



PUBLIC HEARING – PRD DOCUMENTS

5:00pm, Tuesday, November 1, 2022

24 28th Avenue, Isle of Palms, SC

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. The Planning Commission will review the ordinances at their November 9 meeting and may make a recommendation to the City Council at that time.

Tony Santiago said the community needs to avoid a sense of divisiveness on this matter. He mentioned a petition that gathered 721 signatures with addresses in a very short period of time following the last public hearing. He referred to an article he wrote, noting that a 50-year old document (the PRD) should not be guiding the island's development. He said that Wild Dunes can apply for a variance after the ordinances are passed.

Randy Bell said this is a defining moment for City Council. He said the previous public hearing showed how united the residents are on this issue.

Glenda Nemes mentioned a petition signed by hundreds of residents that support the passing of these ordinances. She wants to stop overdevelopment and believes this is a proactive opportunity to protect the island. She asked City Council to vote yes on the ordinances.

Georgia Roane favors the ordinances to restrict any more development. She would like City Council to pass all five ordinances as soon as possible.

Tim Ahmuty, speaking on behalf of the Barrier Island Preservation Association, asked City Council to vote yes on the five ordinances. He also mentioned the petition in support of passing the ordinances and how quickly the signatures were gathered. He wants City Council to vote unanimously in favor of the ordinances and to do so quickly.

Dan Slotchiver expressed concern that no change in zoning will exacerbate the problems that already exist on the island. He, too, would like City Council to vote on this quickly and efficiently.

Elizabeth Campsen said there has been a lot of citizen engagement on this issue and the majority is supportive of passing the ordinances. She said the process this issue has undertaken has not been haphazard and she would like City Council to hold Second Reading as soon as possible.

Penny Portman said this is an issue that the entire community agrees on and it should be passed as proposed. She mentioned concerns about infrastructure, flooding, and residential quality of life, noting how difficult it is to get on and off the island during the season. She would like these ordinances passed at Second Reading.

Doug Truslow is also in favor of passing the ordinances. He said density, tourism, and daytripping were not concerns of the island in the 1970s. He said Wild Dunes was meant to be part of the community. He said City Council should pass the ordinances and then let the developer negotiate with the City.

Carly David said the density of the island had changed since 1975 and the ordinances need to change as well. She said the developers need these ordinances to act as guardrails for their development. She said the company running Wild Dunes has no vested interest in the community. She said the City needs to negotiate from a place of strength. City Council is the voice of the people and the ordinances are the guardrails needed to protect the island.

Jeff Simon said it is unreasonable to think that a document written in 1975 when the island was less populated would be relevant today. The PRD should have been revisited a long time ago to ensure residential quality of life. He said it is City Council's obligation to look at it, change it, and pass the ordinances.

William Connelly addressed the due process that some Council members think Wild Dunes should get in this process. He said that Wild Dunes tore up the tennis courts without any process involving the Wild Dunes community. He said no impact studies, environmental studies, or safety studies were done regarding this change, and Wild Dunes told him that they did not have to do anything like that "based on the PRD." He said he has been "going after" the hotel for what they have done. He said Council needs to step in and say that the PRD is "no longer something that the Wild Dunes Community Association and the hotel can use to the detriment of this island."

Nancy Smith also asked City Council to vote yes on these ordinances. She said the concerns of the community have been well documented. She said the hotel is bigger than it needs to be and has caused many noise concerns. She would like City Council to protect the residents and listen to their concerns.

Laura Lovins read excerpts from an article about Ken Dart. She said the residents do not want more development on the island.

Susan Smith said a lot has changed on the island since 1975 and Council needs to make forward-looking decisions for the island. She mentioned the 2010 decisions of the Council that were intended to limit overdevelopment. She also reminded Council of the goals of the Strategic Plan, which includes being a leader on environmental issues and to be a family-friendly place. She encouraged them to vote in favor of conservation.

Suzi Wheeler also encouraged City Council to pass the ordinances and limit development on the island. She said the citizens are listening and they understand. She does not know of a more unifying topic.

Larry Simon spoke of flooding concerns and would like City Council to pass the ordinances.

Brenda Rosenthal spoke in favor of residential quality of life. She read a quote from a pre-Revolutionary document in Governor McMaster's office that spoke to the natural beauty of South Carolina and said City Council should protect the land by voting yes on all the ordinances.

Bob Ballard said that moving to South Carolina in 2019 was a dream come true for him. He said everyone has a reading to live here and wants City Council to pass the ordinances.

Emily Albrecht read from an article written by Tony Santiago and Vanessa Wolf that was published in *The Island Eye*.

Joe Houdek spoke about his joy in moving here and said this is paradise. He would like City Council to vote yes on the ordinances.

Mayor Pounds thanked everyone for coming and said City Council has heard them "loud and clear." He said the Planning Commission will discuss this at their November 9 meeting and has 30 days to make a recommendation to City Council. He said the City is in a position that currently protects it from any further development. Council Member Hahn added that if no recommendation comes from the Planning Commission in 30 days, the City Council can take that as a "yes" to continue on with the ordinances. He asked the citizens to be patient with the process.

3. Adjournment

Council Member Ward made a motion to adjourn, and Council Member Streetman seconded the motion. The meeting was adjourned at 6:05pm.

Respectfully submitted,

Nicole DeNeane
City Clerk