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Submittals
Initial: 12/01/2023

June 03, 2024

SITE PLAN REVIEW APPLICATION COMMENTS

Site Plan Review – **New Development**

Application #: **SPR23-000006** | Project Name: **Cape Point Parking and Emergency Beach Access**

Contacts	Name	Company	Address
Applicant	Lee Davis	Thomas & Hutton	682 Johnnie Dodds Blvd Mt. Pleasant, SC 29464
Owner	Ray Pantlik	Ray Pantlik	1 Kiawah Island Parkway Kiawah Island, SC 29455
Architect	Ray Pantlik		

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 (12.22.2023, 02.01.2024) Contact the Town’s Planning Department should there be any questions.

1. Off Street-Parking.

- Off Street-Parking Design.* The proposed plans show off-street parking. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way. Town of Kiawah Island Municipal Code Sec. 12-128(3)(d)(5) ("On street head-in parking is prohibited"). Head-in parking spaces mean parking spaces which are directly accessed from street right-of-way that require the user to drive backwards in the right-of-way to enter or exit this space. The applicant may either revise the site plan or seek and receive variance approval from the Board of Zoning Appeals prior to site plan review approval.
- Off-Site, Off-Street Parking Prohibited.* The applicant may not count any of the off-street parking spaces depicted on the site plan towards satisfying the minimum parking requirements for the Cape Beach Club and Two Club Cottages located on Parcel 13B (The Cape). 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 of the off-street parking spaces depicted on the site plan to count towards satisfying the minimum parking requirements for the Cape Beach Club and Two Club Cottages located on Parcel 13B

2. **Setbacks.** Illustrate setbacks on proposed subject parcel. The proposed access road located on the subject parcel encroaches into the required setback to the east. The applicant may either revise the site plan to meet setback requirements or seek and receive variance approval from the Board of Zoning Appeals prior to site plan review approval.
3. **Emergency Beach Access.**
 1. *Existing Emergency Beach Access.* Confirm if the proposed emergency beach access will replace the existing emergency beach access. If the existing emergency beach access is closed, provide updated phasing schedule showing time for closure of Beachwalker Emergency Access as part of the overall timeline and phasing plan.
 2. *SCDHEC Regulations.* The proposed new emergency beach access will require approval by DHEC pursuant to South Carolina DHEC Regulations 30-13 ("Specific Project Standards for Beaches and the Beach/Dune System") and the Town of Kiawah Island Municipal Code Sec. 16-303 ("Emergency vehicular beach access points."). Prior to coordinating with the Planning Department for a scheduled agenda item for Town Council review and approval, provide approval and or letter of coordination for the proposed new emergency access from DHEC.
4. **Beachwalker County Park.** The proposed crossing to the existing Beachwalker County Park will require coordination with Charleston County Parks and Recreation Commission and the Town's Public Works Department. A coordination meeting is required no less than 45 days prior to commencing to construction.
5. **KICA Coordination.** Provide letter of coordination from the Kiawah Island Community Association, Inc. regarding proposed development.
6. **Coordination Meeting.** A coordination meeting is required no less than 45 days prior to commencing construction. The applicant shall schedule a site visit with the Town's Landscape and Tree Specialist to review construction methods and landscape planting plan to ensure sufficient buffer.
7. Provide updated timeline of construction. Construction activities may be subject to additional conditions pursuant to traffic, safety and or beach management.

Sincerely,

John Taylor, Jr., Planning Director