

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers

August 3, 2016; 3:00PM

MINUTES

- I. **Call to Order:** Mr. Peterson called the meeting order at 3:00pm.
- 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
Bill Dowdy
Andy Capelli
Jack Koach

Absent: Larry Iwan
Dan Prickett, Vice Chairman
Gale Messerman

Also Present: Stephanie Monroe Tillerson, Town Administrator
Joel Evans, Director, Charleston County Planning & Zoning
Jennifer Werking, Charleston County Planning & Zoning

IV. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of July 6, 2016

Mr. Capelli made a motion to approve the minutes of the July 6, 2016 Planning Commission Meeting as amended. The motion was seconded by Mr. Dowdy and unanimously passed.

Mr. Peterson noted a draft of the minutes were completed early and edited by staff so that Council could review them before their meeting. Further edits were made by members of the Planning Commission to reflect discussion properly.

V. **Old Business:**

None

VI. **New Business:**

A. **ACP-06-16-00103 - COMPREHENSIVE PLAN AMENDMENT REQUEST**

- Request a map amendment from an existing Civic and Institutional land use classification to Mixed Use (Residential Commercial) classification consistent with adjacent properties.

Mrs. Werking gave a PowerPoint presentation on the two requests made by Mr. Permar, representative for the property owner, National Christian Charitable Foundation, which included maps and aerial photos of the property.

Mrs. Werking reviewed the application request to amend the Town's Comprehensive Plan Map from Community Support (CS) to the Residential/Commercial (R-3/C). She explained the Comprehensive Plan defines the Civic and Institutional Future Land Use designation is used to promote the development of supporting community facilities which can include churches, schools, community centers, utilities, and street maintenance facilities. The Mixed Use Future Land Use designation encourages the development that combines retail, service and other commercial uses with office and/or residential use in the same building or on the same site. The adjacent properties to the north and south are designated Mixed Use, those across the street are designated Medium Density Residential.

Ms. Werking indicated that with a recommendation by the Planning Commission, Town Council would hold a public hearing before considering the proposed amendment.

B. ZREZ-06-16-00033 - ZONING MAP AMENDMENT REQUEST

- Request to rezone the property located at 9 Beachwalker Drive (TMS 207-05-00-116) from the Community Support (CS) Zoning District to the Residential/Commercial (R-3/C) Zoning District (1.91 acres).

Mrs. Werking reviewed the application request to amend the zoning district map for the subject property from the CS, Community Support Zoning District, to the R-3/C, Residential/Commercial Zoning District.

- The subject property is zoned CS. The adjacent properties to the north and south are zoned R-3/C and the properties across the street are zoned R-2/C and C.
- The subject property is vacant. Properties to the north across Beachwalker Drive contain residential uses and the sales center. Adjacent properties to the north contain an office park and a retail store/gas station. The adjacent property to the south is primarily vacant with a portion of the property containing parking for the Town Hall.

Mr. Permar gave a brief history of the conveyance of the property to the current owners, National Christian Charitable Foundation. He indicated the property was held in reserve for a church, it was determined that it not suitable sized and the resources from the sale to Kiawah Partners could be better used for ministry outreach.

Mr. Permar indicated the Comprehensive Plan and Zoning Map amendment would allow the property would be combined with additional parcels. He discussed additional justifications for requests and answered Commission member questions.

Mr. Peterson asked for any public comments on the proposed amendments prior to the Commission voting.

Marilyn Larach - 1082 Terrapin Court

Ms. Larach stated that she felt the proposed zoning change would have a negative impact on both Sparrow Pond and Greens Lake subdivisions. She express concerns with the density

of future development of the property once combined and the impact of the traffic along Beachwalker Drive.

Darlene Zeller – Board member of Inlet Cove POA

Ms. Zeller stated she would like to see some of the property remain as a Green Space and a lower density.

Mr. Capelli made a motion to recommend to Town Council the approval of the Town's Comprehensive Plan Map from Civic and Institutional land use classification to Mixed Use (Residential Commercial). The motion was seconded by Mr. Koach.

Mr. Peterson commented that the explanation given by Mr. Permar covered the reasons for the application. Mr. Capelli added the public comments made in reference to development, will be addressed in the future

Following further discussion the motion was unanimously passed.

Mr. Capelli made a motion to recommend to Town Council the approval of the Community Support (CS) Zoning District to the Residential/Commercial (R-3/C) Zoning District. The motion was seconded by Mr. Dowdy and was unanimously passed.

C. Dock Key Location Subcommittee

Mr. Peterson stated Mayor Lipuma requested the Planning Commission review the enforcement of the Dock Key Locations.

Mayor Lipuma stated that in the last two years there have been two instances where homeowners overbuilt docks which were not allowed under the Town's ordinance. The Town chose to take legal action, but after when it became evident that it would not prevail, a settlement was reached allowing the homeowners to keep the docks as built. The Mayor felt that in order to keep future issues like this from happening, the Planning Commission should review the ordinance to see if something was absent in the language or it was a procedural error that allowed the docks to be built.

Members discussed the circumstances surrounding the approval, permitting, enforcement process that was in place and the possible need to provide better information to individuals wanting to build docks.

Mr. Evans added that a better documentation or inventory of the key docks locations still available on the Island would be beneficial. Mr. Capelli suggested that Town building staff should work along with County staff to complete and keep current the key dock inventory.

**VII. Correspondence/Staff Comments:
None**

VIII. Council Liaison Comments:

None

IX. Public Comments:

Wendy Kulick – 38 Marsh Edge Lane

Mrs. Kulick thanked the Commission for allowing for *Citizen's Comments* prior to voting and recommended the Commission formalize two *Citizens Comments* items, one prior and one after a decision or voting.

Mrs. Kulick questioned if there is a notification process for the dock permitting process. Mr. Evans indicated notifications are sent to the Town Administrator. Mrs. Kulick indicated with a new Town Administrator in place the process seemed sound but the Commission may want to look at have a well-defined language on what is permitted in the ARB application and also a well-defined financial penalty if the process is not followed.

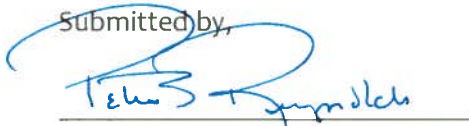
X. Commissioner Comments:

Mr. Capelli complimented the applicant on the quality of the submission received for the Comprehensive Plan and Zoning Amendments.

XI. Adjournment:

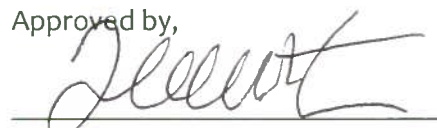
Mr. Koach made a motion to adjourn the meeting at 4:08 pm. The motion was seconded by Mr. Dowdy and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

12-7-2014

Date