

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

June 3, 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  
Larry Iwan

By Phone:

Gale Messerman

Also Present:

John Taylor, Jr., *Planning Director*  
Petra Reynolds, *Town Clerk*  
Ray Pantlik, *Kiawah Partners*

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of May 6, 2020

*Mr. Capelli made a motion to approve the minutes of the May 6, 2020, Planning Commission Meeting as amended. The motion was seconded by Mr. Dowdy and was unanimously passed.*

IV. Old Business:

V. New Business:

A. Subdivision Applications:

1) #SBMa-21175-P

Kiawah Resort Associates, LP  
A Preliminary Subdivision Plat - Cape Charles  
TMS #207-05-00-001; -0011; -118  
Vested Rights Annual Extension Request

Mr. Taylor stated the preliminary subdivision plat, Planning Case #SBMa-21175-P, Subdivision 410, parcels 12A, 12B, and 13, and identified as Cape Charles, was approved by the Planning Commission in July of 2015. Cape Charles, parcels TMS #207-05-00-001; -0011; -118 has a total area of approximately 193.455 acres, zoned R-1, with 50 proposed lots. Last year the owners, KDP II, LLC, and Kiawah Report Associates, LP, submitted a request for a one-year approval extension of the preliminary subdivision plat, as per Section 12-194(3) - Vested Rights, of the Town's Land Use Planning and Zoning Regulations.

**Pursuant to Section 12-194 (3) f. of the Town's Land Use Planning and Zoning Regulations**

***“No sooner than three months, and no later than 45 days prior to the expiration of the two-year vested right period for an approved site-specific development plan, the landowner of a property with a vested right in a site-specific development plan may apply to the authorized official or body for an annual extension of the vested right. The authorized official or body must approve an application for an annual extension of the vested right unless an amendment to the land***

**development ordinances or regulations has been adopted that prohibits approval. No more than five annual extensions of the vested right may be approved.”**

Mr. Taylor indicated that the Planning Commission approved the first extension in June of 2018, the second extension in June of 2019, and this request is the third extension of the five allowed.

**Ms. Messerman made a motion to approve the vested rights annual extension request for Cape Charles. Mr. Capelli seconded the motion.**

Mr. Pantlik gave an update on the legal outlook of the development by stating that the State has issued a permit for the construction of the infrastructure of the first phase with the pending appeal being prepared for an oral hearing before the SC Supreme Court.

**Following the discussion, the motion to approve the vested rights annual extension request for Cape Charles was unanimously passed.**

## **VI. Correspondence/Staff Comments:**

Mr. Taylor provided to the Planning Commissioners the following updates, discussing each in detail:

### **➤ Kiawah Island Parkway Improvement Project**

The Kiawah Island Parkway Improvement Project has commenced. Construction crews will be working on the KI Parkway from the main gate to and including the Freshfields roundabout as a part of the Kiawah Island Parkway Improvement Project (Phase 1). Traffic control, construction crews, and construction equipment will be present along the Parkway for the duration of the project. Road widening for turn lanes is currently underway.

### **➤ Zoning/Site Plan Permit Review**

Planning staff issued 34 zoning permits from March to May 2020. KIGR (Kiawah Island Golf Resort) Ocean Course Cottages are underway.

| <b>Zoning Permits Issued</b> |           |
|------------------------------|-----------|
| March 2020                   | 19        |
| April 2020                   | 7         |
| May 2020                     | 8         |
| <b>Total</b>                 | <b>34</b> |

### **➤ Subdivision Review**

The Planning Department administratively approved the following Subdivision Application(s):

#SBD20-000005 – Exempt Subdivision Plat - Lot Combination 86 & 87 Dungannon Hall

#SBD20-000006 – Exempt Subdivision Plat – Lot Combination 127 & 129 Bobcat Lane

#SBD20-000008 – A Revised Conditional Subdivision Plat for Ocean Park Phase 5A – Front Nine

### **➤ 2020 Five-Year Comprehensive Plan Review**

This summer, the Town will commence its five-year review of the Comprehensive Plan. In the coming months, staff will be distributing points of interest for discussion to Commissioners.

### **➤ Town of Kiawah Island Board of Zoning Appeals (BZA)**



The staff did not process any applications for the scheduled March BZA meeting date

Mr. Taylor stated that a webinar in the Healthy Pond Series, “Shoreline Erosion Solutions,” was available. While it may be of interest, it cannot be used for continuing education credit hours.

| CE Opportunities March 2020 |        |          |   |              |
|-----------------------------|--------|----------|---|--------------|
| Date                        | Time   | Location | Topic   | Credit Hours |
| June 11, 2020               | 2:00PM |          | <p><b>Healthy Pond Series: Shoreline Erosion Solutions Webinar</b><br/>by ACE Basin NERR Coastal Training Program</p> <p><b>Register Here Below</b><br/><a href="https://www.eventbrite.com/e/healthy-pond-series-shoreline-erosion-solutions-webinar-tickets-103140510986">https://www.eventbrite.com/e/healthy-pond-series-shoreline-erosion-solutions-webinar-tickets-103140510986</a></p> <p>The Healthy Pond Series is a community-based discussion series for pond owners to learn and share stormwater pond management solutions. This workshop, in the series, is intended for pond owners in both the Charleston Tri-County and Lowcountry. This virtual session will discuss shoreline erosion solutions, and you'll hear about multiple solutions from different industry experts, followed by time for questions. This event is free and will be useful to anyone who owns or manages a stormwater pond.</p> <p>You will see two ticket options when you register. Please select your geographic area:<br/>Charleston - Charleston, Dorchester and Berkeley Counties<br/>Lowcountry - Beaufort, Colleton, Jasper and Hampton Counties</p> | N/A          |

**VII. Council Liaison Comments:**

Mr. Prickett indicated that at the Council meeting, Mayor Weaver reported on COVID-19 antibody testing performed by MUSC (Medical University of South Carolina) over three days with support from the Resort and the CERT Team. He stated that it is anticipated that 1,441 individuals participated and presented the following estimated results;

-  *Kiawah full-time residents - approximately 1000 tests performed – 0.8% positive – approximate 20 people*
-  *Non-resident - approximately 440 tests performed – between 2.5% and 3.0% positive*

Mr. Prickett gave an update on the KI Parkway project stating the completion of the project was behind schedule due to permitting issues as well as bad weather. He reported two recent heavy rain along with high tide events exposed some vulnerability in the current storm drainage system evidenced by the standing water in the area of the turn lane and bike path. An investigation by engineer and contractor revealed a series of reductions in the size of the drainage pipe, impeding the flow of the water, causing the backup. The search for a new path for the water to travel uncovered an existing manhole buried for unknown years and not recorded on the original survey. Tying a new pipe to the manhole will provide for an additional exit and storage during larger rain events. Still, it will not completely alleviate standing water in the turn lane, the thru lane of travel along with the bike path will have no standing water. To eliminate any standing water, the repair solution would involve the relocation of existing underground utilities, the installation of a new pipe requiring cutting the road just repaved.

Mr. Prickett reported that the Council also approved the first reading of the FY 20/21 Budget. He indicated the budget was tight despite the Town having significant reserves highlighting some key points which included shortfalls in revenues due to COVID restrictions, the decision made by the County not to fund Accommodations taxes to local municipalities, and more frequent financial updates to Council.

**VIII. Public Comments:**

None

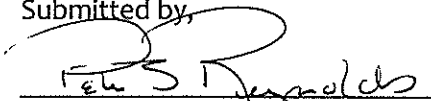
**IX. Commissioner Comments:**

Mr. Capelli commented that the information provided in the “Health Pond Series” webinars would be an excellent resource for the taskforce the Community Association and Town have that is researching the wetlands and marshes.


**X. Adjournment:**

***Ms. Capelli made a motion to adjourn the meeting at 3:34 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