



4475 Betsy Kerrison Parkway Kiawah Island, SC 29455

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**Submittals**  
Initial: 05/26/2023

**June 03, 2024**

**SITE PLAN REVIEW APPLICATION COMMENTS**

Site Plan Review – **New Development**  
Application #: **SPR23-000002** | Project Name: **Ocean Pines**

Contacts	Name	Company	Address
Applicant	Lee Davis	Thomas & Hutton	682 Johnnie Dodds Blvd Mt. Pleasant, SC 29464
Owner	KRA, LP	KRA, LP	1 Kiawah Island Parkway Kiawah Island, SC 29455
Architect	Nicole Emmons	Hart Howerton	10 East 40th Street, 39th Floor New York, NY 10016

Town of Kiawah Island Planning and Zoning Staff inspected and evaluated this application for compliance with the Town of Kiawah Island Land Use Planning and Zoning Ordinance. This application has been determined to be incomplete at this time. No further processing of this application shall occur until the deficiencies are corrected. Once the application is revised it may be resubmitted without the payment of additional fees, provided it is resubmitted within 6 months of the date the application was returned to the applicant. Applications resubmitted more than 6 months after the date the application was returned as incomplete shall require repayment of applicable fees.

**The following requirements need to be addressed prior to approval:**

**Reviewer: John Taylor, Development Services / Finance,**

Note outstanding comments regarding the proposed development. Comments may include follow-up details and questions from previous issued comment letters (06.15.2023, 08.22.2023, 11.16. 2023, 11.29, 2023, 01.05.2024, 11.29.2023, 03.08.2024, 03.12.2024). Contact the Town’s Planning Department should there be any questions.

1. **Stormwater Management.** Prior to site plan review approval, the applicant shall ensure compliance with the Town's Stormwater Regulations (Sec. 12-501 et seq.) and any changes deemed necessary by the Town's Department of Public Works for the control, containment and/or transportation of anticipated stormwater runoff or to otherwise reduce potential adverse impacts on adjacent properties or neighborhoods as a result of the proposed development.
2. **Off-Street Parking.**
  1. *Off-Site, Off-Street Parking Prohibited.* As previously noted, a minimum of 88 off-street parking spaces are required for the Cape Beach Club and Two Club Cottages located on Parcel 13B. The applicant may not count any off-site, off-street parking spaces depicted on other parcels. Town of Kiawah Island Municipal Code Sec. 12-128(3)(d)(4) ("All required parking facilities shall be located on the same site as the use for which such facilities are required."). The applicant must seek and receive variance approval from the

Board of Zoning Appeals if the intention is for any off-site, off-street parking spaces to count towards the minimum parking requirements for the Cape Beach Club and Two Club Cottages. Should a variance be pursued, staff will request that the BZA require as a condition to BZA approval the applicant provide a revised agreement with East West addressing the use of the off-site, off-street parking spaces.

2. **Off-Street Parking Design.** The proposed plans depicted required off-street parking spaces for residential units as open surface parking (12 spaces). Required parking for residential uses shall be enclosed. Town of Kiawah Island Municipal Code Sec. 12-128(3)(d)(7) ("Required parking for residential uses shall be provided within an enclosed garage.") The site plan must either be revised accordingly or the applicant must seek and obtain a variance from the Board of Zoning Appeals prior to site plan review approval. Parking table shall be revised to reflect revisions.
3. Proposed plans indicate supplemental parking illustrations, not permanent dedications. Parking for the Cape Club and Ocean Pines shall be designated with signage.
3. **Buffers.** Illustrate Bufferyard Type I on site plan around the entire parcel pursuant to Town of Kiawah Island Municipal Code Sec. 12-127 ("Compatibility Buffering Standards"). The applicable buffer requirement is as follows: 35 feet wide average with natural or densely planted vegetation and a minimum width of not less than 25 feet for not more than ten percent of its length. Off-street parking spaces shall be located outside Front Yard Areas (Per Exhibit 13.4 ("Off Street Parking") of the ARDA). Modify site location of parking spaces adjacent to Building F and Southern Pines Lane.
4. **Lot Coverage Table.** Provide a revised lot coverage table to include existing bike path. The proposed lot coverage may exceed maximum coverage allowances which may require variance approval by the Board of Zoning Appeals. Subject property is subject to 33% lot coverage and may not exceed 10% of the maximum coverage standard. (Per Exhibit 13.3). Provide KIARB determination and approval that the proposed lot coverage is consistent with these provisions, and define under which authority the KIARB has to release the described deviation from lot coverage for the subject property.
5. **MOU with KICA.** Note all specific development provisions imposed for Parcel 13 pursuant to the Memorandum of Understanding between Kiawah Island Community Association, Inc. and Kiawah Partners. Provide a letter of coordination from KICA regarding the Memorandum of Understanding. Additional conditions may be imposed prior to or in conjunction with site plan approval.
6. **Conflict with Restrictive Covenants.** The Town has been notified that the proposed development conflicts with certain private covenants, including, but not limited to, the maximum lot coverage specified in "Designing with Nature." Pursuant to S.C. Code Ann. § 6-29-1145, provide a corresponding letter stating the formal release of any and all restrictive covenants in conflict by listing any and all granted variances or approved deviations from prescribed standards and or guidelines within "Designing with Nature" issued by the ARB. This would include any prescribed deviations or variances from buffer, height, coverage, or other guidelines or standards within the approval letters. Additionally, the correspondence should also indicate upon which authority the ARB has to release the described restrictive covenants for the subject properties.
7. **Phasing Plan.** Provide an updated phasing plan which describes the construction and logistics including staging, parking, etc.
8. **Coordination Meeting.** A coordination meeting is required no less than 45 days prior to commencing construction with the following Town departments, Planning, Public Works and Public Safety, to coordinate safety and traffic control along Beachwalker Drive throughout construction of the proposed development. Additional conditions regarding development and traffic control may be outlined.
9. Any revised plans shall require an updated site plan and respective support documents which changes have been proposed.

Sincerely,

John Taylor, Jr., Planning Director