

**PUBLIC HEARING
City of Isle of Palms**

5:45 p.m., Tuesday, February 23, 2016

1. Mayor Cronin called the Public Hearing to order and acknowledged that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.

2. PURPOSE

ORDINANCE 2015-16 – AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ZONING, ARTICLE 1, GENERAL PROVISIONS, SECTION 5-4-11, AUTHORITY AND PROCEDURE FOR AMENDING CHAPTER, OF THE CITY OF ISLE OF PALMS CODE OF ORDINANCES TO DELETE THE REQUIREMENT FOR PUBLIC NOTICE BY DISPLAY ADVERTISEMENT IN THE MOULTRIE NEWS OR OTHER COMMUNITY WEEKLY NEWSPAPER FIFTEEN DAYS PRIOR TO PUBLIC HEARING.

and

ORDINANCE 2016-01 – AN ORDINANCE AMENDING THE CITY OF ISLE OF PALMS ZONING ORDINANCE BY AMENDING CERTAIN PROVISIONS OF THE BEACH AND RACQUET CLUB PRD OF THE WILD DUNES PLANNED DEVELOPMENT ZONING DISTRICT TO EXCLUDE CERTAIN PROPERTIES FROM THE PRD DISTRICT, TO REDUCE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE PRD DISTRICT FROM 2,500 TO 2,449 UNITS, AND TO PRESERVE THE EXISTING HEIGHT LIMITATIONS IN THE PRD DISTRICT.

Director Kerr stated that Ordinance 2015-16 deals specifically with the advertisement published in the local newspaper when a zoning ordinance change takes effect. Currently the City Code requires an advertisement in the *Moultrie News* and *The Post and Courier* when the state code only requires advertising in one (1) newspaper. The issue with the *Moultrie News* is that it is a weekly paper and creates timing issues for the City; for instance, notification for this Public Hearing was to be published fifteen (15) days prior to the meeting, which would have been a Monday, but the *Moultrie News* comes out on Wednesdays.

The second amendment Ordinance 2016-01 is a companion to Ordinances 2016-14 and 2016-15; it deals with the creation of the SR-3 zoning district. The intent is to keep the development rights of the Wild Dunes Planned Development as they existed prior to this issue. The amendment contains two (2) major items; they are

- The original Wild Dunes development allowed for up to twenty-five hundred (2,500) residential units; the effect of the creation of the SR-3 district reduces that number by fifty-one (51) to twenty-four hundred forty-nine (49) residential units.
- The existing Wild Dunes PRD document states that no building within five hundred feet (500 ft.) of a roadway outside of the district could be taller than three (3) stories, because the SR-3 moves the boundary closer to the Wild Dunes Villages, which is taller than five (5) stories would make the development non-conforming. The amendment goes back in time to say five hundred feet (500 ft.) from the boundary as it existed at the adoption of the code. The Director reiterated that the intent is to maintain the *status quo* of the PDD as it was prior to the SR-3 inception.

Jack Smith, an attorney with Nelson Mullens et al, who represents Wild Dunes, expressed his gratitude and appreciation of the working relationship they have with the City. The City approached them to change the boundaries and other things that could affect Wild Dunes and try to preserve

the long-term development rights within the original boundary. Giving up those fifty-one (51) lots was the right thing to do and they looked forward to many more years of working with the City.

3. Adjournment

As there were no other persons who wanted to speak, Mayor Cronin closed the Public Hearing at 5:50 p.m.

Respectfully submitted;

Marie Copeland
City Clerk