



posted 3-20-07  
AS

**TOWN OF KIAWAH ISLAND**

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

**Planning Commission**

**Thursday, March 22, 2007, 2:00 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, and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.
- II. **Executive Session/ Legal Matter and Personnel Matters**  
Please note that Executive Session will be from 2:00 PM until 3:00 PM
- III. **Roll Call**
- IV. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes for February 2, 2007
- V. **Citizens Presentation: Roger Warren**
- VI. **Subdivision Request:**

Plats:  
20248-F Lands of Kiawah Land Development, LCC  
Final Approval, The Preserve Phase IX,  
(Lots 320, 322, 324, 326, 328, 330, 332, 334, 336, & 338)
- VIII **Old Business:**
  - A. None
- IX **New Business:**
  - A. Subcommittee report for 911
  - B. Appoint of subcommittee for side yard set backs
- VII. **Correspondence:**
- VIII. **Public Comments**
- IX. **Commissioner Comments**
- X. **Adjournment**



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Minutes

Town Administrator

Tumiko Rucker

- I. Call to Order: Mrs. Makely called the meeting to order at 2:00 PM.**
- 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. Executive Session/ Legal Matter and Personnel Matters**  
**Please note that Executive Session will be from 2:00 PM until 3:00 PM**
- Mrs. Makely moved to go into Executive Session for Legal Matters and Personnel Matters; motion seconded by Mr. Juchatz. Motion carried unanimously.**
- Mrs. Makely moved to come out of Executive Session at 2:58 PM; motion seconded by Mr. Juchatz. Motion carried unanimously.**
- Mrs. Makley noted that no formal action was taken during executive session.
- IV Call to Order: Mrs. Makely called the regularly scheduled meeting meeting to order at 3:00 PM.**

**V. Roll Call**

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

Absent: Andrew Capelli

**Also Present:** Dennis Rhoad, Town Attorney  
Tumiko Rucker, Town Administrator  
Don McIver, Councilman  
Andrea Pietras, Chas. Co. Planning  
Brandon White, Chas. Co. Planning

**VI. Approval of Minutes:**

**a. Planning Commission Meeting Minutes for February 22, 2007**

**Mr. Juchatz moved to approve the Planning Commission minutes; motion seconded by Mr. Colvin.**

Mr. Juchatz made corrections to page 2, and Mr. Tedesco made an addition to page 2.

**With the corrections by Mr. Juchatz and the additions made by Mr. Tedesco the minutes were approved as submitted.**

**VII. Citizens Presentation: None**

**VIII. Subdivision Request:**

**A. Plats:**

**20248-F Lands of Kiawah Land Development, LCC  
Final Approval, The Preserve Phase IX,  
(Lots 320, 322, 324, 326, 328, 330, 332, 334, 336, & 338)**

Ms. Pietras, Charleston County Planning, gave an explanation of the subdivision request. Ms. Pietras said that Charleston County Planning recommends Final Approval of the subdivision request to be known as The Preserve, Phase IX. Mrs. Pietras noted that there are three trees located within five feet of the edge of the pavement.

**Mr. Juchatz moved to approve the plat request; motion seconded by Mr. Tedesco. Motion carried unanimously.**

**IX Old Business:**

**A. Subcommittee report for amendment to Amendment to Article 12A-216, and Table M.**

Mr. Juchatz stated that the subcommittee met on February 27, 2007 and reviewed the information that was prepared by Charleston County Staff the committee agreed on some changes. There were suggestions that were made by the Architectural Review Board during the meeting. The

committee recommended that the Architectural Review Board clarify their request and present them to the subcommittee. The Planning Commission members received in their packets suggestions from Amanda Mole and a copy of the draft ordinance for their review. The subcommittee will meet again and then make a formal recommendation to the Planning Commission at the April meeting.

**X New Business:**

**A. Subcommittee report for 911**

Mr. Tedesco said that on Monday, March 19, 2007 the Charleston County EMS Director, Don Lundy, came to Kiawah Island to provide an overview of the new GIS/AVL system used in the County's ambulances and other emergency response units. The following people were present at the meeting: Joe Croughwell, Steve Orban, Tom Kulick, Doug Dodge, Joe Bunting, and JoAnne Makely. In addition, to the presentation that was given by Mr. Lundy he also gave a demonstration where several addresses were used throughout the island to show the response time and a map to the location.

Mr. Tedesco said that the response time for emergency calls would decrease by about two minutes with this new system. Mr. Tedesco said that the new system is a work in progress and is updated this system periodically. Mr. Tedesco said that he is going to work with Joe Croughwell and local EMS personnel on this issue. Mrs. Makely noted that the server for this new system is in Columbia so in case of emergency the information will be secured.

**B. Appointment of subcommittee for side yard set backs**

**Mrs. Makely moved to appoint Joe Colvin, Andy Capelli, and Joyce Neuman to a subcommittee for side yard set backs; motion seconded by Mr. Juchatz. Motion carried unanimously.**

**XI. Correspondence:**

Committee members received correspondence in their Planning Commission packets, however; no discussion was made during the meeting pertaining to the correspondence.

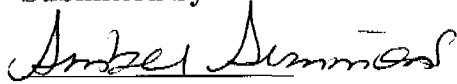
**XII. Public Comments: None**

**XIII. Commissioner Comments: None**

**XIV. Adjournment:**

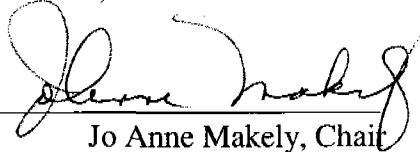
**Mr. Colvin moved to adjourn the meeting at 3:14 PM; motion seconded by Mr. Juchatz. Motion carried unanimously**

**Submitted by**



Amber Simmons, Town Clerk

**APPROVED:**



Jo Anne Makely, Chair

**DATE:**

4-26-07

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

March 19, 2007

**Mr. Mack Canterbury**

Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

Dear Mr. Canterbury,

On Monday, March 19, 2007, the Charleston County EMS Director, Don Lundy graciously came to Kiawah Island to provide Town Council members, Planning Commission members, and Community Association officials with an overview of the new GIS/AVL system used in county ambulances and other emergency response units.

Director Lundy's presentation was very informative and helped create a real sense of security to those listening to the facts being presented. Director Lundy certainly understood the subject matter and presented some very technical information in terms laypersons were able to understand.

As always, the Director showed himself to be a true professional and his presentation certainly reflected well on Charleston County and its administration.

It is refreshing and reassuring to have someone of Director Lundy's competence, experience, and service record engaged in public service in Charleston County.

Sincerely,

KIAWAH ISLAND COMMUNITY ASSOCIATION

Joe Croughwell,  
Director, Safety and Security

Cc:

Councilman Orban  
Doug Dodge

Ron Tedesco  
Jo Anne Makely

Tom Kulick  
Joe Bunting

Director D. Lundy

# VISITOR SIGN IN SHEET

Planning Commission

Date: 03-22-07

NAME: (Please PRINT)

ADDRESS:

NAME: (Please PRINT)

ADDRESS:

*Randy Luleck*

*38 Marsh Edge Ln*

*Debra Pedersen*

*306 Palm Walk 6167*

*Amanda Nole*

*ARB*

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**AGENDA**

**KIAWAH ISLAND PLANNING COMMISSION**

**March 22, 2007**

MAR 03 2007

**SUBDIVISION REQUEST:**

1. #20248-F Lands of Kiawah Land Development, LLC Page 1  
FINAL APPROVAL, The Preserve Phase IX,  
(Lots 320, 322, 324, 326, 328, 330, 332, 334,  
336 & 338)

AGENDA  
March 22, 2007

**20248-F Lands of Kiawah Land Development, LLC**  
**The Preserve Phase IX**

Town of Kiawah Island  
Applicant: Southeastern Surveying, Inc.

Lots: 10  
Acres: 20.288

The Planning Department recommends FINAL APPROVAL of this subdivision to be known as The Preserve, Phase IX. Two Irrevocable Letters of Credit in the amounts listed below are to be returned for the installation of the roads, drainage, water and sewer systems. The roads and drainage systems have been constructed to the Town of Kiawah Island Road Code Standards.

Note: The following trees are located within five (5) feet of the edge of the pavement.

1. 20" Pine tree located three feet from the edge of the pavement.
2. 20" Oak tree located three feet from the edge of the pavement.
3. A Palm tree is located three feet from the edge of the pavement.

Roads and Drainage	\$249,455.13
Water and Sewer	\$338,407.50