

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

Council Chambers

June 2, 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*
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 January 6, 2021

Mr. Capelli made a motion to approve the minutes of the January 6, 2021 Planning Commission Meeting as amended. The motion was seconded by Mr. Stenson and was unanimously approved.

IV. **Old Business:**

None

V. **New Business:**

A. **Subdivision Applications:**

1) #SBMa-21175-P Kiawah Resort Associates, LP
A Preliminary Subdivision Plat – Cape Charles
TME #207-05-00-001; -0011; -118
Vested Rights Annual Extension Request

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted a Vested Rights annual extension request for the Preliminary Subdivision Plat - Cape Charles (Captain Sam's). The proposed subdivision of fifty (50) lots has a total area of approximately 193.455 acres and is zoned R-1, Residential.

Mr. Taylor indicated approval was granted for the Preliminary Plat by the Planning

Commission on July 8, 2015. The first extension was approved in June of 2018, the second extension in June of 2019, the third extension on June 6, 2020, and this request is the fourth extension of the five allowed pursuant to 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 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. Capelli made a motion to approve the Vested Rights Annual Extension Request of the Preliminary Subdivision Plat – Cape Charles. The motion was seconded by Mr. Stenson.

Following further discussion, the motion was unanimously passed.

2) #SBD21-000007 Kiawah Resort Associates, LP
 A Final Subdivision Plat – Ocean Park Phase 5A
 Front Nine Lane (Lots 541-553)
 TMS#265-16-00-161

Mr. Taylor stated the request by Kiawah Resort Associates, LP is for a final subdivision plat -Ocean Park Phase 5A - Front Nine Lane is sited at the eastern end of the island. The total area is approximately 8.469 acres in size containing seven residential lots and residual lands for future development. In addition, the proposed subdivision creates three (3) shared driveway access easements (between Lots 551 and 549, between Lots 547 and 545, and between Lots 543 and 541; and retains residual future development tract north of Front Nine Line Lane, approximately 6.691 acres.

Mr. Taylor indicated the Planning Department had reviewed this document for final approval of this subdivision to be known as a Portion of Ocean Park Phase 5A Front Nine Lane and find that it is consistent with Article 12c, Subdivision Regulations.

Mr. Capelli made a motion to recommend to approve the Final Subdivision Plat – Ocean Park Phase 5A; Front Nine Lane. The motion was seconded by Mr. Stenson.

Following further discussion, the motion was unanimously passed.

VI. Correspondence/Staff Comments:

Mr. Taylor indicated that many projects had been put on hold due to the PGA Tournament and gave updates on:

Johns Island Roads

Main Road Corridor Project – Segment C: The public comment ended in December with Charleston County releasing a preliminary assessment of the comments received. The summary is being reviewed and will be discussed with members of the Council to address any remaining questions.

Parcel 13 Updates

The development to be known as “The Cape” is preparing for site work. The project has received site plan review approval and is now in the building review process.

Senior Living Center

The project is expected to be getting underway with the construction of a turn lane on Seabrook Island Road scheduled to begin this month.

Town Council

At yesterday’s Town Council meeting, The Kiawah Island Conservancy made a presentation on the progress being made in the Marsh Vulnerability study. The data obtained in the study will be helpful in the development of a Marsh Management Plan and updating the Comprehensive Plan.

Comprehensive Plan

The Town continues its work on the five-year review of the Comprehensive Plan with a goal to have it completed by the end of the year.

Beachwalker Drive Bicycle and Pedestrian Community Workshop

The Town has initiated a stakeholder and community workshop for Beachwalker Drive on June 10th. Kimley-Horn, the consultant who completed studies for Parcel 13 and Duneside Road’s connection to Southern Pines Lane was engaged to conduct a traffic and safety study on Beachwalker Drive, to include the intersection of Beachwalker Drive and the Parkway. The study’s preliminary findings will be presented at the workshop to obtain feedback from the stakeholders and the community.

Mr. Taylor noted that a post-tournament debrief identified no significant issues during PGA.

Mr. Capelli questioned when plans were expected to be submitted for the development of Parcel 13. Mr. Mark Permar, representing the Property owner, stated that a proposed development concept in the sub-parcel to the north of Southern Pines Lane might be completed in the next six to nine months.

Mr. Capelli also noted that information sessions would be taking place to discuss the Retirement Community and the new MUSC facility.

Ms. Stathis updated members on information she obtained during conversations on the Main Road Corridor Project – Segment C project.

VII. Council Liaison Comments:

None

VIII. Public Comments:

None

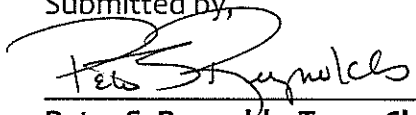
IX. Commissioner Comments:

None

X. Adjournment:

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

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



Fred M. Peterson, Chairman

4-8-2021
Date