



4475 Betsy Kerrison Parkway Kiawah Island, SC 29455

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Submittals
Initial: 12/01/2023

December 22, 2023

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:

Comments for Submittal Dated:

Reviewer: John Taylor, Development Services / Finance,

- 1. Please provide letter of coordination with Charleston County Parks & Recreation Commission regarding proposed plans, particularly crossing of park guests and emergency access point to ensure plan for pedestrian safety.**
- 2. Please provide letter of coordination from St. Johns Fire District.**
- 3. Proposed plans show connection to existing Cape Point right of way. Proposed plans intersect two parcels (207-05-00-001 and 207-05-00-0011). Proposed road access may not cross property boundaries without recorded easement or adjusted property lines. Reference Plats AH-73 and L20-0023.**
- 4. Please provide letter of coordination with Kiawah Island Community Association**
- 5. Please provide landscape plan showing existing and proposed vegetation and trees.**
- 6. Please confirm if DHEC OCRM been contacted regarding the proposed vehicular beach access point. Please provide copy of OCRM permit. Please provide copy of SCDHEC land disturbance permit.**
- 7. Please confirm if the developer anticipates contingent to maintain Cape Point ROW or convey to third party.**

8. **Please confirm if existing emergency beach access adjacent to Beachwalker County Park will be closed and the proposed emergency beach access replacing this vehicular access. Approval for emergency vehicular beach access points is granted by Ordinance. Reference Sec. 16-303. Emergency vehicular beach access points. This relocation requires amendment to approve the proposed vehicular beach access point.**
9. **Proposed plans show off-street parking. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way. Please note that on street head-in parking is prohibited. Head-in parking spaces means 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.**
10. **Please provide construction and staging phasing plan.**
11. **Please confirm height of retaining wall.**
12. **Letter of intent shows that this is intended for Club members, guest and employees, please indicate plan for parking management. Will there be control gated access?**
13. **Additional comments may be forthcoming regarding responses to issued comments.**

Sincerely,

John Taylor, Jr., Planning Director