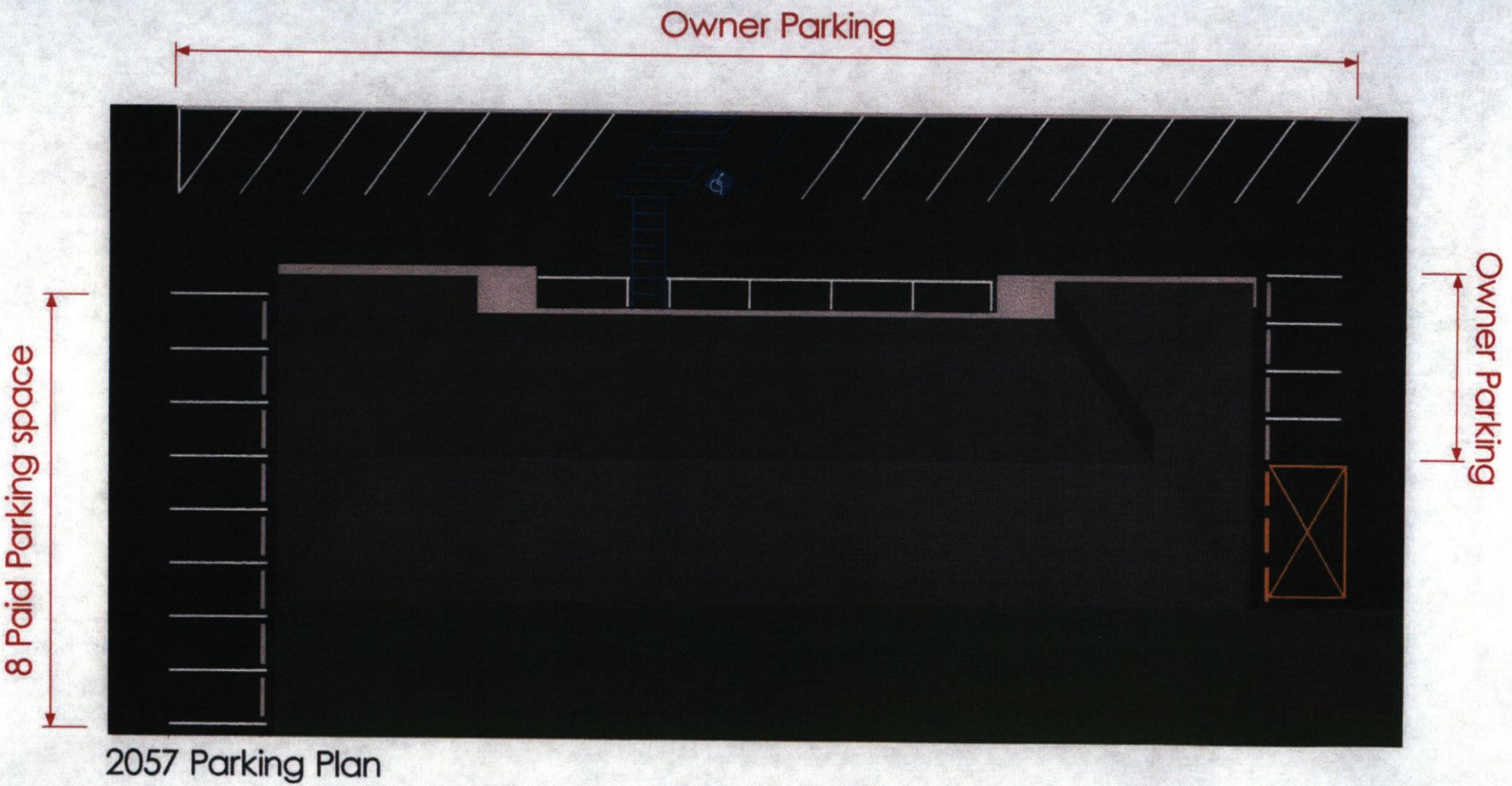


2057 Parking Plan

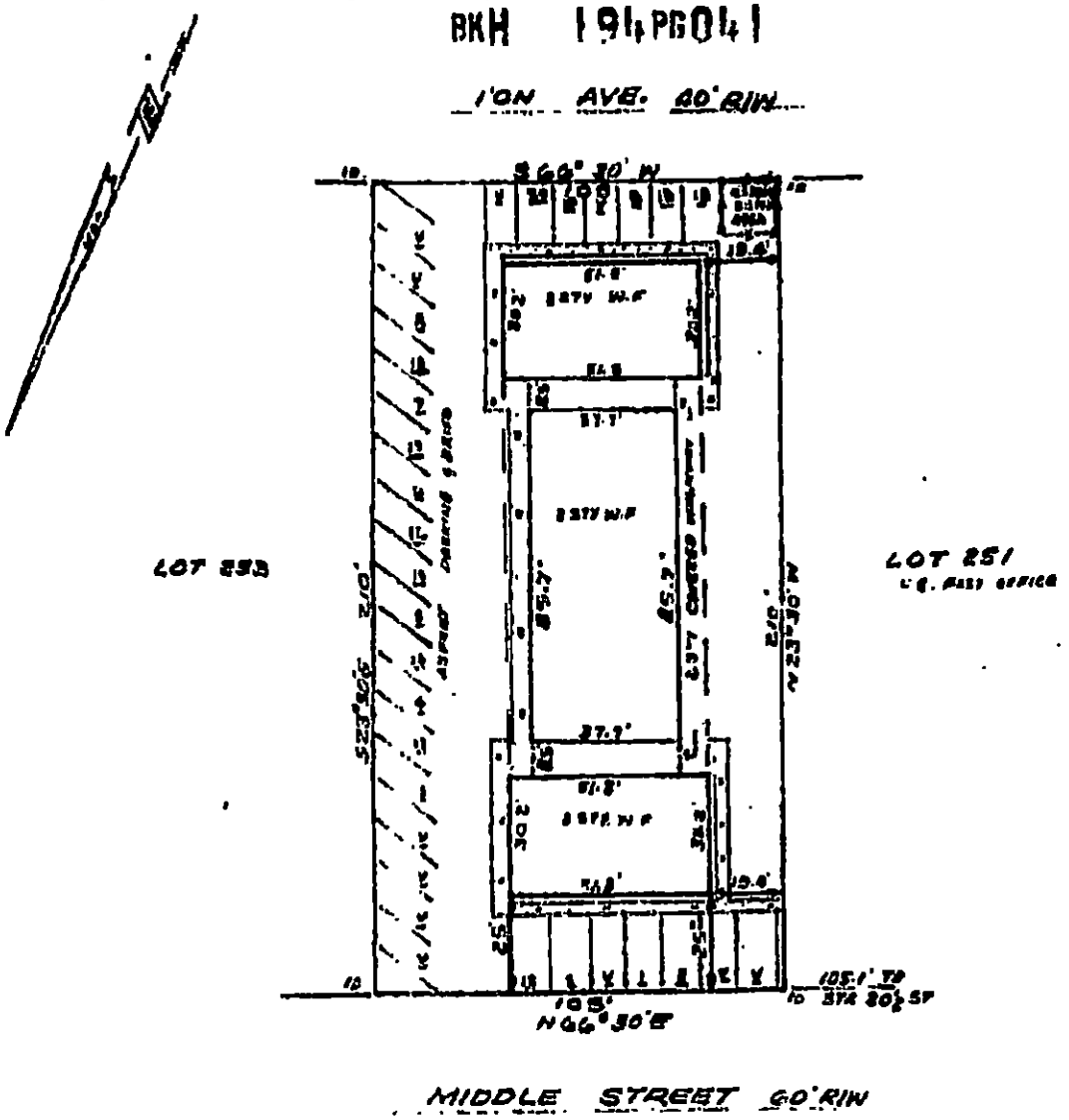
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Charleston County GIS Viewer



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BKH 194 PG 041



PLAT

OF LOT Nº 252, A/K/A 2057 MIDDLE STREET, SULLIVANS ISLAND. PRESENTLY OWNED BY NEAL I. BAKER.

SCALE : 1" = 30'
DATE : 8 JUNE, 1990
REF PLAT BOOK "D" PAGE 189.

CHARLESTON COUNTY
SOUTH CAROLINA

NIEMEYER & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 886, MT. PLEASANT, S.C.

To Whom It May Concern,

Island House Condominium currently maintains 29 parking spaces on the property. Of these, 20 spaces are assigned to individual unit owners, and the remaining spaces are designated for visitor use. The property is not open for public parking. Currently all visitors and residents must have a parking permit displayed in their vehicles at all times.

Over the past several years, we have experienced a significant and ongoing increase in unauthorized and illegal parking on the property. This issue has escalated in parallel with increased tourism and daily traffic to the island. A substantial portion of this unauthorized use is short-term parking by individuals accessing nearby restaurants, the park and beach, or conducting brief business with the town.

This pattern has created a growing safety and security concern for our residents. At any given time, residents are unable to identify who is accessing or occupying vehicles on the property, which compromises the intended private nature of the community and increases risk exposure for residents and visitors alike.

The HOA has made extensive efforts to address this issue through a variety of enforcement and deterrence measures, including police engagement, written warnings, enhanced signage, parking permits, coordination with local businesses, and on-site monitoring. Despite these efforts, the issue has persisted and continues to escalate. Further enforcement actions, such as towing, present additional legal and safety challenges when dealing with non-residents on private property and one the community is not comfortable engaging with.

To address these challenges more effectively, we are requesting approval to convert the front row of 8 parking spaces facing Middle Street into paid parking as part of our upcoming resealing and restriping project. These spaces would be made available as paid parking, while all remaining spaces would continue to be reserved exclusively for Island House residents and their approved guests. It is our observation that parking has become such an issue on the island that people are seeking out our "free" spaces instead of utilizing the paid parking available down the street.

We believe this approach will achieve several important outcomes:

- Reduce unauthorized and transient parking on private property
- Improve safety and security for residents by limiting uncontrolled access
- Decrease unnecessary vehicle traffic entering and exiting the property
- Provide a structured and managed parking option that better serves the surrounding community and visitor demand

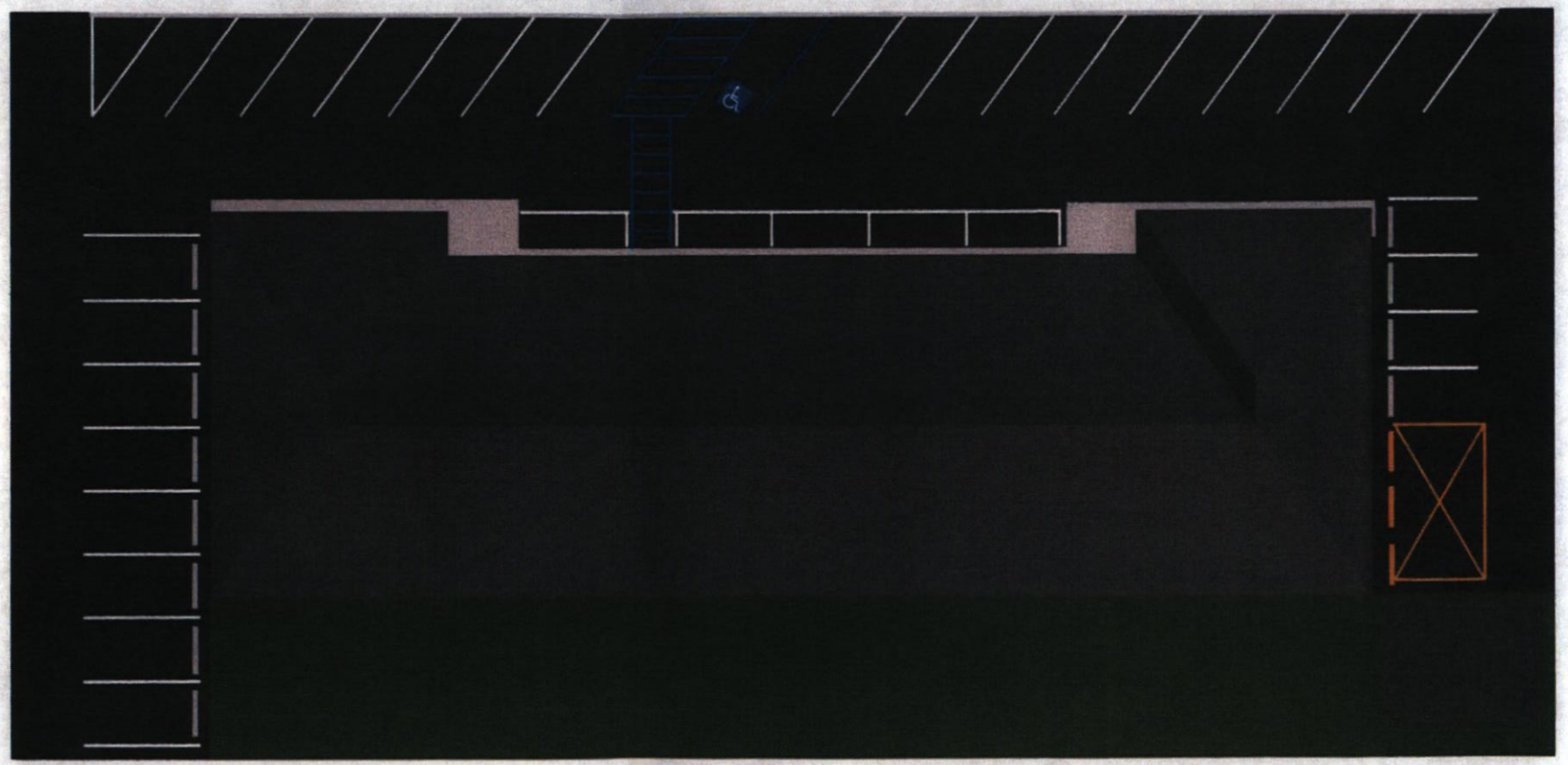
No physical changes to the property layout are planned beyond restriping and updated signage as required to reflect the new designation. Importantly, the proposed paid spaces will remain available for residents during peak times when not occupied by paid public parking.

Based on current usage patterns, approximately 15 spaces are typically sufficient to support resident needs under normal conditions, with occasionally increased demand during peak holiday periods. It is also noted that a portion of owners are seasonal residents who utilize their assigned spaces only intermittently throughout the year.

We believe this adjustment represents a balanced, practical solution that enhances safety, supports community access, and better aligns parking demand with responsible property management.

We appreciate your consideration of this request.

Respectfully,
David Spurgin
Island House President / Condominium Association



2057 Parking Plan