

**PLANNING COMMISSION MEETING**

Kiawah Island Municipal Center

Council Chambers

October 4, 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  
Brit Stenson

Present by phone: Andy Capelli

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

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of June 7, 2017

*Mr. Iwan made a motion to approve the minutes of the June 7, 2017 Planning Commission Meeting. The motion was seconded by Mrs. Messerman and unanimously passed as amended.*

B. Planning Commission Meeting Minutes of June 14, 2017

*Mr. Prickett made a motion to approve the minutes of the June 14, 2017 Planning Commission Meeting. The motion was seconded by Mr. Dowdy and unanimously passed.*

IV. **Old Business:**

A. Rules of Procedure Language Change

Mr. Peterson gave a brief background on the verbiage changes that were requested by Mr. Capelli at the June meeting.

*Mr. Dowdy made a motion to accept the change to the 2017 Rules of Procedure. The motion was seconded by Mrs. Messerman and unanimously passed.*

V. **New Business:**

A. Subdivision Applications

(a) #SBDV-05-17-00574                      KRA, LP  
Final Subdivision Plat  
Ocean Park Phase 8A  
TMS# 265-16-00-163

Mr. Taylor stated application is a request for the final approval for the subdivision to be known as Ocean Park Phase 8A. The applicant and owner is KRA (Lands of Kiawah Resort Associates, LP) and the Surveyor is SWA-Surveying, LLC. The parcel includes 16 lots (Lots 205 thru 376) of 22.059 acres, with a residual of 7.271 acres and is in the R-2 Residential zoning district. The intent was to correct seven bearing and/or distance errors in the line tables on the plat.

Mr. Taylor stated the Planning Department has reviewed this document for final approval of the subdivision to be known as Ocean Park Phase 8A, finds that it is consistent with Article 12c, Subdivision Regulations, and recommends final approval.

***Mr. Dowdy made a motion to approve the Final Approval of the subdivision of Ocean Park Phase 6B. The motion as amended was seconded by Mr. Prickett.***

***Following discussion of the proposed dock locations, the motion was unanimously passed.***

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

- (a) ZREZ-08-17-00071:** Request to rezone the property located at 1 Kiawah Beach Drive (TMS: 207-06-00-399) from the Commercial Zoning District to the RST-2, Resort Zoning District. (Total size: 1.19 acres)

Mr. Taylor stated that following the presentation of the applications for West Beach it was discovered that there had been an oversight in not rezoning Straw Market parcel from commercial to the new RST-2.

Mr. Taylor stated the application is a request to rezone the property located at 1 Kiawah Beach Drive from the Commercial Zoning District to the RST-2, Resort Zoning District and presented maps, aerial and site photos, along with graphs showing the proposed changes.

Mr. Taylor indicated the West Beach Area is primarily zoned Resort with medium to high residential uses, and historically contains resort, parks and recreational uses. The proposed amendment corrects an error or inconsistency of the West Beach area and delivers a cohesive parcel to match the adjacent and surrounding RST-2 Zoning District and to correspond to the future land use designation.

***Mr. Prickett made a motion to recommend to Town Council the request to rezone the property located at 1 Kiawah Beach Drive from the Commercial Zoning District to the RST-2, Resort Zoning District. Mr. Stenson seconded the motion.***

***Following further discussion, the motion was unanimously passed.***

**(b) INFORMATION ITEM** (Regarding Proposed Zoning Amendments for the Ocean Course)

OCEAN COURSE

Proposed Boundary Survey (Parcel 10-B)  
A Final Subdivision Plat Ocean Course Tract  
TMS# 207-00-00-02

Mr. Peterson stated at the July 14<sup>th</sup> meeting it was agreed that the Resort would bring back to the Commission a new Plat/TMS, which would show a smaller residential area for the Ocean Course.

Mr. Permar gave a brief background on the previous Ocean Course application and presented to the Commission members a rendering of a proposed plat which delineates the residential area and will solely be requesting rezoning as residential. The separation of this area from the rest of the golf course reaffirms the original intent of additional cottage placement and addresses the concern that if the Development Agreement should cease to exist, the rezoning of the entire property could be open for residential development.

Mr. Permar indicated the new plat clearly delineated the specific area to be zoned residential. He also presented a map and aerial photos depicting a clarification on where the cottages could occur around the Club House and indicated if the Commission, at its next meeting, would consider and approve the proposed plat it would be the first step in the process. The plat would then be assigned a TMS number and the rezoning request application could be submitted.

Commission members engaged in discussion with included questions as to the amount of acreage in this plat, which included a line drawn through #1 and #10 Tee Box, along with a good portion of the existing practice range. Mr. Permar responded that the acreage, which is less than a previous drawing, would provide additional flexibility for potential future reshaping or development. Members had no derogatory comments to the potential layout presented.

**VI. Correspondence/Staff Comments:**

Mr. Peterson reported on an email received from a Mr. James Stevenson of Shipwatch Villas. Mr. Stevenson referenced the West beach rezoning, specifically dealing with the Conference Center which was recommended and approved previously this year.


**VII. Council Liaison Comments:**  
None

**VIII. Public Comments:**  
None

**IX. Commissioner Comments:**  
None

X. Adjournment:

*Mrs. Messerman made a motion to adjourn the meeting at 3:35 pm. The motion was seconded by Mr. Dowdy and was unanimously passed.*

Submitted by,  
  
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Petra S. Reynolds, Town Clerk

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

3-7-2018  
Date