

**PLANNING COMMISSION MINUTES  
KIAWAH ISLAND MUNICIPAL CENTER  
COUNCIL CHAMBERS  
November 3, 2010 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  
John Strauch  
Ed Dittmeier  
Peter Trees  
Ron Tedesco
- Also Present:** Al Burnaford, Town Council  
Tumiko Rucker, Town Administrator  
Lakesha Shannon, Town Clerk  
Frank Toland, Charleston County
- Absent:** Andy Capelli, Vice-Chairman
- IV. Minutes:**  
**A. Mr. Peterson commented that he would like to work on the minutes from September 8, 2010 and requested to approve these minutes at next month's meeting. There was no objection to this request.**  
**B. Mr. Dittmeier motioned to approve the minutes of October 6, 2010. The motion was seconded by Mr. Iwan. Mr. Peterson noted that in the second line of section four, and in the first sentence on the second page, there should only be one "p" in the spelling of Mr. Capelli's last name. Also under the correspondence section, he suggested to change the word "acknowledged" to "stated" in the comments regarding the BZA. Council unanimously approved the minutes of October 6, 2010 as corrected.**
- V. Subdivision Request:**  
**A. #SBMI-9349-F Lands of Kiawah Resort Associates LP  
FINAL APPROVAL, A Portion of TM# 207-00-00-015**  
Mr. Frank Toland from Charleston County Planning addressed the subdivision request proposed by KIGR. He stated that the Planning Department

recommends approval of the 2.698 acres which is a portion of Tax Map #207-00-00-015. He noted that there are no new rights of ways and everything is in place, including the water and sewer lines which are adjacent to the property. The property is zoned R-2 and the document has been labeled a proposed utility facility. Mr. Iwan requested to know if this property would qualify under the special usage element of the Town's code. Mr. Toland responded that it would depend on whether it is a major or minor utility. He added that major utilities must be approved by the BZA. Mr. Toland also discussed the usage conditions that are allowed in an R-2 District. **Mr. Iwan made a motion to approve the Subdivision Request. The motion was seconded by Mr. Dittmeier. Council unanimously approved this request.**

**VI. Old Business:**

Mr. Peterson stated that on November 2<sup>nd</sup>, the first of two public hearings were held for the proposed Comprehensive Plan. He noted that one public comment was received expressing that the process could have been more open. He stated that first reading of the Comprehensive Plan was approved during the Town Council meeting, and noted the corrections that were made. There will be a second public hearing on December 7<sup>th</sup> at 1:30 P.M. Mr. Iwan requested to know if the person who made the public comments was aware that there were two public comment drop-in sessions held by the Planning Commission, and if they were in attendance at these meetings. Mr. Peterson responded yes, and stated that a comparison was made to the process provided by Charleston County. He noted that Charleston County did a complete rewrite of their Comprehensive Plan, whereas the Town only made an update.

**VII. New Business:**

**A. Comprehensive Plan Monitoring Sub-committee**

Mr. Peterson stated that the proposed Comprehensive Plan has certain benchmarks that various groups and organizations must meet. He suggested appointing a subcommittee of Planning Commission members to prepare a calendar for 2011 progress reporting. Mr. Strauch suggested an alternative in which the Town Administrator would maintain strategies, responsibilities, and a timeline for the Comprehensive Plan, and present reports to the Commission every three months. Mrs. Rucker stated that this is a very appropriate method and she would be pleased to handle it.

**VIII. Correspondence:**

**A. A Plat Abandoning Lots 215 & 216 Ocean Marsh Road**

Mr. Peterson stated that the applicant has abandoned the new subdivision which was approved last month.

**B. OCRM Permit #10-152-E Public Notice**

Mr. Peterson stated that a letter was received from the DHEC regarding a property owners request to build a pedestrian bridge between two lots, and comments regarding this request are due by November 21<sup>st</sup>. Mr. Iwan

requested to know if the applicant owns both lots. Mr. Toland confirmed that the applicant does own both lots.

**IX. Public Comments:**

None

**X. Commissioner Comments:**

None

**XI. Adjournment:**

Mr. Iwan made a motioned to adjourn the meeting at 3:21 p.m. Mr. Tedesco seconded the motion. The motion carried unanimously.

**Submitted by,**

---

**Lakesha Y. Shannon, Town Clerk**

**Approved by,**

---

**Fred Peterson, Chairman**

---

**Date**