zoning Ordinances	268	
Develop plans and policies which use public improvements to prevent or mitigate adverse impacts of commercial development upon residential properties	Comprehensive Plan	Quality of Life	Planning Commission	Long	Actionable		Zoning Ordinances	269	look at this - DK

\$ (< \$50,000)
\$\$ (\$50,000 - \$100,000)
\$\$\$ (> \$100,000)

Short (< 1 year)
Medium (1 - 5 years)
Long (> 5 years)

- Aspirational: long-term vision with no clear policy or action recommended
- Exploratory: policy or action to explore and consider further
- Actionable: clear policy or budgetary action that can be taken immediately
- Maintenance: upkeep of existing practices, policies, or activities