

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

January 12, 2022; 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*  
Brit Stenson, *Vice Chairman*  
Larry Iwan  
Madeleine Kaye

**Absent:** Andy Capelli  
Bill Dowdy

**Also Present:** John Taylor, Jr., *Planning Director*  
Petra Reynolds, *Town Clerk*  
Mark Permar, *On behalf of Kiawah Resort Associates, LP*

III. **Approval of Minutes:**

A. **Planning Commission Meeting Minutes of December 8, 2021**

*Mr. Iwan made a motion to approve the minutes of the November 3, 2021, Planning Commission Meeting. Mr. Stenson seconded the motion.*

*Following the notation of corrections that need to be made, the minutes were unanimously approved as amended.*

IV. **New Business:**

A. **Elect 2022 Planning Commission Officers**

*Mr. Iwan made a motion to approve the nomination of Mr. Peterson to serve as the 2022 Chairman of the Planning Commission. The motion was seconded and was unanimously passed.*

*Mr. Iwan made a motion to approve the nomination of Mr. Stenson to serve as the 2022 Vice Chairman of the Planning Commission. Mr. Peterson seconded the motion, and it was unanimously passed.*

B. **2022 Rules of Procedure Approval**

Mr. Peterson stated the Rules of Procedure were the same as last year's, except that the reference to Roberts Rules of Order is changed to the 12<sup>th</sup> Edition.

*Mr. Stenson made a motion to accept and approve the 2022 Rules of Procedure as amended. Mr. Iwan seconded the motion, and it was unanimously approved.*

C. **Subdivision Applications:**

1) #SBD21-000020

Kiawah Resort Associates, LP  
A Final Subdivision Plat – Ocean Park Phase 5B  
(Lots 542-558)  
TMS #265-16-00-161

Mr. Taylor stated the applicant Kiawah Resort Associates, LP, submitted application #SBD21-000020 requesting a final subdivision plat for Ocean Park Phase 5B - Front Line Lane. He noted that the Planning Commission approved the preliminary plat at the December 2021 meeting.

Mr. Taylor stated the proposed subdivision was situated at the eastern end of the island, has a total area of approximately 6.693 acres, is zoned R-2 – Residential, and contains nine (9) residential lots. He indicated that the proposed subdivision creates a common open space (non-residential tract (0.061 acres); three (3) shared driveway access easements; one (1) landscape maintenance easement; two (2) drainage easement approximately 20’ and 12’ in width; and residual tract approximately 4.177 acres.

Mr. Taylor stated the Planning Department had reviewed the document for final plat approval of this subdivision known as Ocean Park Phase 5B - Front Nine Lane and found it consistent with Article 12c, *Subdivision Regulations*.

Mr. Taylor stated that he and Mr. Permar are still working on preparing a comprehensive document of the entitlements and undeveloped lots remaining in Ocean Park that was discussed at the December meeting.

***Ms. Kaye made a motion to approve the preliminary subdivision plat for Ocean Park Phase 5B – (Lots 542-558) Front Nine Lane. Mr. Stenson seconded the motion, and it was unanimously approved.***

#### **Presentation:**

#### **1) 2022 Planning Department Priorities**

Mr. Taylor stated that he had identified three priorities for the Planning Department for 2022:

- “Beyond the Gates” Continued
- Comprehensive Marsh Management Plan
- Comprehensive Plan Elements Review

The work had already begun with the discussion of annexation at the first Town Council workshop on January 11th.

Mr. Taylor provided an overview of each of the priorities that would be included in the presentation at the Town Retreat on January 13<sup>th</sup>, along with answering questions posed by Commissioners.

#### **✚ “Beyond the Gates” Continued’**

- Annexation and Growth Management Strategies
  - Development Design Standards, Conservation Strategies
- Regional Roads and Infrastructure Improvements
  - Main Road Corridor Project
  - I-526 Extension

Mr. Taylor stated that the concept of “Beyond the Gates” was introduced in the past year and will be a continuing overarching theme. As the island moves into a redevelopment stage with fewer properties of undeveloped lands and with increased pressure on the boundaries of town limits and along Betsy Kerrison Parkway, the question becomes what role does the Town play in the development of unincorporated Johns Island. Some of those roles are annexation and involvement in the roads and transportation network.

#### **✚ Comprehensive Marsh Management Plan**

- December 27, 2021 – RFQ Released

- January 18, 2022 @ 1:30 PM – Pre-Qualification Meeting
- January 28, 2022 @ 4:00 PM – Response Deadline
- January 31 – February 11, 2022 – Review and Interview of Consultants
- February 2022 – Selection of Qualified Consultants and Contract Negotiations
- February – March 2022 – Contract Approval by Town Council
- March 21, 2022 – Anticipated Project Kickoff (subject to approval by Town Council)

The purpose of the Marsh Management Plans is to explore protection methods for the island’s marsh, including management strategies for managing the interface between highlands and critical area that is vital to a healthy salt marsh.

**📁 Comprehensive Plan Elements Review**

- Organizational Structure
  - Town Staff and Committees
- Land Use & Future Land Use Updates: Ocean Park
- 2019 HR&A Housing Study
- Restructure for Resilient Element
- Community Facilities
- Marsh Management Plan

Mr. Taylor anticipated that work on reviewing the Comprehensive Plan Elements would begin within the next month with the assistance of some of the members of the Commission.

**V. Correspondence/Staff Comments:**  
None

**VI. Council Liaison Comments:**  
None

**VII. Public Comments:**  
None

**VIII. Commissioner Comments:**  
None

**IX. Adjournment:**

*Mr. Iwan made a motion to adjourn the meeting at 3:23 pm. Ms. Kaye seconded the motion, and it was unanimously passed.*

Submitted by,

  
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 Petra S. Reynolds, Town Clerk

Approved by,

  
 \_\_\_\_\_  
 Fred M. Peterson, Chairman

6 · B · 2022  
 Date