

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center
Council Chambers
February 5, 2020; 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*
Andy Capelli
John Moffitt
Bill Dowdy
Gale Messerman
Larry Iwan

Also Present: Dan Prickett, *Council Liaison*
John Taylor, Jr., *Planning Director*
Petra Reynolds, *Town Clerk*
Ray Pantlik, *Kiawah Resort Associates, LP*

Mr. Peterson stated that Mr. Stenson and Mr. Moffitt were reappointed to the Planning Commission for an additional four-year term at the January Town Council meeting.

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of December 8, 2019

Mr. Dowdy made a motion to approve the minutes of the December 8, 2019 Planning Commission Meeting. The motion was seconded by Mr. Iwan and was unanimously passed.

IV. **Old Business:**

None

V. **New Business:**

A. Elect 2020 Planning Commission Officers

Mr. Iwan made a motion to approve the nomination of Mr. Peterson to serve as the 2020 Chairman of the Planning Commission. The motion was seconded by Mr. Capelli and was unanimously passed.

Mr. Peterson made a motion to approve the nomination of Mr. Stenson to serve as the 2020 Vice-Chairman of the Planning Commission. The motion was seconded by Mrs. Messerman and was unanimously passed.

B. Rules of Procedure Approval

Mr. Peterson stated the only one change that was made to the organizational Rules of Procedure would be the date of approval.

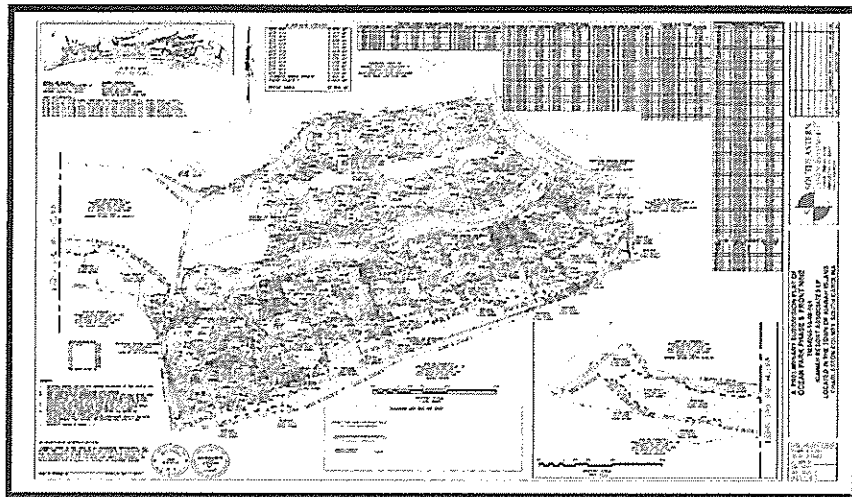
Mr. Capelli made a motion to accept and approve the 2020 Rules of Procedure. The motion was seconded by Mr. Stenson and was unanimously passed.

C. Subdivision Applications:

1) #SBD20-000001

Kiawah Resort Associates, LP
A Preliminary Subdivision Plat
Ocean Park Phase 5 - Front Nine
TMS# 265-16-00-161

Mr. Taylor stated the applicant, Kiawah Resort Associates, LP, has submitted an application for the preliminary plat approval of the subdivision to be known as a portion of Ocean Park Phase 5, Front Nine. The proposed subdivision request is situated at the eastern end of the island, toward Victory Bay Lane. The proposed subdivision consists of thirteen (13) residential lots, a total area of approximately 10.469 acres in size, and is zoned R-2. The proposed subdivision creates two (2) common open spaces (0.169 acres); five (5) shared driveway access easements; one (1) drainage easement; approximately 12' in width; and residual park tract approximately 6.662 acres.



Mr. Taylor stated that the Planning Department staff had reviewed the document for the preliminary approval of the subdivision to be known as a portion of Ocean Park Phase 5 Front Nine, and find that it is consistent with *Article 12c, Subdivision Regulations*.

Mr. Capelli asked for clarification on the location of the shared driveway access easements. He queried on the deed language that would support how the access easements would be maintained and controlled. He asked if the lots would be subject to individual regimes to set up a plan, one to cover all five access easements or the process which be used for individual maintenance. Mr. Pantlik stated that there would be a cost-sharing obligation in the deed that goes along with a shared driveway. He noted the process had been used for as many as four lots.

Mr. Moffett asked who would be responsible for the ongoing care of the common open spaces. Mr. Pantlik indicated that it was likely that a sub-regime would be formed with the open spaces be owned by the neighborhood. Also discussed was if there as a plan for the Community Association to take over the open spaces with Mr. Pantlik clarifying that there was not a plan for the open spaces lots to be developed along with the size and shape of some of the proposed lots.

boardwalk access with others not having begun. With the approval of the plat contingent on the completion of the projects, the application will notify the Planning Department when completion is approved.

VII. Council Liaison Comments:

Mr. Prickett indicated that the repaving of the Parkway is a big item. He stated that Town Council would hold a Special Call meeting on February 11th to consider a recommendation from the Public Works Committee, who reviewed the three competitive bids that were received. He stated that Council is meeting to approve a contractor and award the contract the work in the hope that the project will be complete by Memorial Day.

Mr. Prickett stated the Board of Zoning Appeals (BZA) had run into several issues in which older homes along the marsh that are being upgraded but are on the current setback due to being built before the setback was created. He indicated that planning work might have to be done to alleviate the BZA having to decide each individual case.

VIII. Public Comments:

None

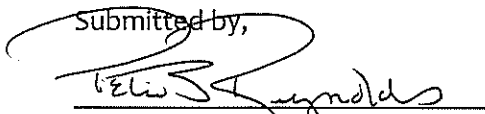
IX. Commissioner Comments:

None

X. Adjournment:

Mr. Dowdy made a motion to adjourn the meeting at 3:32 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