



4475 Betsy Kerrison Parkway Kiawah Island, SC 29455

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Submittals
Initial: 05/26/2023

November 16, 2023

SITE PLAN REVIEW APPLICATION COMMENTS

Site Plan Review – **New Development**
Application #: **SPR23-000002** | Project Name: **Ocean Pines**

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	Nicole Emmons	Hart Howerton	10 East 40th Street, 39th Floor New York, NY 10016

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: November 13, 2023

Reviewer: John Taylor, Development Services / Finance,

1. Please note the Town has hired a third-party engineering firm (Weston and Sampson Engineers) to review your proposed plans. Please note additional comments may be forthcoming in addition to these comments.
2. The proposed parking is insufficient for the proposed development. Please modify plans to incorporate adequate parking as outlined in the table below. Please note Timbers Resorts has an executed parking lease for employees of Timbers Resorts dated May 10, 2019, on Lot 1 (TMS 207-05-00-118). Parking for the proposed Cape Beach Club is also proposed on Lot 1 (TMS# 207-05-00-118), with parking requirements listed below. Any fraction of a parking space required under these regulations shall be counted as a full parking space. The Planning Director may determine that parking, in addition to any of the parking set forth in this table is necessary in the form of overflow parking on pervious surfaces. (Per Exhibit 13.4 Off Street Parking)(Sec. 12-128. - Access, parking and loading regulations)

Required Parking Spaces (285 spaces)
- Ocean Pines Development: 160
- Timbers Resorts Employee Parking: 12

- Cape Beach Club: 88
 - Restaurant (1 space per 100sqft of GLA & 1 space per 200 sqft outdoor seating)
 - Fitness Room & Changing Rooms (1 space per 300 sqft)
 - Pool & Deck (1 space per 300 sqft)
 - Area Beach Parking: 25
3. Please provide updated number of employees for the Cape Beach Club.
 4. Please provide any revised documents which reflect changes in the building design or site plan based on the previous parking comments.
 5. Please also note all specific development provisions imposed for Parcel 13 based on executed Memorandum of Understanding between Kiawah Island Community Association and Kiawah Partners.

Sincerely,

John Taylor, Jr., Planning Director