

ORDINANCE 2022-10

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ISLE 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 I.

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1. That the Official Zoning Map of the City is hereby amended by rezoning the following 3 properties from the SR-1 Single-Family Residential zoning district to the CR Conservation-Recreation zoning district:

- a. The property owned by Wild Dunes LLC and designated as TMS# 571-00-00-001, (approximately 68.49 acres), known as “Tract G, Block A, Parcel 1, Wild Dunes Harbor Golf Course” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated June 26, 1990 and recorded at the Charleston County RMC Office on August 28, 1990 in Plat Book CA at page 65; and
- b. The property owned by Wild Dunes LLC and designated as TMS# 604-01-00-001, (approximately .47 acres), known as “Tract F, Block A, Parcel C-1” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated May 21, 1987 and recorded at the Charleston County RMC Office on June 12, 1987 in Plat Book BN at page 102; and
- c. The property owned by Wild Dunes LLC and designated as TMS# 604-01-00-059, (approximately 28.659 square feet), known as “Tract F, Block A, Parcel D” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated September 25, 1984 and recorded at the Charleston County RMC Office on November 9, 1984 in Plat Book BC at page 028.

Said plats referenced are attached hereto as Exhibit I and incorporated herein by reference.

SECTION 2. That the Official Zoning Map of the City is hereby amended by

rezoning the following 8 properties from the PDD Planned Development zoning district to the CR Conservation-Recreation zoning district:

- a. The property owned by Wild Dunes LLC and designated as TMS# 571-08-00-226, (approximately 2.207 acres), known as “Tract G, Block J” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated March 1, 1994 and recorded at the Charleston County RMC Office on April 21, 1999 in Plat Book DB at page 904; and
- b. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-032, (approximately 65 acres), known as “Tract G, Block Y, Parcel 1” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 28, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at pages 002 and 003; and
- c. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-033, (approximately 43 acres), known as “Tract G, Block X” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 27, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at pages 004 and 005; and
- d. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-034, (approximately 6.8 acres), known as “Tract G, Block W, Parcels 1 and 2” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 29, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at page 006; and
- e. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-035, (approximately 11.77 acres), known as “Tract G, Block V” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 29, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at page 006; and
- f. The property owned by Wild Dunes LLC and designated as TMS# 604-00-00-036, known as “Tract G, Block H” containing approximately 20.780 acres as shown on that certain plat entitled “Plat Showing Tract G, Block G and Tract G Block H, The Harbor Course, Wild Dunes, City of Isle of Palms, Charleston County, South Carolina” prepared by Engineering, Surveying & Planning, Inc. dated February 6, 1992 and also “Tract G, Block F” containing approximately 19 acres, as shown on that certain plat entitled “Plat Showing Tract G, Block F, The Harbor Course, Wild Dunes, City of Isle of Palms, Charleston County, South Carolina” consisting of 2 sheets prepared by Engineering, Surveying & Planning, Inc. dated January 28, 1992; and
- g. The property owned by Wild Dunes LLC and designated as TMS# 604-05-00-185, (approximately 6.889 acres), known as “Tract G, Block Z, Parcel 1” as

shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated October 27, 1990 and recorded at the Charleston County RMC Office on November 1, 1990 in Plat Book CB at page 004; and

- h. The property owned by Wild Dunes LLC and designated as TMS# 604-10-00-206, (approximately 4.97 acres), known as “Parcel T” as shown on that certain plat prepared by Engineering, Surveying & Planning, Inc. dated February 21, 1994 and recorded at the Charleston County RMC Office on March 10, 1994 in Plat Book CP at page 089.

Said plats referenced are attached hereto as Exhibit I and incorporated herein by reference.

SECTION 3. That should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 4. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 5. That this Ordinance take effect and be in full force immediately.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE _____ DAY OF _____, 2022.

Phillip Pounds, Mayor

(Seal)
Attest:

Nicole DeNeane, City Clerk
First Reading: _____
Public Hearing: _____
Second Reading: _____
Ratification: _____

EXHIBIT I

(Attach Plats)