

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
June 8, 2011

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on June 8, 2011 at 4:30 p.m. Members attending included Bev Ballow, David Cohen, Pete Doherty, Diane Oltorik and Noel Scott; the Director of Planning Douglas Kerr was present, as well. Ron Denton and Don Smith were absent. 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 May 25, 2011 meeting. Mr. Scott made a motion to approve the minutes and Ms. Ballow seconded the motion. The vote was unanimous in favor of the motion.

#### RECOMMENDATION ON ORDINANCE DELETING MF ZONING DISTRICT

Mr. Kerr explained that the zoning code currently included a multifamily district (MF), but that there were no properties in the district and he did not foresee any properties being rezoned to the MF district and therefore there was no need to have the district in the code. He explained that this amendment was a housekeeping change and that it would delete all references to the district.

Mr. Doherty asked how this amendment would affect the existing multifamily units throughout the island. Mr. Kerr answered that any existing multifamily units are in a different zoning district, either a commercial (GC) district, a residential (SR) district or a planned development (PDD) and therefore this change would have no effect on those properties.

Ms. Oltorik made a motion to recommend that the amendment be approved. Ms. Ballow seconded the motion and the vote was unanimous in favor of the motion.

#### DISCUSSION OF PARKING MANAGEMENT

Mr. Cohen asked Mr. Kerr to recap the Ways and Means Committees discussion on parking on the Breach Inlet side of the island. Mr. Kerr explained that City Council had tasked the staff with developing a budget to implement the concept put forward by the Planning Commission at the joint workshop. He stated that the staff divided tasks of gathering information concerning designing, permitting, constructing and administering a parking program. Based on the information that was gathered, the staff reported back to the City Council with a budget and a recommendation to only construct four parking areas in the upcoming year, because of budget constraints. He explained that the

Ways and Means Committee recommended that the budget be amended to include the creation of the four parking areas and the associated design, permitting, construction and administration costs.

The Commission asked if it would be appropriate to make a recommendation on which four accesses get constructed initially. Mr. Kerr answered that he thought it would be appropriate and added that initially the staff recommended the four most popular be addressed first (3<sup>rd</sup> Avenue, 4<sup>th</sup> Avenue, 8<sup>th</sup> Avenue and 9<sup>th</sup> Avenue), but because one of these accesses was only 40 feet wide (3<sup>rd</sup> Avenue), Council asked the staff to look at maximizing the number of spaces by choosing a larger access.

Ms. Ballow explained that she understood that the initial year would include prohibiting non-owners/residents from parking on the side streets and she proposed that visitors not be prohibited from parking for the first year until the rest of the parking areas are created.

Mr. Cohen explained that he felt if the City could only do four the first year, he felt it would be prudent to choose the four that were most likely to keep the City in compliance with the approved Local Comprehensive Beach Management Plan (LCBMP) standards.

Mr. Doherty explained that he felt that if only four could be done, he would support making the initial four larger than the proposed ten cars as the cost to make the areas larger would be minimal.

Ms. Oltorik explained that she would support a compromised position between Ms. Ballow's idea of leaving all of the side streets open to visitor parking and the initial plan to restrict all visitor parking on the side streets of allowing visitor parking only on streets where a parking node was not created.

Mr. Cohen explained that some good ideas had been brought forward and he would like the members to think on the various ideas and be prepared to vote at the next meeting. He explained that he would now like to focus discussions on the area between 42<sup>nd</sup> Avenue and 56<sup>th</sup> Avenue.

Mr. Kerr explained that he had planned to create illustrations for the areas between 42<sup>nd</sup> and 56<sup>th</sup> Avenues that would show clustered parking on the ocean end of each avenue. He said that he would look at the space available and the number of cars typically parking in the areas and try to come up with some proposals that would put the cars close to the beach, but not be overly intrusive to the neighborhoods. The Commission agreed to discuss these areas at the next meeting once proposals have been created.

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Mr. Cohen asked if members had ideas they would like to discuss on Palm Boulevard between 21<sup>st</sup> Avenue and 41<sup>st</sup> Avenue. Mr. Kerr explained that at the last meeting the Commission discussed coming up with a number of cars that the group felt was appropriated and then reverse engineering a parking scheme that included the recommended number of parking spaces. He explained that he sketched some parking nodes that included fifteen cars at each block for discussion purposes.

Ms. Oltorik explained that she remains opposed to the parking on the waterway side of Palm Boulevard, because it is so heavily used between 21st and 26<sup>th</sup> Avenue, but if the group is not willing to completely prohibit it she stated that she felt the number of spaces on the waterway side had to be spread out more evenly.

Mr. Doherty proposed that cars be required to park parallel on both sides of Palm Boulevard. He explained that currently cars generally park parallel on the ocean side of Palm Boulevard and that if that pattern was mirrored on the waterway side, it would have the desired effect of evenly spreading the cars.

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. They agreed to discuss the concept in more depth in the future.

The group also generally agreed that the use of the chalk lines has been very useful to directing traffic. They agreed that they would give the issues more thought and be prepared to discuss the concepts at the next meeting.

ADJOURNMENT

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

Respectfully submitted,  
David Cohen, Chairman.