

MAYOR:  
John Labriola

TOWN ADMINISTRATOR:  
Stephanie Monroe Tillerson

TOWN ATTORNEY:  
Joseph Wilson



TOWN COUNCIL MEMBERS:  
John Moffitt  
Bradley D. Belt  
Michael Heidingsfelder  
Russell A. Berner

**TOWN COUNCIL PUBLIC HEARING**  
**Municipal Center Council Chambers**  
**July 11, 2023; 11:00 am**

**AGENDA**

**I. Call to Order:**

**II. Roll Call:**

**III. Public Hearing:**

**A. Ordinance 2023-10** – An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Property (209-06-00-344) From “Commercial” to “Active Recreation and Open Space” [Tab 1]

**B. Ordinance 2023-11** – An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning, Article II. - Zoning, Division 2. - Zoning Map/Districts, Section 12-62. – Zoning Map by Rezoning the Property (209-06-00-344) From the “Commercial” (C) Zoning District to the “Parks and Recreation” (PR) Zoning District [Tab 2]

**IV. Adjournment:**



**TAB 1**

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# **TOWN COUNCIL**

**Agenda Item**

## TOWN OF KIAWAH ISLAND

### ORDINANCE 2023-10

**TO AMEND THE TOWN OF KIAWAH ISLAND COMPREHENSIVE PLAN – LAND USE  
ELEMENT – FUTURE LAND USE CATEGORIES AND COMPREHENSIVE PLAN MAP IX.2,  
FUTURE LAND USE; TO CHANGE THE FUTURE LAND USE DESIGNATION FOR THE  
SUBJECT PROPERTY (209-06-00-344) FROM “COMMERCIAL” TO “ACTIVE  
RECREATION AND OPEN SPACE”**

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to change the Future Land Use category of for the subject property identified (TMS 209-06-00-344) from Commercial to Active Recreation and Open Space; and

**WHEREAS**, the amendment would allow for the sensitive integration of recreation and open space uses; and

**Whereas**, this Comprehensive Plan Map amendment is compatible with surrounding land uses and is not detrimental to the public health, safety and welfare; and

**WHEREAS**, the Planning Commission held a meeting on June 7, 2023 at which time a presentation was made by staff and the applicant, and an opportunity was given for the public to comment on the amendment request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, subsequently voted at that meeting to recommend to Town Council that the subject request be approved; and

**WHEREAS**, a properly noticed Public Hearing was held on July 11, 2023 providing the public an opportunity to comment on the proposed amendment; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL**

#### **SECTION 1     Purpose**

This Ordinance is adopted to amend the Town of Kiawah Island Comprehensive Plan Future Land Use Element, Future Land Use categories and Comprehensive Plan Map IX.2, Future Land Use; to change the Future Land Use designation for the subject property (209-06-00-344) from “Commercial” to “Active Recreation and Opens Space”.

## **SECTION 2    Amendment**

That the Town of Kiawah Island Comprehensive Plan Map IX.2 Future Land Use, be, and the same hereby amended as follows in “**Attachment A.**”

## **SECTION 3    Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

## **SECTION 4    Effective Date and Duration**

This Ordinance shall be effective upon second reading approval.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND  
ON THIS 1<sup>ST</sup> DAY OF AUGUST, 2023.**

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John Labriola, Mayor

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Petra Reynolds, Town Clerk

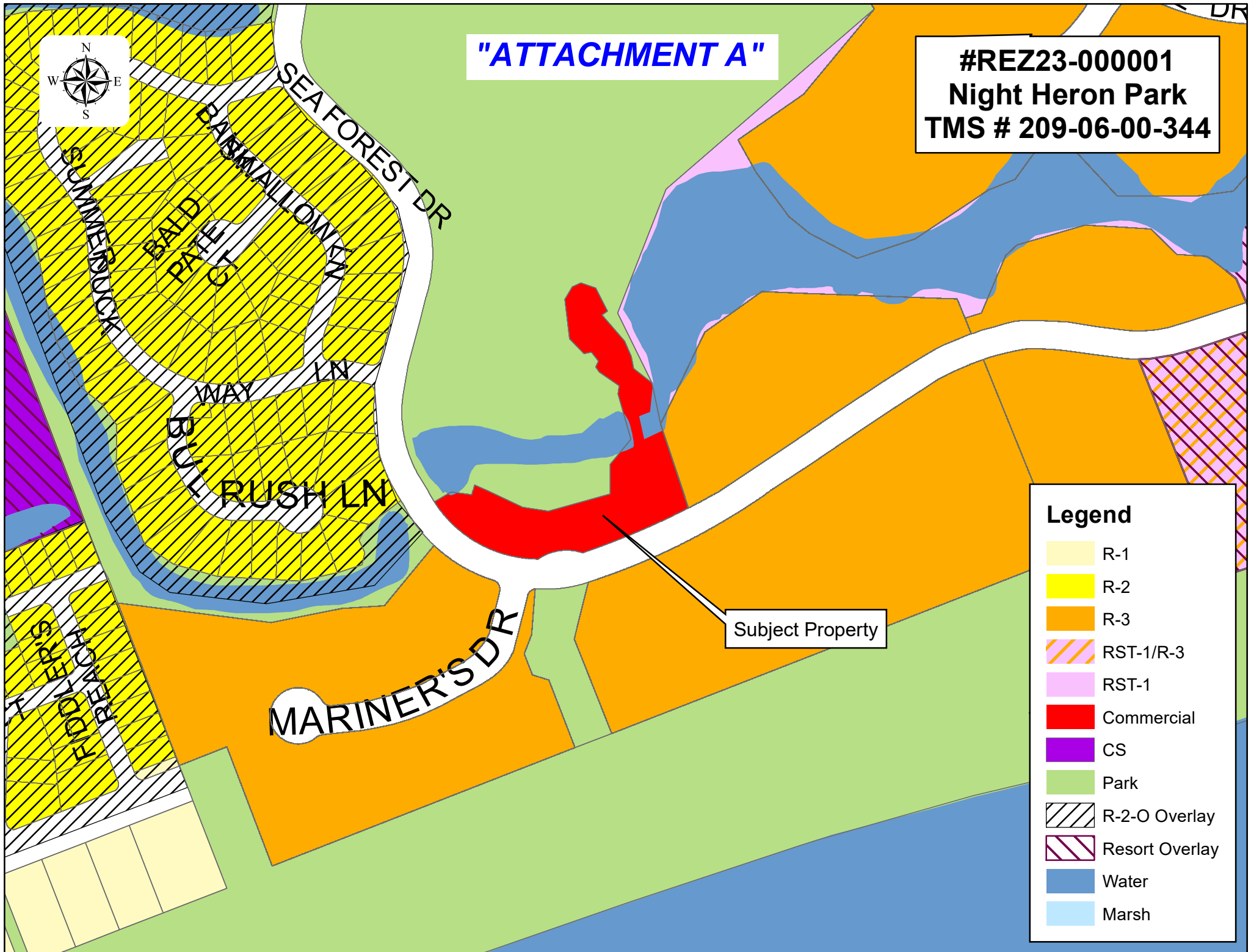
First Reading: July 11, 2023

Second Reading: August 1, 2023



**"ATTACHMENT A"**













**#REZ23-000001**  
**Night Heron Park**  
**TMS # 209-06-00-344**



**Legend**

	R-1
	R-2
	R-3
	RST-1/R-3
	RST-1
	Commercial
	CS
	Park
	R-2-O Overlay
	Resort Overlay
	Water
	Marsh

## Legend

	R-1
	R-2
	R-3
	RST-1/R-3
	RST-1
	Commercial
	CS
	Park
	R-2-O Overlay
	Resort Overlay
	Water
	Marsh

# **Town of Kiawah Island Zoning Ordinance Amendment Request**

## **Case ACP23-000001 History**

**Planning Commission Meeting: June 7, 2023**  
**Public Hearing and First Reading: July 11, 2023**  
**Second Reading: TBD**

### **CASE INFORMATION**

Applicant: Night Heron Park Company

Representative: Mark Permar

Location: Sea Forest Drive (Night Heron Park)

Parcel Identification: 209-06-00-344

Property Size: 1.8 acres

Application:

The applicant is requesting to amend the Town of Kiawah Island Comprehensive Plan Map IX.2, Future Land Use, to change the future land use designation for the subject property from “Commercial” to “Active Recreation and Open Space”.

The subject property currently houses the Kiawah Island Golf Resort Nature Center. This building sits within the greater operations of Night Heron Park adjacent to the subject property, which includes pool, recreation fields, fitness center, and The Nest (café & market). The subject parcel was created in 1983 per Charleston County records. The subject property is not part of the executed development agreement between the Town of Kiawah and the Kiawah Island Golf Resort.

The Comprehensive Plan defines “Commercial” as “This category is intended to promote planned small-scale commercial activity including specialty businesses, personal services and family restaurants. Such facilities should be designed to complement the character of the surrounding community. In this designation, the maximum floor area ratio must not exceed 0.2. A typical development with a Commercial designation would include the Freshfields Retail Village.”

The Comprehensive Plan defines Active Recreation and Open Space Future Land Use Category as “This category provides and is intended to promote the development of community parks and recreational facilities including parks, golf courses, and tennis courts. This category also provides for lands that are intended to remain in their natural state; this includes land that have been protected through conservation easements or that are publicly or privately owned. Some examples include the Tennis Center, Night Heron Park, and the Property Owners Beach and Recreation Center.”

Adjacent Properties:

The Comprehensive Plan designates the subject property as “Commercial”. The Future Land Use designation for the adjacent property to the north is “Active Recreation and Open Space”. The Future Land Use designation for the adjacent properties across Sea Forest to the south are designated High Density Residential. Across Sea Forest Drive to the northeast properties are designated Medium Density Residential.

### **RECOMMENDATION BY THE PLANNING COMMISSION**

Pursuant to §12-157 (4) of the *Land Use Planning and Zoning Ordinance* “The Planning Commission shall

review the proposed amendment and adopt a resolution recommending that the Town Council approve, deny or approve with conditions the proposed amendment, based on the approval criteria of subsection (7) of this section. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. A simple majority vote of Planning Commission members present and voting shall be required to approve the amendment. Following an unfavorable finding on the application, the Planning Commission shall notify the applicant and report the reasons for the finding.”

#### **DECISION ON AMENDMENT BY THE TOWN COUNCIL**

Pursuant to §12-157(6) of the *Land Use Planning and Zoning Ordinance* “Following receipt of a copy of the proposed comprehensive plan text or land use diagram amendment from the Planning Commission, along with the Planning Commission's report and recommendation, the Town Council shall schedule one or more public hearings in accordance with State Law to decide whether to adopt the amendment. For amendments to the land use diagram, personal and posted notice also shall be given in the manner provided in section 12-156. Any time after the close of the public hearing, Town Council shall act to approve, approve with conditions, or deny the proposed comprehensive plan amendment, based on the approval criteria of subsection (7) of this section. A simple majority vote of Town Council members present and voting shall be required to approve the amendment.”

#### **APPROVAL CRITERIA AND APPLICANT’S RESPONSE**

Pursuant to §12-157(7) of the *Land Use Planning and Zoning Ordinance*, (7) Approval criteria. “Comprehensive Plan amendments may be approved by the Town Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the comprehensive plan. Any amendment to the land use diagram and/or other maps shall be consistent with the vision and goals in the text of the comprehensive plan.”

#### **Applicant’s Response:**

“The 1.8-acre Property is integrated within Night Heron Park, which is part of one of the most significant parklands in the Natural Resources Element V of the TOKI Comprehensive Plan. Conversion of the parcel from a commercial to park land zoning classification will support the goal of “... development that maintains the island’s environmental integrity and natural beauty... and maintain an environmentally sustainable system of parks and open space... that meets the diverse recreational needs of the Town’s population.” This application is aligned with the original vision of Night Heron Park as a recreation-oriented resort amenity and is consistent with the established Town of Kiawah Island growth policies and applicable Comprehensive Plan objectives.”

#### **Staff Review:**

The proposed amendment...

- Provides greater zoning consistency with the existing Night Heron Park facilities. Night Heron Park is a centralized location for recreational activity both past and present.
- Provides opportunity to modify the property boundaries of the current irregular shaped parcel. The shape boundaries which restrict redevelopment opportunity for the subject property.
- The proposed zoning and future land use designation reduce future intensity of land uses for Night Heron Park.
- Proposed developments will need to be approved through the site plan review approval process.

The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan. The proposed amendment is also consistent with the vision and goals in the text of the comprehensive plan.

#### **PLANNING COMMISSION MEETING JUNE 7, 2023**

**On June 7, 2023, the Planning Commission voted unanimously by a vote 7 to 0 recommending approval.**

Notifications: 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.

May 26, 2023

Mr. John Taylor  
Planning Manager  
Town of Kiawah Island  
4475 Betsy Kerrison Parkway  
Kiawah Island, SC 29455

RE: Comprehensive Plan Map Amendment  
TMS # 209 0600 344

Dear John:

In accordance with provisions of the Town of Kiawah Island Chapter 12 - Land Use Planning and Zoning: Division 5 General Procedural Requirements, Section 12-158 Code Text and Zoning District Map Amendments, please find attached an application to amend the Comprehensive Plan Map such to change parcel designation TMS # 209 0600 344 (The Property) from an existing C (Commercial) to a PR (Parks and Recreation) zoning classification. Per the requirements of submission, a digital copy of the approved and recorded plat (bk: AX pg. 20), recorded deed (bk: O293 pg. 506) and application fee of \$300 have been submitted.

The 1.8 acre Property is integrated within Night Heron Park, which is part of one of the most significant parklands listed in the Natural Resources Element-V of the TOKI Comprehensive Plan. Per the Approval Criteria For Comprehensive Plan Amendments, Section 12-157.(7) conversion of the Parcel from a commercial to parkland zoning classification will support the goal of "...development that maintains the island's environmental integrity and natural beauty...and maintain an environmentally sustainable system of parks and open spaces...that meets the diverse recreational needs of the Town's population." This application is aligned with the original vision of Night Heron Park as a recreation-oriented resort amenity and is consistent with the established Town of Kiawah Island growth policies and applicable Comprehensive Plan objectives. Approval of the application will allow for KIGR to continue the multi-year expansion/enhancement of compatible recreation-oriented uses within a new Nature and Indoor Recreation Center.

I look forward to assisting in your review of this application.

Sincerely,



Mark Permar

Cc: Roger Warren  
Trenholm Walker



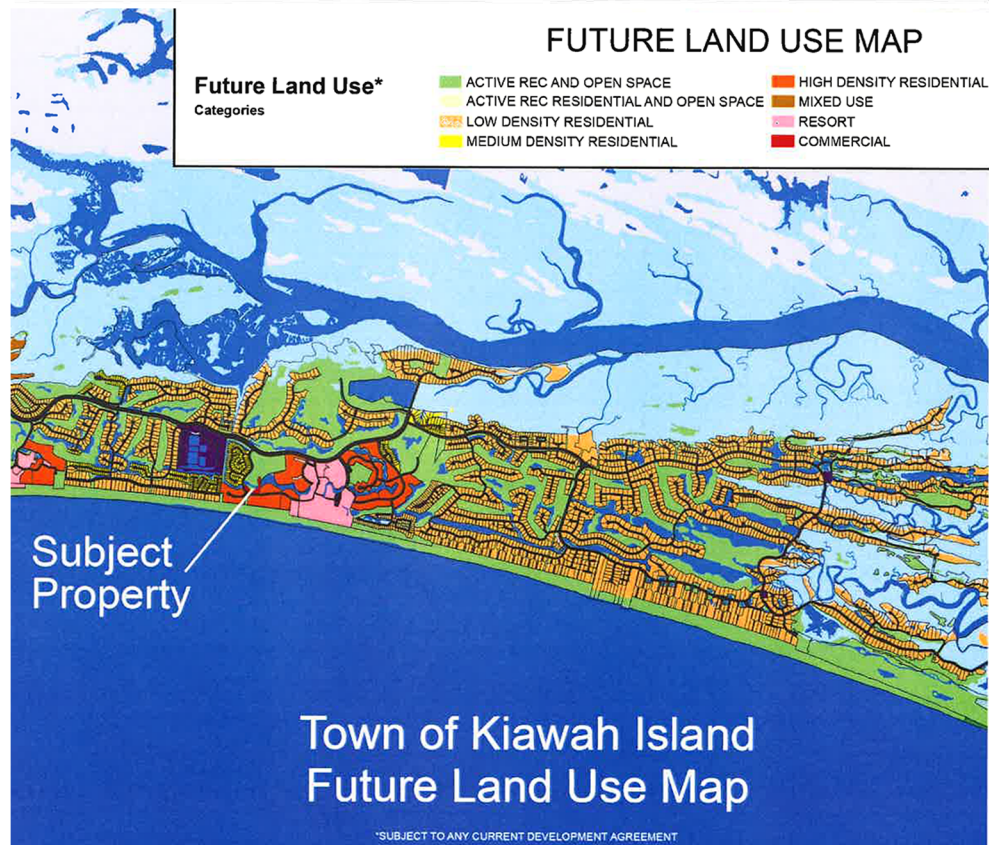
## **Town of Kiawah Island: Land Use Planning and Zoning Ordinance**

### **APPROVAL CRITERIA FOR COMPREHENSIVE PLAN ADMENDMENTS**

The Town of Kiawah Island Land Use Planning and Zoning Ordinance, Sec. 12-157.(7), Approval Criteria for Comprehensive Plan Amendments:

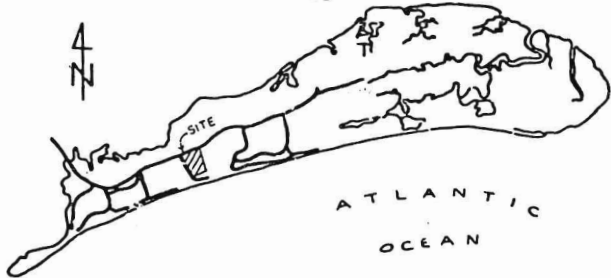
- (7) **Approval criteria.** Comprehensive Plan amendments may be approved by the Town Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the comprehensive plan. Any amendment to the land use diagram and/or other maps shall be consistent with the vision and goals in the text of the comprehensive plan.

The 1.8 acre Property is integrated within Night Heron Park, which is part of one of the most significant parklands listed in the Natural Resources Element-V of the TOKI Comprehensive Plan. Conversion of the Parcel from a commercial to parkland zoning classification will support the goal of "...development that maintains the island's environmental integrity and natural beauty...and maintain an environmentally sustainable system of parks and open spaces...that meets the diverse recreational needs of the Town's population." This application is aligned with the original vision of Night Heron Park as a recreation-oriented resort amenity and is consistent with the established Town of Kiawah Island growth policies and applicable Comprehensive Plan objectives.





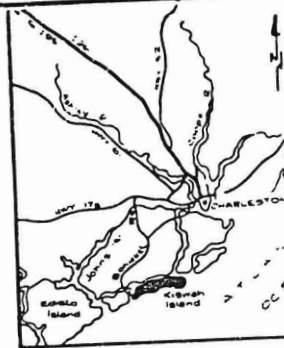
KIAWAH ISLAND 3KJ 131PG112



Charleston, South Carolina  
Office of Register Marine Conveyance  
Plan recorded on 27 day of April 1983  
245' of the 27 day of April 1983  
copy filed in 1983  
Original plat in 1983  
to W. Williams & Co.

Robert M. King  
Register Marine Conveyance

*Kiawah Island*



GRID NORTH  
SCALE 1"=100'

LINE DATA

LINE	BEARING	DISTANCE
L 1	N 55°07'07"W	48.57
L 2	N 03°23'00"E	22.55
L 3	N 25°08'46"W	30.56
L 4	N 39°27'00"W	72.00
L 5	N 50°33'00"E	11.50
L 6	N 34°32'11"W	54.50
L 7	N 08°18'27"W	33.50
L 8	S 58°33'25"W	21.21
L 9	S 27°18'21"W	32.86
L 10	S 03°23'43"W	53.85
L 11	S 03°23'43"W	31.19
L 12	S 40°10'26"E	44.42
L 13	S 03°05'32"E	18.07
L 14	S 37°48'13"E	24.29
L 15	S 04°11'08"W	15.35
L 16	S 44°30'18"E	10.70
L 17	S 07°35'17"E	52.30
L 18	S 02°29'45"E	18.73
L 19	S 14°08'21"E	100.00
L 20	S 36°51'02"W	87.07
L 21	S 21°02'12"E	81.85
L 22	N 08°04'23"W	58.31
L 23	S 14°02'20"W	18.85
L 24	N 04°36'03"W	41.50
L 25	S 30°53'12"W	35.35
L 26	N 08°02'52"E	84.00
L 27	S 01°07'08"E	48.74

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.
C 1	63°48'17"	288.35	185.72	315.34	N 18°12'33"W	
C 2	81°51'40"	307.02	331.50	183.88	N 17°14'19"W	
C 3	57°03'05"	137.77	137.18	74.88	N 18°39'30"W	
C 4	90°00'00"	15.00	23.56	15.00	N 23°52'52"E	
C 5	40°40'58"	787.34	344.85	184.48	N 76°32'23"E	

REFERENCE:  
1. COASTAL PLAT OF NIGHT HERON PARK  
KIAWAH ISLAND, CHARLESTON COUNTY  
SOUTH CAROLINA  
RECORDED IN PLAT BOOK AS PAGE 10  
DATE 9 FEB 1981  
CHARLESTON CO.  
2. A PLAT OF SUBDIVISION NIGHT HERON PARK  
RECORDED PLAT BOOK AS PAGE 20  
DATED 23 FEB. 1983  
REVISED 15 MARCH 1983  
CHARLESTON CO.

0 100' 200' 300' 400'  
SCALE

**GIFFORD NIELSON and WILLIAMS**  
landscape architecture - engineering - surveying  
two wappo creek drive  
charleston  
south carolina

PLAT OF:  
18.97 AC. TRACT  
SUBDIVIDED FROM  
PARCEL A OF  
NIGHT HERON

LOCATED ON:  
KIAWAH ISLAND  
CHARLESTON COUNTY  
SOUTH CAROLINA  
OWNED BY:  
KIAWAH ISLAND  
COMPANY LTD

DATE: 8 APRIL 1983  
DRAWN BY: JKW  
SCALE: 1"=100'  
CHECKED BY: SBM  
REVISIONS:  
SHEET 1 OF 1

APPROVED BY:  
J. Williams  
REGISTERED SURVEYOR  
SOUTH CAROLINA  
9400-M  
716-300-11  
706-40-00

PARKSIDE VILLAS

NOTES

- KIAWAH ISLAND IS LOCATED APPROXIMATELY 17 MILES "SOUTHWEST OF THE CITY OF CHARLESTON, S.C.
- ALL ELEVATIONS ON THIS PLAT ARE BASED ON MEAN SEA LEVEL (M.S.L.).
- COORDINATE DATA IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE GRID SYSTEMS.
- STATE PLANE COORDINATES ARE BASED ON CONTROL MONUMENTS SET BY DAVIS & FLOYD ENGINEERS, NORTH CHARLESTON, S.C.
- ALL LOT CORNERS AND RIGHT-OF-WAY P.T.'S AND P.C.'S ARE WITNESSED BY CONCRETE MONUMENTS.
- THE APPROVAL OF THIS PLAT DOES NOT OBLIGATE THE COUNTY OF CHARLESTON IN ANY WAY TO ACCEPT, FOR MAINTENANCE, ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.
- MAINTENANCE OF ROADWAYS AND DRAINAGE SYSTEMS WILL NOT BE THE RESPONSIBILITY OF CHARLESTON COUNTY.
- DRAINAGE AND STREET IMPROVEMENTS HAVE BEEN APPROVED BY THE CHARLESTON COUNTY PUBLIC WORKS DEPARTMENT. THE SEWAGE AND WATER SYSTEMS HAVE BEEN APPROVED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL AND THE CHARLESTON COUNTY HEALTH DEPARTMENT.
- THIS TRACT IS WITHIN THE KIAWAH ISLAND PD-R13 ZONING CLASSIFICATION.
- ANYTHING OUTSIDE THE DEFINED BOUNDARY OF THIS PARTICULAR TRACT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THIS TRACT IS WITHIN FLOOD HAZARD ZONE DESIGNATION A-12.
- ALL DRAINAGE EASEMENTS ARE IN ACCORDANCE WITH THE CURRENT EDITION OF THE COUNTY ROAD CODE AND ALL LAGOONS HAVE 60' DRAINAGE EASEMENTS WITH CENTERLINE GEOMETRY AS SHOWN ON PLAT, EXCEPT WHERE VARIANCES HAVE BEEN GRANTED BY COUNTY ORDER.

LEGEND

- CONCRETE MONUMENT WITH BRASS PIN
- PROPERTY LINE
- EASEMENT RESERVED FOR DRAINAGE, UTILITY, LEISURE TRAIL, OPEN SPACE OR ANY ONE AS NOTED

I, JOSIAH M. WILLIAMS, III, A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS 1:20000.

Josiah M. Williams III  
S.C. REG. NO. 7826

831093



# Town of Kiawah Island Town Council

Town of Kiawah Island Municipal Center  
4475 Betsy Kerrison Parkway  
Kiawah Island, SC 29455

July 11, 2023



# COMPREHENSIVE PLAN AMENDMENT REQUEST

**#ACP23-000001**  
**Ordinance 2023-10**

# **Town of Kiawah Island Comprehensive Plan Amendment Application**

**Planning Commission Recommendation: June 7, 2023**

**Public Hearing and First Reading: July 11, 2023**

**Second Reading:**

Notifications: 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.

# Application Information

Comprehensive Plan - Future Land Use Map Amendment Application

**Case # ACP23-000001:**

Request to change the Future Land Use designation for the subject property located at Sea Forest Drive (TMS# 209-06-00-344) from Commercial to Active Recreation and Open Space

# Comprehensive Plan Amendment Application

Future Land Use is intended to provide guidance for the location and types of proposed future land uses to support the Town of Kiawah Island's Land Use Planning and Zoning Ordinance.

The aspects of the Land Use Element establish a flexible yet predictable method for determining the appropriateness of proposed development to share the future of the Town.

## **#ACP23-000001 Case Information**

**Applicant / Property Owner:** Night Heron Park Company

**Representative:** Mark Permar

**Location:** Sea Forest Drive (Night Heron Park)

**Parcel Identification:** 209-06-00-344

**Property Size:** 1.8 acres

**Future Land Use Designation:** Commercial

The subject property currently houses the Kiawah Island Golf Resort Nature Center. This building sits within the greater operations of Night Heron Park adjacent to the subject property, which includes pool, recreation fields, fitness center, and The Nest (café & market).





Aerial Photo  
Night Heron Park























# Comprehensive Plan Amendment Application

**The Town's Future Land Use Map, designates the subject property as Commercial.**

- The Comprehensive Plan defines Commercial Future Land Use Category as "This category is intended to promote planned small-scale commercial activity including specialty businesses, personal services and family restaurants. Such facilities should be designed to complement the character of the surrounding community."
- Typical development with a Commercial designations: Freshfields Retail Village

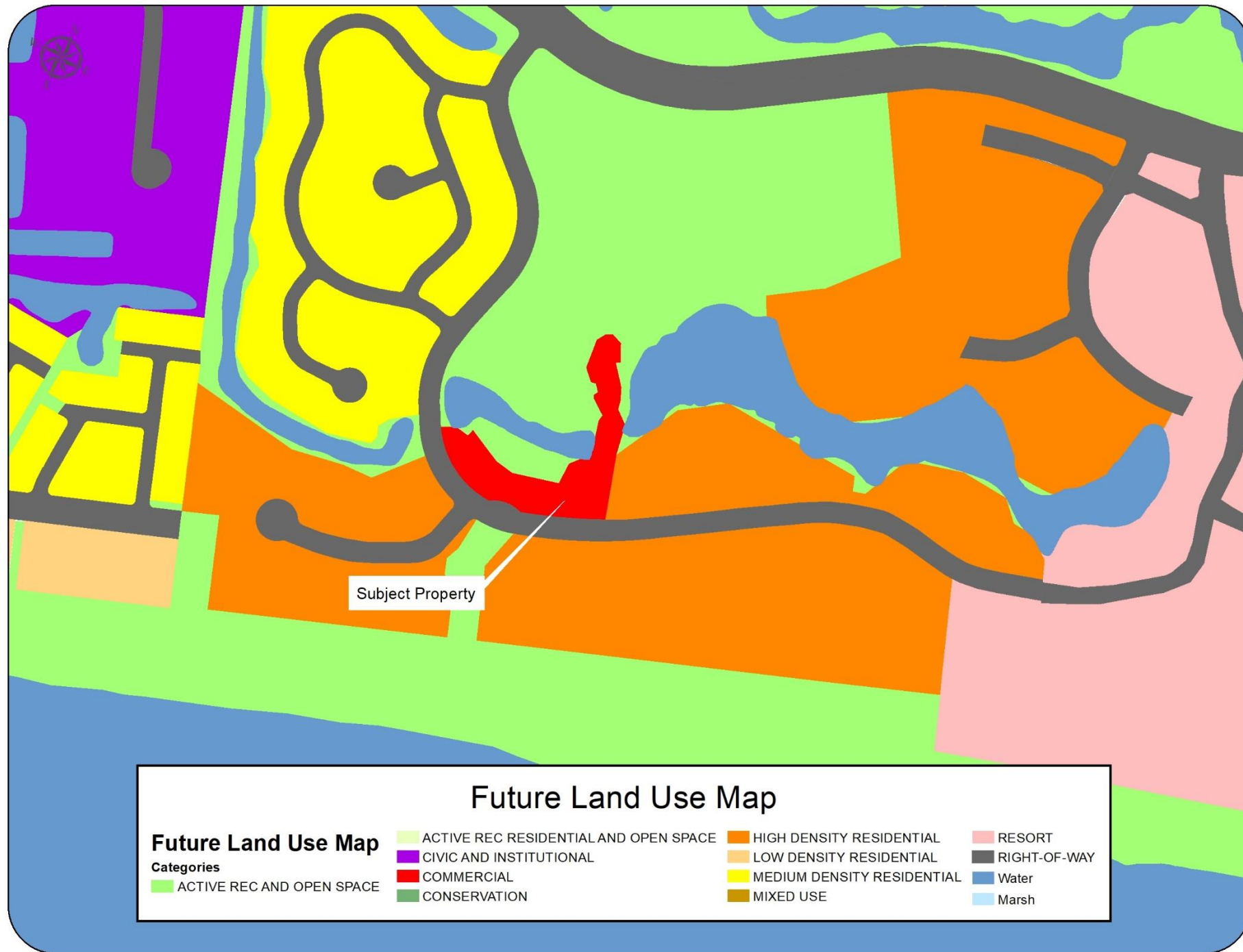
# Comprehensive Plan Amendment Application

- The Future Land Use designation for the adjacent property to the north is “Active Recreation and Open Space”.
- The Future Land Use designation for adjacent properties across Sea Forest Drive to the south are designated High Density Residential. (Mariners Watch, Windswept Villas)
- Across Sea Forest Drive to the northeast properties are designated Medium Density Residential. (Night Heron Cottages)



# Comprehensive Plan Amendment Application

- The Comprehensive Plan defines Active Recreation and Open Space Future Land Use Category as “This category provides and is intended to promote the development of community parks and recreational facilities including parks, golf courses, and tennis courts. This category also provides for lands that are intended to remain in their natural state; this includes land that have been protected through conservation easements or that are publicly or privately owned.”
- Typical development with an Active Recreation and Open Space designation: Tennis Center, Night Heron Park, and the Property Owners Beach and Recreation Center.



Case # ACP23-000001:

## Comprehensive Plan Amendment Applications: Recommendation by the Planning Commission

Pursuant to §12-157 (4) of the *Land Use Planning and Zoning Ordinance* “The Planning Commission shall review the proposed amendment and adopt a resolution recommending **that the Town Council approve, deny or approve with conditions the proposed amendment, based on the approval criteria of subsection (7) of this section.** The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. **A simple majority vote of Planning Commission members present and voting shall be required to approve the amendment.** Following an unfavorable finding on the application, the Planning Commission shall notify the applicant and report the reasons for the finding.”

Case # ACP23-000001:

## Comprehensive Plan Amendment Applications: Decision on Amendment by the Town Council

Pursuant to §12-157(6) of the Land Use Planning and Zoning Ordinance “Following receipt of a copy of the proposed comprehensive plan text or land use diagram amendment from the Planning Commission, along with the Planning Commission's report and recommendation, **the Town Council shall schedule one or more public hearings** in accordance with State Law to decide whether to adopt the amendment. For amendments to the land use diagram, personal and posted notice also shall be given in the manner provided in section 12-156. Any time after the close of the public hearing, **Town Council shall act to approve, approve with conditions, or deny the proposed comprehensive plan amendment, based on the approval criteria of subsection (7) of this section. A simple majority vote of Town Council members present and voting shall be required to approve the amendment.**”

Case # ACP23-000001:

## **Approval Criteria**

Pursuant to §12-157(7) Comprehensive Plan amendments may be approved by the Town Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the comprehensive plan. Any amendment to the land use diagram and/or other maps shall be consistent with the vision and goals in the text of the comprehensive plan.

## **Applicant's Response:**

*“The 1.8 acre Property is integrated within Night Heron Park, which is part of one of the most significant parklands in the Natural Resources Element V of the TOKI Comprehensive Plan. Conversion of the parcel from a commercial to park land zoning classification will support the goal of “... development that maintains the island’s environmental integrity and natural beauty... and maintain an environmentally sustainable system of parks and open space... that meets the diverse recreational needs of the Town’s population.” This application is aligned with the original vision of Night Heron Park as a recreation-oriented resort amenity and is consistent with the established Town of Kiawah Island growth policies and applicable Comprehensive Plan objectives.”*

Case # ACP23-000001:

## **Staff Review Key Factors of the proposed amendment.**

The proposed amendment...

- Provides greater zoning consistency with Night Heron Park facilities. Night Heron Park is a centralized location for recreational activity both past and present.
- Provides opportunity to modify the property boundaries of the current irregular shaped parcel. The shape boundaries which restrict redevelopment for the subject property.
- The proposed zoning and future land use designation reduce future intensity of land uses for Night Heron Park.
- Proposed developments will need to be approved through the site plan review approval process.

Upon review planning staff finds the proposed amendment consistent with the Comprehensive Plan.

# Planning Commission Recommendation

On June 7, 2023, the Planning Commission voted  
unanimously by a vote 7 to 0  
recommending approval





**TAB 2**

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# **TOWN COUNCIL**

## **Agenda Item**

## TOWN OF KIAWAH ISLAND

### ORDINANCE 2023-11

#### **AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING, ARTICLE II. - ZONING, DIVISION 2. - ZONING MAP/DISTRICTS, SECTION 12-62. – ZONING MAP BY REZONING THE PROPERTY (209-06-00-344) FROM THE “COMMERCIAL” (C) ZONING DISTRICT TO THE “PARKS AND RECREATION” (PR) ZONING DISTRICT OF THE ZONING ORDINANCE OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA**

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to rezone the property identified (TMS: 209-06-00-344) from the Commercial (C) Zoning District to the Parks and Recreation (PR) Zoning District; and by amending the zoning map with its permitted uses by right and by condition; and

**WHEREAS**, the zoning map amendment would be compatible with surrounding land uses and would not be detrimental to the public health, safety and welfare; and

**WHEREAS**, the Planning Commission held a meeting on June 7, 2023, at which time a presentation was made by staff and the applicant, and an opportunity was given for the public to comment on the text amendment request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, subsequently voted at that meeting to recommend to Town Council that the subject request be approved; and

**WHEREAS**, Town Council held a Public Hearing on July 11, 2023, providing the public an opportunity to comment on the proposed amendments; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL**

#### **SECTION 1     Amendment**

That the Town of Kiawah Island Zoning Ordinance, be, and the same hereby amended as follows in **“Attachment A.”**.

#### **SECTION 2     Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person,

group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

**SECTION 3    Effective Date and Duration**

This Ordinance shall be effective upon second reading approval.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND  
ON THIS 1<sup>st</sup> DAY OF AUGUST 2023.**

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John Labriola, Mayor

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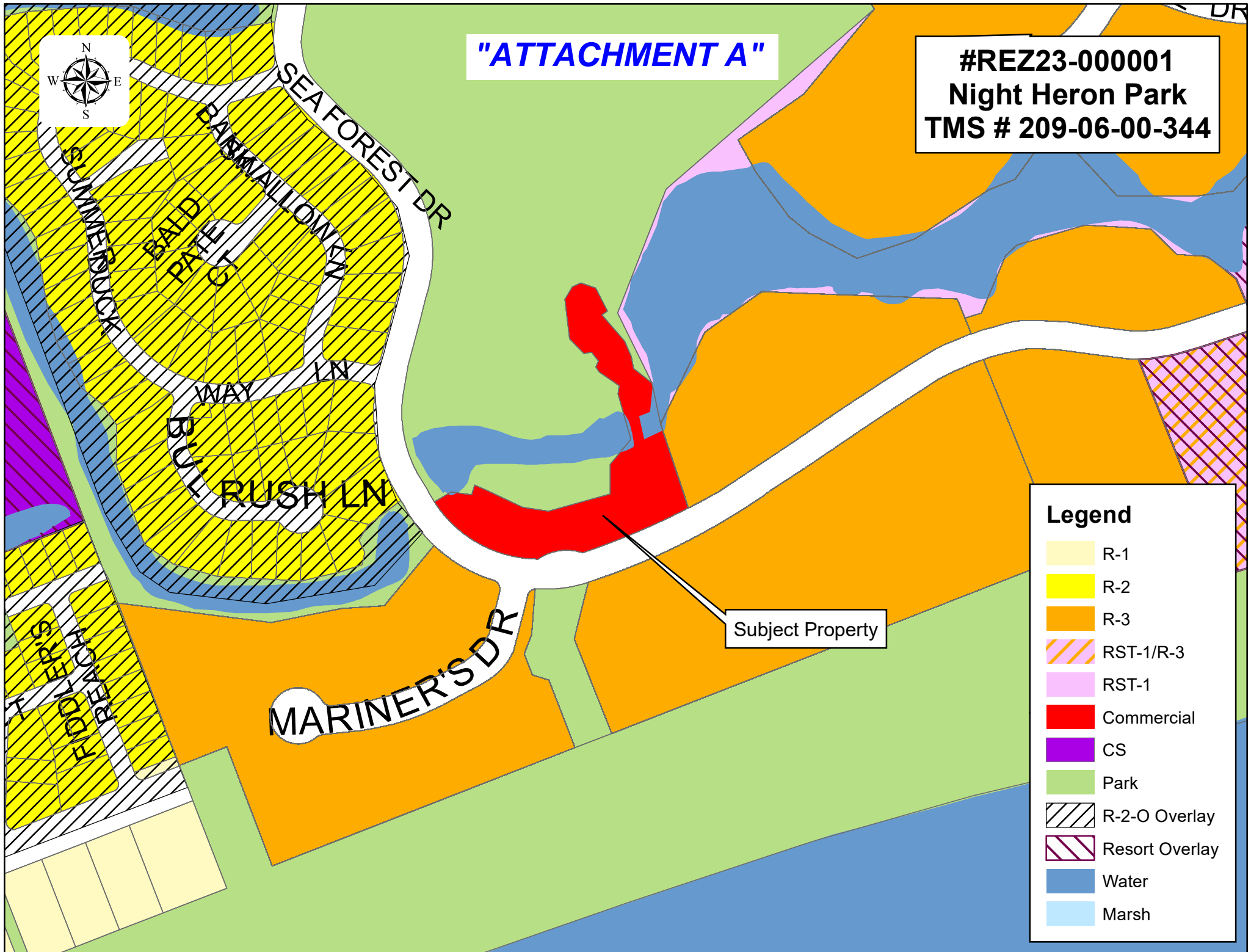
Petra Reynolds, Town Clerk

First Reading: July 11, 2023

Second Reading: August 1, 2023

**"ATTACHMENT A"**

**#REZ23-000001**  
**Night Heron Park**  
**TMS # 209-06-00-344**















**Legend**

	R-1
	R-2
	R-3
	RST-1/R-3
	RST-1
	Commercial
	CS
	Park
	R-2-O Overlay
	Resort Overlay
	Water
	Marsh

Subject Property

## Legend

	R-1
	R-2
	R-3
	RST-1/R-3
	RST-1
	Commercial
	CS
	Park
	R-2-O Overlay
	Resort Overlay
	Water
	Marsh

**Town of Kiawah Island Zoning Ordinance Amendment Request**  
**Case REZ23-000001 History**

**Planning Commission Meeting: June 7, 2023**  
**Public Hearing and First Reading: July 11, 2023**  
**Second Reading:**

**CASE INFORMATION**

Applicant: Night Heron Park Company

Representative: Mark Permar

Location: Sea Forest Drive (Night Heron Park)

Parcel Identification: 209-06-00-344

Property Size: 1.8 acres

Application:

The applicant is requesting to rezone the property located at Sea Forest Drive (TMS# 209-06-00-344) from Commercial (C) Zoning District to the Parks and Recreation (PR) Zoning District.

The subject property currently houses the Kiawah Island Golf Resort Nature Center. This building sits within the greater operations of Night Heron Park adjacent to the subject property, which includes pool, recreation fields, fitness center, and The Nest (café & market). The subject parcel was created in 1983 per Charleston County records. The subject property is not part of the executed development agreement between the Town of Kiawah and the Kiawah Island Golf Resort.

The purpose of the Commercial District is to provide for high quality, low-rise commercial development to meet the needs of the Island's residents and guests. Because of the limited population served by the Town's commercial facilities, uses permitted in this district generally are smaller in scale than typical in a regional commercial district.

The purpose of the PR, Parks and Recreation District is to provide community parks and recreation facilities, including parks, open spaces, golf courses and tennis courts. This district provides for both active and passive use of land. Accessory structures which support or compliment the parks/recreation use may be permitted as conditional or special exception uses.

Adjacent Properties:

The Town of Kiawah Island Zoning Map designates the subject property as "Commercial". The adjacent property to the north has a zoning designation of "Parks and Recreation". The adjacent properties across Sea Forest Drive to the south are designated R-3, Residential as well as the properties to the east. The adjacent properties across Sea Forest Drive to the northeast are located within the R-2-O Residential Overlay Zoning District.

**RECOMMENDATION BY THE PLANNING COMMISSION**

Pursuant to §12-158 (3) of the *Land Use Planning and Zoning Ordinance* "The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting



at which the amendment was introduced. A simple majority vote of the Planning Commission members present and voting shall be required to approve the amendment.

#### **DECISION ON AMENDMENT BY THE TOWN COUNCIL**

Pursuant to §12-158 (5) of the *Land Use Planning and Zoning Ordinance* "After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions. Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment."

#### **APPROVAL CRITERIA AND APPLICANT'S RESPONSE**

Pursuant to §12-158 (6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

**A. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;**

**APPLICANT'S RESPONSE:** *The Property is part of one of the most significant parks within the listing of parklands of the Natural Resources Element-V section of the TOKI Comprehensive Plan. Conversion of the Parcel from a commercial to parkland zoning classification will support the goal of development "...that maintains the Island's environmental integrity and natural beauty...and maintain an environmentally sustainable system of parks and open spaces...that meets the diverse recreational needs of the Town's population."*

**B. The proposed amendment is consistent with the purposes and intent of this article;**

**APPLICANT'S RESPONSE:** *The proposed amendment would be consistent with the Land Use Element-IX goal to "Encourage expansion of conservation areas, parks, recreation and open space." The proposed amendment supports the purpose of implementing land use policies that preserve the natural character of the TOKI by expanding land area and buildings for recreation.*

**C. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;**

**APPLICANT'S RESPONSE:** *The proposed amendment will provide a range of recreation uses that are consistent with the goal of promoting the general health and well being of the residents, guests and visitors of the TOKI in a location that is easily accessible by vehicles and pedestrians that use the existing island circulation systems. The proposed amendment will allow for development of a comprehensive nature and indoor recreation center that will enhance the welfare of the TOKI.*

**D. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.**

**Applicant's Response:**

"The 1.8-acre Property is integrated within Night Heron Park, which is part of one of the most significant parklands in the Natural Resources Element V of the TOKI Comprehensive Plan. Conversion of the parcel from a commercial to park land zoning classification will support the goal of "... development that maintains the island's environmental integrity and natural beauty... and maintain an environmentally sustainable system of parks and open space... that meets the diverse recreational needs of the Town's population." This

application is aligned with the original vision of Night Heron Park as a recreation-oriented resort amenity and is consistent with the established Town of Kiawah Island growth policies and applicable Comprehensive Plan objectives.”

Staff Review:

The proposed amendment...

- Provides greater zoning consistency with the existing Night Heron Park facilities. Night Heron Park is a centralized location for recreational activity both past and present.
- Provides opportunity to modify the property boundaries of the current irregular shaped parcel. The shape boundaries which restrict redevelopment opportunity for the subject property.
- Side setbacks are increased by 5' with the proposed PR zoning designation.
- The proposed zoning and future land use designation reduce future intensity of land uses for Night Heron Park.
- Proposed developments will need to be approved through the site plan review approval process.

The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan. The proposed amendment is also consistent with the vision and goals in the text of the comprehensive plan.

**PLANNING COMMISSION MEETING JUNE 7, 2023**

**On June 7, 2023, the Planning Commission voted unanimously by a vote 7 to 0 recommending approval.**

Notifications: 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.

April 19, 2023

Mr. John Taylor  
Planning Manager  
Town of Kiawah Island  
4475 Betsy Kerrison Parkway  
Kiawah Island, SC 29455

RE: Zoning Map Amendment  
TMS # 209 0600 344

Dear John:

In accordance with provisions of the Town of Kiawah Island Chapter 12 - Land Use Planning and Zoning: Division 5 General Procedural Requirements, Section 12-158 Code Text and Zoning District Map Amendments, please find attached an application to amend the Zoning Map such to change parcel designation TMS # 209 0600 344 (The Property) from an existing C (Commercial) to a PR (Parks and Recreation) zoning classification. Per the requirements of submission, a digital copy of the approved and recorded plat (bk: AX pg. 20), recorded deed (bk: O293 pg. 506) and application fee of \$218 are also attached.

The 1.8 acre Property is integrated within Night Heron Park, which is part of one of the most significant parklands listed in the Natural Resources Element-V of the TOKI Comprehensive Plan. Conversion of the Parcel from a commercial to parkland zoning classification will support the goal of "...development that maintains the island's environmental integrity and natural beauty...and maintain an environmentally sustainable system of parks and open spaces...that meets the diverse recreational needs of the Town's population." This application is aligned with the original vision of Night Heron Park as a recreation-oriented resort amenity and is consistent with the established Town of Kiawah Island growth policies and applicable Comprehensive Plan objectives. Approval of the application will allow for KIGR to continue the multi-year expansion/enhancement of compatible recreation-oriented uses within a new Nature and Indoor Recreation Center.

I look forward to assisting in your review of this application.

Sincerely,



Mark Permar

Cc: Roger Warren  
Trenholm Walker



## **Town of Kiawah Island: Land Use Planning and Zoning Ordinance**

### **APPROVAL CRITERIA FOR CODE TEXT AND ZONING DISTRICT MAP AMENDMENTS**

The Town of Kiawah Island Land Use Planning and Zoning Ordinance, Sec. 12-158.(6), Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

**a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;**

The Property is part of one of the most significant parks within the listing of parklands of the Natural Resources Element-V section of the TOKI Comprehensive Plan. Conversion of the Parcel from a commercial to parkland zoning classification will support the goal of development "...that maintains the Island's environmental integrity and natural beauty...and maintain an environmentally sustainable system of parks and open spaces...that meets the diverse recreational needs of the Town's population."

**b. The proposed amendment is consistent with the purposes and intent of this article;**

The proposed amendment would be consistent with the Land Use Element-IX goal to "Encourage expansion of conservation areas, parks, recreation and open space." The proposed amendment supports the purpose of implementing land use policies that preserve the natural character of the TOKI by expanding land area and buildings for recreation.

**c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;**

The proposed amendment will provide a range of recreation uses that are consistent with the goal of promoting the general health and well being of the residents, guests and visitors of the TOKI in a location that is easily accessible by vehicles and pedestrians that use the existing island circulation systems. The proposed amendment will allow for development of a comprehensive nature and indoor recreation center that will enhance the welfare of the TOKI.

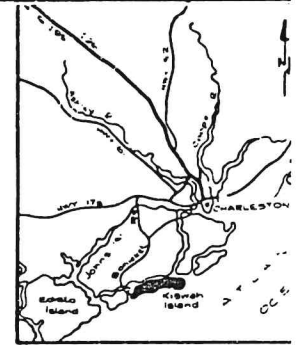
**d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.**

The Property was designated as Commercial within the original conceptual master plan for Night Heron Park in 1980 when the building housed a free-standing restaurant. The proposed amendment is to address the challenge of a changed condition which is to provide an updated comprehensive nature and indoor recreation center. Approval of the proposed amendment would expand the area of designated parkland within Night Heron Park.









W. H. Bond, Jr. Dir.  
CHARLESTON FOUR.  
1400-M

SHIFT : OF :



# **ZONING MAP AMENDMENT REQUEST**

**#REZ23-000001**  
**Ordinance 2023-11**

# **Town of Kiawah Island Comprehensive Plan Amendment Application**

**Planning Commission Recommendation: June 7, 2023**

**Public Hearing and First Reading: July 11, 2023**

**Second Reading:**

Notifications: 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.

# Application Information

Zoning Map Amendment Application

**Case # REZ23-000001:**

Request to rezone the property located at Sea Forest Drive (TMS# 209-06-00-344) from Commercial (C) Zoning District to the Parks and Recreation (PR) Zoning District.  
(1.8 acres)



## **#REZ23-000001 Case Information**

**Applicant / Property Owner:** Night Heron Park Company

**Representative:** Mark Permar

**Location:** Sea Forest Drive (Night Heron Park)

**Parcel Identification:** 209-06-00-344

**Property Size:** 1.8 acres

**Zoning District:** Commercial

The subject property currently houses the Kiawah Island Golf Resort Nature Center. This building sits within the greater operations of Night Heron Park adjacent to the subject property, which includes pool, recreation fields, fitness center, and The Nest (café & market).







Aerial Photo  
Night Heron Park













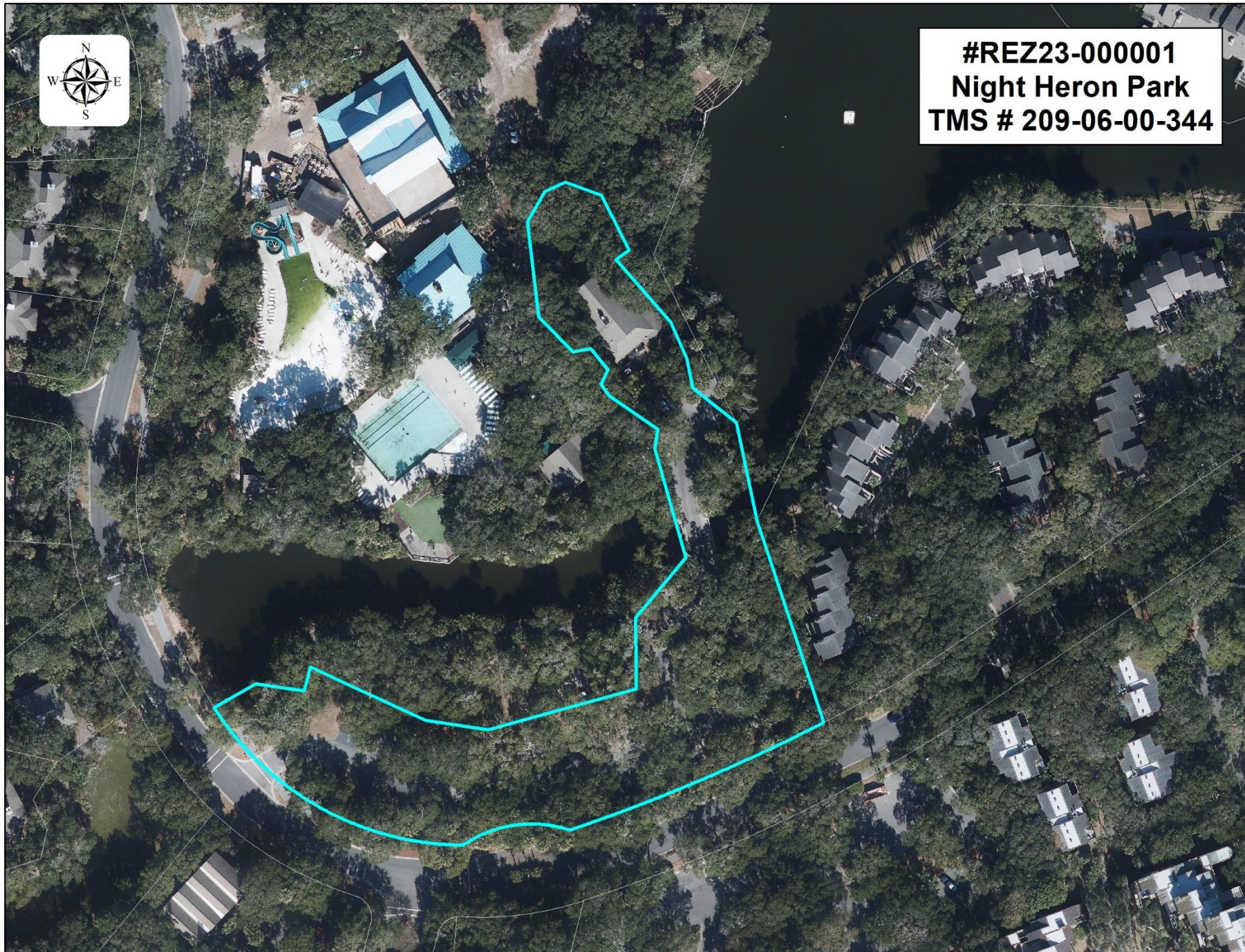












**#REZ23-000001**  
**Night Heron Park**  
**TMS # 209-06-00-344**







Case # REZ23-000001:

## Section 12-68. C, Commercial District

The purpose of the Commercial District is to provide for high quality, low-rise commercial development to meet the needs of the Island's residents and guests. Because of the limited population served by the Town's commercial facilities, uses permitted in this district generally are smaller in scale than typical in a regional commercial district.

Table 2H. Lot Standards for the C, Commercial Zoning District		
Minimum area (square feet) <sup>(1)</sup>		20,000
Minimum lot depth (feet)		120
Minimum width (feet)		150
Maximum floor area ratio		0.2
Maximum lot coverage		70 percent
Maximum height		
	Stories <sup>(2)</sup>	2.5
	Feet <sup>(6)</sup>	35
Minimum setbacks (feet) <sup>(3)</sup>		
	Front	25
	Side <sup>(4)</sup>	20
	Rear <sup>(5)</sup>	25
<sup>(1)</sup> Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.		
<sup>(2)</sup> Buildings shall not exceed the permitted number of stories or height.		
<sup>(3)</sup> Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.		
<sup>(4)</sup> No interior side yard will be required on contiguous lots.		
<sup>(5)</sup> Accessory structures shall be located a minimum of 20 feet from rear property lines.		
<sup>(6)</sup> Height in the C zoning district applies to all nonresidential commercial and general office uses, including restaurants, shops, real estate offices, etc., not associated with a hotel.		

Case # REZ23-000001:

## Section 12-72. PR, Parks and Recreation District

The purpose of the PR, Parks and Recreation District is to provide community parks and recreation facilities, including parks, open spaces, golf courses and tennis courts. This district provides for both active and passive use of land. Accessory structures which support or compliment the parks/recreation use may be permitted as conditional or special exception uses.

Table 2L. Lot Standards for Accessory Structures in the PR, Parks and Recreation Zoning District		
Minimum area (square feet) <sup>(1)</sup>		20,000
Minimum lot depth (feet)		120
Minimum width (feet)		150
Maximum floor area ratio		0.2
Maximum lot coverage		70 percent
Maximum height		
	Stories	2
	Feet	35
Minimum setbacks (feet) <sup>(2)</sup>		
	Front	25
	Side	25
	Rear	25
<sup>(1)</sup> Smaller lots for accessory structures may be permitted by the Town Council as part of a planned development.		
<sup>(2)</sup> Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.		



Case # REZ23-000001:

# **Zoning Ordinance Text & Map Amendment Applications: Recommendation by the Planning Commission**

Section 12-158(3) of the Zoning Ordinance states “The Planning Commission shall review the proposed text amendment and/or zoning map amendment and **take action, recommending that the Town Council approve or deny the proposed amendment**. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. **The Planning Commission’s recommendation shall be based on the approval criteria of subsection (6) of this section**. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. **A simple majority vote of the Planning Commission members present and voting shall be required to approve the amendment.**”

Case # REZ23-000001:

## **Zoning Ordinance Text and Map Amendment Applications: Decision on Amendment by the Town Council**

Section 12-158(5) states “After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions. Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment.”

Case # REZ23-000001:

## Approval Criteria

Pursuant to §12-158(6) Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

- a. **The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;**  
*APPLICANT'S RESPONSE: The Property is part of one of the most significant parks within the listing of parklands of the Natural Resources Element-V section of the TOKI Comprehensive Plan. Conversion of the Parcel from a commercial to parkland zoning classification will support the goal of development "...that maintains the Island's environmental integrity and natural beauty...and maintain an environmentally sustainable system of parks and open spaces...that meets the diverse recreational needs of the Town's population."*
- b. **The proposed amendment is consistent with the purposes and intent of this article;**  
*APPLICANT'S RESPONSE: The proposed amendment would be consistent with the Land Use Element-IX goal to "Encourage expansion of conservation areas, parks, recreation and open space." The proposed amendment supports the purpose of implementing land use policies that preserve the natural character of the TOKI by expanding land area and buildings for recreation.*
- c. **The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;**  
*APPLICANT'S RESPONSE: The proposed amendment will provide a range of recreation uses that are consistent with the goal of promoting the general health and well being of the residents, guests and visitors of the TOKI in a location that is easily accessible by vehicles and pedestrians that use the existing island circulation systems. The proposed amendment will allow for development of a comprehensive nature and indoor recreation center that will enhance the welfare of the TOKI.*
- d. **The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.**  
*APPLICANT'S RESPONSE: The Property was designated as Commercial within the original conceptual master plan for Night Heron Park in 1980 when the building housed a free-standing restaurant. The proposed amendment is to address the challenge of a changed condition which is to provide an updated comprehensive nature and indoor recreation center. Approval of the proposed amendment would expand the area of designated parkland within Night Heron Park.*



Case # REZ23-000001:

## **Staff Review Key Factors of the proposed amendment.**

The proposed amendment...

- Provides greater zoning consistency with Night Heron Park facilities. Night Heron Park is a centralized location for recreational activity both past and present.
- Provides opportunity to modify the property boundaries of the current irregular shaped parcel. The shape boundaries which restrict redevelopment for the subject property.
- The proposed zoning and future land use designation reduce future intensity of land uses for Night Heron Park.
- Side setbacks are increased by 5' with the proposed PR zoning designation.
- Proposed developments will need to be approved through the site plan review approval process.

Upon review planning staff finds the proposed amendment consistent with the Comprehensive Plan.

# Planning Commission Recommendation

On June 7, 2023, the Planning Commission voted  
unanimously by a vote 7 to 0  
recommending approval



# **Supplementary Packet**

**July 11, 2023**

**ACP23-000001**

**REZ23-000001**

**Written Public Comments**



**From:** [Julie Provenson](#)  
**To:** [Petra Reynolds](#)  
**Subject:** Case#: ACP23-000001 and Case#: REZ23-00001  
**Date:** Friday, June 16, 2023 11:30:05 AM

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This is in regards to rezoning areas of Night Heron Park and creating an "Activities Building" which includes a new Nature Center, Classrooms, Arcade and Bowling Lanes.

I have no issue with creating more activities and have been informed that this will be entirely an INDOOR activities building. I live in Oceanwoods and would have issues if this came with additional noise. We already hear amplified sounds quite clearly from Night Heron Park on a regular basis. I hope this does not bring additional noise into any surrounding neighborhood.

I am concerned about additional traffic and parking needs that come along with this type of building. Where will people park? Currently, I have noticed that cars are parking amongst the trees near Night Heron Park. This seems odd, ugly, and really out of place here on Kiawah. Will there be official additional parking provided somewhere near this new building? What are the hours for activities in this building? Will activities go into the night? If so, what will the lighting be? We want to avoid light pollution here on Kiawah, remember?

All in all, I support anything that doesn't further destroy our natural environment here, like so much over-development already has. I hope you will take into consideration my concerns and questions (traffic, parking, noise, lighting) involved when approving this new structure.

Thank you,  
Julie Provenson  
461 Vetch Court

**From:** Petra Reynolds  
**Sent:** Friday, June 2, 2023 1:08 PM  
**To:** John Taylor  
**Subject:** FW: Planning ACP23 REZ23

I have responded to Mr. Wolahan but forgot to Cc you!

Thanks,

*Petra*

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**From:** larry <[larrygwolahan@gmail.com](mailto:larrygwolahan@gmail.com)>  
**Sent:** Friday, June 2, 2023 12:56 PM  
**To:** Petra Reynolds <[preynolds@kiawahisland.org](mailto:preynolds@kiawahisland.org)>  
**Subject:** Planning ACP23 REZ23

Petra

I have knee surgery on the 8<sup>th</sup> June and may not attend the meeting. So if I do not my comment is as follows.

I do not have a problem specifically what the Resort does with its land however I do think the Town needs to bear in mind the issue of parking availability as the site is used in part for parking. I am not sure if this is offset by additional parking elsewhere but if not then I have concerns.

I accept that the Resort has temporarily made parking available at West Beach and appreciate this.

Over the last few years parking has been lost at Duneside and the sale of lot 2651300089 (0.75 acres by the club- mainly used for storage but also parking overflow) will put strain on available parking in that area at peak times. This albeit small loss of parking comes at a time of growth on the island and I believe consideration of the availability of parking on Island should be studied.

Larry Wolahan  
406 Snowy Egret