

PLANNING COMMISSION AND
April 15, 2026

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, April 15, 2026, 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- March 11, 2026
- C. Review and consider amendments to the zoning code to regulate outdoor lighting
- D. Miscellaneous business
- E. Adjourn



**Planning Commission and
Board of Zoning Appeals Joint Meeting
4:00pm, Wednesday, March 11, 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: Sue Nagelski, Tim Ahmuty, Ron Denton, Rich Steinert, Bill Laughlin, Sandy Stone, Glenn Thornburg, Suzi Wheeler, Ellen Gower, Bob Miller

Absent: Jeffrey Rubin

Staff present: Administrator Kerr, City Attorney McMillin

2. Approval of minutes

The minutes of the January meeting will be voted on at the April Planning Commission meeting.

3. Executive Session

MOTION: Ms. Nagelski made a motion to enter into Executive Session to receive legal advice and annual legal briefing pursuant to SC Code Section 30-4-70(a)(2). Mr. Stone seconded the motion. The motion passed unanimously.

Commission and Board members entered into Executive Session at 4:01pm.

Commission and Board members returned from Executive Session at 6pm. Mr. Denton said no decisions were made.

4. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, April 15, 2026 at 4:00pm.

5. Adjournment

Mr. Steiner made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at 6:01pm.

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.

- (a) Outdoor lighting on residential structures must be shielded so that light is directed downward and does not shine directly onto any natural including the Intracoastal Waterway, marsh, or other natural areas. Nothing in this section would prevent lighting on a dock for safety purposes.
- (b) Outdoor lighting on residential structures shall not shine directly into the yard or windows of adjacent residential uses.

VERSION REVIEWED BY COUNCIL

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

(a) Outdoor lighting shining directly onto the Intracoastal Waterway, marsh, or other natural areas outside of the owner's property shall be (extinguished)(turned off) when the outdoor area is not in active use or occupancy.

(b) Outdoor lighting on residential structures shall not shine directly onto any adjacent property.

(c) Light fixtures in excess of 40 watts or 300 lumens shall be installed so that the lamp or light-emitting element is not visible beyond the property line.

(d) Any floodlight, spotlight or focused beam aimed above horizontal plane (i.e. upwardly directed lighting fixtures) shall not exceed 200 lumens. These lights must be turned off between 10:00pm and 7:00 am. (Total upwardly-directed lighting for the property may not exceed 0.1 lumens per sq ft.)

(e) All exterior lighting must be rated at or below 3000 Kelvin.

(f) Exemptions:

(1) Temporary holiday or decorative lighting, used for no more than 45 days per year.

(2) Emergency lighting used by law enforcement, fire, or emergency services.

(3) Lighting required by federal, state, or county agencies, provided it is no brighter than necessary for compliance.

ALTERNATE VERSION