



Posted 2-16-07

TOWN OF KIAWAH ISLAND

21 BEACHWALKER DRIVE • KIAWAH ISLAND, SC 29455 • (843) 768-9166 • FAX (843) 768-4764

**Planning Commission
Thursday, February 22, 2007 3 :00 PM
Kiawah Island Municipal Center
Council Chambers**

William G. Wert, Mayor

Council Members
Alan L. Burnaford
Charles R. Lipuma
Donald H. McIver, Jr.
G. Steven Orban

AGENDA

Town Administrator
Tumiko Rucker

- I. **Call to Order**
- II. **FOIA:** Notice of this meeting has been published, posted, and faxed in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.
- III. **Roll Call**
- IV. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes for January 25, 2007
- V. **Citizens Presentation: None**
- VI. **Subdivision Request: None**
- VII. **Old Business:**
 - A. Uniform Numbering System for 911
- VIII. **New Business:**
 - A. Election of officers for the Planning Commission
 - B. Appointment of Planning Commission Secretary
 - C. Ordinance 2007-01 Amendment to Article 12A-216:
waterfront development standards and to adopt parcel specific setback requirements for certain lots (Committee Report)
- IX. **Correspondence: None**
- X. **Public Comments**
- XI. **Commissioner Comments**
- XII. **Adjournment**

VISITOR SIGN IN SHEET

Planning Commission

Date: 02-22-07

NAME: (Please PRINT)

ADDRESS:

NAME: (Please PRINT)

ADDRESS:

Andy Lulick

38 Marsh Edge Lane

Greg VanDerwerker

510 Ruddy Turnstone

Peggie Pendergast

4556 Green Dolphin

Amanda Mole

ARB

Planning Commission

**Thursday, February 22, 2007 3PM
Council Chambers**

Roll Call

Jo Anne Makely ✓

Andy Capelli ✓

Joe Colvin ✓

Wayne Juchatz ✓

Ron Tedesco ✓

Fred Peterson ✓

Joyce Neuman D/A

Ms. Makely called the meeting to order at _____

_____ **moved to adjourn the meeting at** _____

Motion seconded by _____



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Minutes

Town Administrator
Tumiko Rucker

I. Call to Order

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

III. Roll Call

Present: Jo Anne Makely, Chair
Wayne Juchatz, Vice-Chair
Ronald Tedesco
Joe Colvin
Andrew Capelli
Fred Peterson

Absent: Joyce Neuman

Also Present: Jenny Werking, Chas. Co. Planning
Brandon White, Chas. Co. Planning
Amber Simmons, Town Clerk

IV. Approval of Minutes:

A. Planning Commission Meeting Minutes for January 25, 2007

Mr. Tedesco moved to approve the minutes for January 25, 2007; motion seconded by Mr. Colvin.

Mr. Peterson had corrections on pages 1, 2, and 3 and Mr. Juchatz had corrections on pages 3 and 4. With these corrections the minutes were approved unanimously.

V. Citizens Presentation: None

VI. Subdivision Request: None

VIII. Old Business:

A. Uniform Numbering System for 911

Mr. Tedesco provided an update for the sub-committee, which is reviewing the uniform numbering system for 911. The issue that is before the Planning Commission is to make sure that any future addressing on the island is consistent with state and county standards, and to ensure that sufficient system are in place to identify the emergency site locations on the island and the optimum route from the main gate and the island fire stations. Mr. Tedesco met with Fire Chief Ristow, St. John's Fire Department, Asst, Chief Stanley, and Joe Croughwell, Director of Security for KICA, and discussed the existing uniform numbering systems 911 and their process for responding to emergency calls.

Mr. Tedesco reported that the fire departments response time for emergencies on Kiawah Island has consistently held from 3 to 8 minutes from the time that the two stations are notified through the county's 911 system. The county's system currently could add as much as 10 minutes response time for emergencies on the island. This system is in the process of being revised and updated by the County to new standards and should improve response time for the entire County as well as Kiawah Island.

The Kiawah Island Community Association current process for off island emergency responders, i.e. EMS or Charleston County Sheriff's Office, is to escort the responders from the main gate to the emergency site. This response time ranges from 3 to 10 minutes depending on the emergency location. In all cases the fire department is on site before EMS.

After discussion the Planning Commission agreed that the next step the sub-committee would take is to investigate systems that could be installed to improve the island's ability to identify the exact locations and optimum route to any emergency site.

IX. New Business:

A. Election of officers for the Planning Commission

Mr. Juchatz nominated Mrs. Makely, as Planning Commission Chair. Mrs. Makely nominated Mr. Colvin, as Planning Commission Vice-Chair.

Mr. Juchatz moved to appoint Mrs. Makely, as Planning Commission Chair and Mr. Colvin, as Planning Commission Vice-Chair; motion seconded by Mr. Tedesco. Motion carried unanimously.

B. Appointment of Planning Commission Secretary

Mrs. Makely nominated Mrs. Simmons, as Planning Commission Secretary.

Mr. Capelli moved to appoint Mrs. Simmons, as Planning Commission Secretary; motion seconded by Mr. Peterson. Motion carried unanimously.

**C. Ordinance 2007-01 Amendment to Article 12A-216:
waterfront development standards and to adopt parcel specific setback requirements for certain lots (Committee Report)**

Mr. Juchatz provided an update from the sub-committee meeting on February 16, 2007. The following people were in attendance: Mr. Juchatz; Mrs. Makely; Mr. Peterson; Mr. Pennick; Ms. Werking; Ms. Mole; Mayor Wert; and Mr. McIver.

Mrs. Makely gave a brief synopsis of the problem, which is as follows: by moving the critical line to fifty feet caused several properties to be considered unbuildable. Mrs. Makely stated that returning the critical line setbacks to the original thirty feet setback requirement would not correct the problem. Therefore additional information is needed before a recommendation can be given to Town Council.

Mr. Juchatz noted that Town Council passed an emergency ordinance on February 6th, 2007 that is valid for sixty-one days addressing this issue. The ordinance changed the set back for lots over 12,000 square feet to thirty feet and specifically exempted forty properties.

Mr. Juchatz further stated after discussion, the sub-committee unanimously agreed to recommend a conceptual approach to solving this issue; which is similar to the emergency ordinance. Mr. Juchatz stated that they also wanted to address some issues that were not addressed in the emergency ordinance for example, buffer zones, any existing lots that were not covered in this ordinance, and future lots that may also encounter this same issue.

Mr. Juchatz said that the sub-committee asked Charleston County Planning to draft an amendment for the sub-committees review. A draft

was provided to the sub-committee on February 21, 2007, however they have not had time to review the information and make a recommendation. Mr. Juchatz recommends a special meeting of the sub-committee on February 27, 2007.

Ms. Werking, Charleston County Planning, gave a brief summary of the draft ordinance.

X. Correspondence: None

XI. Public Comments: None

XII. Commissioner Comments:

Mrs. Makely asked the Planning Commissioners if they received a copy of Designing with Nature from the Kiawah Island Architectural Review Board? The Commissioners said that they have received a copy.


No comments from Mr. Peterson, Mr. Tedesco, Mr. Juchatz, or Mr. Colvin.

Mr. Capelli asked when the Planning Commissioners would receive and updated Article 12. Ms. Werking, Charleston County Planning, said that she is in the process of updating Article 12, and once the information is completed a copy will be given to the Commissioners.

XIII. Adjournment:

Mr. Juchatz moved to adjourn the meeting at 3:35 PM; motion seconded by Mr. Peterson. Motion carried unanimously.

Submitted by


Amber Simmons, Town Clerk

APPROVED:


Jo Anne Makely, Chair

DATE: 3-22-07

CC: Planning Commission
Daniel Pennick, Chas. Co. Planning

Dennis Rhoad, Esq., Town Attorney
Mayor & Town Council
Tumiko Rucker, Town Admin
Joe Bunting, KICA
Amanda Mole, ARB