

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

November 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*  
Brit Stenson, *Vice Chairman*  
Larry Iwan  
Andy Capelli  
Madeleine Kaye

**Absent:** Bill Dowdy

**Also Present:** John Taylor, Jr., *Planning Director*  
John Moffitt, *Council Liaison*  
Petra Reynolds, *Town Clerk*  
Mark Permar, *Kiawah Resort Associates, LP*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of September 8, 2021

*Mr. Capelli made a motion to approve the minutes of the September 8, 2021 Planning Commission Meeting. Ms. Kaye seconded the motion and was unanimously passed.*

B. Planning Commission Meeting Minutes of October 6, 2021

*Mr. Capelli made a motion to approve the minutes of the October 6, 2021 Planning Commission Meeting. Ms. Kaye seconded the motion and was unanimously passed.*

IV. **New Business:**

**Subdivision Application:**

- 1) #SBD21-000014      Kiawah Resort Associates, LP  
A Final Subdivision Plat – Ocean Park Phase 8A  
(Lots 204-472)  
TMS #265-16-00-163

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted application #SBD21-000014 requesting a final subdivision plat for Ocean Park Phase 8A. The subdivision is situated at the eastern end of the island, has a total area of approximately 5.494 acres, containing approximately 4.5 highland acres of wetlands, is zoned R-2 – Residential, and contains 11 residential lots. He indicated that the request also outlined an area adjacent to High Dunes Lane to be conveyed to Kiawah Island Community Association. A 15' wide utility and access easement is located between Lot 217 and Lot 360. Lot 472 would be accessed via Little Bear Way.

Mr. Taylor stated the Planning Department had reviewed this document for final plat approval of this subdivision known as Ocean Park Phase 8A Lots 204-472 and found it

consistent with Article 12c, Subdivision Regulations.

**Mr. Capelli made a motion to approve the final subdivision plat for Ocean Park Phase 8A. Mr. Stenson seconded the motion.**

Commission Members discussed the future development of Ocean Park. Mr. Taylor stated that Ocean Park is nearly developed; Kiawah Partners have two additional phases: Pete Dye and Front Nine Lane. There is also an area near the Ocean Course which has entitlements and are holdings of the Kiawah Island Golf Resort.

Mr. Permar stated the entitlements for Ocean Park are 360 single-family detached units. The Kiawah Partners master plan is no more than approximately 210, and to date, approximately 150 to 155 have been sold. The Resort property was conveyed with approximately 22 units.

**Following the discussion, the motion was unanimously passed.**

- 2) #SBD21-000015                      Kiawah Resort Associates, LP  
A Final Subdivision Plat – Pete Dye Place  
Pete Dye Lane (Lots 489-511)  
TMS #265-16-00-008; -009; -010; -011; -012; -013

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted application #SBD21-000015 requesting a final subdivision plat for Pete Dye Place. The subdivision is located at the eastern end of the island, has a total area of approximately 4.5 acres, containing approximately 1.382 acres of wetlands, and is zoned R-2 - Residential. The subdivision includes twelve (12) residential lots and a 1.849-acre non-residential amenity area adjacent to the south. Three existing drainage easements are being abandoned and replaced with one 30' wide drainage easement between lots 499 and 497.

Mr. Peterson stated that at the review of the preliminary plat submission, it was indicated that lots 501 and 489 would not be developed. Mr. Permar explained that lots 489, 501, and 507 are platted as conservation lots, will not be built on and sold as conservation member lots.

Commission Members discussed the conservation lots and the non-residential amenity area.

Mr. Taylor stated the Planning Department had reviewed this document for final plat approval of this subdivision known as Pete Dye Place Lots 489-51 and found it consistent with Article 12c, Subdivision Regulations.

**Mr. Capelli made a motion to approve the final subdivision plat for Pete Dye Place. The motion was seconded by Ms. Kaye and was unanimously passed.**

## V. Correspondence/Staff Comments:

### Zoning Review

2021 Zoning Permits Issued	
January	17
February	44
March	18
April	26
May	15
June	10
July	20
August	19
September	21
October	25
November 3rd	5
<i>Total</i>	<i>229</i>

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

The Board of Zoning Appeals did not review any cases during the month of October.

### Beachwalker Drive Bike & Pedestrian Safety

The bid period has closed for the Beachwalker Drive Bicycle and Pedestrian Safety improvements project. Staff is currently reviewing bids to make a recommendation for the Ways and Means Committee.

### Johns Island & Regional Planning

Main Road Corridor Project – Segment C: Charleston County has issued a summary of public comments received this past fall and is working to refine the presented alternatives. The identification of a preferred alternative is projected for the fall of this year to early 2022. Staff continues to engage with the County on the project. A public meeting is not anticipated for this fall, and the County will advertise a meeting date in the coming year.

### Kiawah Island Parkway Intersection and Corridor Study

At their September 7, 2021 meeting, Town Council approved for Kimley Horn to complete a Comprehensive Intersection and Corridor study of the Kiawah Island Parkway. 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 Kiawah Island Parkway.

### Notice of Public Workshop | Medical Health Wellness Village

On Monday, November 8, 2021, at 2:00 pm, the Charleston County Planning Commission will hold a public workshop 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).

*ISLAND PARK PLACE MEDICAL HEALTH & WELLNESS VILLAGE “A proposed health and wellness village that intends to provide a high-quality mixed-use, pedestrian-friendly environment that will complement and enhance the emerging concentration of health care and wellness services into a village-like setting. The proposed buildings include a 40,000 sq/ft Main Medical Facility along with supporting practices throughout the village such as: physical therapy, pain management, women’s wellness, chiropractics, orthopedics, dentistry, family medicine, cardiology, nutrition, life fitness, pharmacy, health grocery, and eateries.*

**VI. Council Liaison Comments:**

None

**VII. Public Comments:**

None

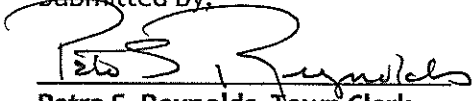
**VIII. Commissioner Comments:**

None

**IX. Adjournment:**

**Mr. Capelli made a motion to adjourn the meeting at 3:20 pm. The motion was seconded by Mr. Stenson and was unanimously passed.**

Submitted by,

  
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Petra S. Reynolds, Town Clerk

Approved by

  
\_\_\_\_\_  
Fred M. Peterson, Chairman

12-8-2021

Date