

PLANNING COMMISSION AND
June 10, 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, June 10, 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- April 15, 2026
- C. Presentation- IOP Mobility Study- Berkeley, Charleston, Dorchester Council of Governments
- D. Miscellaneous business
- E. Adjourn



**Planning Commission 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, Jeffrey Rubin

Also present: Todd Murphy (Environmental Advisory Committee)

Staff present: Administrator Kerr

2. Approval of minutes

MOTION: Mr. Stone made a motion to approve the minutes of the March 11, 2026 meeting. Ms. Nagelski seconded the motion. The motion passed unanimously.

3. Old Business

Discussion of changes to the lighting ordinance

Administrator Kerr said City Council had passed the lighting ordinance at First Reading, but they want to see it improved before Second Reading. They implied the ordinance was overreach but provided no feedback on how to improve the ordinance.

Mr. Todd Murphy of the Environmental Advisory Committee shared the development of the ordinance in its current form. He said Folly Beach's lighting ordinance seemed too technical and restrictive to get passed. He shared that Chief Cornett prefers lit areas for safety reasons, but he understands there needs to be a balance.

Administrator Kerr added that the idea is to get an ordinance passed and provide technical guidance on lighting installation for new construction.

Exemptions to the ordinance and enforcement were discussed.

MOTION: Mr. Laughlin made a motion to amend Section 5-4-18(a) to state "Outdoor lighting on residential structures must be shielded so that light is directed downward and does not illuminate any other property or natural area including the Intracoastal Waterway, marsh, or other natural areas," and to strike Section 5-4-18(b). Mr. Denton seconded the motion.

Discussion ensued about exemptions to this portion of the ordinance.

MOTION: Mr. Laughlin made a motion to amend his original motion to keep Section 5-4-18(b) as “The following outdoor lighting is exempt from the requirements of this Section: Low-voltage lighting, including landscape lighting, Market lighting, Temporary holiday lighting, and Dock safety lighting.” Mr. Denton seconded the amended motion.

There was a brief discussion about capping the length of time holiday lighting can remain up.

VOTE: A vote was taken on the motion and its amendment with all in favor.

Administrator Kerr said he will circulate the new draft of the ordinance to the Commissioners on Thursday. Mr. Murphy said the Environmental Advisory Committee will work on lighting guidelines for contractors.

4. Miscellaneous

The next meeting of the Planning Commission will be Wednesday, May 13, 2026 at 4:00pm.

5. Adjournment

Mr. Laughlin made a motion to adjourn, and Ms. Nagelski seconded the motion. The meeting was adjourned at 5:04pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Memorandum

To: Isle of Palms Planning Commission
From: Kathryn S Basha and Wyatt Stitely, Regional Planners
Date: June 5, 2026
Re: IOP Mobility Study

The City contracted the BCDCOG a little over a year ago to assist with assessing conditions and gaps in the island's non-vehicular transportation facilities and system. The following is a summary of the project goals, activities, and expectations of the Planning Commission as the Mobility study reaches an important stage of identifying and prioritizing projects to improve the system in the future.

Project Purpose:

The Mobility Study seeks to provide the city with guidance and a toolkit for not only maintaining, but also improving safety, accessibility, and connectivity around the island in the future. The main components of this Study are to:

- *Assess the existing conditions of IOP's current infrastructure*
- *Identify any gaps in the network to/from popular destinations*
- *Gather public input on network needs*
- *Provide the City with a set of prioritized projects and recommendations to be implemented in the future as funding allows*

Recommended projects are centered around improving and expanding infrastructure to better connect destinations, improve safety, and encourage walkability.

Activities:

A multi-faceted process has been used to identify recommended projects. The project began with a review of existing plans, including but not limited to, the City's comprehensive plan. Next, a comprehensive inventory was taken of all existing walking/biking facilities on the island. This field survey focused on documenting key characteristics of these facilities: surface type and condition, pavement width, ADA compliance, the presence of obstructions, separation from vehicular travelways and gaps in the network. Mapping the inventory allowed COG staff to preliminarily identify areas of concern.

While the inventory was taking place, several activities were conducted to gather public input. COG staff met with the City's safety committee and other stakeholder groups. An online survey was distributed by the City and a public open house hosted at the recreation center. Both the survey and public open house focused on gathering the general public's input on areas where the current network is lacking critical connections to frequented destinations, is in need of repair or safety improvements, and/or where new facilities are desired. This was also an opportunity to assess the public's use of these facilities in comparison to mobility goals contained within the plans that were reviewed. Participation in the survey and/or open house was encouraged via the City's website and social media and was shared by major media outlets. Most participants were City residents, almost all of which live on the island full-time, with over half reporting being residents for over ten years. Other participants were property and/or business owners, with several online survey participants being frequent visitors to island. All comments provided by participants were documented and considered in developing a list of candidate projects to be considered.

Assessment of Potential Projects:

COG staff has mapped and vetted over fifty recommended projects. The matrix provided herein as an attachment provides a list of those projects categorized by project type: e.g. bike lanes, sidewalks, and crosswalks/intersections. Details regarding the location of the projects, whether they were identified through the condition inventory or by the public are also provided. Notations as to whether these projects are recently completed, already in process or have identified funding are provided in the "comments" column. Maps of all projects, by category, are provided on the second attachment.

The COG's project team will be at the Commission's meeting on June 10th to review these projects. Prior to the meeting, COG staff will complete a technical scoring of each project based on whether a project addresses: (1) Access to high frequency destinations, (2) Safety issues, (3) Improvements in design for existing facilities (4) Gaps in the network's connectivity, and (5) Whether a project is part of a larger/regional network or overlaps with other projects. An updated matrix of scored projects will be provided at the meeting.

Next Steps

The City and COG project teams are requesting the Commission's assistance in identifying which of the 50+ projects should be prioritized for implementation. Results of the scoring will be shared with the Commission at its July meeting. Using a combination of technical scoring and individual Commissioner's priorities, high level cost estimates will be developed for the prioritized projects and recommended to City Council in a final report later this Summer.

We look forward to discussing the projects on June 10th. Please feel free to reach out to either of us via email prior to the meeting if you have any questions.

Kathryn Basha, Planning Director: kathrynb@bcdcog.com

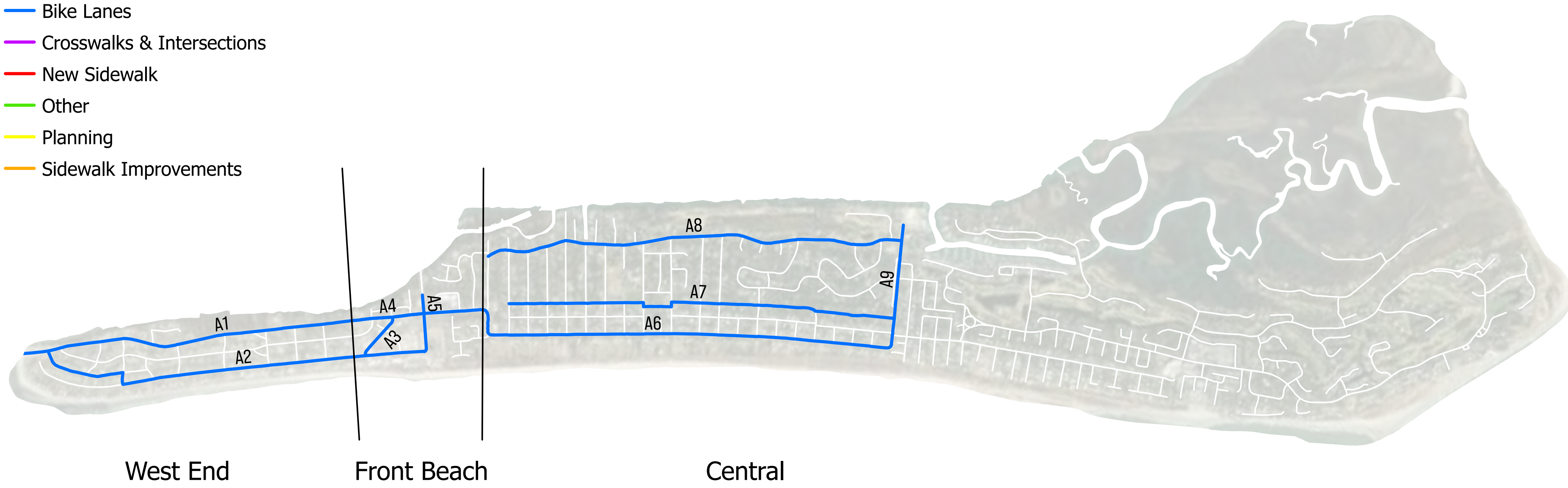
Wyatt Stitely, Regional Planner: wyatts@bcdcog.com

Attachment 1: Potential Projects_June 2026

Label	Recommended Project	Endpoint 1	Endpoint 2	Length (Feet)	Project Type	Field Analysis	Public Engagement	# of Comments	City Comments/Recommendation
A1	Restripe existing Bike Lane markings along Palm Blvd	Breach Inlet	IOP Connector	8823.5 ft	Bike Lanes	X	X	10	
A2	Add a Bike Lane (Sharrow) along Ocean Blvd, Charleston Blvd and 14th Ave to follow B2B Route	Ocean Blvd Dead End	IOP Connector	9163.7 ft	Bike Lanes		X	2	Follows the B2B route
A3	Add a Bike Lane (Sharrow) along JC Long Blvd	Ocean Blvd	Palm Blvd	1013.2 ft	Bike Lanes		X	4	
A4	Extend dedicated Bike Lane along Palm Blvd	10th Ave	IOP Connector	1509.8 ft	Bike Lanes		X	7	
A5	Extend Bike Lane along both sides of IOP Connector to fully connect with Palm and front beach	End of Bridge	Palm Blvd	384.8 ft	Bike Lanes	X	X	3	Outbound connection is a critical gap (TOP Priority for the City);
A6	Add a Bike Lane (Sharrow) along Palm Blvd heading north	IOP Connector	41st Ave	10421.4 ft	Bike Lanes		X	8	
A7	Add a Bike Lane (Sharrow) along Hartnett Blvd	22nd Ave	41st Ave	8227.0 ft	Bike Lanes		X	1	ROW concerns
A8	Add a Bike Lane (Sharrow) along Waterway Blvd	21st Ave	41st Ave	8755.8 ft	Bike Lanes		X	10	New 8ft multi-use path under construction along Waterway. Is dedicated Bike possible?
A9	Add a Bike Lane (Sharrow) along 41st Ave	Palm Blvd	Marina	2298.1 ft	Bike Lanes		X	1	
B1	Mark Crosswalks to Beach Access Points along Ocean Blvd	Beach Access 1b	Beach Access 9		Crosswalks & Intersections	X	X		
B2	Improve Markings and potentially add pedestrian Signage/Signals along Ocean Blvd in Front Beach	10th Ave	14th Ave		Crosswalks & Intersections	X	X	2	
B3	New Crosswalk at JC Long Blvd and Palm Blvd Intersection				Crosswalks & Intersections	X	X	3	
B4	New Crosswalk near Public Safety Building along JC Long Blvd				Crosswalks & Intersections		X	5	
B5	New Crosswalk near City Hall along Palm Blvd				Crosswalks & Intersections		X	6	
B6	IOP Connector Crosswalk & Intersection overall Improvement				Crosswalks & Intersections	X	X	17	
B7	New Crossing with Signage/Signals at Palm Blvd and 20th Avenue				Crosswalks & Intersections		X	6	
B8	Improve Crosswalk Safety and Visibility at 21st Ave and Palm Blvd Intersection				Crosswalks & Intersections		X	7	
B9	Improve Crosswalk Safety potentially with new signage/signals along Palm Blvd at Beachside Ave				Crosswalks & Intersections		X	4	
B10	Improve markings and potentially add pedestrian Signage/Signals at 25th Ave and Palm intersection				Crosswalks & Intersections		X	5	
B11	New Crosswalk at Waterway Blvd and 28th Ave				Crosswalks & Intersections		X	4	
B12	New Crosswalks at 29th Ave and both Palm Blvd and Waterway Blvd Intersections				Crosswalks & Intersections		X	6	
B13	Improve Crosswalk at 30th Ave and Palm Blvd				Crosswalks & Intersections		X	2	
B14	New Crosswalk with Signage/Signals at 41st Ave Beach Access				Crosswalks & Intersections		X	2	May be too close to curve for DOT to approve
B15	Intersection Improvement at Palm Blvd and 41st Ave				Crosswalks & Intersections		X	4	Project underway
B16	Improve Crosswalk Markings at Palm Blvd and 43rd Ave Intersection				Crosswalks & Intersections	X	X	1	Project is underway Complete
B17	Improve Crosswalks at Palm Blvd and Wild Dunes Entrance Gate (46th)				Crosswalks & Intersections		X	1	Project is underway
Island-wide	Consistent Crosswalk Markings on all Side Streets (Various Locations)				Maintenance & Enforcement	X			
	Continuous Removal or Enforcement of Obstructions (Various Locations)				Maintenance & Enforcement	X	X	3	
	Repair Cracked, Damaged, Eroded, or Uneven Sidewalk Segments (Various Locations)				Sidewalk Improvements	X	X	3	
C1	Widen Sidewalk along Ocean Blvd & 14th Ave in Front Beach Commercial Area	10th Ave	IOP Connector	2255.2 ft	Sidewalk Improvements	X	X	3	ROW constraints and fitting as much parking as practical
C2	Widen Sidewalk along 21st Street	Palm Blvd	Waterway Blvd	1145.5 ft	Sidewalk Improvements		X	1	Sidewalk replaced/extended to Palm at beach access in 2025
C3	Improve Sidewalk along all of Waterway Blvd	21st Ave	41st Ave	8755.8 ft	Sidewalk Improvements		X	9	New 8ft multi-use path under construction along Waterway Blvd
C4	Widen Sidewalk along Palm Blvd	21st Ave	41st Ave	8251.2 ft	Sidewalk Improvements		X	3	Working with DOT on project improvement and coordinating with TST; Long-range idea
C5	Improve shoulder with a sidewalk along 41st Ave	Palm Blvd	Marina	2298.1 ft	Sidewalk Improvements	X	X	6	
C6	Widen Sidewalk along Palm Blvd	41st Ave	57th Ave	5973.7 ft	Sidewalk Improvements		X	4	
D1	Extend Sidewalk along Palm Blvd	Carolina Blvd	10th Ave	6129.6 ft	New Sidewalk	X	X	2	TST funding allocated and engineering done to extend sidewalk; Phase 1 is from Carolina to 2nd Ave
D2	Extend Sidewalk along Ocean Blvd	Beach Access 1b	Beach Access 6	2894.6 ft	New Sidewalk		X	1	
D3	Sidewalk Extension along JC Long Blvd to Ocean Blvd	End of Sidewalk	Ocean Blvd	199.7 ft	New Sidewalk	X			Approved TST funding to extend sidewalk (at-grade sidewalk)
D4	New and Extend Sidewalk along IOP Connector	End of Bridge	Palm Blvd	224.6 ft	New Sidewalk	X	X	3	
D5	New Sidewalk/Multi-Use Path that connects Hartnett Blvd to 21st Ave	21st Ave	22nd Ave	440.2 ft	New Sidewalk		X	1	Would need easement between two private properties/ newer homes
D6	New Sidewalk along 28th Ave from Waterway to back of Rec.	Rec Center	Waterway Blvd	479.4 ft	New Sidewalk	X	X	2	Recently finished 28th along Palm, sidewalk to Waterway would make sense
D7	New Sidewalk along 34th Ave to connect Palm with Forest Trail	Palm Blvd	Forest Trail	1011.0 ft	New Sidewalk		X	3	Resident driven project
E1	Conduct a Road Diet Study along Palm Boulevard between Breach Inlet and the Connector	Breach Inlet	IOP Connector	8823.5 ft	Planning		X		
E2	Evaluate feasibility of adding a bus pull off at pedestrian entrance to County Park				Planning	X			
E3	Evaluate Feasibility of New Multi-Use Path in ROW connecting 13th Ave to 20th Ave (along Cassina Ave)	13th Ave	20th Ave	1522.3 ft	Planning		X		Along ditch behind Teeter - Feasibility and alternative needs to be assessed
F1	Add Bike/Ped Amenities or Golf Cart Parking at Major Destination Points (Various Locations)				Other		X	9	
F2	Add Street Lights along streets or at certain intersections and/or crosswalks (Various Locations)				Other		X	8	
F3	Pave Off-Road Path parallel to Palm Blvd sidewalk connecting to Bunch Park	Cassina Ave	20th Ave	281.0 ft	Other		X		
F4	Pave Off-Road Path/goat path along southside of Palm Blvd at 21st Ave curve	21st Ave curve	21st Ave	636.5 ft	Other	X	X		
F5	Add Bike/Ped Amenities near Beach Access Points (Various Locations)				Other		X	6	
F6	Ensure beach access at 25th Ave and 34A are ADA accessible/graded or mats				Other			1	
F7	Sidewalk Drainage Project along Palm Blvd	36th Ave	41st Ave	2248.1 ft	Other	X	X		Designed and permitted

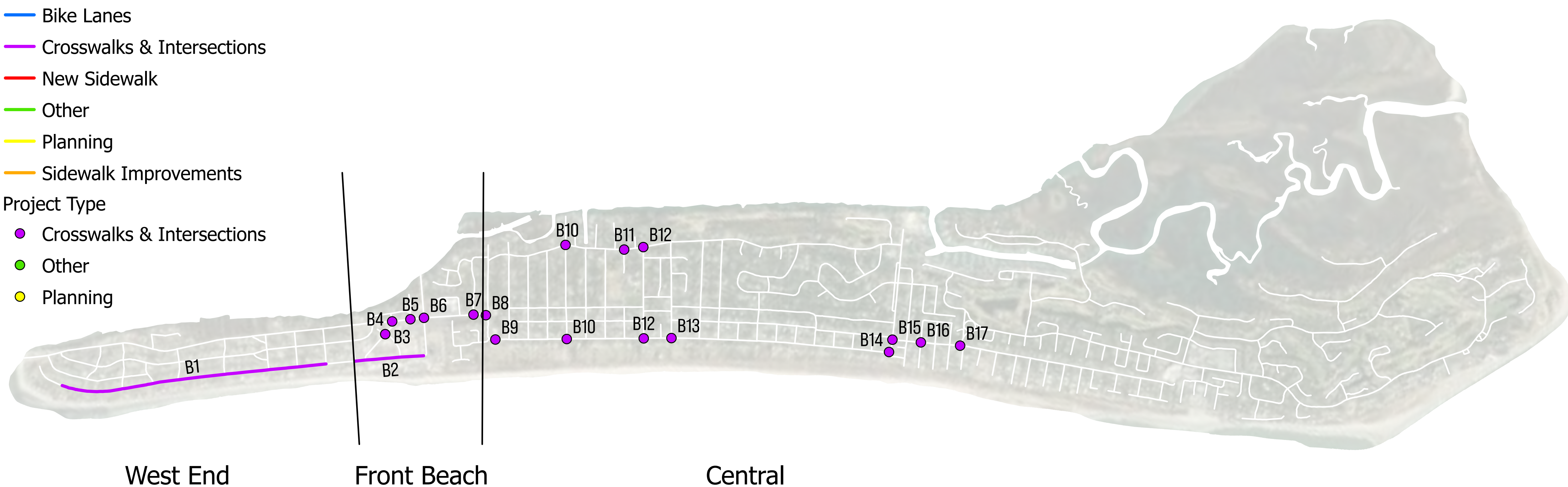
BIKE LANES

- Bike Lanes
- Crosswalks & Intersections
- New Sidewalk
- Other
- Planning
- Sidewalk Improvements



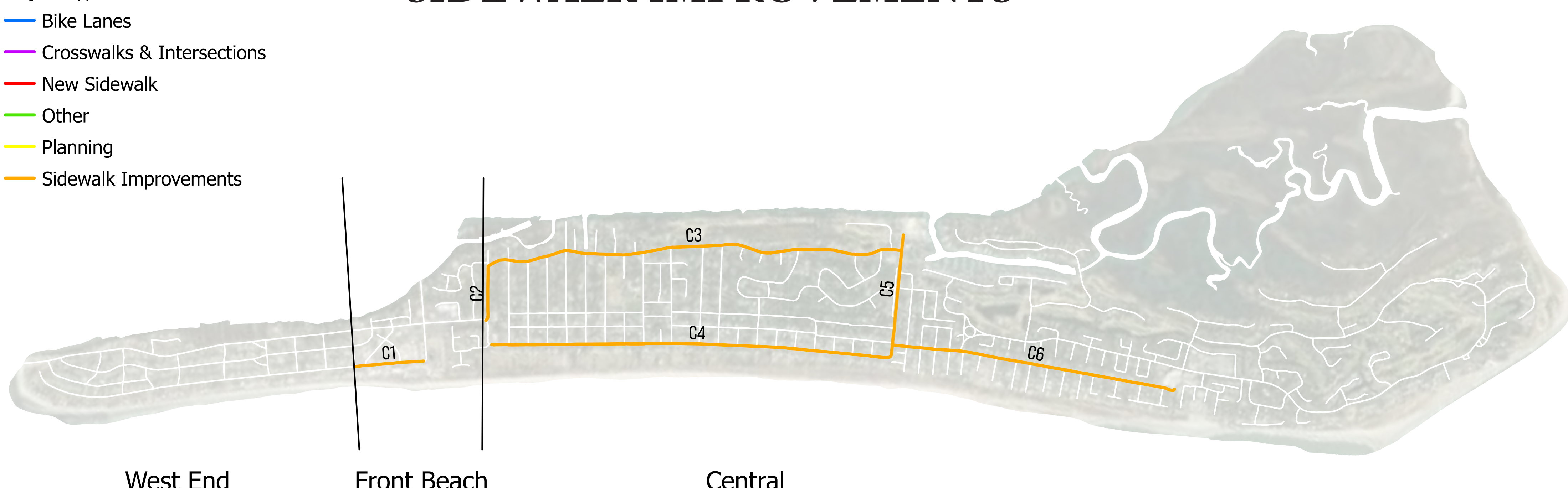
CROSSWALKS & INTERSECTIONS

- Bike Lanes
- Crosswalks & Intersections
- New Sidewalk
- Other
- Planning
- Sidewalk Improvements



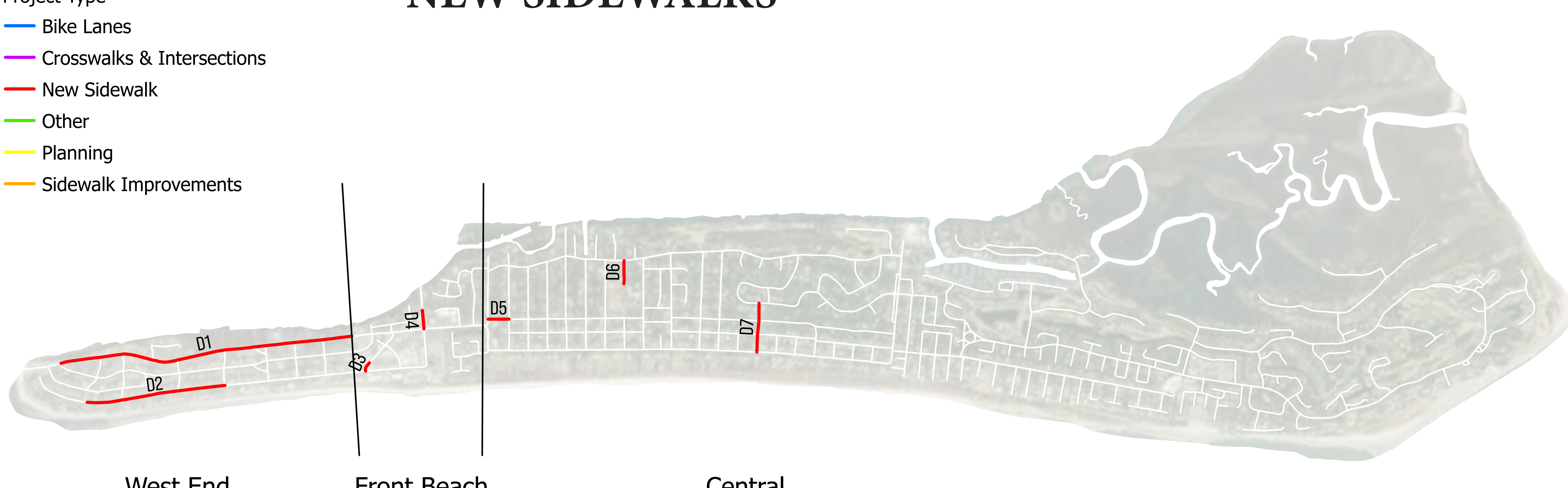
SIDEWALK IMPROVEMENTS

- Bike Lanes
- Crosswalks & Intersections
- New Sidewalk
- Other
- Planning
- Sidewalk Improvements



NEW SIDEWALKS

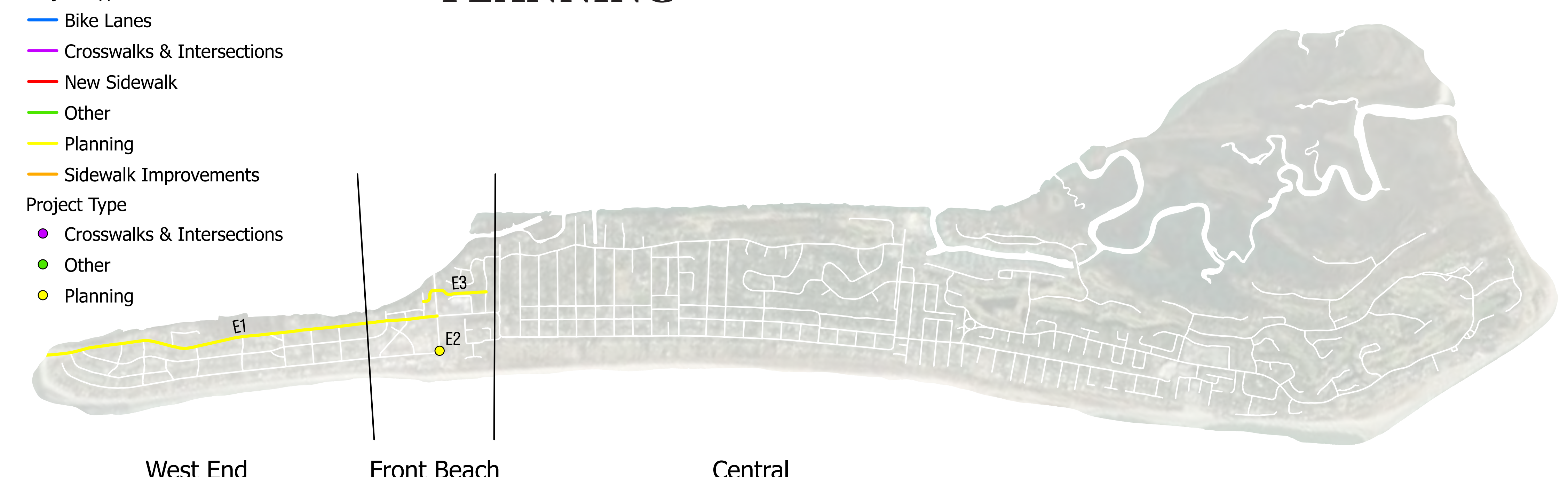
- Bike Lanes
- Crosswalks & Intersections
- New Sidewalk
- Other
- Planning
- Sidewalk Improvements



LABEL	RECOMMENDED PROJECT	MAPPED	ENDPOINT 1	ENDPOINT 2	LENGTH (FEET)	PROJECT TYPE	FIELD ANALYSIS	PUBLIC ENGAGEMENT
A1	Restriping existing Bike Lane markings along Palm Blvd	Line	Breach Inlet	IOP Connector	8823.5 ft	Bike Lanes	X	X
A2	Add a Bike Lane (Sharrow) along Ocean Blvd, Charleston Blvd and 14th Ave to follow B2B Route	Line	Ocean Blvd Dead End	IOP Connector	9163.7 ft	Bike Lanes	X	X
A3	Add a Bike Lane (Sharrow) along JC Long Blvd	Line	Ocean Blvd	Palm Blvd	1013.2 ft	Bike Lanes	X	X
A4	Extend dedicated Bike Lane along Palm Blvd	Line	10th Ave	IOP Connector	1509.8 ft	Bike Lanes	X	X
A5	Extend Bike Lane along both sides of IOP Connector	Line	End of Bridge	Palm Blvd	384.8 ft	Bike Lanes	X	X
A6	Add a Bike Lane (Sharrow) along Palm Blvd	Line	IOP Connector	41st Ave	10421.4 ft	Bike Lanes	X	X
A7	Add a Bike Lane (Sharrow) along Hartnett Blvd	Line	22nd Ave	41st Ave	8227.0 ft	Bike Lanes	X	X
A8	Add a Bike Lane (Sharrow) along Waterway Blvd	Line	21st Ave	41st Ave	8755.8 ft	Bike Lanes	X	X
A9	Add a Bike Lane (Sharrow) along 41st Ave	Line	Palm Blvd	Marina	2298.1 ft	Bike Lanes	X	X
B1	Marked Crosswalks at Beach Access Points along Ocean Blvd	Line	Beach Access 1b	Beach Access 9		Crosswalks & Intersections	X	X
B2	Improve Markings and potentially add pedestrian Signage/Signals along Ocean Blvd in Front Beach	Line	10th Ave	14th Ave		Crosswalks & Intersections	X	X
B3	New Crossing at JC Long Blvd and Palm Blvd Intersection	Point				Crosswalks & Intersections	X	X
B4	New Crosswalk near Public Safety Building along JC Long Blvd	Point				Crosswalks & Intersections	X	X
B5	New Crosswalk near City Hall along Palm Blvd	Point				Crosswalks & Intersections	X	X
B6	IOP Connector Crosswalk & Intersection Improvement	Point				Crosswalks & Intersections	X	X
B7	New Crossing with Signage/Signals at Palm Blvd and 20th Avenue	Point				Crosswalks & Intersections	X	X
B8	Improve Crosswalk Safety and Visibility at 21st Ave and Palm Blvd Intersection	Point				Crosswalks & Intersections	X	X
B9	Improve Crosswalk Safety potentially with new signage/signals along Palm Blvd at Beachside Ave	Point				Crosswalks & Intersections	X	X
B10	Improve markings and potentially add pedestrian Signage/Signals at 25th Ave intersections	Point				Crosswalks & Intersections	X	X
B11	New Crosswalk at Waterway Blvd and 28th Ave	Point				Crosswalks & Intersections	X	X
B12	New Crossings at 29th Ave and both Palm Blvd and Waterway Blvd Intersections	Point				Crosswalks & Intersections	X	X
B13	Improve Crosswalk at 30th Ave and Palm Blvd	Point				Crosswalks & Intersections	X	X
B14	New Crossing with Signage/Signals at 41st Ave Beach Access	Point				Crosswalks & Intersections	X	X
B15	Intersection Improvement at Palm Blvd and 43rd Ave	Point				Crosswalks & Intersections	X	X
B16	Improve Crosswalk Markings at Palm Blvd and 43rd Ave Intersection	Point				Crosswalks & Intersections	X	X
B17	Crossing Improvement at Palm Blvd and Wild Dunes Entrance Gate	Point				Crosswalks & Intersections	X	X
C1	Widen Sidewalk along Ocean Blvd & 14th Ave in Front Beach Commercial Area	Line	10th Ave	IOP Connector	2255.2 ft	Sidewalk Improvements	X	X
C2	Widen Sidewalk along 21st Street	Line	Palm Blvd	Waterway Blvd	1145.5 ft	Sidewalk Improvements	X	X
C3	Improve Sidewalk along all of Waterway Blvd	Line	21st Ave	41st Ave	8755.8 ft	Sidewalk Improvements	X	X
C4	Widen Sidewalk along Palm Blvd	Line	21st Ave	41st Ave	8251.2 ft	Sidewalk Improvements	X	X
C5	Improve shoulder as a sidewalk along 41st Ave	Line	Palm Blvd	Marina	2298.1 ft	Sidewalk Improvements	X	X
C6	Widen Sidewalk along Palm Blvd	Line	41st Ave	57th Ave	5973.7 ft	Sidewalk Improvements	X	X
D1	Sidewalk Extension along Palm Blvd	Line	Carolina Blvd	10th Ave	6129.6 ft	New Sidewalk	X	X
D2	Extend Sidewalk along Ocean Blvd	Line	Beach Access 1b	Beach Access 6	2894.6 ft	New Sidewalk	X	X
D3	Sidewalk Extension along JC Long Blvd to Ocean Blvd	Line	End of Sidewalk	Ocean Blvd	199.7 ft	New Sidewalk	X	X
D4	New and Extend Sidewalk along IOP Connector	Line	End of Bridge	Palm Blvd	224.6 ft	New Sidewalk	X	X
D5	New Sidewalk/Multi-Use Path that connects Hartnett Blvd to 21st Ave	Line	21st Ave	22nd Ave	440.2 ft	New Sidewalk	X	X
D6	New Sidewalk along 28th Ave	Line	Rec Center	Waterway Blvd	479.4 ft	New Sidewalk	X	X
D7	New Sidewalk along 34th Ave	Line	Palm Blvd	Forest Trail	1011.0 ft	New Sidewalk	X	X
E1	Conduct a Road Diet Study along Palm Boulevard between Breach Inlet and the Connector	Line	Breach Inlet	IOP Connector	8823.5 ft	Planning	X	X
E2	Evaluate feasibility of adding a bus pull off at pedestrian entrance to County Park	Point				Planning	X	X
E3	Evaluate Feasibility of New Multi-Use Path in ROW connecting 13th Ave to 20th Ave (or along Cassina Ave)	Line	13th Ave	20th Ave	1522.3 ft	Planning	X	X
F1	Add Bike/Ped Amenities or Golf Cart Parking at Major Destination Points (Various Locations)	Point				Other	X	X
F2	Add Street Lights along streets or at certain intersections and/or crosswalks (Various Locations)	Both				Other	X	X
F3	Pave Off-Road Path along Palm Blvd	Line	Cassina Ave	20th Ave	281.0 ft	Other	X	X
F4	Pave Off-Road Path on Palm Blvd at 21st Ave curve	Line	21st Ave curve	21st Ave	636.5 ft	Other	X	X
F5	Add Bike/Ped Amenities near Beach Access Points (Various Locations)	Point				Other	X	X
F6	Ensure beach access at 25th Ave and 34A are ADA Accessible	Points	25th Ave & 34A			Other	X	X
F7	Sidewalk Drainage Project along Palm Blvd	Line	36th Ave	41st Ave	2248.1 ft	Other	X	X
	Consistent Crosswalk Markings on all Side Streets (Various Locations)	Not Mapped				Crosswalks & Intersections	X	X
	Continuous Removal or Enforcement of Obstructions (Various Locations)	Not Mapped				Maintenance & Enforcement	X	X
	Repair Cracked, Damaged, Eroded, or Uneven Sidewalk Segments (Various Locations)	Not Mapped				Maintenance & Enforcement	X	X

PLANNING

- Bike Lanes
- Crosswalks & Intersections
- New Sidewalk
- Other
- Planning
- Sidewalk Improvements



OTHER

- Bike Lanes
- Crosswalks & Intersections
- New Sidewalk
- Other
- Planning
- Sidewalk Improvements

