

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

June 7, 2023, 2:00 pm

Minutes

I. **Call to Order:** *Mr. Dowdy called the meeting to order at 2:00 pm.*

II. **Roll Call:**

Present: Bill Dowdy
Andy Capelli
Ronald Curran
Luke Farrell
Joanne Hennessy
Madeleine Kaye

Absent: Larry Iwan

Also Present: John Taylor, Jr., *Planning Manager*
Stephanie Tillerson, *Town Administrator*
Joe Wilson, *Town Attorney*
Mark Permar, *Kiawah Island Golf Resort*
Roger Warren, *President, Kiawah Island Golf Resort*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of May 3, 2023

Ms. Hennessy made a motion to approve the minutes of the May 3, 2023, Planning Commission Meeting. Mr. Curran seconded the motion, and it was unanimously approved.

IV. **Public Comments**

(Agenda Items Only)

Mr. Capelli stated that one comment was received by email.

V. **Old Business:**

A. **KiawahNext Update**

Mr. Taylor stated the Planning Commission held a workshop prior to the meeting to discuss the plan goals. He indicated another workshop scheduled to continue the discussion, noting that every time a milestone is reached, it will be submitted to the Planning Commission for review before it is published for the Community.

VI. **New Business:**

A. **Comprehensive Plan Amendment Request**

ACP23-000001: Request to change the Future Land Use designation for the property located at Sea Forest Drive (TMS# 209-06-00-344) from Commercial to Active Recreation and Open Space

Mr. Taylor stated that the Comprehensive Plan request from the property owner, the Night Heron Park Company, is to amend the Future Land Use Map designation from Commercial to Active Recreation and Open Space for the subject property at Sea Forest Drive. The property within Night Heron Park is approximately 1.8 acres and currently houses the Kiawah Island Golf Resort Nature Center. This building sits within the greater operations of Night Heron Park

adjacent to the subject property, which includes a pool, recreation fields, fitness center, and The Nest. He provided an aerial photograph of the parcel in Night Heron Park along with images of the site and Nature Center.

Mr. Taylor stated the Future Land Use designation for the subject property is currently *Commercial*, defining the *Commercial* and *Active Recreation and Open Space* categories. Adjacent properties include *Active Recreation and Open Space*, *High-Density Residential*, and *Medium Density Residential* designations.

Mr. Taylor reviewed that the Planning Commission may recommend Town Council approve, deny or approve with conditions the proposed amendment based on the approval criteria, and the Town Council shall act to approve, approve with conditions, or deny the proposed comprehensive plan amendment, based on the approval criteria. The Planning Commission's recommendation and Town Council approval require a simple majority vote of the members present.

The required Public Hearing for the Comprehensive Plan amendment request has been scheduled in accordance with procedures for July 11, 2023.

Mr. Taylor reviewed the approval criteria and key factors of the staff's review based on the applicant's response. He indicated that Planning Staff finds the proposed amendment consistent with the Comprehensive Plan.

Commissioners discussed the exact location of the proposed parcel. Mr. Permar clarified additional questions on an area on the map used for spillover parking, the location of the new Nature Center, the indoor recreation center that would provide indoor activities and recreation during inclement weather, and whether the existing parking would not be eliminated.

Mr. Warren provided information on the planned redevelopment projects for Night Heron Park, including an activities center with an arcade, bar, two golf simulators, an eight-lane bowling alley, and plans for expanded permeable parking areas. He clarified the prioritized access to the bowling alley and is working with the Community Association to better manage access to Resort facilities.

Mr. Permar stated the park area was originally conceived and designed as one whole place that was recreation and park oriented, and the proposal would reconsolidate what was at one time established as a separate parcel and restore it to one classification in the comprehensive plan and underlying zoning.

Ms. Hennessy made a motion to approve the Comprehensive Plan amendment request. Mr. Curran seconded the motion.

Ms. Hennessy asked a clarifying question that access to the facilities is for Resort guests and anyone who lives on the island and uses Night Heron Park and is not open to the general public. Mr. Warren provided additional clarity that this concept would be similar and no distinction from the golf course and restaurants where a reservation is needed. Mr. Warren also shared that the reservation system would be similar in setting aside priority for particular groups such as Governors Club members, residents, resort guests etc.

Following the additional discussion, the motion was unanimously approved.

B. Zoning Map Amendment Request

REZ23-000001: Request to rezone the property located at Sea Forest Drive (TMS# 209-06-00-344) from Commercial (C) Zoning District to the Parks and Recreation (PR) Zoning District. (1.8 acres)

Mr. Capelli made a motion to approve the Zoning Map amendment request. Mr. Curran seconded the motion, and it was unanimously approved.

VII. Correspondence/Staff Comments:

Mr. Taylor provided updates on the following:

- The Charleston County five-year review for their Comprehensive Plan will have a drop-in at Berkeley Electric this afternoon from 5:30 to 7:30. Residents and property owners have been encouraged to partake in the process
- Marsh Management Plan – work continues bringing forth recommendations to the Planning Commission and the Town, with the subcommittee intently discussing the communication plan at their last meeting.
- The Andell West project, the MUSC facility, and the proposed medical facility proposed on Betsy Kerrison Parkway are intended to make their way through some level of engagement with Charleston County in either July or August. Updates will be provided when available.
- Proposed continuing education opportunities will be provided, even if irrelevant to the Commission to fill the yearly requirements.
- Ms. Norberg, the planning department intern, was in attendance at today's workshop.

VIII. Council Liaison Comments:

Mr. Heidingsfelder, the Council Liaison, was not able to attend the meeting, so Mr. Taylor gave updates on items discussed at the June Town Council meeting:

- Andell West
- Upper Beachwalker Parcels – no decisions have been made on the project. Council discussion was to open up to the Community the opportunity for the Town to engage with the developer on if there is an appetite for a planned development district for the parcels.
- Site plans have been received for Lower Beachwalker and are currently undergoing the site plan review approval process.

Ms. Tillerson corrected that it was announced at the Town Council meeting that the MUSC facility would be built in the Seafields area, which is part of the Town, therefore, will be part of the Town's review process and not Charleston County's.

Mr. Capelli questioned if the move of the MUSC facility to change zoning was to add additional approvals other than a preliminary plat. Mr. Taylor stated that there is nothing at this time, but several things have changed, and once the scope of work is received, the determination can be made on the need to come back to the Planning Commission.

Mr. Capelli stated there has been much conversation about alternatives on the Upper Beachwalker parcels, which Town Officials are presenting for consideration by the Partners. He questioned when something from the Partners is expected to come before the Planning Commission. Mr. Taylor indicated that he could not give a timeline and that the applicant/property owner would have to make those decisions.

Ms. Kaye added at yesterday's Council meeting, when the Mayor talked about this process, he very clearly stated that the Planning Commission had approved the preliminary subdivision plat in October. She expressed concern that there may not be a full understanding of or appreciation of the process in the Community, and she is not sure that community members knew exactly what was approved by the Planning Commission. She wanted the Community to understand that there's still quite a lot of process going forward.

Mr. Taylor agreed, clarifying for the record that the Town has not received any site plans or anything else for the parcels beyond the preliminary plat that was approved. Ms. Hennessy clarified again that the buildings had not been approved, the conceptual plan approved an access

road from Beachwalker to parcel eight, but the buildings that appeared on the plan were a concept. What will be built there will come back either some form of what the Commission saw in October or, hopefully, something completely new.

Mr. Taylor that no buildings have been approved. The approval goes through the Town's site plan review approval process for non-single family residential that checks through all zoning standards, and that process has not commenced. He also indicated that the potential plan development district is an option that would require Planning Commission approval. If property owners do not pursue plan development and proceed with a by-right plan, that will go through our normal site plan review process, where the Commission would not necessarily engage with what happens on that site.

IX. Public Comments:

Cherie Gallagher – 119 Spartina Court

Ms. Gallagher thanked Mr. Taylor and the Commission for explaining the approval. She attended the Town Council meeting and stated that the presentation slide, which included the buildings and indicated Planning Commission approval, was unclear and confusing. She was glad it was clarified.

X. Commissioner Comments:

Mr. Farrell thanked Mr. Permar and Mr. Warren for their presentation, ideas, and the continued great development of Kiawah.

Ms. Kaye stated that much progress has been made on the Marsh Management Plan communications. She thanked Ms. Pomrenke, who is leading the charge in the collaborative efforts coordinating the group from the Resort, the Conservancy, KICA, and the Town, who will start the communication this summer or in the fall. She noted discussion in the Comprehensive Plan Workshop around *broader educational efforts*, noting this was a really good example of that work being done.

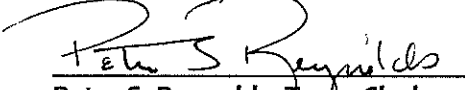
Ms. Hennessy thanked the Resort, stating that she was looking forward to the redevelopment of Night Heron Park and thinking of Kiawah's future.

Mr. Curran stated that during the MUSC presentation at the Town Council meeting, a comment was made about possibly having to rezone for an emergency room. Ms. Tillerson indicated that the request was in progress.

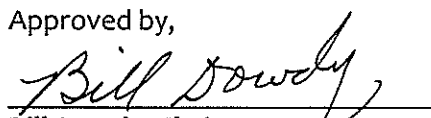
XI. Adjournment:

Ms. Kaye made a motion to adjourn the meeting at 3:09 pm. Mr. Farrell seconded the motion, and it was unanimously approved.

Submitted by,


Petra S. Reynolds, Town Clerk

Approved by,


Bill Dowdy, Chairman

10-6-2023
Date