

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

March 8, 2023; 3:00 PM

Minutes

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

II. **Roll Call:**

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

Also Present: John Taylor, Jr., *Planning Manager*
Michael Heidingsfelder, *Council Liaison*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of January 11, 2023

Ms. Hennessy made a motion to approve the minutes of the January 11, 2023 Planning Commission meeting. Mr. Capelli seconded the motion, and it was unanimously approved.

IV. **Public Comments (Agenda Items Only)**

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

V. **Old Business:**

A. **KiawahNext Update**

Mr. Taylor provided minor updates on KiawahNext, our comprehensive plan update. Mr. Taylor stated that prior to the meeting, the Planning Commission held a workshop to discuss the initial stakeholder engagement sessions and that conversations with the various stakeholder groups will continue to be had. Regarding the survey, Mr. Taylor stated that it has been released and has strategically a targeted release where the initial release was to the broader community. The first target of the release was towards residents and property owners. Mr. Taylor stated KICA pushed out the survey information engage all residents and property owners. The next phase will be pushed out to major employers so that we can receive feedback from businesses and employees. Over 600 respondents were received as of this morning. Prior to the stakeholder sessions and targeted first push there were just over 300 survey respondents. Mr. Taylor shared that the majority of respondents identified as property owners or full-time residents. The lowest percentage were of those who own or rent a business followed by those who are employed on Kiawah. Mr. Taylor reaffirmed that staff would like to reach as many people as possible and that has been seen through the survey responses. Mr. Taylor encouraged members of the commission to continue to talk to their neighbors, groups, organizations, and clubs about completing the survey. Regarding the next phase of the stakeholder engagement, Mr. Iwan asked for staff to share the schedule of the second

group of listening sessions as soon as possible to better coordinate with scheduling and attendance of commissioners. Data and analysis phase will follow the initial stakeholder engagement session.

Mr. Capelli made a statement that the plan should consider how we distinguish part-time owners and investors on Kiawah. Commissioners discussed the differences in part time owners, compared to person owning on Kiawah who travel or visit in a shorter time period, substantially less than a few months out of the year. Mr. Taylor affirmed the qualitative responses received thus far have added great value to understanding and projecting the identity and vision for Kiawah.

Ms. Kaye asked Mr. Taylor to clarify the analytical data referenced in the next phase and will there be recommendations presented along with the data. Mr. Taylor responded that these would include data and reports from various entities, as census data, demographic data, characteristics of Kiawah, real estate, etc. The presentation of data would be still part of the input and intake process of the planning process in gathering information, so at this stage there would be no recommendations.

Mr. Taylor reaffirmed that commissioners would have an opportunity to respond to any drafted language or input data as part of this plan. He also stated we will continue to receive input however, there will be a point in the process to where comments and feedback will be summarized for the plan for recommendations. Additional as part of the plan, Mr. Taylor stated that we will identify the large themes and goals from the summation of feedback.

V. New Business:

A. Presentation:

1) Introduction of Landscaping and Tree Preservation Standards

Mr. Taylor shared an introduction on the purpose of the Town developing a landscape and tree preservation ordinance. Mr. Taylor stated that as Kiawah continues to grow and mature, the strategies in which landscape and tree preservation guidelines and standards are deployed must also mature or evolve to ensure the concept of designing with nature is not compromised and that this concept is sustained as part the identity of Kiawah. Mr. Taylor highlighted the various benefits of trees as well as the elements and factors that the commission should consider when developing the ordinance. These included designing with nature, native plants, the comprehensive plan, sight design, materiality, applicability to contrasting neighborhoods, rights of way standards. Finally, Mr. Taylor presented the next steps of developing an ordinance. The next steps included establishing workgroup with key stakeholders to include residents, researching leading communities and ordinances, interviewing landscape architects and design teams, measuring against feedback of the KiawahNext Plan and following through with adoption process from Planning Commission to Town Council. The target date to have a recommendation date is the June Planning Commission meeting.

Mr. Dowdy stated that various members of the commission will be used within smaller workgroups as we develop ordinances for adoption, and thanked Mr. Iwan, Ms. Hennessy, and Dr. Curran for contributing their services to this tree preservation workgroup.

Mr. Capelli asked a question regarding the direction of the ordinance, will this proposed ordinance be building on existing framework of “Designing with Nature” and will there be any conflict with the current structure and applicable standards and processes for the Architectural Review Board. Mr. Taylor responded, yes in short, the “Designing With Nature” standards will be used as a tool to help develop the ordinance. Mr. Taylor further clarified that this ordinance should be developed in a way that is irrespective of the Architectural Review Board practices today and should define

landscape and tree preservation standards for the Town which would be applicable to all properties within the Town.

Mr. Iwan inserted, the Town has zoning regulations that are required and the neighborhoods, the ARB could have more restrictive standards, but a property owner would need to meet the minimum standards outlined within the code. Mr. Taylor provided the example that as the Town has particular height and setback standards, new landscape and tree preservation standards would become part of the zoning ordinance. And further clarified that the larger conversation of the movement or changes to the structure of the current ARB should not be the focus in drafting this particular ordinance but we should focus on our own standards of what would apply to Town properties.

Mr. Heidingsfelder further shared that for the zoning ordinance, we should design what we think is right for the Town for our long-term vision. If there is a conflict, we, the Town are setting the minimum standards for which others would need to comply and others as the ARB could go beyond the minimum standards. He also clarified that the larger ARB issue and changes is a matter of Town Council which a workgroup has been formed to resolve those concerns and reiterated that the Planning Commission should focus the ordinance to implement your vision from the Comprehensive Plan as it related to trees and landscaping.

Mr. Capelli, added that the ordinance should include safety elements to me mindful of tree replacement and

VI. Correspondence/Staff Comments:

Mr. Taylor shared on March 3rd; the Marsh Management Workgroup met. Mr. Taylor stated that three priorities have been identified with a goal to accomplish by the end of the year; 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 shared that Town Council did approve the first reading for the public notification amended ordinance for changes in public notification requirements.

Mr. Taylor provided the Commission with a copy of the Kiawah Conservancy's Nature Based Solutions Manual, which is an effort connected to communicating stormwater and green infrastructure solutions for Kiawah property owners. The manual would be a great resource for the upcoming work of the Marsh Management workgroup.

Mr. Dowdy recognized Mr. Capelli and Ms. Kaye for serving on the Marsh Management workgroup.

VII. Council Liaison Comments:

Mr. Heidingsfelder reported on updates from Town Council. Mr. Heidingsfelder suggested looking at benchmarks for what other communities are doing as part of developing tree preservation ordinance. He also stated that a member of the community made a reference about the topic housing that should be included in the comprehensive plan.

Mr. Heidingsfelder highlighted the conversation of Council regarding Andell West, which included working with Riverstone and the community on "Plan B" that addressed a large amount of presented concerns. As well as the efforts of Council engaging with Kiawah Partners on the area of Beachwalker Drive and Kiawah Island Parkway to be able to comprehensively plan for the area.

Mr. Heidingsfelder announced the launch of the community informal drop-in meetings of Town

Council with two members of Town Council which will take place on March 10th. (9am-11am)

Mr. Capelli asked a question regarding the presentation by MUSC to Town Council evaluating a site within the Town of Kiawah Island and would that come before the Planning Commission? Mr. Heidingsfelder clarified that the site is unknown but if that proposal materialized it would have to go through the Towns processes.

Ms. Kaye made a statement about the number of homes remaining on Kiawah as related to comments made during the Council meeting. She shared that it would be beneficial to the Comprehensive Plan process to have those actual numbers.

VIII. Public Comments:

None

IX. Commissioner Comments:


Dr. Curran highlighted the progress of Andell West and the intersection of Beachwalker Drive and the Kiawah Island Parkway discussions is positive and the upcoming tree preservation ordinance relative to the conversations of the ARB will be important step for the Town.

Mr. Dowdy echoed the excitement of the Mayor and Council regarding the development of “Plan B” for Andell West.

Mr. Iwan made a comment regarding the timeline for the proposed tree preservation ordinance giving the scope. Mr. Iwan also stated that success of previous projects completed by the Goodwin Family, which speaks to the engagement with Andell West proposal.

Ms. Iwan made a motion to adjourn the meeting at 4:07 pm. Mr. Farrell seconded the motion, and it was unanimously approved.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Bill Dowdy, Chairman

6-7-2023
Date