



PLANNING COMMISSION
August 12, 2026

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

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

AGENDA

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, August 12, 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- July 8, 2026
- C. Discussion of commercial district parking requirements
- D. Discussion and consideration of residential lighting ordinance
- E. Miscellaneous business
- F. Adjourn



**Planning Commission Meeting
4:00pm, Wednesday, July 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: Sue Nagelski, Ron Denton, Bill Laughlin, Sandy Stone, Jeffrey Rubin, Rich Steinert

Absent: Tim Ahmuty

Staff present: Administrator Kerr

Also present: Wyatt Stitely, BCDCOG

2. Approval of minutes

MOTION: Mr. Stone made a motion to approve the minutes of the June 10, 2026 meeting. Dr. Rubin seconded the motion. The motion passed unanimously.

3. Old Business – IOP Mobility Study with BCD Council of Governments

Commissioners discussed their ranked preferences for the projects suggested in the mobility study. There was general consensus on a bicycle loop and a connection between the S-curve and the IOP Connector with the possibility of connecting the loop to the Connector.

Mr. Stitely said that the project list can be refined by combining some ideas into financially feasible projects. He will send a memo to the Commissioners for their August meeting describing what they have done with their recommendations. The final version of the study will be presented to City Council in August.

4. Miscellaneous

Administrator Kerr said the Acme restaurant's plan for expansion and request for a change to their zoning for parking purposes will come before the Commission at their August meeting

The next meeting of the Planning Commission will be Wednesday, August 12, 2026 at 4:00pm.

5. Adjournment

Mr. Stone made a motion to adjourn, and Mr. Steinert seconded the motion. The meeting was adjourned at 4:58pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



City Council Meeting
6:00 p.m., Wednesday, June 24, 2026
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to Order

Present: Council members Streetman, Bogosian, Cohen, Carroll (via Zoom), Miller, Ward, Miars, Pierce, Mayor Pounds

Staff Present: Administrator Kerr, Deputy Administrator Kuester, City Attorney McQuillin, various department heads

2. Citizen's Comments

Mr. Bobby Simmons, owner of Acme Restaurant, came before Council to explain his plan to build a new Acme Restaurant behind the current Acme Restaurant. He would like Council to consider relaxing the parking requirements so that he can build the new restaurant while keeping the current one operational. He plans to demolish the current building upon the opening of the new one. Conceptual drawings of Mr. Simmons's plans are attached to these minutes.

Mayor Pounds would like to discuss the matter further with Council at their July meeting.

3. Presentations

A. Beach renourishment project overview and timeline, Steven Traynum, CSE

Mr. Traynum gave a presentation about the upcoming renourishment project. His presentation is attached to these minutes.

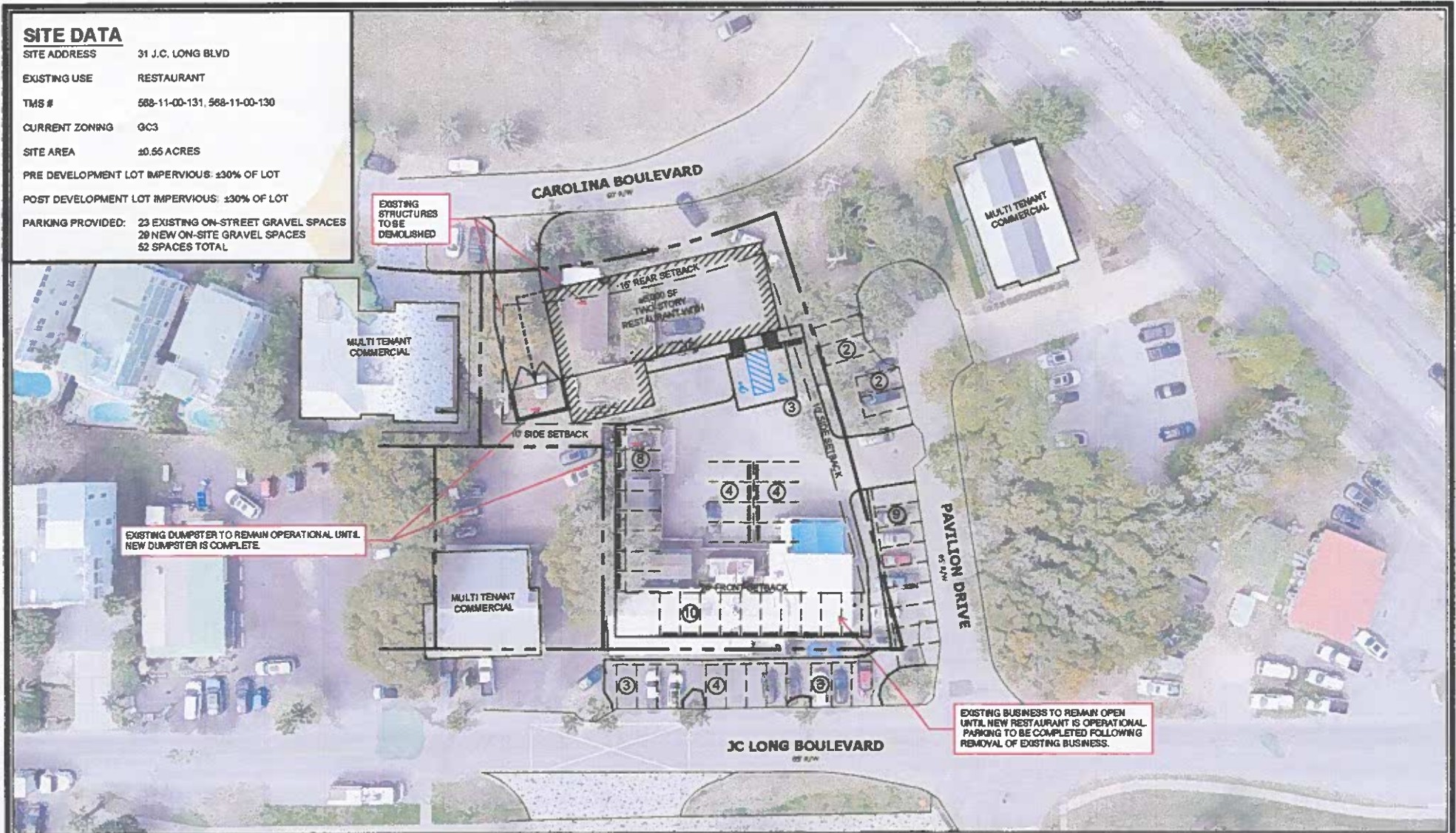
Council Member Streetman suggested enhanced patrols and enforcement along Palm Boulevard during the project. Mr. Traynum explained the heavy equipment will arrive via a barge along Dewees Inlet and will enter the beach through one of the wider avenues like 27th, 42nd, or 53rd. The equipment will come at one time and then move on to the beach within the project area.

Council Member Pierce asked about the status of the USACE cleanup at the south end of the island. Administrator Kerr said the contractor is scheduled to be out there for 10 days, but he does not know what their schedule is over that time period. They have been told to look below the low tide line. Mr. Traynum said the renourishment project will place 5-6 vertical feet of sand in that area.

Administrator Kerr shared a brief presentation with City Council about how the staff will communicate the status of the renourishment project to the public.

SITE DATA

SITE ADDRESS 31 J.C. LONG BLVD
 EXISTING USE RESTAURANT
 TMS # 588-11-00-131, 588-11-00-130
 CURRENT ZONING GC3
 SITE AREA ±0.56 ACRES
 PRE DEVELOPMENT LOT IMPERVIOUS: ±30% OF LOT
 POST DEVELOPMENT LOT IMPERVIOUS: ±30% OF LOT
 PARKING PROVIDED: 23 EXISTING ON-STREET GRAVEL SPACES
 29 NEW ON-SITE GRAVEL SPACES
 52 SPACES TOTAL



EX 2

ACME LOW COUNTRY KITCHEN
 EXISTING CONDITIONS
 THZ LLC
 EXHIBIT 2



DATE	BY	APP'D
06/01/2018	A. 2018	
JOB NO.	201807100	
SCALE	1"=40'	

HUSSEY GAY BELL
 Established 1958
 424 Waco Park Blvd, Suite 201, Mt. Pleasant, SC 29564 / T903.862.7300

SITE DATA

SITE ADDRESS 31 J.C. LONG BLVD

EXISTING USE RESTAURANT

TMS # 568-11-00-131, 568-11-00-130

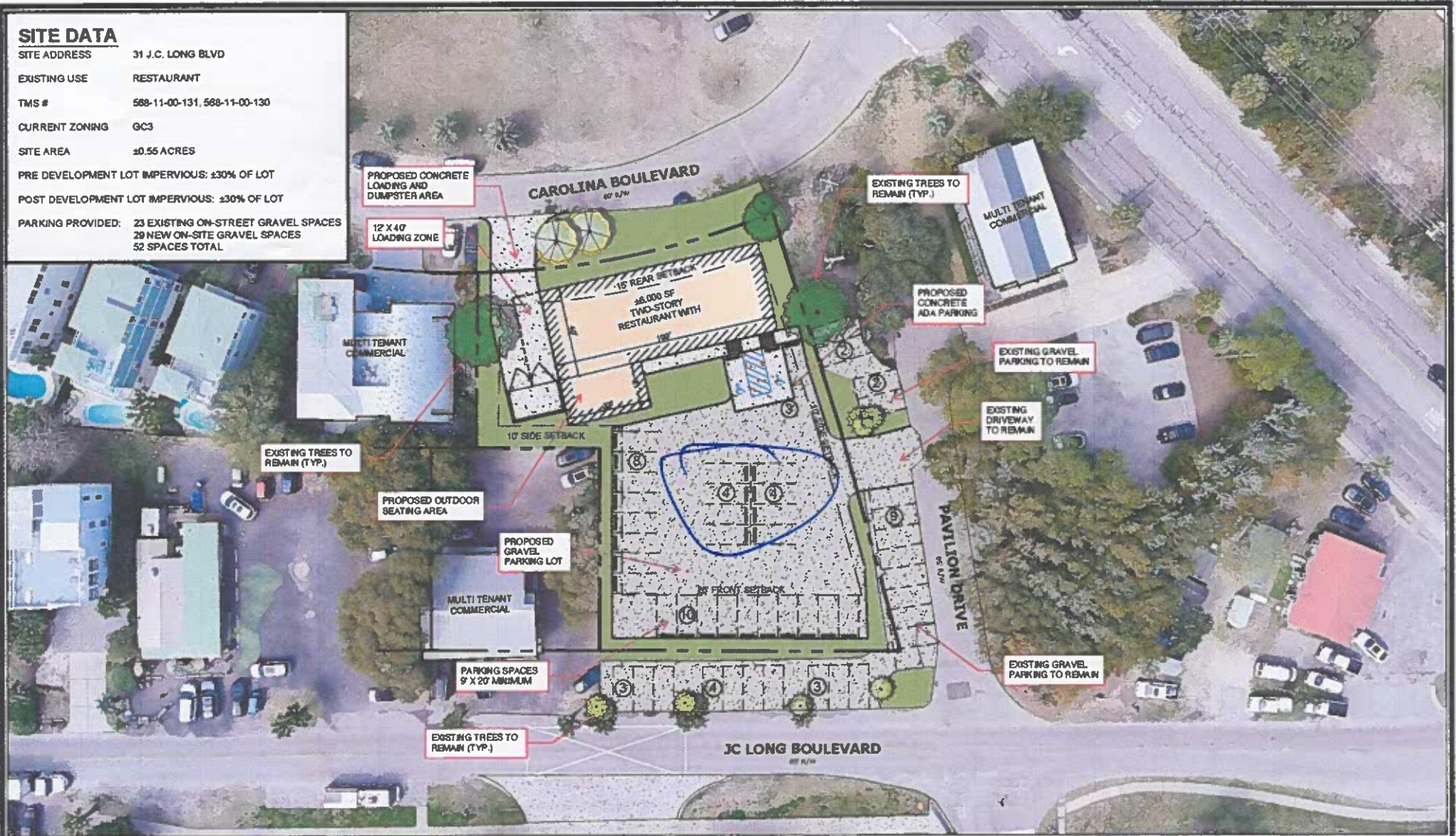
CURRENT ZONING GC3

SITE AREA ±0.55 ACRES

PRE DEVELOPMENT LOT IMPERVIOUS: ±30% OF LOT

POST DEVELOPMENT LOT IMPERVIOUS: ±30% OF LOT

PARKING PROVIDED: 23 EXISTING ON-STREET GRAVEL SPACES
29 NEW ON-SITE GRAVEL SPACES
52 SPACES TOTAL



EX 1

ACME LOW COUNTRY KITCHEN
SITE COLOR PLAN
THZ LLC
EXHIBIT 1



DATE	BY	APP'D
NOV. 14, 2023		
JOB NO.	2023-07-000	
SCALE	1"=40'	

HUSSEY GAY BELL
Established 1958
424 Wando Park Blvd, Suite 201, Mt. Pleasant, SC 29566 / T.903.866.7300

- CODE OF ORDINANCES
Title 5 - PLANNING AND DEVELOPMENT
CHAPTER 4. - ZONING
ARTICLE 6. PARKING AND LOADING

ARTICLE 6. PARKING AND LOADING

Sec. 5-4-111. Purpose of requirements.

Unless otherwise stated in this chapter, areas suitable for parking or storing automobiles in off-street locations shall be required in all zoning districts at the time of the initial construction of any principal building; or when a structural alteration or other change in a principal building results in an increase in dwelling units, guestrooms, floor area, seating or bed capacity, or which changes the use so as to require more parking to serve such use, or when a change in use occurs. Such off-street parking area shall have direct access to a street or alley, and shall be landscaped in accordance with a plan as approved by the Zoning Administrator.

(Code 1994, § 5-4-111)

Sec. 5-4-112. Required parking spaces.

The number of off-street parking spaces shall be calculated on the basis of the use of the land or principal building on a lot, according to requirements indicated in columns 2 and 3:

Column 1	Column 2	Column 3
Use or Use Category	Parking Spaces Required	Additional Requirements
Residential uses:		
One-family dwelling	One (1) space (does not have to be paved)	
Two-family dwelling	Two (2) spaces (same as above)	
Multifamily dwelling townhouse/condominium	Two (2) spaces per dwelling unit	
Boardinghouse/roominghouse	One (1) space per each sleeping room	Plus one (1) space per employee
Group dwelling	One space per each two (2) bedrooms	
Public and semipublic uses:		
Medical and dental office and outpatient clinic	One (1) space per each two hundred (200) square feet of gross floorspace (minimum of four (4) spaces)	
Church or other places of worship	One (1) space per five (5) fixed seats in main assembly hall	Or five (5) spaces per classroom, whichever is greater
Places of public assembly or recreation containing main assembly room	One (1) space per each one hundred (100) square feet of gross floor area in the main assembly room	
Country club or golf club	One (1) space per each five (5) members	Plus one (1) space/two (2) employees

	Library, museum, art gallery or similar building	Ten (10) spaces	Plus one (1) space per each five hundred (500) square feet of floor area
	Club, fraternity, sorority or lodge	One (1) space per sleeping room or suite	Or one (1) space/five (5) members, whichever is greater, one (1) space per each three (3) employees
	Commercial uses:		
	Office buildings	One (1) space per three hundred (300) feet of gross floor area (four (4) spaces minimum)	
	Bank, savings and loan or similar lending establishment	One (1) space per each two hundred (200) square feet of gross floorspace	
	Service or repair establishments	One (1) space per each two hundred fifty (250) square feet of gross floor area not used for storage	
	Retail business not otherwise specifically mentioned	One (1) space per each two hundred fifty (250) square feet of gross retail floorspace not used for storage (three (3) spaces minimum)	Plus one (1) space per employee
	Theater, nightclub, bar and similar places of assembly	Two (2) spaces per each four (4) seating accommodations	Plus one (1) space per each three (3) employees on shift of greatest employment.
	Automobile service station	One (1) space per employee but in all cases, a minimum of five (5) spaces	Plus one (1) space per each grease rack or wash rack
	Motel, hotel and tourist court	One (1) space per sleeping room or suite	Plus one (1) space per each three (3) employees
	Furniture, home furnishings, appliance, machinery, equipment, automotive farm and boat sales and service	One (1) space per three hundred (300) square feet of retail floor area (three (3) spaces minimum)	Except that automobile sales and service must have ten (10) spaces minimum
	Shopping center	Five and one-half (5½) spaces per one thousand (1,000) square feet of gross leaseable area	
	Restaurant	One (1) space per each four (4) seats	Plus one (1) space per each three (3) employees on shift of greatest employment
	Drive-in restaurant	One (1) space per each thirty-five (35) square feet of gross building area	Plus one (1) space per each three (3) employees on shift of greatest employment
	Take-out restaurant	One (1) space per each one hundred (100) square feet of gross building area	Plus one (1) space per each three (3) employees on shift of greatest employment

(Code 1994, § 5-4-112)

Created: 2026-01-06 12:53:02 [EST]

(Supp. No. 27)

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

- (a) **Location of off-street parking areas.** Except as provided in section 5-4-113(h) 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.
- (b) *Mixed uses.* Where more than one (1) principal or accessory use, whether with the same or different parking requirements, occupy the same building or premises or in the case of joint use of a building or premises, by more than one (1) use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- (c) *Change in use, alteration of use, or extension of use.* Off-street parking spaces shall be provided in accordance with these regulations whenever a building or use is changed, altered, or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise.
- (d) *Requirements for uses not specifically listed.* The parking space requirements for a use not specifically listed in section 5-4-112 shall be the same as for a listed use of similar characteristics of parking demand, as determined by the Zoning Administrator.
- (e) *Compilation of total employment.* Except as otherwise provided, the number of employees shall be determined based on the maximum number of employees at the premises at any one time on an average day or average night, whichever number is greater. Seasonal variations in employment may be considered in determining an average day.
- (f) *Fractional computation.* Where fractional spaces result, the parking spaces required shall be construed to be the next higher whole number.
- (g) *Requirements for GC-2 district.* Notwithstanding any other provision of this chapter to the contrary, off-street parking is permitted within the GC-2 district on any lot which contains at least one hundred twenty feet (120') of frontage on a public street. Any automobile parking pursuant to this section shall comply with the provisions of section 5-4-12(n) and (o). There shall be no off-street parking permitted for any lot within the GC-2 district which contains less than one hundred twenty feet (120') of frontage on a public street.
- (h) *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.

(Code 1994, § 5-4-113; Ord. No. 2015-11, § 3, 9-29-2015)

Sec. 5-4-114. Area and paving required for parking spaces.

Excluding aisles, maneuvering space, turnaround space, and drives, each required off-street parking area, lot, or other facility shall contain a minimum of one hundred eighty (180) square feet, nine feet (9') in width and twenty feet (20') in length for each automobile to be accommodated. Off-street parking spaces are not required to be paved. A scale drawing or layout of all required parking areas showing the location, size, and arrangement of the individual parking spaces, loading spaces, drives, lighting diagram and landscaped areas and the type of surface material used in the parking and drive areas shall be submitted to the Zoning Administrator for his approval.

(Code 1994, § 5-4-114; Ord. No. 2015-11, § 4, 9-29-2015)

Sec. 5-4-115. Joint use of off-street parking areas.

Two (2) or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the total number of individual parking spaces available in such common area is not less than the sum of the parking spaces required for the individual uses as separately computed in accordance with the provisions of this section, and provided that where such space is not located on the same lot as the principal use or uses, the owner of such space relinquishes through a covenant agreement with the City his development rights over the property until such time as parking space is provided elsewhere or on the same premises as the principal use.

(Code 1994, § 5-4-115)

Sec. 5-4-116. Off-street loading area required.

Areas suitable for loading and unloading motor vehicles in off-street locations and specifically designated for such purpose, shall hereafter be required at the time of the initial construction or alteration or conversion of any building or structure used or arranged to be used for commercial, industrial, governmental, or multifamily residential purposes. Such off-street areas shall have access to a public alley or street and shall be provided and maintained in accordance with the following requirements, the computation of which shall not be included in the off-street parking requirements.

(Code 1994, § 5-4-116)

Sec. 5-4-117. Number of off-street loading spaces required.

The number of off-street loading spaces shall be calculated on the basis of the use of the land or principal building on a lot, according to the requirements indicated in this section.

Type of Use	Square Feet in Total Floor Area (in square feet)	Spaces Required
Retail and personal service establishments	0—1,999	None
	2,000—24,999	1
	For each additional 25,000	1 additional
Wholesale, manufacturing, governmental and institutional (incl. places of public assembly), educational institution, recreation, business, service, terminal and similar business uses	0—24,000	None
	25,000—49,999	1
	50,000—99,000	2
	100,000—249,000	3
	250,000—999,000	4
	1,000,000 or more	5
Offices or office buildings	0—4,999	None
	5,000—9,999	1
	10,000—20,000	2
	For each additional 50,000	1 additional
Multifamily dwelling project, mobile home development, hotel motel, tourist home, or similar establishment	0—9 units	None
	10—20 units	1
	For each additional 10 units	1 additional

(Code 1994, § 5-4-117)

Sec. 5-4-118. Amount of area required for each loading space.

Each off-street loading and unloading space required by the provisions of this chapter shall be at least twelve feet (12') wide, forty feet (40') long and fourteen feet (14') high. Such space shall be clear and free of obstruction at all times.

(Code 1994, § 5-4-118)

Sec. 5-4-119. Location of off-street loading areas.

Required off-street loading and unloading areas must be located on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be considered as part of the area provided to comply with off-street parking requirements as stated herein.

(Code 1994, § 5-4-119)

Sec. 5-4-120. Loading area.

All uses, whether or not specified in this chapter, shall provide off-street loading areas. Loading areas shall be located so that no vehicle being loaded or unloaded in connection with normal operations shall obstruct or project into a public street, walk, alley or way.

(Code 1994, § 5-4-120)

Secs. 5-4-121—5-4-130. Reserved.

From: [Bobby SC](#)
To: [Douglas Kerr](#)
Cc: [Rodger](#); [Phillip Pounds](#)
Subject: Re: Acme Quick Meeting
Date: Wednesday, July 22, 2026 5:46:06 PM
Attachments: [image001.png](#)
[image002.png](#)

Hey!

Thanks for reaching out.

So the current plan with 52 spots doesn't come near where we need to be to make it worth rebuilding.

We would need a hefty cushion to get to 250 seats and the employees to staff that. Even then private events could drag that number a little higher depending on the party size. I think any private party would be told to pay and park in the city lot in their contract.

We'd be looking close to 90/100 spots to be safe. If the zoning was changed to double to current table seating would be great. A credit that matches the parking that we have now.

As for the construction the big lot would work for sure, we might have to bring in a valet service. We would of course pay for the use of the lot.

Thanks!

Bobby

On Wed, Jul 22, 2026 at 12:23 PM Douglas Kerr <dkerr@isleofpalms.gov> wrote:

Bobby and Rodger- do you know the number of seats and employees you would envision in the future building? We are trying to figure out how far away your vision is from what the code currently allows. By my rough math, if you have 15 employees and provide 52 spaces, you would be allowed a 188-seat restaurant. Is that far off from what you are envisioning?

We are also looking at the interim situation of during construction. Do you think using the big lot would be practical if City Council is agreeable?

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: Bobby SC <bobbyacme@gmail.com>

Sent: Tuesday, April 14, 2026 11:26 AM

To: Douglas Kerr <dkerr@isleofpalms.gov>

Subject: Acme Quick Meeting

Hey Douglas!

We are still hoping to meet to run through this plan we have and ask some questions.

Would you be best for that or someone else in the planning department these days?

Thanks
Bobby

ORDINANCE 2026-07

AN ORDINANCE AMENDING TITLE 5- PLANNING AND DEVELOPMENT, CHAPTER 4- ZONING, ARTICLE 1- GENERAL PROVISIONS, TO REGULATE NEW AND EXISTING OUTDOOR LIGHTING FOR RESIDENTIAL STRUCTURES.

WHEREAS, excessive outdoor lighting can degrade natural habitats, disrupt wildlife behavioral patterns, and diminish the quality of our nocturnal environment; and,

WHEREAS, light trespass—defined as illumination that extends beyond its intended boundaries—harms the privacy and enjoyment of neighboring properties; and,

WHEREAS, the City of Isle of Palms recognizes the importance of preserving natural areas, protecting wildlife habitats, and respecting the character and privacy of residential neighborhoods; and

WHEREAS, the Isle of Palms City Council has the authority to amend its Code of Ordinances when deemed to be in the best interest of the citizens of the City and now desires to do so by regulating artificial lighting associated with residential structures.

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That Section 5-4-17(d)(1) be amended to delete mention of low-pressure sodium bulbs as follows:

- (1) Streetlights shall be located so that most of their illumination will be directed away from the beach. These lights shall be equipped with shades or shields that will prevent backlighting and render them not visible from the beach.

SECTION 2. That new Section 5-4-18 be inserted as follows and subsequent Sections be renumbered in sequence:

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 on residential properties in excess of 40 watts or 300 lumens shall be installed so that the lamp or light-emitting is not visible beyond the property

line.

(d) Upwardly-directed lighting fixtures, defined as any floodlight, spotlight or focused beam aimed above horizontal plane, 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:

- a. Temporary holiday or decorative lighting, used for no more than 45 days per year.
- b. Emergency lighting used by law enforcement, fire, or emergency services.
- c. Lighting required by federal, state, or county agencies, provided it is no brighter than necessary for compliance.

SECTION 3. 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 4. 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 5. 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: _____