



4475 Betsy Kerrison Parkway Kiawah Island, SC 29455

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Submittals
Initial:

September 15, 2023

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	Casey Smithling		

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 confirm if gated access. If gated access please show placement of proposed gate.
2. Please revise lot coverage table broken down per individual parcel which includes all improved areas (walkways pathways, etc.)
3. Provide breakdown of parking based on individual parcels
4. Proposed units are accessed via Beachwalker Drive. Please confirm with Charleston County 911/ Addressing to determine how best the proposed units will be addressed.
5. Please provide a letter of coordination with the US Postal Service.
6. Please describe connection to existing bike paths.
7. Please identify location of entrance signage. Subdivision name signs at entrances to developments shall be in compliance with the Kiawah Island Graphic Controls and approved by the Kiawah Island Architectural Review Board.
8. Provide a letter of coordination from Kiawah Island Community Association regarding connection to greater stormwater pond system.
9. Provide a letter of coordination from St. Johns Fire District.
10. Provide a copy of DHEC land disturbance permit.

11. Provide a phasing plan which describes the construction and logistics including staging, parking, etc. Please include timeline of construction.
12. Please detail location of solid waste. Are the dumpster holding pads enclosed / screened? Please provide a letter of coordination or agreement for solid waste collection.
13. Provide a letter of coordination from Kiawah Island Utilities regarding water and sewer provisions.
14. Please provide a copy of the landscape plan and tree preservation plan showing tree replacement.
15. Please illustrate Bufferyard requirements on site plan. (ARDA Buffer 30' for Beachwalker Lagoon Parcel. Please provide statement if adjusted by ARB) (Bufferyard Type I - for former church parcel; 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)(
16. Please provide a projected timeline for areas depicted as future development.
17. Please upload signed copy of recorded plat
18. Provide building elevations of 4 unit buildings to verify building height.

Sincerely,

John Taylor, Jr., Planning Director