

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
Council Chambers
January 11, 2017; 3:00PM

MINUTES

I. Call to Order: Mr. Peterson called the meeting to order at 3:0pm.

II. Roll Call:

Present: Fred Peterson, Chairman
Dan Prickett, Vice Chairman
Larry Iwan
Andy Capelli
Bill Dowdy
Gale Messerman

Also Present: John Taylor, Charleston County Planning & Zoning
Andrea Petrais, Charleston County Planning & Zoning

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of December 7, 2016

Mr. Capelli made a motion to approve the minutes of the December 7, 2016 Planning Commission Meeting as amended. The motion was seconded by Mr. Dowdy and unanimously passed.

IV. Old Business:

A. Appointment of Dock Subcommittee Members

Mr. Peterson stated the ARB (Architectural Review Board) has expressed interest in being part of the Dock subcommittee. Mr. Taylor was provided a worksheet used by the Community Association when requests are made to replace or repair docks damaged by Hurricane Mathew. Mr. Peterson also pointed out any changes made to the ordinance may also require an amendment of the Development Agreement.

Mr. Peterson indicated that at the last meeting both Mr. Capelli and Mrs. Messerman agreed to serve on the Dock Subcommittee, along with the new member appointed at the February Town Council Meeting.

V. New Business:

A. #SBDV- 11-16-00204 Lands of Atlantic Partners II LLC
Subdivision Plat
Tract 1-D Freshfields Village
205-00-00-014

Mr. Taylor stated application is the minor subdivision of the Parcel known as Tract 1-D in Freshfields Village. The total parcel area is approximately 13,658 square feet (0.314 acres) in size and within the Freshfields Planned Development District.

The Planning Department has reviewed this document for final approval of the subdivision to be known as a portion of Freshfields Village, Tract 1-D, find that it is consistent with Article 12c, Subdivision Regulations, and recommends approval.

Mr. Peterson called attention to the fact that the remaining parcel is also known as 1-D and should be renamed to make a distinction of that tract.

Mr. Iwan made a motion to approve the Final Approval of the subdivision of Tract 1-D Freshfields Village. The motion as amended was seconded by Mr. Prickett and was unanimously passed.

VI. Correspondence/Staff Comments:
None

VII. Council Liaison Comments:
Mr. Koach stated the Planning Commission opening and expiring terms were announced at yesterday's Town Council Meeting. The selections for appointment will be presented at the February meeting.

VIII. Public Comments:
None

IX. Commissioner Comments:
Mr. Capelli stated the Freshfields survey used in the approval of today's minor subdivision is not up-to-date; does not show the 4 buildings which have been added and suggested that the latest survey would be more helpful for consideration and recommendations.

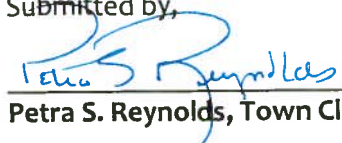
Mr. Capelli indicated one of the items expressed by the Mayor was a continuation of efforts to simplify and streamline the permitting process. He asked if Mr. Koach, given his roles on Council, would be leading the effort. Mr. Koach stated no formal announcement had been made but he would bring it up at the Town Council Workshop scheduled for January 26th and 27th.

Mr. Iwan questioned how many properties and owners were between the General Store and the Municipal Center. Mr. Peterson indicated there were three, which included the old office park, the church parcel and the parcel which included the upper parking lot of the Municipal Center, all owned by Kiawah Partners and all zoned R-3.

X. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 3:11 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

2-10-2017
Date