

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers
September 9, 2015; 10:00 AM

Minutes

- I. Call to Order: Mr. Peterson 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: Fred Peterson, Chairman
Dan Prickett, Vice Chairman
Bill Dowdy
Andy Capelli
Larry Iwan
- Absent: Jack Koach
Gale Messerman
- Also Present: Jennifer Werking, Charleston County Planning & Zoning
Joel Evans, Charleston County Planning & Zoning
Stewart Thomas, Intern with Charleston County Planning & Zoning
- IV. Approval of Minutes:**
- A. Planning Commission Meeting Minutes of July 8, 2015**
- Mr. Capelli suggested minor corrections be made to the July 8th minutes.
- Mr. Dowdy motioned to approve the minutes of the July 8, 2015 Planning Commission meeting with suggested changes. The motion was seconded by Mr. Prickett and the minutes were unanimously passed as amended.*
- V. Old Business:**
None
- VI. New Business:**
- A. #SBMA-21174-F** Lands of Kiawah Resort Association, LP
FINAL APPROVAL,
Phase 6C Ocean Park
- Applicant: SW & A Surveying, LLC.
Lots: 11
Acres: 6.586

Mr. Evans stated the Planning Department has reviewed this document for final approval of this subdivision to be known as Ocean Park Phase 6C. The roads and drainage have been constructed to the Town of Kiawah Island Road Code Standards. The water and sewer system has been accepted by the Kiawah Island Utility Company.

The developer was granted Conditional Approval and secured the Conditional Plat with a \$2,000.00 Cashier's Check

Mr. Peterson indicated that there was only a \$2,000.00 bond due to the developer doing most of the work as part of Phase 6B.

Mr. Capelli made a motion to approve the Final Approval of Phase 6C of Ocean Park. The motion was seconded by Mr. Dowdy.

Mr. Capelli stated that in the past Emergency Services have had considerable difficulties with location of homes with the lot number system used on the Island. He expressed his concern that a number was not in the proper order. Members reviewed the numbering and discussed making sure the numbering remained sequential.

Following further discussion the motion for final approval was unanimously passed.

B. Kiawah Island Utility Waterline

Mr. Peterson stated that the Department of Health and Environmental Control (DHEC) held a public meeting on Kiawah to give resident the opportunity to comment on Kiawah Island Utility's (KIU) application for a second water line. He indicated that Mayor Lipuma made a presentation at the meeting supporting the construction of a second water line.

Mr. Peterson stated that the application allowed a thirty day period for comment and asked members if they would like to submit a letter to DHEC signifying the Commission's support of the second line. Members discussed that they supported the need for a second line.

Mr. Pricket made a motion to send a letter to DHEC supporting the second water line.

Mr. Iwan asked what concerns were raised in opposition to the line. Mr. Peterson stated that there was a question on the choice that was made in the routing of the line.

Mr. Art Morgenstern, Kiawah resident, commented that it was his understanding that at the meeting the Mayor indicated he supported the need for a public hearing to receive comments not that he necessarily supported the second line. He noted that he along with Commission members lived in the area where the proposed second line is to be placed. He indicated that he was in favor of a second water line but does not think there has been an appropriate review of the details. He expressed concerns with the cost issue, the impact of the route chosen rather than running the line parallel to the existing line and possible

environmental impact. He stated that he hoped the Commission, as part of its responsibility would review the details of the project. Mr. Peterson stated that state laws indicated that the Commission has no jurisdiction on the routing of the line if it had been approved by a state or federal agency.

Mr. Iwan then clarified that the letter to DHEC would only express support for a need of a second line not supporting the routing of the line.

Mr. Capelli noted that the letter sent to DHEC was sent by the Mayor and not discussed or voted on by full Council. He did state that he supported the second line but did not suggest any micromanagement of the project by the Commission or any subcommittee of the Commission.

C. Comprehensive Plan Workshop

Mr. Peterson indicated that the workshop today would be for members' comments to the draft of the Comprehensive Plan. Mr. Prickett indicated a public drop-in meeting is scheduled for September 15th for 4:00 pm to 7:00 pm to allow the public to comment on the plan. At the meeting will be display Boards describing each element, maps showing changes to be made and hard copies of the elements for the public to take along with them will be provided. Comments will be taken until September 22nd and reviewed by the subcommittee at their September 25th meeting. The final draft will be presented to the Planning Commission at the October meeting for recommendation to Town Council.

Mr. Evans offered to Commission members a presentation of the Comprehensive Plan reviewing each individual element highlighting the major changes that were made in the update. Members engaged in discussions of individual elements with the majority of the focus concentrating on the language of the Land Use Element. Also discussed was the zoning and future land use category for each of the subdivisions on the Island.

VII. Correspondence/Staff Comments:

Mr. Peterson indicated the Mayor had requested the Commission look into the dock issues including location and definitions. He requested volunteers to work on the issue.

VIII. Council Liaison Comments:

None

IX. Public Comments:

None

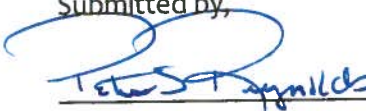
X. Commissioner Comments:

None

XI. Adjournment

The meeting was adjourned at approximately 12:15 pm.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

11/23/15
Date