

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers
May 3, 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
Andy Capelli
Bill Dowdy
Jack Koach

Absent: Dan Prickett, Vice Chairman
Larry Iwan
Gale Messerman

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
- IV. Approval of Minutes:**
A. Planning Commission Meeting Minutes of February 24, 2016

Mr. Capelli made a motion to approve the minutes of the February 24, 2016 Planning Commission Meeting as amended. The motion was seconded by Mr. Dowdy and unanimously passed.
- V. Old Business:**
None
- VI. New Business:**

A. #SBMa-23616-P: Lands of Kiawah Resort Associates, LP
Preliminary APPROVAL
Parcel 13, Beachwalker East

Applicant: SW & A Surveying, LLC.
Lots: 3
Acres: 20.169
Zoning: R-3

Mr. Evans stated the Planning Department has reviewed the proposed preliminary plat application, and find that it is consistent with Article 12c, Subdivision Regulations. The roads and drainage systems will be constructed to the Town of Kiawah Island Road Code standards. Prior to Final approval, the following contingencies must be met:

1. Street plans, profiles, and typical sections and a detailed drainage plan with drainage computations are to be submitted to the Director of Public Works for approval.
2. Tie drainage system into a maintained canal or tidal stream of adequate size as required by the Town of Kiawah Island Road Code.
3. Provide and dedicate drainage easements as required by the Town of Kiawah Island Road Code.
4. Construct paved streets and install drainage systems in accordance with the requirements of the Town of Kiawah Island Road Code, Subdivision Regulations, and approved street plans and profiles.
5. Install the necessary drainage ditches and fill where necessary so as to properly drain all lots.
6. Construct stub streets along with other streets in the subdivision.
7. Erect street name signs and required traffic control signs of the approved type. All street name signs must be approved and reserved by the E-911 Section of the Charleston County Planning Department.
8. Approval of this plat does not necessarily give approval to the width of any drainage easements shown.
9. Submission of a Certificate of Title or sworn Affidavit of Ownership of each person or persons dedicating streets and/or easements to the public.
10. Lots must comply with the provisions of the Subdivision Regulations pertaining to final plats and final approval.
11. This Preliminary approval in no way constitutes Final approval of any individual lot in this subdivision.
12. Provide water supply system and sewer collection system per Kiawah Island Zoning Ordinance, Article 112A-401.

Mr. Peterson expressed his concern that Beachwalker Drive, a public road, is connected to Duneside Road, which is inside the Island's security gate. He noted there was no indication of an additional security gate to control access to the Island at this point. Mr. Mark Permar showed the members where the proposed gate would be located.

Members discussed the intended use of one of the lots as a subdivision with 21 residential units consistent with zoning requirements. Mr. Peterson stated the subdivision meets the plat requirements but stated the apprehension with the proposed road network. He restated his concern with the entrance of the subdivision as an entrance to the Island and recommend extra consideration be given to a PIN controlled gate that can be left open and allow unmonitored access to the Island.

Mr. Capelli questioned the planning process of the surrounding parcels. Mr. Permar indicated that the parcel requesting the subdivision is the only one under a sales agreement and development would have to follow the guide lines and meet the standards of the 2013 Amended and Restated Development Agreement.

Commission members discussed options available to give approval to the subdivision but not to the road network. Mr. Permar pointed out that all the regulations have been met for a preliminary plat and requested approval with the understanding that at the next scheduled

Planning Commission meeting he would present a plan to address the Commission's access concerns.

Mr. Capelli made a motion to approve the preliminary plat of Parcel 13, Beachwalker East with the requirement that applicant come back at the next meeting with a revised traffic/security plan for the site that accommodates the security concerns raised by the Commission. The motion was seconded by Mr. Dowdy and was unanimously passed.

B. Comprehensive Plan Amendment Request: Application # ACP-04-16-00101

- Request to change the Future Land Use designation for property located at 21 Beachwalker Drive (TMS 207-05-00-121) from the Civic/Institutional (CS) Future Land Use to the Commercial (C) Future Land Use.

C. Zoning Map Amendment Request Application # ZREZ-3-16-23698

- Request to rezone the property located at 21 Beachwalker Drive (TMS 207-05-00-121) from the Community Support (CS) Zoning District to the Commercial (C) Zoning District (3.5 acres).

Mr. Evans presented a letter from the applicant, the Town of Kiawah Island that requested both applications be deferred at this time.

Mr. Koach questioned the reason the Town was requesting a zoning change for the Municipal Center parcel. Ms. Tillerson stated that a condition of the purchase agreement with the Community Association requires a zoning change or text amendment. In the Town's zoning ordinance classification of Community Support, professional organization offices is a prohibited use. In order for the Community Association to conduct business when the Town moves its offices a zoning change to commercial or a text amendment to the ordinance is required. The additional time would allow the Community Association to meet with the residents of Inlet Cove who oppose the zoning change.

Mr. Capelli agreed with the option of using the text amendment to provide use of the property and indicated he could not support approving a change in the zoning without knowing the intended use. He added that he felt the Community Association was not a commercial entity and existed to provide services to the residents of Kiawah.

Mr. Koach made a motion to table item B. Comprehensive Plan Amendment Request: Application # ACP-04-16-00101 and Item C. Zoning Map Amendment Request Application # ZREZ-3-16-23698. The motion was seconded by Mr. Dowdy and unanimously passed.

VII. Correspondence/Staff Comments:

None

VIII. Council Liaison Comments:

Mr. Wilson expressed his certainty that Council would not be comfortable with an unmanned key gate that circumvented the main gate entrance to Kiawah and would lead to serious problems.

Mr. Wilson indicated he understood the concerns with the issues surrounding the zoning change for the Municipal Center but requested a prompt resolution, if possible.

IX. Public Comments:

None

X. Commissioner Comments:

None

XI. Adjournment:

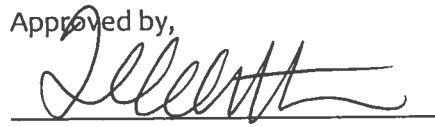
Mr. Koach made a motion to adjourn the meeting at 3:50 pm. The motion was seconded by Mr. Dowdy and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

6-8-2016
Date