



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

June 3, 2020; 3:00PM

Persons interested in submitting public comments should email their comments to Ms. Petra Reynolds, Town Clerk at preynolds@kiawahisland.org

AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of May 6, 2020 [Tab 1]
- IV. **Old Business:**
- V. **New Business:**
 - A. Subdivision Applications:
 - 1) #SBMa-21175-P [Tab 2]
Kiawah Resort Associates, LP
A Preliminary Subdivision Plat - Cape Charles
TMS #207-05-00-001; -0011; -118
Vested Rights Annual Extension Request
- 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/>

Town of Kiawah Island
PLANNING COMMISSION MEETING
via Video Conferencing
May 6, 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:

John Taylor, Jr., *Planning Director*
Keely Laughlin, *Communications Specialist*
Petra Reynolds, *Town Clerk*
Norm Engard, *Kiawah Island Golf Resort*

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of April 8, 2020

Mr. Dowdy made a motion to approve the minutes of the April 8, 2020, Planning Commission Meeting as amended. The motion was seconded by Mr. Iwan.

Mr. Peterson called for a roll call vote:

Fred Peterson voted "aye"
Brit Stenson voted "aye"
Andy Capelli voted "aye"
John Moffitt voted "aye"
Bill Dowdy voted "aye"
Gale Messerman voted "aye"
Larry Iwan voted "aye"

The motion was unanimously passed.

IV. Old Business:

None

V. New Business:

A. Subdivision Applications:

1) #SBD20-000003

Kiawah Tennis Club LLC
Property Line Adjustment & Right-of-Way (Vacation Way)
West Beach Conference Center
TMS# 207-06-00-402

Mr. Taylor stated the applicant, Kiawah Tennis Club LLC, has submitted application #SBD20-000003 for a property line adjustment along with a Right of Way (ROW) naming. The request consisting of one existing lot (parcel #207-06-00-402) at 5.464 acres in size and zoned RST-2, is situated within West Beach Village, adjacent to the West Beach Conference Center and Villa Check-In.

Mr. Taylor stated the Planning Department reviewed the document for approval of the subdivision to be known as a Right of Way "Vacation Way" along with the Parcel Line Adjustment Plat (West Beach Conference Center) and find that they are consistent with Article 12c, Subdivision and Road Code Regulations.

The property line adjustment introduced a new ROW being named "Vacation Way." The approval of the reserved street name has been documented through Charleston County 911/Addressing. The 35' wide private ROW provides a pathway to a new and specific address for Kiawah Island Golf Resort's Villa Check-In Center along Kiawah Beach Drive.

Mr. Capelli made a motion for the approval of the property line adjustment and naming of the Right of Way as "Vacation Way. The motion was seconded by Mr. Dowdy.

Mr. Capelli asked where Vacation Way terminated. Mr. Taylor clarified the ROW ends at the intersection of the corner of the West Beach Conference Center and entrance to the rear parking lot.

Mr. Peterson called for a roll call vote:

Fred Peterson voted "aye"

Brit Stenson voted "aye"

Andy Capelli voted "aye"

John Moffitt voted "aye"

Bill Dowdy voted "aye"

Gale Messerman voted "aye"

Larry Iwan voted "aye"

The motion 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 is still underway. 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.

➤ Zoning/Site Plan Permit Review

Planning staff issued 33 zoning permits from March to May 2020.

Zoning Permits Issued	
March 2020	19
April 2020	12
As of May 6, 2020	2
Total	33

➤ **Subdivision Review**

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

- #SBD19-000005 – An Exempt Subdivision Plat for Lot Combination of 86 & 87 Dunganon Hall

The following Subdivision Application(s) have been submitted for review:

- #SBD20-000008 – A Revised Conditional Subdivision Plat – Ocean Park Phase 5A Front Nine Lane
- #SBD20-000006 – An Exempt Subdivision Plat – Lot Combination 127 & 126 Bobcat Lane

Updates regarding Duneside Road area improvements connected to #SDP-000014-2018 – A Preliminary Subdivision Plat – Beachwalker East Parcel 13 (Southern Pines Lane). Most of the integral road construction has been completed included speed tables. There is work still be completed near the community pool. There is not an anticipated inspection date from the Town.

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

This summer, the Town will commence its five-year review of the Comprehensive Plan. In the coming weeks, staff will be distributing points of interest for discussion to Commissioners. Scheduling of meetings will be contingent on Town Council's determination on how public meetings will be held going forward.

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

The staff did not process any applications for the scheduled May BZA meeting date. At a future scheduled meeting date, the BZA will review the approval criteria and rules of procedures.

➤ **Upcoming Continuing Education Opportunities**

There is a webinar scheduled for Friday, May 8th, 2020, from 1:00 to 2:30 pm - **Integrating Sea Level Rise into Plans**. The webinar is part two of the Sea Level Rise series presented by the American Planning Association.

➤ **June Planning Commission Meeting**

There is one agenda item for the June meeting. The vested rights annual extension request for the Cape Charles preliminary subdivision plat. This extension request would be number three of the five allowed.

Mr. Capelli commented on a statement made by Mr. Bailey at the Kiawah Island Community Association (KICA) Board Meeting. Mr. Bailey stated that on the Duneside project, most of the construction was finished with minor landscaping yet to be completed. Mr. Capelli stated that speed signage was a major component of the agreed-upon project improvements. At present, there is no signage along the roadway and would need to be in place at the time of inspection.

VII. Council Liaison Comments:

Mr. Prickett reviewed the action taken at the previous day's Town Council meeting:

- Mayor spoke to the recent unfortunate alligator incident and reviewed some of the facts surrounding incident.
- Revision of the Town's Noise ordinance, which is under Council consideration; The current ordinance is unenforceable, and the proposed changes to the language with the addition of a decibel standard would allow for enforcement.
- Discussion of the FY 2021 Budget, which included significant shortfalls in accommodations taxes the Town would be receiving in the wake of the COVID-19 and issued short-term rental restrictions. He explained that without a property tax, the Town

relies heavily on the accommodations tax income and that Council and staff has been working on substantially trimming expenses for the coming year. He also noted that the County made notification that it would be suspending their contribution of local accommodations taxes through 2021.

- The Short-Term Rental moratorium provided in Ordinance 2020-02 will be allowed to lapse as of May 15, 2020, allowing rental to begin May 16th. A meeting with MUSC will be taking place to develop guidelines to provide for safe rentals in terms of cleanliness and turnaround times. He noted the guidelines for social distancing would remain in place, along with posting the occupancy in shopping establishments and enforcement of the one-person per family or group in the grocery store.
- Most of the resurfacing of the Parkway project is complete. The Resort portion of the project will begin next week with the construction of the turn lanes into the Andell tract.
- Several bids were received by the Town for the Parkway Landscaping project. Two bids were extremely competitive, with a decision pending on which portions of the project will be approved.

VIII. Public Comments:

None

IX. Commissioner Comments:

None

X. Adjournment:

Ms. Dowdy made a motion to adjourn the meeting at 3:34 pm. The motion was seconded by Mr. Moffitt and was unanimously passed.

Submitted by,

Petra S. Reynolds, Town Clerk

Approved by,

Fred M. Peterson, Chairman

Date