

PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
July 3, 2024, 2:00 pm

AGENDA

I. **Call to Order: Mr. Dowdy called the meeting to order at 2:00 pm.**

II. **Roll Call:**

Present: Bill Dowdy, *Chairman*
Larry Iwan, *Vice Chairman*
Andy Capelli
John Connolly

Present via Zoom: Gene Babinec
Joanne Hennessy

Absent: Dr. Ronald Curran

Also Present: John Taylor, Jr., *Planning Manager*
Daniel Vincent, *Planner I*
Patera St John, *Landscape and Tree Preservation Specialist*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of April 3, 2024

Mr. Capelli made a motion to approve the Planning Commission Minutes of April 3, 2024. Mr. Iwan seconded the motion.

Ms. Hennessy stated that after the discussion of the zoning amendment from Residential to Active Recreation and Open Space at the April 3rd meeting, she believed that the Commission had agreed on Conservation instead of Active Recreation. However, Mr. Taylor clarified that the actual recommendation was for no change to the zoning or comprehensive plan, maintaining the existing designations.

Following the discussion, the minutes were approved, with Mr. Connolly abstaining.

B. Planning Commission Meeting Minutes of May 8, 2024

Mr. Capelli made a motion to approve the Planning Commission Minutes of May 8, 2024. Mr. Babinec seconded the motion. The minutes were approved, with Mr. Connolly and Ms. Hennessy abstaining.

C. Planning Commission Meeting Minutes of June 5, 2024

Mr. Capelli made a motion to approve the Planning Commission Minutes of June 5, 2024. Mr. Iwan seconded the motion, and it was unanimously approved.

IV. **Public Comments**
(Agenda Items Only)

Lance Spencer – 40 Sunlet Bend

Mr. Spencer expressed his concerns about stormwater management, referencing Mr. Taylor's comments at the Town Council meeting on the topic. He shared an anecdote about recent flooding at the Cape, where contractors were seen pumping water into the Beachwalker Park parking lot. Spencer

highlighted the unsightly nature of the water and thanked Mr. Taylor for his prompt response to the issue after being contacted by Spencer's wife, who had sent pictures of the flooding to the Council Members and Mr. Taylor.

Mr. Spencer discussed the impact of a storm on their community, particularly noting the high water levels in the retention pond near Sparrow Pond and the issues of erosion and water flow through their area, which is located on Inlet Cove just off Beachwalker. He mentioned that KICA is responsible for managing the drainage but expressed concerns about the effectiveness of current measures, such as sandbags, some of which have already failed. The murky water still present underscores the urgency of addressing stormwater management. Although Mr. Spencer believes that the ordinance and plan under consideration might not affect Ocean Pines directly, they are worried about the broader implications for their community, given its downstream position.

V. Old Business:

A. KiawahNext Update

Mr. Taylor discussed the ongoing work on the KiawahNext document. The subcommittee established to review and revise the document has been focused on incorporating substantial feedback and making revisions. He indicated that tentatively, in August, the document will be presented to the full Planning Commission, then to the Town Council, and ultimately to the general public. Describing the process of integrating comments and edits from various sources into a single document was challenging; he thanked those subcommittee members who gave their time to work through the document.

Commissioners discussed the desire to see changes made to the document in a redline version to identify revisions easily. The updated document was requested to be provided by July 17th, allowing ample time for review before a scheduled meeting on August 12th. Plans were made to distribute the revised document with redline changes to Commission Members for review.

There was an in-depth discussion of what version of the document was being modified and how changes were being tracked, touching on the roles played by the consultants, staff, and the Planning Commission in revising the document.

VI. New Business:

A. Introduction of Stormwater Management Strategies and Proposed Regulatory Amendments

Mr. Taylor stated that the proposed zoning text amendment, case number AZO24-000008, aims to modify existing sections of the zoning code to address parking, driveways, and pervious paving requirements. The amendment seeks to align with recommendations from the Comprehensive Marsh Management Plan, which emphasizes limiting impermeable surfaces and implementing stormwater best management practices.

Mr. Taylor stated that the recommendation from the Comprehensive Marsh Management Plan subcommittee was supported not only by staff but also by the following: noting that the documents and the recommendation are consistent with the Town's Comprehensive Plan.

- 2022 Comprehensive Marsh Management Plan
- 2018 Flood Mitigation and Sea Level Rise Adaptation Report
- Nature-Based Solutions Manual for Kiawah Island – Green Infrastructure
- Low Impact Development in Coastal South Carolina; A Planning and Design Guide.

B. Zoning Text Amendment

- 1) AZO24-000008 | Request to amend Section 12-128. Access, Parking and Loading Regulations, Sec. 12-63. Description of Zoning Districts and Regulations, and Sec. 12-374. Definitions to modify driveway and parking standards for pervious paving requirements.

Mr. Taylor reviewed an outline of the approval criteria and provided details of the proposed text amendments to sections 12-128, 12-63, and 12-374. Commissioners reviewed the redlined document presented, posing questions for clarification or further discussion.

After Mr. Capelli's question on whether the Planning Commission would hold a Public Hearing, there was an in-depth discussion on whether the Commission should obtain community feedback on any potential issues prior to recommending the text amendments through the Council's Ordinance adoption process. Mayor Belt added that the Council planned to hold a workshop to discuss storm management issues. Included would be input from KICA, the Conservancy, and various consultants in which the Planning Commission could participate.

Ms. Hennessy made a motion to recommend to the Town Council the approval of the proposed text amendments to sections 12-128, 12-63, and 12-374. Mr. Iwan seconded the motion.

Many of the commissioners agreed that the island's existential problem with water is only going to get worse, and anything that can be done to curtail it should be tried.

Following further discussion, the motion was approved by a 6 to 1 vote, with Mr. Capelli voting "No."

C. Discussion Item

1) Continued Stormwater Management Strategies and Proposed Regulatory Changes | Introduction Enhanced Stormwater Management Standards and Proposed Text Amendments Sec. 12-169. Stormwater Management Plan Review.

Mr. Taylor presented some possible stormwater management strategies for proposed regulatory changes for discussion. As part of a comprehensive approach to stormwater management, he outlined initiating a phased approach to ensure that decisions on changes, including setting standards, are made strategically and methodically. He reviewed each of the three phases in detail and the recommendation process that would include guidance from the Planning Commission in preparing draft language, working with island entities, and engaging the community and engineers for further guidance.

Commissioners raised concerns about their lack of confidence in making competent recommendations on stormwater management strategies and the need for more information before making informed decisions. To address these concerns, a workshop was planned with engineers to discuss stormwater management strategies in detail.

VII. **Correspondence/Staff Comments:**

A. Development Project Updates

Mr. Taylor stated that at the Town Council meeting, the update on the MUSC project indicated it was still under the site plan review process. It is anticipated to take a couple of weeks to go through the review process and get the encroachment permit from the Town of Seabrook Island.

Mr. Taylor reported that there was yet to be an update on the status of the Main Road Corridor project. Over 400 comments were submitted regarding Segment C. County staff will present those public comments to the County Council at some point; the anticipated date right now is late August.

B. Comprehensive Marsh Management Plan Workgroup

Mr. Taylor stated that he asked Mr. Babinec to represent the Planning Commission on a new subcommittee to engage with regimes, provide updates, and try to get some on board with the permeable surface element.

C. Landscape and Tree Preservation Workgroup

Mr. Taylor reported that the Landscape and Tree Preservation Board met last week and will meet on the second Thursday of each month to continue their process. Dr. Curran is part of the workgroup.

VIII. Public Comments:

Melissa Yeardon – 40 Inlet Cove

Ms. Yeardon commended the Commissioners for working on the critical issue of stormwater management. As a coastal community, the issue is only going to get worse, highlighting some of the issues she has recently encountered and the urgency of addressing stormwater management issues on the island.

IX. Commissioner Comments:

Mr. Iwan requested that the meeting scheduled with the experts be done in a workshop format.

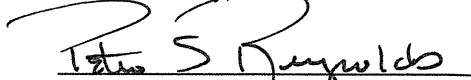
Mr. Connolly raised a question about whom to contact for website corrections related to the Planning Department.

Mr. Capelli expressed appreciation to Mr. Iwan for accepting responsibilities for various subcommittees and discussed personal experiences with stormwater problems at his house. He noted that except for storm surges, rainfall, and water runoff have not been issues due to the current effective stormwater management on the island.

X. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 3:37 pm. Mr. Connolly seconded the motion, and it was unanimously approved.

Submitted by,


Petra S. Reynolds, Town Clerk

10-4-2024
Date