



Planning Department
John Taylor, Jr. Director
Planning Department
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Phone 843-768-9166
Fax 843-768-4764

Letter of Intent

Applicant Information

Kiawah Resort Associates, L.P.

First Name: Ray

Last Name: Pantlik

Mailing Address:

1 Kiawah Island Parkway, Kiawah Island, SC 29455

Home/Cell Phone #:

843-768-3418

Email Address:

rpantlik@southstreetpartners.com

Property Information

Address: 2 Southern Pines Lane, Kiawah Island, SC 29455

Name of Business: Residential

TMS #: 207-05-00-118

Days of Operations: 7 days a week

Hours of Operations: seasonal daylight hours/day

Number of Employees: N/A

Zoning District: R-3/Commercial

Please provide a detailed explanation of your proposed use:

Please see the attached project narrative dated August 16, 2022.

Signature:

Date: March 3, 2022

August 16, 2022

Development Summary Brief

Parcel 13 Lot 1

As discussed at the pre-application meeting on July 14, it is the intent of Kiawah Partners to advance preliminary plat approval for development of Parcel 13 Lot 1 consistent with the entitlements described in the approved 2013 Development Agreement and as subsequently amended. The proposed Conceptual Plan will include a pattern of varied residential building types and open space compatible with existing and anticipated development of Lots 2 (The Cape) and 3 (Timbers Kiawah).

While existing entitlements for Lot 1 allow overall dwelling unit count to no more than 100, as approved in the Third Amendment November 3, 2020, the proposed Plan will be no greater than 84 DUs. The Plan will include six residential buildings of four habitable floors over parking within the western portion of the site and three to four buildings of three habitable floors over parking within the eastern portion.

This would result in:

- Total residential units will not exceed 84 DUs
- Four floors over parking (60 DUs) and three floors over parking (24 DUs)
- Access to/from Beachwalker Drive (52 DUs) and to/from Southern Pines Lane (32 DUs)

Consistent with the 2018 agreement with KICA, which limits residential access to/from Southern Pines Lane to no more than 120 residential units within entirety of Parcel 13 Lots 1 (allocated 40) and 2 (allocated 80 DUs), the proposed Plan for Lot 1 will be limited to 32 residential units accessed from within the island security system. There will be no direct or internal vehicular auto access between Beachwalker Drive and Southern Pines Lane/Duneside Road. The access agreement also allows for no more than 30 additional parking spaces within Lot 1 and accessed from Southern Pines Lane, for members of the Kiawah Island Club.



p: 843-768-3419
f: 843-768-0517
e: ARB@kiawah.com

February 1, 2023

Kiawah Partners
253 Gardeners Circle, Suite 250
John's Island, SC 29455

PHYSICAL ADDRESS
253 Gardeners Circle, Suite 200
Johns Island, SC 29455

MAILING ADDRESS
130 Gardeners Circle, Suite 123
Johns Island, SC 29455

Re: **CONCEPTUAL REVIEW**
Construction Address: Beachwalker East Parcel 13B – Lot 1
ARB Action: Approved

To whom it may concern,

Thank you for your submittal to the Kiawah Island Architectural Review Board for Conceptual Review of the project at Parcel 13B – Lot 1 on Kiawah Island. The design of your project is approved to continue to a Preliminary Review. As you move forward, please address the following comments and conditions in keeping with the guidelines:

- L1. The Board appreciates the adjustments made to the utility and infrastructure layout since pre-Conceptual review, allowing for reduced disturbance to the site and existing trees.
- L2. Please continue to further the concept of “parking among the trees” by studying alternative parking layouts that break up parking spots to preserve existing trees or relocate parking to areas that are already cleared.
- L3. As you study the amenity areas, please consider ways for the firetruck turn around to be incorporated into a lawn and consider stitching together amenity areas so that each piece does not have to be too large, allowing for more of the existing trees to be preserved.
- L4. We appreciate study of the construction options at this early stage and look forward to more information related to options available and ways to reduce the extent of clearing needed, especially along Beachwalker Drive and Duneside Road. Please consider relocation of Oaks and Palms as discussed at the site analysis and provide more information on trees to be removed and/or relocated with the Preliminary submittal and tree protection plan.
- L5. Please further study the location and angling of buildings along the East side to preserve trees and create variation in the streetscape.
- A1. The Board appreciates the natural materials being proposed and agrees that this is an important component of the architecture. We also look forward to the addition of architectural elements as seen in the inspirational images to create more of a strong connection between the landscape and architecture and to provide a strong visual presence of the natural environment.

Thank you again for your submittal to the Kiawah Island Architectural Review Board. Please do not hesitate to contact the ARB office if we can be of any assistance during the Review Process for your home.

Sincerely,

Tommy Manuel, Director
On behalf of the KIARB

cc: Property file, ARB Members, Hart Howerton, Wertimer & Cline, LS3P
incl: Checklist



February 13, 2018

Mr. Wayne Stokes
SCDHEC Permitting Division
2600 Bull Street
Columbia, SC 29201

Re: Site Development of Beachwalker East
Kiawah Island, SC

Dear Mr. Stokes:

Kiawah Island Utility, Inc. has adequate capacity and agrees to serve the referenced project. Contingent on approval by SCDHEC, Kiawah Island Utility, Inc. will own, operate, and maintain the water and sewer systems associated with this project.

If you require any additional information, please do not hesitate to contact me either by phone (843) 768-0641 or email bdennis@swwc.com

Sincerely,

A handwritten signature in blue ink that reads "Becky J Dennis".

Becky J Dennis
Director of Operations

CC: Bill Fellers, Thomas & Hutton Engineers

Coordination is ongoing and KICA encroachment permit will be provided with the next submittal

Permit Application: Restrictive Covenants Affidavit

Town of Kiawah Island

Town of Kiawah Island Municipal Center
Planning Department
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Phone 843-768-9166
Fax 843-768-4764



I, , have reviewed the Restrictive Covenants
[Print]
applicable to Parcel Identification Number(s) , located
at (address) , and the proposed permit application is not
contrary to, does not conflict with, and is not prohibited by any of the restrictive
covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

[Signature] [Date]

[Print Name]

Explanation:

Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought. [Section 6-29-1145 is copied on the back of this page].

FOR STAFF USE ONLY

[Received By] [Date] [Application #]

Section 6-29-1145

- A. "In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.

- B. If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:
 - 1. in the application for the permit;
 - 2. from materials or information submitted by the person or persons requesting the permit;
or
 - 3. from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

- C. As used in this section:
 - 1. 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;
 - 2. 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and
 - 3. 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."