

**PLANNING COMMISSION
STUDY GROUP**

Friday, May 29, 2015 - 1:30 P.M.
Town Hall

- A. CALL TO ORDER
- B. CONSIDERATION OF TEXT AMENDMENT
1. Conservation Easement Uses: Discussion of Zoning Ordinance text amendments allowing standalone structures and recreational uses on residentially zoned properties when a conservation easement has been established.
 - Consideration of land use and ownership issues
 - Consideration of site development issues (aesthetics, neighborhood compatibility)
 - Procedure for approval (Conditional use or Special Exception)
 2. Study Group Recommendations
- C. ADJOURN

MAY 13TH PLANNING COMMISSION QUESTIONS:

- What are the Town's environmental conservation Goals?
 - Can we achieve these goals through a policy that allows some non-residential use of the property without all of the land use concerns?
 - Can this policy achieve the stated Comprehensive Plan goal of encouraging view shed corridors?
 - What are the goals of the existing conservation easements?
- How would the Town handle properties that have had homes removed yet have retained pools, garages, tennis courts, etc.?
- Does Kiawah Island allow standalone structures? Would they allow the current request?

POLICY CONCERNS

LAND USE AND OWNERSHIP:

- Property values: Will the proposed uses or structures devalue property values?
- Ownership of the property: If multiple owners use the property, how would regulatory officials know if the property is being rented? If misused, the special exception would be revoked and the building removed.
- Events, groups, clubs, etc.: Will large events be allowed? Will solid waste collection be allowed onsite or will trash need to be carried away?
- Daytime use: What can be stored on the lot during the daytime? Campers, boats, vehicles? Other recreational uses, sports, group activities?
- Nighttime use: Will time limitations be needed?

POLICY CONCERNS

SITE DEVELOPMENT :

- Structure: Maximum height of 12'-16'- FEMA BFE considerations.
- Parking: Maximum number of cars allowed onsite.
- Driveways and parking areas: Location of onsite parking areas. Currently, parking limited to 20' behind front façade.
- Patios and other hardscape: discussion of accessory structures and uses (shower enclosures, fences, walkovers)
- Rooftop seating use: Is rooftop seating compatible with the neighborhood? Height limitations?
- Storage: What type of storage is acceptable? What size area (125', 500', etc.)?
- Mechanical equipment: Will electrical meters be allowed? Exterior lighting?

OPTIONS FOR ALLOWING CONSERVATION EASEMENTS USES

Text Amendment Options

- Conditional use Staff confirms the conditions
- Special exception Board of Zoning Appeals would confirm conditions