

**PLANNING COMMISSION MEETING**  
**Kiawah Island Municipal Center**  
**Council Chambers**  
**May 6, 2015; 3:00PM**

**AGENDA**

- 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  
Gale Messerman  
Larry Iwan  
Jack Koach
- Absent: Andy Capelli
- Also Present: John Carrillo, Charleston County Planning & Zoning  
John Wilson, Council Liaison
- IV. Approval of Minutes:**
- A. Planning Commission Meeting Minutes of April 8, 2015
- Mr. Prickett motioned to approve the minutes of the April 8, 2015 Planning Commission meeting. The motion was seconded by Mr. Dowdy and was unanimously passed.*
- V. Old Business:**
- None
- VI. New Business:**
- A. #SBMA-17159F Lands of Riverview Investors, LLC  
Final Approval of Riverview  
23 Lots, a Condo area, and a Community Area

Mr. Carrillo stated there are 23 lots for the final subdivision approval of application 17159 for Lands of Riverview Investors, LLC. The Planning Department staff has reviewed the Final Approval documents for the subdivision to be known as Riverview and recommended approval. He indicated that the two letters of credit will be returned for the completed installation and construction of the roads, drainage, water and systems. All roads and

drainage have been constructed to Town of Kiawah Island Road Code standards. Mr. Carullo also indicated that all previously listed conditional items had been met; therefore, he recommended final approval.

Mr. Iwan commented that in driving through Riverview he expected that there would be more landscaping coverage between the road and the homes in the neighboring subdivision of Inlet Cove. He stated the homes were closer to the road than he expected and with the home being elevated, made the comment that there was no restriction to line-of-sight that may be an issue. Commission members discussed that earlier representations indicated, in response to Inlet Cove homeowners' concerns, there would be sufficient landscape screening installed.

Mr. Gary Watson, managing partner of Kiawah Riverview, stated he agreed with the Commission members and would be meeting with the projects landscape architect to plan for additional landscape screening. He also indicated that there would be the addition of screening to buffer the neighborhood from the Sales Center.

Mr. Watson responded to Mrs. Messerman's sales inquiry stating that there was a contract on one villa unit in development but that none of the houses had been sold yet. He indicated that Bill Huey had taken over as the subdivision's architect and was deep into the planning process.

***Mr. Prickett made a motion to approve the final subdivision approval of Riverview and the return of the Letters of Credit. Mrs. Messerman seconded the motion and it was unanimously passed.***

**VII. Correspondence/Staff Comments:**

**Mr. Carullo** stated that County staff would not be available to attend the June 3<sup>rd</sup> meeting due to the County EOC exercise. Mr. Peterson suggested that the June meeting be moved to June 10<sup>th</sup> and Commission Members agreed.

**VIII. Council Liaison Comments:**

None

**IX. Public Comments:**

None

**X. Commissioner Comments:**

**Mr. Prickett** updated the Commission on the on-going work to the Comprehensive Plan. He indicated that work on the Natural Resources section has been drafted, and meetings have been scheduled to discuss future development.

Mr. Prickett also reported the Resort made the announcement that the PGA would be held on Kiawah in 2021, and indicated that there would be future development in the West Beach area. He stated on May 19th members of the subcommittee would be spending the day in the field with county staff to review the land use map to look at areas of concern on the Island. He also indicated additional redrafts of sections of the plan are being done and meetings scheduled for the month of May are on the 15th and the 29<sup>th</sup> at the County Planning Offices.

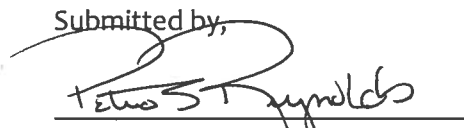
Mr. Peterson reported that he attended the Town Council meeting where it was announced that the Town Administrator, Ms. Rucker, was on medical leave but had also submitted her letter of resignation as of the end of June. He reported that in the Budget process a placeholder was included for the possible consideration to change the individuals who do the Town's permit review and inspections from subcontractors with SAFEbuilt to employees. Mr. Peterson also reported the inclusion of a placeholder for an in-house Town Planning individual and the approval of the Intergovernmental agreement for the County staff intern helping with the work on the Comprehensive Plan. Mr. Prickett commented that he was very impressed with the County staff stating that they were effective, efficient, and well educated. He stated that the Town would be hard pressed to duplicate their level of service.

Mr. Prickett discussed with the members his experiences with the Architectural Review Board (ARB), the Community Association and the Town's permitting process while trying to paint his house. He noted that there should be better communication to the public as to the steps that are required in the process.

**XI. Adjournment:**

***Mr. Dowdy made a motion to adjourn the meeting at 3:19 pm. The motion was seconded by Mr. Koach and was unanimously passed.***

Submitted by,

  
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Petra S. Reynolds, Town Clerk

Approved by,

  
\_\_\_\_\_  
Fred M. Peterson, Chairman

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Date