

Planning Commission
April 4, 2018

Supplementary Packet
Letters Regarding Application
SBDV-01-18-00730



March 29, 2018

Town of Kiawah Island Planning Commission
Attn: Fred Peterson, Chairman
4475 Betsy Kerrison Parkway
Kiawah Island, South Carolina 29455

Dear Mr. Peterson & Commission Members,

The April 4, 2018 Planning Commission agenda includes an item related to a final plat associated with Kiawah Partners development of parcels on the west end of the island. Given the community reaction to this matter, I am certain you are aware of it. The Kiawah Island Community Association elected board previously went on public record expressing their opposition to the substantial change of the final plat, and shares the many concerns that have been expressed by community members.

The purpose of this correspondence, however, is to transmit official notice that the properties in question are encumbered by recorded covenants and restrictions. Furthermore, the covenants are contrary to, conflict with, and perhaps even prohibit the permitted activity. South Carolina statute 6-29-1145 states that a planning agency, upon notice of such a conflict, may not issue a permit until it has received confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

KICA's covenants establish a number of functions and responsibilities, including the provision of security services, the operation of guardhouses, the ownership and maintenance of its common properties, and other authorized services. Buyers for 40+ years have relied on these covenants, and property values have most likely benefited from their existence, along with the exclusivity and security provided by a gated community.

Were the Town of Kiawah Island Planning Commission to approve this plat, and approve a second entry point to the island, it would have essentially created a perpetual

☐ Administrative Department
23 Beachwalker Drive
Kiawah Island, SC 29455
(843) 768-9194
(843) 768-4019 fax
(866) 226-1770 toll free
e-mail: kicaadmin@kica.us

☐ Maintenance Department
20 Kestrel Court
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(843) 768-0298 fax
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☐ Security Department
23 Beachwalker Drive
Kiawah Island, SC 29455
(843) 768-8240
(843) 768-1275 fax
email: kicasecurity@kica.us

☐ Recreation Department
1 Shipwatch Road
Kiawah Island, SC 29455
(843) 768-3875
(843) 768-3889 fax
e-mail: sandcastle@kica.us

unfunded mandate for the association and its members to construct and to operate a guardhouse. Failure to do so would eliminate controlled access to the Island, thereby exposing the Association to claims for breaching the functions and responsibilities imposed by the KICA covenants.

In closing, thank you for your service to the community, and please know that I sign this letter on behalf of the six elected members of the KICA Board who unanimously support this position.

Sincerely,

Jimmy Bailey, Jr.
Chief Operating Officer

CC:

Stephanie Tillerson, Administrator, Town of Kiawah Island
Craig Weaver, Mayor, Town of Kiawah Island
Townsend Clarkson, Chief Operating Officer, Kiawah Partners
Duneside & Cottage Regimes via Ross Appel, Attorney

From: KICOA Board

To: KICOA Cottage Owners

Date: March 23, 2018

Re: Opening Duneside Road to Beachwalker East Development Traffic,
Installing Raised Crosswalks, and Walkways

Yesterday, representatives of the Kiawah Partners (KP), current Kiawah Island developers, met with Mr. John Connolly, a member representative of the KICOA Board, and our lawyer, Mr. Ross Appel of McCullough Khan, LLC. KP presented their proposed solution to the safety issues that KICOA raised concerning KP's recent proposal to open Duneside Road to all current and future developments in Beachwalker East including the new Timbers Resort.

Currently Duneside Road is a dead end street that ends at Duneside Villas. It is a quiet winding road that has an extreme 90-degree blind curve between our community pool entrance and our beach walkway to KICA Boardwalk #1. Our homeowners, their children and grandchildren, and our renters all use this road for beach and pool access. It is extremely busy from April through October.

Yesterday, KP informed us that they plan on constructing a very wide walkway on the west side of Duneside Road in the KICA right of way. KP is describing these walkways as an "amenity" they will be "giving" to our community. They also plan on multiple raised crosswalks (large speed bumps) across Duneside Road within our community.

The KICOA board strongly objects to this plan for the reasons below.

1. The walkway will not keep people out of the road. The walkway will not be separated significantly from the road. We anticipate that groups of children (with or without accompanying relatives) will still be walking, riding, or playing in the road. These children will be targets of the massively increased traffic that will occur by the addition of the approximately 200 units to be built in Beachwalker East. (Not only will there likely be more than one car accessing these 200 units but there would also be all of the accompanying commercial traffic to maintain these units.)

2. The raised crosswalks (aka speed bumps) will attract children to play on them. Children probably will want to skateboard on them. Then, they can be hit by passing cars. In addition, speed bumps have often been shown to decrease property values as they signal traffic concerns within a community.

3. Massive traffic down Duneside Road will destroy our “walking neighborhood”. With or without the “walkways”, massive traffic will meet large numbers of people in the road. We are one of the oldest communities on the island. KICOA was designed to be a “walking neighborhood” without large amounts of traffic.

4. The raised crosswalks will interfere with storm water drainage. The cottage community of Sparrow Pond predominantly drains via the 2 storm drains at Sparrow Pond. It is likely that the raised crosswalks will block this drainage and lead to the creation of large lakes of water on the road whenever there is a rainstorm. The lakes will damage passing vehicles. (This happens with great frequency in downtown Charleston by the raised crosswalk on Ashley Avenue at MUSC.) Residual water will also be perfect places for mosquitoes to breed.

5. The proposed walkways are invasions of privacy. Duneside Road cottage owners will now have large bicycle paths in close proximity (10 to 15 feet) to their homes. This represents a significant invasion of their privacy that has not previously existed.

6. The walkways will destroy the Maritime Forest character of our community. In order to build them, multiple large trees will have to be cut down. Is this really “living with nature”?

7. Construction of the walkways will destroy a large amount of the landscaping we installed 5 years ago as part of the West Beach Revitalization initiative.

8. The walkways will saddle KICOA with large costs to maintain them. Kiawah Partners will only build these walkways. They will have no responsibility to maintain the walkways and whatever landscaping they choose to plant. KICOA will be left with the costs of maintenance, repairs, watering of any new landscaping that KP initially plants near these walkways, and replacement of plantings when the deer consume them etc.

We, your KICOA Board, urge you to write e-mails to every member of the KICA Board and the Town of Kiawah Island Planning Commission. (See the next page for the names and addresses. The sooner these emails are sent, the more likely they are to influence the outcome.

We, your KICOA Board, urge you to attend the April 4 Planning Commission Meeting. The Planning Commission will determine whether or not they will give KP permission to open Duneside Road to Beachwalker East traffic on Wednesday, April 4 at 3PM at the new Town Council chambers on Betsy Kerrison Parkway. Prior to making a decision, the community will be invited to comment on this proposal. If at all possible, we urge you to attend this meeting and voice your objections.

Thank you!!

KICA

COO - Jimmy Bailey: jimmy.bailey@kica.us

Elected Board Members:

Ben Cheatham: ben@cassiques.com

Cathy Pumphrey: cathyppumphrey@gmail.com

Lynn Morgenstern: lynnm665@gmail.com

Raj Govindan: govindanrajan@gmail.com

Mike Feldman: kiawahrocks@gmail.com

Sue Schaffer: sushaffer@aol.com COO - Jimmy
Bailey: jimmy.bailey@kica.us

Town of Kiawah Island Planning Commission

Fred Peterson, Chair: fred.m.peterson@gmail.com

F. Daniel Prickett: prickettdan@gmail.com

Andrew J. Capelli: acapelli35@hotmail.com

William (Bill) Dowdy: Dowdy.bill@yahoo.com

Gale Messerman: galesmesserman@gmail.com

Robert (Brit) Stenson: britstenson@gmail.com

Larry Iwan: plinyiwan@msn.com

Dear KICOA Property Owner,

February 12, 2018

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year.

This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award-winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.
2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!
3. Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the pool house facility, amongst other improvements, were in support of the KICA West Beach Revitalization initiative. Additional plans are being formulated to invest even more in future neighborhood upgrades over the next few years. We have a deep sense of pride in our efforts, our community, and the fact that we are one of the original developments begun back in the mid 1970s.
4. Our owners purchased their properties feeling secure behind a manned, 24/7 security gate that is currently the only access to our community. Why would any consideration be given to opening our association to unmanned "security" access? Unmanned access presents a major threat to our neighborhood but is also a significant issue for all of Kiawah Island. We trusted that our security and safety

would not be compromised when we purchased our properties. While we understand that future development is inevitable, it should not be to the detriment of our owners and the greater Kiawah Island community.

5. In the communication to Kiawah members in advance of the 2012 Annual Meeting, KICA highlighted the West Beach Revitalization program. "The idea behind the project is to bring new life to these neighborhoods, making Kiawah's first neighborhoods more lively, marketable and beautiful than ever, with the long-term goal of enhancing property values throughout the West Beach area, ultimately benefiting all of Kiawah." We urge the rejection of any proposal to make Duneside Road a thoroughfare offering "back door" access to the island. Such an action would cause irreparable damage to the Sparrow Pond and Greenslake communities and would be totally inconsistent with the goals and objectives espoused by the West Beach Revitalization initiative.

Please reply to this e-mail acknowledging your support for the KICOA Board to move to block this egregious act which will have a serious detrimental impact on our community and property values. The greater the response we receive, the stronger our argument becomes.

Thank you for your cooperation and immediate attention to this matter.

Kiawah Island Cottage Owners' Association, Board of Directors

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March 2, 2018

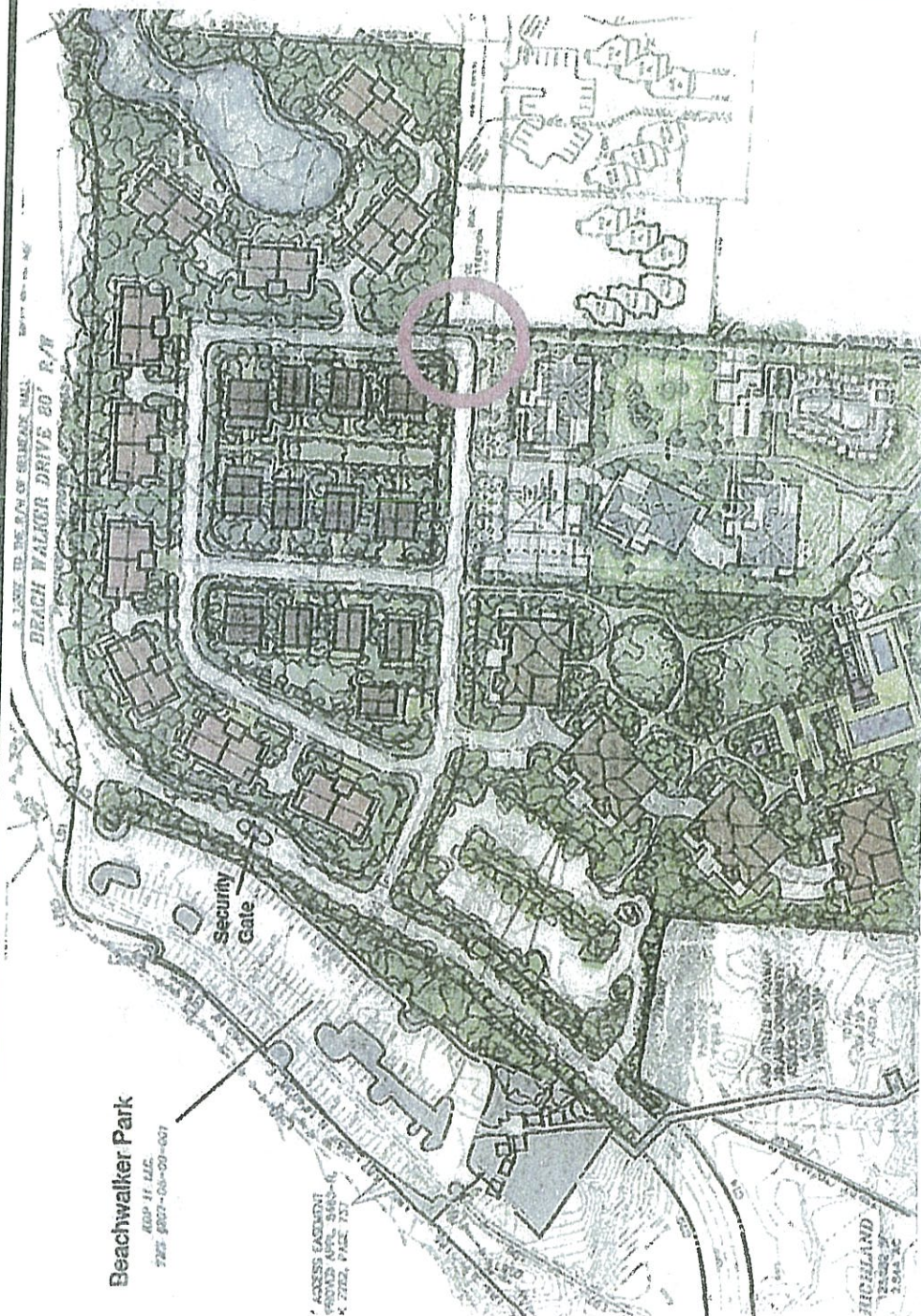
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Tempel's second run for office

EDUCATION, FAIR WAGES ON HER AGENDA

BY GREGG BRAGG
Sr. Staff Writer The Island Connection

Carol Tempel's favorite quote from the 2018 Women's March on Washington (Brittlebank Park - Jan. 20) may have been "Don't wait for someone to anoint you. Run for office!" She heard the call and announced her candidacy for the SC House of Representatives District 115 on the spot. Given her opponent is a 3 term incumbent republican, Tempel is the tenacious, determined underdog. She is counting on her strong resume, long list of accomplishments, and her focus on education to win in her second run at the





This conceptual drawing was approved by the Planning Commission, but does not include the proposed connection to Duneside Dr. A cut-through at the highlighted area would connect the new development to the Duneside community.

Duneside proposal meets opposition

RAISES QUESTIONS OF SECURITY

BY GREGG BRAGG
Sr. Staff Writer The Island Connection

• Kiawah, (InsideKiawah.com), a privately run group email platform serving Kiawah residents, erupted with objections to news the Architectural Review Board (ARB) plans a major change of direction. The ARB, an adjunct of developer Kiawah Partners (KP) and the Kiawah Island Community Association (KICA), has filed paperwork for a road designed to cut between Duneside Dr. and Beachwalker Dr. According to a letter from the Kiawah Island Condo Owners Association (KICOA), the proposal would both circumvent the security gate, and create safety issues.

Although residents of the Duneside I, II, and Sparrow Pond (West Beach) regimes would bear the brunt of the revision,

KICOA has a long reach. Its announcement elicited a letter of objection from East Beach residents Ginny Abbott and Alan Brennecke to Kiawah town councilmember, Chris Widuch;

"We strongly object to the opening of Duneside Road to through traffic from the Timbers Resort (and all future development west of the resort). This request by Kiawah Partners goes against the assurances that Amanda Mole of the ARB gave to the Duneside and Sparrow Pond neighborhoods." The ARB, controlled by KP, has now reversed its decision," says the letter.

"This is a typical 'bait and switch' approach by the Kiawah

Duneside Drive continues on page 10

INSIDE THE ISLAND CONNECTION...



Tate Nation Demo
PAGE 7



Memory Book Tour
PAGE 9



Avoiding Toxic Flowers
PAGE 14

seat.

Tempel spent most of her career in education. Years in the classroom led to a position as the curriculum specialist for math, science and technology in Charleston and she established the Science Resource Center for Lowcountry schools. She leveraged the success into a position as assistant principal at Buist Academy, interim principal at CE Williams, and principal at Academic Magnet High School. The three schools have set a high bar as models for the rest of the state, heralded in the same way as Tempel's business experience.

Tempel had to balance parenting with profession when she first moved to Charleston. She started a business, to both study and solve the problem, and was recognized by the Charleston Trident Chamber of Commerce for excellence in small business, and collaboration of school and business partnerships. Tempel somehow made time to volunteer in the midst of all this, holding a range of positions including: member of the City

Tempel continues on page 5

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Connolly. He then shifted to the subject of safety concerns.

"Safety and accident prevention are the key things for the fire department. If you look at that road, it's an accident waiting to happen [especially] if you pour a lot more cars on it. It's narrow with a blind curve at the end of the street, the pool's right there. And we don't have any bike paths so everyone goes to the beach by walking in the street," said Connolly. He is joined by a chorus objecting to the change which includes Kiawah luminaries Sam Chapnick, Rhonnie Newton, and 30+ year Duneside property owner Paul Hacklisch.

The developer's representative did not respond to an email as of this writing, asking if rumors the existing contract was written in such a way it could be changed without planning commission approval. The mayor of Kiawah did, however, and threw in his position on the matter, for good measure.

"There are different opinions about whether the Town's hands are tied because, as you well understand, the private ownership of these roads by KICA and KP, make the issue of the Town's authority unusually complicated," Mayor Craig Weaver said in an email to the Island Connection. "It is an important question and one I am working to resolve. I absolutely do not support this change to the road plan and want to bring about the right end result for the community. I am especially concerned about the potential public safety impact of the current plan for these roads. The developer's submission to the Planning Commission has been delayed a month, so that can give everyone some time to resolve this."

Duneside Drive continues from cover

Partners... Clearly, the desire of KP is to give their owners a backdoor entrance to the entire island without having any security check... It is time for the Planning Commission and the Town Council to draw the line. Enough is enough. Stand up for the current residents and the entire Kiawah community," said the letter in part. Widuch replied the same day proclaiming support for his constituents in opposition to KP's plan.

Kiawah resident Jim Bannister doesn't live in the proposed construction area, but rang the claxon with a note which read in part, "I view this entire open access situation as something which would be harmful to every property owner on Kiawah... Duneside Road area residents would be most affected, but we all have a dog in this fight... I speak from very distasteful experience. Some years ago, our former Kiawah home was illegally inhabited for several days, burglarized, and our vehicle stolen," Bannister wrote.

Closer to the fray, West Beach resident, KICOA Secretary, former KICA board chair, and Kiawah fire commissioner John Connolly echoed security concerns, and added detail to the safety issues complicated by the proposed road. Asked if this was entangled with the recent land swap during a call with The Island Connection, he said others had asked the same thing.

"A year and a half ago my understanding was they [Timbers/KP] originally wanted the road to go through and the planning commission balked at that. And then they agreed and that is what is on the plat they have approved now," Connolly said.

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"In my view this is all being driven by Timbers Kiawah. They do not have an understanding of or regard for our community, and ... we're going to fight this all we can. I was asked if I could come to a meeting with [KP representatives] Townsend Clarkson and Mark Permar to discuss the next phase of development in that area. When I showed up to the meeting [two weeks ago]... low and behold there was the sales rep for the Timbers. Then they drop on me that the road is going to go through..." said

public meetings on the radar. The Town of Kiawah Island (TOKI) meets the first Tuesday of each month, and the planning commission meets every first Wednesday. The delay means the sooner the planning commission can address the issue is April 4 followed by town council review May 1. Detailed dates, times, agendas, and email addresses for TOKI officials are available on the town's website KiawahIsland.org.



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Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:12 PM
To: Petra Reynolds
Subject: Fwd: Duneside Rd

For file.

Sent from my iPad

Begin forwarded message:

From: mgpglazar@earthlink.net
Date: March 28, 2018 at 1:48:35 PM EDT
To: fred.m.peterson@gmail.com
Subject: Duneside Rd

27 March, 2018

Dear Neighbor,

The positions that you were elected or appointed to hold a great deal of responsibility to the owners, residents and renters that enjoy the Kiawah lifestyle. As a volunteer regime President of the KICOA, which encompasses both Sparrow Pond and Greenslake, I understand the responsibility to our owners, residents and renters. Therefore, I am asking for your continued cooperation in **not** allowing KP/KRA to open Duneside Road to through traffic.

The road was not designed to handle the increase in traffic, as you are aware of the blind turn that is in the vicinity of the heart of the activity of our pool, beach access #1, beach parking, and bicycle parking. A normal sunny beach day will bring 200 plus residents through this area using the road as the only walkway to and from their cottages, carrying all their beach items or pulling an overloaded wagon, with kids and grandkids riding bikes.

The security of our Kiawah residents would be compromised by the addition of another gate that would lead to the island with the opening of Duneside Road. In today's world security cannot be taken lightly, as after an incident it is too late. An unsecured gate can easily be breached if unmanned and the additional traffic jeopardizes pedestrian safety tenfold.

The informal meeting that John Connolly attended with KRA/KP didn't offer any workable solution to the problems we would face with the opening of Duneside Road. KRA/KP proposal would not make the road opening any safer for our residents, owners and renters, it would depreciate our properties to benefit and enhance theirs. This does not make sense. The integrity of KP is nonexistent as I was briefed by them that Duneside Road wouldn't be opened.

As an elected representative of 109 units in Sparrow Pond and Greenslake I have not received any positive piece of correspondences or communications of any sort supporting KRA/KP proposal currently before the planning board. Again on behalf of your neighbors and our owners and renters, I ask that you continue to consider the safety of our children and grandchildren and not allow Duneside Road to be opened.

Respectfully,

Paul J. Glazar, Major General, USA (ret.)
President, Kiawah Island Cottage Owners Association

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:13 PM
To: Petra Reynolds
Subject: Fwd: Duneside

File.

Sent from my iPad

Begin forwarded message:

From: Julie Provenson <jprovenson@gmail.com>
Date: March 28, 2018 at 12:07:01 PM EDT
To: Craig Weaver <CWEAVER@kiawahisland.org>, Crater1@comcast.net, jrwilson749@msn.com, dmezza444@gmail.com, cjwiduch@gmail.com, jackkoach@bellsouth.net, fred.m.peterson@gmail.com, prickettdan@gmail.com, acapelli35@hotmail.com, Dowdy.bill@yahoo.com, galesmessenger@gmail.com, britstenson@gmail.com, plinyiwan@msn.com, Jimmy Bailey <jimmy.bailey@kica.us>, ben@cassiques.com, cathyppumphrey@gmail.com, lynn665@gmail.com, govindanrajan@gmail.com, mike feldmann <kiawahrocks@gmail.com>, suschaffer@aol.com

Hello Town of Kiawah Island, Kiawah Island Planning Commission, and KICA --

I am writing to you as a property owner (NOT on Duneside Road) to beg, plead and strongly urge you to NOT allow the opening of Duneside to the new development near/at The Timbers and beyond.

My feeling is that it is not only dangerous to those living on Duneside and surrounding areas, but quite frankly, it's a just a sleazy, underhanded and crappy thing to do to an old neighborhood with residents living there who care about quiet living and the safety of their neighborhood. It's also an underhanded move on the part of the developers which will affect all residents and property owners of Kiawah Island.

In my opinion, the developers (KP) knew from the start that they wanted to open Duneside. It was in their plans and on the back burner all along, and now they are trying to slide under the radar and get it opened to the detriment to the ENTIRE ISLAND, but especially to those living on Duneside....it's a travesty!

Please make a sensible and conscientious choice and do not allow this plan to proceed to the detriment of all of Kiawah. If this opens up, why not consider opening up all of Eugenia Avenue to through traffic? Why not open up a freeway through Night Heron Park? Why not consider putting in a bypass next? At what point will you all say "enough is enough" and stop ruining what is good about Kiawah? Stop the insanity. Kiawah should not have freeways going through neighborhoods. I think the developer has sway here, obviously, but please do the right thing for the sake of the majority and not the few. Please.

Julie Provenson

Gene Hutchinson

461 Vetch Court

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:13 PM
To: Petra Reynolds
Subject: Fwd: Sparrow Pond

File.

Sent from my iPad

Begin forwarded message:

From: Jim Meaders <jm@nibonline.com>
Date: March 28, 2018 at 10:35:02 AM EDT
To: "fred.m.peterson@gmail.com" <fred.m.peterson@gmail.com>
Subject: Sparrow Pond

We have owned our property for over 20 years and my father-in-law, Joe Kay, for 30 years in the Sparrow Pond Community. We have paid our Regime Fees, our County and City taxes, as well as State taxes for short-term rentals. We have enjoyed the quiet community atmosphere and the natural habitat that separates Kiawah from other coastal developments.

The introduction of The Timbers development has changed permanently the ambiance of the community. No vote was taken or perhaps needed on these rather architecturally awkward buildings fronting the beach or the invasion they have placed on the long-pristine Duneside community.

Now, to consider and propose a change to the pathways and driveways to allow the temporary residents of these buildings to use Duneside Road for ingress and egress is preposterous. This will permanently change the community in a totally unfavorable way; increasing traffic, creating dangerous issues for pedestrians, and noise the community was never designed to absorb.

This is not the plan we envisioned as homeowners at Kiawah. Ask yourselves if you would like to live and play in this area under the proposed changes.

Please do not permit the proposal to become effective. Not now and not ever. We deserve the thoughtful consideration all Kiawah residents should receive.

Sincerely,

James H. Meaders

1008 Thrasher Court
1003 Thrasher Court

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:13 PM
To: Petra Reynolds
Subject: Fwd: Sparrow Pond

File.

Sent from my iPad

Begin forwarded message:

From: Jim Meaders <jm@nibonline.com>
Date: March 28, 2018 at 10:35:02 AM EDT
To: "fred.m.peterson@gmail.com" <fred.m.peterson@gmail.com>
Subject: Sparrow Pond

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Please do not permit the proposal to become effective. Not now and not ever. We deserve the thoughtful consideration all Kiawah residents should receive.

Sincerely,

James H. Meaders

1008 Thrasher Court
1003 Thrasher Court

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:14 PM
To: Petra Reynolds
Subject: Fwd: Regarding Opening Duneside Road Access from the South

File.

Sent from my iPad

Begin forwarded message:

From: GREG KOSINSKI <gregkosinski@shaw.ca>
Date: March 28, 2018 at 7:19:17 AM EDT
To: fred.m.peterson@gmail.com
Subject: Regarding Opening Duneside Road Access from the South

Dear Fred,

As property owners on Duneside Road, we are deeply concerned by and definitively opposed to the proposed opening up of access to Duneside Road from the south end. Our main concerns are as follows:

1. Safety. Duneside Road is narrow with many blind corners, that is currently used by many to walk or bike to/from the beach. With current level of traffic you need to be very cautious driving in the community, increasing traffic by the magnitude that this change would produce would clearly be unsafe. Especially, for those of us whose drive ways connect directly with Duneside. There already are a number of near misses every year leaving our drive way!
2. Change to Nature of the Community. Sparrow Pond is currently a quiet Maritime Forest community. The increased traffic will and the amount of trees that would be removed (for the rumored new wide walkway on the west side of the road) will destroy the nature of the community.
3. Increased traffic and the intersection of Kiawah Beach Drive and Kiawah Island Parkway. Due to the amount of traffic on the Parkway (especially first thing in the morning and late in the afternoon) it can sometimes take several minutes to turn from Beach Drive onto the Parkway (on a number of occasions I have taken well in excess of 5 minutes to make the turn). The additional traffic if the south end is opened for access will increase this significantly issue significantly.
4. We believe the three items above will negatively impact Sparrow Pond property values and rental income. With property values only now returning to near 2006 levels, it would be very disappointing to suffer a set back at this time due to an avoidable decision.

Regards,
Adam Glassner and Greg Kosinski
1091 Duneside Road
901-335-1916

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:14 PM
To: Petra Reynolds
Subject: Fwd: To: KICA BOARD

File.

Sent from my iPad

Begin forwarded message:

From: "Peter A. Ryan, Jr." <peterryanjr@att.net>
Date: March 27, 2018 at 1:47:35 PM EDT
To: fredmpeterson@gmail.com
Cc: "Kiawah Cottage Owners Assn. Lauren Dion" <lauren@postonco.com>, Colleen Essex <ween92@sbcglobal.net>
Subject: To: KICA BOARD

To: KICA BOARD
KI TOWN PLANNING COMMISSION
Re: REJECT Duneside Expansion/Extension

Our family first visited KI in 1978 and returned continually through 2004, when we purchased our property on 1202 Flying Squirrel Ct. Our decision(s) were based on both the natural beauty of the Island and the commitment made by owners and governing bodies to maintain the features and density limits which would assure

it's character would endure.

The revitalization of West Beach area, long overdue, is exciting and we welcome it.

However, we object very strongly to the deviation from the original agreement that would permit altering Duneside Road.

We have many objections:

- A. Increased two-way through traffic represents a considerable safety concern, especially during peak season(s).
- B. The proposed change would enable visitors from outside the community to enter without passing through security.
- C. Broadening the road will distort what has been a well preserved natural environment.
- D. Water drainage , a major concern throughout the island, will potentially worsen as a result of additional surface paving, including speed bumps, in this sensitive region.
- E. It appears KOCA will incur the future maintenance cost responsibility for the proposed expanded roadway.
- F. Our understanding was that we had reached agreement and this alteration was not part of it. Why should it be changed?

We urge you to vote down this issue.

Thank you,

Peter A. Ryan, Jr.

Sent from my iPad

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:21 PM
To: Petra Reynolds
Subject: Fwd: Please do NOT open Duneside Road to additional traffic!

File.

Sent from my iPad

Begin forwarded message:

From: Susie Oringel <kiawahbyowner@gmail.com>
Date: March 26, 2018 at 5:29:39 PM EDT
To: fred.m.peterson@gmail.com, Dan Prickett <prickettdan@gmail.com>, acapelli35@hotmail.com, Dowdy.bill@yahoo.com, galemesserman@bellsouth.net, britstenson@gmail.com, plinyiwan@msn.com
Subject: Please do NOT open Duneside Road to additional traffic!

Dear Kiawah Island Planning Commission members -

I urge you to please vote AGAINST opening Duneside Road to additional traffic.

The plans to address the Sparrow Pond and Greenslake communities' concerns do NOT change the risk that increased traffic will create. The significant pedestrian traffic that uses Duneside Road will be at risk with more traffic. There was a reason the original plans did not open Duneside Road to new developments.

Any new developments can use Beachwalk Road like the Inlet Cove neighborhood does. Keep in mind that many of the Inlet Cove residents and guests end up walking down the bike path and crossing Duneside Road to get to the beach at Boardwalk 1.

As a mother of 3 children who all learned to ride their bikes on Kiawah because it is a safe community, I plead with you to please reject any request to open Duneside Road to more traffic.

Susie Oringel
1208 Flying Squirrel Court

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:21 PM
To: Petra Reynolds
Subject: Fwd: objection to revised Duneside Road proposal

File.

Sent from my iPad

Begin forwarded message:

From: Alex Jackson <ajackiv@gmail.com>
Date: March 26, 2018 at 1:53:32 PM EDT
To: fred.m.peterson@gmail.com, Dan Prickett <prickettdan@gmail.com>, acapelli35@hotmail.com, Dowdy.bill@yahoo.com, galemesserman@bellsouth.net, britstenson@gmail.com, plinyiwan@msn.com
Cc: Andrea Jackson <andjack3@gmail.com>, Susie Oringel <kiawahbyowner@gmail.com>
Subject: objection to revised Duneside Road proposal

Dear Kiawah Island Planning Commission members - I am writing to register my strong objection to the latest proposal for the extension of Duneside Road.

The KICOA board has raised a number of quite valid, and specific, problems with the idea of simply adding a boardwalk and speed bumps...it sounds good on paper, but almost certainly causes problems with privacy, maintenance and drainage.

But the strongest objection of all might simply be that it will significantly detract from the quiet, family-friendly ambience - and the safety - of the neighborhood.

Do we really need to do that, just so that people in the new developments have direct access to Duneside Road? Are there not already plenty of developments outside of the main security gate that are doing just fine?

Furthermore, what about the question of security? Are we still facing the prospect of an having an unmanned gate provide access to Duneside Road (and the rest of the island)? This would not only be terrible for the West Beach area, but for the island as a whole. The Kiawah security gate is a prime, value-adding feature of the island. Circumventing it for the convenience of a couple of new developments would be downright foolish.

I wish that I could come to the meeting in person, but am not able to do so...so hopefully this email will be noted. Please don't allow something that facilitates a near term profit while eroding value for both the immediate neighborhood and the island as a whole.

Regards,

Alex Jackson
1083 Terrapin Court

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:22 PM
To: Petra Reynolds
Subject: Fwd: Duneside Road Proposed Opening to Beachwalker East

File.

Sent from my iPad

Begin forwarded message:

From: Daniel Myers <dkmyers1@me.com>
Date: March 26, 2018 at 10:13:44 AM EDT
To: fred.m.peterson@gmail.com
Cc: prickettdan@gmail.com, acapelli35@hotmail.co, Dowdy.bill@yahoo.com,
galesmesserman@gmail.com, britstenson@gmail.com, plinyiwan@msn.com
Subject: Duneside Road Proposed Opening to Beachwalker East

Dear Mr. Peterson,

I am Daniel Myers and my wife and I have been owners of 1214 Greenslake Cottage on Kiawah Island since 1995. I am writing to request your support to prevent the opening of Duneside Road to through traffic. This road is used by my family including four young grandchildren to access the beach. When the new Timbers Resort was proposed, it was communicated that it would not be directly connected to Duneside Road. With the planned building of a large number of condos, the traffic from owners, renters and maintenance/contractors will greatly increase on Duneside Road. Access to the golf course and planned hotel/convention center will result in increased traffic as well due to owners and renters if the road is open to direct access. We totally oppose any action that will allow direct access of vehicles from Timbers and Beachwalker East to the Duneside Road. This increases the likely hood of an accident to our family and is a major negative to home owners who purchased condos and cottages due to the safe dead end Duneside street that is used for beach and pool access.

Proposed speed bumps, elevated walkways and other changes simply do not eliminate safety risks nor do they eliminate the negative impact of high traffic. The proposed direct access will increase security risks from a non-controlled street access and it creates a major negative for our family as owners. The new development already has access from a public road outside the front security gate and a second access is simply not necessary nor supported by my wife and I. I respectfully request your denial of any proposal to open Duneside Road to Beachwalker East and Timbers Resort.

Sincerely,
Daniel Myers
*Executive Vice-President
Mondelez International*

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:22 PM
To: Petra Reynolds
Subject: Fwd: Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways
Attachments: Duneside Eblast 32318.pdf

File.

Sent from my iPad

Begin forwarded message:

From: <daniel.myers@mdlz.com>
Date: March 26, 2018 at 9:33:12 AM EDT
To: <fred.m.peterson@gmail.com>
Cc: <prickettdan@gmail.com>
Subject: FW: Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways

From: Karen [mailto:dklamyers@aol.com]
Sent: Monday, March 26, 2018 8:01 AM
To: Myers, Daniel <daniel.myers@mdlz.com>; Daniel <dpmyers@me.com>
Subject: Fwd: Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways

Sent from my iPad

Begin forwarded message:

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: March 23, 2018 at 3:27:43 PM EDT
To: "Karen & Daniel Myers" <dklamyers@aol.com>
Subject: Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways
Reply-To: lauren@postonco.com

From: KICOA Board
To: KICOA Cottage Owners
Date: March 23, 2018

Re: Opening Duneside Road to Beachwalker East Development
Traffic, Installing Raised Crosswalks, and Walkways

Yesterday, representatives of the Kiawah Partners (KP), current Kiawah Island developers, met with Mr. John Connolly, a member representative of the KICOA Board, and our lawyer, Mr. Ross Appel of McCullough Khan, LLC. KP presented their proposed solution to the safety issues that KICOA raised concerning KP's recent proposal to open Duneside Road to all current and future developments in Beachwalker East including the new Timbers Resort.

Currently Duneside Road is a dead end street that ends at Duneside Villas. It is a quiet winding road that has an extreme 90-degree blind curve between our community pool entrance and our beach walkway to KICA Boardwalk #1. Our homeowners, their children and grandchildren, and our renters all use this road for beach and pool access. It is extremely busy from April through October.

Yesterday, KP informed us that they plan on constructing a very wide walkway on the west side of Duneside Road in the KICA right of way. KP is describing these walkways as an "amenity" they will be "giving" to our community. They also plan on multiple raised crosswalks (large speed bumps) across Duneside Road within our community.

The KICOA board strongly objects to this plan for the reasons below.

1. The walkway will not keep people out of the road. The walkway will not be separated significantly from the road. We anticipate that groups of children (with or without accompanying relatives) will still be walking, riding, or playing in the road. These children will be targets of the massively increased traffic that will occur by the addition of the approximately 200 units to be built in Beachwalker East. (Not only will there likely be more than one car accessing these 200 units but there would also be all of the **accompanying commercial traffic to maintain these units.**)

2. The raised crosswalks (aka speed bumps) will attract children to play on them. Children probably will want to skateboard on them. Then, they can be hit by passing cars. In addition, speed bumps have often been shown to decrease property values as they signal traffic concerns within a community.

3. Massive traffic down Duneside Road will destroy our “walking neighborhood”. With or without the “walkways”, massive traffic will meet large numbers of people in the road. We are one of the oldest communities on the island. KICOA was designed to be a “walking neighborhood” without large amounts of traffic.

4. The raised crosswalks will interfere with storm water drainage. The cottage community of Sparrow Pond predominantly drains via the 2 storm drains at Sparrow Pond. It is likely that the raised crosswalks will block this drainage and lead to the creation of large lakes of water on the road whenever there is a rainstorm. The lakes will damage passing vehicles. (This happens with great frequency in downtown Charleston by the raised crosswalk on Ashley Avenue at MUSC.) Residual water will also be perfect places for mosquitoes to breed.

5. The proposed walkways are invasions of privacy. Duneside Road cottage owners will now have large bicycle paths in close proximity (10 to 15 feet) to their homes. This represents a significant invasion of their privacy that has not previously existed.

6. The walkways will destroy the Maritime Forest character of our community. In order to build them, multiple large trees will have to be cut down. Is this really “living with nature”?

7. Construction of the walkways will destroy a large amount of the landscaping we installed 5 years ago as part of the West Beach Revitalization initiative.

8. The walkways will saddle KICOA with large costs to maintain them. Kiawah Partners will only build these walkways. They will have no responsibility to maintain the walkways and whatever landscaping they choose to plant. KICOA will be left with the costs of maintenance, repairs, watering of any new landscaping that KP initially plants near these walkways, and replacement of plantings when the deer consume them etc.

We, your KICOA Board, urge you to write e-mails to every member of the KICA Board and the Town of Kiawah Island Planning Commission. (See the next page for the names and addresses. The sooner these emails are sent, the more likely they are to influence the outcome.

We, your KICOA Board, urge you to attend the April 4 Planning Commission Meeting. The Planning Commission will determine whether or not they will give KP permission to open Duneside Road to Beachwalker East traffic on Wednesday, April 4 at 3PM at the new Town Council chambers on Betsy Kerrison Parkway. Prior to making a decision, the community will be invited to comment on this proposal. If at all possible, we urge you to attend this meeting and voice your objections.

Thank you!!

KICA

COO - Jimmy Bailey: jimmy.bailey@kica.us

Elected Board Members:

Ben Cheatham: ben@cassiques.com

Cathy Pumphrey: cathyppumphrey@gmail.com

Lynn Morgenstern: lynnm665@gmail.com

Raj Govindan: govindanrajan@gmail.com

Mike Feldman: kiawahrocks@gmail.com

Sue Schaffer: sushaffer@aol.com

COO - Jimmy Bailey: jimmy.bailey@kica.us

Town of Kiawah Island Planning Commission

Fred Peterson, Chair: fred.m.peterson@gmail.com

F. Daniel Prickett: prickettdan@gmail.com

Andrew J. Capelli: acapelli35@hotmail.com

William (Bill) Dowdy: Dowdy.bill@yahoo.com

Gale Messerman: galesmesserman@gmail.com

Robert (Brit) Stenson: britstenson@gmail.com

Larry Iwan: plinyiwan@msn.com

To unsubscribe, please contact John Poston & Company, Inc. at 843-853-5300 or via email at rose@postonco.com with the word 'UNSUBSCRIBE' in the subject and your name in the body of the email.

From: KICOA Board

To: KICOA Cottage Owners

Date: March 23, 2018

Re: Opening Duneside Road to Beachwalker East Development Traffic,
Installing Raised Crosswalks, and Walkways

Yesterday, representatives of the Kiawah Partners (KP), current Kiawah Island developers, met with Mr. John Connolly, a member representative of the KICOA Board, and our lawyer, Mr. Ross Appel of McCullough Khan, LLC. KP presented their proposed solution to the safety issues that KICOA raised concerning KP's recent proposal to open Duneside Road to all current and future developments in Beachwalker East including the new Timbers Resort.

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The KICOA board strongly objects to this plan for the reasons below.

1. The walkway will not keep people out of the road. The walkway will not be separated significantly from the road. We anticipate that groups of children (with or without accompanying relatives) will still be walking, riding, or playing in the road. These children will be targets of the massively increased traffic that will occur by the addition of the approximately 200 units to be built in Beachwalker East. (Not only will there likely be more than one car accessing these 200 units but there would also be all of the **accompanying commercial traffic to maintain these units.**)

2. The raised crosswalks (aka speed bumps) will attract children to play on them. Children probably will want to skateboard on them. Then, they can be hit by passing cars. In addition, speed bumps have often been shown to decrease property values as they signal traffic concerns within a community.
3. Massive traffic down Duneside Road will destroy our “walking neighborhood”. With or without the “walkways”, massive traffic will meet large numbers of people in the road. We are one of the oldest communities on the island. KICOA was designed to be a “walking neighborhood” without large amounts of traffic.
4. The raised crosswalks will interfere with storm water drainage. The cottage community of Sparrow Pond predominantly drains via the 2 storm drains at Sparrow Pond. It is likely that the raised crosswalks will block this drainage and lead to the creation of large lakes of water on the road whenever there is a rainstorm. The lakes will damage passing vehicles. (This happens with great frequency in downtown Charleston by the raised crosswalk on Ashley Avenue at MUSC.) Residual water will also be perfect places for mosquitoes to breed.
5. The proposed walkways are invasions of privacy. Duneside Road cottage owners will now have large bicycle paths in close proximity (10 to 15 feet) to their homes. This represents a significant invasion of their privacy that has not previously existed.
6. The walkways will destroy the Maritime Forest character of our community. In order to build them, multiple large trees will have to be cut down. Is this really “living with nature”?
7. Construction of the walkways will destroy a large amount of the landscaping we installed 5 years ago as part of the West Beach Revitalization initiative.
8. The walkways will saddle KICOA with large costs to maintain them. Kiawah Partners will only build these walkways. They will have no responsibility to maintain the walkways and whatever landscaping they choose to plant. KICOA will be left with the costs of maintenance, repairs, watering of any new landscaping that KP initially plants near these walkways, and replacement of plantings when the deer consume them etc.

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Thank you!!

KICA

COO - Jimmy Bailey: jimmy.bailey@kica.us

Elected Board Members:

Ben Cheatham: ben@cassiques.com

Cathy Pumphrey: cathypumphrey@gmail.com

Lynn Morgenstern: lynnm665@gmail.com

Raj Govindan: govindanrajan@gmail.com

Mike Feldman: kiawahrocks@gmail.com

Sue Schaffer: sushaffer@aol.com

COO - Jimmy Bailey: jimmy.bailey@kica.us

Town of Kiawah Island Planning Commission

Fred Peterson, Chair: fred.m.peterson@gmail.com

F. Daniel Prickett: prickettdan@gmail.com

Andrew J. Capelli: acapelli35@hotmail.com

William (Bill) Dowdy: Dowdy.bill@yahoo.com

Gale Messerman: galesmesserman@gmail.com

Robert (Brit) Stenson: britstenson@gmail.com

Larry Iwan: plinyiwan@msn.com

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ient: Thursday, March 29, 2018 2:23 PM
To: Petra Reynolds
Subject: Fwd: Duneside Opening

File.

Sent from my iPad

Begin forwarded message:

From: Leiman Andrea <drajlphd@gmail.com>
Date: March 26, 2018 at 8:54:54 AM EDT
To: fred.m.peterson@gmail.com
Subject: Duneside Opening

Dear Mr. Peterson:

I am writing to express our extreme concern about the proposal to create a road pass through on Duneside. This is at best an outrageous end run by developers to jeopardize all the property owners and residents of Kiawah for their own financial gain. This must not be allowed to happen. My husband and I have been visitors to Kiawah for over 30 years, and we have recently moved down here permanently. This is not what we, or our neighbors, bargained for living on the island. That is, constantly battling the developers to keep them from despoiling our home and safety. My husband and I urge you to do what needs to be done to stop this cut through.

Respectfully,
Andrea and Paul Leiman
128 Blue Heron Pond Road

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:23 PM
To: Petra Reynolds
Subject: Fwd: To KIKA and Kiawah Island Planning Commission

File.

Sent from my iPad

Begin forwarded message:

From: kmv542@gmail.com
Date: March 25, 2018 at 6:48:15 PM EDT
To: Fred Peterson <fred.m.peterson@gmail.com>
Subject: Re: To KIKA and Kiawah Island Planning Commission

Thanks Fred,
And of course:
My name is Karla Voigt,
My address is 1005 Thrasher Ct
Sparrow Pond
Kind regards,
Karla

Sent from my iPhone

On Mar 25, 2018, at 4:33 PM, Fred Peterson <fred.m.peterson@gmail.com> wrote:

Thank you for your email. May we have your name and property address?

Sent from my iPhone

On Mar 24, 2018, at 7:55 PM, kmv542@gmail.com wrote:

To KIKA and Kiawah Island Planning Commission
Subject Duneside Rd opening request

Ladies and Gentlemen,

We have noticed with dismay, and let's never forget, the changes which have been forced upon our community by Timber, Kiawah Partners.

-The runoff of the entire Timber development has been led into Sparrow Pond Lagoons.

-The next power act is to open Duneside Rd. to access the Island through the heart of Sparrow Pond, a very private, residential community.

We had been visiting Kiawah since 1977 and bought our cottage at Sparrow Pond in 1999 which is one of the oldest and historic neighborhoods of the Island.

This part of Kiawah has created many wonderful, long lasting memories for many families and several generations.

Those cottages are well build, strong and withstood a great number of hurricanes.

Walking to the beach or community pool on a hot summer day or strolling to the ocean after dinner to see the sunset, that is Kiawah!

A „yes vote“ would mean vacationers driving through the heart of our community searching for house numbers, directions, places to eat, getting situated, missing street signs, or totally lost. On the same street I see children on

bikes, dads with infants in strollers, and toddlers dashing into the street.

Timbers would add private traffic of 25 units (approximately 50 cars) plus commercial traffic.

The next development which is in the pipeline of Kiawah Partners since approximately 2015 already(may I mention here: a policy of little steps) will be 200 units next to Timber (I am curious: when had the Town of Kiawah or KICA been informed about this project?)

If this ever would be built, on a good summer day, we could have additional 400 cars passing through our residential neighborhood. It just doesn't make any sense to me!

BEACHWALKER DRIVE IS THE ONLY
POSSIBILITY!

A straight forward drive to Kiawah Island Parkway.

No pedestrians, no children and no hobbling over speed bumps!

All the suggestions from Timber,

Kiawah Partners, Kiawah Island Real Estate, and they really should know better, is not progress, it is extremely irresponsible Greed.

For those reasons vote „ NO“ to Timbers and Kiawah Partners request to open Duneside Rd to their properties.

Sent from my iPhone

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:24 PM
To: Petra Reynolds
Subject: Fwd: To KIKA and Kiawah Island Planning Commission

File.

Sent from my iPad

Begin forwarded message:

From: kmv542@gmail.com
Date: March 24, 2018 at 7:55:46 PM EDT
To: fred.m.peterson@gmail.com
Subject: To KIKA and Kiawah Island Planning Commission

To KIKA and Kiawah Island Planning Commission
Subject Duneside Rd opening request

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Sent from my iPhone

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:24 PM
To: Petra Reynolds
Subject: Fwd: OPPOSITION Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways

File.

Sent from my iPad

Begin forwarded message:

From: Roland Webb LAST_NAME <bikerrol@comcast.net>
Date: March 25, 2018 at 6:42:51 PM EDT
Subject: OPPOSITION Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways
Reply-To: Roland Webb LAST_NAME <bikerrol@comcast.net>

I strongly objects to this plan for the reasons below.

1. The walkway will not keep people out of the road. The walkway will not be separated significantly from the road. We anticipate that groups of children (with or without accompanying relatives) will still be walking, riding, or playing in the road. These children will be targets of the massively increased traffic that will occur by the addition of the approximately 200 units to be built in Beachwalker East. (Not only will there likely be more than one car accessing these 200 units but there would also be all of the **accompanying commercial traffic to maintain these units.**)

2. The raised crosswalks (aka speed bumps) will attract children to play on them. Children probably will want to skateboard on them. Then, they can be hit by passing cars. In addition, speed bumps have often been shown to decrease property values as they signal traffic concerns within a community.

3. Massive traffic down Duneside Road will destroy our “walking neighborhood”. With or without the “walkways”, massive traffic will meet large numbers of people in the road. We are one of the oldest communities on the island. KICOA was designed to be a “walking neighborhood” without large amounts of traffic.

4. The raised crosswalks will interfere with storm water drainage. The cottage community of Sparrow Pond predominantly drains via the 2 storm drains at Sparrow Pond. It is likely that the raised crosswalks will block this drainage and

lead to the creation of large lakes of water on the road whenever there is a rainstorm. The lakes will damage passing vehicles. (This happens with great frequency in downtown Charleston by the raised crosswalk on Ashley Avenue at MUSC.) Residual water will also be perfect places for mosquitoes to breed.

5. The proposed walkways are invasions of privacy. Duneside Road cottage owners will now have large bicycle paths in close proximity (10 to 15 feet) to their homes. This represents a significant invasion of their privacy that has not previously existed.

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Roland H Webb
1236 Kiawah Beach Drive
215.643.4169

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:25 PM
To: Petra Reynolds
Subject: Fwd: OPPOSITION Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways

File.

Sent from my iPad

Begin forwarded message:

From: Renee Webb <reneespectorwebb@gmail.com>
Date: March 25, 2018 at 6:29:33 PM EDT
To: undisclosed-recipients;;
Subject: OPPOSITION Opening Duneside Road to Beachwalker East Development Traffic, Installing Raised Crosswalks, and Walkways

I strongly objects to this plan for the reasons below.

1. The walkway will not keep people out of the road. The walkway will not be separated significantly from the road. We anticipate that groups of children (with or without accompanying relatives) will still be walking, riding, or playing in the road. These children will be targets of the massively increased traffic that will occur by the addition of the approximately 200 units to be built in Beachwalker East. (Not only will there likely be more than one car accessing these 200 units but there would also be all of the **accompanying commercial traffic to maintain these units.**)
2. The raised crosswalks (aka speed bumps) will attract children to play on them. Children probably will want to skateboard on them. Then, they can be hit by passing cars. In addition, speed bumps have often been shown to decrease property values as they signal traffic concerns within a community.
3. Massive traffic down Duneside Road will destroy our "walking neighborhood". With or without the "walkways", massive traffic will meet large numbers of people in the road. We are one of the oldest communities on the island. KICOA was designed to be a "walking neighborhood" without large amounts of traffic.
4. The raised crosswalks will interfere with storm water drainage. The cottage community of Sparrow Pond predominantly drains via the 2 storm drains at Sparrow Pond. It is likely that the raised crosswalks will block this drainage and

lead to the creation of large lakes of water on the road whenever there is a rainstorm. The lakes will damage passing vehicles. (This happens with great frequency in downtown Charleston by the raised crosswalk on Ashley Avenue at MUSC.) Residual water will also be perfect places for mosquitoes to breed.

5. The proposed walkways are invasions of privacy. Duneside Road cottage owners will now have large bicycle paths in close proximity (10 to 15 feet) to their homes. This represents a significant invasion of their privacy that has not previously existed.

6. The walkways will destroy the Maritime Forest character of our community. In order to build them, multiple large trees will have to be cut down. Is this really “living with nature”?

7. Construction of the walkways will destroy a large amount of the landscaping we installed 5 years ago as part of the West Beach Revitalization initiative.

8. The walkways will saddle KICOA with large costs to maintain them. Kiawah Partners will only build these walkways. They will have no responsibility to maintain the walkways and whatever landscaping they choose to plant. KICOA will be left with the costs of maintenance, repairs, watering of any new landscaping that KP initially plants near these walkways, and replacement of plantings when the deer consume them etc.

Renee H Webb
1236 Kiawah Beach Drive
215.643.4169

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:25 PM
To: Petra Reynolds
Subject: Fwd: SBDV-01-18-00730

File.

Sent from my iPad

Begin forwarded message:

From: Marilyn Larach <mlarach@gmail.com>
Date: March 25, 2018 at 10:19:02 AM EDT
To: fred.m.peterson@gmail.com
Subject: SBDV-01-18-00730

Dear Chair Peterson,

I urge you to reject the Kiawah Resort Associates, LP (KRA/KP) final proposed subdivision plat request for SBDV-01-18-00730. This proposed final subdivision plat makes a *substantial change* in the previously approved conditional plat from August 29, 2016. The proposed final plat removes the special note: "There will be no vehicular connection between Southern Pines Lane and Duneside Road." The KRA/KP proposed final plat creates a vehicular connection between the existing Duneside Road and Southern Pines Lane (renamed Duneside Road). According to KRA/KP representatives (Clarkson, Permar, Pantlik, Phillips) in their meeting with Mr. John Connolly on March 23, 2018, approximately 200 residential units will be served by this vehicular connection (150 from SBDV-01-18-00730 and 50 from the proposed Cape Point development). Permitting a connection between Duneside Road and Southern Pines Lane poses a *significant public safety threat* to the pedestrian/non-vehicular users of the current dead-end Duneside Road.

Currently, Duneside Road is a winding dead-end road with an extreme 90° curve between a community pool entrance and KICA beach boardwalk #1. It has little car and truck traffic. However, it has a massive amount of pedestrian traffic. Between April and November, hundreds of children and adults with baby buggies, wagons, and carts walk, bicycle, scooter, skate, and skateboard on Duneside Road to reach the pool and beach. Even elevated crosswalks and a leisure trail abutting Duneside Road cottages, as proposed by KRA/KP at their March 23, 2018 meeting, will not solve this public safety problem because there are too many people using this street at peak season. Many of them are unsupervised children. While some of this pedestrian traffic may use the proposed leisure trails and crosswalks, the majority will still be in the road. The proposed road connection will threaten public safety because of the increased vehicular traffic from SBDV-01-18-00730. KRA/KP's proposed compromise solution acknowledges these safety concerns without remediating them in a significant way.

Unfortunately, I have found during my career as a physician anesthesiologist that it is very difficult to successfully resuscitate pedestrians who have been hit by automobiles and trucks. If you do resuscitate the pedestrians, bicyclist, skateboarders, they are frequently left with life-long significant injuries.

I hope you will vote to protect the public safety of the Kiawah Island community by rejecting the proposed KRA/KP subdivision plat for SBDV-01-18-00730.

Thank you.

Sincerely yours,

Marilyn Green Larach, M.D., F.A.A.P.
1082 Terrapin Court
Sparrow Pond
Kiawah

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:25 PM
To: Petra Reynolds
Subject: Fwd: SBDV-01-18-00730

File.

Sent from my iPad

Begin forwarded message:

From: jgirar <jgirar@comcast.net>
Date: March 25, 2018 at 6:08:22 PM EDT
To: Marilyn Larach <mlarach@gmail.com>, fred.m.peterson@gmail.com
Subject: Re: SBDV-01-18-00730

Marilyn,

Thank you for all you are doing to prevent the opening of Duneside Road.

Jim

Sent from my Galaxy Tab A

----- Original message -----

From: Marilyn Larach <mlarach@gmail.com>
Date: 3/25/18 10:19 AM (GMT-05:00)
To: fred.m.peterson@gmail.com
Subject: SBDV-01-18-00730

Dear Chair Peterson,

I urge you to reject the Kiawah Resort Associates, LP (KRA/KP) final proposed subdivision plat request for SBDV-01-18-00730. This proposed final subdivision plat makes a *substantial change* in the previously approved conditional plat from August 29, 2016. The proposed final plat removes the special note: "There will be no vehicular connection between Southern Pines Lane and Duneside Road." The KRA/KP proposed final plat creates a vehicular connection between the existing Duneside Road and Southern Pines Lane (renamed Duneside Road). According to KRA/KP representatives (Clarkson, Permar, Pantlik, Phillips) in their meeting with Mr. John Connolly on March 23, 2018, approximately 200 residential units will be served by this vehicular connection (150 from SBDV-01-18-00730 and 50 from the proposed Cape Point development). Permitting a connection between Duneside Road and Southern Pines Lane poses a *significant public safety threat* to the pedestrian/non-vehicular users of the current dead-end Duneside Road.

Currently, Duneside Road is a winding dead-end road with an extreme 90° curve between a community pool entrance and KICA beach boardwalk #1. It has little car and truck traffic. However, it has a massive amount of pedestrian traffic. Between April and November, hundreds of children and adults with baby buggies, wagons, and carts walk, bicycle, scooter, skate, and skateboard on Duneside Road to reach the pool and

beach. Even elevated crosswalks and a leisure trail abutting Duneside Road cottages, as proposed by KRA/KP at their March 23, 2018 meeting, will not solve this public safety problem because there are too many people using this street at peak season. Many of them are unsupervised children. While some of this pedestrian traffic may use the proposed leisure trails and crosswalks, the majority will still be in the road. The proposed road connection will threaten public safety because of the increased vehicular traffic from SBDV-01-18-00730. KRA/KP's proposed compromise solution acknowledges these safety concerns without remediating them in a significant way.

Unfortunately, I have found during my career as a physician anesthesiologist that it is very difficult to successfully resuscitate pedestrians who have been hit by automobiles and trucks. If you do resuscitate the pedestrians, bicyclist, skateboarders, they are frequently left with life-long significant injuries.

I hope you will vote to protect the public safety of the Kiawah Island community by rejecting the proposed KRA/KP subdivision plat for SBDV-01-18-00730.

Thank you.

Sincerely yours,

Marilyn Green Larach, M.D., F.A.A.P.
1082 Terrapin Court
Sparrow Pond
Kiawah

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:26 PM
To: Petra Reynolds
Subject: Fwd: Opening Duneside Road to Beachwalker East Development Traffic

File.

Sent from my iPad

Begin forwarded message:

From: Chris Frushone <chris@frushone.com>
Date: March 25, 2018 at 2:15:01 PM EDT
To: ben@cassiques.com, cathyppumphrey@gmail.com, lynnm665@gmail.com, govindanrajan@gmail.com, kiawahrocks@gmail.com, sushaffer@aol.com, jimmy.bailey@kica.us, fred.m.peterson@gmail.com, prickettdan@gmail.com, acapelli35@hotmail.com, Dowdy.bill@yahoo.com, galesmessenger@gmail.com, britstenson@gmail.com, plinyiwan@msn.com
Cc: Chris Frushone <Chris@frushone.com>, Laura Frushone <samjam@frushone.com>
Subject: Opening Duneside Road to Beachwalker East Development Traffic

All,

I have been the owner of 1027 Scaup Ct in Sparrow Pond since 2011. I purchased this property when my children were 4 and 5. My family and I live there full time from Mid-May until after Labor Day and visit most Holidays. So we see what the daily activity is like. Some of you might not be aware of what it is like so let me tell you. Our neighborhood is very different than most on Kiawah. The primary reason I purchased this property was the access to the beach from Boardwalk #1. My street is the closet to Kiawah Beach Dr. making the walk to the beach one of the longest. I make it multiple times a week and sometimes per day. It usually looks like this, pulling a wagon or 2 of beach stuff down Duneside Dr. surrounded by my family and usually a few guests.... my children sometimes will ride their bikes, scooters, skateboard, and sometime their Segway, not different than most of the many visitors aka renters that frequent our neighborhood, the road is usually full of people either coming or going to the pool or the beach.....if we see a car along the way it is usually a renter looking for the beach or their rental unit and I am always eager to help. When I tell them the ocean is right over there you can see in their eyes the excitement and they ask, "Where can I park to see it", and I tell them only at your cottage and you have to walk down.....sometimes a car will race down the road and it is usually the cleaning people or maintenance people that service the rental units. That is usually followed by a "slow down there are children running all around here you don't want to be that person that runs one over do you?" There is a path just next to the owners pool that comes from Beachwalker Dr. and always there is a child riding their bike and races right out into the road before making the turn to the pool or beach.....Do you ever cut through on Berryhill Rd off Bohicket to get to Charleston? See the problem they have in their neighborhood with all the traffic? They all have signs that say "Drive Like Your Kids Live Here". It makes me think I should probably go all the way up to Maybank and sit at that light to make the turn to town even if it takes a few more minutes. Saving a child's life is worth a few extra minutes of my time. In the evenings there are always people playing ball in the road or riding bikes. Children using chalk making huge designs in the road. Both of my

children learned how to ride bikes without training wheels right on that road. Just over Thanksgiving a little girl had that same experience of having her training wheels taken off her bike for the first time. Her Dad ran behind her down Duneside Dr. and all of a sudden, he let go and she was off. I think she rode from sun up to sun down that whole week. There are hundreds of people each day that walk on Duneside Dr., there are many children each day riding their bikes, playing games.

Raised crosswalk and walkways are not going to keep anyone out of the roads. The visitors that come to our neighborhood each year have been coming for generations and are not going to change their habits. No one rides on the walking/bike trails, they are always in the road. This is also a walking neighborhood built in a magnificent Maritime Forest and people will always be outdoors and active in our roads. The speed bumps or raised crosswalk will give the children something to jump their bikes on or maybe even attract a few skateboards to play on them. The raised crosswalk have not worked very well in downtown Charleston. When the heavy rain falls, the water seems to form small lakes between them causing major drainage issues. It is also a sign that our neighborhood needs traffic calming measures and that is the farthest from the truth! We just do not need Duneside Dr. to open to more traffic. By suggesting raised crosswalk, Kiawah Partners is admitting there will be a significant increase in traffic. What really doesn't make any sense is why not use the perfectly fine road that is already there, Beachwalker Dr.? You say you do not have to wait at the gate but have you ever made the mistake of trying to get through the gate at 4PM on Saturday!? Sure, there are a few people on Beachwalker Dr. first thing and last on beach days but that is a small wait compared to the visitors that gets in the wrong lane or who are asking directions to somewhere at the main gate.

What about manning and building a new gate to control access, the cost associated with that both short and long term. Are we going to have an increase to the annual assessment fee for something we do not need? What about the extra cost in maintaining the walkways, landscaping and maintenance of the walkways.

The additional traffic from new owners, visitors, and maintenance work will ruin what this neighborhood has to offer and increase the likelihood of a child being hit by a car. I would not want that on my shoulders.

Also, the feel of the community of being in a dense Maritime Forest, the calm quiet neighborhood feel, and minimal traffic will be lost. That is what makes Kiawah, Kiawah.

I am AGAINST opening up Duneside Dr., AGAINST adding walkways that will intrude on property owners as the lot lines are very small and cutting down our healthy Maritime Forest to do it, and AGAINST raised crosswalks.

With the solutions offered clearly, Kiawah Partners realizes this is a huge negative but is still trying to push their agenda ahead with no regard for this neighborhood. Duneside Dr. SHOULD NOT BE OPENED!

Kind regards,

Chris Frushone
1027 Scaup Ct

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:26 PM
To: Petra Reynolds
Subject: Fwd: Duneside Drive, K I Planning Commission

File.

Sent from my iPad

Begin forwarded message:

From: "Peggy W. Levinson" <pw@kiawah@gmail.com>
Date: March 25, 2018 at 12:03:03 PM EDT
To: prickettdan@gmail.com, fred.m.peterson@gmail.com, acapelli35@hotmail.com,
Dowdy.bill@yahoo.com, galemesserman@gmail.com, britstenson@gmail.com, plinyiswan@msn.com
Subject: Duneside Drive, K I Planning Commission

Kiawah Island Planning Commission
25, 210

March

RE: Duneside Drive

It is my understanding there has been a request from the KP, on behalf of a private development company, to open Duneside Drive to allow traffic to their new development.

Am I correct to assume this new development will not become part of "Kiawah" as we know it? Is the development under the Kiawah rules and regulations? Are they paying an annual assessment to the KICA?

I have owned my Sparrow Pond cottage for 27 years. I was a full time single mother resident for years. I cannot believe the KICA or the Planning Commission would even consider to change this road to accommodate a private developer. This would change the integrity of the island, and in particular the West Beach area. This topic should not be debated. The Board should have immediately declined any conversation about this subject.

This is our island paradise, and this is MY END OF THE ISLAND. I do not want any extra traffic – walking, biking, cars, skate boards, etc. on Duneside Drive. It was always great to walk to the Strawmarket for ice cream, or to the old Inn for lunch. We walked there – but the Inn guests did not walk, bike, skate board, or drive to the Sparrow Pond Cottages.

We celebrate our secluded end of the island. Please do not approve this request.

Please respond to this email before the public meeting on April 4th

Thanks for your time.

Respectfully,

Peggy W. Levinson

1056 Shoveler Court

Kiawah Island, SC 29455

63 Pitt Street

Charleston, SC 29403

843 442 2124

--
Peggy W. Levinson
63 Pitt Street
Charleston, SC 29403
843 442 2124

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:28 PM
To: Petra Reynolds
Subject: Fwd: Opening Duneside Road

File.

Sent from my iPad

Begin forwarded message:

From: lynn_matthews <Lynn_Matthews@comcast.net>
Date: March 24, 2018 at 1:38:45 PM EDT
To: fred.m.peterson@gmail.com
Subject: Opening Duneside Road

Mr. Peterson

I respectfully ask that you do not support the opening of Duneside Road to traffic nor

My husband and I own 1004 Thrasher Court, we purchased the property in the hopes that our children and grandchildren would be able to enjoy the quiet and lack of traffic that west beach has to offer. We intentionally made that choice, in place of buying property at East Beach. The maritime forest, and the lack of congestion were key for us. The neighborhood is safe for children to play in.

While we support, appropriate development, the opening of the Duneside road to large amount of traffic would change the character of the neighborhood by making it less children friendly and safe. Adding speed bumps, because, we know people will need to slow down, is not making it friendly for families.

Building a walk path for people to use is not an amenity. Especially, when the developer will not be responsible for the long term upkeep of the structure.

It seems, that we know that will cause problem.

We have a nice ,quiet, safe community. Please do your best, to make sure, the community remains safe and quiet.

Thank you for your consideration

Regards

Lynn Matthews
1004 Thrasher Court.

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:29 PM
To: Petra Reynolds
Subject: Fwd: Opening Duneside Road to Beachwalker Development

File.

Sent from my iPad

Begin forwarded message:

From: jgirar <jgirar@comcast.net>
Date: March 24, 2018 at 12:42:23 PM EDT
To: fred.m.peterson@gmail.com, prickettdan@gmail.com, acapelli35@hotmail.com,
Dowdy.bill@yahoo.com, galesmesserman@gmail.com, britstenson@gmail.com, pliniwan@msn.com
Cc: jimmy.bailey@kica.us, ben@cassiques.com, cathyppumpphrey@gmail.com, lynnm665@gmail.com,
govindanrajan@gmail.com, kiawahrocks@gmail.com, sushaffer@aol.com, Paul Glazar
<mppglazar@earthlink.net>, John Connolly <jvconnolly27@gmail.com>, Marilyn Larach
<mlarach@gmail.com>, Susie Oringel <kiawahbyowner@gmail.com>, "James B. Girardo"
<jgirar@comcast.net>
Subject: Opening Duneside Road to Beachwalker Development

Town of Kiawah Island Planning Commission,

I have been coming to Kiawah Island, to West Beach, in the Sparrow Pond Cottages since 1993. In 2003, I purchased my home. In 2008 and 2009, I completely rebuilt and doubled the size of my Sparrow Pond Cottage. Over all these years, my children, my family, and my friends have all stayed and enjoyed this wonderful Island. They have enjoyed West Beach and the community we have in Sparrow Pond. In all these year, we have made many new friends in Kiawah, and in particular, in Sparrow Pond. And like all of you, we now call Kiawah Island home. And like you, I believe in Kiawah, so I decided to freely volunteer my time to enhance and improve our Island, improve our community and always improve our way of life. They are my only reasons for volunteering my time as a member of the Kiawah Island Cottage Owners Association Board for almost 7 years. Like you, I do not do this work for money. I know now, as a man in the autumn of my life, that I have enough money. And I know that what is important is family, friends, and community.

Over the course of the last 7 years, working with the Kiawah Island Cottage Owners Association (KICOA), working with other friends who have freely volunteered their time, we have begun a process to enhance our cottage communities. With the installation of over \$125,000 of new landscaping, the approval and use of new building materials, such as, Hardi-Plank and Pavers, the installation of a new picket railing design, and the approval of 11 new color palettes for Sparrow Pond, along with our complete cooperation with the Kiawah Island Community Association (KICA) and the Resort in the re-vitalization of West Beach, we have begun to make an impact in our goal to improve our communities. Of course our work is not done. We are planning new color palettes for our Greenslake Cottages; planning the overhaul and installation of new street lights; planning to enhance our community pool; and continue our landscaping initiatives to preserve our maritime forest. And just as important, we plan to continue to work cooperatively with our neighbors, the Resort and the Kiawah Island Community Association in their plans to re-vitalize all of West Beach.

Now, I must tell you, over the last year, and in particular, over the last few months, I have witnessed a disingenuous attempt by Kiawah Development Partners (KP), under the cover of improving our Island, under the cover of helping our West Beach Cottage communities, enter our lives to destroy what we have, what we believe in, what we work to improve. The Kiawah Development Partners and the Timbers Resort have bulldozed down the maritime forest without regard to our "Living with Nature" mandate. And now, with their planned opening of Duneside Road, they will endanger not only the environment and our way of life in our West Beach communities but the safety of our children, our grandchildren, our families and our friends. What is their reason? What is their motive? The answer is simple. It is money. The Development Partners are willing to jeopardize our safety, our community, our way of life and our Island for money.

As I said to you when I started this email, I have been coming and living in Sparrow Pond since 1993. And contrary to what the Kiawah Development Partners are planning, and contrary to what they are now telling you, the only ones they are helping are themselves. If you allow them to open Duneside Road to the approximately 200 homes they are planning to build, to the traffic that those 200 homes bring through the heart of our community, through Duneside Road, then you become partners in their plans to jeopardize our safety, our community, our way of life and our Island in their quest for more money. The scheme the Kiawah Development Partners are weaving does not help anyone. The scheme KP is weaving creates the problem.

Remember, you are us. You are here in your role on the Kiawah Island Planning Commission to protect us, to look out for us. KP does not own this Island. We, together, all of us, own this Island. Someday, KP will long be gone and we will be left with our Kiawah Island.

Jim Girardo
1039 Warbler Court
Cell: 847 331-2925
Email: jgirar@comcast.net

cc: Elected Board Members of the Kiawah Island Community Association (KICA)
Jimmy Bailey, COO Kiawah Island Community Association
Elected Board Members of the Kiawah Island Cottage Owners' Association (KICOA)

Sent from my Galaxy Tab A

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
ent: Thursday, March 29, 2018 2:30 PM
To: Petra Reynolds
Subject: Fwd: Reject Proposal to Extend Duneside Road into Timbers Property

File.

Sent from my iPad

Begin forwarded message:

From: Brian Nejme <bnejmeh@gmail.com>
Date: March 23, 2018 at 6:30:01 PM EDT
To: jimmy.bailey@kica.us, ben@cassiques.com, cathyppumphrey@gmail.com, lynnm665@gmail.com, govindanrajan@gmail.com, kiawahrocks@gmail.com, sushaffer@aol.com, fred.m.peterson@gmail.com, Vice Chair <prickettdan@gmail.com>, Andy Capelli <acapelli35@hotmail.com>, Bill Dowdy <Dowdy.bill@yahoo.com>, galesmesserman@gmail.com, britstenson@gmail.com, Larry Iwan <plinyiwan@msn.com>
Cc: Brian Nejme <bnejmeh@gmail.com>
Subject: Reject Proposal to Extend Duneside Road into Timbers Property

Dear Town Council & the Planning Committee Members ,

I am an owner of a cottage in Greenslake (Kiawah). I am writing to you to voice my strong objection to extending Dunes Duneside Road into the Timbers property. Doing so would dramatically increase commercial and regular car traffic. I am very concerned about young children walking on these roads and the impact that a sizable increase in commercial and regular automobile traffic would have on the safety and quality of life for such a quaint neighborhood. Obviously, the original plan did not call for extending Duneside Road into the Timbers property for good reason: safety concerns, noise concerns, volume of commercial traffic concerns. I URGE the Kiawah Town Council and Planning Committee Members to reject any extending of Duneside Road into the Timbers property.

Sincerely,
Brian Nejme
1201 Flying Squirrel Court
Kiawah Island, SC

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:31 PM
To: Petra Reynolds
Subject: Fwd: Duneside Road

File.

Sent from my iPad

Begin forwarded message:

From: Brian Sturgell <brian.sturgell@gmail.com>
Date: March 19, 2018 at 6:35:38 PM EDT
To: fred.m.peterson@gmail.com, galemesserman@gmail.com, Dan Prickett <prickettdan@gmail.com>, britstenson@gmail.com, acapelli35@hotmail.com, plinyian@msn.com, Dowdy.bill@yahoo.com
Cc: Jimmy Bailey <jimmy.bailey@kica.us>
Subject: Duneside Road

Dear Planning Commission Member,

I am writing this email to you out of concern over the "developers" request to put in a new back gate to the Timbers development (in direct violation of their approved development agreement on the property) which would expose Duneside Road to new and significant safety and security issues. I have been assured by both KICA leadership and our Mayor (along with at least two members of the town council) that they are all opposed to this underhanded move on the part of the developer. They all tell me, however, that the matter rests before the planning commission for a decision. I write to you because of the developers pending request and respectfully request that you oppose any gate other than that which was initially approved along with the Timbers project on Beachwalker.

I have been a property owner on Kiawah for almost 25 years. I say this because it is my perspective that we are now in an entirely new environment here on Kiawah. I used to be asked in the early days of the new developers acquiring development rights on Kiawah, what I thought of them or their early actions. I always used to say that they deserved the benefit of the doubt, something that Buddy Darby and the initial developers earned for them. They now have squandered any good will I would contemplate offering them. They are clearly in this for themselves and have zero regard for current residents. They have now co-opted the only protective organization residents thought they had to avoid inappropriate development, the so called ARB. We can no longer count on the ARB for anything in the way of inappropriate development when the developer is involved and wants a certain decision. This has now been proven beyond any doubt in this case alone, but is evidenced in many other examples! This Timbers issue is just one example, but what an example it is! We find ourselves in a position where a simple review of Duneside as a thru street, would expose that this should not become a "backdoor" for Timbers. I know this because I used to be a property owner in Sparrow Pond Cottages and my daughter and her family are today owners at 1006 Sparrow Pond. My grandchildren walk, bike and play along this road, and must use it to get to the community pool. Everyone knows that the road is very narrow and only partially covered by bike paths for bikes and pedestrians. The road is also full of sharp curves limiting vehicular visibility. To provide a "backdoor" for Timbers would create a significant

Safety issue for all residents and guests using Duneside Road! This is something the ARB should have stopped, but as I said, we can no longer look to them for control when developer requests are involved.

We would also be opening a "backdoor" to Kiawah, by providing a way to by-pass the front gate by using the Timbers route around the front gate. This must not be allowed for security reasons and is an issue to all Kiawah residents, not just Duneside and Sparrow Pond! Are we to now be subject to decisions like this from these developers which impact the security of all Kiawah residents? Again, the ARB should have nixed this issue early, but they haven't! Shouldn't our local elected officials have something to say in the matter of our security and shouldn't that override any short term developer issue?

I know some of you personally and I welcome any opportunity to walk the area with you or discuss the matter in person. I am advised that this matter is your responsibility and that you will hear this matter and decide what is the right thing to do. I hope you will decide in favor of Kiawah residents and their guests and not in favor of the developers greed. Apparently our community has placed this key issue of safety and security in your hands for a decision. I trust you will stand up to these people and do the right thing, opposing this blatant overreach on the part of the developers. I know they have lots of "rights" as developers, but please don't give them the right to put our residents and guests at risk to make a couple of more dollars on the short term.

I appreciate your time and will attend the meeting to hear the discussion, but hope you will stand up for the safety and security of our people and property over the senseless greed of these developers.

Please vote this issue down!

Brian Sturgell
1 Summer Islands Lane
Kiawah

843-768-5659

Petra Reynolds

From: Fred Peterson <fred.m.peterson@gmail.com>
Sent: Thursday, March 29, 2018 2:31 PM
To: Petra Reynolds
Subject: Fwd: Duneside Road

File.

Sent from my iPad

Begin forwarded message:

From: laurie knowles <knowles3@mac.com>
Date: March 20, 2018 at 7:24:33 AM EDT
To: "Knowles Laurie M." <knowles3@mac.com>
Cc: fred.m.peterson@gmail.com, galemesserman@gmail.com, Dan Prickett <prickettdan@gmail.com>, britstenson@gmail.com, acapelli35@hotmail.com, plinyian@msn.com, Dowdy.bill@yahoo.com, Jimmy Bailey <jimmy.bailey@kica.us>
Subject: Duneside Road

Dear Planning Commission Members,

I am writing this email to you out of concern over the Kiawah Partners' request to put in a new back gate to the Timbers development. This is a direct violation of their approved development agreement on the property and it would expose Duneside Road to new and significant safety and security issues. I am asking you to please vote it down.

I grew up biking along Duneside Road, as we vacationed and later had a Sparrow Pond Cottage and would spend holidays and summers here. My sister and I had "old fashioned summers" on Kiawah, a place where it was actually safe to bike to the beach and play outside. As a result of my fond memories, my husband and I ended up buying a cottage in the same neighborhood, as soon as we were able. We wanted our children to have this type of childhood. This gate - and the crazy traffic it would cause on a SMALL NEIGHBORHOOD road - will change all of this. Children and families will no longer be safe biking or even walking to the beach - it will now be a busy thoroughfare. I know change happens and the Island can - and should - evolve. The new Inn will bring traffic, as will Cougar Point's Clubhouse, but these are changes that benefit the whole Island; they are improvements for all. These changes don't cause safety concerns with condo owners and employees late to work flying through our little neighborhood street. Sure, this gate will make it easier and better for Timbers residents and employees, but it will be detrimental to everyone else's safety and security. No one else on the island will benefit from this gate.

I am told that this matter is your responsibility and that you will hear the issue and decide what is the right thing for the Island. I hope you will decide in favor of Kiawah residents - and their safety and security - and not in favor of the new development.

Please vote this issue down!

Laurie Knowles
1006 thrasher court
Kiawah

404. 274. 1602

John W. Taylor Jr.

From: Rhonwen Newton <rnewton@sc.rr.com>
Sent: Sunday, March 18, 2018 12:26 PM
To: Ross Appel
Subject: Rory Harris (1121) email to the Mayor & Town Council in Opposition to Duneside Road extension to Timbers

From: Rory Harris [mailto:roryharris@aol.com]
Sent: Saturday, March 3, 2018 12:42 PM
To: crater1@comcast.net; jrwilson749@msn.com; dmezza444@gmail.com; cjwiduch@gmail.com; jackkoach@bellsouth.net
Subject: Opposition to Duneside Road extension to Timbers

Dear Mayor Weaver and members of the Town Council

I strongly oppose the proposed extension of Duneside Road to incorporate the Timbers and other properties on the grounds that it will be a serious safety issue that could result in death or injury to pedestrians using the road. I ask that you share my letter with other board members and interested parties and to enter it into the public record at your upcoming meetings.

When Timbers was in the permitting process it applied to use Duneside Road for access. It was denied because of the risk to pedestrian traffic, a wise decision by the Planning Board. Now that Timbers is nearing completion and plans have been announced to build more properties to the North and West of Timbers why would such a change even be considered? The volume of vehicular traffic has the potential to increase ten fold which in turn amplifies the risks of death and injury to foot traffic by an order of magnitude.

I have been a property owner at 1121 Duneside since 2010. From Easter to Labor Day every journey in my car along Duneside Road is an exercise in collision avoidance; small children riding bikes in the middle of the road, parents pushing strollers - everyone that uses Duneside Road to access the beach thinks it is a pedestrian thoroughfare - come see for yourself!

When the Timbers property was permitted it was done so in the certain knowledge that ingress and egress would be via Beachwalker Drive - nothing has changed!

This is not a complex issue - for me it would be a vote of conscience - I would not be comfortable approving a new road design that could result in the harm of an adult or child walking on Duneside Road.

Yours Sincerely

Rory Harris
1121 Duneside Road

John W. Taylor Jr.

From: Rhonwen Newton <rnewton@sc.rr.com>
Sent: Sunday, March 18, 2018 12:25 PM
To: Ross Appel
Subject: Rory Harris' (1121) Email to the Town Planning Committee in Opposition to Duneside Road extension to Timbers

From: Rory Harris [mailto:roryharris@aol.com]
Sent: Saturday, March 3, 2018 12:26 PM
To: fred.peterson@gmail.com; prickettdan@gmail.com; acapelli35@hotmail.com; plinyiwan@msn.com; Dowdy.bill@yahoo.com; galemesserman@bellsouth.net; bstenson@imgworld.com
Subject: Opposition to Duneside Road extension to Timbers

Dear Members of the Planning Committee,

I strongly oppose the proposed extension of Duneside Road to incorporate the Timbers and other properties on the grounds that it will be a serious safety issue that could result in death or injury to pedestrians using the road. I ask that you share my letter with other board members and interested parties and to enter it into the public record at your upcoming meetings.

When Timbers was in the permitting process it applied to use Duneside Road for access. It was denied because of the risk to pedestrian traffic, a wise decision by the Planning Board. Now that Timbers is nearing completion and plans have been announced to build more properties to the North and West of Timbers why would such a change even be considered? The volume of vehicular traffic has the potential to increase ten fold which in turn amplifies the risks of death and injury to foot traffic by an order of magnitude.

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When the Timbers property was permitted it was done so in the certain knowledge that ingress and egress would be via Beachwalker Drive - nothing has changed!

This is not a complex issue - for me it would be a vote of conscience - I would not be comfortable approving a new road design that could result in the harm of an adult or child walking on Duneside Road.

Yours Sincerely

Rory Harris
1121 Duneside Road

John W. Taylor Jr.

From: Rhonwen Newton <rnewton@sc.rr.com>
Sent: Sunday, March 18, 2018 11:59 AM
To: Ross Appel
Subject: Response I got from Town Council Member Chris Widuch re KDP Plan for Extending Duneside Road

As you see, he agrees with not opening Duneside Road.
Rhonnie

From: Rhonwen Newton [mailto:rnewton@sc.rr.com]
Sent: Tuesday, February 20, 2018 1:49 PM
To: 'Christopher Widuch' <cjwiduch@gmail.com>
Subject: RE: KDP Plan for Extending Duneside Road

I appreciate your response, Chris. I definitely will remain engaged in stopping the extension of Duneside Rd.
And thank you for your support.
Rhonnie

From: Christopher Widuch [mailto:cjwiduch@gmail.com]
Sent: Tuesday, February 20, 2018 11:11 AM
To: Rhonwen Newton <rnewton@sc.rr.com>
Subject: Re: KDP Plan for Extending Duneside Road

Dear Ms. Newton,
Thank you for your note. I completely agree with your comments and share your concern. Having walked down Duneside many times walking my dogs, I believe opening the road to increased traffic is outright dangerous. I will oppose this action if and when it comes before Town Council and I urge you and everyone else opposed to this to remain engaged.

Best Regards,

Chris Widuch
KI Town Council

On Tue, Feb 20, 2018 at 8:17 AM Rhonwen Newton <rnewton@sc.rr.com> wrote:

Dear Members of the Town Council:

I – and all the owners in Duneside II - were shocked last week to hear that the ARB had approved KDPs request to open Duneside Road to the Timbers community & ultimately to all future development in the wooded area by Duneside II. This would create a dangerous safety concern for the current neighborhood around Duneside Road. Duneside Road was always intended to be a neighborhood street for those residents using the pool, riding bikes, or accessing the beach. Never was it intended to be a thoroughfare for traffic from the wooded area by us once it was developed!!!

1. This request represents a complete reversal of the ARB's approval last year of the road configuration in the Timbers project. **Amanda Mole arranged a meeting with the Duneside II owners on September 2, 2016 at**

the ARB office to see the plans for the Timbers. Four of us Duneside II owners attended that meeting either in person or on the phone. Our attorney, John Massalon, also attend by phone. One of our questions & concerns was that we did not want Duneside Road to be extended into the Timber's. Amanda assured us that would not happen – that Duneside Road would not become a thoroughfare for new development in the wooded area next to Duneside II. In fact, Amanda showed us on the Timber's plat where a cul-de-sac on Southern Pines Road, the main road into the Timber's project, would be just inside the Timber's property line opposite the end of Duneside Road.

2. Duneside Road was built as a neighborhood road with residents going to the Sparrow Pond swimming pool. Cottage owners & Inlet Cove owners park their cars on Duneside Road to use the access walkway to the beach though Duneside I. **Bikes, baby carriages, people on foot – this is Duneside Road – not a thoroughfare or a drive thru road for quick access to the heart of West Beach.**

3. The **safety concerns** of Duneside Road are **obvious**. The road is narrow & has several blind curves. Families and children walk and bike Duneside Road consistently, and any attempt to make it be a thoroughfare would be a precursor to tragic accidents. This is an issue of community health and safety.

4. Another safety concern is that Timbers owners & guests access their property through a coded entrance gate off Beachwalker Road by Beachwalker Park so allowing them “back door” access to the island without going through the Main Security Gate could present major security risks to the island. (Is one of the reasons KDP wants access through Duneside Road so that the Timbers residents can bypass the 24/7 Main Security Gate and access West Beach directly???)

5. **Think of all the traffic that will be generated on Duneside Road once all of the wooded area is developed. Duneside Road would definitely need to be a throughway to handle all that traffic trying to get to the heart of West Beach!!!**

6. Another reason we have heard for KDPs request to extend Duneside Road is that the Timbers needs another exit route in case of a need for evacuation. The main entrance to the Timbers on Southern Pines Road is by Beachwalker Park – no security gate just a coded entrance gate! **If the Timbers needs another exit, wouldn't it make more sense to create another entrance/exit off of Beachwalker Drive where the Timbers' temporary construction entrance is now?**

The safety of the residents and the guests of the Duneside and Sparrow Pond communities would be seriously at risk if the Planning Committee & the Town Council approve the KDP/ARB proposal to extend Duneside Road. We are relying on you all to step up and deny this request. Stand up for the current residents and the entire Kiawah community for what is best for the future of Kiawah Island!

Rhonné Newton

President – Duneside II

John W. Taylor Jr.

From: Rhonwen Newton <rnewton@sc.rr.com>
Sent: Sunday, March 18, 2018 12:13 PM
To: Ross Appel
Subject: Response to me (1119) from Amanda Mole re KDP Plan for Extending Duneside Road

From: Amanda Mole [mailto:AMole@Kiawah.com]
Sent: Tuesday, February 27, 2018 3:57 PM
To: Rhonwen Newton <rnewton@sc.rr.com>
Subject: RE: KDP Plan for Extending Duneside Road

Rhonnie, thank you for your note -

Please understand that the ARB does not have jurisdiction over road ingress/egress construction. Other than landscape aesthetics, roadways are under the purview of the Developer, TOKI, and KICA.

In September 2016, a direct access was not intended and hence my firm response on this point. Per my understanding, this is being reevaluated and the Developer is working with KICA on security and safety concerns associated with the connection. Once solutions have been developed, recommendations will be relayed to stake holders in the neighborhood.

I have sent similar information to Gayle Gibb in response to her email. I hope this helps to clarify – thanks, Amanda

From: Rhonwen Newton [mailto:rnewton@sc.rr.com]
Sent: Tuesday, February 20, 2018 8:22 AM
To: Amanda Mole <AMole@Kiawah.com>
Subject: KDP Plan for Extending Duneside Road

Dear Amanda,

I was so surprised last week when I heard that the ARB had reversed its decision of putting a cul-de-sac at the end of Southern Pines Road & deciding instead to open it into Duneside Road. I'm curious as to the reason for making that change.

In the meeting that we owners of DSII had with you on September 2, 2016 to learn about the plans for the Timbers, you were very firm that Duneside Rd. would end where it currently does & that a cul-de-sac would be put at the end of Southern Pines Road just opposite Duneside Rd.

I'm curious why the ARB changed its mind. Duneside Rd was always intended to be a neighborhood road with people walking & biking to the pool and to access the beach. Opening that road really creates a safety concern. It would make Duneside Road become a thoroughfare despite the fact that it has several curves which don't allow visibility around it. And with limited walkways & no walkways from the swimming pool to the end of the road by the Duneside II parking lot, it would create a real safety concern. Also since the Timbers owners have a coded access to their property, opening

Duneside Road would allow them to enter West Beach without going through security clearance that everyone else on Kiawah has to do through the Main Security Gate!

It makes no sense to me, & the only reason I can see for the ARB's agreeing to this is pressure from KDP. If KDP needs another entrance/exit to their property, why not use the current construction entrance for that? This gives the Timbers' owners & future owners of other developments in the wooded area two ways to enter & exit their property. If they want to enter Kiawah proper, then they can do it through the Main Security Gate as everyone else has to do. What's wrong with that?

I just want you to know for reasons I'm sure you can understand, that we in Duneside II are going to do all we can to have this request denied by the Town Planning Committee & the Town Council. We feel it not only threatens the safety & security of our residents & guests but we're standing up for the entire Kiawah community for what we believe is the best for the future of Kiawah Island.

My best to you,

Rhonda

John W. Taylor Jr.

From: Rhonwen Newton <rnewton@sc.rr.com>
Sent: Sunday, March 18, 2018 12:07 PM
To: Ross Appel
Subject: FW: Thanks for putting this meeting together for us in Duneside & Sparrow Pond!

This is my response to Craig Weaver' arranging a meeting with John Connolly, Howard, & me. (They were at the meeting. I joined by phone.)
Rhonnie

From: Rhonwen Newton [mailto:rnewton@sc.rr.com]
Sent: Friday, February 23, 2018 4:48 PM
To: 'Craig' <crater1@comcast.net>
Subject: Thanks for putting this meeting together for us in Duneside & Sparrow Pond!

Craig,
I can't thank you enough for bringing us together & giving us such helpful background information in the Duneside Rd. situation. I really appreciated your candor & your need to be impartial in dealing with all the different parties. You've set the table for us, & now it's up to us to come to the plate. I do appreciate your willingness to encourage KICA, the Partners, & the Timbers to initiate the discussion with us so that they can understand our side & then see if anything can be worked out. We will always appreciate any input you have.

John & I have worked on previous causes with dunes pruning & West Beach. I guess it's time for us now to tackle another one!

Thanks again for your leadership!
Rhonnie

John W. Taylor Jr.

From: Rhonwen Newton <rnewton@sc.rr.com>
Sent: Sunday, March 18, 2018 11:46 AM
To: Ross Appel
Subject: Email from Alan Brennecke & Ginny Abbott (4304 Windswept) re Opening of Duneside Road

Alan & Genny are my neighbors in the other condo we own in Windswept (4302).
Rhonnie

From: Alan Brennecke [mailto:abbottbrennecke@comcast.net]
Sent: Friday, February 16, 2018 10:32 AM
Subject: Duneside Road

We strongly object to the opening of Duneside Road to through traffic from the Timbers Resort (and all future development west of the resort). This request by the Kiawah Partners goes against the assurances that Amanda Mole of the ARB gave to the Duneside and Sparrow Pond neighborhoods. The ARB, controlled by the KP, has now reversed its decision.

Duneside Road is a winding neighborhood road, not a thoroughfare. It is used by walkers and bikers, including children and baby strollers, for access to their pool and the beach. The safety concerns about added car traffic that is only transiting through the area is obvious.

Clearly, the desire of the KP is to give their owners a backdoor entrance to the entire island without having any security check. They should be required to come in the front gate, via Beachwalker Drive, just as Inlet Cove and other pre-gate residents do. To allow access without any security check only adds to the security concerns of Kiawah's current owners.

With all of the Resort plans for a conference center, a new hotel, a new Cougar Point clubhouse (including a large restaurant) and all of Resort villa registration in the West Beach area, traffic congestion is a major concern. It would be absurd to add to this traffic with access to West Beach via Duneside Road.

If the Kiawah Partners are concerned about evacuation routes from the island, they should simply add an exit to Beachwalker Drive. They already have a construction entrance there.

Even though we live in East Beach and may not be directly affected by this decision, we understand that this would be a bad decision for the whole island.

This is a typical "bait and switch" or "Chinese water torture" approach by the Kiawah Partners. It is time for the Planning Commission and the Town Council to draw the line. Enough is enough. Stand up for the current residents and the entire Kiawah community for what is best for the future of Kiawah Island.

Alan Brennecke & Virginia Abbott

4304 Sea Forest Drive (Windswept)

John W. Taylor Jr.

From: Rhonwen Newton <rnewton@sc.rr.com>
Sent: Sunday, March 18, 2018 11:57 AM
To: Ross Appel
Subject: My email to Amand Mole re KDP Plan for Extending Duneside Road

From: Rhonwen Newton [mailto:rnewton@sc.rr.com]
Sent: Tuesday, February 20, 2018 8:22 AM
To: 'Amanda Mole' <AMole@Kiawah.com>
Subject: KDP Plan for Extending Duneside Road

Dear Amanda,

I was so surprised last week when I heard that the ARB had reversed its decision of putting a cul-de-sac at the end of Southern Pines Road & deciding instead to open it into Duneside Road. I'm curious as to the reason for making that change.

In the meeting that we owners of DSII had with you on September 2, 2016 to learn about the plans for the Timbers, you were very firm that Duneside Rd. would end where it currently does & that a cul-de-sac would be put at the end of Southern Pines Road just opposite Duneside Rd.

I'm curious why the ARB changed its mind. Duneside Rd was always intended to be a neighborhood road with people walking & biking to the pool and to access the beach. Opening that road really creates a safety concern. It would make Duneside Road become a thoroughfare despite the fact that it has several curves which don't allow visibility around it. And with limited walkways & no walkways from the swimming pool to the end of the road by the Duneside II parking lot, it would create a real safety concern. Also since the Timbers owners have a coded access to their property, opening Duneside Road would allow them to enter West Beach without going through security clearance that everyone else on Kiawah has to do through the Main Security Gate!

It makes no sense to me, & the only reason I can see for the ARB's agreeing to this is pressure from KDP. If KDP needs another entrance/exit to their property, why not use the current construction entrance for that? This gives the Timbers' owners & future owners of other developments in the wooded area two ways to enter & exit their property. If they want to enter Kiawah proper, then they can do it through the Main Security Gate as everyone else has to do. What's wrong with that?

I just want you to know for reasons I'm sure you can understand, that we in Duneside II are going to do all we can to have this request denied by the Town Planning Committee & the Town Council. We feel it not only threatens the safety & security of our residents & guests but we're standing up for the entire Kiawah community for what we believe is the best for the future of Kiawah Island.

My best to you,

Rhonwen

From: Time Warner
To: amber@reliablepropertymanagers.com
Cc: Howard.slotnick1@gmail.com
Subject: Request to deny Duneside Road Access
Date: Sunday, February 18, 2018 2:50:49 PM

Amber,

See below. Pls let me know if you want us to also send separately.

Lisa

Cc: Howard

Sent from my iPhone

Begin forwarded message:

From: "Sauer, Lisa" <sauer.l@pg.com>
Date: February 18, 2018 at 11:49:08 AM EST
To: "jonandlisa@twc.com" <jonandlisa@twc.com>

Town of Kiawah Island Planning Commission
Attn: John Taylor, Jr., Planner II
4475 Betsy Kerrison Drive
Kiawah Island, SC 29455

Dear Mr. Taylor,

It has come to our attention that Kiawah Partners is seeking approval from the Planning Commission to open Duneside Road to all of its future developments east of Duneside Villas, the first of which is Timbers Kiawah. We are owners of 1101 Diodia Court, Duneside 1 Regime and have invested significantly in our property over the past 5 years to make it a place where our extended family can safely and privately enjoy the beautiful Kiawah oceanfront. When we purchased our property and decided to more than double our investment with a major remodel we did so with the knowledge that access to our property was behind the main gate of Kiawah, manned 24/7 by human security, and that we were at the end of Duneside road, a quiet and low traffic area.

We are vehemently opposed to opening access to Duneside Road as it will immediately lower our property value via lack of security and heavy traffic, as well as cause a security risk for foot traffic along the road. We are willing to attend the commission meeting and also to support litigation if necessary, to prevent this, though of course we prefer it not come to this and that Planning Commission

deny this request.

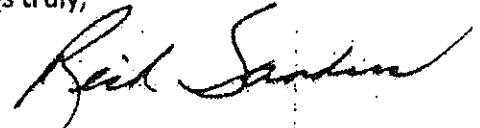
Lisa Sauer & Jon Moeller
1101 Diodia Court
Kiawah Island

February 15, 2018

Dear Amber,

Thank you for your e-mail of February 14th, which outlines the KICOA objections to the KICA request to "open up" the Duneside Road. As the owner of Villa 1102 Duneside, I strongly support your efforts to oppose the KICA plan including hiring appropriate legal representation. This is an outrageous reversal of long standing promises that KICA committed to (promising to protect and enhance our beautiful, quiet neighborhood) in order to get approval for their development plans, and now they are attempting to take actions that will do substantial harm. Any and all efforts to aggressively oppose the KICA plan are enthusiastically supported.

Yours truly,

A handwritten signature in black ink, appearing to read "Reid Sanders", written in a cursive style.

Reid Sanders

Bruce C. Strohm
Attorney at Law
305 South Catherine
LaGrange, IL 60525
brucestrohm@gmailcom

March 1, 2018

Town of Kiawah Island
Town of Kiawah Island Planning Commission
Attn: John Taylor, Jr., Planner II
4475 Betsy Kerrison Drive
Kiawah Island, SC 29455


Dear Mr. Taylor,

I am the owner of 1103 Duneside in Kiawah Island and am writing to you to express my serious opposition to the proposed opening of Duneside Road to the Timbers Development and possibly other to be developed properties. I have been an owner at Duneside for 4 years and was previously an owner of another property at Kiawah for 3 years.

As one of the Board members of the Duneside HOA, we have approved the hiring of an outside attorney to fight this unauthorized impact on our property values. But more importantly, please note that your proposed actions is a major Life-Safety concern to all the neighboring condo's and villas who currently are forced to walk on Duneside to access the Beach and the community pool. Due to the lack of bike paths, the proposed action will dramatically increase the possibility of injury to third parties. Furthermore, the potential for unauthorized access to our properties and the possibility to injury to property and possibly people is a major risk this change will impose.

I urge you to vote against this action which is not good for KICA or the community—the only ones it is good for are the partners.

Thank you,


Bruce C. Strohm

J. Kenneth Allen

Julie Allen

1104 Diodia Ct.

Kiawah Island, SC 29455

John Taylor

Town Planning Commission

Kiawah Island Municipal Center

4475 Betsy Kerrison Parkway

Kiawah Island, SC 29455

Dear Mr. Taylor,

As the owner of a Duneside Villa, we strongly oppose Kiawah Partners proposal to open Duneside Road to all of its future developments west of the Duneside Villas, including Kiawah Timbers.

Duneside Road is heavily traveled by families with children and bicyclists on their way to the community pool and to the beach. Heavy traffic on Duneside Road would be extremely hazardous to these pedestrians.

It is unreasonable to allow persons to circumvent the security gate. This compromises the security and safety of the Duneside and Sparrow Pond communities and decreases our property values.

Sincerely,

J. Kenneth Allen

Julie Allen

/O=RPM/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=EROSS

From: Catherine Britt [ccbritt@verizon.net]
Sent: Thursday, March 08, 2018 11:29 AM
To: Amber Neale
Subject: Re: Duneside Letter to Planning Commission

Hi Amber,

I am having trouble with my adobe reader so here is the text of it:

Catherine and Chris Britt

202 Arrowwood Lane
Chadds Ford, PA 19317

1106 Duneside Rd.

Town of Kiawah Island
Town of Kiawah Island Planning Commission
Attn: John Taylor, Jr., Planner II
4475 Betsy Kerrison Drive
Kiawah Island, SC 29455

To the Commission,

We have recently become aware of the Development Partners proposal to open Duneside Road to all of its properties east of Duneside. Our understanding is that this was not what was agreed to initially with the Planning Commission, but, quite frankly, it strains credulity to think that this was not the plan all along.

We stand with the other Duneside Owners and members of the Kiawah Island Cottage Owners Association and many others in vehemently opposing this proposition and we feel that Kiawah Partners have acted in bad faith in pushing for this despite their previous agreement.

Kiawah Partners will be gone in a short number of years and we will all still be there. This proposed opening of Duneside will present a safety hazard and will denigrate the unique character of the area. We strongly urge you to prevent this from going forward.

Thank you for your consideration.

Catherine and Chris Britt

On Mar 8, 2018, at 9:46 AM, Amber Neale <amber@reliablepropertymanagers.com> wrote:

Good Morning Mrs. Britt,

I am having trouble opening your letter.
Are you able to send me a PDF of this document?

Thank you!

Amber
Amber Neale, CMCA
Community Manager

3714 Betsy Kerrison Parkway, Suite I
Johns Island, SC 29455

O: 843.768.7185
F: 843.768.7186
amber@reliablepropertymanagers.com

-----Original Message-----

From: Catherine Britt [<mailto:ccbritt@verizon.net>]
Sent: Monday, March '05, 2018 4:42 PM
To: Amber Neale
Subject: Duneside Letter to Planning Commission

Amber, here is our letter. If you would like us to add anything or change anything, please let us know.

And let us know if we can do anything else on this front.

Thanks for your help,
Catherine Britt
1106 Duneside

Mr. & Mrs. Howard and Susan Slotnick

31 Wampus Lake Drive
Armonk, NY 10504

March 5, 2018

Town of Kiawah Island
Kiawah Island Planning Commission
4475 Betsy Kerrison Drive
Kiawah Island, SC 29455

Attention: John Taylor Jr.

Re: Duneside Road

Dear Mr. Taylor:

My wife and I are owners of 1105 Diodia Court and have owned the said villa, located within the Duneside I complex, for many years. I am also the President of the Duneside HOA. This letter is issued to voice our fierce opposition to the newly sprung petition, instituted and initiated by the Kiawah Partners, and perhaps with the active participation and involvement with the Timbers Development Group, regarding the expanded use of Duneside Road.

While it is clear that we do not possess all of the facts underlying the extant application — a fact which is peculiarly pathetic, given its sudden and initially surreptitious nature — we still nevertheless implore you and the Commission to turn the subject petition down. This is not a request that you should take lightly or deal with in a politically cavalier fashion. The opposition to this application and the growing outrage of the surrounding communities will inevitably grow and must not and should not be ignored. Further, be assured that if the community at large is ignored, the opposition to the subject application will be taken into a different forum which will only pit Associations, Kiawah homeowners, residents and others against the Planning Board Commission, the Partners and the group representing the Timbers. If that is what you want, that is what will occur. That is the apparent measure of outrage that exists and that you will face!

With respect to the subject application, be advised that life safety issues should obviously be your number one concern. Presently, given the solitude and unique character of Duneside Road and its surrounding areas, it is clear that the said road should not endure any more traffic. There are no bike paths on this road, nor are there any walking paths or sidewalks. Indeed, the road and adjoining streets share blind turns which can only lead to potential dangers with an increase in vehicular traffic. Little children and others frequently use Duneside Road for access to the beach, to the Sparrow Pond pool, either by walking, or bike riding. The nature and character of the neighborhood would be severely violated if the road would turn into a larger vehicular thoroughfare or otherwise. Certainly, and in the event an injury or other accident should occur, the consequences can be enormous. You must hear and adhere to the voices of those pleading that the above not occur.

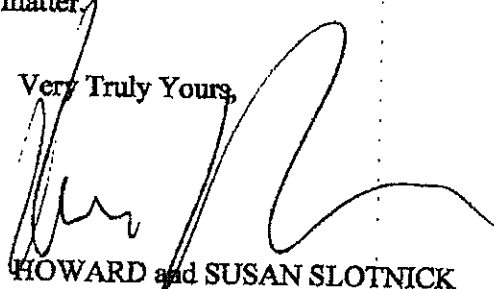
Additionally, and let's forget for the moment myriad of other reasons justifying the denial of the subject application, it is advised that you be particularly sensitive to the security risks that are clearly before you. By opening Duneside Road, no matter what security measures you take or consider, you are allowing access to the Island through Beachwalker Drive, thereby bypassing the main security gate. This event if it was allowed to occur is not only pathetic, but it violates the rights and expectations of everyone on the Island. If all owners understood the consequences of such a move, I can assure you, there would be a revolt on the Island, the likes of which the various governing bodies would not want to encounter!

So, given the outpouring of opposition, given the Associations opposition, given the opposition voiced by certain political bodies, given the anticipated opposition of KICA (which if not publicly proclaimed will be dealt with separately), and given fundamental logic and common sense, I am asking that you deny the instant application.

By the way, the fact that all Partners and perhaps the Timbers Development Group as well did not even have the courtesy of meeting with and reaching out to the various Associations and other owners, speaks volumes as to the utter lack of cooperation and the utter arrogance that the Partners apparently feel towards the community at large. Hundreds of Kiawah owners, if not more, can be affected by the instant proposal. The secrecy and the said failure to consult with the above groups manifests this point. Please do not be a party to these acts.

Thank you for your anticipated cooperation in this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to be "Howard and Susan Slotnick", written over the printed name.

HOWARD and SUSAN SLOTNICK

From: julesintenn@aol.com
To: amber@reliablepropertymanagers.com
Cc: howard.slotnick1@gmail.com
Subject: Duneside road continuation 1107 Diodia Court
Date: Monday, February 26, 2018 8:10:00 PM

I purchased 1107 Diodia Court 40 years ago and have truly enjoyed the small private community of Duneside Villas.

I strongly oppose the continuation of Duneside Road for it will obviously increase the traffic flow, create safety hazards for those walking to our community pool and beach, and decrease our home values.

The road continuation will change Sparrow Pond from a quiet quaint community, to a public high traffic area with safety issues.

Please carefully consider our concerns for I have a huge investment in my oceanfront property that this road continuation will affect.

Please vote NO to the Duneside road continuation 3/7,

Sarah Loeser
1107 Diodia Court

JOHN COGHLAN

1108 Diodia Court Kiawah Island, SC 29455

Friday, February 23, 2018

Mr. John Taylor Jr.
4475 Betsy Kerrison Drive
Kiawah Island, SC 29455

Dear Mr. Taylor,

I would like to express my strong opposition to the proposed traffic changes to Duneside Road. I have been the owner of a Duneside Villa for over twenty years and have seen numerous incidents where motor vehicles, cars and trucks, have had to take evasive actions to avoid hitting pedestrians or bicyclists.

In addition to the fact that Duneside Road has little or no bike or pedestrian paths for much of its length, there is a blind spot where Duneside Road turns to the west near the beach. Vehicles and pedestrians are often startled by finding themselves face to face in the middle of the roadway.

The developers of the new properties made their proposals for access through a separate security gate. Asking for unfettered access to Duneside Road and the rest of the island is a classic example of bait and switch. The result would be increased risk for two reasons: more vehicular traffic and an additional access point to the whole of Kiawah Island.

Sincerely,

John Coghlan

Theresa Smith
Theodore Burke
72 Mount Vernon Street
Boston, MA 02108

February 20, 2018

Town of Kiawah Island
Town of Kiawah Island Planning Commission
Attn: John Taylor, Jr., Planner II
4475 Betsy Kerrison Drive
Kiawah Island, SC 29455
jtaylor@charlestoncounty.org

Re: Duneside Road

Dear Mr. Taylor,

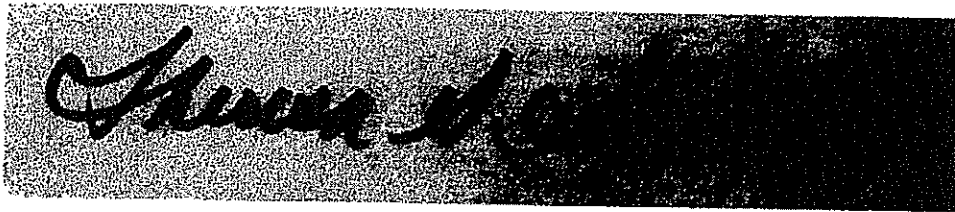
My husband and I are non-resident owners of a villa in the Duneside complex, #1109; I am on the Board of the Duneside HOA. We have owned property on Kiawah Island since 2000. It has come to our attention that Kiawah Partners has petitioned the Town Planning Commission to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah, currently under construction and scheduled for completion later this year. We do not have complete information as to what is being requested; however, based on this general information we have the following concerns:

1. Safety - the Sparrow Pond Cottage area is one of the more affordable areas on the island and many families with young children vacation there all year. Unlike most of the island, there are no bike or foot paths on Duneside Road (aside from a very small portion of sidewalk adjacent to the Sparrow Pond pool). A material increase in vehicular traffic poses a danger to local guests and residents, and in particular to the young children who bike and walk along Duneside continuously, recreationally as well as to the beach and to the pool.
2. Process - I spoke with a member of the ARB when the Timbers project began and she informed me that there would be no vehicular traffic between the Timbers project and Duneside Road. If a project is approved based on certain conditions, and some time into the project those conditions are re-negotiated, the process itself has no value or integrity, and the market for real property on Kiawah will reflect that lack of assurance.
3. Transparency - There was no notice given to owners and residents in the affected area. This proposed change affects the safety of the community and the quiet enjoyment that each owner

purchasing property in a "cul de sac" type residential community, with no through traffic, expects. The responsible parties on the island owe owners, many of whom are non-resident, the courtesy of informing them of these sorts of proposed changes and inviting their participation in the process of assessing this petition.

Thank you for your attention in this matter.

Sincerely,

A black and white photograph of a handwritten signature in cursive script, which appears to read "Theresa Smith". The signature is written on a dark, textured background.

Theresa Smith

The Orsus Group, LLC

P O Box 1415
Easley SC 29641

March 6, 2018

Mr. John Taylor
Town Planning Commission
Kiawah Island, SC

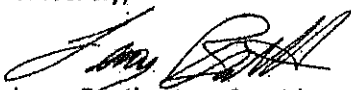
Dear Mr. Taylor:

I strongly object to the opening of Duneside Road to through traffic from The Timbers Resort and any future traffic west of the resort.

I, along with other Duneside and Sparrow Pond residents, clearly understand the negative impact that will occur on our neighborhood in regards to safety and crime.

I trust the Kiawah experience will not be abandoned merely for an accommodation to a developer.

Sincerely,



Larry Brotherton, President
The Orsus Group, LLC
1110 Duneside
Kiawah Island, SC.



J. Stephen McAuliffe, III
301.517.4827
jmcauliffe@milesstockbridge.com

Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

VIA ELECTRONIC MAIL
AND REGULAR MAIL
(board@kica.us)

March 2, 2018

Dave Singer, Chair
Members of the Board of Directors
Kiawah Island Community Association
23 Beachwalker Drive
Kiawah Island, South Carolina 29455

Re: Proposed Duneside Road Extension

Dear Chairman Singer and Members of the Kiawah Island Community Association Board of Directors:

We represent AJCWL2, LLC the owner of the property located at 1112 Duneside Road in Duneside Villas. On behalf our client, we strongly urge the Board of Directors of the Kiawah Island Community Association (the "KICA Board") to oppose the proposed extension of Duneside Road for the following reasons:

1. The proposed extension will exacerbate the existing safety issues on Duneside Road.

Duneside Road is currently a private neighborhood road with very little vehicular traffic. Its primary use is for pedestrian access to the beach by vacationing families, whether renters or owners, and residents. Accordingly, there are generations of families that walk in Duneside Road with their beach carts and children in hand. Because of the minimal vehicular traffic on Duneside Road, these vacationing families and pedestrians may use the entire width of Duneside Road to reach the beach. It is not uncommon to see families, six members wide, walking hand-in-hand along Duneside Road to the beach.

However, after Diodia Court and prior to the public access easement to the beach through Duneside Villas there is a ninety degree (90°) turn in Duneside Road. The minimal vehicular traffic on Duneside Road, familiar with this curve, must proceed at speeds slower than 20 mph to assure pedestrian safety.

The safety of the residents and vacationing families will be at great risk if Duneside Road is extended to Beachwalker Drive/Future Cape Point Road. The proposed developments along the Duneside Road extension will generate a significant additional amount of traffic and put the lives of the pedestrians that currently use Duneside Road at risk.

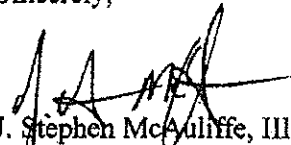
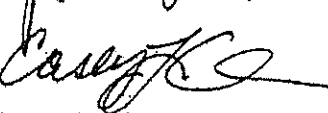
2. A sidewalk will not mitigate the safety risk to the pedestrians using Duneside Road.

A sidewalk along Duneside Road extended will not mitigate the pedestrian safety risk that will be created by the additional vehicular traffic on Duneside Road. A portion of Duneside Road is constructed with a sidewalk. However, the pedestrians currently using Duneside Road do not use the sidewalk because it is impractical. The sidewalk is unable to accommodate the vacationing families with their beach carts, baby carriages and bicycling children. Since the current pedestrian traffic does not utilize the existing sidewalk along Duneside Road, a sidewalk along Duneside Road extended will provide little to no benefit to pedestrian safety.

There are significant safety concerns associated with the extension of Duneside Road. For these reasons, along with the inherent security and traffic issues, we ask that the KICA Board align its position with our client's, and many other Kiawah Island residents, and oppose the extension of Duneside Road.

We appreciate your consideration of this matter.

Sincerely,


J. Stephen McAuliffe, III
Casey L. Cirner

cc: Shannon White, KICA (Shannon.white@kica.us)
AJCWL2, LLC

Mary and Peter Conway
1113 & 1114 Duneside Road
Kiawah Island, SC 29455

Friday, March 9, 2018

Mr. John W. Taylor
Kiawah Town Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

Dear Mr. Taylor,

We own two villas in the Duneside 1 development, #1113 & #1114.

We wish to register our strong opposition to the plan to extend Duneside Road into the Timbers Development and through it to Beachwalker Drive.

Duneside Road is a narrow street with no sidewalk or bike path along it. As it is the access road to Boardwalk #1, which serves Duneside 1, Duneside 2 and the Sparrow Pond Cottages, the road is always clogged with pedestrian and bicycle traffic in addition to the cars traveling to the villas.

In addition to busy pedestrian traffic, Duneside Road has a tight blind curve right at the Property Owner's pool.

Due to the above limitations, this road is an inappropriate choice for a through road into Kiawah.

An additional objection is that making Duneside Road connect to Beachwalker Drive would enable people to bypass the Kiawah Front Gate and gain access to the island. As island residents pay a substantial yearly fee to provide for gated access to the island, such a bypass undermines the entire concept of a gated community. We oppose the connection on these grounds alone, let alone the inadequacy of Duneside Road to safely bear such a traffic load.

Please register these objections and ensure that the decision makers know of them. We expect that common sense will prevail and that Duneside Road will remain what it is and was designed to be: A Dead-End Road.

Sincerely,

Peter and Mary Conway

*Sidney H. & Carol C. Williams
1111 Duneside Road
Kiawah Island, SC 29455*

February 22, 2018

Town of Kiawah Island
Town of Kiawah Island Planning Commission
Attn: John Taylor, Jr., Planner II
4475 Betsy Kerrigan Drive
Kiawah Island, SC 29455

Dear Sir,

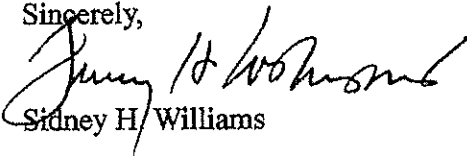
We are writing to express our opposition to the proposed plan to open Duneside Road as an ingress and egress point for the Timbers development project. Foremost, this proposal was never mentioned in the initial Timbers Development Plan for what we now believe are obvious reasons. The developers and Kiawah Island Partners quite clearly recognized that such a disclosure would prompt significant opposition and decided to begin the Timbers project without disclosure of their plan to use Duneside Road as a thoroughfare for a time-share and further development.


We already have significant traffic on Duneside and it is not vehicular. There are families pulling loaded carts to the beach, people walking dogs, unattended children on bicycles and pedestrians on the way to the community pool. The proposed amendment to the original plan and the anticipated increased vehicular traffic presents an enormous safety and liability hazard to all Kiawah Island renters and owners who utilize West Beach.

Kiawah as we know it is a place and a state of mind. This proposal changes the at leisure, unspoiled character of this private residential portion of West Beach. Until now, the older cottages and villas and their secluded setting were considered an asset to be protected. Apparently, that is no longer the case. Kiawah Island Partners evidently do not have an appreciation of current residents and renters but rather favor new, money-oriented projects over what has, in the past, made Kiawah a unique family environment.

We urge the Planning Commission to reject out of hand any changes that allow additional traffic access to Duneside Road.

Sincerely,


Sidney H. Williams


Carol C. Williams

Town of Kiawah Island Planning Commission
ATTN: John Taylor Jr Planner II
4475 Betsy Kerrison Dr
Kiawah Island SC 29455

To Whom it May Concern:

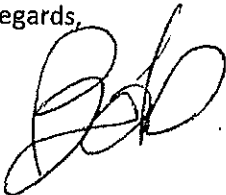
I am writing to express my opposition to the use of Duneside road as a thoroughfare for new and future developments. This neighborhood road is not fit for increased traffic. Residents walk and bike to the beach here, there are no bike paths. I can't imagine construction and delivery trucks on this narrow winding road.

Have the planners explored other options? Beachwalker Dr may be able to accommodate a third lane so that traffic could have 2 lanes in and one out? Seems this would benefit not only beachgoers but the residents of Inlet Cove and Riverview as well.

Another aspect of the proposed plan that is of concern is the unmanned gate. This type of gate is not sufficient to control access. There have been increasing issues with unwarranted access to the island the past few years. Kiawah's safety and security has value to residents and visitors alike.

Thank you for your help with stopping this ill conceived plan.

Regards,

A handwritten signature in black ink, appearing to be 'Bob Rummel', written in a cursive style.

Bob Rummel

1115 Duneside

Town of Kiawah Island
Town of Kiawah Island Planning Commission
Attn: John Taylor, Jr., Planner II
4475 Betsy Kerrison Drive
Kiawah Island, SC 29455

Tony & Helen Shearer
1118 Duneside Drive
Kiawah Island
SC 29455

March 9 2018

Dear Mr Taylor,

We are writing to you to lodge our total opposition to the proposed revised use of Duneside Road by Kiawah Partners. This proposal will create huge safety issues for the residents and guests of this area, in addition it will also enable open access to our homes that will inevitably lead to security issues.

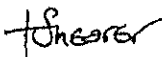
The current environment is safe and relatively traffic free, opening the road up is an irresponsible act driven by purely commercial motives despite the previous assurances given to us that it would not happen.

We purchased our home on the basis of this safe environment for our children and friends, we do not accept that this revised use can be approved.

We would appreciate your support in stopping this proposal as soon as possible.

Sincerely


Tony & Helen Shearer



Duneside Villas I H.P.R.

2018 Board of Directors

Howard Slotnick- *President* Lisa Sauer- *Treasurer*

Bruce Strohm - *Director* Matt Richardson - *Director* Terri Burke - *Director*

March 12, 2018

Attention: John Taylor, Jr., Planner II

Town of Kiawah of Island

Town of Kiawah Island Planning Commission

4475 Betsy Kerrison Parkway

Kiawah Island, SC 29455

RE: Change of Use of Duneside Road

Dear Mr. Taylor:

Please find enclosed letter of opposition to the proposed change of use of Duneside Road from Duneside Villas I H.P.R. and Kiawah Island Cottages.

Please do not hesitate to contact me should you have any questions as to the enclosed.

Sincerely,



Amber Neale, CMCA
Community Manager
Reliable Property Managers



843-768-7185

amber@reliablepropertymanagers.com

cc: Mr. Ross Appel, Esq.

3714 Betsy Kerrison Parkway Suite I ~ Johns Island, SC 29455 ~ 843-768-7185 (o) ~
843-768-7186 (f) ~ www.ReliablePropertyManagers.com

Lauren Dion

From: dogs4renee@gmail.com on behalf of Renee Webb <ReneeSpectorWebb@gmail.com>
Sent: Tuesday, February 20, 2018 3:01 PM
Subject: Opposition to Duneside Rd extension

Dear Town Council;

We are opposed to opening Duneside Road and extending the road into any new development i.e. Timbers Kiawah or any other development.

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the Kiawah Island Community Owners Association (KICOA) community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.
2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!
3. Over the past 10 years, our Regime (KICOA) has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the pool house facility, among other improvements, were in support of the KICA West Beach Revitalization initiative. Additional plans are being formulated to invest even more in future neighborhood upgrades over the next few years. We have a deep sense of pride in our efforts, our community, and the fact that we are one of the original developments begun back in the mid 1970s.
4. We purchased our property in 1991 and appreciated the security behind a manned 24/7 security gate that is currently the only access to our immediate neighborhood. Why would any consideration be given to opening up our neighborhood to unmanned "security" access? Unmanned access presents a major threat to our neighborhood but is also a significant issue for all of Kiawah Island. We trusted that our security and safety would not be compromised when we purchased our property. While we understand that future development is inevitable, it should not be to the detriment of us, our neighbors and the greater Kiawah Island community.
5. In the communication to Kiawah members in advance of the 2012 Annual Meeting, KICA highlighted the West Beach Revitalization program. "The idea behind the project is to bring new life to these neighborhoods, making Kiawah's first neighborhoods more lively, marketable and beautiful than ever, with the long-term goal of enhancing property values throughout the West Beach area, ultimately benefiting all of Kiawah." We urge the rejection of any proposal to make Duneside Road a thoroughfare offering "back door" access to the island. Such an action would cause irreparable damage to the Sparrow Pond and Greenslake communities and would be totally inconsistent with the goals and objectives espoused by the West Beach Revitalization initiative.

Renee and Roland Webb

1236 Kiawah Beach Drive (Greenslake)
Owners since 1991

215.643.4169

Lauren Dion

From: Lynne Burton <lynneburton75@gmail.com>
Sent: Saturday, February 17, 2018 9:25 AM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

On the request of Katherine Burton, owner 1227 Greenslake, she completely concurs with the board's position in opposition to opening Duneside Road

On Mon, Feb 12, 2018 at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion

<lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

- 1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.**
- 2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!**
- 3. Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the pool house facility, amongst other improvements, were in support of the KICA West Beach Revitalization initiative. Additional plans are being formulated to invest even more in future neighborhood upgrades over the next few years. We have a deep sense of pride in**

our efforts, our community, and the fact that we are one of the original developments begun back in the mid 1970s.

4. Our owners purchased their properties feeling secure behind a manned, 24/7 security gate that is currently the only access to our community. Why would any consideration be given to opening up our association to unmanned "security" access? Unmanned access presents a major threat to our neighborhood but is also a significant issue for all of Kiawah Island. We trusted that our security and safety would not be compromised when we purchased our properties. While we understand that future development is inevitable, it should not be to the detriment of our owners and the greater Kiawah Island community.

5. In the communication to Kiawah members in advance of the 2012 Annual Meeting, KICA highlighted the West Beach Revitalization program. "The idea behind the project is to bring new life to these neighborhoods, making Kiawah's first neighborhoods more lively, marketable and beautiful than ever, with the long-term goal of enhancing property values throughout the West Beach area, ultimately benefiting all of Kiawah." We urge the rejection of any proposal to make Duneside Road a thoroughfare offering "back door" access to the island. Such an action would cause irreparable damage to the Sparrow Pond and Greenslake communities and would be totally inconsistent with the goals and objectives espoused by the West Beach Revitalization initiative.

Please reply to this e-mail acknowledging your support for the KICOA Board to move to block this egregious act which will have a serious detrimental impact on our community and property values. The greater the response we receive, the stronger our argument becomes.

Thank you for your cooperation and immediate attention to this matter.

Kiawah Island Cottage Owners' Association, Board of Directors

To unsubscribe, please contact John Poston & Company, Inc. at 843-853-5300 or via email at rose@postonco.com with the word 'UNSUBSCRIBE' in the subject and your name in the body of the email.

Lauren Dion

From: David Friedland <dkfriedland@gmail.com>
Sent: Friday, February 16, 2018 12:40 PM
To: Lauren Dion
Subject: Fwd: Proposed Extension of Duneside Road

Regards,

David K. Friedland
dkfriedland@gmail.com
(786) 258-4619 mobile
Sent from my iPhone

----- Forwarded message -----

From: Christopher Widuch <cjwiduch@gmail.com>
Date: Fri, Feb 16, 2018 at 12:39 PM
Subject: Re: Proposed Extension of Duneside Road
To: David Friedland <dkfriedland@gmail.com>

Dear Mr. Friedland,

Thank you for writing and expressing your concerns. I too am opposed to the potential opening of Duneside to thru traffic. The public safety issues you cite are most important to me; your other concerns are worth noting and I agree with them. If this proposal comes before the Town Council I will strongly object, argue against, and ultimately vote to reject the proposal.

Best Regards,

Chris Widuch
KI Town Council

On Thu, Feb 15, 2018 at 3:52 PM David Friedland <dkfriedland@gmail.com> wrote:

Ladies and Gentlemen of the Kiawah Island Council and Planning Committee -

As a Sparrow Pond property owner ([1012 Thrasher Court](#)), please accept this email as my notification to you of our family's vehement opposition to the proposed opening of Duneside Road at its current termination point on the eastern side of our community.

From what the KICOA Board has advised us, Kiawah Partners is planning to ask you for approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah (currently under construction and scheduled for completion later this year). This request would be a

complete reversal of Kiawah Partners' earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities.

We understand that the KICOA Board intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We completely support the KICOA Board's actions, for at least the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.
2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!
3. Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the pool house facility, amongst other improvements, were in support of the KICA West Beach Revitalization initiative. Additional plans are being formulated to invest even more in future neighborhood upgrades over the next few years. We have a deep sense of pride in our efforts, our community, and the fact that we are one of the original developments begun back in the mid 1970s.
4. Our owners purchased their properties feeling secure behind a manned, 24/7 security gate that is currently the only access to our community. Why would any consideration be given to opening up our association to unmanned "security" access? Unmanned access presents a major threat to our neighborhood but is also a significant issue for all of Kiawah Island. We trusted that our security and safety would not be compromised when we purchased our properties. While we understand that future development is inevitable, it should not be to the detriment of our owners and the greater Kiawah Island community.
5. In the communication to Kiawah members in advance of the 2012 Annual Meeting, KICA highlighted the West Beach Revitalization program. "The idea behind the project is to bring new life to these neighborhoods, making Kiawah's first neighborhoods more lively, marketable and beautiful than ever, with the long-term goal of enhancing property values throughout the West Beach area, ultimately benefiting all of Kiawah." We urge the rejection of any proposal to make Duneside Road a thoroughfare offering "back door" access to the island. Such an action would cause irreparable damage to the Sparrow Pond and Greenslake communities and would be totally inconsistent with the goals and objectives espoused by the West Beach Revitalization initiative.

Thank you for your prompt consideration of, and attention to, this matter.

David K. Friedland, Esq

Florida Bar Board-Certified

Lauren Dion

From: Cindy Widenhouse <cindywidenhouse@gmail.com>
Sent: Friday, February 16, 2018 9:09 AM
To: fred.peterson@gmail.com
Cc: prickettdan@gmail.com; acapelli35@hotmail.com; plinyiwan@msn.com; dowdy.bill@yahoo.com; galemesserman@bellsouth.net; bstenson@imgworld.com; crater1@comcast.net; jrwilson749@msn.com; dmezza444@gmail.com; cjwiduch@gmail.com; jackkoach@bellsouth.net; Lauren Dion
Subject: OPPOSITION to the opening of Duneside Road

We own the property located at 1030 Warbler Court, Sparrow Pond Cottages. We strongly oppose the opening of Duneside Road to all future development east of Duneside Properties. This is a complete reversal of the earlier agreement by Kiawah Partners and the Planning Commission to limit the access between the communities to foot/bike traffic. The action of Kiawah Partners is underhanded and sneaky. They initially proposed one thing, and they are now trying to slip in something totally opposite. It's like a child nodding his head in agreement and making a promise while hiding his hand behind his back with his fingers crossed.

Duneside road is much too narrow to allow for this kind of traffic and will undoubtedly result in someone being struck and killed by a motor vehicle. The road is very heavily traveled by people riding bikes or walking to the beach with their beach carts/strollers. This is the only success to the beach for our neighborhood. The road can't safely handle the increased motor vehicle traffic.

Opening Duneside Road will also allow people to come onto the island without having to go through the security gate. This totally threatens the safety and security of our property and decreases our property values! One of the main reasons we bought our villa on Kiawah was to have property that was secure, safe and located BEHIND a security gate.

This proposal, if approved, will cause irreparable and immediate harm to our property/property values. While we are shocked that Kiawah Partners has gone back on their promise, we are confident the you will not approve the request. Please know that we will do whatever it takes to stop this, including seeking legal action and injunctive relief.

Thank you.

Cindy Widenhouse
1030 Warbler Court

Lauren Dion

From: ivan@bekkersfamily.com
Sent: Friday, February 16, 2018 8:20 AM
To: Lauren Dion; Miep Bekkers
Subject: [FWD: Re: Timbers access to Duneside Road & Kiawah]

FYI

----- Original Message -----

Subject: Re: Timbers access to Duneside Road & Kiawah
From: Diana Mezzanotte <dmezza444@gmail.com>
Date: Thu, February 15, 2018 9:02 pm
To: ivan@bekkersfamily.com

Hi Alain & Miep,

Thank you for your note. I agree with your concerns. The next Planning meeting, which is open to anyone that would like to attend, is March 7th at 3:00 p.m. I plan to be there.

Regards,

Diana Mezzanotte

On Wed, Feb 14, 2018 at 8:49 AM, <ivan@bekkersfamily.com> wrote:

Dear Town of Kiawah Island Council Members & the Town's Planning Committee members,

We are writing to you to express our concern regarding a request to extend Duneside Road into the Timbers property. Duneside is our main road towards the beach and is heavily used by bikers, joggers and walkers during all months of the year. The blind curve is already hazardous at this point in time and adding Timbers to this will make that even more so. As propriety owners we are concerned for safety, and we are also concerned for island security.

We purchased our property feeling secure behind a manned, 24/7 security gate that is currently the only access to our community. Adding Timbers would unnecessarily add a security gate which we understand will also be unmanned, posing in our opinion an increased threat to our neighborhood and a significant issue for all of Kiawah Island.

We trust these security and safety and a concern for the protection of our property values will be fundamental in reviewing this request and reject it.

Sincerely,

Alain & Miep Bekkers
1209 Fling Squirrel

Lauren Dion

From: Gary Bowman <gbowman@professionalpharmacyoxford.com>
Sent: Thursday, February 15, 2018 9:28 AM
To: Lauren Dion
Subject: RE: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I support the board's action to seek to block the opening of Duneside Road.

Thank you.

Gary Bowman
Professional Pharmacy
140 Roxboro Rd.
Oxford, NC 27565
919-693-8555

Confidentiality Notice: This e-mail message, from Professional Pharmacy, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. The recipient is responsible to maintain the confidentiality of this information and to use the information only for authorized purposes pursuant to Professional Pharmacy's confidentiality policies. If you are not the intended recipient (or authorized to receive information for the intended recipient), you are hereby notified that any review, use, disclosure, distribution, copying, printing, or action taken in reliance on the contents of this e-mail is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail; delete this original message from your inbox and also your deleted items.

From: Kiawah Island Cottage Owners Association, Inc. - Lauren Dion [mailto:lauren@postonco.com]
Sent: Monday, February 12, 2018 9:25 AM
To: Gary Bowman
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers,

Lauren Dion

From: Bednarski, Edward <ebednarski@metlife.com>
Sent: Wednesday, February 14, 2018 2:43 PM
To: Lauren Dion
Subject: FW: Extension of Duneside Road into the Timbers Property

Lauren

FYI

Ed Bednarski | Director | MetLife Real Estate
One MetLife Way, Whippany, NJ 07981 | T. (973) 355-4426 | M. (973) 723-4852 ebednarski@metlife.com

From: Bednarski, Edward
Sent: Wednesday, February 14, 2018 2:41 PM
To: 'fred.peterson@gmail.com'; 'prickettdan@gmail.com'; 'acapelli35@hotmail.com'; 'plinyiwan@msn.com'; 'Dowdy.bill@yahoo.com'; 'galemesserman@bellsouth.net'; 'bstenson@imgworld.com'; 'crater1@comcast.net'; 'jrwilson749@msn.com'; 'dmezza444@gmail.com'; 'cjwiduch@gmail.com'; 'jackkoach@bellsouth.net'
Cc: Maureen M Bednarski (maureen.m.bednarski@verizon.com)
Subject: Extension of Duneside Road into the Timbers Property

Town of Kiawah Island Council Members & Planning Committee Members:

I am writing to you today to voice my objections to the potential extending of Duneside Road into the Timbers property. As a home owner in the Sparrow Pond community this action would be detrimental to West Beach and seriously damage the serene environment that exists in this portion of the island. I did not follow the proceeding that led to the overall approval of the Timbers project (which is an architectural disaster and has no semblance in style or design to the surrounding land uses). However, have major concerns about a retroactive approval to extend the road.

As it is typically appropriate for items such as access through communities and easements to be addressed at the initial planning phases of a project I can only believe that traffic studies were provided in the initial submission that were discussed and refuted by the planning board so that approval was not granted for the access. I am not sure why after the fact that this would even be considered.

The additional traffic that would be generated with a thoroughfare to Timbers would be a safety hazard to the homeowners in the community. As you know, Duneside being the main access point to the beach is heavily utilized by pedestrians the majority who walk in the street with their children and beach equipment. From a security standpoint unless access at the gate at Timbers is strictly enforced there would be another access point to the entire island from this project. Currently I am told by my neighbors in the community that construction vehicles are already attempting to access the Timbers project and are appearing on streets in Sparrow Pond, lost and thinking they can get to the project. It is my understanding that the fence from Duneside to the project is still in place so I can't imagine why these vehicles are being let through the Main gate.

Over the past few years the regime has been beneficial in improving our community and has plans for additional improvements in the coming years. As one of the original communities on the island it would be a shame if the natural beauty of the community was shattered by Timbers residents and their guests rushing through our community to get to their properties or attempting to use our facilities such as the pool. I am sure that the Timbers will not provide access to their facilities or access to Beachwalker Road for residents of Sparrow Pond.

There are numerous examples of successful projects on the island that co-exist and flourish without being behind the Main Security Gate and the Timbers will probably join the list even without direct access to the West Beach area.

Kiawah Island is a special place and the Sparrow Pond community is our little piece of paradise. Change is inevitable. However, in a master planned community changes like these are not acceptable and we would ask that you consider our thoughts and concerns as you address this proposal.

Ed & Maureen Bednarski | 1015 Thrasher Court

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Lauren Dion

From: wjhc2001@aol.com
Sent: Wednesday, February 14, 2018 2:16 PM
To: Lauren Dion
Subject: 1112 Duneside

As the owner of this home I vehemently oppose the road being opened.

Although I am not surprised of their intentions. The developer and partners would have to think we are naive if they think we didn't see this coming. First we have a time share development as a neighbor and now they want to open up the road.

I'm glad there is unity in opposition.

Please let me know how I can help

Sincerely

Wendy Culp

Sent from AOL Mobile Mail

Lauren Dion

From: T. Stephen Lynch <tslynch@bellsouth.net>
Sent: Tuesday, February 13, 2018 10:32 PM
To: Lauren Dion
Subject: RE: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

It would be despicable to open Duneside Road to developments east of Duneside Townhomes.

T. Stephen Lynch
1067 Sparrow Pond

From: Kiawah Island Cottage Owners Association, Inc. - Lauren Dion [mailto:lauren@postonco.com]
Sent: Monday, February 12, 2018 9:25 AM
To: Steve Lynch
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.
2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!
3. Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the

Lauren Dion

From: Michael Meeks <mjmeeks@charter.net>
Sent: Tuesday, February 13, 2018 4:57 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

To whom it may concern:

We would like to go on record as being opposed to making Duneside road a thoroughfare for future developments. We have been owners in Sparrow Pond since the 1980's and have always used Duneside road to get to the pool and beach. As grandparents we feel this would create an unsafe environment for our grandchildren and any other children using this road. The charm of Sparrow Pond is enhanced by the fact that it is a quiet neighborhood with little car traffic. To create a major thoroughfare would destroy this charm and create a very dangerous situation. Please do not let this happen. Thank you.

Michael R. Meeks, MD
1070 Gallinule Court
Sparrow Pond Cottages

Sent from my iPad

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. **Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been**

Lauren Dion

From: Herbert Voigt <voigt542@gmail.com>
Sent: Tuesday, February 13, 2018 3:30 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Response to the Board,

We strongly agree with the arguments of the Board not to allow the Planning Commission to grant "Timber" and "Kiawah Development Partners" the Duneside Rd extension. Duneside Rd is mainly a beach and "community pool" access road. This passage is mostly either walked by families with kids or riding their bikes. Kiawah Partners request would make Duneside Rd, a major thoroughfare. With such a dangerous and irresponsible decision our Sparrow Pond Community and with that Kiawah Island would lose its family friendly quality. Heaven forbid there would be an accident.

Not even mentioning mayor security concerns.

It is high time to stop Kiawah Real Estate of being in a position to ruin our beautiful Island and hurting property owners and their prospective customers. We strongly suggest legal help.

Regards,

Karla and Herbert Voigt

On Feb 12, 2018, at 5:10 PM, Herbert Voigt <voigt542@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: February 12, 2018 at 9:24:44 AM EST
To: "Karla & Herbert Voigt" <voigt542@gmail.com>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply
Reply-To: lauren@postonco.com

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside

Lauren Dion

From: Andrew Gunter <gunteraw@att.net>
Sent: Tuesday, February 13, 2018 3:02 PM
To: Lauren Dion
Subject: Timber's proposal

I am fully against any additional roads or changes to Duneside road into Kiawah. This is likely a breach of contract and a security issue. The single gate at the entrance to Kiawah is an intentional deterrent for crime.

Sadly, we live in times where security is critical at our churches, homes and community and would not allow this to pass and put the community of Kiawah at risk.

My children feel safe walking and biking alone and it would not be so with open access to Kiawah.

Beachwalker traffic could access Kiawah putting a burden on parking, ticketing, towing, angry patrons and security and staff having to sort who is who on the island. This is a danger to Kiawah residents and staff.

In addition, the property values for Sparrow Pond and Greenslake would be affected negatively if open access is available through west beach.

I would doubt any other areas in Kiawah (Cassique, Beach Club) would allow open access...all for one.

Andrew W. Gunter, MD

Lauren Dion

From: maureen.m.bednarski@verizon.com
Sent: Tuesday, February 13, 2018 12:49 PM
To: Lauren Dion
Cc: 'ebednarski@metlife.com'; maureen.m.bednarski@verizon.com
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Hi Lauren – I received a text message from our neighbor on Thrasher Court regarding your e-mail. I did not receive your e-mail message but it may have been sent to my Spam folder. Please add my and my husband's e-mails to your distribution list:

Maureen.m.bednarski@verizon.com
ebednarski@metlife.com

We are strongly opposed to opening Duneside Road to Kiawah Partners new developments and support the KICOA Board to move to block this egregious act which will have a serious detrimental impact on our community and property values.

Thanks,
Maureen & Ed Bednarski
1015 Thrasher Court

=====
Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.
2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!
3. Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the pool house facility, amongst other improvements, were in support of the KICA West Beach Revitalization initiative. Additional plans are being formulated to invest even more in future

Lauren Dion

From: Marlisa Bannister <marlisa@bannister.com>
Sent: Tuesday, February 13, 2018 12:18 PM
To: Fred Petersen, Chair; Dan Prickett, Vice Chair; Andy Capelli; Larry Iwan; Bill Dowdy; Gale Messerman; Brit Stenson; Craig Weaver, Mayor; John Wilson, Mayor Pro Tem; Diana Mezzanotte; Chris Widuch; Jack Koach
Cc: Lauren Dion; knowles3@mac.com
Subject: Duneside Dr.

All... Please, please, please, reject the request addressed below, for the reasons stated below, and so many, many more. Thank you... Marlisa Bannister

Marlisa K. Bannister
MOBILE PHONE: 614-506-2165
E-MAIL: marlisa@bannister.com
RESIDENCE:
377 Green Winged Teal Rd
Kiawah Island, SC 29455-5616

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

- 1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.**
- 2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must**

Lauren Dion

From: Donald Steve Bartlett <tinypellets@bellsouth.net>
Sent: Tuesday, February 13, 2018 11:39 AM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I am the owner of 1032 Warbler Court and also vehemently oppose the opening of Duneside Road to automobiles for access to further developments on the west side of Kiawah Island. I support, and thank, the Board in an effort to have this request turned down.

Sincerely,
B. Ann Bartlett
833 Platinum Drive
Fort Mill, SC 29708 (Cell) 704-907-4231

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
To: Barbara Bartlett <tinypellets@bellsouth.net>
Sent: Monday, February 12, 2018 9:27 AM
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.

Lauren Dion

From: John and Linda <johnlindaconn@yahoo.com>
Sent: Tuesday, February 13, 2018 11:24 AM
To: Lauren Dion
Cc: John
Subject: Duneside Road

To Whom It May Concern:

As a full-time resident of Sparrow Pond, I am vehemently opposed to any proposal to extend Duneside Road to Timbers Kiawah as well as future developments in that area. A narrow, winding neighborhood street, Duneside serves as a path to our community pool, bike racks, and beach access. Since there is no continuous bike path in our area, Duneside is the only option for bicyclists, families walking with beach carts, strollers, etc. to reach these destinations. On any given day, one sees scores of families walking as well as children biking to both the pool and beach. In addition, Inlet Cove residents, guests, and renters use the KICA bike path from Beachwalker through to Duneside as their walking route to the beach.

Most importantly, there is a blind curve that turns sharply to the west at the community pool. I have personally witnessed many children get quickly on their bikes after swimming at the pool and ride straight onto Duneside. Extending Duneside and exponentially increasing traffic in our area, would be reckless endangerment to the safety of these families.

As a community, we were assured that Duneside would not be extended and made a thoroughfare to Timbers Kiawah and beyond. What has changed? I implore those in a decision-making capacity to deny any proposal to connect Duneside to Southern Pines.

With deep concern,
Linda J. Connolly
1020 Scaup Court

Sent from my iPad

Lauren Dion

From: Kupetz <4kupetz@peoplepc.com>
Sent: Monday, February 12, 2018 9:39 PM
To: Lauren Dion
Cc: Bee
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Gentleman,

We are truly apposed to this latest attempt to compromise our lifestyle and security in our beloved Sparrow Pond. We will fully support any type of opposition to halt this latest attempt by the developers.

Sincerely,

Greg and Barb Kupetz
1081 Sparrow Pond
Kiawah island SC.

Sent from my Verizon Wireless 4G LTE DROID

On Feb 12, 2018 9:24 AM, "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion"

<lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.

Lauren Dion

From: Mel Patterson <mspatt@backroads.net>
Sent: Monday, February 12, 2018 9:30 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I HAVE BEEN IN SPARROW POND SINCE 1982 AND WE WERE PROMISED THAT NO FURTHER DEVROPMENT ON West end would occur. We do not need to ruin our peaceful investment into a free for all. Please stop this at all costs. THE Pattersons 1070 Sparrow pond..

<-----Original Message----->

From:
Sent: 2/12/2018 6:24:44 AM
To:
Cc:
Subject:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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- 2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!**

Lauren Dion

From: Jay Rutherford, Jr. <jrutjr@aol.com>
Sent: Monday, February 12, 2018 8:41 PM
To: Lauren Dion
Cc: Kit
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Lauren,

We support the KICOA Board to oppose this proposal.

Thank you.

Jay F. Rutherford, Jr.
Kit Rutherford
1094 Diodia Court

Sent from my iPad

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: amgirardo <amgirardo@comcast.net>
Sent: Monday, February 12, 2018 8:03 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear Lauren,

I am opposed to opening Duneside Road to any development west of Duneside Townhomes for all of the reasons stated by the KICOA Board.

Angela Girardo

Sent from my Galaxy Tab A

----- Original message -----

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: 2/12/18 8:24 AM (GMT-06:00)
To: James & Angela Girardo <amgirardo@comcast.net>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: Lynn Glazar <lynnglazar@earthlink.net>
Sent: Monday, February 12, 2018 7:35 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

We are opposed to the Timbers opening Duneside Rd. for the reasons listed by KICOA. Lynn & Paul Glazar

Sent from my iPhone

On Feb 12, 2018, at 6:28 PM, mgpglazar@earthlink.net wrote:

Begin forwarded message:

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: February 12, 2018 at 9:24:44 AM EST
To: "Paul & Lynn Glazar" <mgpglazar@earthlink.net>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply
Reply-To: lauren@postonco.com

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: jgirar <jgirar@comcast.net>
Sent: Monday, February 12, 2018 7:04 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Lauren,

I AM 100% OPPOSED TO OPENING DUNESIDE ROAD TO ANY DEVELOPMENT WEST OF DUNESIDE TOWNHOMES FOR ALL THE REASONS STATED BY THE KICOA BOARD.

**JAMES B. GIRARDO
1039 WARBLER COURT
KIAWAH ISLAND, SC 29455**

Sent from my Galaxy Tab A

----- Original message -----

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: 2/12/18 8:24 AM (GMT-06:00)
To: James & Angela Girardo <jgirar@comcast.net>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

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Lauren Dion

From: Tracey Hutchins <tlh1450@aol.com>
Sent: Monday, February 12, 2018 6:31 PM
To: Lauren Dion
Subject: Dune side access

We strongly oppose this proposal. If I understand this correctly, not only would there be access from duneside, but also through beachwalker. Are the developers willing to foot the bill to add yet another gate between the two?

Tracey Hutchins and Elisa Allan, owners at 1064 Sparrow Pond.

Sent from my iPad

Lauren Dion

From: Karen <dklamyers@aol.com>
Sent: Monday, February 12, 2018 5:46 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

We support the KICOA Board's move to block opening Duneside Road to new development.

Daniel and Karen Myers
1214 Flying Squirrel Ct.
Greenslake Cottages

Sent from my iPad

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: yruamu <yruamu@gmail.com>
Sent: Monday, February 12, 2018 5:46 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I most certainly agree- No Duneside Road access to the Timbers development or future development east of it. Their access road should have been the first thing they built before that blight on the beach they call the Timbers.

No road access.

No way.

No.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: 2/12/18 9:24 AM (GMT-05:00)
To: Pamela & Russell Amundson <yruamu@gmail.com>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: Mark McKeehan <kiawahm@hotmail.com>
Sent: Monday, February 12, 2018 5:13 PM
To: Lauren Dion
Subject: Fw: [iKiawah] Duneside Dr.

Hi Lauren,

Not sure if you are the correct one to send this to.

We are owners beyond the second gate, so while not directly impacted on a daily basis by this, we do urge KICOA to vigorously oppose the development of Duneside Road.

Kiawah is a special place, mostly because we have been able to control access to it. Opening up unchecked access will take us one step close to becoming another Hilton Head.

Mark McKeehan
291 Marsh Cove Rd

From: 'Marilyn Scott' via iKiawah listserv <ikiawah@googlegroups.com>
Sent: Monday, February 12, 2018 9:57 PM
To: ikiawah@googlegroups.com
Subject: Re: [iKiawah] Duneside Dr.

Does this have anything to do with the beach front land swap that people voted for in the fall???

Mimi Scott
Otter Island

Sent from my iPhone

On Feb 12, 2018, at 1:13 PM, Norma Burgeson <nburgie1@sbcglobal.net> wrote:

as usual we can not believe the kiawah partners!
please add our name to the list of people on kiawah Island who want kp to follow the rules

On Feb 12, 2018, at 10:29 AM, laurie knowles <knowles3@mac.com> wrote:

I received the following email this morning. I encourage everyone to read it, and share their opinion on this with the Mayor / KICA/ the planning commission / etc. This goes in the face of what the Partners agrees to previously.

Thanks.
Laurie Knowles

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: February 12, 2018 at 9:24:44 AM EST
To: Nathan and Laura Knowles
<knowles3@mac.com>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply
Reply-To: lauren@postonco.com

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: Bob & Cathy Hill <rgchcmh2@bellsouth.net>
Sent: Monday, February 12, 2018 4:47 PM
To: Lauren Dion
Subject: Re: Confused by your KICOA email

Lauren, thank you for the education. For those of us who seldom find ourselves on that portion of the island this is all new information. It would not surprise me if many permanent residents are totally unaware of the details presented below. It may make sense to educate everyone on the island as thoroughly as you've educated me. Then it should become apparent to a large majority of island residents that this proposal by the developer makes no sense. Bob Hill

From: Lauren Dion
Sent: Monday, February 12, 2018 4:06 PM
To: Bob & Cathy Hill
Subject: Re: Confused by your KICOA email

From the Board:

The new road has already been cut through. When you travel down Beachwalker Drive, right before you get to the public beach parking lot, there is a left turn to a new road called Cape Point that is scheduled to have an unmanned gate. After going through that unmanned gate, you then make a left turn on to another new road called Southern Pines Lane which goes directly to where Duneside currently ends. However, the Town Planning Commission, after concerns expressed by KICA and others, mandated that Southern Pines Lane not be connected to Duneside. Southern Pines Lane essentially ends in a cul de sac. There will be a foot/bike path connecting the neighborhoods, but the roads themselves do not connect.

The developer (after receiving pressure from Timbers Kiawah) is now planning to go back to the Town Planning Commission to get them to reverse their decision and allow the two roads to be connected. This would permit all of those new developments (and potentially the homes on Captain Sam's Spit if they ever get built) to access all of Kiawah Island through Duneside Road. As I understand it, there would be a security gate where Southern Pines meets Duneside, but it too would not be a manned gate. The combination of serious safety issues from a huge increase in traffic on to Duneside Road and the fact that people could get on the island through an unmanned security gate is totally unacceptable. We all know how unmanned gates are susceptible to getting stuck, allowing anyone to pass through. I can't tell you how many times I've seen the Inlet Cove gates stuck in an open position.

Best regards,

Lauren H. Dion, Esq.
Association & Regime Manager | John Poston & Co., Inc.
304 Meeting Street | Charleston, SC 29401
Direct 843.937.6861
Office 843.853.5300
Fax 843.266.5961

lauren@postonco.com www.postonco.com

On Feb 12, 2018, at 1:29 PM, Bob & Cathy Hill <rgHCMH2@bellsouth.net> wrote:

Another question for you. The email strongly suggests that the developer is seeking approval to cut a new road from Beachwalker Drive to Duneside Road thus creating the backdoor around the front gate. Is this what the email is saying without directly saying it? Not trying to be picky just trying to understand precisely what the developer is asking permission to do. Thanks, Bob Hill

From: Lauren Dion
Sent: Monday, February 12, 2018 1:14 PM
To: Bob & Cathy Hill
Subject: RE: Confused by your KICOA email

Bob:

The Charleston County tax website refers to it as Duneside Road, and you are correct, the turn is a sharp turn to the west.

Thanks!,

Lauren H. Dion, Esq.
Association & Regime Manager | John Poston & Co., Inc.
304 Meeting Street | Charleston, SC 29401
Direct 843.937.6861 | Office 843.853.5300 | Fax 843.266.5961
lauren@postonco.com | www.postonco.com
<image001.jpg>

From: Bob & Cathy Hill [mailto:rgHCMH2@bellsouth.net]
Sent: Monday, February 12, 2018 12:07 PM
To: Lauren Dion <lauren@postonco.com>
Subject: Confused by your KICOA email

Do I assume correctly that Duneside Road and Drive are the same road? I see it referred to both ways on several maps. Also I see references to a sharp turn to the east and development to the east; perhaps did you mean west?

Bob Hill, 721 Virginia Rail Road

Lauren Dion

From: Barry Granger <bmgvmg@comcast.net>
Sent: Monday, February 12, 2018 4:45 PM
To: Lauren Dion
Cc: Michelle Granger
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I agree with the Board. I vehemently oppose this proposal.

Barry M Granger
1093 Sparrow Pond

On Feb 12, 2018, at 6:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and

Lauren Dion

From: Cynthia Hadley <cyn5hadley@gmail.com>
Sent: Monday, February 12, 2018 4:36 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Laura,

I can't express strongly enough how much I support the KICOA Board in the move to BLOCK this request. Who in their right mind would allow this access to this small road with its heavy pedestrian traffic? Not just KICOA but the rest of the island would be at risk. The Timbers does not need this access.

Cynthia Hadley
1234 Kiawah Beach Drive

On Mon, Feb 12, 2018 at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

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2. **There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!**
3. **Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the**

Lauren Dion

From: Pamela A <pkate08@hotmail.com>
Sent: Monday, February 12, 2018 4:31 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I move to block this act in support of KICOA

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: 2/12/18 9:27 AM (GMT-05:00)
To: Pamela & Russell Amundson <pkate08@hotmail.com>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.
2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the

Lauren Dion

From: Briggum, Sue <sbriggum@wm.com>
Sent: Monday, February 12, 2018 3:58 PM
To: Lauren Dion
Subject: FW: Opening Duneside Road for Timbers Kiawah and subsequent development

FYI. I sent this to the Mayor and Mayor Pro Tem and to the Planning Commission Chair and Vice Chair.

Thanks for letting us know so we can assist!
Sue

From: Briggum, Sue
Sent: Monday, February 12, 2018 3:52 PM
To: 'fred.peterson@gmail.com' <fred.peterson@gmail.com>
Subject: Opening Duneside Road for Timbers Kiawah and subsequent development

Dear Mr. Petersen:

We wish to express our support for the KICOA's Board in their opposition to any proposal to open Duneside Road for access to Timbers Kiawah and other new development. Our original Kiawah investment was a Duneside Villa, and we cherished the safety and tranquility of that area. We are very familiar with Duneside Road, which is narrow, winding and intended only for local traffic, particularly bicycles and families walking to the beach.

All property owners were under the clear understanding that Kiawah Partners had committed to allow only foot and bike trail access between the existing Duneside/Sparrow Pond community and the planned new development. It would be unconscionable to change the expectation on which people purchased property and suddenly turn Duneside Road into a major thoroughfare for new development. The modest ease of access afforded the new development by this proposal would in no way compensate for the loss of safety and repose the new access would impose on Duneside and Sparrow Pond.

If the final buildout by the Kiawah Partners is to take place without permanent detrimental impact on the rest of Kiawah, the peace and expectations of existing communities must be respected. It is this kind of respect for nature and for the peace and security of neighborhoods that underlies Kiawah's economic success going forward.

Thanks very much for your consideration.

Marty and Sue Rose
8 Turtle Beach Lane

Recycling is a good thing. Please recycle any printed emails.

Lauren Dion

From: Tipton Jennings <nujubal16@att.net>
Sent: Monday, February 12, 2018 3:39 PM
To: Lauren Dion
Subject: Your email.

Dear Lauren, we are 100% behind the Board in this shocking matter.

A map would have been helpful as my maps show Duneside Rd. curving sharply West at the Duneside Villas (Condo's). Also, There is no property to the East, except the location of the old Inn which is already accessible by Kiawah Beach Drive. Where are the proposed new developments located? Please reply. Regards, Tip and Pat Jennings.

Lauren Dion

From: Gene Hutchinson <gene.hutch@gmail.com>
Sent: Monday, February 12, 2018 3:18 PM
To: Lauren Dion; knowles3@mac.com
Subject: Opposition to Opening Duneside Road

We read your email on iKiawah regarding the outrageous attempt to open up Duneside Road. Unbelievable.

I suspect this action would be opposed by the vast majority of Kiawah property owners, not just members of KICOA. Aside from the immediate detrimental impact on homes in the KICOA neighborhoods, this seem like an obvious first step to getting a road out to Captain Sam's Spit developments.

Have you considered the best means for getting the word out to all Kiawah property owners and providing folks with a standard means for voicing their opposition to TOKI and KICA? While iKiawah has a large number of subscribers, it certainly doesn't reach everyone. What is the most effective means for opposing this action and rallying the opposition support in an organized manner? Perhaps a formal petition that folks can sign (not in person, but electronically)? Or a form letter/email to TOKI and KICA that folks can simply forward with their name attached?

Count us in!

Gene Hutchinson
gene.hutch@gmail.com

Julie Provenson
jprovenson@gmail.com

461 Vetch Court
Oceanwoods

Lauren Dion

From: Michelle Granger <dylcamaly3@comcast.net>
Sent: Monday, February 12, 2018 3:10 PM
To: Lauren Dion
Cc: Barry Husband
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I agree with the Board. I vehemently oppose this proposal.

Michelle Granger
1093 Sparrow Pond

Sent from my iPhone

On Feb 12, 2018, at 6:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.

Lauren Dion

From: Ken Dukes <krdukes@gmail.com>
Sent: Monday, February 12, 2018 2:03 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I very much oppose this proposal to open Duneside Road to the new developments. I hope people are not only thinking about the increase in residential traffic but the huge increase in construction, trucks, and commercial traffic.

Ken Dukes
1043 Sparrow Pond

On Mon, Feb 12, 2018, 9:27 AM Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!
3. Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the

Lauren Dion

From: John McKibbin <j.h.mckibbin@gmail.com>
Sent: Monday, February 12, 2018 2:00 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

February 12, 2018

To: The Town of Kiawah Island Planning Commission

We own Sparrow Pond Cottage, 1069, at 1069 Gallinule Court.

We purchased our Cottage in the spring of 1981 and have enjoyed it continuously since then.

We reside in our Cottage from November through April each year. Our cottage is our second home.

The proposal by Kiawah Partners to connect Duneside Road to their multifamily, fractional-ownership developments towards the Charleston County public Beachwalker Park would cause major harm to our community.

It is hard to imagine a more harmful action towards our community!

This is an unanticipated action by Kiawah Partners. Their action is a reversal of the earlier agreement between Kiawah Partners and the Town Planning Commission to allow only foot and bike trail access between the communities.

We are completely in agreement with the statement made by our Regime Board of the Kiawah Island Cottage Owners Association.

We urge the Town of Kiawah Island Planning Commission to reject the application by Kiawah Partners.

Thank you,

John McKibbin & Rose Marie Comeau

1069 Gallinule Court, Sparrow Pond Cottages

On 12 February 2018 at 09:24, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion
<lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and

Lauren Dion

From: Linda Leiden <leidens@comcast.net>
Sent: Monday, February 12, 2018 1:28 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Mark and I agree with the KICOA Board and strongly encourage your support in keeping our Duneside, Sparrow Pond and Greenslake properties secure and separate from the general public and Timbers communities as well as safe from excess car traffic.

Please keep us posted and let us know if we can help you fight those sneaky Kiawah Partners developers. They hold their own financial interests at heart, not our community's safety, privacy, natural beauty, investments, or uniqueness at heart. Grrr.

Linda Leiden

1221 Pine Siskin Court

Linda Leiden, PRI
Greystone Manor Therapeutic Riding Center
Lancaster, PA 17601
www.greystonemanortrc.org
717-615-9222w
717-341-3686c

On February 12, 2018 at 9:24 AM "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

1. **Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled**

Lauren Dion

From: Alina Bartlett <alinabartlett@gmail.com>
Sent: Monday, February 12, 2018 1:21 PM
To: Lauren Dion
Cc: richard@bhmarc.com
Subject: URGENT- Developer Seeks Developer Seeks to Open Duneside Road to New Developments - Please Reply

We the owners of 1013 Thrasher Ct, vehemently oppose the automobile access through Duneside Road to access further developments on the West Side of Kiawah Island. We support the efforts of our board in this endeavor.

Respectfully,
La Casita Holding LLC,
Officers: Richard D. Bartlett and C. Alina Bartlett

1147 Queens Rd.
Charlotte, NC 28207
704 589-1160 (Mobile Alina)

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: Dana Katz <badkatz248@aol.com>
Sent: Monday, February 12, 2018 1:17 PM
To: Lauren Dion
Subject: No! To the opening of Duneside road!

Thank you for the email regarding the proposed opening of this road to more traffic! I am very opposed to this idea!
More traffic will ruin our community!
Barry Katz , 1060 Gallinule Court Sparrow Pond

Sent from my iPhone

Lauren Dion

From: Jim Zifer <jimzifer@yahoo.com>
Sent: Monday, February 12, 2018 1:15 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Lauren,

I am in total support of the boards position to block the traffic for the new development from flowing thru our neighborhood. Please let me know if there is anything that I can do to further their efforts.

Thanks,
Jim Zifer

On Monday, February 12, 2018, 9:27:04 AM EST, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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- 2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!**

Lauren Dion

From: Dana Katz <danakatzfnp412@gmail.com>
Sent: Monday, February 12, 2018 1:12 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I am very opposed to the opening of Duneside road to more traffic. This should not be allowed! I believe it is a poor decision for public safety and It will have a negative impact on our neighborhood.

Dana Katz

Owner 1060 Gallinule court , Sparrow Pond

Sent from my iPhone

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

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2. **There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along**

Lauren Dion

From: Art Lyons <art.lyons@qmls.com>
Sent: Monday, February 12, 2018 1:11 PM
To: Lauren Dion
Cc: 'Jeanne Lyons (jelyons14@gmail.com)'
Subject: RE: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

We are vehemently opposed to opening of Duneside Road to future developments east of Duneside Townhomes.

Arthur and Jeanne Lyons
1040 Sparrowpond Cottages

From: Kiawah Island Cottage Owners Association, Inc. - Lauren Dion [mailto:lauren@postonco.com]
Sent: Monday, February 12, 2018 9:25 AM
To: Art Lyons <art.lyons@qmls.com>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: ivan@bekkersfamily.com
Sent: Monday, February 12, 2018 1:08 PM
To: Miep Bekkers; Lauren Dion
Subject: RE: Fwd: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

We are in strong support of KICOA, objecting to opening up Duneside Road.

Many thanks

----- Original Message -----

Subject: Fwd: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply
From: Miep Bekkers <ambekkers@skynet.be>
Date: Mon, February 12, 2018 9:24 am
To: Ivan Bekkers <ivan@bekkersfamily.com>

Begin forwarded message:

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply
Date: February 12, 2018 at 3:24:44 PM GMT+1
To: "Alain & Maria Bekkers" <ambekkers@skynet.be>
Reply-To: lauren@postonco.com

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

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Lauren Dion

From: Alex Jackson <ajackiv@gmail.com>
Sent: Monday, February 12, 2018 1:05 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I am absolutely against this development and would recommend that the association fight it as aggressively as possible. I am particularly concerned about the prospect of placing our community outside of the manned Kiawah security gate. Removal of this protection constitutes a materially harmful impact on the residents and it should be fought with all means available.

thank you,

Alex Jackson
1083 Terrapin Court

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

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Lauren Dion

From: Cindy Widenhouse <cindywidenhouse@gmail.com>
Sent: Monday, February 12, 2018 1:04 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Please note our vehement opposition to this new proposal. We support the Board's move to block this egregious act.

Thank you.

Cindy Widenhouse
1030 Warbler Court

On Mon, Feb 12, 2018 at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

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- 3. Over the past 10 years, KICOA has invested more than \$200,000 to enhance our community. Extensive landscaping along Duneside Road and a major remodeling of the pool house facility, amongst other improvements, were in support of the KICA West Beach**

Lauren Dion

From: Bobbi/Phil Bees <philbees@sprintmail.com>
Sent: Monday, February 12, 2018 12:34 PM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

KICOA has our full support for anything that needs to be done to prevent Duneside Rd from becoming a through street and causing harm to our neighborhood.
Bobbi and Phil Bees
1096 Diodia Ct.

-----Original Message-----

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion"
Sent: Feb 12, 2018 9:24 AM
To: Robert Bees
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Dear KICOA Property Owner,

The KICOA Board learned last week that Kiawah Partners is planning to go to the Town's Planning Commission to seek approval to open Duneside Road to all of its future developments east of Duneside Townhomes, the first of which is Timbers Kiawah currently under construction and scheduled for completion later this year. This is a complete reversal of its earlier agreement with the Planning Commission to allow only foot and bike trail access between the communities. The Board is vehemently opposed to this new proposal and intends to appeal to the Planning Commission and the Kiawah Island Community Association in an effort to have this request turned down. We ask that you reply to this e-mail as soon as possible.

Your board is opposed for the following reasons:

- 1. Duneside Road is a narrow, winding street that runs through the heart of the Sparrow Pond community. It serves as the primary path for Greenslake and Sparrow Pond to the KICOA community pool, located directly on Duneside Road, and to Kiawah's award winning beach. It is heavily travelled by bicyclists, as well as families with strollers, carriages, and beach carts (loaded not only with beach equipment but with small children as well), heading to the beach and the pool. When Duneside Road reaches the Duneside Townhomes, there is a blind curve in the road as it takes a sharp turn to the east. This curve already poses a hazard for pedestrians and cyclists, but with a limited number of properties located past the curve, the hazard has been manageable. This hazard would be greatly exacerbated by the exponential increase in traffic that would result if Duneside Road were opened to the new developments to the east.**
- 2. There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and renters who populate the community in the summer season must walk along Duneside Road to reach our community pool and the beach. There is no other option!**

Lauren Dion

From: laurie knowles <knowles3@mac.com>
Sent: Monday, February 12, 2018 12:16 PM
To: Lauren Dion
Subject: Fwd: [iKiawah] Duneside Dr.

For your records...

Sent from my iPhone

Begin forwarded message:

From: Julie Lorscheider <julielorscheider@gmail.com>
Date: February 12, 2018 at 12:15:25 PM EST
To: ikiawah@googlegroups.com
Subject: Re: [iKiawah] Duneside Dr.
Reply-To: ikiawah@googlegroups.com

I am absolutely opposed! It flies in the face of everything we have been talking about and working for regarding security, safety etc. Please see that this is voted down, not allowed.

Julie Lorscheider
Salt Cedar Lane

On Feb 12, 2018, at 11:49 AM, Gretchen Gross <gretch144@gmail.com> wrote:

We vehemently oppose the opening of Duneside Road to future developers east of Dunside Townhomes.

Gordon and Gretchen Gross
220 Sea Marsh Drive

On Mon, Feb 12, 2018 at 11:29 AM, laurie knowles <knowles3@mac.com> wrote:

I received the following email this morning. I encourage everyone to read it, and share their opinion on this with the Mayor / KICA/ the planning commission / etc. This goes in the face of what the Partners agrees to previously.

Thanks.
Laurie Knowles
1006 Thrasher Ct., Sparrow Pond Cottages

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion" <lauren@postonco.com>
Date: February 12, 2018 at 9:24:44 AM EST
To: Nathan and Laura Knowles

Lauren Dion

From: Laura Frushone <samjam@frushone.com>
Sent: Monday, February 12, 2018 11:53 AM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I support the board's position!

I have 2 young sons that travel that road daily all summer and during most holidays. Their safety is of the utmost importance.

Thank you

Laura Frushone
118 N. East Street
Raleigh, North Carolina 27601
USA
919-616-6964

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

Dear KICOA Property Owner,

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Lauren Dion

From: Eric Roverud's Yahoo Acct <eric_roverud@yahoo.com>
Sent: Monday, February 12, 2018 11:50 AM
To: Bridget ODonnel; Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Lauren - thank you for sending this out. This plan must be stopped at all costs.

You have listed all the critical reasons why it can't move forward.

My wife and I (Bridget O'donnel) stand with you and the Board.

While we live full time in Columbus, please let us know how we can help to defend against this terrible decision they are trying to ram through a process.

Who else can we contact?

Is there an official petition?

What meetings are coming up and will it help to have others from KICOA present to speak in support of rejecting this silly action of opening up Duneside?

Thanks,
Eric

Sent from my iPhone

From: "Kiawah Island Cottage Owners Association, Inc. - Lauren Dion"
<lauren@postonco.com>
Date: February 12, 2018 at 9:24:44 AM EST
To: "Eric P. Roverud" <bridget_odonnel@yahoo.com>
Subject: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply
Reply-To: lauren@postonco.com

Dear KICOA Property Owner,

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Lauren Dion

From: Joanne Serafin <serafj@gmail.com>
Sent: Monday, February 12, 2018 11:47 AM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

I support KICOA to move to block this act which will be detrimental to Greenslake, Sparrow Pond and all of KIS security.

Thank You

Joan Serafin

1237 Kiawah Island Drive

Sent from my iPhone

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

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2. **There are no continuous bike/walking paths through our area that provide an alternative route to the pool and the beach. Residents, their guests, and**

Lauren Dion

From: Debbie Ballard <235ballard@gmail.com>
Sent: Monday, February 12, 2018 11:41 AM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Lauren,

I completely agree with the arguments below and support the position of our BoD to oppose any opening of Duneside Road to a non-gated Kiawah access. My annual HOA dues to Kiawah in part is for a secured gated community under Kiawah control - not some third party property. I am sure there would be other neighborhood HOA's concerned about this breach in security. We do not need to expose our properties to additional security risks.

Thank you

Dave Ballard
1037 Warbler Ct

On Feb 12, 2018, at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

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Lauren Dion

From: Chris Frushone <chris@frushone.com>
Sent: Monday, February 12, 2018 11:36 AM
To: Lauren Dion; John
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

Lauren,

1027 Sparrow Pond is against opening this up. This is not just an issue for KICOA but for everyone that lives before the V Gate. This will give KICA the inability to control access to the front of the island and collect the revenue they do and provide security. I could see it now all the contractors just skipping the main gate and coming through our neighborhood to gain free access to the front of the island. Also in the summer if there is no parking at beachwalker why not just drive on the island park just off Eugenia and walk to the beach.

I have not seen an email from KICA with their thoughts on this it is their issue as well.

Chris Frushone

On Mon, Feb 12, 2018 at 9:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

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Lauren Dion

From: W. Lewis White <lwhite@wlewiswhite.com>
Sent: Saturday, February 24, 2018 11:05 AM
To: Lauren Dion
Subject: Dune side road

We agree whole heartedly the road should NOT be open to new developments.
1046 Anihga Court
Robert D. Mahony family

Sent from my iPhone

Lauren Dion

From: David Hanse <dhanse4321@gmail.com>
Sent: Friday, February 23, 2018 9:54 AM
To: Lauren Dion
Subject: Re: Urgent - Developer Seeks to Open Duneside Road to New Developments - Please Reply

1021 Scaup Court in Sparrow Pond adamantly objects to opening Duneside Road and supports the KICOA Board in their effort to block Kiawah Partners, Timbers and the Planning Commission from executing this batch and switch strategy.

David Hanse
1021 Scaup Court
713.204.2763

On Mon, Feb 12, 2018 at 8:24 AM, Kiawah Island Cottage Owners Association, Inc. - Lauren Dion <lauren@postonco.com> wrote:

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Lauren Dion

From: Brian Sturgell <brian.sturgell@gmail.com>
Sent: Thursday, February 22, 2018 11:11 PM
To: Lauren Dion
Cc: Mimi
Subject: Duneside

I received a copy of the note you sent out regarding the Duneside/Timbers issue. Having bought my original island property in Sparrow Pond in 1994 and enjoyed it with my children, I am appalled at the prospect of this change. My daughter and son-in-law along with their children now own the adjacent property and enjoy it in the summer.

I write to you to tell you that I have corresponded with Jimmy Bailey (KICA) as well as mayor Weaver on the matter. I must tell you I believe our elected representatives are unwilling to take on the developers on this issue. I am convinced that if your association wants to fight this (and most Kiawah residents support you), I believe legal action is the only hope. We must take this on or it certainly will happen. While any legal process is uncertain, without it, having heard the weak and pathetic responses of our elected and community association "representatives", we will face another gate on Duneside and the associated traffic.

Lastly, if you seek legal action to stop this, I (and I'm sure many other residents) will support you and will help with legal costs. It is the least I can do to assure my grandchildren are not placed in jeopardy by this reckless action of the developers and the pathetic response of our so called representatives.

Please let me know if I can help.

Brian Sturgell
1 summer islands lane

Sent from my iPhone

