

SPECIAL PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers
June 17, 2014; 10:00AM

AGENDA

- I. Call to Order: Mr. Iwan called the meeting to order at 10:00 am**
- II. FOIA:** Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island
- III. Roll Call:**
- Present:** **Larry Iwan, Vice Chairman**
 Bill Dowdy
 Jack Koach
 Dan Prickett
- Absent:** **Fred Peterson, Chairman**
 Andy Capelli
 Gale Messerman
- Also Present:** **Lauren Patch, Council Liaison**
 Dan Pennick, Charleston County Planning & Zoning
 Frank Toland, Charleston County Planning & Zoning
- IV. Approval of Minutes:**
None
- V. Old Business:**
None
- VI. New Business:**
Subdivision Requests:
- A. #SBMA-16154-F** **Lands of Rabbit Island Kiawah LLC**
 Final Approval of Little Rabbit Island
 16 Lots and Neighborhood Dock

Mr. Frank Toland with Charleston County Planning and Zoning stated the owner of the property is Lands of Rabbit Island Kiawah, LLC. Mr. Toland stated that the parcel of property is 5.292 acres, to create sixteen lots with a neighborhood dock.

Mr. Toland indicated that;

- the Engineering Department has completed an onsite inspection and has certified that the roads have been constructed to the Town of Kiawah Island Road Code Standards,
- the water and sewage system has been approved by DHEC,
- the water and sewage system has been accepted by the Kiawah Island Utility,
- staff is recommending the cashier's check be returned to the developer.

Mr. Toland stated that staff requested a copy of the letter concerning Exhibit 13.2, the parcel specific development standards, requiring a minimum of thirty percent open space. He stated that the developer was present to address the issue.

Mr. Spencer Nash, Landscape Architect and Land Planner, distributed and discussed the presented plat delineates the portion of the parcels that are considered unimproved areas. He stated that at the point these areas calculate into a little more than forty-six percent of open space which exceeds the thirty percent requirement.

Mr. Iwan asked if the two lots, one on each side of the entrance, that were previously designated for possible future development were included in the calculations of open space and if developed would the thirty percent requirement still be met. Mr. Nash stated that the lots were included in the open space figures but would not be developed. Mr. Earl Carrera clarified that he signed an agreement with Kiawah Partners that the two lots would not be developed and intentions are that the lots be donated to the Kiawah Island Conservancy leaving fourteen developable lots.

Mr. Prickett stated that in a previous meeting the possibility of cutting a turning lane so as to not hinder traffic was discussed. Mr. Nash stated the engineers that have done most of the work on Kiawah over the years did the studies using DOT standards and concluded that, with the close proximity to the bridge guardrail and the bike path, the entrance does not require a deceleration lane.

Mr. Prickett stated that the neighborhood will be quite narrow and questioned if there is a requirement on each of the properties for two visitor parking spaces in the driveway. Mr. Nash responded by stating that the ARB did not require parking spaces or a backup area but did note that on the smaller lots the additional spaces would be added. He indicated that most of the homes will have space for parking under the home, space for two additional vehicles and the garage area. Mr. Carrera stated most of the homes have deep lots where visitor parking would not be an issue.

Mr. Carrera thanked the Commission members for their attendance at this meeting.

Mr. Prickett made a motion for final plat approval and release of bond funds to the Lands of Little Rabbit Island, LLC, The Pointe. The motion was seconded by Mr. Dowdy and unanimously passed.

VII. Correspondence/Staff Comments:

None

VIII. Council Liaison Comments:

None

IX. Public Comments:

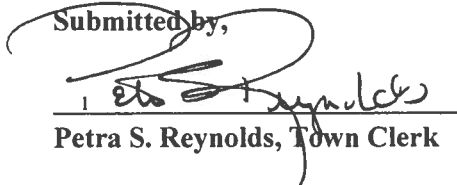
None

X. Commissioner Comments:

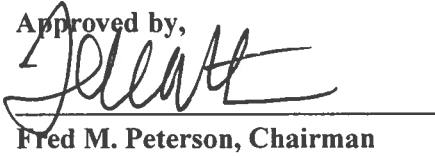
XI. Adjournment:

Mr. Prickett made a motion to adjourn the meeting 10:13 am. The motion was seconded by Mr. Koach and passed unanimously.

Submitted by,


Petra S. Reynolds, Town Clerk

Approved by,


Fred M. Peterson, Chairman

7.2.2014
Date