

**PLANNING COMMISSION MEETING**  
Kiawah Island Municipal Center  
Council Chambers  
June 7, 2017; 3:00PM

**Minutes**

**I. Call to Order:** *Mr. Peterson called the meeting to order at 3:00 pm.*

**II. Roll Call:**

Present: Fred Peterson, *Chairman*  
Larry Iwan  
Andy Capelli  
Gale Messerman  
Brit Stenson

Absent: Dan Prickett, *Vice Chairman*  
Bill Dowdy

Also Present: Stephanie Tillerson, *Town Administrator*  
Jack Koach, *Council Liaison*  
John Taylor, *Charleston County Planning & Zoning*

**III. Approval of Minutes:**

A. Planning Commission Meeting Minutes of February 8, 2017

*Mr. Capelli made a motion to approve the minutes of the February 8, 2017 Planning Commission Meeting as amended. The motion was seconded by Mrs. Messerman.*

Mr. Capelli stated the minutes reflected consideration of a change in the language of the Planning Commission's Rules of Procedure allowing attendance and voting by phone. It was agreed that though the language is similar; an item would be placed on the agenda to formalize the change.

*Following discussion, the minutes unanimously passed as amended.*

**IV. Old Business:**

None

**V. New Business:**

A. Subdivision Applications

- #SBDV-05-17-00505                      KRA, LP  
   Subdivision Plat  
   Ocean Park Phase 8A  
   TMS# 265-16-00-16

Mr. Peterson stated the two-lot subdivision was recommended for approval by the Planning Department Staff.

*Mr. Iwan made a motion for approval of the revised subdivision plat for Ocean Park Phase 8A. The motion was seconded by Mr. Capelli and unanimously passed.*

Mr. Peterson stated the Commission would be reviewing nine amendment requests submitted by Kiawah Island Golf Resort (KIGR). He indicated Mr. Taylor would be reviewing the procedural aspects of the requests and Mr. Permar would be reviewing the more visual aspects.

Mr. Taylor gave a PowerPoint presentation on the technical aspects on each of the amendment applications. The presentation included detailed staff reports and criteria on the proposed changes, property information, location maps, and aerial photos.

Following Mr. Taylor's presentation, Mr. Permar, the applicant's representative, gave a PowerPoint presentation, entitled *KIGR Vision of the Future*, which outlined some the proposed uses of the properties requesting amendments. He gave an overview of the vision, differentiators, goals, and conceptual programming for the Primary Elements of the Sanctuary Hotel Chapel, Ocean Course Residential, and West Beach Resort.

During Mr. Permar's discussion of the Ocean Course requests, Mr. Iwan expressed his concern that rezoning the entire 350 acres of the Ocean Course to Parks/Residential, there is a future opportunity to put a house anywhere despite limitations which are established in the current Development Agreement. He pointed out that future Development Agreements may not include those same limitations.

Mr. Peterson indicated Public Comments and discussion would be divided into the three requests: the Sanctuary, Ocean Course, and West Beach.

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

SANCTUARY

- i.) ZONING ORDINANCE TEXT AMENDMENT REQUEST  
**ZLDR-05-17-00104:** Request a text amendment to allow church, synagogue, temple, or religious assembly as a principal use within the RST-1 Resort Zoning District.

There were no Public Comments.

***Mr. Iwan made a motion to recommend to Town Council the approval of zoning ordinance text amendment request ZLDR-05-17-00104 allowing church, synagogue, temple, or religious assembly as a principal use within the RST-1 Resort Zoning District. The motion was seconded by Mr. Capelli and unanimously passed.***

OCEAN COURSE

- ii.) 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.
- iii.) ZONING ORDINANCE TEXT AMENDMENT REQUEST

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

iv.) **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. (358.01 acres)

**Andy McKenna – 18 Ocean Course Drive**

Mr. McKenna stated he felt the zoning change which included the entire Ocean Course was totally inappropriate. He cautioned the Commission not abdicated their zoning responsibility to a Development Agreement and pointed out that the addition of rental properties does not enhance the residential aspect of the Community.

**Helen Pharr – 113 Ocean Course Drive**

Mrs. Pharr felt that notification and access to the information from the Town and the County was not sufficient for the members of the Community who are not full-time residents. She also asked the Resort to consider additional access to the beach.

Commission members engaged in an in-depth discussion of the Ocean Course requests with members asking for clarification on aspects of the rezoning. Mr. Iwan stated he supported the Resort's concept but again expressed his concern with the possibility of the development of residential lots along the ocean should a subsequent Development Agreement not include the appropriate restriction and he indicated he could not support a recommendation of the requests as written.

Mr. Capelli questioned if there was a reason the entire parcel had to be rezoned rather than just the site of the six additional units. Mr. Permar clarified that there cannot be split zoning in a single TMS (Tax Map Number) or plat. He indicated the parcel would have to be subdivided, and clarified the revision of the Development Agreement would set a time limit for a plat to be prepared to demarcate the exact location of the additional residential units.

Mr. Iwan questioned if and why the parcel could not be re-platted first and then rezoned appropriately. Mr. Warren, President of KIGR, reaffirmed that it was not the intention of the Resort to eliminate the golf course in the future but only to secure the right for the additional residential units with the designated location defined in a plat at a future date imbedded in the revised Development Agreement.

**Bill Moeckel – 3 Sand Alley**

Mr. Moeckel indicated he was very excited about the development proposed by the Resort but shared the concerns of Mr. McKenna and Mr. Iwan. He expressed his additional concern in the reality that there is no guarantee that the developer or what is being proposed will not change. He also agreed with the suggestion to subdivide the parcel and then zone it accordingly.

Mr. Peterson stated that the Commission has thirty days to recommend the requests, recommend the requests with conditions, or not recommend the requests. Commission members discussed the numerous concerns expressed over the re-zoning of the Ocean

Course. Members agreed to table a decision on the requests pending further discussion or a revised application at a meeting on Wednesday, June 14<sup>th</sup>.

***Mr. Iwan made a motion to table the Ocean Course requests until further discussion. The motion was seconded by Mrs. Messerman and unanimously passed.***

WEST BEACH

**Marilyn Larach – 1082 Terrapin Court**

Mrs. Larach stated she was looking forward to a new Inn at West Beach but is concerned with the impact of the development on the dune fields and hopes that it is more in content with *Developing with Nature*. She also expressed concern with construction of roads and parking lots as development moves forward and hopes consideration is given to existing residents.

**Marisa Moss – Duneside Villas HPR**

Ms. Moss read a letter from the Board of Directors of Duneside Villas Homeowners Associations expressing their thoughts and concerns on the West Beach amendment requests. (The email is attached as part of the minutes.)

**Bill Moeckel – 3 Sand Alley**

Mr. Moeckel requested the Commission to apply to the West Beach requests, the same principals used to defer the Ocean Course request. He expressed concerns with development of the dune fields and feels that there should be defined restrictions.

**Steve Brower – 2366 Shipwatch Road**

Mr. Brower, as a Shipwatch Board Member, asked their Counsel to address the Commission.

**Doug MacKelcan – Attorney**

Mr. MacKelcan, representing Shipwatch Villas Council of Co-Owners, was asked to express the objections to the proposed amendment. He stated there are concerns to the development in the dunes. With no guarantee of only a boardwalk or a pool there are concerns that any development would significantly impact the noise, traffic and beach views from the villas.

- v.) ZONING ORDINANCE TEXT AMENDMENT REQUEST  
**ZLDR-05-17-00106:** Request to amend lot standards for the RST-2 Resort Zoning District and to allow conference center as a principal use within the RST-2 Resort Zoning District.
  
- vi.) COMPREHENSIVE PLAN AMENDMENT REQUEST  
**ACP-05-17-00108:** Request a map amendment to change the Future Land Use Designation for the properties at Sparrow Rd and Shipwatch Rd (TMS 207-06-00-407; and -402) from Active Recreation and Open Space to Resort.

vii.) ZONING MAP AMENDMENT REQUEST

**ZREZ-05-17-00057:** Request to rezone the properties located at Sparrow Rd and Shipwatch Rd (TMS 207-06-00-407; and -402) from the Parks and Recreation (PR) Zoning District to the RST-2, Resort Zoning District (Total size: 10.90 acres).

*Mr. Capelli made a motion to recommend to Town Council the approval of zoning ordinance text amendment request ZLDR-05-17-00106 to amend lot standards for the RST-2 Resort Zoning District and to allow conference center as a principal use within the RST-2 Resort Zoning District, zoning ordinance text amendment request ZREZ-05-17-00057 to rezone the properties located at Sparrow Rd and Shipwatch Rd (TMS 207-06-00-407; and -402) from the Parks and Recreation (PR) Zoning District to the RST-2, Resort Zoning District and a comprehensive plan amendment request to change the Future Land Use Designation for the properties at Sparrow Rd and Shipwatch Rd (TMS 207-06-00-407; and -402) from Active Recreation and Open Space to Resort. The motion was seconded by Mr. Stenson.*

To address comments made by Shipwatch and Duneside residents, Mr. Iwan asked for clarification of a statement made earlier which indicated the proposed zoning amendments are more restrictive than the zoning that currently exists. Mr. Permar confirmed that in front of Beach Townhouses and Shipwatch the proposed zoning amendments are far more restrictive.

**Cheryl Bailey – Shipwatch Villas Property Management Services**

Ms. Bailey noted the proposed location of the pool which seemed to be in the dunes and questioned why that was possible given the very restrictive activities allowed in dunes. Mr. Permar clarified the pool location is not in the dunes and is consistent with the location of the pools at the Beach Club, Sanctuary Hotel and the proposed expansion at the Sandcastle.

*Following discussion, the motion was unanimously passed.*

viii.) COMPREHENSIVE PLAN AMENDMENT REQUEST

**ACP-05-17-00109:** Request a map amendment to change the Future Land Use Designation for the properties located at Kiawah Beach Drive (TMS 207-06-00-404; -405; and -013) from Resort to Active Recreation and Open Space.

ix.) ZONING MAP AMENDMENT REQUEST

**ZREZ-05-17-00058:** Request to rezone the properties located at Kiawah Beach Drive (TMS: 207-06-00-404; -405; and -013) from the RST-2 Resort Zoning District to the Parks and Recreation (PR) Zoning District. (Total size: 5.10 acres)

*Mr. Iwan made a motion to recommend to Town Council the approval of zoning ordinance text amendment request ZREZ-05-17-00058: Request to rezone the properties located at Kiawah Beach Drive (TMS: 207-06-00-404; -405; and -013) from the RST-2 Resort Zoning District to the Parks and Recreation (PR) Zoning District and a comprehensive plan amendment request to change the Future Land Use Designation for the properties located at Kiawah Beach Drive (TMS 207-06-00-404; -405; and -013) from Resort to Active Recreation and Open Space. The motion was seconded by Mr. Capelli and unanimously passed.*

VI. Correspondence/Staff Comments:

Mr. Peterson stated the correspondence given to the Commission prior to the meeting will be included as part of the minutes.

**VII. Council Liaison Comments:**  
None

**VIII. Public Comments:**  
None

**IX. Commissioner Comments:**

Mrs. Messerman thanked those in attendance and for their interest in the Island.

Mr. Iwan stated he was excited about moving forward on the development of West Beach and trusts it is a success.

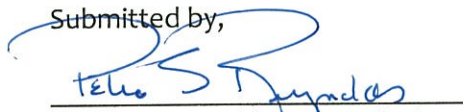
Mr. Capelli thanked staff for a package of specific and complete information essential to making a decision.

Mr. Peterson stated the follow-up meeting on the Ocean Course requests will be held on Wednesday, June 14<sup>th</sup> at 10:00 am.

**X. Adjournment:**

*The meeting was adjourned at 5:25 pm.*

Submitted by,

  
\_\_\_\_\_  
Petra S. Reynolds, Town Clerk

Approved by,

  
\_\_\_\_\_  
Fred M. Peterson, Chairman

6/17/2017  
\_\_\_\_\_  
Date