

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

November 8, 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*
Dan Prickett, *Vice Chairman*
Bill Dowdy
Larry Iwan
Gale Messerman

Present by phone: Brit Stenson

Absent: Andy Capelli

Also Present: John Taylor, *Charleston County Planning & Zoning*
Mark Permar, *Kiawah Island Golf Resort*
Ray Pantlik, *Kiawah Partners*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of October 4, 2017

Mr. Iwan made a motion to approve the minutes of the October 4, 2017 Planning Commission Meeting. The motion was seconded by Mr. Dowdy and unanimously passed.

IV. **Old Business:**

None

Mr. Peterson opened the podium to hear comments from Rhett's Bluff residents on Captain Maynards.

Jim McDonald along with his wife and neighbors expressed their concerns with the process of the approval of the preliminary subdivision plat of Captain Maynards Island before the permitting issues of the road are addressed. Their concerns included questions on habitat destruction with the possible infringement of a new road on OCRM critical line, drainage issues that will increase the ponding issues that already exist, issues with traffic, and safety if the area is opened to the public.

V. **New Business:**

A. Subdivision Applications

- #SBDV-09-17-00601

1CM LLC
A Preliminary Subdivision Plat
Lot #1, Tract 26, Phase 3
Captain Maynards Island
TMS# 209-11-00-050

Mr. Taylor stated the application is a request for a Preliminary Subdivision Plat of Lot #1, Tract 26, Phase 3, known as Captain Maynards Island. The applicant is SWA-Surveying, LLC and owner is 1CM LLC. The total area of the proposed subdivision is approximately 11.377 acres in size including 6 lots (9.295 acres) and a private right-of-way (2.054 acres), two existing key dock locations, and it is in the R-1 zoning district.

Mr. Taylor presented an aerial image and plats of the proposed subdivision stating Planning Staff has reviewed this document for preliminary approval of this subdivision to be known as Captain Maynards Island and find that it is consistent with Article 12c, Subdivision Regulations. He also noted the Planning Staff acknowledges that engineering of the proposed roads has not been reviewed and prior to final approval of the subdivision, must meet the Town's road standards.

Commission members discussed if the proposed road, as noted on the plat as private, would remain a private road or transferred to the Community Association making it a public road. Mr. Taylor reviewed the timeline of the road and drainage approval process and affirmed that properties could not be sold or built upon until the engineering of the roads has been approved.

Mr. Ray Pantlik, having helped the developer through the preliminary platting process, tried to answer questions by stating that discussion with Planning Staff on the road approval process indicated only an illustration of the roadway is required for a preliminary plat. The next step would be the submission and approval of detailed plans for road construction, building of the road, and then seeking final plat approval. On the road privacy issue, he knew of no reason why the Community Association would be obligated to maintain the road. The Town's Road Code only required a responsibility entity be established to maintain the roadway, which in this case most likely would be a six member POA (Property Owner's Association).

Mr. Peterson reiterated that, before the Planning Commission, and in the steps laid out in the code, was the approval of a preliminary plat, which would make a single lot into six lots, and not the approval of the road. Mr. Taylor confirmed the preliminary plat being considered meets all the legal requirements.

Mr. Iwan made a motion to approve the Preliminary Subdivision Plat of Lot #1, Tract 26, Phase 3, Captain Maynards Island as presented. The motion was seconded by Mr. Dowdy and was unanimously passed.

- #SBDV-08-17-00623 Ocean Course Golf LTD
A Final Subdivision Plat
The Ocean Course Tract
TMS# 207-00-00-020

Mr. Taylor stated this application was presented as an informational item at the last Planning Commission meeting. The request is for the final approval for the subdivision

to be known as The Ocean Course Tract. The applicant is SWA-Surveying, LLC and owner is The Ocean Course Golf Club LTD. The parcel total area is 358.01 acres in size including 4 lots and is in the PR/Resort Overlay zoning district. Parcel 10-A (Ocean Course Residual) totals approximately 316.0 acres containing approximately 252.0 acres of highland. He presented an aerial photo depicting where Parcel 10-B's platted boundaries aligns with the proposed residential development surrounding the Ocean Course Clubhouse. Parcel 10-B is 28.753 of highland, Parcel 10-C is 3.005 acres of highland, and Parcel 11 is 2.315 acres of highland.

Mr. Taylor stated the Planning Department has reviewed this document for final approval of the subdivision and finds that it is consistent with Article 12c, Subdivision Regulations, and recommends final approval.

Mr. Prickett made a motion to approve the final approval for the subdivision to be known as The Ocean Course Tract. The motion was seconded by Mrs. Messerman and was unanimously passed.

- #SBDV-10-17-00631 A Final Subdivision Plat
 Three Highland Areas of the
 West End Residual Lands
 TMS# 207-00-00-002

Mr. Taylor stated application is a request for a Final Subdivision Plat of Three Highland Areas of the West End Residual Lands. The applicant is SWA-Surveying, LLC and owner is KRA, LP. The total area is approximately 17.8 acres in size containing approximately 6.9 total acres of highland., with 3 lots of and is in the R-2 /Commercial zoning district.

Mr. Taylor stated the request is a result of surveying and platting of the residual area in the Mingo Point area. The intent is to establish a value on the parcels for purchase or conveyance to the Conservancy. He indicated Planning Department Staff has reviewed the request for final approval of this subdivision to be known as Three Highland Areas of the West end Residual Lands, finds that it is consistent with Article 12c, Subdivision Regulations, and recommends final approval.

Mrs. Messerman made a motion to approve the final subdivision plat of Three Highland Areas of the West End Residual Lands. The motion as amended was seconded by Mr. Dowdy and was unanimously passed.

Mr. Taylor reported that the rezoning applications for the Ocean Course are expected to be submitted for presentation at the December Planning Commission meeting.

VI. Council Liaison Comments:
None

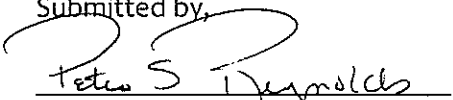
VII. Public Comments:
None

VIII. Commissioner Comments:
None

IX. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 3:35 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

3-7-2018
Date