

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

June 8, 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
Gale Messerman
Bill Dowdy
Jack Koach

Absent: Andy Capelli

Also Present: Stephanie Monroe Tillerson, Town Administrator
John Wilson, Council Liaison
Joel Evans, Director, Charleston County Planning & Zoning
Andrea Pietras, Deputy Director, Charleston County Planning & Zoning
Jenny Werking, Charleston County Planning & Zoning

IV. **Approval of Minutes:**

- A. Planning Commission Meeting Minutes of May 4, 2016

Mr. Dowdy made a motion to approve the minutes of the May 4, 2016 Planning Commission Meeting as amended. The motion was seconded by Mr. Koach and unanimously passed.

V. **Old Business:**

- A. **Parcel 13, Beachwalker East** Presentation of the Conceptual Master Plan to Include:
- Land Use Pattern
 - Vehicular Circulation Pattern

Mr. Peterson stated that the preliminary plat for Parcel 13; Beachwalker East was approved by the Planning Commission at the last meeting. He indicated at that time concerns were expressed by the Commission on issues of access to the Island and the intended use of the parcel which Mr. Permar assured both would be addressed at today's meeting.

Mr. Permar made a presentation of a Conceptual Master Plan for the parcel affirming there will be no connection to Duneside Road. He gave a detailed explanation of the Conceptual Plan

which depicted the circulation pattern and residential (R-3) land use pattern of the parcel. He addressed all Commission questions and concerns.

VI. New Business:

A. #SBDV-00101-F Lands of Kiawah Resort Associates LP
Final Approval of Ocean Park
Phase 8A and 8B

Applicant: SW & A Surveying, LLC.
Acres: 58.206

Mr. Evans stated the Planning Department has reviewed this document for final approval with conditions of this subdivision to be known as Ocean Park Phase 8A and 8B. The roads and drainage have been constructed to the Town of Kiawah Island Road Code Standards. The water and sewer system has been installed and approved by DHEC to service 32 residential lots.

Mr. Evans indicated the following trees are within five feet of the edge of pavement (Size/Type/EOP Offset) that need to be addressed:

- a. 18" Oak, 4' off the edge of pavement, right of station 0+50, High Dunes Ct.
- b. 16" Oak, 2' off the edge of pavement, right of station 0+60, High Dunes Ct.
- c. 34" Oak, left of station 1+20, Helena Ct. (Note: This tree is more than 5' from the edge of pavement; however, the travel way clearance appears to be less than 13.5 feet in height)
- d. 34" Oak, 5' off the edge of pavement, left of station 1+30, Helena Ct.
- e. 40" Oak, 3' off the edge of pavement, left of station 2+07, Helena Ct. (Note: Travel way clearance appears to be less than 13.5 feet in height)
- f. 20" Oak, right of station 7+20, Helena Ct. (Note: Must remove broken limb hanging over the travel way)

If the specimen trees listed above remain, staff recommends the following be completed prior to recording of the final plat:

- 1) Roadbed/roadside reflectors shall be installed on the pavement in front of each tree;
- 2) The applicant shall coordinate with the St. John's Fire District to address potential safety issues posed by limbs of the specimen trees listed above that restrict travel way clearances to less than 13.5' (reference the trees listed in items c and e in the list above); and
- 3) The applicant shall remove all broken limbs hanging over the travel way (reference the tree listed in item f in the list above)

Mr. Prickett made a motion to approve the Final Approval of Ocean Park, Phase 8A and 8B. The motion was seconded by Mr. Dowdy and was unanimously passed.

B. #SBMA-22211-F Lands of Kiawah Resort Associates LP
Final Approval of Ocean Park
Phase 5

Applicant: SW & A Surveying, LLC.
Acres: 11.455

Mr. Evans stated the Planning Department has reviewed this document for final approval with conditions of this subdivision to be known as Ocean Park Phase 5. The roads and drainage have

been constructed to the Town of Kiawah Island Road Code Standards. The water and sewer system has been installed and approved by DHEC to service 13 residential lots.

Mr. Evans indicated the following tree is within five feet of the edge of pavement (Size/Type/EOP Offset) that needs to be addressed:

- a. 30" Oak, 5' off the edge of pavement, right of station 4-50. (Note: Travel way clearance appears to be less than 13.5 feet in height)

If the specimen tree listed above remain, staff recommends the following be completed prior to recording of the final plat:

- 1) Roadbed/roadside reflectors shall be installed on the pavement in front of each tree; and
- 2) The applicant shall coordinate with the St. John's Fire District to address potential safety issues posed by limbs of the specimen trees listed above that restrict travel way clearances to less than 13.5' (reference the trees listed in items c and e in the list above).

Mr. Dowdy made a motion to approve Final Approval of Ocean Park Phase 5. The motion was seconded by Mr. Koach and was unanimously passed.

VII. Correspondence/Staff Comments:
None

VIII. Council Liaison Comments:
None

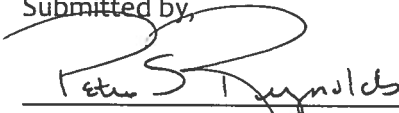
IX. Public Comments:
None

X. Commissioner Comments:
None

XI. Adjournment:


Mr. Iwan made a motion to adjourn the meeting at 3:50 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

8-5-2016
Date