

PLANNING COMMISSION MEETING

Municipal Center Council Chambers

July 7, 2021; 3:00 pm

Minutes

I. **Call to Order:** *Mr. Peterson called the meeting to order at 3:00 pm.*

II. **Roll Call:**

Present: Fred Peterson, *Chairman*
Andy Capelli
Gaye Stathis

By Phone: Brit Stenson, *Vice Chairman*

Absent: Bill Dowdy
Larry Iwan
Madeleine Kaye

Also Present: John Taylor, Jr., *Planning Director*
John Moffitt, *Council Liaison*
Petra Reynolds, *Town Clerk*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of June 2, 2021

Mr. Capelli made a motion to approve the minutes of the June 2, 2021 Planning Commission Meeting. The motion was seconded by Mr. Dowdy.

Mr. Capelli and Mr. Taylor noted typographical errors in the minutes.

Following the discussion, the motion to approve the minutes as amended was unanimously passed.

IV. **Old Business:**

None

V. **New Business:**

A. **Subdivision Applications:**

- 1) **#SBD21-000009** Kiawah Resort Associates, LP
A Final Subdivision Plat – Ocean Park Phase 8B
Little Bear Way (Lots 474-477)
TMS #265-16-00-165

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted application #SBD21-000009 requesting a final subdivision plat for Ocean Park Phase 8B. The proposed subdivision has a total area of approximately 3.413 acres and is zoned R-2 - Residential. The preliminary plat was heard and approved by the Planning Commission in April 2020.

Mr. Taylor stated the Planning Department had reviewed this document for final approval of this subdivision known as Ocean Park Phase 8B Lots 474-477 and found that it is consistent with *Article 12c, Subdivision Regulations*. The subdivision request is sited at the eastern end of the island. The total area is approximately 23.821 acres in size containing approximately 3.477 acres

of highland and approximately 19.883 acres of marshlands and proposes three residential lots approximately one acre in size.

Mr. Taylor noted that the proposed subdivision also modifies the existing key dock location authorized footage by transferring 549 linear feet from Key Location 24 (Cougar Island, West: 1,150 authorized shoreline linear feet) to Key Location 35 (Cougar Island, East Tip: 1,100 authorized shoreline linear feet); creating 1,649 authorized shoreline linear feet for Key Location 35.

In response to a question for Mr. Capelli, Mr. Taylor explained the modification made to the key dock locations.

Mr. Capelli made a motion to approve the final subdivision plat of Ocean Park Phase 8B. The motion was seconded by Mr. Dowdy and was unanimously passed.

VI. Correspondence/Staff Comments:

Mr. Taylor reported:

Zoning Review

Planning staff issued 142 zoning permits from January 1 to July 6 of 2021. He noted the permits have been consistent throughout the year except for the slowdown during the PGA tournament.

2021 Zoning Permits Issued	
January	17
February	44
March	18
April	26
May	15
June	19
July	3
Total	142

Subdivision Review

Planning staff reviewed several subdivision plats. The following application was granted administrative approval and was recorded with the Charleston County Register of Deeds.

#SBD21-000008 (90-92Surfsong) – Exempt Subdivision Plat Lot Combination

Town of Kiawah Island Board of Zoning Appeals (BZA)

At the July 6, 2021, Town Council meeting, Council appointed Lin O’Leary to the Board of Zoning Appeals, replacing Ms. Wendy Kulick. No cases were heard in the month of June.

Beachwalker Drive Bike & Ped Safety

The Town will host a follow-up meeting for the proposed Beachwalker Drive Bike and Pedestrian Safety Action Plan. A summary of the approximately 80 public comments and a presentation from Kimley-Horn providing refined concepts based on the feedback received will be shared with the community at the workshop on July 8 at 2 pm in Council Chambers.

Johns Island & Regional Planning

Main Road Corridor Project – Segment C: Charleston County has issued a summary of public comments received from this past fall and working to refine the presented alternatives. The identification of a preferred alternative is projected for the summer of this year.

Notice of Deferral | Sea Island Golf Planned Development

The Charleston County Planning Commission, on March 8, 2021, reviewed and denied the rezoning request for Sea Island Golf Planned Development located at 4455 Betsy Kerrison Parkway. This application was first set to be considered by County Council on April 13 and has been deferred since by the applicant. The applicant of Sea Island Golf Planned Development has now requested to extend the deferral until the scheduled August 31st

Charleston County Public Hearing at 6:30 pm in Council Chambers. The Town will continue to update the community on the application status and provide recommended action steps for residents and property owners to stay engaged in the County's Public Hearing process regarding this rezoning request.

Upcoming Continuing Education Opportunities

CE Opportunities July – August 2021				
Date	Time	Location	Topic	Credit Hours
July 14 th July 21 st July 28 th August 4 th	1:30PM – 3:00PM	Online Webinar	North Inlet – Winyah Bay National Estuarine Research Reserve Flooding 411 Webinar Series Flooding 411 is a webinar series for residents of coastal South Carolina to learn from experts about flooding in our communities, how to protect life and property, and what to do when you are impacted by flooding. Registration includes all four sessions, but participants are not required to attend every week.	1.6 each
July 15 th		Virtual	South Carolina American Planning Association 2021 Summer Planning Conference	

Mr. Iwan confirmed the upgrade modifications to Duneside Road had been completed and access opened to residents of The Timbers. He questioned if there had been any issues. Mr. Taylor stated he had visited the area and that most pedestrians use the sidewalk and bike path, but some have not and still used the same path that they have always used. He also noted that while no speed signs, there have been comments saying that they have helped. The discussion also included studying speed throughout the island and the speed on Duneside Drive.

VII. Council Liaison Comments:

None

VIII. Public Comments:

None

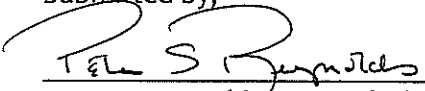
IX. Commissioner Comments:

Mr. Capelli question if the Sea Island development had requested for an extension for the rezoning for the Miniature Golf development. Mr. Taylor stated that the plans had not changed. With the Charleston County Planning Commission denying the request and will be presented to Charleston County Council.

X. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 3:20 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

11.3.2021
 Date