



4475 Betsy Kerrison Parkway Kiawah Island, SC 29455
 Phone: 843-768-9166 | Fax:843-768-4764

March 08, 2024

ZONING REVIEW COMMENTS

Zoning 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	KIAWAH RESORT ASSOCIATES LP		1 KIAWAH ISLAND PKY KIAWAH ISLAND, SC 29455

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: March 5, 2024

Reviewer: John Taylor, Development Services / Finance,

1. Please add BBHE (Base Building Height Elevation) label and maximum height label to submitted building elevations.
2. Please provide updated phasing plan for construction.
3. Please provide floorplans and heated square footage calculations.
4. Please provide letter of coordination from the Kiawah Island Community Association.
5. Landscape plan and lot coverage table differ. The pedestrian loop on the Church Parcel surrounding the intersection is not included on the lot coverage table. Please include all proposed walkways in the lot coverage map and table.

Sincerely,

John Taylor, Jr., Planning Director



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February 26, 2024

ZONING REVIEW COMMENTS

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The following requirements need to be addressed prior to approval:

Comments for Submittal Dated: February 26, 2024

Reviewer: John Taylor, Development Services / Finance,

1. Please provide letter of coordination from Kiawah Island Community Association. Existing letter acknowledges contact to KICA.
2. Please provide updated coordination letter satisfying concerns of St. Johns Fire District.
3. Please provide a copy of DHEC land disturbance permit.
4. Please note bike path crossing at Beachwalker Drive will require coordination with Town's Public Works and Public Safety.
5. Provide elevations of four unit buildings. Provided elevations have been shared as preliminary.
6. Please provide a revised phasing plan schedule and updated construction timeline.

Sincerely,

John Taylor, Jr., Planning Director