

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

February 5, 2025, 2:00 pm

## Minutes

I. **Call to Order:** *Dr. Curran called the meeting to order at 2:00 pm.*

II. **Roll Call:**

**Present:** Dr. Ronald Curran, *Chairman*  
Larry Iwan, *Vice Chairman*  
Joanne Hennessy  
Sandy Devine

**Present via Zoom:** Gene Babinec  
Maribeth Schmersal

**Also Present:** Stephanie Tillerson, *Town Administrator*  
Mac McQuillin *Town Attorney*  
John Taylor, Jr., *Planning Director*  
Patrea St. John, *Landscape and Tree Preservation Specialist*

**Absent:** John Connolly

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of December 4, 2024

**Mr. Iwan made a motion to approve the minutes of December 4<sup>th</sup>, 2024, Planning Commission meeting. Ms. Hennessy seconded the motion, and it was unanimously approved.**

B. Planning Commission Meeting Minutes of December 18, 2024

**Ms. Hennessy made a motion to approve the minutes of the December 18<sup>th</sup>, 2024, Planning Commission meeting. Mr. Iwan seconded the motion, and it was unanimously approved.**

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

### **Amanda Mole – Kiawah Partners**

Ms. Mole commented on the text amendment for pervious paving requirements and would like the commissioners to consider that the proposed reduction in secondary lot coverage could impact some creative lot solutions and that the implementation of the ordinance be extended beyond the suggested 30 days to allow projects that are already in the design process to move forward without redesigning.

### **Matt Wilson – Three Oaks Contractors**

Mr. Wilson suggested that the Town hold a workshop for contractors and designers to work through which elements should be included. Mr. Wilson shared that driveways should not be included at this point. Mr. Wilson also suggested that if the Town wants to go pervious to allow some concessions such as extra coverage or extra secondary coverage. Mr. Wilson expressed concern that 80% of pervious solutions are two to three times the cost of impervious materials.

V. **Old Business**

## A. KiawahNext Update

Mr. Taylor stated that we have a working draft and he and Ms. Tillerson are working to complete a few additional edits and then will ask the Planning Commission working group to reconvene and review in the next week or two. Subsequent to that review the revised document would be brought back to the entire Planning Commission for review.

Ms. Hennessy suggested that following the Town Council Retreat perhaps some of the elements could use some more work such as reviewing the Resiliency element with Ms. Kaye prior to finalizing the document.

## B. Approval of Planning Commission Rules of Procedures.

The Commission reviewed and amended the Rules of Procedure, emphasizing clear procedures for officer election and member appointments. The review also included procedural amendments, including quorum requirements and recusal rules, with a focus on maintaining impartiality and avoiding ex parte communications.

Regarding the change to officer elections, the previous Rules had them occurring in January. Given the change in understanding of end dates for Commissioner terms being January 31<sup>st</sup> of a given year, it was agreed to change the elections to February of each year. Said elections will happen in February regardless of whether there are vacancies on the commission.

**Dr. Curran made a motion to amend the Rules of Procedure, Mr Iwan seconded the motion, it was approved unanimously.**

**After discussion of several amendments, Ms. Hennessey made a motion to adopt the Rules of Procedure as amended. Ms. Schmersal seconded the motion, it was unanimously approved.**

*(Amended Rules of Procedure attached)*

## C. Zoning Text Amendment

### #AZO24-000008 | Pervious Paving Requirements

*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.*

Ms. St John provided a recap of the research and supporting documentation for the text amendment and the approval process beginning with Planning Commission recommendation of approval in July 2024. A public hearing and first reading were held by the Town Council in November 2024. Town Council held second reading for the amendment in December 2024.

Ms. St. John shared the following additional amendments to Sec. 12-374 Definitions to modify driveway and parking standards for pervious paving requirements, which was suggested in response to Kiawah Island Community Association's email to allow flexibility to use both pervious and impervious surfaces in a commercial parking lot to accommodate vehicles with heavier loads.

*“Designated service drive and loading zones which shall be identified during site plan review process are exempt and may use impervious surfaces.”*

Dr. Curran invited the guest contractors to share their experience on Kiawah with pervious pavements including the cost, durability and required maintenance.

Mr. Ambrose, Leadenwah Landscapes, who mostly works with pervious and impervious pavers shared experiences. Mr. Ambrose shared that the most significant cost differential between pervious and impervious would be the labor and the 8-12” gravel base and that costs are approximately \$20 a square foot. Mr. Ambrose shared that some maintenance is required to maintain the pervious quality and that if the pervious pavers are installed correctly there is no difference in durability with impervious pavers.

Following Mr. Ambrose, Mr. Ryan Shermis, of Three Creek, a design and installation company with experience with permeable and standard pavers, shared his experiences. He respectfully disagreed with the previous speaker, stating there are residential pavers that are the same thickness for permeable or nonpermeable and disagreed that they can become impermeable over time. Mr. Shermis shared that the permeable foundation is an open aggregate so as fines get into those cracks they are pushed down through the open aggregate and that there is not a lot of maintenance required for permeable pavers. In addition, he also shared the only additional cost for a driveway replacement would be for the demo of the existing driveway. Mr. Shermis shared the other benefit of including driveways in the ordinance is that you are adding the open aggregate foundation that is an additional cubic area for collecting rainwater. He stated he has some limited experience with pervious concrete, and that they do not do asphalt. Furthermore, he shared pervious concrete does not have the strength of standard concrete because you take some fines out which to help regular concrete to compact and gives tensile strength.

Mr. Robert Todd, of Three Oaks Contractors both agreed and disagreed with previous speakers. He shared, in terms of costs for a project on Kiawah, the cost to replace a concrete drive was approximately \$50,000 and it was estimated at \$75,000 with pervious pavers. He stated the soil here on Kiawah sandy and pervious so if you have an impervious driveway and the water drains to the side it would filter under the driveway. Mr. Todd concluded that pervious asphalt is very expensive.

Mr. Russell Berner, 286 Masters Court., shared that water follows the path of least resistance so water would shed off the side of the driveway and will go under the driveway, so you would have the same effect as permeable pavements. He shared his perspective that you would need to maintain the permeable pavement, including suggestions of pressure washing one to two times a year.

The Commission discussed the complexities of the issue and requested that staff schedule a workshop that would include the experts and design community to weigh the options of moving forward and making a recommendation to Town Council.

**Mr. Iwan made a motion to make a recommendation to the Town Council to allow time for a workshop to gather more information and defer back to the Planning Commission. Mr. Babinec seconded the motion. The motion was approved unanimously.**

## VI. New Business:

### A. Introduction Comprehensive Review of Use Table

Mr. Taylor introduced a comprehensive review of the use table to evaluate the uses and appropriateness and suggested small work groups be established to begin reviewing several future ordinance amendments. Ms. Hennessey and Ms. Devine volunteered to begin review of the Use table and share recommendations with the Planning Commission.

### B. Discussion of Planning Priorities for 2025

Mr. Taylor briefly highlighted priority items of planning department for 2025. He shared that he and Dr. Curran would like to comprehensively outline the work tasked for the

Commission for the year to prioritize them appropriately from the list. And that small working groups would aid efficiency. Ms. Schmersal and Ms. Hennessey agreed to work together on developing a Beach Overlay.

Additional discussion of planning priorities can occur at a special meeting or the next meeting. Staff will reach out to members to schedule a special meeting to address the other items on the agenda we were not able to discuss tonight.

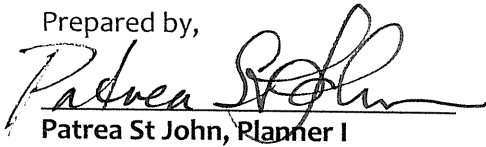
**VII. Commissioner Comments:**

Commissioners expressed welcome to the new members of the Commission.

**VIII. Adjournment:**

*Mr. Iwan made a motion to adjourn the meeting at 5:03 pm. Mr. Babinec seconded the motion, and it was unanimously approved.*

Prepared by,



Patrea St John, Planner I

3/11/2025

Date