



TOWN OF
Kiawah Island®

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John D. Labriola

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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: October 22, 2021

SUBJECT: Wednesday November 3, 2021 3:00 p.m. Planning Commission Meeting Packet

Attached you will find the following items:

- Agenda for the November 3, 2021 meeting of the Planning Commission
- Meeting minutes of the September 8, 2021 Planning Commission Workshop
- Meeting minutes of the October 6, 2021 Planning Commission Meeting
- Packet of case materials (1) SBD21-000014 and (2) SDBD21-000015 for your consideration. Please find enclosed the staff review and supporting documentation for these cases.

Please feel free to call or email me at (768-9166) 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 if you are unable to attend this meeting.



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PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

November 3, 2021; 3:00PM

AGENDA

- I. Call to Order:
- II. Roll Call:
- III. Approval of Minutes:
 - A. Planning Commission Workshop Minutes of September 8, 2021 [Tab 1]
 - B. Planning Commission Meeting Minutes of October 6, 2021
- IV. New Business:

Subdivision Applications:

 - 1) #SBD21-000014 Kiawah Resort Associates, LP [Tab 2]
A Final Subdivision Plat – Ocean Park Phase 8A
(Lots 204-472)
TMS #265-16-00-163
 - 2) #SBD21-000015 Kiawah Resort Associates, LP [Tab 3]
A Final Subdivision Plat – Pete Dye Place
Pete Dye Lane (Lots 489-511)
TMS #265-16-00-008; -009; -010; -011; -012; -013
- V. Correspondence/Staff Comments:
- VI. Council Liaison Comments:
- VII. Public Comments:
- VIII. Commissioner Comments:
- IX. 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/>

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.

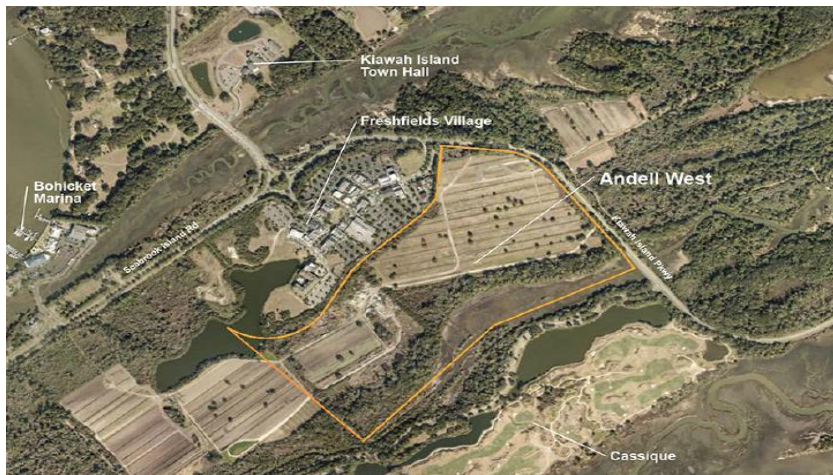
Mr. Peterson stated the first workshop for the Planning Commission would be looking for public input for guidance in working with the applicant for a potential planned development of Andell West. At yesterday's Town Council meeting, the first reading of the annexation ordinance was approved, and today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

Date

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)

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
Total	199

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

Date