

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

November 6, 2024, 2:00 pm

Minutes

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*
Gene Babinec
Andy Capelli
John Connolly
Dr. Ronald Curran
Joanne Hennessy

Also Present: Mac McQuillin, *Town Attorney*
John Taylor, Jr., *Planning Manager*
Daniel Vincent, *Planner 1*
Patera St. John, *Landscape and Tree Preservation Specialist*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of October 2, 2024

Mr. Capelli made a motion to approve the minutes of the October 2, 2024, Planning Commission meeting. Ms. Hennessy seconded the motion, and it was unanimously approved.

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

None

V. **Old Business**

A. **KiawahNext Update**

Mr. Taylor provided a status update on the Kiawah Next Comprehensive Plan project. He indicated that after the workshop on October 29th, the staff is still making the edits based on the discussion and the comments received. He noted that a big part of the discussion focused on the Kiawah Island Alliance and that in the upcoming review, he wanted to make sure that the commission was comfortable with that framework or concept.

Mr. Taylor stated that a hybrid workshop/public drop-in session will be scheduled to allow the public the opportunity to gain an understanding of the goals and objectives. Following the workshop, the complete document will be presented at the December meeting for a final review and for the plan's recommendation to the Town Council to be considered.

Mr. Taylor provided a handout addressing an earlier email regarding the conservation designation associated with Parks and Recreation (PR) in the zoning district, highlighting some key terms and principles clarifying a perceived misconception of what zoning is versus land use designation and how it folds into the comprehensive plan. Highlighted was Kiawah Island's development pattern, noting that every zoning district has a PR designation, his recommendation not removing the PR designation from each category, and after the Comprehensive Plan update, the need to review Section 103's use table for compatibility between uses.

Mr. Taylor indicated that the potential removal of the Parks and Recreation zoning district from the conservation land use category could be supported but emphasized maintaining open space throughout Kiawah's zoning districts. Also included in the handout was the first attempt at trying to match land use categories with zoning districts, which Commissioners provided extensive feedback on.

VI. New Business:

A. Proposed Text Amendment (No Action Taken)

- 1) **AZO24-000010| Introduction of Phase II Tree Preservation and Landscaping Standards** (Section 12-129 Tree Preservation and Landscaping Standards to include Landscape Standards; Sec. Sec. 12-128 Access, Parking and Loading Regulations and Section 12-374 Definitions.)

Mr. Taylor stated the adoption of the tree preservation and landscaping standards ordinance focused on tree preservation. With the proposed text amendment, staff wanted to introduce a timeline instituted for the process of Phase II of the ordinance establishing landscape standards. The timeline provided the meetings and events following the adoption of the ordinance moving forward.

- November 6th Introduction of Phase II Amendment to the Planning Commission
- November 19th Landscape and Tree Preservation Board Review and Recommendation
- December 4th Planning Commission Recommendation
- Key Components to Phase II Standards
 - Considers the same applicability of non-single family residential as the adopted tree preservation ordinance.
 - Emphasis on growing native and native plants
 - Incorporates shrubs, grass, groundcover and mulch
 - Enhances parking perimeter and interior landscape standards
 - Connects landscape final certificate of occupancy to landscape installation

Mr. Taylor stated that Ms. St. John has been working with the subcommittee or workgroup, which has representatives from many island entities, professional staff, and members of the Planning Commission, on the components of Phase II.

VII. Correspondence/Staff Comments:

A. Development Project Updates

Mr. Taylor provided updates on development projects as follows:

- Two pre-application meetings;
 - New restaurant in Freshfields
 - Roy Barth Tennis Center renovations to the existing facility
- The Seafields project is moving at a swift pace
- The MUSC project has broken ground and has begun site development
- In December, the Resort is expected to provide an update on the Mingo Point dock project
- The Beachwalker Drive projects are awaiting the refined documents for the approved agreement.

Mr. Taylor provided updates on the two ordinances discussed at the Town Council meeting. He outlined the concerns raised during the discussions and anticipated changes and additional dialogue following their first reading approvals.

VIII. Public Comments:

Todd Bonet – 3532 Shipwatch

Mr. Bonet questioned if regimes, condos, or multifamily buildings are not subject to the tree ordinance. Mr. Taylor responded that in the application of the ordinance, they would be treated as a non-single family.

Luke Ferrell - 101 Goldeneye

Mr. Farrell spoke about the land use and the zoning categories that Mr. Taylor talked about, pointing out that the table was very important and encouraged the Commission to look very closely at those use tables and distinguish between permitted parks and Parks and Recreation.

IX. Commissioner Comments:

Dr. Curran's question was about KICA's potential recreation facility plans, whether there have been any specific applications, and whether the Town has any jurisdiction. Mr. Taylor clarified that if the Community Association were looking to do any development within the Town's jurisdiction, yes, the Town would be the one reviewing and permitting that particular project. However, the Town has not received any proposed plans or engagements around any particular designs or buildings.

Ms. Hennessy thanked Mr. Farrell for his comments and noted the need to review flexibility.

Mr. Connolly was curious about whether there were any Town Council discussions on a planned medical facility along Betsy Kerrison.

Mr. Taylor stated that the Town Council had no position on the proposed medical village. The unchanged proposal, submitted at the beginning of the year and disapproved 4-3 by the County Council, will be going back before the County's Planning Commission for review before returning to the County Council.

There was an in-depth discussion of the County Staff's recommendation of disapproval of the plan for the scale and scope of what was presented and compatibility issues despite reduced residential units and commercial space. Staff's disapproval also cited inconsistency with the Charleston County Comprehensive Plan, recommending conditions if approved.

Mr. Iwan discussed the impervious surfaces text amendment and confirmed its separation from the water runoff project of stormwater management. He also praised the communication strategy, including a podcast.

Mr. Capelli raised concerns about the limited information provided in the newsletters and Town Notes. He suggested providing a summary or explanation of the issues and concerns.

Todd Bonet – 3532 Shipwatch

Mr. Bonet discussed the revitalization of a regime council. He emphasized improving communication on things like the tree ordinance and pervious, impervious surfaces and making communication with the various authorities much more efficient.

Luke Ferrell - 101 Goldeneye

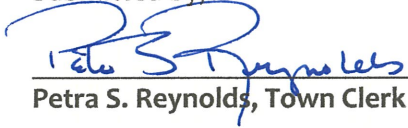
Mr. Farrell discussed pervious surfaces' challenges, including effectiveness, limited impact on

runoff, product and preparation costs, maintenance costs, benefits, and impact on new construction.

X. **Adjournment:**

Mr. Capelli made a motion to adjourn the meeting at 2:46 pm. Ms. Hennessy seconded the motion, and it was unanimously approved.

Submitted by,



Petra S. Reynolds, Town Clerk

12.6.2024

Date