



August 22, 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:

Reviewer: John Taylor, Development Services / Finance, Forwarded for Review

1. Provide complete building elevations of all proposed buildings which includes all building elements.
2. Revise parking table to indicate 160 required spaces. Any fraction of a parking space required under these regulations shall be counted as a full parking space. (Per Exhibit 13.4 Off Street Parking)
 - Please notate on the provided site plan the parking spaces designated for proposed Ocean Pines residential units. Please allocate all parking spaces that will be used by the Cape.
 - Parking spaces shall be located outside Front Yard Areas
 - Potential conflict of pedestrian and bicycles crossing through the main entrance Beachwalker. Consider additional signage, connectivity or site plan improvements to ensure pedestrian and bicycle and safety occurs at dedicated Beachwalker crossing to the north east.
 - Please illustrate buffer on the proposed site plan. (Per Development Agreement 1. Residential Uses (f) Buffers, Fencing, and Signage; 13 B 6. Compatibility Standards as subject to provisions of Section 13 B 6. Compatibility Standards.)
 - Upload copy approved plat showing certification of OCRM Critical Line by DHEC OCRM valid within five years.

- Please modify lot coverage table to include total coverage based on lot size of updated plat with certified OCRM critical line.
- Provide revised lot coverage table. Please provide a detailed lot coverage table outlining square footage of each building and all improved site elements, buildings, pathways (proposed and existing), parking, etc.
- Lot coverage may exceed maximum coverage allowances. Subject property is subject to 33% maximum primary lot coverage. Subject property may not exceed coverage allowances as outlined in Exhibit 13.3 Provide detailed lot coverage table as indicated above.
- Provide a narrative/summary to compliment the shared phasing plan. This should provide details on the timetable for construction of staging, precisely the sequence of buildings planned to be developed, etc.
- Please note remaining outstanding comments from initial comments.

Sincerely,

John Taylor, Jr., Planning Director