

From: [Ryan Knapp](#)
To: [Petra Reynolds](#)
Subject: Letter to be read at today's meeting
Date: Friday, August 2, 2024 8:57:27 AM

Hello Petra. My name is Ryan Knapp, residing at 370 Red Bay Rd on Kiawah. I would like the following letter to be read aloud at today's meeting during the public comments segment. Thank you. Letter as follows:

Good afternoon. My name is Ryan Knapp. I live at 370 Red Bay Rd.....a short bike ride to The Cape.

I grew up visiting Kiawah every year. I was 3 years old in 1980 the first time my family stayed at the Kiawah Inn. Every year we would stay at West Beach. Kiawah Inn and Villas nearby. The straw market. Confectionary. Kamp Kiawah. Pink lemonades at the Inn.

As I got older my parents bought a modest place near Turtle Beach, and I was fortunate enough to visit several times a year as a teenager.

I worked for Island Beach Service every summer in my late teens through early 20's....a time when my connection to the island really took root, making lifelong friends working together, lunch at the old General Store or the Pig, beers at the Privateer, hurricane evacuations, and so on.

My assigned station every summer was West Beach - from Beachwalker to Kiawah Inn to the POP, which is now the Sandcastle. Some of my former co-workers now run the beach service, and their kids are now working for them.

A few years ago, I was fortunate enough to buy a residence. I chose West Beach specifically because of the emotional connection here. The best part of the island.

As someone with deep rooted connections to Kiawah, my message is simple:

A PUBLIC BATTLE BETWEEN TWO FACTIONS OF GOOD KIAWAH RESIDENTS WOULD BE A TRAGEDY FOR KIAWAH. THE TWO SIDES HERE NEED TO WORK IN GOOD FAITH TO FIND A REASONABLE SOLUTION. AND THE TIME FOR THAT TO HAPPEN IS RIGHT NOW.

No doubt The Kiawah Island Club has operated in good faith in developing this property in accordance with permits approved by the Town.

Similarly, no doubt the Town of Kiawah's elected representatives are operating in good faith to represent their constituency and what they feel is best for Kiawah and all Kiawah's residents.

A public battle pitting one group of Kiawah residents against another group of Kiawah residents is a loser for Kiawah as a whole.

Keeping the Cape in a perpetual and indefinite purgatory is a loser for Kiawah as a whole.

The best thing for Kiawah is for the two sides to put their heads together and arrive at a workable solution. RIGHT NOW. RIGHT NOW. RIGHT NOW.

Thank you.

-Ryan Knapp
370 Red Bay Rd.

Ryan Knapp
Middle Street Partners
843-810-3857

From: [Jeanne](#)
To: [Petra Reynolds](#)
Subject: Town council special meeting
Date: Friday, August 2, 2024 9:10:00 AM

To: Town of Kiawah Island

I understand that you are meeting today to discuss the legal action taken by Kiawah Partners concerning The Cape Club parking.

My husband and I are residents of The Cape and just as importantly enthusiastic members of the Kiawah community. The strong sense of community, along with the natural beauty of Kiawah Island led us here. We are greatly concerned that an extended legal dispute between the Town and the Partners will erode the strong sense of community.

The topics seem to be very addressable. We understand the push for more parking spaces to accommodate the Cape Club ... but given the need for more parking we do not understand why there is a push against parking on the other side of Southern Pines. The other side of Southern Pines has been used for commercial, construction and staff parking since at least 2018.

We urge you to focus on a negotiated settlement. Both sides need to be creative and reasonable.

Thank you,

Jeanne and Bob Golden
5612 Southern Pines Lane
Sent from my iPad

From: [Deborah Clarke](#)
To: [Petra Reynolds](#)
Subject: Statement re: Parking at The Cape
Date: Thursday, August 1, 2024 11:27:40 PM

I am sorry that I will not be able to attend the town hall meeting in person tomorrow as we are visiting our son in Colorado. Please find below a statement I would like to submit re Parking at The Cape.

I have been a property owner and full time resident on Kiawah for more than 7 years. I am writing to advocate for the approval of Kiawah Resort Associates' request for a formal determination regarding using the 20 parking spaces at Cape Point Parking and Emergency Beach Access for the Cape Beach Club and two Club cottages on Parcel 13A. According to the Amended and Restated Development Agreement (ARDA), these parking spaces should fulfil the off-street parking requirements without a variance. A response from the Town is essential for the Club to accommodate its members effectively. Moreover, a quick resolution will help reduce island traffic heading to the existing KIC Beach Club, a significant concern for all residents. Thank you for your prompt attention to this request. I look forward to a positive outcome.

Kind Regards
Deborah Clarke

[Sent from Yahoo Mail for iPhone](#)

From: [Laura Gitlin](#)
To: [Petra Reynolds](#)
Subject: For Special Meeting of Town Council on August 2, 2024
Date: Thursday, August 1, 2024 7:17:39 PM

Dear Ms. Reynolds,

We are not in town tomorrow, but I understand there is a Special Meeting tomorrow, August 2, 2024, to discuss the issues relating to The Cape development on Kiawah Island. I would appreciate it if you would submit the following comments for the record. Thank you.

My name is Laura Gitlin and my husband and I purchased a unit in The Cape on Kiawah Island on June 13, 2024. However, we entered into the contract to purchase our unit in September 2021, after reviewing the approved plans for the project. A primary reason for us entering into this contract was our understanding, based on the approved plans, that there were a limited number of parking spaces required for non-residents of The Cape, which would deter extensive non-resident use and certainly minimize congestion at The Cape both in terms of traffic and people. Therefore, we strongly oppose the Town's attempt to retroactively change these requirements and substantially increase the non-resident parking requirements after the owners purchased their units in reliance on the originally approved plans. This retroactive change would materially and adversely affect our use and enjoyment of our property as well as materially and adversely impact our investment and value in the property.

While I am not a South Carolina attorney experienced in land use law, it is not clear on what authority any governmental authority can make retroactive changes to approved plans to the extent that these changes detrimentally affect those that have relied on them. We are therefore hoping that this can be, and will be, resolved in a reasonable and efficient manner in consideration of the rights and impact on all affected parties.

Thank you.

Laura and Lew Gitlin
5514 Southern Pines Lane
Kiawah Island, SC 29455
gitlinlaura@gmail.com

Sent from my iPad

From: [Jonfromke](#)
To: [Petra Reynolds](#)
Subject: the cape club lawsuit
Date: Friday, August 2, 2024 10:18:42 AM

It is not surprising that the town is facing a lawsuit over the cape club. My understanding of how things have progressed over the years is that the current leadership is trying to stop a project they previously approved at multiple stages. These actions now place our town at risk of an 11 million dollar judgement.

Kiawah Island Partners have done a really good job of communicating their point of view and their flexibility to meet the town's needs. I personally cannot see any upside to going forward with this lawsuit and I would ask, as a resident, that the town council figure out a way to settle.

Jon Fromke, MD

Sent from my iPhone

VICKI and RICHARD BIRDOFF

810 Seventh Avenue – 10th Floor

New York, New York 10019

Telephone: 212-265-6600, Ext. 254; Facsimile: 212-492-8441; E-mail: rbirdoff@rdmanagement.com

VIA E-MAIL: (preynolds@kiawahisland.org)

August 2, 2024

Town of Kiawah Island Town Council
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Attn: Petra Reynolds
Town Clerk

Dear Ms. Reynolds:

As someone who visited Kiawah starting in the mid-1980s, purchasing my first property in 2012 and then building my home on Eugenia in 2013, I am writing to express my desire for the Town to negotiate in good faith to settle this issue. I know each side feels strongly about their position, but the Town's position seems very weak from my research. The Cape and Cape Club were permitted by the Town and are now built, and many bought property with the expectation of The Cape Club being available for their use which seemingly puts the Town in dangerous legal territory. The reputational damage the island will suffer if this drags on, not to mention impacts on island businesses which directly impacts the Town's business license tax collections, could be tough to recover from.

Kiawah is a special place which is why we are all here. However, property rights are important part of US law. There is a much larger picture here that some are neglecting to look at. I encourage you to sit down with Kiawah Partners and put this behind us all

Thank you very much.

Very truly yours,



Richard J. Birdoff

RJB:mp

cc:

From: [robert.alexander](#)
To: [Petra Reynolds](#)
Subject: The Cape
Date: Friday, August 2, 2024 11:34:08 AM

If the town of Kiawah truly had reservations about the parking arrangement for the Cape development, that should have been handled well before the initial agreement was made and 78 current and future residents of Kiawah Island made a purchase in good faith. It's beyond unacceptable to attempt changing the terms after the fact.

Sincerely,

Robert Alexander MD