

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
July 13, 2011

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on July 13, 2011 at 4:30 p.m. Members attending included Bev Ballow, David Cohen, Ron Denton, Pete Doherty, Diane Oltorik, Noel Scott and Don Smith; the Director of Planning Douglas Kerr was present, as well. 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.

Chairman David Cohen called the meeting to order.

#### APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the June 8, 2011 meeting. Mr. Scott stated that the second to the last paragraph on the third page discussing the idea of parallel parking on Palm Boulevard stated: "The group generally discussed this concept and collectively agreed that it would be simple to implement, it would achieve the desired goal of more evenly distributing the traffic and adding some sense of order to the parking configuration" and he stated that it should be amended to include the statement "and agreed to discuss the idea further at future meetings".

Mr. Scott made a motion to approve the minutes with the amendment and Ms. Oltorik seconded the motion. The vote was unanimous in favor of the motion.

#### RECOMMENDATION ON ORDINANCE REGARDING PARKING ON BEACH ACCESSES

Mr. Kerr explained that the City's code currently included two sections that prohibit cars from parking on beach accesses. He explained that the proposed amendments would add exceptions to these prohibitions in areas where the City Council designates as parking areas.

Mr. Doherty asked if City Council would have to approve the nodes on Ocean Boulevard prior to their construction. Mr. Kerr answered yes, prior to any parking on a beach accesses, City Council will have to take an additional step by approving the specific areas where parking would be allowed.

Ms. Oltorik explained that she understood that the City Administrator sent a letter to the South Carolina Department of Transportation (SCDOT) and she asked what the nature of the letter was and if the Commission members could get a copy of the letter.

Administrator Tucker was in the audience and responded, yes she would distribute the letter and that she had been in discussions with SCDOT recently and she understood that a response was forthcoming. She explained that the nature of the letter was to

explain what the City was considering parking nodes and residential parking districts and ask what, if any, objections SCDOT may have.

Ms. Oltorik explained that she thought that this amendment might be too premature.

Ms. Ballow explained that she still had questions about why Ocean Boulevard was not being considered for parking.

Mr. Smith explained that he had the same questions.

Ms. Oltorik answered that she felt that the idea was that the nodes would have a fairly limited impact and would therefore be more desirable. She added that she felt that it was premature to make a recommendation on this ordinance because the rest of the Planning Commission's plan has not been created.

Mr. Kerr explained that the Planning Commission had to make a recommendation within 30 days of receiving an ordinance; otherwise it would be considered a recommendation of approval.

Mr. Denton explained that he felt that it was premature to approve this ordinance, because he felt that the details of how to implement nodes have not been fleshed out. He stated that now it appears that requiring paying to park will lose the City money, and he would therefore not be in favor of that concept.

Mr. Doherty stated he had no objections to this ordinance, because the ordinance includes an additional step that City Council would have to take, and secondly the Planning Commission has already forwarded a concept of implementing parking nodes and this was just laying the ground work to implement that idea, if necessary.

Ms. Oltorik made a motion to recommend that the ordinance be adopted and Mr. Scott seconded the motion. The motion passed with a vote of five to two, with Mr. Denton and Mr. Smith voting against the motion.

#### DISCUSSION OF PARKING MANAGEMENT

Mr. Kerr explained that some issues are arising from the fact that a concept for the Ocean Boulevard area is progressing while the Planning Commission is working on other areas of the island. He stated that he hoped that the Planning Commission could keep the pace of the progress up so that a comprehensive parking plan could be forwarded instead of just a concept for the Ocean Boulevard area.

The Commission looked at the area between 42<sup>nd</sup> Avenue and 53<sup>rd</sup> Avenue. Mr. Kerr explained that he had prepared sketches of each area to show six spaces at the end of each avenue. He explained that he tried to push the parking as far away from the ocean as possible and still be at the end of the roadway, but sometimes the existing driveways and pavement dictated that the parking areas be farther seaward than the existing houses.

The Commission looked at each sketch on a projector and discussed each. The group collectively agreed that they liked the concept in the areas where it had less of an impact.

Ms. Ballow explained that she liked an idea that had been expressed to her of approaching the Citadel about allowing beach visitors to access the beach through a path on their property with parking for the path provided on the Palm Boulevard right-of-way in front of the property. The Commission agreed that if the Citadel were to agree to do this, it would be useful.

On the topic of parking in the area between 42<sup>nd</sup> Avenue and 57<sup>th</sup> Avenue, the group agreed that concept should be: to provide 25 spaces on 42<sup>nd</sup> Avenue, to provide 25 spaces on the Palm Boulevard right-of-way at 56<sup>th</sup> Avenue, to provide a small number of spaces at the end of each of the avenue right-of-way where feasible, and attempt to add a path at the Citadel Beach Club and associated parking.

The group moved on to discuss Palm Boulevard between 21<sup>st</sup> Avenue and 41<sup>st</sup> Avenue. Ms. Oltorik explained that upon further thought on the idea presented at the last meeting of allowing only parallel parking on Palm Boulevard, she has concluded that it will not work. The rest of the Commission agreed.

Ms. Oltorik followed up by saying that she still believes that the best alternative for Palm Boulevard is to only allow parking on the ocean side of Palm Boulevard.

Mr. Doherty explained that he has come around to agree that this might be a better approach.

Mr. Cohen explained that he is concerned that if it is too restrictive it will create gridlock. He stated that he believed that a system of online reservations on the inland side could be used to control the number of cars in that area. He explained that this would give flexibility and control in the number and area of parked cars.

Mr. Smith said that he thought the idea had some merit.

Ms. Ballow stated that she was convinced that people would not stop coming to the beach because of a limited number of spaces and to greatly reduce the number of available spaces would create an undesirable situation for everyone.

Mr. Smith asked whether it was feasible to have Palm Boulevard open on both sides of the road on the holiday weekends and keep it only on one side during the rest of the year. He questioned the wisdom of creating a plan that was based on accommodating the busiest weekends, when it is only an issue a few days a year.

Mr. Doherty asked about opening up the ocean side of Ocean Boulevard and stated that he thought this would alleviate some of the pressures elsewhere and it was worth discussing. Ms. Ballow and Mr. Smith agreed.

Ms. Oltorik stated that she felt that it would be useful to think about what had been discussed and resume discussion at a future meeting.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,  
David Cohen, Chairman.