

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

April 5, 2023; 3:00 PM

Minutes

I. Call to Order: *Mr. Iwan called the meeting to order at 3:00 pm.*

Mr. Iwan, the Vice-Chairman, stated that in the absence of the Chairman, Mr. Dowdy, he will be chairing the meeting.

II. Roll Call:

Present: Larry Iwan
Andy Capelli
Ronald Curran
Luke Farrell
Madeleine Kaye
Joanne Hennessey

Also Present: John Taylor, Jr., *Planning Manager*
Joe Wilson, *Town Attorney*
Stephanie Tillerson, *Town Administrator*
Michael Heidingsfelder, *Council Liaison*

Ms. Hennessey made a motion to accept the agenda as amended in adding a presentation (Kiawah Conservancy Rain Garden Presentation) to the agenda. Ms. Kaye seconded the motion, and it was unanimously approved.

III. Approval of Minutes:

- A. Planning Commission Meeting Minutes of February 8, 2023
- B. Planning Commission Meeting Minutes of March 8, 2023

Mr. Capelli made a motion to table the approval of the minutes until the next meeting as the minutes have not yet been completed. Ms. Kaye seconded the motion, and it was unanimously approved.

IV. Public Comments (Agenda Items Only)

Mr. Iwan asked if there were any Public Comments on any agenda items. No comments were made.

V. Old Business:

A. KiawahNext Update

Mr. Taylor provided an update on the progression and next steps of the KiawahNext Plan. Mr. Taylor stated there were no substantial updates. Mr. Taylor noted that a meeting is scheduled next week with the Kiawah Island Community Association, and project lead Blake Reeves to determine best how we engage with this stakeholder group as one of the remaining major stakeholder groups in the early phase of stakeholder engagement. Once a

date and time has been identified that information will be released to Commissioners. The next phase of the comprehensive plan will be data and analytics, which has been a slight pause in the team losing team members. Mr. Taylor stated this will entail a deeper dive into data reports and plans from the previous few years to be synthesized as part of the process.

Mr. Iwan asked is the survey for the plan still open. Mr. Taylor stated the survey is still open and will remain open throughout the entire project as agreed upon with the consultant team in the beginning stages.

Ms. Kaye asked a question will the slight delay impact the project completion? Mr. Taylor stated he asked our consultant the same question, and it should not. Mr. Taylor stated with the next phase, Kimley Horn, the partner to our consultant team, who is familiar with the traffic data, will be beginning that process as part of the data and analytics, so they should be able to move forward and keep track with the phasing of our plan.

Ms. Kaye asked a follow up question regarding traffic, what role does the proposed, very tentative purchase of the real estate office at the intersection of Beachwalker Drive and the Kiawah Island Parkway play and what impact might that have to the traffic piece of the comprehensive plan? Mr. Taylor stated that right now the intersection improvements would be an independent project. As part of the plan, we would capture the intersection improvements or traffic recommendations goals and strategies for what's in the best interest of the entrance to the island, but Town Council will be focusing on what occurs as far as whether the use of the real estate property is part of the equation or not.

V. New Business:

A. Presentation:

1) Kiawah Conservancy Model Rain Garden

Lucas Hernandez, Weston & Sampson & Lee Bundrick, Kiawah Conservancy

Mr. Taylor introduced Lee Bundrick, Kiawah Conservancy and Lucas Hernandez, Weston & Sampson to present on the Conservancy's Model Rain Garden Project related to storm water management and green infrastructure for Kiawah. Mr. Taylor stated, these demonstration areas would provide the Kiawah community with an understanding of rain gardens, how they work and how they can be used to add greater value to properties.

Mr. Bundrick and Mr. Hernandez gave an overview of various green infrastructure and nature-based solutions. Mr. Bundrick defined and shared the benefits of rain gardens and their relevancy to Kiawah's ground water. These include flood reduction, erosion control, wildlife habitat and biodiversity, pollutant removal among others. Mr. Bundrick also reviewed the rain garden project objectives. Mr. Hernandez presented the two proposed site locations for the rain gardens as well as the tentative schedule which still included securing all proper approvals from the various entities, and advertisement of workshops.

2) What is the Urban Growth Boundary?

Mr. Taylor provided an overview of planning tools and growth management strategies utilized by Kiawah over time. Mr. Taylor shared how the urban growth boundary is a regional planning tool utilized by municipalities. Mr. Taylor further defined and reviewed the Charleston County Urban Growth Boundary (UGB) and Kiawah's relation to the UGB. Mr. Taylor shared in the near future the Town would be exploring options to preserve the character of Betsy Kerrison Parkway as it relates to Kiawah and the UGB.

VI. Correspondence/Staff Comments:

Mr. Taylor addressed the Commission on the status of the Comprehensive Marsh Management Plan established workgroup. Mr. Taylor stated that three priorities have been identified, which include developing a comprehensive communications strategy, updating pervious and impervious surfaces standards and formulating a plan for the current Kiawah River Bridge public access.

Mr. Taylor stated that Charleston County Council did approve Andell West waiver request. This waiver allows the applicant to submit a revised application waiving the one year waiting period.

Mr. Taylor announced Daniel Vincent as the new Planner I hire which he will begin on April 17th. Mr. Taylor reminded the commission that the hearing for Captain Sam's Preliminary Plat Extension Appeal is scheduled for tomorrow (April 6 at 10:30am).

VII. Council Liaison Comments:

Dr. Heidingsfelder reported on the progress of established workgroups developed from the Town Council retreat, to include review of all town ordinances.

Dr. Heidingsfelder reported that at the Council meeting, Council approved second reading of the public hearing notification amendment and shared the topic of the Town council discussing the potential of acquiring the Kiawah Island real estate property for the purpose of the intersection improvements at Kiawah Island Parkway and Beachwalker Drive.

Additionally, Dr. Heidingsfelder reported on the installed Town Council scheduled drop-ins for the community.

VIII. Public Comments:

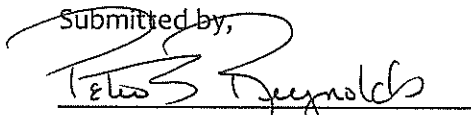
None

IX. Commissioner Comments:

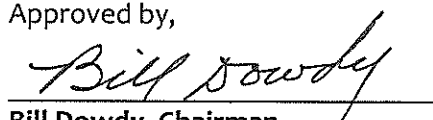
Mr. Farrell stated, he was excited that the Town has shown interest in purchasing the real estate building, to have the ability to mitigate some of the traffic issues and which would provide more utility for the Town and community at that entrance location.

Ms. Hennessy made a motion to adjourn the meeting at 4:22 pm. Ms. Kaye seconded the motion, and it was unanimously approved.

Submitted by,


Petra S. Reynolds, Town Clerk

Approved by,


Bill Dowdy, Chairman

6-7-2023

Date