

**SPECIAL CALL**  
**PLANNING COMMISSION MEETING**  
Kiawah Island Municipal Center  
November 15, 2023; 11:30AM

Minutes

I. **Call to Order:** *Mr. Iwan called the meeting to order at 2:13 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*  
Stephanie Tillerson, *Town Administrator*

III. **Public Comments:** *(Agenda Items Only)*  
None

IV. **New Business:**

**A. Zoning Text Amendment**

- 1) #AZO23-000004 | Request to amend the Town of Kiawah Island’s Land Use Planning and Zoning Ordinance to establish tree preservation and landscape standards.

Ms. Hennessy stated that during the Workshop, the Commission received valuable input from professionals and heard some new information. Also discussed was having another workshop on November 29<sup>th</sup> with the intention of making a recommendation to the Town Council for the December 6<sup>th</sup> meeting.

Mr. Capelli stated the draft of the ordinance, revised after the task force meeting, would have to come back to the Planning Commission, so there should be firm dates for the workshop and the Planning Commission meeting. Specifically spelling out what the agenda item is going to be.

Mr. Farrell agreed there should be a timeline established for the steps being taken to include Mr. Taylor's ability to get the revised draft of the ordinance out to the contractors. Then, the contractors get their response back to the Commission before the 29th, and fifteen days prior to the meeting, we put the ordinance on the Town Council’s agenda.

Mr. Taylor stated that he would prepare the revised draft but would like to have the subcommittee meet to review the revised draft so that they are on the same page on several of the issues discussed today. The meeting was scheduled for November 21<sup>st</sup> at 11:00 am.

Mr. Taylor stated that he would make as many edits as he could in the next few days to send the revisions back to the entire commission quickly. On the 21<sup>st</sup> the subcommittee will review in detail

feedback received. If there are no substantive items, the goal is to have a newly revised draft sent out to the Commission on the 22<sup>nd</sup> for the workshop on the 29<sup>th</sup> at 9:00 am. The expectation is to have an ordinance recommendation on the December 6<sup>th</sup> regularly scheduled Planning Commission meeting.

***Mr. Capelli made a motion to table the agenda item calling for the approval of the text of the zoning amendment. Ms. Hennessey seconded the motion, and it was unanimously approved.***

**V. Correspondence/Staff Comments:**

**VI. Public Comments:**

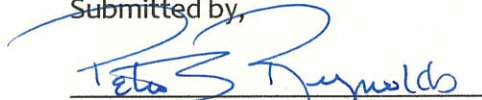
**VII. Commissioner Comments:**

Commissioners engaged in an in-depth discussion of suggested revisions or modifications to the draft ordinance presented at the meeting. Discussion included comments on documentation, the Purpose and Intent, the definition of major improvement, permitting and surveying, new construction and lot preparation, tree preservation and landscape plans, and tree mitigation.

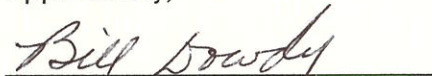
**VIII. Adjournment:**

***Ms. Hennessey made a motion to adjourn the meeting at 3:15 pm. The motion was seconded and was unanimously approved.***

Submitted by,

  
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Petra S. Reynolds, Town Clerk

Approved by,

  
\_\_\_\_\_  
Bill Dowdy, Chairman

2-16-2024  
Date