

Town of Kiawah Island Town Council

November 7, 2017



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

Town of Kiawah Island Zoning Map Amendment Application

Planning Commission Meeting: October 4, 2017
Public Hearing and First Reading: November 7, 2017
Second Reading: December 5, 2017

Application Information

Zoning District Map Amendment Application

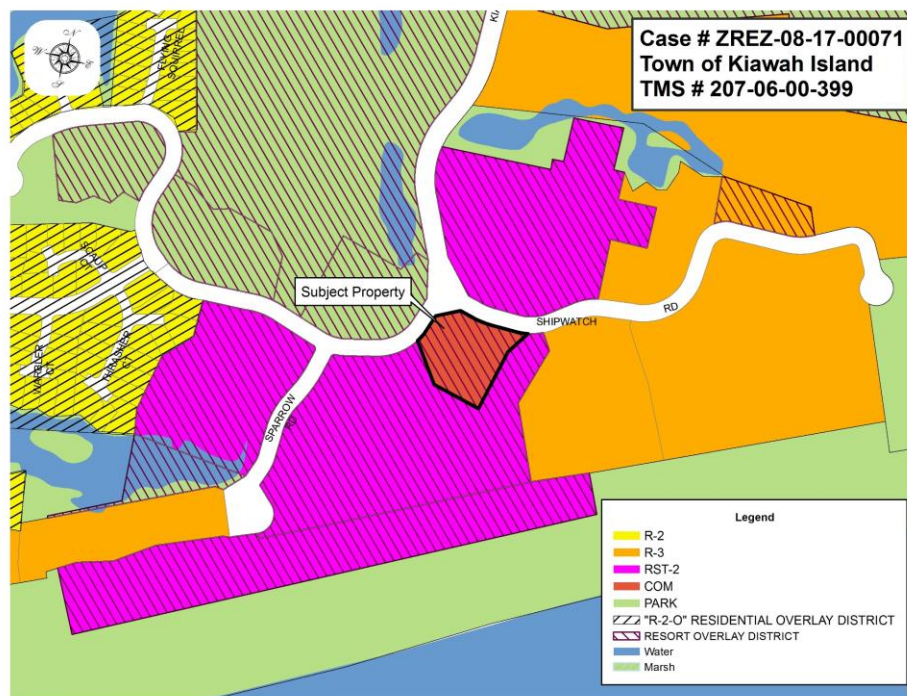
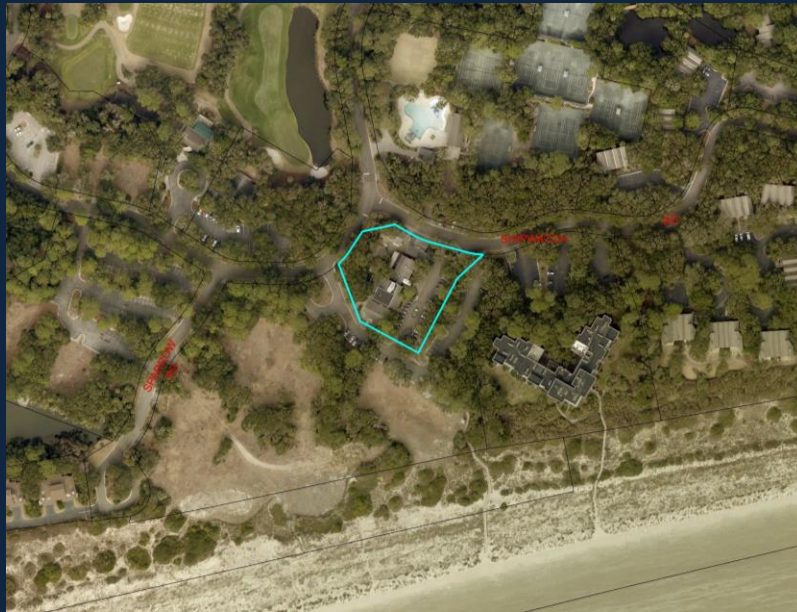
Case # ZREZ-08-17-00071:

Request to rezone the property located at 1 Kiawah Beach Drive (TMS: 207-06-00-399) from the Commercial Zoning District to the RST-2 Resort Zoning District. (Total size: 1.19 acres)

Property Information

- Applicant/Property Owner: Kiawah Island Inn Company
- Representative: Stephanie Monroe Tillerson
- Address: 1 Kiawah Beach Drive
- Parcel I.D.s: 207-06-00-399
- Properties Size: 1.19 acres total
- Zoning District: Commercial

Aerial Photo



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 ⁽¹⁰⁾
Minimum area (square feet) ⁽¹⁾	20,000
Minimum lot depth (feet)	120
Minimum width (feet)	150
Maximum floor area ratio	0.2
Maximum lot coverage	70 percent
Maximum height ⁽²⁾⁽⁶⁾	
Stories	4 3 2 1 0 ⁽⁷⁾
Feet	55 55 45 35 10 ⁽⁷⁾
Minimum setbacks (feet) ⁽³⁾	
Front	50 50 ⁽⁸⁾ 50 ⁽⁸⁾ 50 ⁽⁸⁾ 25
Side ⁽⁴⁾	50 40 ⁽⁸⁾ 30 ⁽⁸⁾ 25 25
Rear ⁽⁵⁾	
Oceanfront	120 120 60 40 20
Lagoon - Wooded	50 40 25 25 20

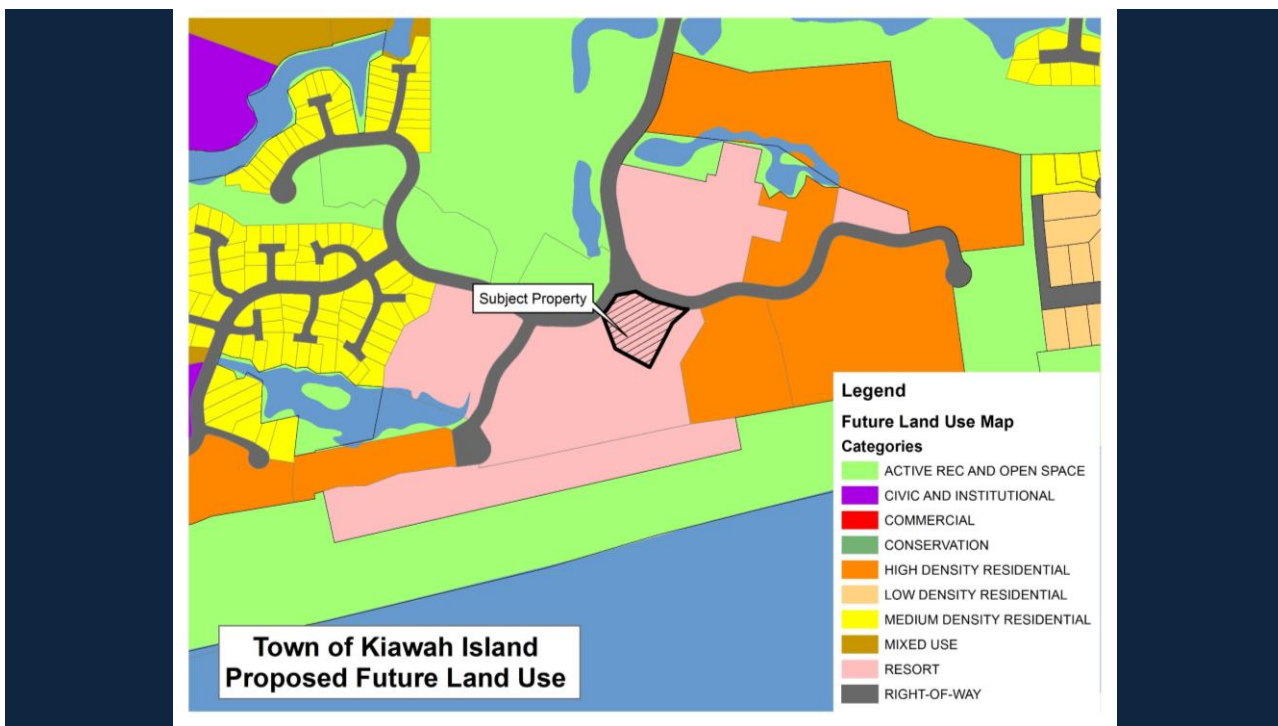
⁽¹⁾ Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.
⁽²⁾ Buildings shall not exceed the permitted number of stories or height.
⁽³⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.
⁽⁴⁾ No interior side 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 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) "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 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.

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**Zoning District Map Amendment Application:
Planning Commission Recommendation**

**Recommendation of approval passed
by a vote of 7 to 0.**

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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 September 18, 2017. A sign was also posted on the subject property on September 15, 2017. Additionally, this request was also noticed in the Post & Courier.