



TOWN OF
Kiawah Island

Mavor

John D. Labriola

Council Members

Maryanne Connelly

John Moffitt

Scott Parker

Dan Prickett

Town Administrator

Stephanie Monroe Tillerson

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

December 3, 2021; 3:00PM

AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of November 3, 2021 [Tab 1]
- IV. **Old Business:**
- V. **New Business:**
 - A. Approval of Planning Commission 2021 Meeting Schedule [Tab 2]
 - B. Subdivision Applications:
 - 1) #SBD21-000017 Kiawah Resort Associates, LP [Tab 3]
A Preliminary Subdivision Plat – Ocean Park Phase 5B
Front Nine Lane (Lots 544-558)
TMS #265-16-00-161
- VI. **Correspondence/Staff Comments:**
- VII. **Council Liaison Comments:**
- VIII. **Public Comments:**
- IX. **Commissioner Comments:**
- X. **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 MEETING

Kiawah Island Municipal Center

November 3, 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*
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

Subdivision Review

The Planning staff reviewed the following subdivision plat(s). The following applications were granted administrative approval and recorded with the Charleston County Register of Deeds.

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 the 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, 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,

Petra S. Reynolds, Town Clerk

Approved by,

Fred M. Peterson, Chairman

Date

DRAFT



TOWN OF KIAWAH ISLAND

Kiawah Island Municipal Center
 4475 Betsy Kerrison Parkway
 Kiawah Island, SC 29455
www.kiawahisland.org

2022 Meeting Dates

PLANNING COMMISSION (3:00 P.M.) 1 st Wednesday of the month		BOARD OF ZONING APPEALS (3:00 P.M.) 3 rd Monday of the month	
FILING DEADLINES	MEETING DATES	FILING DEADLINES	MEETING DATES
December 10, 2021	January 12, 2022	December 10, 2021	***January 31, 2022
December 31, 2021	February 2	January 14	*February 14
January 28	March 2	February 18	March 21
March 4	April 6	March 18	April 18
April 1	May 4	April 15	May 16
May 6	*June 8	May 20	June 20
June 3	July 6	June 17	July 18
July 1	August 3	July 15	August 15
August 5	September 7	August 19	September 19
September 2	October 5	September 16	October 17
September 30	November 2	October 14	*November 14
November 4	December 7	November 11	*December 12

Applications must be received no later than **12:00 pm Friday** on the filing deadline with the required fee, or on any work day preceding the filing deadline no later than **4:00 pm**.

Incomplete applications will not be accepted.

**Second Monday/Wednesday of the Month*

***Fourth Monday of the Month*

****Fifth Monday of the Month*

Approved: TBD