



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: June 28, 2021

SUBJECT: Wednesday July 7, 2021 3:00 p.m. Planning Commission Meeting Packet

Attached you will find the following items:

- Agenda for the July 7, 2021 meeting of the Planning Commission
- Meeting minutes of the June 2, 2021 Planning Commission meeting
- Packet of case materials (1) SBD21-000009 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

July 7, 2021; 3:00PM

AGENDA

- I. Call to Order:
- II. Roll Call:
- III. Approval of Minutes:
 - A. Planning Commission Meeting Minutes of June 2, 2021 [Tab 1]
- IV. Old Business:
- V. New Business:
 - A. **Subdivision Applications:**
 - 1) #SBD21-000009 Kiawah Resort Associates, LP [Tab 2]
A Final Subdivision Plat – Ocean Park Phase 8B
Little Bear Way (Lots 474-477)
TMS #265-16-00-165
- 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

Council Chambers

June 2, 2021; 3:00PM

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 January 6, 2021

Mr. Capelli made a motion to approve the minutes of the January 6, 2021 Planning Commission Meeting as amended. The motion was seconded by Mr. Stenson and was unanimously approved.

IV. **Old Business:**

None

V. **New Business:**

A. **Subdivision Applications:**

1) #SBMa-21175-P Kiawah Resort Associates, LP
A Preliminary Subdivision Plat – Cape Charles
TME #207-05-00-001; -0011; -118
Vested Rights Annual Extension Request

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted a Vested Rights annual extension request for the Preliminary Subdivision Plat - Cape Charles (Captain Sam's). The proposed subdivision of fifty (50) lots has a total area of approximately 193.455 acres and is zoned R-1, Residential.

Mr. Taylor indicated approval was granted for the Preliminary Plat by the Planning

Johns Island Roads

Main Road Corridor Project – Segment C: The public comment ended in December with Charleston County releasing a preliminary assessment of the comments received. The summary is being reviewed and will be discussed with members of the Council to address any remaining questions.

Parcel 13 Updates

The development to be known as “The Cape” is preparing for site work. The project has received site plan review approval and is now in the building review process.

Senior Living Center

The project is expected to be getting underway with the construction of a turn lane on Seabrook Island Road scheduled to begin this month.

Town Council

At yesterday’s Town Council meeting, The Kiawah Island Conservancy made a presentation on the progress being made in the Marsh Vulnerability study. The data obtained in the study will be helpful in the development of a Marsh Management Plan and updating the Comprehensive Plan.

Comprehensive Plan

The Town continues its work on the five-year review of the Comprehensive Plan with a goal to have it completed by the end of the year.

Beachwalker Drive Bicycle and Pedestrian Community Workshop

The Town has initiated a stakeholder and community workshop for Beachwalker Drive on June 10th. Kimley-Horn, the consultant who completed studies for Parcel 13 and Duneside Road’s connection to Southern Pines Lane was engaged to conduct a traffic and safety study on Beachwalker Drive, to include the intersection of Beachwalker Drive and the Parkway. The study’s preliminary findings will be presented at the workshop to obtain feedback from the stakeholders and the community.

Mr. Taylor noted that a post-tournament debrief identified no significant issues during PGA.

Mr. Capelli questioned when plans were expected to be submitted for the development of Parcel 13. Mr. Mark Permar, representing the Property owner, stated that a proposed development concept in the sub-parcel to the north of Southern Pines Lane might be completed in the next six to nine months.

Mr. Capelli also noted that information sessions would be taking place to discuss the Retirement Community and the new MUSC facility.

Ms. Stathis updated members on information she obtained during conversations on the Main Road Corridor Project – Segment C project.

VII. Council Liaison Comments:

None

VIII. Public Comments:

None

IX. Commissioner Comments:

None

X. Adjournment:

Mr. Capelli made a motion to adjourn the meeting at 3:34 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