

PLANNING COMMISSION WORKSHOP

Kiawah Island Municipal Center

Council Chambers

September 8, 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

Andy Capelli

Gaye Stathis

Via Zoom:

Brit Stenson, *Vice Chairman*

Madeleine Kaye

Absent:

Larry Iwan

Also Present:

John Taylor, Jr., *Planning Director*

Stephanie Tillerson, *Town Administrator*

John Moffitt, *Council Liaison*

Petra Reynolds, *Town Clerk*

Mark Permar, *Land Planner*

Jeff Galanti, *Riverstone Properties*

Chris Corrada, *Riverstone Properties*

III. **Presentation:**

A. Andell West Planned Development

Proposed planned development consisting of integrated commercial and residential uses for property considered for annexation into the Town of Kiawah Island.

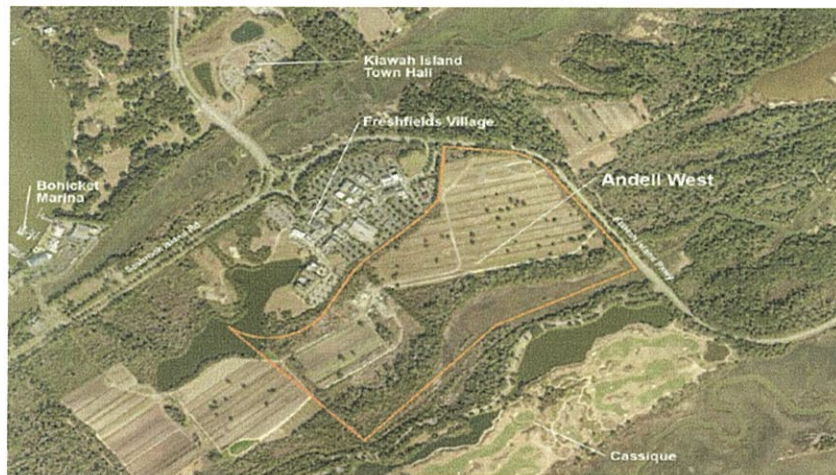
Mr. Peterson stated the first workshop for the Planning Commission would be looking for public input for guidance in working with the applicant for a potential planned development of Andell West. At yesterday's Town Council meeting, the first reading of the annexation ordinance was approved, and today will be the community's first look at the plan from Riverstone Properties.

Mr. Galanti introduced himself and Mr. Corrada as employees of Riverstone Properties, the property division of the Riverstone Group, the Goodwin family holding company. He stated that he hoped that the affiliation with the Kiawah Island Golf Resort and the stewardship and investment on the island were positive.

Mr. Galanti explained that a potential grocery deal is planned for the Andell West property and will be moved forward provided the entitlements and approvals needed are obtained with the cost of the infrastructure borne by Riverstone Properties. The deal also provided an opportunity to plan for the property around the retail area. The property is currently zoned R-4, Residential under unincorporated Charleston County, allowing a density of four units per net high acre, which seemed inappropriate for a modern community village in keeping with the quality of the Resort assets. Working with the Town and the community on establishing baseline zoning approval will allow for developing a plan for the property.

Mr. Galanti addressed the misconception that Riverstone Properties was seeking to rezone the entirety of the Andell Tract to R-6, Residential allowing a density of six units per acre. He stated that the rezoning was initiated by Charleston County staff and that Riverstone Properties was not seeking the rezoning. He was made aware of the rezoning at the same time as some interested citizens.

Mr. Permar, as part of the planned development application, presented an aerial map detailing the location and scale of the property. He noted that the property is in unincorporated Charleston County, zoned R-4, Residential allowing four units per acre with a specific housing type of single-family detached.



Mr. Permar outlined the proposal's basic elements, including a specific commercial area, a transition area with commercial and residential, and more designated residential areas.



Mr. Permar gave a detailed description of each of the areas:

Area 1: The core commercial area would include a new progressive grocery store and related retail sales and services governed by basic community needs

Areas 2 & 3: Opportunity for a combination of proposed residential and commercial

Areas 4 & 5: Dedicated for alternative types of housing with dedicated greenspace

Area 5: Central substantive amenity for residents

Area 6: Master drainage system for Freshfields and future development

Mr. Permar stated that the proposal would take the area that is presently designated R-4, Residential, allowing 288 dwelling units to approximately 500 dwelling units that would be multifamily, allowing more efficient use of land and retention of open space.

IV. Public Comments:

The specific language of the comments, questions, and responses made by parties who spoke during the Planning Commission public comment period can be found on audio at the Town Clerk's Office or by viewing the meeting on the Town's YouTube Channel @The Town of Kiawah Island. Individuals who spoke included:

Jill Bushkoff – 62 Salthouse Lane
Karen Merdoff – 47 Crested Flycatcher
Betsy La Force – Coastal Conservation League
Cindy Amann – 3569 Shipwatch
John Zlogar – 5525 Frisco Lane – Johns Island
Brad Belt – 151 Bobcat Lane
John Grierson – 109 Bobcat Lane
Tom Weiser – 4673 Tennis Club Lane
Collie Farrah – Kiawah Conservancy
Rick Popillo – 462 Vetch Court
Richard Van Atta – 4309 Head Point Court – Kiawah River Estates
Brad McIlvain – 146 Blue Heron Pond Road
Russell Berner – 286 Masters Court
Diana Mezzanotte – 99 Rhett's Bluff
Brain McAnaney – 102 Golden Eye
Susan Caulturelle – 267 Sea Marsh Drive
Roger Warren – 8 Sand Alley
Arthur Glaude – 5508 Turtle Cove
Glenda Miller – 3377- Cottage Plantation Road – Johns Island

Mr. Permar reviewed the technical requirements of the planned development:

- A. Location Graphic
- B. Plat of Real Property/Legal Description
- C. Aerial Photography
- D. Conceptual Master Plan
- E. Traffic Study
- F. Utility Service Providers Letter/Letters of Coordination
- G. Division 3. Use Regulations – Potential uses for consideration in the new custom zoning category for the planned development of Andell West - Aligned to the Freshfields uses
- H. Section 12-67. R-3 AW, Residential District – Proposed standard text for Andell West zoning
- I. Section 12-68. C AW, Commercial District – Proposed standard text for Andell West zoning

Additional comments were made by:

Betsy La Force – Coastal Conservation League
Jill Bushkoff - 62 Salthouse Lane
Charles Lipuma – 201 Horned Grebe Court
John Zlogar – 5525 Frisco Lane – Johns Island

V. Commissioner Comments:

Ms. Stathis indicated she submitted a list of questions on the request to Mr. Taylor.

Mr. Dowdy thanked all those attending the meeting and reminded that members of the Town Council as well as the Planning Commission live on Kiawah because it is a special place and have

taken on the volunteer positions to help in keeping Kiawah a special place. He stated that the Commission has listened to and will continue to listen to the concerns and comments.

Mr. Capelli reiterated some of the comments made by Mr. Dowdy and Commissioners, noting a consistency in the comments, including the items to be addressed. He stated that he looked forward to receiving and reviewing a more detailed planned development document and obtaining further input if the opportunity is made available.

Mr. Stenson stated the meeting held good comments, great dialogue. and a great presentation. He also indicated that he was looking forward to more detail on addressing some of the points made by the Coastal Conservation League, such as future wetland encroachment and follow-up on the question raised by Ms. Stathis on the maximum number of units.

Ms. Kaye asked what advantages Kiawah had on raising the density from four units per acre to twelve to twenty-four units per acre. Mr. Galanti was emphatic about the feeling that a place could be developed with a cohesive plan as a gateway to the island. The concerns with density would be taken into consideration and reviewed.

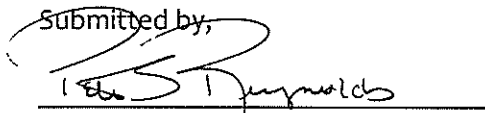
Mr. Peterson indicated that at a minimum, he saw the need for at least one additional workshop noting the applicant's need to rework the application taking into consideration today's comments. He felt that adding specific details on possible building designs would be helpful, along with the addition of information on setbacks from the Parkway.

Mr. Capelli added that to address one of the issues discussed, density in a residential site, it would be helpful to understand what type, occupancy, and needs of the community to be developed. He also noted the Town's Comprehensive Plan had been amended to include Sea Level Rise and Marsh Management.

VI. Adjournment:


Mr. Capelli made a motion to adjourn the meeting at 5:03 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