



TOWN OF *Kiawah Island*

Mayor

Craig E. Weaver

Council Members

Maryanne Connelly

Daniel Prickett

Klaus Said

Chris Widuch

Town Administrator

Stephanie Monroe Tillerson

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

December 4, 2019; 3:00PM

AGENDA

- I. Call to Order:
- II. Roll Call:
- III. Approval of Minutes:
 - A. Planning Commission Meeting Minutes of November 6, 2019 [Tab 1]
- IV. Old Business:
- V. New Business:
 - A. Approval of Planning Commission 2020 Filing Deadline and Meeting Schedule [Tab 2]
 - B. Subdivision Applications: [Tab 3]
#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
- 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/>



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MEMORANDUM

TO: Town of Kiawah Island Planning Commission Members

FROM: John Taylor, Jr., Planning Director

DATE: November 25, 2019

SUBJECT: Wednesday November 6, 2019 3:00 p.m. Planning Commission Meeting Packet

Attached you will find the following items:

- Agenda for the December 4, 2019 meeting of the Planning Commission
- Meeting minutes of the November 6, 2019 Planning Commission meeting
- Draft 2020 Planning Commission Meeting Schedule
- Packet of case materials (1) SBD19-000010 for your consideration. Please find enclosed the staff review and supporting documentation for this case.

Please feel free to call or email me at (768-9166) jtaylor@kiawahisland.org if you have any questions or concerns prior to the meeting. Please call or email Petra Reynolds, Town Clerk at (768-9166) preynolds@kiawahisland.org if you are unable to attend this meeting.



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,

**TOWN OF KIAWAH ISLAND
PLANNING COMMISSION
2020 MEETING DATES
3:00 P.M.**

Town of Kiawah Municipal Center
4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455
1st Wednesday of the month

FILING DEADLINES	MEETING DATES
November 29, 2019	*January 8, 2020
January 3, 2020	February 5
January 31	March 4
March 6	*April 8
April 3	May 6
May 1	June 3
June 5	*July 8
July 3	August 5
July 31	September 2
September 4	October 7
October 2	November 4
October 30	December 2

Applications must be received in person no later than **12:00 pm Friday** on the filing deadline with the required fee, or on any work day preceding the filing deadline no later than **4:00 pm**.

Incomplete applications will not be accepted.

***Second Wednesday of the Month**

Approved: TBD

