

**Special Planning Commission Meeting  
September 9, 2009; 3:00pm  
Kiawah Island Municipal Center  
Council Chambers**

**Minutes**

**I. Call to Order:**

**Mr. Peterson called the meeting to order at 3:00pm.**

**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, Vice Chair  
Ron Tedesco  
Joyce Neuman  
Peter Trees  
Larry Iwan

**Also Present:** Joel Evans, Charleston County Planning Staff  
Catherine Wilson, Town Clerk

**Absent:** John Strauch

**IV. Approval of Minutes:**

**A. Minutes of July 8, 2009**

**Mr. Tedesco motioned to approve the minutes of July 8, 2009. Mr. Capelli seconded the motion. The motion carried unanimously.**

**V. Subdivision Request:**

**A. Subdivision of Parcel 23**

Mr. Joel Evans stated that this item is a simple plat application for the subdivision of TMS #2650100055, known as Parcel 23 into three separate tracts. The owner is Kiawah Development Partners (KDP). The application was submitted on August 13, 2009. Staff recommends final approval of the subdivision request.

Mr. Mark Permar, representing the property's owner, stated that he would like to share why this plat is subdivided differently than most. He presented the Planning Commission with a conceptual sketch of the future vision of the parcel. This sketch depicted Tract C as being developed in the future. He explained that in the future there may be a classic subdivision plat presented. However, the request

today will assist in the sale of the largest tract of the parcel, Tract C, to a third party.

The possible new owner envisions subdividing the lots and constructing LEEDS certified single family homes. The remaining two tracts, A and B, will be left to KDP and possibly designated as conservation easement. The larger forested area located within the boundaries of Tract C with frontage along Governors Drive and Kiawah Island Parkway, may be sold to Kiawah Island Community Association (KICA) in the future by the owner of Tract C.

Mr. Permar stated that the ultimate intent will leave the two remaining tracts with non-access easements off of Governors Drive. The intent is to have only one access road to Governors Drive. The potential road right-of-way is part of Tract C. Mr. Peterson stated that a Planning Commissions concern would be multiple curb cuts along Governors Drive.

Mr. Peterson asked about the definition of a conservation lot. Mr. Permar stated that Federal Tax law has a provision that allows for areas of land with entitlements to be donated as conservation as higher valued parcels.

Mr. Tedesco asked if KDP has a schedule of moving forward on Tract A and B. Mr. Ray Pantlik, KDP, replied that there is not a schedule. Mr. Permar stated that KDP has no plans to develop those two parcels. There is no intent to develop A or B. When future subdivision of Tract C occurs, that may trigger the idea of a conservation easement.

Mr. Trees asked if development will proceed before the road is in. Mr. Peterson stated that the Planning Commission will have to review and approve any roads and right-of-ways in the future and that development cannot take place before it is brought to the Commission.

Mr. Permar stated again that the singular purpose of the subdivision request is for facilitation of the sale of Lot C. He explained that the additional sketch that he presented is for information and visioning purposes only and that those lines may change if and when developer submits for subdivision.

Mr. Trees asked if the developer met all of the requirements for subdivision. Mr. Evans stated that they had met the requirements.

**Mr. Capelli motioned to approve the final approval of the subdivision of Parcel 23 as recommended by staff. Mr. Tedesco seconded the motion. The motion carried unanimously.**

Mr. Trees asked if they had any timeline for the future of this project. Mr. Permar stated that as he understands there is a pending contract for the sale of the

property. However, he has no information on the time of the possible subdivision of the land.

**VI. Old Business:**

None

**VII. New Business:**

None

**VIII. Correspondence:**

**IX. Public Comments:**

**Ray Pantlik, Director of Development KDP**

Mr. Pantlik thanked the Commission for holding a special meeting to hear the subdivision request.

**X. Commissioner Comments:**

None

**XI. Adjournment:**

**Mr. Trees motioned to adjourn the meeting at 3:15pm. Mr. Iwan seconded the motion. The motion carried unanimously.**

Submitted by,

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**Catherine Wilson, Town Clerk**

Approved by,

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**Fred Peterson, Chairman**

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**Date**