

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
September 8, 2010

The Isle of Palms Planning Commission met in the Building Department conference room, 1301 Palm Boulevard on September 8, 2010, at 4:30PM. Members attending included Bev Ballow, Pat Campbell, David Cohen, Ron Denton, Diane Oltorik, Noel Scott and Dick Watson; also the Director of Planning, Douglas Kerr was present. The press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

Vice Chairman Pat Campbell explained that Chairman Ron Denton was running a little late and he would call the meeting to order.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the August 11th, 2010 meeting. Mr. Cohen made a motion to approve the minutes and Ms. Oltorik seconded the motion and the vote was unanimous in favor of the motion.

DISCUSSION OF PARKING WITH JASON LLEWELLYN OF PALMETTO PARKING

Mr. Campbell explained that at the last meeting, the Planning Commission had asked to speak with a company that handles parking in other jurisdictions to discuss how their operation would work and he introduced Jason Llewellyn of Palmetto Parking. Mr. Llewellyn explained that his company currently handled about 60 parking lots in downtown Charleston and the Folly Beach parking program and they are in discussions with the Town of Sullivan's Island about managing their program in the future.

Mr. Scott asked Mr. Llewellyn to explain how his operation worked on Folly Beach. Mr. Llewellyn explained that they managed the parking areas at the end of the avenues as well as the parking at the washout, while the City of Folly Beach handled the other areas. He stated that at the washout they had installed multi-space meters similar to the meters at the front beach area of the Isle of Palms and that at the avenues there were honor boxes. He explained that the honor boxes have slots designated for each space and that a person parking in a space would need to drop money into the slot, the money would fall into a cup, an attendant would open the box and collect the money from each cup and keep a record of the time allowed for the car in the corresponding space. Mr. Llewellyn explained that an honor box costs about \$800 in comparison to an electronic meter, which is about \$15,000.

Mr. Campbell asked how much Folly Beach charges and Mr. Llewellyn answered one dollar per hour.

Mr. Denton explained that the Commission has discussed decals for residents and asked if their company had any experience with this. Mr. Llewellyn answered yes they handle monthly and weekly passes as well as resident decals.

Mr. Kerr asked if his company required an office space in each municipality. Mr. Llewellyn answered yes; they have an office in each jurisdiction they operate within. Mr. Kerr asked how the company deals with resident parking. Mr. Llewellyn answered that they issue two decals per household and they keep a record of the residents' license plates. He added that if a resident is going to have an event that requires more parking, they ask that the resident contact their office and notify them.

Mr. Campbell asked how Palmetto Parking is paid. Mr. Llewellyn answered that they have a management agreement in place with each jurisdiction and that each budget year the Council approves their budget similar to any other department of the jurisdiction. Mr. Campbell asked how long they have been handling the City of Folly Beach's parking and Mr. Llewellyn answered three years. Mr. Campbell asked how many cars per day they deal with on Folly Beach and Mr. Llewellyn estimated 18,000.

Mr. Kerr asked who worked with SCDOT in the other jurisdictions that they work in, Palmetto Parking or the local jurisdiction. Mr. Llewellyn answered both entities were involved, but they handled most of the issues with SCDOT.

Mr. Scott asked how much notice Palmetto Parking would need if the City decided that they wanted to implement a program. Mr. Llewellyn answered six weeks.

Ms. Oltorik asked if they had any standard literature about the company that they could send along. Mr. Llewellyn answered yes, he would send some information along.

The Commission thanked the representatives from Palmetto Parking for attending the meeting and began discussions among themselves. Mr. Scott explained that he would like to implement a program by May of 2011 and he asked what steps would need to be taken prior to doing this. Mr. Denton explained that he thought the prudent thing to do would be to meet with City

Council and see what their expectations are about timing. He added that prior to meeting with City Council, he wanted to have a general plan prepared.

Mr. Kerr explained that he had prepared a written outline of issues that he would like to go through that he felt would give him guidance in drafting a plan. He asked how the group felt about opening Ocean Boulevard to public parking. The group generally agreed that they could not identify the characteristic that differentiated Ocean Boulevard from the other thoroughfares in the City, but that they felt that this issue may be too contentious to approach during this process and they would therefore not address the issue at this point.

Mr. Kerr asked for the group's opinion on the issue of creating parking districts. He explained that he had created a rough draft of a map of possible parking districts which would limit visitor parking to the first two roads parallel to the Atlantic Ocean. The group generally agreed that these are the areas where the visitors are currently parking and there is not a need to establish this as a regulation as it is happening naturally without regulation. They agreed to not recommend the creation of parking districts at this time.

Mr. Kerr asked for the group's opinion on the issue of obstructions that owners have placed within the public right-of-ways to restrict parking. Mr. Kerr explained that he felt that these obstructions were having the effect of inequitably pushing parking pressure from one neighbor to another. The group agreed that a systematic plan should be developed to require the removal of these obstructions starting with notification during the first year and giving the owner's the option of moving the obstructions if they want to preserve the materials, but ultimately take action to either have the owner remove them or have the City remove them in connection with a parking project.

Mr. Kerr stated that as he understood the direction of the Commission, the recommendation would be to implement a pay-to-park program, increase the distance required from the pavement on Palm Boulevard and install signs at each intersection in the near term. The Commission agreed that this was the direction they were suggesting.

Mr. Denton explained that he is concerned about the number and placement of kiosks. He stated that he hoped some key locations could be identified to direct day-trippers to and avoid the outlay required to place one at each beach path. Ms. Oltorik explained that she was opposed to any kiosks and she would prefer that the parking passes be sold through a combination of on-line and local retailers. The group generally discussed the placement of kiosks and agreed that this was a point that could be worked on as the process unfolds.

Planning Commission minutes
September 8, 2010
Page 4

The group directed Mr. Kerr to revise the written draft based on the night's conversation and they set a date for a special meeting of Wednesday, September 29th at 4:30, with the understanding that if the group was satisfied that they were prepared to discuss the issue with City Council they would request a meeting in the near future.

MISCELLANEOUS BUSINESS

The group decided to ask Dan Sweeney, an architect who has been working with the sign ordinance as it pertains to the marina, to attend the next meeting to discuss the issue of signage.

ADJOURNMENT

There being no more business, the meeting was adjourned at 6:30PM.
Respectfully submitted, Ron Denton, Chairman.