



TOWN OF  
*Kiawah Island*®

Mayor

Craig E. Weaver

Council Members

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Klaus Said

Chris Widuch

Town Administrator

Stephanie Monroe Tillerson

**PLANNING COMMISSION MEETING**

Kiawah Island Municipal Center

Council Chambers

August 21, 2019; 3:00PM

**AGENDA**

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of July 3, 2019 [Tab 1]
- IV. **Old Business:**
- V. **New Business:**
  - A. Zoning Ordinance Text Amendment Applications: [Tab 2]
    - 1) AZO19-000001: Request to amend Sec. 12-102. Principal Uses and Use Regulation and Sec. 12-374. Definitions and to create Sec. 12-107. Rental Applications and Regulations for proposed changes to Town of Kiawah Island Rental Applications and Regulations.
- VI. **Correspondence/Staff Comments:**
- VII. **Council Liaison Comments:**
- VIII. **Public Comments:**
- IX. **Commissioner Comments:**
- X. **Adjournment:**

*FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island. Meeting materials available for public view online at: <https://www.kiawahisland.org/meetings-minutes/planning-commission/>*

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

July 3, 2019; 3:00 PM

## 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

Andy Capelli

Gale Messerman

John Moffitt

**Absent:**

Larry Iwan

**By Phone:**

Brit Stenson, *Vice Chairman*

**Also Present:**

John Taylor, Jr., *Planning Director*

Petra Reynolds, *Town Clerk*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of June 5, 2019

***Mr. Capelli made a motion to approve the minutes of the March 6, 2019 Planning Commission Meeting as amended. The motion was seconded by Mrs. Messerman and unanimously passed.***

IV. **Old Business:**

None

V. **New Business:**

A. Comprehensive Plan Amendment Applications:

- 1) ACP19-000001: Request to amend the Comprehensive Plan to address implications of Flood Mitigation and Sea Level Rise.

***Mr. Stenson made a motion to recommend approval to Town Council the amendment to the Town's Comprehensive Plan to address implications of Flood Mitigation and Sea Level Rise. The motion was seconded by Mr. Dowdy.***

Mr. Taylor stated that in November of 2018 Town Council issued a directive recommending amendments to the Comprehensive Plan to address the implications of Flood Mitigation and Sea Level Rise. A workgroup was formed with members of the Planning Commission; Mr. Stenson, Mr. Capelli, and Mr. Dowdy, along with staff, which proposed the presented amendments for approval.

Mr. Taylor indicated the Initial work sessions with former members of the FMSLR Subcommittee, Mr. Leffler, and Dr. Chitwood, who shared input and facilitated questions. The open dialogue with the workgroup addressed the report recommendations, key takeaways, areas of focus, and needed resources. He noted that the Town's Comprehensive Plan is broad in nature, so the same broad approach was retained in identifying broad general themes that

provide an opportunity to address implications, contrary to selecting specific recommendations outlined within the report.

Mr. Taylor reviewed the four elements of the Comprehensive Plan that would be affected, briefly discussed the proposed amendments for each, and answered Commissioner questions:

- ✚ Natural Resources
  - Beach and dune system
  - Salt Marsh
  - Saltwater intrusion
  - Freshwater Aquifer
  - Stormwater Runoff
- ✚ Community Facilities
  - Coordination
  - Infrastructure plans
- ✚ Transportation
  - Coordination
  - Road design
  - Infrastructure improvements
- ✚ Land Use
  - Zoning Ordinances
  - Building codes
  - Development strategies

Mr. Taylor indicated that if the Planning Commission formally recommends the proposed amendments, he and Mr. Jim Jordan, Town Biologist, would work to create an action-oriented step plan to help Town Council with specific action steps related to the goals which have been outlined.

Timeline - Town Council will hold a Public Hearing/First Reading on August 6<sup>th</sup>, with second reading at the September 3<sup>rd</sup> meeting.

***Following the discussion, the motion to recommend approval to Town Council the amendment to the Town's Comprehensive Plan was unanimously passed.***

## VI. Correspondence/Staff Comments:

Mr. Taylor reviewed the Planning Staff updates and upcoming Continuing Education Opportunities on July 12<sup>th</sup>, July 19<sup>th</sup>, and August 2<sup>nd</sup> provided by memorandum to the Commissioners.

- ✚ *Town Council will host a public hearing August 6, 2019 at 2:00 PM for the Flood Mitigation and Sea Level Rise Adaptation Comprehensive Plan Amendments discussed.*
- ✚ *KIGR is making progress with various redevelopment efforts. Next set of redevelopment plans to include plans for Night Heron Park.*
- ✚ *Planning staff is currently working with the Environmental Department to update the Town's Beach Management Plan.*
- ✚ *Planning staff is currently working with Communications staff to produce a special Development Edition of Town Notes. This publication aims to provide a better understanding to property owners of the Islands development happenings and processes and what Kiawah may look like post "build-out". The publication will also focus on how property is developed and explore the remaining entitlements of the executed Development Agreements.*

**VII. Council Liaison Comments:**

None

**VIII. Public Comments:**

None

**IX. Commissioner Comments:**

None

**X. Adjournment:**

*Mr. Capelli made a motion to adjourn the meeting at 2:27 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**

\_\_\_\_\_  
**Date**

DRAFT