

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers
May 7, 2014; 3:00 PM

MINUTES

- I. Call to Order:** *Mr. Peterson called the meeting to order at 3:00 pm.*
- 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:** Fred Peterson, Chairman
Larry Iwan, Vice Chairman
Andy Capelli
Dan Prickett
Gale Messerman
- Absent:** Bill Dowdy
Jack Koach
- Also Present:** Lauren Patch, Council Liaison
Joel Evans, Charleston County Planning & Zoning
John Carrillo, Charleston County Planning & Zoning
Heidi Hoepfner, Land Development Project Manager, Bennett Hofford
Construction Company
- IV. Approval of Minutes:**
- A. Planning Commission Meeting Minutes of March 5, 2014
- Mr. Iwan motioned to approve the minutes of the March 5, 2014 Planning Commission meeting. The motion was seconded by Mr. Prickett and the minutes were approved unanimously as amended.*
- V. Old Business:**
- None
- VI. New Business:**
- Subdivision Requests:
- Mr. Carullo with Charleston County Planning and Zoning gave a PowerPoint presentation for the preliminary plat approval for Riverview and for Ocean Park Phases 6, 7, & 8.

A. #SBMA-17159-P

**Lands of Kiawah Riverview Investors, LLC
Preliminary APPROVAL, Riverview
(Kiawah River Commons)
Property Line Adjustment**

Mr. Carullo stated that the owner of the property is Kiawah Riverview Investors, LLC, and the parcel is currently zoned R2/Commercial. He stated the parcel is approximately 9.166 acres of highland with a proposed 23 single family lots, one condominium regime lot, and a community area with a dock.

Commission members viewed maps and aerial photographs of the proposed subdivision property.

Mr. Carullo indicated that Planning and Engineering have reviewed the proposed Preliminary Plat application, and find that it is consistent with *Article 12C, Subdivision Regulations*. The roads and drainage systems will be constructed to the Town of Kiawah Island Road Code standards. He noted that the preliminary plat was approved by the Planning Commission in January 2014, but due to an error on the property line, a new preliminary plat was submitted and recorded to correct this issue. Mr. Carullo stated that the new plat does still meets all the current requirements. He also indicated that prior to final approval, previous listed contingencies must be met.

Mr. Carullo discussed the error with members and the effect that the change would have on the size of lots and common space.

Mr. Capelli stated that since the plat presented today had been amended it should be approved by the Planning Commission.

Mr. Capelli made a motion for preliminary plat approval, for the Lands of Kiawah Riverview Investors, LLC, Riverview (Kiawah River Commons) property line adjustment. The motion was seconded by Mrs. Messerman.

Ms. Heidi Hoepfner, Land Development Project Manager, with Bennett Hofford Construction Company responded to Mr. Capelli's comment by stating that with the property line adjustment, there had been some voluntary changes made that would increase the project's open space. She indicated that looking at the presented preliminary plat the impacted lots were 127, 129 and 153. She stated that these lots were made smaller.

Mr. Peterson called the question. Commission Members voted unanimously to approve the motion for preliminary plat approval.

B. #SBMA-18261-P

**Lands of Kiawah Resort Associated, LP
Preliminary APPROVAL, Ocean Park
Phases 6, 7, & 8**

Mr. Carullo gave a presentation for the Preliminary Approval, Ocean Park, Phases 6, 7, & 8. The property is 79.438 highland acres, includes 94 lots and is zoned R2. The application was submitted by SW & A Surveying and the owner of the property is Kiawah Development Partners, LLC.

Commission members viewed maps and aerial photographs of the subdivision property.

Mr. Carullo stated that Planning and Engineering have reviewed the proposed Preliminary Plat application, and find that it is consistent with *Article 12C, Subdivision Regulations*. The roads and drainage systems will be constructed to the Town of Kiawah Island Road Code standards.

Mr. Carullo noted the developer has indicated this Preliminary Plat will be completed in phases. He stated that Ocean Park is identified within the Development Agreement, Exhibit 13.2: Parcel-Specific Development Standards (Restated and Adopted 12-03-2013) Parcel #43, with a total of 349 lots.

Mr. Carullo stated that prior to final approval the following contingencies must be met:

- 1. Street plans, profiles, and typical sections and a detailed drainage plan with drainage computations are to be submitted to the Director of Public Works for approval.*
- 2. Tie drainage system into a maintained canal or tidal stream of adequate size as required by the Town of Kiawah Island Road Code.*
- 3. Provide and dedicate drainage easements as required by the Town of Kiawah Island Road Code.*
- 4. Construct paved streets and install drainage systems in accordance with the requirements of the Town of Kiawah Island Road Code, Subdivision Regulations, and approved street plans and profiles.*
- 5. Install the necessary drainage ditches and fill where necessary so as to properly drain all lots.*
- 6. Construct stub streets along with other streets in the subdivision.*
- 7. Erect street name signs and required traffic control signs of the approved type. All street name signs must be approved and reserved by the E-911 Section of Charleston County.*
- 8. Approval of this plat does not necessarily give approval to the width of any drainage easements shown.*
- 9. Submission of a Certificate of Title or sworn Affidavit of Ownership of each person or persons dedicating streets and/or easements.*
- 10. Lots must comply with the provisions of the Subdivision Regulations pertaining to final plats and final approval.*
- 11. This Preliminary approval in no way constitutes Final approval of any individual lot in this subdivision.*
- 12. Provide water supply system and sewer collection system per Kiawah Island Zoning Ordinance, Article 112A-401.*

Members viewed the preliminary plat for each proposed phase, aerial photographs and a plat of the four dock locations for the project.

Mr. Capelli questioned how many of the 349 permitted lots in Ocean Park have been platted. Mr. Carullo responded by stating that he did not have the recent count but would review his records and reply via e-mail.

Mr. Capelli made a motion for preliminary plat approval, Lands of Kiawah Resort Associated, LP, Ocean Park Phases 6, 7, & 8. The motion was seconded by Mr. Prickett.

Mr. Peterson, along with the Commission members, agreed with Mr. Capelli's curiosity in the number of lots that were platted and discussed additional questions on the preliminary plat.

Following the discussion, Mr. Peterson called the question and Commission Members unanimously voted to approve the motion.

C. The developers for Riverview would like to update the Planning Commission concerning their Development Plan for the proposed Condominium Units.

Ms. Heidi Hoepfner distributed exhibits that depicted the proposed condominium area, pavilion area and revised entrance with landscape design for the Riverview project. She stated that the start of the project was very close with the impending issuance of a demolition permit and the subsequent approval of a conditional plat by the Commission.

Ms. Hoepfner stated that the project building would begin with the pool pavilion area and discussed the presented rendering that had received preliminary ARB approval and would still need County approval. She noted that the rendering for dock did meet with Town ordinance and had also received DHEC/OCRM permit approval. Ms. Hoepfner discussed member questions to include the pool size and configuration, pool elevation and kayak storage. Mr. Capelli noted the fencing that would surround the pool and questioned if the DHEC regulation had been changed from a requirement of five foot to the four foot on the rendering. Mr. Tarkany responded by stating that the plans followed a rule of 48 inches with less than four inches between the piers.

Ms. Hoepfner discussed the rendering of the Riverview entrance, describing the cul-de-sac entrance having a fifty foot radius circle. She stated that ARB requested that landscaping blend with the existing landscaping along Beachwalker Drive and will use a paving system eliminating the need for a concrete circle. Ms. Hoepfner explained that the honeycomb pavers that are structurally acceptable for heavy apparatus used fire and utility service. She indicated pavers would allow grass to grow through it to create the look of a more linear design but still meet the road codes.

Ms. Hoepfner discussed that the landscape design had included additional plantings along the Inlet Cove properties. She indicated that the additional landscaping was in response to residents of Inlet Cove who expressed concerns with the buffer at the back side of their properties. Ms. Hoepfner stated that she sent a letter to the residents explaining the process by which the buffer will be evaluated by the ARB during the construction phases and will be adjusted as needed to provide the required buffer.

Ms. Hoepfner answered additional questions of Commission members. Members also addressed questions to the Fire District representative, Chief Ghi, in reference to the pavers that would be used in the entrance design.

Ms. Hoepfner discussed the rendering of the proposed condominium area. She stated that she had been working with County staff to make sure that the building footprint complies with the open space requirements of the 2005 Development Agreement and Town ordinances. She stated that the rendering shows a design of four buildings with six condos per building.

Ms. Hoepfner called attention to the Letter of Intent on Riverview that was provided to the Commission. She noted that the letter was intended to make everyone aware of what was going to be happening on the site.

VII. Correspondence/Staff Comments:

A. Bennett Hofford Letter of May 1, 2014; Riverview Future Landscape Design

Mr. Peterson stated the correspondence was the letter referred to by Ms. Hoepfner to the home owner of 57 Inlet Cove regarding the entrance to Riverview. He complimented Ms. Hoepfner on her reaching out to address the concerns if the Inlet Cove residents.

VIII. Council Liaison Comments:

None

IX. Public Comments:

None

X. Commissioner Comments:

Mr. Capelli asked if there was an update on it and when an answer was forthcoming to the legal opinion on the Town's ordinance. Mr. Peterson stated that he would follow-up on the matter.

Mr. Capelli stated that recent information that communicated about a proposed project on Rhett's Bluff, might suggest a re-zoning from the current R-1 classification.

Mr. Capelli stated that minutes from the January meeting that were approved at the March meeting, where he was unable to attend, included some non-substantive errors that he would correct with the Clerk.

Mr. Iwan thanked the representatives of Bennett-Hofford for their response to the Inlet Cove residents. He stated that he reviewed the concern of Ms. Margaret Sheikh, homeowner of 57 Inlet Cove, in regards to the close proximity of the property line. Mr. Iwan stated that there

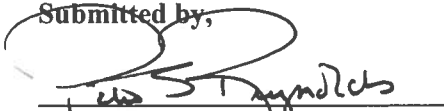
was a distance of 25 feet and her concerns would be resolved with proper landscaping for a sound and light buffer.

Mr. Peterson stated that on May 6th prior to the Town Council meeting, the Mayor made a presentation of a plaque to commemorate the annexation of Freshfields. He stated that the plaque would be installed at the entrance to Town Hall.

XI. Adjournment:

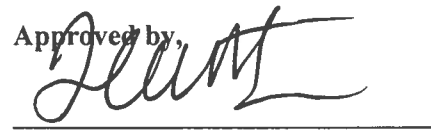
Mr. Iwan made a motion to adjourn the meeting 4:00 pm. The motion was seconded by Mr. Capelli and passed unanimously.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

7-2-2014
Date