

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

October 6, 2021; 3:00PM

Minutes

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

II. **Roll Call:**

Present:

Fred Peterson, *Chairman*

Bill Dowdy

Larry Iwan

Andy Capelli

Gaye Stathis

Madeleine Kaye

Absent:

Brit Stenson, *Vice Chairman*

Also Present:

John Taylor, Jr., *Planning Director*

John Moffitt, *Council Liaison*

Petra Reynolds, *Town Clerk*

Ray Pantlik, *Kiawah Resort Associates, LP*

Lucas Hernandez, *KICA*

Lee Bundrick, *Kiawah Conservancy*

III. **Approval of Minutes:**

A. **Planning Commission Meeting Minutes of July 7, 2021**

Mr. Capelli made a motion to approve the minutes of the July 7, 2021 Planning Commission Meeting. The motion was seconded by Mr. Dowdy.

Mr. Capelli noted typographical errors in the minutes.

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

IV. **Old Business:**

A. **Andell West Planned Development Proposal Update**

Mr. Taylor stated that since the Planning Commission Workshop, there had been no new updates. He stated the original proposal submitted to the Town included both commercial and residential development. The applicant notified the Town that they would submit a new proposal focusing only on the commercial component. The Town is waiting on the submission and will notify the community when it is received.

V. **New Business:**

Subdivision Application

1) **#SBD21-000013**

Kiawah Resort Associates, LP

A Preliminary Subdivision

Plat – Pete Dye Lane

Pete Dye Lane (Lots 491-511)

TMS #265-16-00-008; -009; -010; -011; -012; -013

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted application #SBD21-000013 requesting a preliminary subdivision plat for Pete Dye Lane. The proposed 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 proposed subdivision proposes 12 residential lots and a non-residential amenity area adjacent to the south. Three existing drainage easements are being abandoned, proposing one 30' wide drainage easement between lots 499 and 497.

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

Commissioners discussed the application noting the size of the lots. Mr. Pantlik indicated that it was unlikely that three of the smaller lots would be built upon. The development will consist of single-family homes.

Mr. Capelli made a motion to approve the preliminary subdivision plat – Pete Dye Lane. The motion was seconded by Mr. Dowdy and was unanimously passed.

VI. Presentation:

Kiawah Resiliency Planning: Living Shoreline and Marsh Protection Practices & Green Infrastructure and Low Impact Development Practices

Mr. Taylor stated in 2018, the Sea Level Rise Flood Mitigation subcommittee of the Environmental Committee produced a report presented to Town Council. The document developed several recommendations which guided an adaptive management approach where several Kiawah entities would have some level of responsibility for Kiawah resiliency.

Mr. Taylor stated that in 2019 the recommendations were incorporated into the Town's Comprehensive Plan. With a primary focus is on the Natural Resource element, as it relates to Resiliency, he stated that Mr. Hernandez and Mr. Bundrick would provide information on the National Fish and Wildlife Foundation grant, followed by a presentation on the Green Infrastructure and Low Impact Development Practices and Living Shoreline and Marsh Protection Practices documents distributed to the Commissioners.

Mr. Taylor reviewed some of the Natural Resources goals, explaining the Marsh Management Plan, implementation strategies, coordination with public and private organizations on the impacts to and preservation of marsh front properties.

Mr. Bundrick stated the Conservancy works closely with the Town in looking at wildlife and Natural Resources elements but is also interested in preserving and enhancing the island and its marshes. Within the 2030 Conservancy Strategic plan, the move to a greater watershed approach has been taken that includes marshes along both sides of the Kiawah River to protect from the ongoing and future impacts seen in the area.

Mr. Bundrick stated that when considering an approach, the Conservancy interacted with the Town and partnered on the Marsh Vulnerability and the Groundwater Projects. A grant was also submitted to the National Fish and Wildlife Foundation: Emergency Coastal Resilience Fund. The fund supports projects that strengthen natural systems at a scale that will protect coastal communities from future impacts of storms, floods, and other natural disasters. Since Kiawah fell in the path of Hurricane Florence, it was eligible for funding.

Mr. Bundrick reviewed the grant proposal, which focused on the potential practices that could be used to enhance the resilience for Kiawah. He also reviewed the potential practices outlined in the Low Impact Development Practices and Living Shoreline and Marsh Protection Practices documents and updated the Marsh Vulnerability and Groundwater Projects.

Mr. Bundrick and Mr. Taylor answered questions from the Commissioners, which included the area of the marshes and shoreline identified to be studied, the inclusion of the presented document in the Marsh Management Plan, and the status of the Marsh Management Plan. Mr. Taylor shared the Town is still working to position itself to formalize a marsh management plan. Much of the data and assessments currently being conducted by the Conservancy are tools needed for the work to establish that plan.

VII. Correspondence/Staff Comments:

Mr. Taylor reported on the following:

Zoning Review

The planning staff issued 60 zoning permits from July 1 to September 29 of 2021.

2021 Zoning Permits Issued	
January	17
February	44
March	18
April	26
May	15
June	19
July	20
August	19
September	21
<i>Total</i>	<i>199</i>

Subdivision Review

The planning staff reviewed several subdivision plats. The following applications were granted administrative approval and were recorded with the Charleston County Register of Deeds.

#SBD21-000010 (143 & 145 High Dunes) – Exempt Subdivision Plat – Lot Combination

#SBD21-000011 (64 Surfsong & 70 Forestay) – Exempt Subdivision Plat – Property Line Abandonment

Town of Kiawah Island Board of Zoning Appeals (BZA)

At the August 16, 2021, Board of Zoning Appeals meeting, three (3) variance cases were heard.

BZA21-000005 | 535 Bufflehead (*Setback Variance – Approved*);

BZA21-000006 | 239 Eagle Point (*Setback Variance – Approved*);

BZA21-000007 | 45 Crested Flycatcher (*Setback Variance – Approved with a Condition*)

No cases were heard in the month of September.

Beachwalker Drive Bike & Pedestrian Safety

At the September Town Council Meeting, Council approved the Beachwalker Drive improvements to be considered for bid. Only the improvements along Beachwalker Drive will be included in this first phase. No decisions have been made on the intersection of Beachwalker Drive and Kiawah Island Parkway which is being studied further. Staff is currently preparing the first phase of the project to be considered for construction bids.

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.

SCDOT and Charleston County have announced their intent to move the Mark Clark Extension Project forward with the preferred Alternative G. Details on the public involvement process are provided here. Residents are encouraged to participate in this process and submit their comments during the comment period that runs through October 15, 2021.

Kiawah Island Parkway Intersection and Corridor Study

At their September 7, 2021, 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 Hearing | Sea Island Golf Planned Development

On Tuesday, October 12, 2021, Charleston County Council will hold a public hearing on the proposed rezoning request for Sea Island Golf Planned Development located at 4455 Betsy Kerrison Parkway Johns Island, SC 29455. This parcel is in unincorporated Charleston County. The request is to be rezoned from Single-Family Residential 4 (R-4) to PD- 178 Planned Development to allow outdoor recreation (miniature golf course; bocce ball court and picnic area), a café, and an educational exhibit.

The Town will submit a letter restating the Town’s position on behalf of the community that includes the community survey results, initially shared with the County’s Planning Commission during their recommendation of disapproval to the County Council. Residents are encouraged to provide and resubmit any previous comments to County Council as well.

Public Hearing Details: Tuesday, October 12, 2021, at 6:30 pm in Council Chambers at the Lonnie Hamilton, III Public Services Building (4045 Bridge View Drive North Charleston, SC 29405). The meeting will be live streamed on the County’s website.

Andell West Annexation and Planned Development

Town Council has worked with the applicant on behalf of the community to make a way forward subsequent to the many public comments received from the community. As a result, the applicant has notified the Town that they will be amending their scope of work and submitting a new annexation petition for the commercial portion of the property only with no residential component. There is no timeline for the submission of a new annexation petition at this time.

Upcoming Continuing Education Opportunities for the month of July & August

CE Opportunities July – August 2021				
Date	Time	Location	Topic	Credit Hours
October 14 th - 15 th		Virtual	South Carolina American Planning Association 2021 Summer Planning Conference	

VIII. Council Liaison Comments:

None

IX. Public Comments:

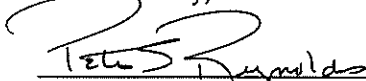
None

X. Commissioner Comments:

XI. Adjournment:

Mr. Capelli 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

12-3-2021
Date