

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

June 14, 2017; 10:00 am

Minutes

I. **Call to Order:** Mr. Peterson called the meeting to order at 10:00 am.

II. **Roll Call:**

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

Absent: Brit Stenson

Also Present: John Taylor, *Charleston County Planning & Zoning*

III. **Old Business:**

A. **Zoning Ordinance And Map Amendment And Comprehensive Plan Amendment Applications:**

Mr. Peterson stated that at the last Planning Commission meeting the three amendment requests submitted by the Kiawah Island Golf Resort (KIGR) were tabled pending further discussion or a revised application.

OCEAN COURSE

i.) **COMPREHENSIVE PLAN AMENDMENT REQUEST**

ACP-05-17-00107: Request to create a new Future Land Use Category Active Recreation, Residential, and Open Space; and to change the existing Future Land Use designation for the property located at 1000 Ocean Course Drive (TMS 207-00-00-020) from Active Recreation and Open Space to Active Recreation, Residential, and Open Space.

ii.) **ZONING ORDINANCE TEXT AMENDMENT REQUEST**

ZLDR-05-17-00105: Request to create a new zoning district, PR-OC Parks and Recreation - Ocean Course.

iii.) **ZONING MAP AMENDMENT REQUEST**

ZREZ-05-17-00056: Request to rezone the property located at 1000 Ocean Course Drive (TMS 207-00-00-020) from the Parks and Recreation (PR) Zoning District to the Parks and Recreation – Ocean Course (PR-OC) Zoning District

Mr. Permar, the applicant's representative, presented to the Commission members a rendering of a proposed plat which delineates the residential area, and once connected to a right-of-way, will solely be requesting rezoning as residential. The separation of this area

from the rest of the golf course reaffirms the intent and will also address resident concerns that if the Development Agreement should cease to exist the rezoning of the entire property could present an open opportunity for residential development. Mr. Permar indicated the sequence of events would be four step:

- Preparation of a new plat clearly describing the specific area for the residential
- Comprehensive Plan map change to represent the limited residential in the location associated with the Parks and Recreation-OC classification
- Create a new Parks and Recreation-OC classification modifying the density specific to the this area
- Map Amendment

Mr. Peterson questioned the applicant's intention of the three amendment requests now before the Commission. Mr. Taylor reviewed the options indicating any inaction would represent an approval, so a decision would have to be made. The denial of the requests would allow the applicant to request, from the Planning Commission, a waiver of twelve months of successive applications.

Commission Members, along with the applicant, Mr. Permar and Mr. Warren, discussed the options. The applicant agreed to withdraw the three requests in writing and requested the waiver to resubmit.

Mr. Iwan made a motion to accept the withdrawal of the three Ocean Course amendment requests and to offer the applicant a waiver to resubmit a re-platted residential section near the Ocean Course Clubhouse. The motion was seconded by Mrs. Messerman and unanimously passed.

**IV. New Business:
None**

**V. Correspondence/Staff Comments:
None**

**VI. Council Liaison Comments:
None**

**VII. Public Comments:
None**

VIII. Commissioner Comments:

Mr. Iwan stated that despite agreement on the intention, the process was what had to be overcome. He thanked both Mr. Permar and Mr. Warren on presenting a process that everyone can be pleased with.

Mr. Capelli stated, "Following our last meeting a resident indicated to me that we (The Commission) abdicated their responsibility by approving the West Beach proposal because we agreed to a use in the "dune area." Factually, we did not approve anything that was not already permissible under the previously approved Development Agreement (DA) with the Resort. Our role as a Commission is to

make recommendations to Town Council. We satisfied that responsibility with the Recommendation that Town Council approved the request for the zoning change.

The specific concern relates to the dunes where a pool complex is proposed. In fact, the Resort has the ability under the DA to not only develop this area but has elected to limit the development in this area to a pool facility without other auxiliary building which are permissible under the DA.

Having enjoyed this area of Kiawah since we first visited in 1979, I can only recall how great the pool facility in this area was and in no way threaten the integrity of the dune structure. In fact, as expected when the plans are submitted the pool structure will be in the same relative area as the original pool facility at the original Inn's pool.

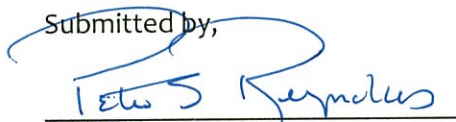
The Resort proposal goes further than required in the DA in that they have agreed to a 120' setback on both sides of the pool site so as to protect the ocean views of neighboring properties and to further protect the dune structure at those properties.

In no way do I consider our recommendation to the Town Council as an abdication of our responsibilities but rather given the permissions of the DA, to be completed consistent with the Commission's responsibilities."

IX. Adjournment:


Mr. Capelli made a motion to adjourn the meeting at 10:14 am. The motion was seconded by Mr. Dowdy and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

10/21/2017

Date