



# **Supplementary Packet**

**Board of Zoning Appeals  
July 15, 2024**

**BZA24-000011  
Written Public Comments**

7-11-24

To Whom It May Concern,

Re: Rezoning #16 Rhett's Bluff Rd

We are the Mortons at #9 Rhett's Bluff Rd and just wanted to share our thoughts about the variance on #16. We have owned #9 for over 30 years and built our home in 2018. We have witnessed more flooding and erosion especially the past several years at the "mid section" of Rhett's Bluff Rd to Schoolbred Road happening most often during high tides and tidal surges. We are concerned with the well being of the shoreline of the Creek with the increase of building and removal of trees. We are actively informed and volunteer with SCDNR so we understand the critical risk to our marshes and ecosystem that we are blessed to a part of. We sincerely hope the architect will be able to come up with an alternative solution.

Thank You for your consideration,  
Debora & Harry Morton

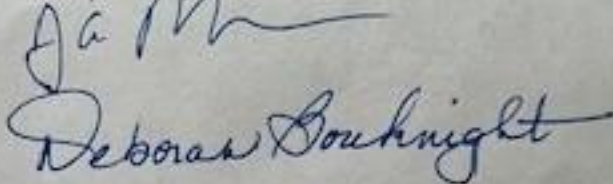
July 13, 2024

To: The Town of Kiawah Island

Re: Zoning Notice, Parcel # TMS 209-11-00-014, Case # BZA 24-000011

We are property owners on Rhett's Bluff and wish to express our concern about the request for a zoning variance for the above-captioned property (16 Rhett's Bluff Road). We are not conversant with all the facts concerning this variance request. However, this is an area of Rhett's Bluff that is susceptible to flooding. We suggest that the Town should be hesitant to grant any variance request that involves incremental encroachment on the wetlands that abut Rhett's Bluff.

Respectfully submitted,



Deborah Bouknight

Lon and Deborah Bouknight  
10 Rhett's Bluff Road  
Kiawah Island

Cliff and Louise Hunt  
4210 Woodmere Cove  
Memphis, TN 38117

July 14, 2024

RE: 16 Rhetts Bluff

Dear Board of Zoning Appeals Members,

Regarding our hearing tomorrow requesting a variance for a setback reduction near the rear OCRM Critical Line, unfortunately I will not be able to attend the meeting, but Kenneth Wiland our architect will be there to represent us and our request. He knows much more about the lot, footprint, setback, plans, etc. than I know anyway.

What Kenneth does not know is that our first grandchild was born 13 years ago with serious brain development issues, seizures, and other health issues. She has minimal ambulatory ability and is non-verbal. She will be this way all of her life.

If we lose the 3 ½ feet setback reduction we are requesting, the only useful space lost will be in the pool area. This is important because a smaller pool footprint may not be obtainable. My understanding from Kenneth is that it is not as simple as just pushing the pool back from the rear lot line because the house cannot move closer to the large live oak tree at the front of the lot and we need a path between the pool and the house.

The importance to maintaining a decent size pool area is that one of the things our granddaughter absolutely loves is simply splashing in the water. Our intention with the size pool as submitted is to be able to put in a sun shelf for her to sit on and have some regular pool area for others. A lesser pool size may limit us to only one of these functional areas.

Thank you for listening to our request and to our personal story.

Sincerely,

Cliff and Louise Hunt (owners) and Family

**From:** Frank Cassidy <frankkcd@gmail.com>  
**Sent:** Sunday, July 14, 2024 6:53 AM  
**To:** Daniel Vincent; John Taylor  
**Subject:** Fwd: Variance-16 Rhett's Bluff

FYI  
Sent from my iPhone

Begin forwarded message:

**From:** Gail Roddey <[gailroddey@msn.com](mailto:gailroddey@msn.com)>  
**Date:** July 13, 2024 at 11:26:50 PM EDT  
**To:** [abfarabee@bellsouth.net](mailto:abfarabee@bellsouth.net), Cassidy Frank and kathy <[fcassidy@comcast.net](mailto:fcassidy@comcast.net)>, [revjjlewis@gmail.com](mailto:revjjlewis@gmail.com), [phillipadams47@gmail.com](mailto:phillipadams47@gmail.com), [larry@rosenfeldandco.com](mailto:larry@rosenfeldandco.com), [linnieo@me.com](mailto:linnieo@me.com), [mvhanan@gmail.com](mailto:mvhanan@gmail.com)  
**Subject: Variance-16 Rhett's Bluff**

I am Gail Roddey original owner and occupier of 17 Rhett's Bluff. I am writing to each of you to express my profound concern regarding the Proposed Variance for 16 Rhett's Bluff.

I share the concern of others about the impact of the variance on the fragile marsh ecosystem . This ecosystem is a value added intangible for Rhett's Bluff.

In addition I worry that granting the variance will increase flood risks for adjoining properties and my property. Lot # 16 is so shallow that any encroachment over the critical line ,creek side ,will increase flood risks and be detrimental to all the neighbors on Rhett's Bluff. At high tides and surge tides #16 is underwater from marsh and spills into adjoining properties.

Any variance granted to one property which detreminally affects neighboring properties should not be allowed.

I am also concerned over trees marked to be removed , trimmed severely may damage roots causing erosion.

I request this memorandum be considered and put into file/ minutes regarding proposed variance.

Sincerely,  
Gail Roddey

**From:** Randy Cowart <rcowart@powellvalves.com>  
**Sent:** Monday, July 8, 2024 12:33 PM  
**To:** Daniel Vincent; Petra Reynolds  
**Cc:** Gail Roddey  
**Subject:** Variance-Case BZA24-000011, TMS#: 209-11-00-014 -16 Rhett's Bluff Road

Dear Daniel and Ms. Reynolds,

My comments concerning the house construction planned are as follows:

1. Land variance for the reduction of the required rear critical line setback is not consistent with past practices of TOKI or the ARB?

2. This lot floods during king tides. If this lot is raised for the build the neighbors will be damaged. More details from the architect and builder should be requested.

3. Arborist report:

Arbor Care is a very professional company. Their report is nicely detailed, but, I really question the severe limb removal and potential root damage that could occur with the house construction will just doom the Grand Old 40" live oak tree.

I wish the owners of lot 16 the best with what I see as a very difficult lot to build on.

Randy Cowart 33 Rhett's Bluff Road.

Sincerely,

**Randy Cowart**

CEO / Chairman

**The Wm. Powell Company**

T: 513.852.2021

F: 513.852.2048

C: 513.382.7853

[rcowart@powellvalves.com](mailto:rcowart@powellvalves.com)

[powellvalves.com](http://powellvalves.com)



**Please note our new address for our Cincinnati, Ohio office as follows:**  
**3261 Spring Grove Avenue, Cincinnati, Ohio 45225**

**From:** Gail Roddey <gailroddey@msn.com>  
**Sent:** Monday, July 8, 2024 6:11 PM  
**To:** Daniel Vincent; Petra Reynolds  
**Subject:** Fwd: Variance-Case BZA24-000011, TMS#: 209-11-00-014 -16 Rhett's Bluff Road

Sent from my iPhone

Begin forwarded message:

**From:** Joe Roddey <[joeroddey5@gmail.com](mailto:joeroddey5@gmail.com)>  
**Date:** July 8, 2024 at 5:40:58 PM EDT  
**To:** Gail Roddey <[gailroddey@msn.com](mailto:gailroddey@msn.com)>  
**Cc:** Gardiner Roddey <[groddey@hotmail.com](mailto:groddey@hotmail.com)>, Hardie Jackson <[hjackson22@bellsouth.net](mailto:hjackson22@bellsouth.net)>, John Blumer <[jinjblumer@gmail.com](mailto:jinjblumer@gmail.com)>  
**Subject: Re: Variance-Case BZA24-000011, TMS#: 209-11-00-014 -16 Rhett's Bluff Road**

Please add that we are very interested in the storm water plan, how water will be routed, difference between current flow and the proposed, and are they planning on building up their sea wall.

On Mon, Jul 8, 2024 at 5:11 PM Gail Roddey <[gailroddey@msn.com](mailto:gailroddey@msn.com)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Randy Cowart <[rcowart@powellvalves.com](mailto:rcowart@powellvalves.com)>  
**Date:** July 8, 2024 at 12:32:54 PM EDT  
**To:** Daniel Vincent <[dvincent@kiawahisland.org](mailto:dvincent@kiawahisland.org)>, [preynolds@kiawahisland.org](mailto:preynolds@kiawahisland.org)  
**Cc:** Gail Roddey <[gailroddey@msn.com](mailto:gailroddey@msn.com)>  
**Subject: Variance-Case BZA24-000011, TMS#: 209-11-00-014 -16 Rhett's Bluff Road**

Dear Daniel and Ms. Reynolds,