

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

December 4, 2019; 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*

Bill Dowdy

Gale Messerman

Larry Iwan

Absent:

Brit Stenson, *Vice Chairman*

Andy Capelli

John Moffitt

Also Present:

John Taylor, Jr., *Planning Director*

Keely Laughlin, *Communications Specialist*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of November 6, 2019

Mrs. Messerman made a motion to approve the minutes of the November 6, 2019 Planning Commission Meeting. The motion was seconded by Mr. Dowdy and unanimously passed.

IV. **Old Business:**

None

V. **New Business:**

A. Approval of Planning Commission 2020 Filing Deadline and Meeting Schedule

Mr. Dowdy made a motion to approve the Planning Commission 2020 Filing Deadline and Meeting Schedule. The motion was seconded by Mrs. Messerman and unanimously passed.

B. Subdivision Applications:

1) #SBD19-000010

Kiawah Resort Associates, LP

A Final Subdivision Plat

A Portion of Ocean Park Phase 3, 6A, 6B (Lots 322-330)

TMS# 265-16-00-061; -189; -190; -191 and 192

Mr. Taylor stated the applicant, Kiawah Resort Associates, LP, has submitted an application for the approval of the final subdivision plat for a portion of Ocean Park Phase 3, 6A, 6B (Lots 322-330). The proposed subdivision request is situated at the eastern end of the island towards Victory Bay Lane. The proposed subdivision of five lots has a total area of approximately 3.896 acres in size and is zoned R-2. The proposed subdivision contains two easements, a variable width landscape maintenance easement, and a shared access and utility easement approximately thirty feet (30') in width.

Mr. Taylor stated that the Planning Department staff had reviewed this document for final approval of this subdivision to be known as a Portion of Ocean Park Phase 3, 6A, 6B, and find that it is consistent with Article 12c, *Subdivision Regulations*.

Mr. Dowdy made a motion to approve #SBD19-000010 the final subdivision plat for a portion of Ocean Park Phase 3, 6A, 6B (Lots 322-330). The motion was seconded by Mr. Iwan.

Following discussion, the motion was unanimously passed.

VI. Correspondence/Staff Comments:

Mr. Taylor gave the Planning Commissioners the following updates:

- ✓ Through the approval of the amended short-term rental ordinance, a significant concern of the Kiawah community was enforcement. The Town has taken multiple steps to enhance enforcement associated with short-term rentals. At the December Town Council meeting, Council approved contracted services with Island Beach Services who currently provides beach and code enforcement along the beach to provide island-wide code enforcement services and a short-term rental compliance clerk. In addition, the Town is working on a specific short-term rental webpage to communicate information on the rental program and provide ease to residents and property owners to submit compliance issues.
- ✓ Kiawah Senior Living has been issued approval for Site Plan Review. Preliminary staging work is projected to begin next month with clearing, site work, and Seabrook Island Road improvements projected to begin 1st quarter 2020.
- ✓ Town Council appointed Joseph Wilson as new Town Attorney to be effective January 1, 2020.
- ✓ One final Continuing Education Opportunity for the year is on Friday.

VII. Council Liaison Comments:

Mr. Prickett reviewed the credentials of the newly appointed Town Attorney. He shared that Mr. Wilson was an excellent attorney and has been the Town of Folly Beach for many years working on some of the same issues the Town is facing. Mr. Wilson will continue in that role as he takes the position with the Town.

VIII. Public Comments:

None

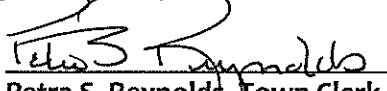
IX. Commissioner Comments:

None

X. Adjournment:

Mrs. Messerman made a motion to adjourn the meeting at 3:45 pm. The motion was seconded by Mr. Iwan and was unanimously passed.

Submitted by,


Petra S. Reynolds, Town Clerk

Approved by,


Fred M. Peterson, Chairman

4.8.2020
Date