

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

August 8, 2018; 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*

Andy Capelli

Bill Dowdy

By Phone:

Brit Stenson

Gale Messerman

Absent:

Larry Iwan

Also Present:

Stephanie Tillerson, *Town Administrator*

John Taylor, *Planning Director*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of June 20, 2018

*Mr. Capelli made a motion to approve the minutes of the June 20, 2018 Planning Commission Meeting as amended. Mr. Dowdy seconded the motion and it was unanimously passed.*

IV. **Old Business:**

None

V. **New Business:**

A. **SUBDIVISION APPLICATIONS**

1) #SBDV-06-18-00869

Kiawah Resort Associates, LP

A Preliminary Subdivision Plat

Beachwalker East (Cape Point Extension)

TMS# 207-05-00-0011; -122

Mr. Taylor stated that the presented application is a request for the approval of the Preliminary Subdivision Plat for Beachwalker East (Cape Point Extension). The applicant and owners are Kiawah Resort Associates, LP and the Surveyor is SWA-Surveying, LLC. Parcels 207-05-00-011; -122 are in the R-3/C zoning district. He stated that the subdivision request is sited at the western end of the island. The total area is approximately 7.455 highland acres in size containing 1 Lot (approximately 6.877 acres) and 1 Right-of-Way (approximately 0.578 acres).

Mr. Taylor presented an aerial map of the area outlining the existing boardwalk and proposed boardwalk. He indicated that he had reviewed the application documents for Preliminary Approval of this subdivision to be known as Parcel 13 Beachwalker East and find that it is consistent with *Article 12c, Subdivision Regulations*.

Mr. Taylor stated the proposed Cape Point ROW extension crosses the existing boardwalk dedicated for public beach access located at the west end of the island. The applicant is preparing accommodations of pedestrian and vehicular flow of traffic at this proposed intersection including traffic calming and/or potential relocation of the existing boardwalk.

#### **John Connolly – 1020 Scaup Court**

Mr. Connolly stated that with the previous contention over the Duneside and Southern Pines connection, and that this plat also shows that connection, the request is being made that the same verbiage of no vehicular connection is placed on the Plat for Beachwalker East for consistency.

Mr. Peterson stated that the area being considered on the plat is delineated with a dark line, the requested area is outside that line on the plat, and the “Note” clearly states that anything shown outside the defined boundary of this plat is for descriptive purposes only. He indicated he did not think it would be required.

Mr. Connolly stated that he did not see any harm in including the verbiage to solidify the position that was taken on the juncture of the two roads.

Commission members reviewed and discussed the proposed request and map.

#### **Mark Permar – Kiawah Partners**

Mr. Permar explained the email included in the packet materials. He indicated the email was after several meetings with the Planning Department for PRC (Charleston County Parks and Recreation) discussing the appropriateness and consideration of the relocation of this boardwalk and was an adequate representation. At PRC request the boardwalk was moved closer to emergency access to make their job easier in emergency conditions.

Mr. Capelli asked for clarification on the future uses of the one lot and how that use would be consistent with the Town Comprehensive Plan. Mr. Permar stated the parcel located west of the Timbers, is within Parcel 13 which is zoned for R-3/Commercial allowing dense residential patterns and/or commercial uses. He stated the intention is a continuation of the residential with amenities use pattern concerning the possibility of a West End Kiawah Beach Club.

Mr. Peterson questioned the Commissioners, if the verbiage requested to be included on the plat, is necessary. Members agreed, given the communities’ concern on the connection of the two roads, the addition should be included on the Conditional and Final Plat.

***Mr. Prickett made a motion to approve the Preliminary Subdivision Plat Beachwalker East (Cape Point Extension) with the condition that the same language relative to the description to the roads be included on the Conditional and Final Plat. Mr. Dowdy seconded the motion, and it was unanimously approved.***

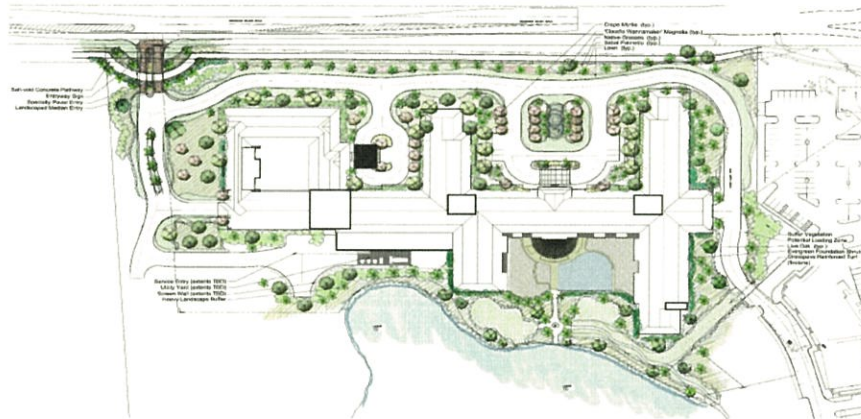
## **VI. Presentation**

### **A. Proposed Senior Living Facility at Freshfields Village Big Rock Partners**

Mr. Ackerman, with Big Rock Partners, stated that Big Rock Partners is a national leader in developing and managing well designed senior housing rental communities for an upscale, active lifestyle market, based on extensive experience in the Continuing Care

Retirement Community (CCRC) field. The CCRC use type is unique and is a blend of low intensity residential and wellness care facilities serving mature people at varied stages of their lives. Big Rock Partners has developed a successful new generation model to provide a mix of independent living, assisted living and memory care units to satisfy the higher standards of today's residents. The facility will be a membership club model rather than the financing available at local facilities, the cost is all inclusive for each level of care and will not be exclusive to Kiawah residents.

Mr. Ackerman reviewed a PowerPoint presentation which included pictures of successful development projects in Boynton Beach and Celebration, Florida, and indicated that Freshfields Village had been chosen as the next addition to their growing portfolio of progressive residential communities. He reviewed the presentation which also included the footprint of the project and reviewed in detail each of the renderings of the units included in the proposed facility



Mr. Ackerman indicated the proposed facility would include 200-units; 128 independent living, 40 assisted living, 32 memory care and assisted living facility with full staffing and functions along with a very generous common space. The facility will include an emphasis on creating a social environment along with a focus on the major areas of technology, fitness, entertainment, along with dining. The building will be a four-story 300,000 square foot building, with a 100,000 square foot garage located in the western side of Freshfields Village. The facility will have two vehicular access points; one from Seabrook Island Road and one from an extension of Farm Lake View.

Mr. Ackerman addressed Mrs. Messerman's concern with transportation to a medical facility by stating that during construction of the facility they will be working with the two local hospitals to show them that it would be profitable to open offices in the proposed facility.

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

**VIII. Council Liaison Comments:**  
None

**IX. Public Comments:**

**Cathy Walter - Turnberry**

Mrs. Walker questioned if she was correct that the largest unit was 1190 square feet. Mr. Ackerman confirmed and noted that five or six larger units may be added in future plans.

**Wendy Kulick – 38 Marsh Edge Lane**

Mrs. Kulick thanked the Commission for allowing Mr. Connolly to speak before considering the presented plat and for Mr. Taylor meeting with a group of residents to answer some questions and concerns on the relocation of the boardwalk and safety issues.

Mrs. Kulick questioned Mr. Ackerman on his evacuation plans for in the event of a hurricane and if there are other facilities to which residents could be relocated. Mr. Ackerman indicated that the facility is mandated by the state to have an evacuation plan in place. He indicated that the very organized orderly evacuation plan is that within 72 hours to have resident taken by a family member or by bus to another facility.

**X. Commissioner Comments:**

Mr. Capelli commented regarding his question on the highland easement on Ocean Park 3 recorded in the minutes that was apparently not understood correctly. He indicated that the easement goes across three properties and was not a Community Association easement, and his question was if the easement was going to remain private, where the property owners share in the maintenance cost or a Community Association easement and have they agreed to the maintenance.

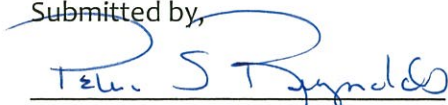
Mr. Pantlik with Kiawah Partners responded to Mr. Capelli's question by stating the shared driveway easement that is part of Ocean Park Phase 3 the maintenance will be shared among the property owners with covenants and restrictions set up for cost-sharing.

Mr. Capelli thanked Mr. Koach and Council for their work on the recently approved revised building ordinance relating to permitting for maintenance issues.

**XI. Adjournment:**

***Mrs. Messerman made a motion to adjourn the meeting at 4:05 pm. The motion was seconded by Mr. Prickett and was unanimously passed.***

Submitted by,



**Petra S. Reynolds, Town Clerk**

Approved by,



**Fred M. Peterson, Chairman**

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Date