

MAYOR:
Bradley D. Belt

MAYOR PRO TEMPORE:
Russell A. Berner

TOWN ADMINISTRATOR:
Stephanie Tillerson

TOWN ATTORNEY:
Stafford J. McQuillin III



COUNCIL MEMBERS:
E. Luke Farrell
Madeleine Kaye
Lance Spencer

MEMORANDUM

TO: Town of Kiawah Island Planning Commission Members
CC: Stephanie Tillerson, Town Administrator

FROM: John Taylor, Jr., Planning Department

DATE: March 5, 2025

SUBJECT: Monthly Planning Update

Zoning Review

2025 Zoning Permits Issued		
January	17	July
February	31	August
March		September
April		October
May		November
June		December
<i>Issued to Date</i>		48
2024 Permits Issued (246) 2023 (248)		

Subdivision Review

The following subdivision plat(s) are currently under review.

- #SBD24-000005 – ROW Abandonment (Cape Point)
- #SBD24-000006 – Service Vehicle Access (Cape Point)

The following applications were granted administrative approval and were recorded with Charleston County Register of Deeds.

- #SBD25-000002 – Property Line Adjustment (37 Ocean Course)

Site Plan Review

The following development projects are currently under site plan review:

- SPR23-000002 Ocean Pines (Beachwalker Ocean Parcel 13 - Lot 1)
 - o Status: Under Review subsequent to filed and approved consent order via mediation
- SPR23-000003 The West End at Beachwalker (A Portion of Upper Beachwalker)

- Status: Under Review subsequent to filed and approved consent order via mediation
- SRP23-000004 Night Heron Park Activities Building
 - Status: SPR Approved, Under Building Review
 - Boardwalk foundational issues identified during construction
- SPR23-000006 Cape Point Emergency Beach Access Drive
 - Status: Under Review subsequent to filed and approved consent order via mediation
- SPR24-000001 MUSC Freestanding Emergency Department
 - Status: Site Plan Review Approved with Conditions (Sept. 13th). The substantial completion date is January 2026.
- SPR24-000004 Gate House at Kiawah East Beach Club
 - Status: Site Plan Review Approved Dec. 16, 2024, Revised site plan under review.
- SPR24-000008 Roy Barth Tennis Center Renovation & Addition
 - Status: Site Plan Review Approved Jan. 31, 2025
- Preapplication meeting held for proposed new restaurant at Freshfields Village. No timetable on a formal submittal.

Town of Kiawah Island Board of Zoning Appeals (BZA)

The Board of Zoning Appeals heard two case(s) during the month of February. The Board of Zoning Appeals will hear 1 case(s) for the month of March.

- Both February cases were denied (BZA25-000002 and BZA25-000003).
- Case# BZA25-000002 (219 High Dunes) Side Setback Variance: This case was the first Ocean Park development requesting variance post expiration of the 2013 ARDA resulting in modified setbacks. Applicants have requested a pre-application meeting with the Town to discuss potential rezoning for this and other Ocean Park properties.

Kiawah Next – Comprehensive Plan Update

Staff anticipates a workgroup meeting scheduled for Mid-March to resume review of revised document.

Active Zoning Considerations:

#AZO25-000002 | Development Agreement Review Procedure

Request to amend Section 12-160. - Development agreements. to modify review procedures for development agreements.

#AZO25-000003 | Waterfront Development Standards & Lot Coverage

Request to amend Section 12-76. - Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, waterways and Sec. 12-374. Definitions to modify required buffer standards and to modify lot coverage and associated definitions.

Enhanced Protections for Beachfront and Environmentally Sensitive Areas

Introduction of enhanced protections oceanfront and marsh front properties consideration. Commissioners Schmersal and Hennessey are beginning to explore preliminary recommendations.

Comprehensive Review of Use Regulations

Introduction of review of Land Use Planning and Zoning Ordinance Article II. – Zoning, Division 3. Use Regulations. This considers a complete review of the Division 3. Use Regulations. Planning staff and along with Commissioners Devine and Hennessey are preparing early review. Tentatively scheduling April 2025 workshop.

Marsh Management Plan & Resiliency Updates

CMMP Workgroup has been restructured to broaden and prioritize recommendations and resiliency goals. Town Council approved the newly established Resiliency Committee charter at the March 4, Town Council Meeting. More information to come on this committee.

KIGR and Kiawah Conservancy to share updates on the Mingo Point Oyster Project for the scheduled March Planning Commission meeting.

Pervious Surfaces & Stormwater Management:

In light of considerations of pervious paving requirements, further study and engagement has been recommended by the Planning Commission. Commissioners Babinec and Iwan met with Council Member Kaye to discuss objectives and next steps regarding a community workshop as well as broadening the approach to provide property owners more opportunities for management of their stormwater runoff. More information to come on this initiative.

Pervious Surfaces Community Awareness: The Planning Department has sent communication directly to contractors and design teams to aid in education and awareness of benefits of choosing pervious materials. Staff has also published the first of a featured video series on pervious surfaces as part of the CMMP communication and awareness efforts. Additionally established a dedicated webpage to pervious surfaces education. Staff continues to work with regimes as they engage contractors to aid in incentivizing group rates.

Planning staff is preparing for the next phase of establishing criteria for bulkheads erosion control devices subsequent to February Planning Commission recommendation of approval for zoning permits text amendment.

Cell Tower Communications

Staff is collaboratively working with public works department to engage service providers, while reviewing our existing code for proposed zoning amendments. This includes AT&T, Verizon, and T-Mobile Crown Castle and American Tower. The initial phase of meetings with providers and cell tower companies has occurred. Subsequent meetings will occur in the month of March to begin to frame initial recommendations. Ms. Hennessey has been added to these meetings to aide in liaising to the Planning Commission.

Town Council Updates

Text Amendment(s) Pending Consideration:

Ordinance 2024-20 | Stormwater Management Plan Review

Town Council approved second and final reading of Stormwater Management Plan Review at their Tuesday, March 4, meeting. This ordinance creates Section 12-169. Stormwater Management Plan. to enhance stormwater management best management practices for purposes of reducing flooding, protect water quality, controlling erosion, fill and managing runoff. This is known as Stormwater Phase I. This ordinance requires meeting the standards of DES, Charleston County Stormwater Program and any other applicable Town regulations.

Ordinance 2025-02 | Phase II of Landscaped Standards Ordinance

Town Council approved second and final reading of the Landscape Standards at their Tuesday, March 4, meeting. This ordinance establishes minimum landscape standards for all real property in the Town limits, excluding single family residential developments except single family developments which are not subject to review of any established architectural review board.

Regional Planning

Urban Growth Boundary | Planning Staff is currently working with Town of Seabrook Island to draft parameters to approach Charleston County officials on a proposed Intergovernmental Agreement to preserve the existing integrity of the Urban Growth Boundary as well as standards for Kiawah Island Parkway and Seabrook Island Road.

Kiawah Partners Proposed Planned Development & Development Agreement – Orange Hill (Bohicket Road)

Orange Hill DA/PD Concept: "Orange Hill is approximately 933 acres located on Johns Island between Bohicket Road and River Road. The applicant is proposing a new planned development district to replace the existing planned development district that was approved by County Council in 2004. The proposed concept plan for the new Orange Hill PD includes a private golf course combined with a low-density residential community; it adjusts the location of the golf course and reduces the number of approved houses that are entitled in the existing PD from 181 to 120. The applicant is also simultaneously seeking a development agreement from County Council to preserve its rights under the proposed PD if it is approved."

The applicants present to the Charleston County Planning Commission in workshop at their February meeting. No additional timeline at this time for formal submittal.

Proposed Island Park Place Medical Village (Betsy Kerrison Parkway) Development Update

Charleston County Planning and Public Works Committee will hear this application at the scheduled March 6, 2025 meeting. And subsequently at County Council March 11th Meeting.

Main Road Corridor Segment A:

Charleston County staff will host the first quarterly public meeting for the Main Road Corridor [Segment A](#) (Main and 17 flyover) project on Thursday, March 13 at 6:30PM at St John's High School, located at 1518 Main Road. Community members are encouraged to attend this meeting to receive updates on the current status and next steps. More information can be found [here](#).

Main Road Corridor Segment C:

On Feb. 6th at the Charleston County Council [finance meeting](#), staff provided an update regarding Main Road Corridor Segment C project. County Council sharing that this segment of the project is essentially obsolete. The County pointed to lack of funding available as a result of inflation although previously allocated under the 2016 half cent sales tax referendum. Additionally, in the project update, staff highlighted the revised project scope after community input which highlighted project impacts including ROW, grand trees and relocations.