

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers
December 7, 2016; 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
Larry Iwan
Andy Capelli
Bill Dowdy
Gale Messerman

Absent: Jack Koach

Also Present: John Taylor, Charleston County Planning & Zoning
Jenny Werking, Charleston County Planning & Zoning
Joel Evans, Director, Charleston County Planning & Zoning
- IV. **Approval of Minutes:**
A. Planning Commission Meeting Minutes of August 3, 2016

Mr. Capelli made a motion to approve the minutes of the August 3, 2016 Planning Commission Meeting as amended. The motion was seconded by Mr. Dowdy and unanimously passed.
- V. **Old Business:**
None
- VI. **New Business:**
A. **#SBMV-10-16-00284** Lands of Kiawah Development Partners LLC
Final Approval of the Preserve, Phase 8

Mr. Taylor stated the Parcel known as 182 Bull Thistle Lane. The total parcel area is approximately 25,654 square feet (0.589 acres) in size with 17,092 square feet (0.392 acres) of upland area and is zoned R-1 Residential. The intent of the survey was to permit the developer the rights to create one lot of the residual lands.

The Planning Department has reviewed this document for final approval of the subdivision to be known as The Preserve Phase 8, has found it to be consistent with Article 12C, Subdivision Regulations, and recommends approval with the following conditions:

- The property will be addressed off of Bull Thistle.
- This department recommends that non-vehicular access buffer be created on Grey Widgeon Lane to ensure no vehicular connection to Grey Widgeon Lane.

Commission members discussed the buffer to be created on Grey Widgeon Lane and its intention to deter pedestrian or vehicular connection.

Mr. Prickett made a motion to approve the Final Approval of the Preserve, Phase 8. Mr. Iwan amended the motion for approval with the requirement that non-vehicular access buffer be created on Grey Widgeon Lane to ensure no vehicular connection to Grey Widgeon Lane. The motion as amended was seconded by Mr. Capelli and was unanimously passed.

B. Dock Ordinance Review

a. Presentation by Planning Staff to Review Key Location Dock Ordinance

Mr. Taylor gave a PowerPoint presentation and overview of the Town's current Key Dock Location Ordinance. He indicated the purpose and intent of the Ordinance was to strictly control the location and installation of all docks on Kiawah and to prevent uncontrolled spread of docks along Kiawah Island's river and stream frontage. He stated that in the dock permitting process building permits are not issued for docks, drawings are still submitted for verification of location and construction concerns, but docks require approval from OCRM, Planning, and the ARB. Public docks are inspected, as a courtesy, by Building Services for ADA compliance. A review of the initial existing key location dock inventory which showed approximately 119 docks that included 11 Community docks and 5 Neighborhood docks. He also noted that approximately 30% utilized shared docks.

Mr. Taylor suggested areas of the ordinance where refinements and considerations would be beneficial.

- Permitting Procedures
- Applicant Dock Permitting Checklist
- Coordination and Shared Dock Governance
- Education / Information
- Submission Checklist / Flow Chart
- Newsletter, website, brochures, graphics, etc.
- Dock Design Standards
 - Size, Setbacks, Drawings, Up-fits (boatlifts, shelters, etc.)
- Records and Documentation
- Authorization of number of docks and Linear Feet, (TBD)
- Approval of up-fits and repairs including boatlifts

Mr. Taylor outlined questions and thoughts for deliberation by a dock subcommittee:

- Who are the persons involved in the process?
 - Shared governance with multiple stakeholders
 - ☒ Office of Ocean and Coastal Resource Management (OCRM)
 - ☒ Town Planning Department
 - ☒ Town Building Services
 - ☒ Kiawah Island Community Association (KICA)
 - ☒ Kiawah Architectural Review Board (ARB)
 - ☒ Real Estate and Builders
 - ☒ Town Residents

- ↕ What are the permitting procedures?
 - Submission Requirements
 - Approvals made and by whom?
 - Fees or Fines
- ↕ Dock Design
 - Community vs Neighborhood Docks
- ↕ How is data managed?
- ↕ Future Docks & Key Locations Updated

Commission members discussed if individuals from the ARB (Architectural Review Board) should be included as part of the subcommittee and current dock data available.

b. Appointment of Dock Ordinance Subcommittee

Mr. Peterson asked members if they would be interested in serving on the Dock Subcommittee. Mr. Capelli indicated he would like to serve and suggested to contact the ARB. Mr. Peterson stated the subcommittee would be formalized at the January 2017 meeting.

c. Approval of 2017 Meeting Schedule

With the exception of the change of the February meeting to 8th, the members agreed to the 2017 schedule.

Mrs. Messerman made a motion to approve the 2017 Planning Commission meeting schedule. The motion was seconded by Mr. Dowdy and unanimously passed.

VII. Public Comments:

John Massalon – Attorney

Mr. Massalon asked to speak on behalf of the residents of Duneside on the preliminary plat of a development presented to and approved by Planning Commission earlier this year. He stated residents have concerns with the size and density of the project and its impact on the natural environment existing in the area. There is also a concern that 34% of the site will be covered by some kind of impermeable surface which could cause flooding issue in the surrounding areas. He also stated there was a concern that the pool and pool house would be located in a sensitive area close to the secondary dune line, the safety issues associated with a propane tank farm on the property and a building that encroaches on the established secondary setback line.

Wendy Kulick – 38 Marsh Edge Lane

Mrs. Kulick thanked the Commissioners for their questions on the Dock presentation and looking at more than a compliance issue. She recommended the members walk the beach to the Spit and view the dramatic changes that have occurred as a result of Hurricane Matthew. She stated the dunes served their purpose and now that they are gone and will

take time to rebuild themselves there may be issues that need to be addressed in future development.

VIII. Correspondence/Staff Comments:
None

IX. Council Liaison Comments:

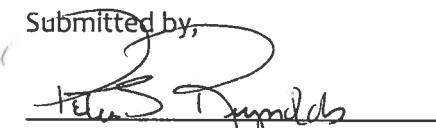
Mr. Wilson stated that Mr. Koach was sworn in to serve on Town Council and has resigned his position which created an opening on the Commission. He encouraged interested individuals to apply for the position.

X. Commissioner Comments:
None

XI. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 3:40 pm. The motion was seconded by Mrs. Messerman and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

1-11-2017
Date