

**PUBLIC HEARING
AMENDMENT TO ARTICLE 12C SECTION 204
KIAWAH ISLAND MUNICIPAL CENTER
COUNCIL CHAMBERS
October 15, 2008, 11:00 AM**

Minutes

I. Call to Order:

Mr. Fred Peterson called the meeting to order at 11:00 AM.

II. FOIA: Notice of this meeting has been published, and posted, in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

III. Roll Call:

Present: Fred Peterson, Chair
Andy Capelli
Wayne Juchatz
Ron Tedesco
Joyce Neuman
Peter Trees
Larry Iwan

Also Present: Tumiko Rucker, Town Administrator
Catherine Wilson, Town Clerk
Al Burnaford, Town Council Liaison

Absent: Dennis Rhoad, Town Attorney

IV. Public Hearing:

A. Amendment to Article 12C Section 204-Preliminary Plat Procedural Requirements

V. Public Comments and Public Input:

Dennison Royal, Ocean Palms Representative

Mr. Royal expressed his opposition to the text change. Mr. Royal explained that it was very clear to trace the reasoning for the change by reading Planning Commission minutes

from May 2008 until present. Mr. Royal stated that this change will only affect owners with undeveloped lands on Kiawah: KDP, VIT, and the Royals. He feels that it will affect him personally more than any other entity. Mr. Royal suggested that the time of approval should begin when the final plat is approved for the entire design rather than from each preliminary plat approval viewed as a separate approval. Mr. Royal also argued that members of the Planning Commission were simply looking for ways to stop the development of Ocean Palms because they did not like the project. Mr. Royal stated that Mr. Dennis Rhoad agrees that the Planning Commission has the authority to grant as many extensions as they deem necessary. Mr. Royal expressed his disagreement with the text change at length.

VI. Committee Member Comments

Mr. Trees asked what the final process will be to approve this amendment.

Mr. Peterson explained that the Committee is hosting the Public Hearing to allow timely public review and input before the amendment is forwarded to Town Council.

Mr. Capelli asked if Mr. Royal was asking the Planning Commission to consider all of the phases as one and go back to the May 2008 date to begin the timing for the extension. Mr. Capelli stated that if that is the case, it would place Phase II and Phase III under the same six month extension which was granted for Phase I. Mr. Royal explained that is not what he meant to convey. Mr. Royal stated that he suggests that once a phased development has been planned and infrastructure has begun, the Planning Commission should refer to the date of the last final plat approval rather than the date of original approval. Mr. Capelli asked if Mr. Royal was recommending that the extension timing begin with the final plat rather than the preliminary or conditional plat. Mr. Royal stated that is correct. Mr. Capelli asked Mr. Royal if he is recommending an entirely different section of the ordinance. Mr. Royal stated that is correct.

VI. Adjournment:

Mr. Trees motioned to adjourn the meeting at 11:21AM. Mr. Capelli seconded the motion. The motion carried unanimously.

Submitted by _____
Catherine Wilson, Town Clerk

APPROVED: _____
Fred Peterson, Chairman

DATE: _____

CC: Town Council

Dennis Rhoad, Esq.
Tumiko Rucker, Town Admin
Joe Bunting, KICA
Amanda Mole, ARB