

**PLANNING COMMISSION MINUTES
KIAWAH ISLAND MUNICIPAL CENTER
COUNCIL CHAMBERS
April 6, 2011 3:00 P.M.**

- I. Call to Order: Mr. Peterson called the meeting to order at 3:00pm.**
- II. FOIA:** Notice of this meeting has been published and posed in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.
- III. Roll Call:**
Present: Fred Peterson, Chairman
Larry Iwan
Andy Capelli
John Strauch
Ron Tedesco
Lauren Patch

Absent: Peter Trees
- IV. Approval of Minutes:**
A. Mr. Iwan motioned to approve the minutes of the March 2, 2011 Planning Commission meeting. The motion was seconded by Mr. Tedesco. The minutes of March 2, 2011 were unanimously approved as amended.
- V. Subdivision Request:**
None
- VI. Old Business:**
A. Cinder Creek New Walk Bridge Review – Robbie Wall, KICA
Mr. Wall provided the Commission members with a copy of the map for the proposed detour leisure trail that will be used during the Cinder Creek Walk Bridge construction. As highlighted on the map, four detour options were reviewed and submitted to the KICA Safety and Security for their recommendation of what would be the safest and easiest route. He noted that options one and two require access to golf course cart paths and bridges, and option two further requires going down one of the fairways. The Safety and Security Committee agreed to approve options three and four. Mr. Wall explained that notification signs will be posted throughout the Island regarding the detour trails, and the trails will be completely barricaded to prevent any possible pedestrian injuries.

Mr. Wall stated that the bridge construction hours will be Monday through Friday from 7:00 am to 7:00 pm, during which time only one lane will be

open for vehicle traffic. There will be no construction on Sunday's and holidays, and any Saturday construction will be from 8:00 am to 5:00 pm.

Mr. Peterson asked if KICA could provide a copy of the detour map to visitors who obtain passes. Mr. Wall responded that KICA has discussed coordinating with the Resort to develop a plan for notifying visitors.

Mr. Capelli asked if the detour trail has been approved by the KICA Board. Mr. Wall explained that the detour leisure trail map is presented to the Planning Commission for information only, and there have been no approvals by the KICA Board. Mr. Capelli questioned the approval of the pedestrian detour trail on Bufflehead. He also suggested that the bike rental companies provide a copy of the detour trail map to their customers.

Mr. Peterson requested that the Planning Commission adopt a motion stating that the Cinder Creek Walk Bridge is in accordance with the Comprehensive Plan as defined by SC Code 6-29-540.

Mr. Tedesco motioned that the Planning Commission finds that the Cinder Creek Walk Bridge is compatible with the Town's Comprehensive Plan. The motion was seconded by Mr. Iwan, and carried unanimously.

VII. New Business:

A. Request to Review Older Neighborhoods Zoning Standards

Mr. Peterson commented on a letter he received advising that Town Council passed a motion requesting that the Planning Commission review the current planning regulations as to how they may apply to potential redevelopment in older neighborhoods. Mr. Peterson suggested the establishment a subcommittee to review the issue.

Mr. Capelli commented that besides himself and Mr. Tedesco, the other Commission members may be unaware of the history of the zoning ordinance changes. He stated that it might be beneficial if he and Mr. Tedesco share that information with the other members prior to setting a firm direction and establishing a subcommittee to address the issue. He further suggested that Dan Pennick and the staff from Charleston County Planning make a presentation explaining the background of the Planning Commission's role in various matters. Mr. Tedesco stated that he has spoken with others who are also reviewing this issue and agreed that a review session would be beneficial in deciding which direction the Commission should take to address this issue.

Mr. Iwan stated that the Town Council has tasked the Planning Commission to review the issue, and suggested that the background review session be included as a workshop for the subcommittee.

Mr. Peterson stated that Mr. Iwan and Mr. Patch have shown interest in being a member of the subcommittee, and suggested that the first meeting include a workshop to educate the members on the background history of the Planning Commission.

Mr. Strauch commented that in addition to the background history, there should be some documentation such as minutes from previous meetings that could help aid in the review process. Mr. Capelli commented that Mr. Pennick would be a very important resource for discussions during the process.

Mr. Peterson appointed Mr. Iwan and Mr. Patch to the subcommittee to act on the request from Town Council.

B. Preliminary Approval of Plat for Cougar Island Road Right-of-Way Stub Out

Mr. Evans presented a preliminary plat approval request from Kiawah Island Utilities, LLC to create a 50 foot right-of-way stub out of .76 acres. He stated that the County Planning Department recommends preliminary approval of the minor subdivision to create the right-of-way.

Mr. Capelli motioned to approve the preliminary approval plat as presented. The motion was seconded by Mr. Tedesco.

Mr. Iwan requested to know why this plat needed to be amended. Mr. Evans responded that this would be a question for the applicant. Mr. Ray Pantlik from Kiawah Island Partners explained that the intent of the previous plat was to convey land for utility.

Following discussion, the Commission voted unanimously to approve the preliminary plat.

C. Cypress Point Bike Path Easement

Mr. Peterson stated that he toured parts of the Island with the County Planning Department staff and learned that the bike path that runs past the Vanderhorst Gate near the intersection of Green Dolphin is located on the property of lots 13, 14, and 15 of Cypress Point Cottages. The bike path also contains a sewer easement. He suggested that KICA address this issue.

D. Dyal Compass Standby Letters of Credit

Mr. Toland stated that the Dyal Compass letters of credit was received last week and were reviewed by himself and Mrs. Rucker. Mr. Rhoad approved the letters of credit and the project was extended until April 15, 2012.

Mr. Toland stated that the proposed road name will have to be approved by the Planning Commission.

VIII. Correspondence:

A. Letter from Charleston County

Copies of the Letters of Credit were provided in the meeting packets for review by the Commission.

IX. Public Comments:

Wendy Kulick, 38 Marsh Edge Lane

Mrs. Kulick commended the Town and the Planning Commission for proactively reviewing the zoning standards for older neighborhoods. She stated that as the homes in older neighborhoods are renovated or replaced and new homes are constructed on previously vacant lots, there are many issues that are likely to arise as a result of regulations adopted post Hurricane Hugo. Since none of the current Commission members live in the areas that are affected by the proposed study, she stated that KPOG would suggest that the Commission seek out property owners who live in those historic district areas and involve them in the process from the beginning. She further commented that west beach area property owners could add value to the deliberation and help promote buy-in from those who will be directly affected by any proposed changes.

X. Commissioner Comments:

Mr. Capelli suggested that the subcommittee obtain information from the Charleston County Planning Department regarding the option of form-based zoning as they conduct the study. Mr. Evans explained the form-based zoning process and encouraged members to contact him if they would like further information.

XI. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 3:39 p.m. Mr. Tedesco seconded the motion. The motion carried unanimously.

Submitted by,

Lakesha Y. Shannon, Town Clerk

Approved by,

Fred Peterson, Chairman

Date