

**CHARLESTON COUNTY  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 9, 2019**

**ATTENDEES**

Planning Commission: Sussan Chavis, Cindy Floyd, Adam MacConnell, David Kent, Warwick Jones, Eric Meyer, Kip Bowman, Pete Paulatos, and Laura Dukes Beck.

County staff: Joel Evans, Director of Planning/Zoning; Andrea Melocik, Deputy Director of Planning/Zoning; Dan Frazier, Planner II; Niki Grimbball, Planner II; Ryan Petersen, Planner III; Josh Downey, Code Enforcement Officer; Emily Pigott, Planner I; Sally Brooks, Planner III; and Anna Kimelblatt, Administrative Support Coordinator I.

Members of the public: Mike McShane, Tony Woody, Trenholm Walker, J. Lee Gastley, Elizabeth Coaxum, James A. Blake, Susan Heyward, Kevin O'Neill, Jason Crowley, Angela Barnette, Mary Martinich, and Pam Skinner.

**CALL TO ORDER**

Chair Meyer called to order the meeting of the Charleston County Planning Commission in Room B-225 at the Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive at approximately 3:20 p.m.

**COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS**

Chair Meyer announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act.

**APPROVAL OF MINUTES**

On the motion of Sussan Chavis, seconded by Adam MacConnell, the Planning Commission voted unanimously to approve the November 4, 2019 meeting minutes with one correction; Commissioner David Kent was listed as both present and absent when he should have been listed as absent.

**PROPOSED KIAWAH RIVER DEVELOPMENT AGREEMENT AND PLANNED DEVELOPMENT AMENDMENTS (PD-143A): ZDA-9-19-00101 & ZREZ-9-19-00107**

Chair Meyer introduced the first item on the agenda, the request to amend the Kiawah River Development Agreement and Kiawah River Planned Development (PD-143A). Ms. Grimbball asked the Chair if she should proceed with the presentation, and the Chair recommended the presentation not be given as the Planning Commission was familiar with the case and the workshop for this agenda item directly preceded the meeting.

Chair Meyer asked for any public comment in support of the request. Tony Woody, Thomas & Hutton, addressed concerns about the traffic study memo. He stated that a much larger traffic study had been completed for the original project, and clarified that the memo received by the Planning Commission was a comparison of the original traffic study with changes associated with the additional retirement housing units proposed. He also clarified that the traffic memo does not address the total number of cars, but the frequency with which cars will leave the development. He stated that retirement communities are associated with 50% less traffic than hotels.

Ms. Grimbball then stated that the staff recommendation for this request had changed from approval with conditions in November to approval in December because the applicant had incorporated all the required conditions previously presented in November.

Commissioner Jones made the motion for approval with conditions. Commissioner Floyd requested he amend his motion to include additional conditions concerning special events. Commissioner Jones agreed and amended his motion, which was seconded by Commissioner Kent. The conditions included a unit conversion rate of 1:1, a clause prohibiting short term rentals in the proposed retirement housing, a cap on the allowed attendees at special events (750), and monetary payment to the County for the evaluation of grand trees by the director of Zoning and Planning. The Commission voted 7 in favor, with 2 opposed (MacConnell and Dukes Beck), to approve with conditions. Commissioners MacConnell and Dukes Beck stated the reason for their dissent was that they would prefer a retirement housing unit to guest room conversion rate of 0.5:1 as requested in the PD.

#### **DIRECTOR'S REPORT**

Mr. Evans shared the report for the Zoning and Planning Department for the month of November. Commissioner Jones requested that the Council of Governments be contacted to present their activities to the Planning Commission. Commissioner Chavis requested the Chamber of Commerce also be invited to present at a future meeting.

#### **CHAIR'S REPORT**

Chair Meyer presented the 2020 schedule for the Planning Commission. On the motion of Commissioner Chavis, seconded by Chair Meyer, the Commission voted unanimously to approve the schedule.

#### **ADJOURNMENT**

Chair Meyer adjourned the meeting at 3:31 p.m.

Anna Kimelblatt  
Recording for the Planning Department

Ratified by the Charleston County Planning Commission this  
13<sup>th</sup> day of January, 2020.

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Eric Meyer  
Chair

Attest:

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Joel Evans, PLA, AICP, Director  
Zoning & Planning Department

**PLANNING COMMISSION DISCLAIMER:**

**UNRATIFIED MEETING MINUTES**

**This document is a draft of the minutes of the most recent meeting of the Charleston County Planning Commission.**

**The members of the Planning Commission have neither reviewed nor approved this document; therefore, these minutes shall only become official meeting minutes after adoption by the Planning Commission at a public meeting of the Commission.**