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Subject: Courtside Villas re-zoning application, et. al

Dear Council Members:

I write to express my objections as the owner of Courtside Villa 1407 to the proposed zoning changes that will allow Kiawah Island Golf Resort (KIGR) to construct a conference center in the area now occupied by the West Beach tennis facility. The changes will essentially destroy the view, value and quiet enjoyment of the units in my building, which is only a few yards from the tennis courts, replacing them with a parking lot. It has been represented to me by Roger Warren that a new plan for the proposed conference center may be put forth by KIGR to take into account some of the objections raised by Courtside Villas owners like me to revise the conceptual plan to at least place two tennis courts and some open space between the Courtside buildings and the proposed parking areas.

To be clear, while those revisions are appreciated, they will not remove my objections to what I believe is an ill-conceived development plan and poorly designed conference center facility which will be destructive of the value and habitability of all Courtside units and will adversely impact other regimes in West Beach, particularly because the plan involves simultaneous construction of a hotel on the site of the old Kiawah Inn. Development of the hotel alone, which I do not necessarily oppose on a standalone basis, will bring enough traffic, noise and light pollution to a previously very peaceful and tranquil area of the island. The combination of the hotel and conference center developed together in close proximity will bring an untenable amount of traffic, noise and light pollution to West Beach.

The KIGR systematically neglected the West Beach areas it owns despite more than a decade of promises to develop the old Kiawah Inn site and to improve the tennis, Straw Market and Cougar Point facilities. This failure to invest resulted in decreased usage and increasing deterioration of those facilities as well as decline in value of surrounding villa regimes. By passing the present zoning changes and development plans, however, you will be allowing KIGR to claim much of West Beach as its own to use without regard to the surrounding communities. In the process, you would permit KIGR to jam a conference center onto a very irregular piece of ground and you will be essentially declaring the Courtside Villas to be expendable, collateral damage because they were built on the periphery of the irregular parcel. The building in which my unit is located is merely 15 feet from the tennis courts and will therefore be most severely impacted. The tennis facility and the Courtside Villas work together perfectly because they were sited in tandem and the villa owners bought with full expectation of a tennis facility as their neighbor. The present owners did not buy into a regime with the expectation that they would be subjected to the traffic, noise and lighting of a conference center as a view from the screened porches at the back of each unit. Nor did we expect the villas to be unrentable, and probably uninhabitable during construction of such a facility.

Under the guise of the KIGR goal of building a "world class resort" conference facility, Council's passage of the pending amendments will severely impact or eliminate the quiet enjoyment of Courtside Villas owners of their property and drastically reduce their property values. While KIGR has suggested to me that Courtside could experience increased rentals due to the presence of a conference center, I believe the

opposite is true based on a decade of experience. My unit is rented almost exclusively to couples and couples with small children seeking an area to relax and enjoy time at an uncrowded beach, walking in quiet natural surroundings, safe biking due to low traffic volume, and tranquil evenings with stars in clear view or watching deer roam in the narrow space between our villa and the courts. Were there a conference center in back of my unit, I would not expect any rentals from guests interested in those activities, nor would I expect conference attendees to choose Courtside with a parking lot view and/or looking into lights over other more secluded regimes just to be a little closer to the meeting area. In other words, proximity of Courtside Villa units to the proposed conference center, particularly those in my building only a few yards away, make those units highly unattractive to own as an investment and to spend time in as a resident.

The combination of amendments requested by KIGR will also result in a wholesale change to the character of the West Beach community. West Beach has become a quiet area for relaxation,. A hotel will have some impact on that character, but we always expected (and KIGR promised for many years) some type of public accommodations to be built on the old Kiawah Inn property. Now, West Beach tennis players will have to drive to The Roy Barth Center at the Sanctuary. Guests at The Sanctuary attending conferences will have to drive all the way to West Beach. The hotel will bring increased traffic for a variety of reasons, including guests arriving and leaving, restaurant patrons, travel by guests to play tennis or golf, and delivery of goods and supplies. Add the additional traffic of a conference center and the result will be a congested high traffic area raising safety concerns and negating the "world class resort" concept. The traffic, both vehicular and human, from both a hotel and nearby conference center will adversely impact safe walking and biking. Accordingly, for those and other reasons, the proposed amendments do not promote health, safety and public welfare, they endanger them.

KIGR presently has a centrally located conference center which can serve as the site for a new building or buildings. I simply do not understand why that existing conference center site cannot serve as the site of a newly constructed "world class resort" conference center. Using the present site of the conference center would not cause any of the problems with current residents or traffic that crowding a new conference center into the odd-shaped tennis facility parcel imposes. Perhaps KIGR would lose some revenue, but otherwise there is no barrier to pursuing a brand new conference center where the present one is located.

I therefore believe that the Town Council, acting in concert with the KIGR, will be effectuating a de facto taking of the Courtside Villas through passage of the pending amendments to the zoning ordinance allowing the conference center use. Accordingly, I urge each of you to vote against the conference center amendment to properly serve the community and allow for rationally planned development.

Thank you for your time and attention to this matter.

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