

**PLANNING COMMISSION MEETING**  
**Kiawah Island Municipal Center**  
**Council Chambers**  
**July 6, 2022; 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*  
Larry Iwan  
Andy Capelli  
Bill Dowdy  
Dr. Michael Heidingsfelder

**Present via Zoom:** Madeleine Kaye  
Joanne Hennessy  
Stephanie Tillerson, *Town Administrator*

**Also Present:** Joe Wilson, *Town Attorney*  
John Moffitt, *Council Liaison*  
John Taylor, Jr., *Planning Director*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of June 8, 2022

*Mr. Capelli made a motion to approve the minutes of the April 6, 2022, Planning Commission Meeting. Mr. Dowdy seconded the motion.*

Commissioners held discussion on the inclusion of more detailed public comments within the minutes. Mr. Taylor clarified that public comments provided at the meeting are included as part of the record and the recordings of meetings are available to the public by request, contacting the Town Clerk.

*Following the notation of a typographical error and discussion of the inclusion of more detailed Public Comments, the minutes were unanimously approved as amended.*

IV. **Executive Session:**

Executive Session to receive Legal Advice on Vested Right Related to the Capt. Sam's Spit Preliminary Plat Pursuant to S.C. Code Ann. § 30-4-70 (a)(2).

Dr. Heidingsfelder questioned why the discussion was taking place during an Executive Session rather than in Open Session. Mr. Wilson clarified that receiving legal advice was one of the exceptions to the Freedom of Information Act and therefore allows an Executive Session to maintain confidentiality.

*Mr. Iwan made a motion to move into Executive Session to receive legal advice on vested rights related to Captain Sam's Spit Preliminary Plat. Mr. Capelli seconded the motion, and it was passed, with Dr. Heidingsfelder opposing the approval.*

Mr. Peterson stated that during the Executive Session, no decisions were made, and no actions were taken.

*Mr. Iwan made a motion to close the Executive Session and return to Regular Session. Mr. Capelli seconded the motion, and it was unanimously approved.*

**V. Old Business:**

**A. Subdivision Applications:**

1) SBD22-000006

(#SBMa-21175-P)

Kiawah Resort Associates, LP

A Preliminary Subdivision Plat - Cape Charles

TMS #207-05-00-001; -0011; -118

Vested Rights Annual Extension Request

*Mr. Iwan made a motion to approve the one-year extension of the vested rights of the Preliminary Subdivision Plat - Cape Charles. Mr. Dowdy seconded the motion.*

*Mr. Peterson took a rollcall vote of the Commissioners:*

Mr. Peterson voted	Yes
Dr. Heidingsfelder voted	No
Mr. Dowdy voted	Yes
Mr. Capelli voted	Yes
Mr. Iwan voted	Yes
Ms. Kaye voted	No
Ms. Hennessy voted	No

*The motion was passed by a four (4) to three (3) vote.*

**VI. New Business:**

None

**VII. Correspondence/Staff Comments:**

**Marsh Management Plan Community Charrette | July 21<sup>st</sup> 1:00 PM – 3:00 PM**

The upcoming community engagement charrette is scheduled for July 21<sup>st</sup>. The morning will be targeted work sessions with Town staff and outside experts. The afternoon will be dedicated to residents, property owners, and the community to be able to provide input on preliminary findings and recommendations. The afternoon session of the charrette will be held in a workshop setting to allow community feedback on the plan.

Mr. Taylor noted the availability of an interactive website that includes the Marsh Management Plan Survey, Interactive Story Map, and the Marsh Management Plan Podcast Episode.

**NFWF (National Fish and Wildlife Federation) Grant National Coastal Resilience Fund 2022 Proposal**

The Town, on a joint venture with the City of Folly Beach, submitted a full proposal.

***Title of Project:***

Co-Production of Saltmarsh Conservation Approaches in Kiawah Island and Folly Beach SC

***Proposed Grant Period:***

12/01/ 2022 - 12/22/ 2023

***Project Description:***

Co-produce a 40% design multi-community-scale saltmarsh conservation project while generating demand for green designs and nature-based solutions. The project will directly engage technical experts and community stakeholders to provide co-benefits to human and wildlife communities by increasing resilience to sea level rise and coastal flooding for both.

***Project Abstract:***

Kiawah Island and Folly Beach (“the towns”) will collaborate with neighboring, underserved communities and technical experts to conserve and restore portions of nearly 13,000 acres of regional salt marshes. The towns and neighboring communities, as well as wildlife supported by coastal salt marshes, will gain greater capacity to adapt to changing coastal conditions. This cost-effective project has been prioritized through existing planning processes, builds off and contributes to other local and state efforts, and is ready for immediate implementation. The towns have been leaders in coastal resilience planning efforts in the state and will collaborate with state and federal agencies to develop a replicable and scalable model for future design and implementation. Direct community engagement activities that include an innovation field trip and “deliberative design charettes” will co-develop nature-based conceptual designs, prioritize the projects, prepare preliminary designs that allow for a “go/no go” decision, and be ready for the “go” designs for final design and permitting. At least 17 NGOs or governmental entities and over 200 stakeholders will co-produce a 40% design of a multi-community scale marsh restoration project on up to 40 acres of degraded marsh in the Kiawah, Stono, Folly River watershed. The project is part of a comprehensive, phased approach to design and permit up to 6 marsh conservation projects and establish ten new marsh front buffers.

**Marsh Management Plan Podcast Episode**

A podcast episode was recorded last week with Nicole Elko, Elko Coastal Consulting, discussing the Marsh Management Plan and the efforts so far. That episode should be released soon, which will help with community engagement for the charrette.

**Comprehensive Plan**

Mr. Taylor stated that the RFP (Request for Proposals) was released to engage a third party to help with the Comprehensive Plan Update. Over twenty persons registered for the pre-submittal information meeting last week, with fourteen firms attending. The proposals submitted will be reviewed, and the consultant selection will start the Comprehensive Plan Update process.

Mr. Taylor stated that he intended to have two new ordinances for review by the Commission at the August meeting. He also reminded Commissioners about the Continuing Education requirement and that he would be sending out dates for available sessions

**Johns Island & Regional Planning**

Main Road Corridor Project – Segment C: Charleston County has no new updates. Staff continues to engage with the County on the project in anticipation of the County establishing a preferred alternative.

Mr. Taylor noted that the recently completed Kiawah Island Parkway Corridor Study could be found on the Town’s website.

**VIII. Council Liaison Comments:**

None

**IX. Public Comments:**

**Andy Gowder – Attorney for PreserveKiawah**

Mr. Gowder introduced himself as the new legal counsel for **PreserveKiawah**, a SC nonprofit comprised of Kiawah residents and property owners. He asked that the letter sent the day before the meeting to Mr. Wilson in reference to the action before the Commission be submitted into the record. Mr. Peterson stated that the Commission received the letter, is part of the record, and would be available on the Town’s website; therefore, reading of the letter into the record was unnecessary.

**Brad Belt – 151 Bobcat Way**

Mr. Belt, as a homeowner and representative of the Riverview POA (Property Owner’s Association), expressed his concern with the lack of public discussion by the Commission on a decision “of profound importance to the community” that was made at today’s meeting.

**Gaye Stathis – 288 Marsh Cove Road**

Ms. Stathis questioned if the **Preliminary Plat** reference in the meeting documents is capable of being used for permitting, pointing out that the road shown could no longer be built due to the new OCRM lines put in place.

**X. Commissioner Comments:**

**Ms. Kaye** stated that she would be interested in Mr. Gowder’s recap of the letter written to Mr. Wilson. Mr. Peterson indicated that the Commissioners had already received a copy of the letter.

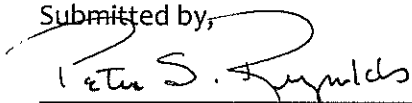
**Ms. Hennessy** restated the Public Comment from the last meeting, not in the minutes. “It was noted in the last meeting by Ms. Eggert that the road on the current plat for Capt. Sam’s Spit is now in the Kiawah River.”

**Dr. Heidingsfelder** stated for the record that with the current setbacks in place, there is no way that a road would be allowed to be built; therefore, a road plan suggested as the next step makes no sense.

**XI. Adjournment:**

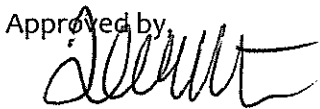
**Mr. Capelli made a motion to adjourn the meeting at 4:24 pm. Mr. Dowdy seconded the motion, and it was unanimously passed.**

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by



Fred M. Peterson, Chairman

9-7-2022

Date