

Sea Island Golf Course Planned Development

Sea Island Golf, LLC request to rezone property from Single-Family Residential 4 (R-4) to PD-178, Sea Island Golf, to allow for outdoor recreation, a café, and an educational exhibit.

Johns Island Area Map



Betsy Kerrison Parkway

Resurrection Road

Kiawah Island Municipal Center



Legend

-  Subject Property
-  Town of Kiawah Island

Sea Island Golf Course, Planned Development

- Property Owner: Sea Island Golf LLC
- Subject Property: 4455 Betsy Kerrison Parkway
 - 2.68 acres | Unincorporated Charleston County
 - Existing Zoning: R-4, Single Family Residential
- Proposed PD Uses:
 - Principal Uses
 - Recreation: Miniature Golf Course, Bocce Ball Court, Picnic Area, Equipment Storage
 - Café: Food Service, Sandwich, Coffee, Donut/Pastry, Ice Cream
 - Education: The Walnut Hill School Exhibit
 - Accessory Uses:
 - Permitted R-4 District uses
 - (RSF detached, community recreation, crop production, school, museum, libraries)
 - Sale of Alcoholic Beverages shall not be allowed

Sea Island Golf Course, Planned Development

- 36 Holes, 2 Bocce Ball Courts, Picnic Area, Check-In/Restrooms
- Recreational Area: Approximately 13,800 sf
- Setbacks & Buffers
 - Front (75'); Side (10'); Rear (15')
 - 75' [S5] Type Buffer Along Betsy Kerrison Pkwy
- 75 Onsite parking spaces in front of development
 - Includes 36" architectural wall in buffer
- Sidewalks are to be constructed within the project to provide access to the proposed development and for access to Betsy Kerrison Pkwy

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45 REAR
SETBACK

GRAPHIC SCALE
0 5 10 20
1 INCH = 25 FT
NOTE: THIS SCALE APPLIES
FOR 36"x 36" SHEETS ONLY

LINE	DATE	TIME
10	5.28	10/11/2011
11	5.28	10/11/2011
12	5.29	10/11/2011

— SITE
TMS 204-00-00-025

VICINITY MAP

HUSSEY GAY BELL
— *Established 1958* —

SEA ISLAND GOLF COURSE
448 BETSY REEDER DR. PINEHOLY
JOHNS ISLAND, SC 29455

WHITE PLAN RENDERING

Supplementary Materials

X-3



WALNUT HILL SCHOOL
HOUSE (FACING EAST)



WALNUT HILL SCHOOL
HOUSE (FACING SOUTHEAST)

WALNUT HILL SCHOOL HOUSE TO BE RESTORED TO ORIGINAL DESIGN AND ELEVATIONS. RESTROOMS TO BE BUILT AT THE REAR OF THE BUILDING AND TO MATCH SIMILAR DESIGN AND ELEVATIONS TO THE EXISTING SCHOOL HOUSE.

HUSSEY GAY BELL
— Established 1958 —
474 WANDO PARK BLVD. SUITE 201, MY FLUSSANT, SC 29464 / T.343.849.7500

REVISIONS

DATE	BY	APP'D	DATE

SEA ISLAND GOLF COURSE 4400 SEASIDE DRIVE, SEASIDE, SC 29929	ARCHITECTURAL ELEVATIONS
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Traffic Data

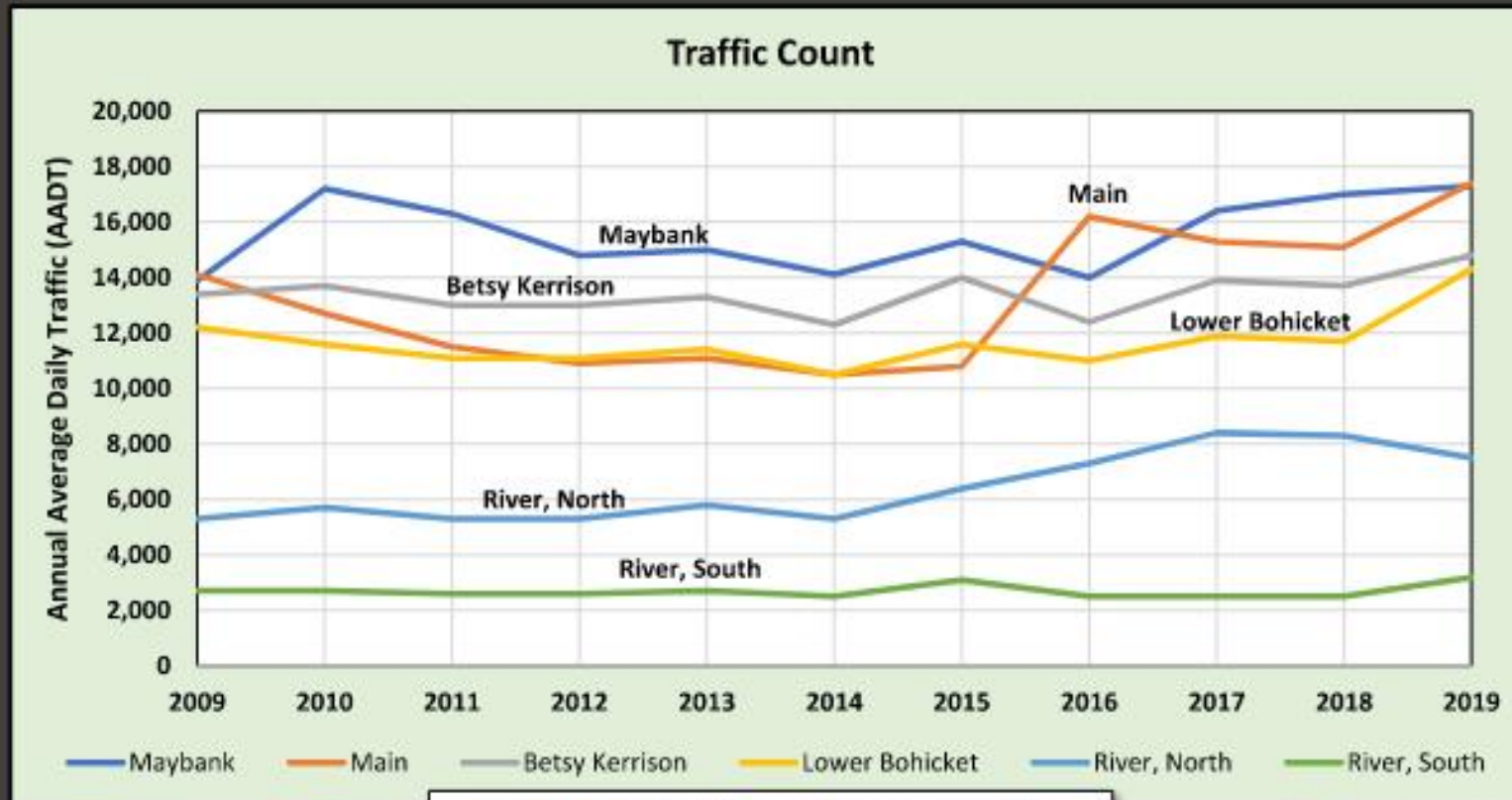
- Existing Traffic Volume Summary
 - SCDOT 2019 Traffic Counts: Station No. 348 (Betsy Kerrison Pkwy)
 - Count: 14,800 vehicles per day
 - Traffic Analysis 2020: 16,421 vehicles per day
- Proposed 54 trips per day
- 27 Enter/Exiting the site

Table 1
EXISTING TRAFFIC VOLUME SUMMARY¹
Betsy Kerrison Parkway

<u>Time</u>	<u>Southbound</u>	<u>Northbound</u>	<u>Total</u>
Midnight -1AM	10	22	32
1-2AM	8	7	15
2-3AM	4	2	6
3-4AM	7	5	12
4-5AM	18	10	28
5-6AM	127	30	157
6-7AM	393	75	468
7-8AM	823	187	1,010
8-9AM	934	293	1,227
9-10AM	809	450	1,259
10-11AM	618	632	1,250
11AM-Noon	560	538	1,098
Noon-1PM	636	611	1,247
1-2PM	590	644	1,234
2-3PM	506	718	1,224
3-4PM	496	850	1,346
4-5PM	454	826	1,280
5-6PM	354	953	1,307
6-7PM	303	565	868
7-8PM	201	299	500
8-9PM	164	171	335
9-10PM	105	113	218
10-11PM	75	114	189
11PM-Midnight	<u>26</u>	<u>85</u>	<u>111</u>
Day Total	8,221	8,200	16,421

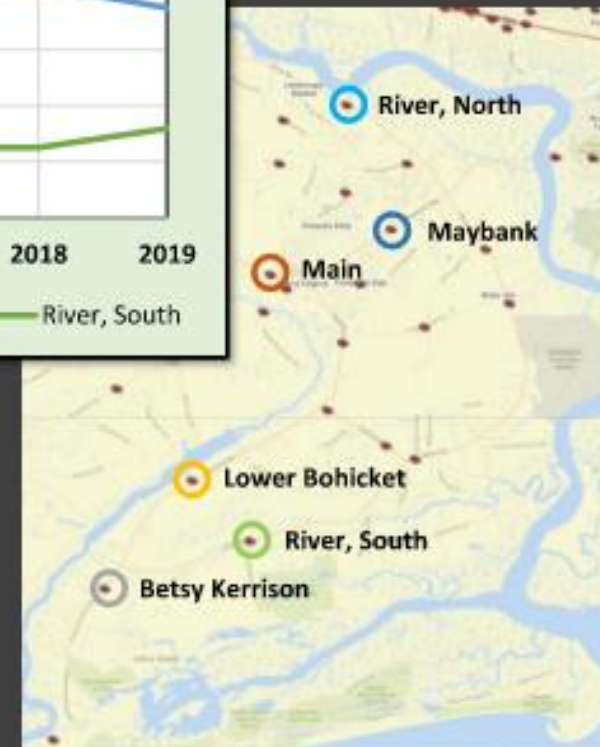
¹ Data collected on Wednesday 6/24/20

Traffic Volume vs. Time?



[SCDOT data](#) for 2009 and 2019. Data are Annual Average Daily Traffic (AADT) volumes.

Main Road has seen a dramatic increase in volume since 2015

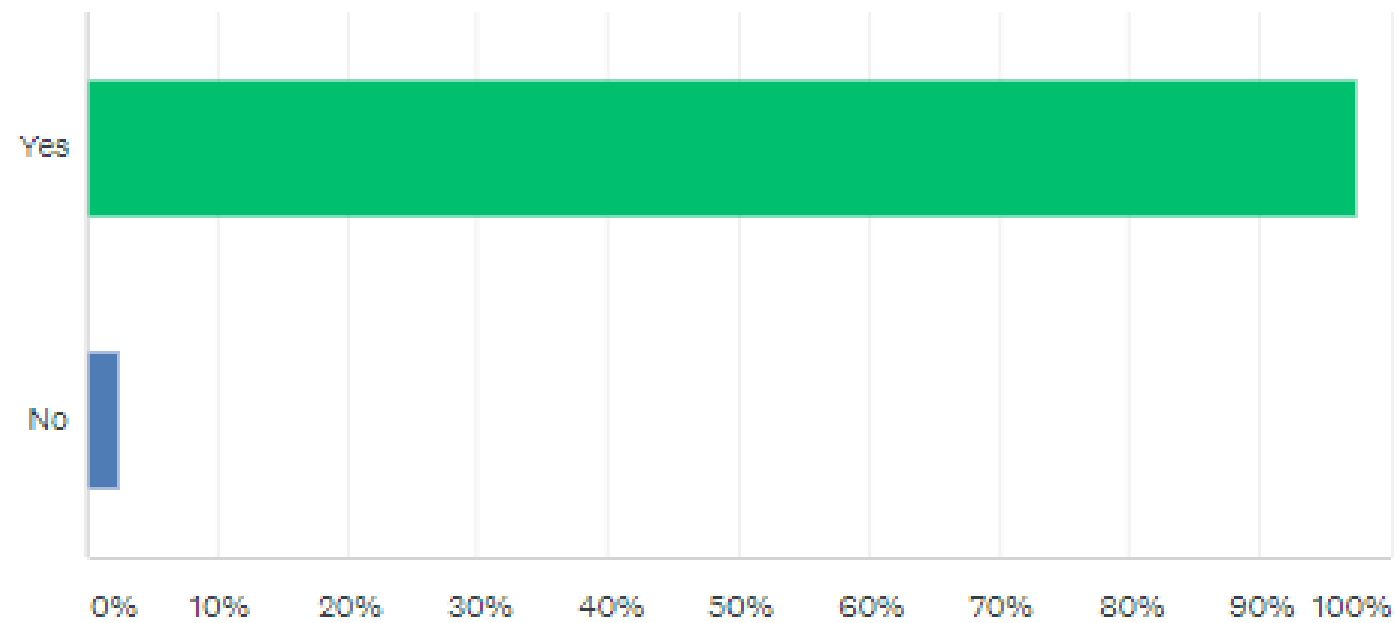


Survey Results

- 896 Responses
- 97% familiar with the rezoning proposal
- Support or Oppose the proposed minigolf use
 - 90% Opposed the use as mini-golf (803)
 - 10% Supported the use as mini-golf (93)
 - Provided certain design standards imposed

Are you familiar with the rezoning proposal for the adjacent property?

Answered: 896 Skipped: 0

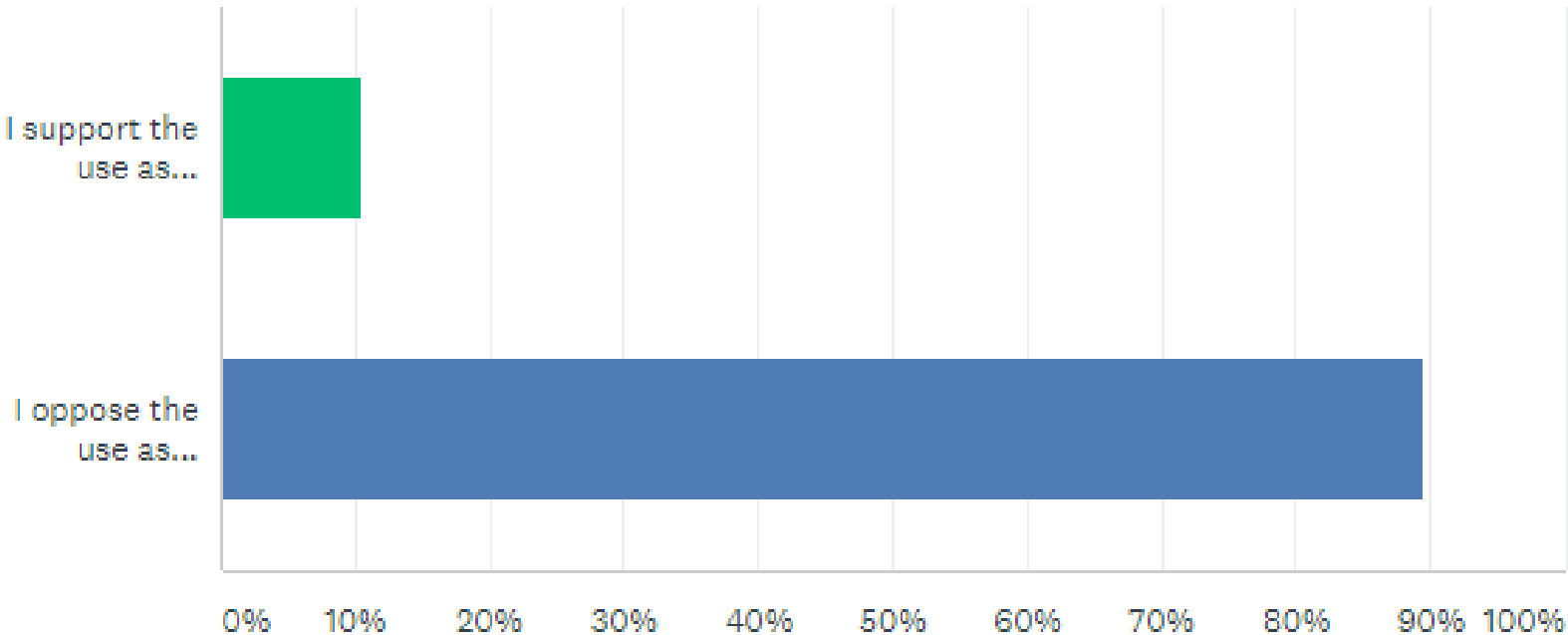


ANSWER CHOICES	RESPONSES	
Yes	97.43%	873
No	2.57%	23
TOTAL		896

As of 12PM 2/26/21

Do you support or oppose the proposed mini-golf use?

Answered: 896 Skipped: 0



ANSWER CHOICES	RESPONSES	
I support the use as mini-golf.	10.38%	93
I oppose the use as mini-golf.	89.62%	803
TOTAL		896

As of 12PM 2/26/21



Survey Results

“What issues surrounding this development of the adjacent property most concern you?”

- Primary concerns of survey respondents:
 - Traffic and safety
 - Bike and Pedestrian Safety
 - Cited accidents along Betsy Kerrison
 - Speed of traffic and proximity to the round-about
 - Visibility of entrance to site
 - Incompatibility with the surrounding area
 - Increased commercial development along Betsy Kerrison
 - Change in character of the area
 - “Look and Feel” of the Kiawah Brand
 - Potential light / noise pollution

Next Steps

Charleston County Planning Commission Meeting **Monday, March 8, 2021 at 2:00 PM**

*Council Chambers, 2nd Floor, Lonnie Hamilton, III Public Services Building 4045
Bridge View Drive, North Charleston, SC 29405*

Members of the public may submit questions or written public comments by **Noon Friday March 5th** regarding this case to be heard at Charleston County Planning Commission meetings via email CCPC@charlestoncounty.org

Planning Commission Meetings will be livestreamed (for viewing only) on the Charleston County Government website at: <https://www.charlestoncounty.org/departments/council/cctv.php>

Charleston County Timeline

- I. Planning Commission: March 8, 2021
- II. Public Hearing: April 13, 2021
- III. Planning and Public Works Committee: April 22, 2021
- IV. First Reading: April 27, 2021
- V. Second Reading: May 11, 2021
- VI. Third Reading: May 25, 2021