

**TOWN COUNCIL PUBLIC HEARING**  
**Municipal Center Council Chambers**  
**July 11, 2023; 11:00 am**

Minutes

**I. Call to Order: Mayor Labriola called the meeting to order at 11:00 am.**

**II. Roll Call:**

**Present at Meeting:** John D. Labriola, Mayor  
John Moffitt, Mayor Pro Tem  
Russell Berner, Councilmember  
Brad Belt, Councilmember

**Present Via Zoom:** Michael Heidingsfelder, Councilmember

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

**III. Public Hearing:**

**A. Ordinance 2023-10 – An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Property (209-06-00-344) From “Commercial” to “Active Recreation and Open Space**

Mr. Taylor stated that the Comprehensive Plan - Future Land Use Map Amendment Application was a request from the property owner, the Night Heron Park Company/Kiawah Island Golf Resort, 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. The 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 Café and Market.

Mr. Taylor provided an aerial image outlining the subject parcel in Night Heron Park and images of the site and Nature Center. The Future Land Use Designation for the subject property is currently *Commercial*, defining the *Commercial* and *Active Recreation and Open Space* categories.

Mr. Taylor provided the Future Land Use Map Designation as it currently exists, highlighting the subject property and the adjacent properties, which include the *Active Recreation and Open Space*, *High-Density Residential*, and *Medium Density Residential* designations.

Mr. Taylor stated that the Planning Commission reviewed the application at the June 7<sup>th</sup> Planning Commission meeting and unanimously recommended approval by a vote of seven to zero. Based on those actions comes before Town Council as a recommendation of approval.

Mr. Taylor reviewed the approval criteria and key factors of the staff’s review based on the applicant’s responses. The proposed amendment...

- Provides greater zoning consistency with Night Heron Park facilities. Night Heron Park is a centralized location for recreational activity, both past and present.
- Provides an opportunity to modify the property boundaries of the current irregular-shaped parcel. The shape boundaries restrict redevelopment for the subject property.

- The proposed zoning and future land use designation reduce the future intensity of land uses for Night Heron Park.
- Proposed developments will need to be approved through the site plan review approval process.

He indicated that upon review Planning Staff finds the proposed amendment consistent with the Comprehensive Plan.

**B. Ordinance 2023-11 – An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning, Article II. - Zoning, Division 2. - Zoning Map/Districts, Section 12-62. – Zoning Map by Rezoning the Property (209-06-00-344) From the “Commercial” (C) Zoning District to the “Parks and Recreation” (PR) Zoning District**

Mr. Taylor stated the Zoning Map Amendment Application was a request from the property owner, the Night Heron Park Company/Kiawah Island Golf Resort, 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*. The property within Night Heron Park is approximately 1.8 acres and currently houses the Kiawah Island Golf Resort Nature Center. As in the previous Comprehensive Plan amendment request, the 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 Café and Market.

Mr. Taylor provided a picture of the Zoning Map as it currently exists, highlighting the subject property and the adjacent properties, which zoning categories; *R3- Highest Density Residential*, and *R-2-O – Residential Two Overlay District - Medium Density Residential*.

Mr. Taylor provided an aerial image outlining the subject parcel in Night Heron Park and images of the site and Nature Center. Mr. Taylor pointed out the subject property on the Zoning Map as *Commercial*. The same comments would apply based on the interpretation of this being within a greater context of Night Heron Park’s current operations.

Mr. Taylor reviewed a comparison of the commercial standards for the *Commercial Zoning District* and the standards for the *Parks and Recreation District*, noting that the *Parks And Recreational Zoning District* captures the greater Night Heron Park, and all of the uses that currently exist fall under this *Parks And Recreational Zoning District*.

Mr. Taylor stated that the Planning Commission reviewed the Zoning Map amendment application at the June 7<sup>th</sup> Planning Commission meeting and unanimously recommended approval by a vote of seven to zero and consideration for first reading after the Public Hearing.

Mr. Taylor reviewed the approval criteria and key factors of the staff’s review based on the applicant’s responses. The proposed amendment...

- Provides greater zoning consistency with Night Heron Park facilities. Night Heron Park is a centralized location for recreational activity, both past and present.
- Provides an opportunity to modify the property boundaries of the current irregular-shaped parcel. The shape boundaries restrict redevelopment for the subject property.
- The proposed zoning and future land use designation reduce future intensity of land uses for Night Heron Park.
- Side setbacks are increased by 5’ with the proposed PR zoning designation.
- Proposed developments will need to be approved through the site plan review approval process.

He indicated that upon review Planning Staff finds the proposed amendment consistent with the Comprehensive Plan.

**Mayor Pro Tem Moffitt made a motion to open the Public Hearing. Councilmember Berner seconded the motion, and it was unanimously approved.**

Mayor Labriola noted that two letters were received and attached to the hearing materials for the record.

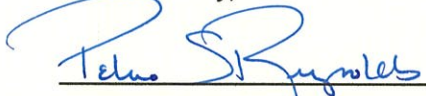
No public comments were received.

**Mayor Pro Tem Moffitt made a motion to close the Public Hearing. Councilmember Berner seconded the motion, and it was unanimously approved.**


**IV. Adjournment:**

*The meeting was adjourned at 11:22 am.*

Submitted by,

  
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Petra S. Reynolds, Town Clerk

Approved by,

  
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John D. Labriola, Mayor

8.4.2023  
Date