



TOWN OF  
*Kiawah Island*®

**Mavor**

John D. Labriola

**Council Members**

Maryanne Connelly

John Moffitt

Scott Parker

Dan Prickett

**Town Administrator**

Stephanie Monroe Tillerson

## MEMORANDUM

**TO:** Town of Kiawah Island Planning Commission Members

**FROM:** John Taylor, Jr., Planning Director

**DATE:** September 29, 2021

**SUBJECT: Wednesday October 6, 2021 3:00 p.m. Planning Commission Meeting Packet**

Attached you will find the following items:

- Agenda for the June 2, 2021 meeting of the Planning Commission
- Meeting minutes of the July 7, 2021 Planning Commission meeting
- Packet of case materials (1) SBD21-000013 for your consideration. Please find enclosed the staff review and supporting documentation for this case.
- National Fish & Wildlife Foundation Emergency Coastal Resilience Fund Brief for Resiliency Planning Presentation

Please feel free to call or email me at (768-9166) [jtaylor@kiawahisland.org](mailto:jtaylor@kiawahisland.org) if you have any questions or concerns prior to the meeting. Please call or email Petra Reynolds, Town Clerk at (768-9166) [preynolds@kiawahisland.org](mailto:preynolds@kiawahisland.org) if you are unable to attend this meeting.



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**PLANNING COMMISSION MEETING**

Kiawah Island Municipal Center

October 6, 2021; 3:00PM

**AGENDA**

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of July 7, 2021 [Tab 1]
- IV. **Old Business:**
  - A. **Andell West Planned Development Proposal Update**
- V. **New Business:**

**Subdivision Application:**

  - 1) **#SBD21-000013** [Tab 2]  
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
- VI. **Presentation:** [Tab 3]  
Kiawah Resiliency Planning: Living Shoreline and Marsh Protection Practices & Green Infrastructure and Low Impact Development Practices
- VII. **Correspondence/Staff Comments:**
- VIII. **Council Liaison Comments:**
- IX. **Public Comments:**
- X. **Commissioner Comments:**
- XI. **Adjournment:**

*FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island. Meeting materials available for public view online at:*

<https://www.kiawahisland.org/meetings-minutes/planning-commission/>

4475 Betsy Kerrison Parkway | Kiawah Island, SC 29455 | (843) 768-9166 | Fax (843) 768-4764 | [www.kiawahisland.org](http://www.kiawahisland.org)

# 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 (90-92 Surfsong) – 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 31<sup>st</sup>

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 <sup>th</sup> July 21 <sup>st</sup> July 28 <sup>th</sup> August 4 <sup>th</sup>	1:30PM – 3:00PM	Online Webinar	<b>North Inlet – Winyah Bay National Estuarine Research Reserve Flooding 411 Webinar Series</b>  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.	1.5 each
July 15 <sup>th</sup>		Virtual	<b>South Carolina American Planning Association 2021 Summer Planning Conference</b>	

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 recommending disapproval of the request, it will still be presented to Charleston County Council for final decision.

**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,

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**Petra S. Reynolds, Town Clerk**

Approved by,

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**Fred M. Peterson, Chairman**

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Date