

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

November 6, 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*
Brit Stenson, *Vice Chairman*
Bill Dowdy
Andy Capelli
Larry Iwan
John Moffitt

Absent: Gale Messerman

Also Present: John Taylor, Jr., *Planning Director*
Petra Reynolds, *Town Clerk*

Mr. Peterson indicated that application #SBD19-000010, has been deferred by the applicant and will not be considered at this time.

Mr. Dowdy made a motion to amend the Planning Commission agenda to remove New Business Item A - Subdivision Applications, Item 2) #SBD19-000010. The motion was seconded by Mr. Stenson and was unanimously passed.

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of August 21, 2019

Mr. Capelli made a motion to approve the minutes of the August 21, 2019 Planning Commission Meeting. The motion was seconded by Mr. Dowdy and unanimously passed as amended.

IV. **Old Business:**

None

V. **New Business:**

A. Subdivision Applications:

1) ~~#SBD19-000009~~ Kiawah Resort Associates, LP
A Final Subdivision Plat Ocean Park Phase 6D (Lots 327-339)
TMS# 265-06-00-064; -194; -195; -196; -197; -198 and -199

2) ~~#SBD19-000010~~ Kiawah Resort Associates, LP
A Final Subdivision Plat A Portion of Ocean Park Phase 3, 6A, 6B
(Lots 322-330) TMS# 265-06-00-064; -194; -195; -196; -197; -198

and -199

Mr. Taylor stated the applicant, Kiawah Resort Associates, LP, has submitted an application for the

approval of the final subdivision plat for Ocean Park Phase 6D (Lots 327-339). The proposed subdivision request is situated at the eastern end of the island along Victory Bay Lane, has a total area of approximately 1.798 acres in size, seven lots, and is zoned R-2. The proposed lots contain proposed three shared driveway access easements, and a five foot (5') Utility Easement has been proposed adjacent to Victory Bay Lane, of approximately 3,749 sqft.

Mr. Taylor indicated that the Planning Commission approved the Preliminary Plat (#SDP-000026-2019) on June 5, 2019 with the Conditional Plat approved and recorded on August 6, 2019.

Mr. Taylor stated that the Planning Department staff has reviewed this document for final approval of this subdivision to be known as the final subdivision plat of subdivision Ocean Park Phase 6D Lots 327-339 and find that it is consistent with Article 12c, Subdivision Regulations.

Mr. Capelli made a motion to approve the final subdivision plat for Ocean Park Phase 6D (Lots 327-339). The motion was seconded by Mr. Stenson.

Following discussion, the motion was unanimously passed.

VI. Correspondence/Staff Comments:

Mr. Taylor gave the Planning Commissioners the following updates:

- ✓ Second reading of the Flood Mitigation and Sea Level Rise Adaptation Comprehensive Plan Amendments was approved at the September 3, 2019 Town Council Meeting.
- ✓ Town published special Development Edition within Quarter Four Town Notes aiming provide better understanding to property owners of the Islands development happenings and processes and what Kiawah may look like post "build out". Quarter Four Town Notes - Development Edition
- ✓ October 1, 2019, Town Council approved first reading of the proposed Short-Term Rental Ordinance. Second reading was approved unanimously at the November 5, 2019 Town Council meeting. The ordinance is effective beginning January 1, 2020. Amended language can be found online.
- ✓ Kiawah Senior Living has been issued conditional 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 January 2, 2020.
- ✓ Town Planning Department approved Subdivision Application #SBD19-000011 - A Boundary Plat Adjustment for a portion of Tract 1-D and Lot 1 Freshfields Village (Kiawah Senior Living).
- ✓ Charleston County rezoning request at 4455 Betsy Kerrison Parkway - from Single Family Residential 4 (R-4) to Agricultural Preservation (AG-8) was deferred at the November 4, 2019 Planning Commission Meeting.
- ✓ Upcoming Continuing Education Opportunities scheduled for November 15th, 22nd, and December 5th.

VII. Public Comments:

None

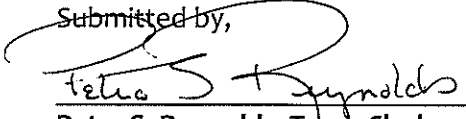
VIII. Commissioner Comments:

Mr. Capelli congratulate the Town on the passing of the new short -term rental ordinance and applauded the efforts put forth during the amendment and approval process.

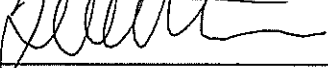
IX. Adjournment:

Mr. Capelli made a motion to adjourn the meeting at 3:45 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

1.28.2020

Date