

**PLANNING COMMISSION MEETING**  
**Kiawah Island Municipal Center**  
**Council Chambers**  
**April 8, 2015; 3:00PM**

**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  
Dan Prickett, Vice Chairman  
Bill Dowdy  
Andy Capelli  
Larry Iwan  
Jack Koach
- Absent: Gale Messerman
- Also Present: Dan Pennick, Charleston County Planning & Zoning  
Joel Evans, Charleston County Planning & Zoning
- IV. Approval of Minutes:**
- A. Planning Commission Meeting Minutes of March 4, 2015
- Mr. Capelli motioned to approve the minutes of the March 4, 2015 Planning Commission meeting. The motion was seconded by Mr. Prickett and was unanimously passed.*
- V. Old Business:**
- A. Comprehensive Plan Update
- Mr. Prickett began the update by reviewing the members of the Comprehensive Plan Subcommittee, Mr. Pennick, Mr. Evans and Ms. Werking from the County, along with Mr. Stewart Thomas, an intern graduate student from the College of Charleston, Mr. Dowdy, Ms. Rucker and himself. He indicated that the Subcommittee is in the data gathering stage having met with representatives of the major Island entities. He indicated the analysis of that data will be done upon the completion of the data collection and then reviewed again by the Island entities. After the data analysis, the Subcommittee will begin to review some of the bigger issues that the Town will face over the next ten years.

Mr. Prickett stated that a meeting of the Subcommittee has been scheduled for every two weeks, and meeting are typically held at the County offices.

Mr. Dowdy reported that the Subcommittee's next step will be to meet with the owners of the Andell Inn and Freshfields Village to gather data on their plans over the next ten years.

Mr. Koach asked when the Plan was to be completed. Mr. Prickett stated that it was expected to be completed and submitted for Planning Commission review by October of this year. The Plan, when approved, will be for the next ten years with an update in five years.

Mr. Capelli asked if during the data gathering from the Resort, Mr. Goodwin would be included. Mr. Prickett indicated that if Mr. Warren chose to, he would. Mr. Capelli indicated that the Subcommittee may want to consider meeting with him and also added that the Development Agreement expires during the next ten years, so an indication of their intent may be an item for discussion.

**B. Building Permitting Recommended Changes Update**

Mr. Peterson reported that Mr. Capelli appeared before Town Council to present the Planning Commission's recommendation to raise the trade permit threshold from \$200.00 to \$1,500.00. Council voted to approve an ordinance to raise the threshold of \$1,000.00. He stated that also addressed was the need for a review in the permitting process and procedures to make then more efficient.

Mr. Wilson stated in the last Ways and Means Committee meeting recommended changes for the Building Permitting were discussed. He indicated that several members indicated that they felt that further review of the financial impact of raising the threshold needed to be done and presented to Council.

***Mr. Peterson made a motion to accept Town Council's recommendation for a \$1,000.00 threshold change and that there be no fees charged unless an inspection is required. Mr. Capelli seconded the motion and it was unanimously passed.***

**VI. New Business:**

**A. #SBMA-20548-P**

Lands of Kiawah Resort Associates LP

Ocean Park Phases 6, 7 & 8

Redesign of a 15 foot wide vehicular bridge (with a 13 foot minimum width inside of guardrails) leading to lots 474, 476 & 477 Little Bear Way. In addition the number of lots has increased from 94 to 102.

Mr. Peterson stated that the applicant requests a reduction of the size of the bridge and

increase in the number of lots.

Mr. John Carullo with Charleston County 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.

Ocean Park is identified within the Development Agreement, Exhibit 13.2: Parcel- Specific Development Standards 08-31-05 (Revised 11-04-2013) Parcel #43, Total units 360.

It should be noted the Planning Commission Approved Ocean Park Phases 6, 7, & 8 on May 7, 2014, and again on January 7, 2015. The only differences identified by staff on this version are the redesign of a 15 foot wide vehicular bridge (with a 13 foot minimum width inside of guardrails) leading to lots 474, 476 & 477 Little Bear Way. The Planning Commission granted a waiver at its March 4th meeting to allow the 15 foot vehicle bridge with conditions. The developer has also increased in the number of lots from 94 to 102.

Staff has included in the request a letter from the St. Johns Fire District concerning the waiver request for the Bridge located in Phase 8 of this application.

Surveyors Note # 7: Key location Lots 366, 368, 370, 372, 374, & 378; currently there is no Lot # 378, the Preliminary Plat identifies this area as Lot 376. This Note will be corrected on any Plat(s) submitted in the future.

Staff recommends approval and prior to Final Approval; the previously stated contingencies must be met.

Mr. Iwan asked if the question of if the bridge would hold the fire apparatus or the need for the apparatus was resolved. Mr. Pennick stated that a resolution is still awaiting more information requested from the manufacturer and then work with the Fire Official and Building Services will continue to reach a resolution.

Mr. Peterson noted that Ocean and Coastal Resource Management (OCRM) would be holding the required Public Hearing at the Town on April 22<sup>nd</sup> for the Ocean Park bridge application.

***Mr. Prickett made a motion to approve the increased in the number of lots from 94 to 102 in Ocean Park Phases 6, 7 & 8. The motion was seconded and unanimously passed.***

**VII. Correspondence/Staff Comments:**

Mr. Peterson noted that Commission members had been given a copy of the OCRM Public Hearing Notice previously discussed.

**VIII. Council Liaison Comments:**

None

**IX. Public Comments:**

None

**X. Commissioner Comments:**

**Mr. Capelli** commented on the issue of the efficiency of the Town's Building Permitting process that was discussed at the March Town Council Meeting. He indicated that he was in possession of a brochure from the Town of Lexington, SC which outlines their process. He noted that they combined all the required functions in one area which streamlines the process and would make a good outline for the Town. He stated he would present it at the next Town Council meeting.

**XI. Adjournment:**

*Mr. Iwan made a motion to adjourn the meeting at 3:23 pm. The motion was seconded by Mr. Dowdy and was unanimously passed.*

Submitted by,



**Petra S. Reynolds, Town Clerk**

Approved by,



**Fred M. Peterson, Chairman**

5/26/15

**Date**