



June 03, 2024

SITE PLAN REVIEW APPLICATION COMMENTS

Site Plan Review – **New Development**
Application #: **SPR23-000003** | Project Name: **West End at Beachwalker**

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			

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:

Comments for Submittal Dated:

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 (08.10.2024, 09.21.2023,01.05.2024,02.26.2024, 03.08.2024,04.16.2024). 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 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. 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.

3. **Access Drive Easement Required.** The proposed access drive to Building 7 from the former church parcel crosses property lines. An easement across property lines must be approved and recorded prior to site plan approval. The approved easement for the subject properties includes an easement located near Building 1 and Building 6.
4. **Phasing.** Provide a revised phasing plan which describes the construction and logistics including staging, parking, etc. The proposed adjacent off-site staging area would be subject to separate approval pursuant to Town of Kiawah Island Municipal Code Sec. 12-106. Include a revised timeline of construction.
5. **Access Road.** The proposed access road from Beachwalker Drive located on parcel 207-05-00-116 to the proposed development encroaches into the required setback pursuant to Town of Kiawah Island Municipal Code Sec. 12-64. The applicant may either revise the site plan or must receive variance approval from the Board of Zoning Appeals prior to site plan review approval.
6. **Road Ownership and Maintenance.** Confirm the entity which will be responsible for management and maintenance of the roads proposed for the proposed development.
7. **Waste Management.** Solid waste collection receptacles are identified adjacent to Buildings 1 and 2. Will these same compactors be used for proposed units on the former church parcel? Confirm solid waste collection points for these units. Note this within revised letter of intent or site plan.
8. **Flag Lot / Access.** Prior to approval, the proposed mail kiosk should be relocated from the pole area of the lot to the flag area of the parcel. The former church parcel* (TMS#207-05-00117) is a flag lot. The pole portion of the lot may be used solely for access on the parcel.
9. **Buffers.** Illustrate Bufferyard Type I on site plan around 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. Existing Buffers should be illustrated against Parcel 9 (TMS No. 207-05-00-004).
10. **Bike Path Crossing.** The bike path crossing at Beachwalker Drive will require coordination with Town's Public Works and Public Safety Departments. 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.
11. **Fire Rated Walls.** The Building Department may require additional fire-rated walls due to proximity of proposed four-unit buildings located on the former church parcel.
12. **Entrance Signage.** Identify the proposed location of entrance signage. Prior to installation of any signage, coordinate with Town of Kiawah Island Public Works department regarding placement and existing utilities.
13. **Short Term Rentals.** Confirm with letter of intent whether these proposed units are intended to enter into the Town's short term rental program.
14. **Guest Parking.** Guest parking has been identified on Parcel 11 (8 spaces). Confirm if spaces will be available to guests of the four-unit buildings located on Parcel 9 (TMS 207-05-00-116).
15. **Off-Street Parking Adequacy Recommendation.** Although not required by 2013 Amended and Restated Development Agreement, the proposed site plan does not provide adequate parking for guests and service providers. Planning staff recommends modifying the site plan to include a minimum of [7] additional parking spaces.
16. **Coordination Meeting.** A coordination meeting is required no less than 45 days prior to commencing construction of the proposed forest overlook and canopy walk. The applicant shall schedule a site visit with the Town's Landscape and Tree Specialist to review construction methods.

Sincerely,

John Taylor, Jr., Planning Director