

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers
February 24, 2016; 3:00PM

MINUTES

- I. Call to Order: Mr. Peterson called the meeting to order at 2:00 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
Gale Messerman
Jack Koach
Larry Iwan
- Absent: Bill Dowdy
Andy Capelli
- Also Present: John Wilson, Council Liaison
Joel Evans, Director, Charleston County Planning & Zoning
Andrea Pietras, Deputy Director, Charleston County Planning & Zoning
David Burt, Vice President/Principal, LS3P
Nicholas Katsibas, Engineer, LS3P
- IV. Approval of Minutes:**
- A. Planning Commission Meeting Minutes of December 2, 2015**
- Mr. Prickett made a motion to approve the minutes of the December 2, 2015 Planning Commission Meeting. The motion was seconded by Mr. Iwan and unanimously passed.*
- V. Old Business:**
- None
- VI. New Business:**
- A. 2016 Rules of Procedure**
- Mr. Peterson stated that the 2016 Rules of Procedure are identical to the previous year and no changes were made.
- Mrs. Messerman made a motion to accept the 2016 Rules of Procedure. The motion was seconded by Mr. Iwan and unanimously passed.*
- B. Election of 2016 Officers**
- Mr. Iwan made a motion to appoint Mr. Peterson Chairman of the Planning Commission. Mrs. Messerman seconded the motion. The motion passed unanimously.*

Mr. Peterson made a motion to appoint Mr. Prickett Vice Chairman of the Planning Commission. Mr. Iwan seconded the motion and it was passed unanimously.

C. 2016 Meeting Schedule

Mr. Peterson briefly reviewed the 2016 Planning Commission meeting schedule. He noted that the meeting is scheduled on the first Wednesday of the month following the Town Council meetings on the first Tuesday.

Mr. Iwan made a motion to approve the 2016 Planning Commission meeting schedule. The motion was seconded by Mrs. Messerman and was passed unanimously

D. TOKI Municipal Center Planned Development Request

Mr. Peterson commented on the application process of this PD stating it has not had the normal time for review by the Planning Commission.

Mr. Evans began the discussion of the application for the Municipal Center Planned Development (PD) by stating this was the third PD for the Town. He explained the approval process that included the application being presented to the Planning Commission during which review and recommendations are made by County staff based on the Town's Ordinances. He stated that the Planning Commission and Council can deny, modify staff recommendations or add their own conditions or recommendations.

Mr. Evans presented a PowerPoint and reviewed the basic information of the PD application.

Town of Kiawah Island Municipal Center PD Request

Address:	4475 Betsy Kerrison Pkwy
Parcel I.D.:	204-00-00-013
Applicant/Owner:	Town of Kiawah Island
Property Size:	27.903 acres

Application: Request to rezone the subject property from the CS, Community Support Zoning District to the Planned Development Zoning District (KiaPD-3, The Town of Kiawah Island Municipal Center Planned Development).

Mr. Evans expressed the difficulty in carrying out an objective review of the PD due to the Town's Ordinances not directly addressing many of the items. He engaged in an in-depth discussion of the Case Information, Approval Criteria, and Staff Response to the submitted application. (Staff Response attached as part of the minutes).

Commission members along with Ms. Pietras, Mr. Burt and Mr. Katsibas, from LS3P, engaged in a group discussion on the recommended changes to setbacks and landscape canopy.

Mr. Burt and Mr. Katsibas, from LS3P, gave a presentation as a reply to the Staff Response. They explained that most of the clerical items in the Staff Response had been incorporated in to the PD with the exception of specific items that required further clarification.

Mr. Burt reviewed his presentation which included recommendations for modifications setbacks and vegetation buffering for consideration by Commissioners and County Staff. He engaged in an in-depth and detailed explanation of his interpretation of the code which had a direct impact on the requested changes.

Commission members made comments to the buffering changes and also questioned the impact of vehicles slowing to make right turn into the Municipal Center from the acceleration lane coming off the Island. Suggestions of the construction of a right turn lane and making the requirement in the PD to request DOT lower the speed limit to 35 mph were discussed.

During discussion of the requested changes and comments by the Commissioners, Mr. Iwan stated he would consider making a motion to recommend the Municipal Center Planned Development (PD) Rezoning Request to Town Council for approval. The motion would be contingent upon the Planning Commissioners receiving a clean copy of the PD making the necessary changes to the thickness or density of the canopy, screening or buffer; the Phase 1 & 2 setbacks; the Phase 2 building height; and change the Phase 1 Maximum. Floor Area Ratio to be consistent with what is in Town ordinance. Phase 2 to mirror the Town's current requirements (75, 75, 40, 3) and 0.25 max floor area ratio. Include verbiage that Phase 2 shall be completed within 50 years of the date of approval of the rezoning to the PD Zoning District.

Mr. Iwan made his motion on the condition a modified document would be provided which included the lesser canopy definition in Phase 1; the lesser canopy definition on Phase 2; Phase 2 setbacks changed to 75', 75' 40' height, 3 stories; Phase 1 setback changed to 25' and a 0.25% ratio; the time limit, and subject to all conditions, the Planning Commission would recommend approval to Town Council.

The motion was seconded by Mrs. Messerman and unanimously passed.

VII. Correspondence/Staff Comments:
None

VIII. Council Liaison Comments:

Mr. Wilson stated he felt the modifications suggested by the Commission made great deal of sense.

IX. Public Comments:

Rich Thomas – 4360 Betsy Kerrison Parkway

Mr. Thomas commented on;

- The inclusion of a second citizens comments to receive comments before decisions are made
- The legal requirement for the revised PD to come back before the Planning Commission and the Public for review
- His agreement with 40' height change
- The amount of the buffer between the Town property and the school house and neighboring residential property
- He agreed with the potential danger of the entrance too close off the acceleration lane from Kiawah
- He supported the Phase 2 use for a road side produce stand

Mr. Peterson reminded Mr. Thomas that a Public Hearing will be held at which time the PD will be available for Public review and Comment.

X. Commissioner Comments:

Mr. Koach had no additional comment.

Mrs. Messerman confirmed all the items in Mr. Capelli's email had been addressed.


Mr. Iwan had no additional comment.

Mr. Prickett had no additional comment.

XI. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 4:40 pm. The motion was seconded by Mr. Prickett and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

6-8-2014

Date