

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

December 3, 2021; 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*
Larry Iwan
Andy Capelli
Bill Dowdy

Absent: Brit Stenson, *Vice Chairman*
Madeleine Kaye

Also Present: John Taylor, Jr., *Planning Director*
Stephanie Tillerson, *Town Administrator*
Petra Reynolds, *Town Clerk*
Mark Permar, *On behalf of Kiawah Resort Associates, LP*

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of November 3, 2021

Mr. Capelli made a motion to approve the minutes of the November 3, 2021, Planning Commission Meeting. Mr. Dowdy seconded the motion and it was unanimously passed.

IV. Old Business:

V. New Business:

A. Approval of Planning Commission 2022 Meeting Schedule

Mr. Capelli made a motion to approve the 2022 Planning Commission meeting schedule. Mr. Dowdy seconded the motion and was it unanimously passed.

B. Subdivision Applications:

- 1) #SBD21-000017 Kiawah Resort Associates, LP
A Preliminary Subdivision Plat – Ocean Park Phase 5B
Front Nine Lane (Lots 544-558)
TMS #265-16-00-161

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted application #SBD21-000017 requesting a preliminary subdivision plat for Ocean Park Phase 5B Front Line Lane. The subdivision is situated at the eastern end of the island, has a total area of approximately 6.693 acres, is zoned R-2 – Residential, and contains nine (9) residential lots. He indicated that the proposed subdivision creates a common open space (non-residential tract (0.061 acres); three (3) shared driveway access easements; one (1) landscape maintenance easement; two (2) drainage easement approximately 20' and 12' in width; and residual tract approximately 4.177 acres.

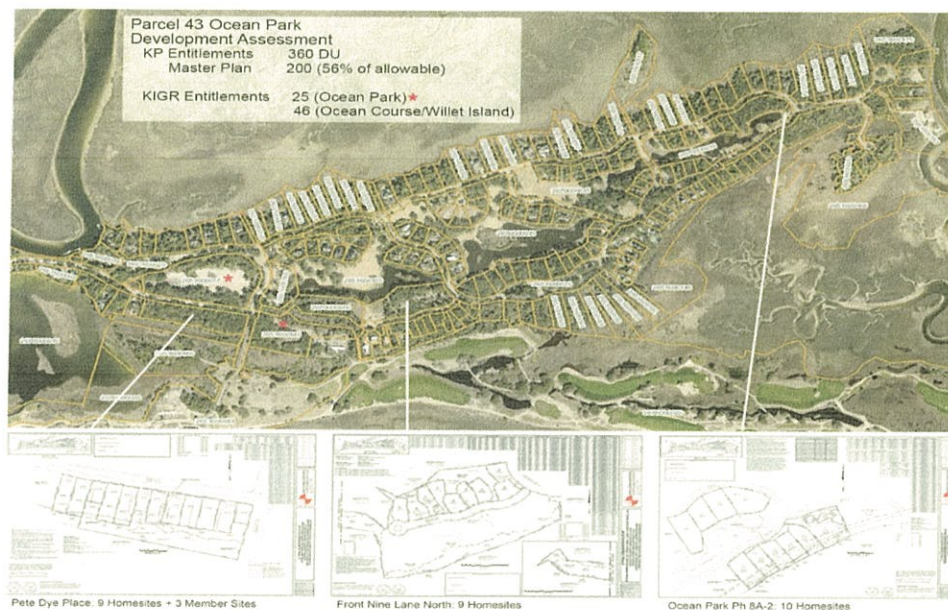
Mr. Taylor stated the Planning Department had reviewed this document for preliminary plat approval of this subdivision known as Ocean Park Phase 5B Front Nine and found it consistent with Article 12c, *Subdivision Regulations*.

Commissioners discussed the unusual size and location of the proposed shared driveway access easement between lots 556 and 554. Mr. Permar indicated he believed that the location of the easement was intended to address an infrastructure issue, and the easement could also be used to navigate around the oak trees. The surrounding grouping of lots were configured to protect the tree canopy and would require a specific home design. Also discussed was the maintenance of the dedicated open spaces and the organization of future HOAs (Home Owner's Associations) in Ocean Park.

Mr. Capelli made a motion to approve the preliminary subdivision plat for Ocean Park Phase 5B – Front Nine Lane. Mr. Iwan seconded the motion, and it was unanimously approved.

VI. Correspondence/Staff Comments:

Mr. Peterson stated Mr. Permar would be following up on a question raised during the last Planning Commission meeting on the development status of Ocean Park.



Mr. Permar presented an aerial photograph from Charleston County representing the most recent plats of record in Ocean Park. Using the photograph as a worksheet, he added the unrecorded sites that were recently approved by the PC and calculated that of the 360 entitlements granted for Ocean Park, the entire 200 designated in the Master Plan had been platted. He noted two parcels in Ocean Park were owned by the Resort and had additional entitlements.

Mr. Permar indicated that 30 to 35 parcels of the 200 platted remain to be sold in his approximation. After the end-of-year reconciliation is completed, a more accurate accounting could be provided to the Commission. Further discussion included the transition of the ARB specified in the development agreement, the number of authorized dwelling units on the island, and the basis of the calculations in both development agreements.

Mr. Taylor reviewed the presented December Planning Report:

Zoning Review

2021 Zoning Permits Issued	
January	17
February	44
March	18
April	26
May	15
June	19
July	20
August	19
September	21
October	25
November	24
December 8th	1
Total	249

Subdivision Review

Planning staff reviewed the following subdivision plat(s). The following two applications were granted administrative approval and were recorded with the Charleston County Register of Deeds.

- SBD21-000012 | Property Line Adjustment (161 Marsh Hawk)
- SBD21-000016 | Property Line Adjustment (219 Ocean Marsh)

Town of Kiawah Island Board of Zoning Appeals (BZA)

The Board of Zoning Appeals heard one variance case during the month of November, which was approved. One variance case is scheduled to be heard at the December 20, 2021 BZA meeting.

Beachwalker Drive Bike & Pedestrian Safety

At their December 7, 2021 meeting, Town Council approved the proposal for design and construction services for the Beachwalker Drive Bicycle and Pedestrian Safety improvements project. This project is estimated to last 2.5 months. Staff will work with the awarded Contractor to confirm official start dates.

In response to Mr. Capelli's question, Mr. Taylor indicated that the project's estimated cost was approximately \$299,000.00 and was extensively discussed by the Ways and Means Committee.

Johns Island & Regional Planning

Main Road Corridor Project – Segment C: Charleston County has no new updates. The identification of a preferred alternative is projected for early 2022. Staff continues to engage with the County on the project.

Kiawah Island Parkway Intersection and Corridor Study

Kimley Horn has completed the initial phase of data collection and early assessments for the Comprehensive Intersection and Corridor study of the Kiawah Island Parkway. A preliminary draft for this study will be prepared by early January. The proposed study of the Kiawah Island Parkway would analyze the intersection and future roadway operations of the Parkway, including segments of Seabrook Island Road and Betsy Kerrison Parkway. The proposed study will utilize traffic data, site plans, future development plans, and future land use plans to determine the

operations at study area intersections and the future roadway volumes along the Kiawah Island Parkway.

Betsy Kerrison Parkway Medical Health Wellness Village

The County held a Planning Commission workshop on November 8, 2021 on a proposed rezoning request for a planned development, Island Park Place Medical Health & Wellness Village, located on Betsy Kerrison Parkway Johns Island, SC 29455. This parcel is in unincorporated Charleston County. The property is currently zoned Single-Family Residential 4 (R-4). There are no new developments on this proposal.

Town Council Retreat

Dates have been announced for the annual Council Retreat. Planning priorities will be centered on areas beyond the gate, the Marsh Management Plan, and the Comprehensive Plan. The planning staff has prepared a draft request for qualifications for the marsh management plan to be released before the end of the year. This will initiate the process to consider qualified firms to assist in project management and product development.

Council Planning Retreat

Tuesday, January 11, 2022 – 11 am to 1 pm.

Thursday, January 13, 2022 – 1 pm to 4 pm.

Friday, January 14, 2022 – 9 am to noon

Upcoming Continuing Education Opportunities

CE Opportunities 2021				
Date	Time	Location	Topic	Credit Hours
December 17th	1:00PM	VIRTUAL	Retrofitting Bedroom Communities for an Equitable and Sustainable Future For decades, regional planning promoted growth and development increasingly further away from employment centers. This has resulted in urban sprawl, displacement and gentrification, and the infringement on natural and working lands at the rural-urban interface. This "set it and forget it" approach to planning is not sustainable economically or environmentally. This is particularly true in megaregions like Northern California. This webinar explores how cities and counties adjacent to major employment centers like San Francisco and Silicon Valley have plans for retrofitting these communities to accommodate much needed housing growth and mobility expansion in a way that is equitable and sustainable, both environmentally and economically. Panelists will describe the challenges that metropolitan planning organizations (MPOs) face, as well as specific opportunities and programs they are working on to make positive changes that will continue decades into the future.	1.5

VII. Council Liaison Comments:

None

VIII. Public Comments:

None

IX. Commissioner Comments:

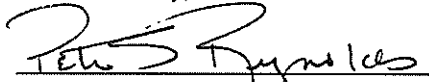
Mr. Peterson commented on the upcoming annexation discussion, noting that the Town does not have a design standard review board or committee when considering the annexation of undeveloped properties. He felt a design review separate from the Planning Commission was

needed, along with a sign and tree ordinance.

X. Adjournment:

Mr. Dowdy made a motion to adjourn the meeting at 3:52 pm. The motion was seconded by Mr. Capelli and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

Date