



PUBLIC HEARING – PRD DOCUMENTS
5:00pm, Tuesday, October 18, 2022
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Council members Hahn, Bogosian, Anderson, Ward, Streetman, Popson, Miars, Pierce, and Mayor Pounds

Staff Present: Administrator Fragoso, Director Kerr, City Attorney Halversen

2. Public Comments on the following ordinances:

A. Ordinance 2022-08 – AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE FOR A NEW CONSERVATION RECREATION DISTRICT

B. Ordinance 2022-09 -AN ORDINANCE ADOPTING AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO PROVIDE FOR A NEW CONSERVATION-RECREATION (CR) ZONING DISTRICT AND TO REZONE CERTAIN PROPERTIES FROM THE SR-1 AND PDD DISTRICTS TO THE NEW CR ZONING DISTRICT AS SHOWN ON EXHIBIT 1

C. Ordinance 2022-10 – AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ISLE OF PALMS TO REZONE CERTAIN PROPERTIES FROM THE SR-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND PDD PLANNED DEVELOPMENT ZONING DISTRICT TO THE CR CONSERVATION-RECREATION ZONING DISTRICT, INCLUDING THE 11 PROPERTIES DESIGNATED AS TMS#571-00-00-001, TMS#604-01-00-001, TMS#604-01-00-059, TMS#571-08-00-226, TMS#604-00-00-032, TMS#604-00-00-033, TMS#604-00-00-034, TMS#604-00-00-035, TMS#604-00-00-036, TMS#604-05-00-185, AND TMS#604-10-00-206, AS SHOWN ON THE PLATS ATTACHED AS EXHIBIT 1

D. Ordinance 2022-11 – AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 2, DISTRICT REGULATIONS, SECTION 5-4-39. PDD PLANNED DEVELOPMENT DISTRICT, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO PROVIDE CLARIFICATION BY CORRECTING SCRIVENER’S ERRORS AND DELETING PROVISIONS RELATED TO THE WILD DUNES PDD

E. Ordinance 2022-12 – AN ORDINANCE AMENDING THE CITY OF ISLE OF PALMS ZONING ORDINANCE BY AMENDING CERTAIN PROVISIONS OF THE ORIGINAL BEACH AND RACQUET CLUB PRD (ALSO KNOWN AS THE WILD DUNES PRD) TO EXCLUDE CERTAIN PROPERTIES FROM THE PRD DISTRICT, TO REDUCE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE PRD DISTRICT FROM 2,449 UNITS TO 2,119, AND TO REDUCE THE MAXIMUM NUMBER OF INN UNITS PERMITTED IN THE PRD DISTRICT FROM 350 UNITS TO 297 UNITS

Director Kerr gave a brief overview of the ordinances. He said a second public hearing will be held on Tuesday, November 1 at the Recreation Center. Following that, the Planning Commission will review the ordinances and make a recommendation to the City Council at their November 9 meeting.

Council Member Hahn clarified that Second Reading cannot happen tonight as there is a process that must be followed which includes the public hearings and a review of and recommendation from the Planning Commission.

Tony Santiago said the developer is looking to divide people on this issue. He said the developer is not interested in taking care of people. He encouraged City Council to not be afraid of litigation. He does not believe a task force is needed on this issue.

Randy Bell's comments are attached to these minutes.

Elizabeth Campsen's comments are attached to these minutes.

Bev Miller, speaking on behalf of the Barrier Island Preservation Alliance, said City Council needs to focus on the greater good of what it can do for the island. She said there are 752 residents and property owners who have signed a petition supporting the passage of these amendments. She encouraged Council to follow the Strategic Plan and Comprehensive Plan when discerning their vote.

Jeff Simon spoke to Council Member Popson's comments at last week's First Reading, stating that the Town of Mt. Pleasant "acted legitimately" as land use planning is a government's role. He believed there was nothing inappropriate in the action Mt. Pleasant took with regards to the golf course in Dunes West. He believes properly crafted legislation will survive litigation. He encouraged City Council to stand united against the developers.

Brian Duffy's comments are attached to these minutes.

Laura Lovins read the vision statement and the first two goals of the Strategic Plan. She said it is City Council's job to take care of the residents and protect their quality of life, which cannot be negotiated.

Carly David said the island needs to be protected from overdevelopment and the City needs to be proactive. She is a property rights supporter, but she believes Dart has no vested interest in the Isle of Palms. She said it is important stop this at an early stage.

Brenda Rosenthal said she voted for some of the Council members because they said they were “for the residents.” She said the 1975 PRD document is outdated. She encouraged City Council to pass the ordinance before any negotiations with Dart and Lowes.

Suzi Wheeler’s comments are attached to these minutes.

Tony Santiago spoke again encouraging City Council to not delay in passing these ordinances as he believes Dart is “maneuvering behind the scenes.” He reiterated that no task force is needed.

Brian Duffy asked City Council to set deadlines on getting these ordinances passed. He understands that the issue has to go to the Planning Commission, but he said that is where “things go to die.”

Tom Schmitt said a recent vote of Ocean Point homeowners added an amendment limiting the number of properties any one person or entity can own within that section to one. He wants them to live up to their campaign promises. He does not want a task force.

Council Member Streetman invited people to comment at the 6pm meeting.

3. Adjournment

Council Member Ward made a motion to adjourn, and Council Member Anderson seconded the motion. The meeting was adjourned at 5:51pm.

Respectfully submitted,

Nicole DeNeane
City Clerk