

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

November 5, 2014; 3:00 PM

MINUTES

- I. **Call to Order:** *Mr. Peterson called the meeting to order at 3:01 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
Bill Dowdy
Jack Koach
Dan Prickett
Gale Messerman

Absent: Andy Capelli

Also Present: Lauren Patch, Council Liaison
John Carullo, Charleston County Planning & Zoning

IV. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of October 8, 2014

Mrs. Messerman motioned to approve the minutes of the October 8, 2014 Special Planning Commission meeting. The motion was seconded by Mr. Dowdy and unanimously passed.

V. **Old Business:**

Mr. Peterson requested to amend the agenda to address questions that were raised in the Citizen's Comments of the October meeting. With no objection from Commission Members, Mr. Peterson addressed the issue raised by Mr. Morgenstern concerning the Kiawah Island Utility's proposed new water line.

Mr. Peterson stated that Mr. Morgenstern questioned if the Planning Commission should not be involved in the planning process of the water line project. Mr. Peterson indicated that after researching the concern, he located a section of the Municipal Association of South Carolina (MASC) Comprehensive Planning Guide that stated once the Comprehensive Plan is in place:

"No NEW street, structure, utility, square, park or other public way, grounds, open space or public building for any use, whether publicly or privately owned, may be constructed or

applies to trees within five feet of the edge of pavement.

Commission members engaged in a discussion of liability issues and the provision in the Road Code that allows the Commission to make an exception, to the requirement to remove the trees, based on preservation.

Mr. Dowdy made a motion for the Final Approval of Ocean Park Phase 3. Mr. Koach seconded the motion and the motion was unanimously passed.

2. #SBMI-19208 Lands of William & Kelly Frye
 Lot 560 Ruddy Duck Court

Mr. Carullo with Charleston County Planning and Zoning stated the owner of the property is Lands of William & Kelly Frye and the parcel of property is .89 acres. The property owners wish to subdivide the parcel creating two lots.

Mr. Carullo stated the Planning Department recommended Final Approval of the minor subdivision into two lots. Both parcels would meet the requirements of the R-1 Zoning District.

Mr. Prickett stated it was his observation that this lot is similar in configuration to all the cul-de-sacs along Bufflehead Drive with two larger lots on the outside corners and smaller lots in the cul-de-sac. The size of the lots have allowed owners to build their homes further back on the lots creating a buffer between the street and the homes. Mr. Prickett indicated that he is concerned that if the Commission allows the division of the parcel that it will change the nature of Bufflehead Drive and what the developer intended by creating larger lots. He stated that in his view the subdivision of the lot would hurt the neighborhood and what is along Bufflehead Drive.

Mrs. Messerman also looked at the property and agreed with Mr. Prickett's concerns. She added she felt like the change would alter the ingress and egress to the area and felt that the neighbors would have concerns as well.

Commission members discussed Mr. Prickett and Mrs. Messerman's concerns along with the layout of the properties on Bufflehead. Members deliberated options open to them in delaying a decision on the approval to provide addition time for members to look at the lot and to request additional maps from County staff.

Mr. Prickett made a motion to table approval of the subdivision of Lot 560 Ruddy Duck Court and request from County staff additional maps of Bufflehead Drive. Mr. Koach seconded the motion. The motion was unanimously passed.

VII. Correspondence/Staff Comments:

Mr. Peterson indicated that a previously approved Ocean Park preliminary plat had been redrawn and is expected to be presented at the December meeting.

VIII. Council Liaison Comments:

Mr. Patch stated that this would be his last meeting as Planning Commission liaison. He thanked Commission Members for their diligent and professional service during his term on Town Council.

Mr. Patch reminded Commission Members to begin work on the 10 year rewrite the Town's Comprehensive Plan that is due to be submitted in 2015. He noted that there will be great deal of work to be done with the new owners and the addition of new properties.

IX. Public Comments:

Charles R. Lipuma – Mayor, Town of Kiawah

Mayor Lipuma stated the Town and prior Planning Commissions have spent a great deal of time agonizing over issue of the removal of trees within five feet of the roadway as required in the Town's Road Code. He indicated negotiations had taken place with KRA and their engineers to try to resolve the issue. Mayor Lipuma stated the trees now in question are big and that he, personally, would not like to see them cut down. He indicated that in the past it has been recommended to mark the trees with a reflector. It was also suggested to mark the street in the affected areas, but that was not favorable to the ARB. Mayor Lipuma encouraged Commission Members to be creative in their approach to trees that infringe on the roadway.

X. Commissioner Comments:

Mr. Koach –

No additional comments

Mrs. Messerman –

No additional comments

Mr. Iwan –

Mr. Iwan requested that County staff, in their review, made certain that there is no instance in which a subdivision of a lot in this manner had been previously approved.

Mr. Prickett –

No additional comments

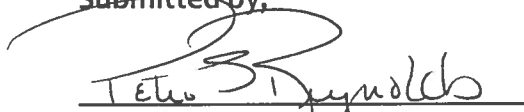
Mr. Dowdy -

No additional comments

XI. **Adjournment:**


Mr. Prickett made a motion to adjourn the meeting at 3:37 pm. The motion was seconded by Mr. Koach and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

January 8, 2015

Date