

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

## **Case ZLDR-05-17-00106 History**

**Planning Commission Meeting: June 7, 2017**  
**Public Hearing and First Reading: June 22, 2017**  
**Second Reading: July 7, 2017**

### **CASE INFORMATION**

Applicant: Mark Permar

Application: The applicant is requesting to amend Section 12-70. RST-2, Resort District of the *Land Use Planning and Zoning Ordinance* of Kiawah Island, (*Article 12A-210*) and to amend Section 12-102. Principle uses and use regulations; Table 3A. Authorized Uses in Zoning Districts of the *Land Use Planning and Zoning Ordinance* of Kiawah Island, (*Article 12A-301*) to allow for the use "Conference Center" to be permitted as a matter of right within the RST-2 Resort Zoning District.

The applicant's letter of intent states, *"The proposed text amendment to the RST-2 district is intended to provide more flexibility to plan and develop high quality hospitality and guest services consistent with the goals and objectives of the vision for the Town of Kiawah Island."*

The proposed amendment modifies lot standards, including maximum height and minimum setbacks and authorized uses for the RST-2 Resort District.

#### Section 12-70. RST-2, Resort District

The *Ordinance* specifies the purpose of the RST-2 zoning district is to provide for development of high quality resorts and associated uses providing a wide range of activities for guests of Kiawah Island.

#### Section 12-102. Principle uses and use regulations

The *Ordinance* specifies permitted use as "the principal use allowed in a zoning district. It is a use of right. By way of example, single-family detached dwelling units are permitted in all residential zoning districts, R-1, R-2, R-3 zoning district. However, multifamily residential units are only permitted in the R-3 zoning district. The letter P indicates that a use type is a permitted use."

"Principal uses are the uses permitted in each zoning district. These are shown in table 3A in subsection (c) of this section, authorized uses in zoning districts. The intent is to allow and regulate uses which are deemed compatible with the purpose of that district, with or without conditions; or to restrict uses."

There are three classifications of uses (permitted, conditional and special exception) as defined in this subsection and as listed in Table 3A in this subsection (where no classification of use is shown (blank cell), that use is prohibited in the zoning district).

The proposed Zoning Ordinance Text Amendments to modify the lot standards within the RST-2 Resort District and to add the permitted use within the RST-2 Resort District are attached to this report.

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

Section 12-158(3) of the *Zoning Ordinance* states "The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-126. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. A simple majority vote of the Planning Commission members present and voting shall be required to approve the amendment."

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

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

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

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

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

*Applicant's Response:* "The proposed revisions to the setback standards will provide flexibility for building placement on the site while maintaining a balance of scale and massing within the existing area. The RST-2 district is presently limited to that area on Kiawah Island which forms the core of West Beach and is a Resort category, as described in the 2015 Comprehensive Plan, which is intended '...to promote the development of high quality recreational use structures that provide a range of activities for residents and guests...' The proposed text amendments will allow for building designs that are compatible with surrounding development."

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

*Applicant's Response:* "The proposed amendment is consistent with the purposes as described in Sec.12-20. Authority and Purpose with particular attention to the following select initiatives:

(1) Implementing the vision and goals of the Comprehensive Plan of a '...RESIDENTIAL COMMUNITY INCORPORATING A WORLD CLASS RESORT...'

(5) Implementing land use policies that will preserve the natural character of the Town of Kiawah Island by responsibly regulating the use of buildings

(7) Promoting desirable living"

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

*Applicant's Response:* "The proposed text amendments will allow for building and site design that is more flexible to provide an environment that is consistent with contemporary standards of better living within a natural setting."

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

*Applicant's Response:* "The proposed amendment does not correct an error or inconsistently; however, it does provide greater flexibility to plan and design to contemporary resort guest services in the competitive world market. The program requirements for resort settings of today are far more demanding than those of the original Kiawah Island Inn. The proposed text amendments will allow for siting and design of buildings that are more intimate in scale with the environment."

### **JUNE 7, 2017 PLANNING COMMISSION MEETING**

#### Notifications:

Notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Kiawah/Seabrook Community Interest Group on May 22, 2017. A sign was also posted on the property on May 22, 2017. Additionally, this request was also noticed in the Post & Courier on May 21, 2017.

## **Town of Kiawah Island Zoning Ordinance Text Amendment Applications**

**Planning Commission Meeting: June 7, 2017  
Public Hearing and First Reading: June 22, 2017  
Second Reading: July 7, 2017**

### **Application Information**

- Zoning Ordinance Text Amendment Application, Case # ZLDR-05-17-00106: Request to amend lot standards for the RST-2 Resort Zoning District and to allow conference center as a principal use within the RST-2 Resort Zoning District.

## Property Information

- Applicant/Owner: Kiawah Island Inn Company
- Representative: Mark Permar
- Request:

Amend the *Zoning Ordinance* §12-70. RST-2, Resort District (*Article 12A-210*), Table 2J. Lot Standards for the RST-2, Resort Zoning District (CD12:34-35); amend *Zoning Ordinance* §12- 102. Principle uses and use regulations (*Article 12A-301*); Table 3A. Authorized Uses in Zoning Districts (CD12:54)

The applicant's letter of intent states, *"The proposed text amendment to the RST-2 district is intended to provide more flexibility to plan and develop high quality hospitality and guest services consistent with the goals and objectives of the vision for the Town of Kiawah Island."*

## ZLDR-05-17-00106

Section 12-70. RST-2, Resort District

The purpose of the RST-2 zoning district is to provide for development of high quality resorts and associated uses providing a wide range of activities for guests of Kiawah Island.



**ZLDR-05-17-00106****Section 12-70. RST-2, Resort District**

Table 2J. Lot Standards for the RST-2, Resort Zoning District	
Maximum number of guestrooms (per acre)	9
Minimum area (square feet) <sup>(1)</sup>	20,000
Minimum lot depth (feet)	120
Minimum width (feet)	150
Maximum floor area ratio	0.2
Maximum lot coverage	70 percent
Maximum height <sup>(2)(8)</sup>	
Stories	4
Feet	50
Minimum setbacks (feet) <sup>(3)</sup>	
Front	50
Side <sup>(4)</sup>	50
Rear <sup>(5)</sup>	100
<sup>(1)</sup> Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.	
<sup>(2)</sup> Buildings shall not exceed the permitted number of stories or height.	
<sup>(3)</sup> Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.	
<sup>(4)</sup> No interior side yard will be required on contiguous lots.	
<sup>(5)</sup> Accessory structures shall be located a minimum of 20 feet from rear property lines.	
<sup>(6)</sup> Height in the RST-2 zoning district applies to hotels and associated activities, such as a conference or convention center, meeting rooms, gift shops or restaurants associated with a hotel.	

**ZLDR-05-17-00106****Section 12-70. RST-2, Resort District**

Table 2J. Lot Standards for the RST-2, Resort Zoning District	
Maximum number of guestrooms (per acre)	9 <sup>(1)(9)</sup>
Minimum area (square feet) <sup>(1)</sup>	20,000
Minimum lot depth (feet)	120
Minimum width (feet)	150
Maximum floor area ratio	0.2
Maximum lot coverage	70 percent
Maximum height <sup>(2)(8)</sup>	
Stories	4 3 2 1 0 <sup>(7)</sup>
Feet	55 55 45 35 10 <sup>(7)</sup>
Minimum setbacks (feet) <sup>(3)</sup>	
Front	50 50 <sup>(4)</sup> 50 <sup>(4)</sup> 50 <sup>(4)</sup> 25
Side <sup>(4)</sup>	50 40 <sup>(4)</sup> 30 <sup>(4)</sup> 25 25
Rear <sup>(5)</sup>	
Oceanfront	120 120 60 40 20
Lagoon - Wooded	50 40 25 25 20
<sup>(1)</sup> Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.	
<sup>(2)</sup> Buildings shall not exceed the permitted number of stories or height.	
<sup>(3)</sup> Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.	
<sup>(4)</sup> No interior side yard will be required on contiguous lots.	
<sup>(5)</sup> Accessory structures shall be located a minimum of 20 feet from rear property lines.	
<sup>(6)</sup> Height in the RST-2 zoning district applies to hotels and associated activities, such as a conference or convention center, meeting rooms, gift shops or restaurants associated with a hotel.	

<sup>(7)</sup> Grade level structures such as pools, decking and other site improvements that minimize vertical massing

<sup>(8)</sup> Building setback may be reduced to 25' for structures located adjacent to local or minor streets. Section 12-64(2) "Setbacks on corner and double frontage lots" does not apply where one of the two streets is a minor (or local) street.

<sup>(9)</sup> Hotel rooms and meeting rooms shall not be closer to oceanfront property line than 120' regardless of height.

<sup>(10)</sup> With respect to a parcel under a Development Agreement comprised of more and one tax map parcel, the Maximum Number of Rooms Per Acre shall not be determined based on individual tax map basis but instead on the total acreage of the entire Parcel under the Development Agreement.

**ZLDR-05-17-00106****Section 12-102. Principal uses and use regulations**

Principal uses are the uses permitted in each zoning district. These are shown in table 3A in subsection (c) of this section, authorized uses in zoning districts. The intent is to allow and regulate uses which are deemed compatible with the purpose of that district, with or without conditions; or to restrict uses.

There are three classifications of uses (permitted, conditional and special exception) as defined in this subsection and as listed in Table 3A in this subsection (where no classification of use is shown (blank cell), that use is prohibited in the zoning district).

**ZLDR-05-17-00106****Section 12-102. Principal uses and use regulations**

(1) Permitted use (P). Permitted use is the principal use allowed in a zoning district. It is a use of right.

By way of example, single-family detached dwelling units are permitted in all residential zoning districts, R-1, R-2 and R-3. However, multifamily residential units are only permitted in the R-3 zoning district. The letter P indicates that a use type is a permitted use.



**Section 12-102. Principal uses and use regulations**  
**Table 3A. Authorized Uses in Zoning Districts**

Table 3A. Authorized Uses in Zoning Districts													
P=Permitted Use		C=Conditional Use				S=Special Exception				Blank Cell=Prohibited Use			
Use Category		Zoning Districts											Conditional Use Reference
	Principal Uses	R-1	R-2	R-3	C	RST-1	RST-2	CS	CS-2	PR	PD	KC	
Other nonresidential development													
	Communications towers							C	C	C	C		(m)
	Convention center or visitor's bureau				C			C	P				(n)
Repair and maintenance services													
	Repair service, consumer, including appliance, shoe, watch, furniture, jewelry or musical instrument repair shops				C								(o)

**Section 12-102. Principal uses and use regulations**  
**Table 3A. Authorized Uses in Zoning Districts**

Table 3A. Authorized Uses in Zoning Districts													
P=Permitted Use		C=Conditional Use				S=Special Exception				Blank Cell=Prohibited Use			
Use Category		Zoning Districts											Conditional Use Reference
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Other nonresidential development													
	Communications towers							C	C	C	C		(m)
	Convention Center, Visitors Bureau or Conference Center				C		P	C	P				(n)
Repair and maintenance services													
	Repair service, consumer, including appliance, shoe, watch, furniture, jewelry or musical instrument repair shops				C								(o)

Proposed amendment to allow the use conference center be permitted as a matter of right within the RST-2 zoning district.

## **Zoning Ordinance Text Amendment Application: Recommendation by the Planning Commission**

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

## **Zoning Ordinance Text Amendment Application: Decision on Amendment by the Town Council**

- Section 12-158(5) states “After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions...”



## Zoning Ordinance Text Amendment Application: Approval Criteria and Applicant's Response

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

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

Applicant's Response: *"The proposed revisions to the setback standards will provide flexibility for building placement on the site while maintaining a balance of scale and massing within the existing area. The RST-2 district is presently limited to that area on Kiawah Island which forms the core of West Beach and is a Resort category, as described in the 2015 Comprehensive Plan, which is intended '...to promote the development of high quality recreational use structures that provide a range of activities for residents and guests...' The proposed text amendments will allow for building designs that are compatible with surrounding development."*

## Zoning Ordinance Text Amendment Application: Approval Criteria and Applicant's Response (cont'd)

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

Applicant's Response: *"The proposed amendment is consistent with the purposes as described in Sec.12-20. Authority and Purpose with particular attention to the following select initiatives:*

- (1) Implementing the vision and goals of the Comprehensive Plan of a '...RESIDENTIAL COMMUNITY INCORPORATING A WORLD CLASS RESORT...'*
- (5) Implementing land use policies that will preserve the natural character of the Town of Kiawah Island by responsibly regulating the use of buildings*
- (7) Promoting desirable living"*

## **Zoning Ordinance Text Amendment Application: Approval Criteria and Applicant's Response (cont'd)**

- C. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;  
*Applicant's Response: "The proposed text amendments will allow for building and site design that is more flexible to provide an environment that is consistent with contemporary standards of better living within a natural setting."*
- D. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.  
*Applicant's Response: "The proposed amendment does not correct an error or inconsistently; however, it does provide greater flexibility to plan and design to contemporary resort guest services in the competitive world market. The program requirements for resort settings of today are far more demanding than those of the original Kiawah Island Inn. The proposed text amendments will allow for siting and design of buildings that are more intimate in scale with the environment."*

## **Zoning Ordinance Text Amendment Application:**

### Notifications:

Notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Kiawah/Seabrook Community Interest Group on May 22, 2017. A sign was also posted on the property on May 22, 2017. Additionally, this request was also noticed in the Post & Courier on May 21, 2017.



**Town of Kiawah Island  
Zoning Ordinance Text  
Amendment Applications**

**Planning Commission Meeting: June 7, 2017  
Public Hearing and First Reading: June 22, 2017  
Second Reading: July 7, 2017**





permar

May 5, 2017

Mr. John W. Taylor, Jr. Planner II  
Zoning and Planning Department  
Charleston County  
4045 Bridge View Drive  
North Charleston, SC 29405 - 7464

RE: Code Text Amendment: RST-2

Dear Mr. Taylor,

In accordance with the provisions of Sec. 12-158 of Chapter 12 – Land Use Planning and Zoning for the Town of Kiawah Island, please find attached a text amendment to revise setback and height standards in the RST-2 zoning district. The purpose of this request is to provide more flexibility to plan and develop high quality hospitality and guest facilities consistent with the goals and objectives of the vision for the Town of Kiawah Island. Included as a part of this submission is a completed application form, fee check and a response to the criteria assessment for review.

Please contact me at your convenience should you have any questions during your review and assessment of the submission.

Sincerely,



Mark Permar

## Zoning Ordinance Text Amendment Application

### **Town of Kiawah Island**

Submit applications to:  
Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405  
Phone 843-202-7200  
Fax 843-202-7222



### **Application Information**

Application Number: ZLDR-05-17-00106 Date Submitted: May 5, 2017  
Applicant Name: Kiawah Island Inn Company  
Address: One Sanctuary Drive  
City: Kiawah Island State: SC ZIP Code: 29455  
Telephone: 843 768-5826 (Warren) Fax:  Email: Roger\_Warren@kiawahresort.com  
843 696-5188 (Permar) mpermar @permarinc.com

### **Text/Map Location of Requested Amendment**

Section Number and Title: Article 12 Zoning and Land Use, Chapter II, 12A-210 RST-2

Page: pg. II - 14

Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit, etc.)

Applicant proposes to amend lot standards and related notes in Table 2I on pg. II-14

### **Requested Amendment**

Provide precise wording for the proposed amendment  
(documentation may be attached to the application in lieu of completing this section)

Applicant proposes revised setback and height standards as described in attached documents to this application.

**Signatures**

**Applicant(s)**

Printed Name:

Roger Warren

Signature:

*Roger Warren*

Date:

May 04, 2017

Printed Name:

Mark Permar

Signature:

*Mark Permar*

Date:

May 04, 2017

**Planning Department Official**

Printed Name:

*John Taylor Jr.*

Signature:

*[Signature]*

Date:

5/5/17

**For Office Use Only**

Application Number:

ZLDR-05-17-00106

Date Submitted:

5/5/17

Amount Received (\$250):

250 *[initials]*

Cash:

Check Number:

13253

Receipt Number:

REC-117453-05-05-2017



- D. Shuttles to transport guests to Kiawah Island golf courses, tennis centers, and other amenities;
  - E. Exercise facilities;
  - F. Direct beach access;
  - G. 1 tennis court per 50 rooms, which may be waived for hotels located within 1,000 feet of existing courts that may be used by hotel guests;
3. Lot standards (setbacks, lot coverage, etc.) are listed in Table 2I;
  4. Authorized uses are listed in Table 3A;  
*Notation: Accessory uses include pools, changing rooms, rest rooms, gazebos, shade structures, food and beverage services, poolside - beachside retail sales, meeting facilities, fitness and other similar uses related to hotel guest services.*
  5. Parking standards are given in Section 12A-406.

**Table 2I: Lot Standards for the RST-2, Resort Zoning District**

Maximum Number of Guest Rooms per Acre	9	(10)				
Minimum Area in Square Feet (1)	20,000					
Minimum Lot Depth in Feet	120					
Minimum Width in Feet	150					
Maximum Floor Area Ratio	0.2					
Maximum Lot Coverage	70%					
Maximum Height in Stories/Feet (2)	4/50	55	3/55	2/45	1/35	0/10 (7)
Minimum Setbacks in Feet (3)						
Front	50	50 (8)	50 (8)	50 (8)	25	
Side (4)	50	40 (8)	30 (8)	25	25	
Rear (5)	100					
Oceanfront (9)	120	120	60	40	20	
Lagoon - Wooded	50	40	25	25	20	

**Notes for Table 2I:**

1. Smaller non-residential lots may be permitted by the Council as part of a planned development, such as a
2. Buildings shall not exceed the permitted number of stories or height.
3. Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.
4. No interior side yard will be required on contiguous lots.
5. Accessory structures shall be located a minimum of 20 feet from rear property lines.
6. Height in the RST-2 zoning district applies to hotels and associated activities, such as a conference or convention center, meeting rooms, gift shops or restaurants associated with a hotel.
7. Grade level structures such as pools, decking, parking and other site improvements that minimize vertical massing
8. Building setback may be reduced to 25' for structures located adjacent to local or minor streets.  
Section 12 64(2) (formerly Section 12A-204) "Setbacks on corner and double frontage lots" does not apply where one of the two streets is a minor (or local) street
9. Hotel rooms and meeting rooms shall not be closer to oceanfront property line than 120' regardless of height
10. With respect to a Parcel under a Development Agreement comprised of more than one tax map parcel, the Maximum Number of Rooms Per Acre shall not be determined based on individual tax map basis but instead on the total acreage of the entire Parcel under the Development Agreement.

TABLE 3A AUTHORIZED USES IN ZONING DISTRICTS

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS										Conditional Use Reference
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC	
OFFICES												
	<i>Real Estate Sales and Services</i>				P	P	P			C		1
	Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement or Ticketing Services				P							
	Government Offices				P			C		C		12
OTHER NONRESIDENTIAL DEVELOPMENT	Legal and other Professional Services, including Accounting, Tax Preparation, Architectural, or Engineering				P							
	Communications Towers											
	Convention Center, Visitors Bureaus or <b>Conference Center</b>				C		<b>P</b>	C	C	C		13 14
REPAIR AND MAINTENANCE SERVICES												
	Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops				C							15
	Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes (enclosed area only)				C			C				15

**Town of Kiawah Island: Land Use Planning and Zoning Ordinance**  
**Approval Criteria for Code Text and District Amendments: Sec. 12-158. (6)**

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The proposed text amendment to the RST-2 district is intended to provide more flexibility to plan and develop high quality hospitality and guest services consistent with the goals and objectives of the vision for the Town of Kiawah Island. The proposed revisions to use, setback standards and clarification to use locations is consistent with goals and intent of the ordinance as addressed in the following criteria:

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

The proposed revisions to the setback standards will provide flexibility for building placement on the site while maintaining a balance of scale and massing within the existing area. The RST-2 district is presently limited to that area on Kiawah Island which forms the core of West Beach and is a Resort category, as described in the 2015 Comprehensive Plan, which is intended "...to promote the development of high quality recreational use structures that provide a range of activities for residents and guests..." The proposed text amendments will allow for building designs that are compatible with surrounding development.

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

The proposed amendment is consistent with the purposes as described in **Sec.12-20. Authority and Purpose** with particular attention to the following select initiatives:

- (1) Implementing the vision and goals of the Comprehensive Plan of a  
    *"....RESIDENTIAL COMMUNITY INCORPORATING A WORLD CLASS RESORT..."*
- (5) Implementing land use policies that will preserve the natural character  
    of the Town of Kiawah Island by responsibly regulating the use of  
    buildings that more sensitively fit within existing surrounding development
- (7) Promoting desirable living

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

The proposed text amendments will allow for building and site design that is more flexible to provide an environment that is consistent with contemporary standards of better living within a natural setting.

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

The proposed amendment does not correct an error or inconsistency; however, it does provide greater flexibility to plan and design to contemporary resort guest services in the competitive world market. The program requirements for resort settings of today are far more demanding than those of the original Kiawah Island Inn. The proposed text amendments will allow for siting and design of buildings that are more intimate in scale with the environment.