

Town of Kiawah Island Zoning Ordinance Amendment Request
Case REZ25-000001 & AZO25-000014 Case History

Planning Commission Meeting: December 3, 2025
Public Hearing and First Reading: January 6, 2025
Second Reading: TBD

CASE INFORMATION

Applicant: Jonathan and Lisa Weitz

Representative: Mary Shahid

Location: 245 Eagle Point Road

Parcel Identification: 265-02-00-167

Property Size: 1.7 acres

Zoning District: R-1, Residential Zoning.

Key Location Designation: Fixed Dock Location Eagle Point, East – G, Eagle Point

Application: The Applicant is requesting to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* Sec. 12-78 - Dock Key Locations to allow a floating dock for property located at 245 Eagle Point Road. The property currently contains a fixed dock (Key Dock Designation G). The applicant/property owner is requesting this amendment to allow a floating dock (Key Dock Designation 37) for the property. (TMS# 265-02-00-167).

The proposed amendment would add to Table 2N. Town of Kiawah Island Key Locations Floating Docks a new Key Location Designation 37, Eagle Point North, with an authorized shoreline of 50 linear feet, and one authorized floating dock at Lot 245.

The proposed amendment would modify Table 20. Town of Kiawah Island Key Locations Fixed Docks removing a fixed dock for Lot 245 at Key Location Designation G, Eagle Point, East.

Land Use Information: The subject property is currently developed with a single-family residence. The subject property is owned by Jonathan and Lisa Weitz. According to Charleston County Records, the Weitz's purchased the subject property on May 3, 2024. The Town of Kiawah Island identified this property as part of Fixed Dock Key Location G, Eagle Point East, pursuant to Sec. 12-78 – Dock Key Locations in the *Town of Kiawah Island Land Use Planning and Zoning Ordinance*. The Ordinance allows for a fixed dock stretching across properties 245 & 243 Eagle Point of 600 linear feet. The subject property has an existing fixed dock.

The proposed map amendment would modify Sec. 12-62 Zoning Map, the Town of Kiawah Island Key Locations Map (Exhibit 12A-2), mapping the location of the proposed Key Location Designation 37, Eagle Point North, and modifying the existing Key Location Designation G.

The applicant has submitted preliminary permit drawings for a proposed modification of a recreational floating dock located at 245 Eagle Point Road. The proposed drawings include a Sea Pen floating boat lift to replace existing fixed pierhead, and a proposed floating ramp landing.

RECOMMENDATION BY THE PLANNING COMMISSION

Pursuant to §12-158(3) of the *Land Use Planning and Zoning Ordinance* “The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. A simple majority vote of Planning Commission members present, and voting shall be required to approve the amendment.”

DECISION ON AMENDMENT BY THE TOWN COUNCIL

Pursuant to §12-158(5) of the *Land Use Planning and Zoning Ordinance* “After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications, or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present, and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions. Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment.

APPROVAL CRITERIA & APPLICANT'S RESPONSE

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;

Applicant's Response: *The proposed text and map amendment is consistent with the purpose of and intent of the adopted Town of Kiawah Island Comprehensive Plan. Specifically, page V-26 of the Sept. 3, 2019 Amended Comprehensive Plan provides that the purpose of Dock Key Locations Ordinance 2003-05 is to control the location and installation of docks to prevent their uncontrolled proliferation along the Island's river and stream frontage. This proposed amendment is consistent with this purpose because the request does not request any new docks but simply requests a change of designation to be consistent with the application of the Ordinance across the many rivers and creeks of the Island. No new docks will be added. A fixed dock is already in place and this amendment is simply to allow the addition of a floating dock. In addition, the proposed reduction of 636.26 feet of fixed dock entitlement in exchange for only 50 feet of floating dock designation also is consistent with controlling the proliferation of docks. The Ordinance also provides design criteria for docks which are met with a floating dock at the proposed location.*

Lastly, SCDES regulations allow for up to 240 sq ft of pierhead to be built on the creek fronting 245 Eagle Point due to no potential access via dockage from the opposite side of the creek (See 30-1(D)(50). The applicant purposefully built less than entitled in order to minimize the impact on the environment and also minimize the impact on the view of the adjacent property owner. This is consistent with the intent of the Comprehensive Plan to minimize the impact on the Island's river and stream frontage.

b. The proposed amendment is consistent with the purposes and intent of this article;

Applicant's Response: *The proposed amendment is consistent with the purposes and intent of this article, specifically Section 12-78, Dock Key Locations and the Key Location Map. The proposed amendment seeks to reclassify a fixed dock for a floating dock in a location where all the design criteria within Section 12-78(b)(6) can be met while seeking to eliminate a portion of a Key Location where a dock would not meet the design criteria. Furthermore, a review of the Key Location Map makes clear the intent was to locate floating docks on larger creeks or waterways with sufficient width and depth to allow for suitable boat mooring without restricting navigation. The proposed amendment is consistent with that intent. The width of the creek on the northwest shoreline of the property is wider and deeper than many properties already entitled to floating docks. In addition, the Key Location Map makes it clear the intent was to locate fixed piers on creeks that are generally less than 50 feet and boat mooring was not reasonable. The creek on the northwest shoreline of 245 Eagle Point is sufficiently wide enough to meet all the requirements of both the Town and SCDES in terms of a floating dock and also wider than many creeks where floating docks are currently allowed.*

- c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;**

Applicant's Response: *The proposed amendment satisfies the above requirement by complying with the goals of the Comprehensive Plan and the Land Use Planning and Zoning Ordinance of the Town of Kiawah Island.*

- d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.**

Applicant's Response: *The proposed amendment both corrects an error or inconsistency and also meets the challenge of a changed condition. As shown by a review of the 2001 and 2025 Charleston County GIS maps, the creek on the northwest shoreline of the property has clearly widen since 2001. The creek has grown approximately 32% in width from 79.5 feet to 104.7 feet today. It is also significantly wider than what is depicted on the Key Locations Map from 2005. It also corrects an inconsistency in that there are many properties on Kiawah entitled to floating docks that are located on creeks much smaller than the creek here. In addition, a fixed dock location on this property is inconsistent with all other fixed docks in that all are located on creeks no greater than 50 feet in width. This amendment will both correct these inconsistencies and also meet the challenge of a changed geographic condition due to the 32% growth in the creek width. Lastly, the proposed amendment will also make the property consistent zoning amendment granted to the adjacent property at 248 Eagle Point. To not allow this amendment would be inconsistent.*

PLANNING STAFF REVIEW

#REZ25-000001 | Key Dock Location Map Amendment

Planning staff finds the proposed map amendment **satisfies** the approval criteria pursuant to §12-158(6) and **recommends approval**.

#AZO25-000014 | Key Dock Location Text Amendment

Planning staff finds the proposed text amendment **satisfies** the approval criteria pursuant to §12-158(6) and **recommends approval with the following condition:**

Key Location 37 (Floating Dock designation) **is established with an authorized shoreline of 50 linear feet for the subject property and the existing Key Location G** (Fixed Dock designation) **is reduced from 600 linear feet to 200 linear feet of authorized shoreline.**

The current Fixed Dock Key Location G authorizes 600 linear feet of fixed-dock shoreline shared across Lots 245 and 243 Eagle Point Road. This modification maintains the functional dock access historically granted to that parcel while still allowing the applicant at 245 Eagle Point Road to convert to Floating Dock Key Location 37 with an authorized 50 linear feet of shoreline.

PLANNING COMMISSION MEETING DECEMBER 3, 2025

Notifications: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.



Zoning Map & Text Amendment:

#REZ25-000001 & #AZO25-0000014

Planning Commission Meeting

December 3, 2025 | Kiawah Island Municipal Center





**Zoning Map & Text
Amendment Request(s):**
#REZ25-000001 &
#AZO25-000014

Subject Property:
245 Eagle Point Road, Kiawah Island
TMS# 265-02-00-167

APPLICATION REQUEST(S):

1) #REZ25-000001 | Key Dock Location Map Amendment

Request to amend Sec. 12-62. Zoning Map to amend the Key Locations Map to modify the fixed dock designation to allow a floating dock at the subject property.

2) #AZO25-000014 | Key Dock Location Text Amendment

Request to amend Section 12-78. Dock Key Locations to modify the fixed dock designation to allow a floating dock at the subject property.

APPLICANT / PROPERTY OWNER:	Jonathan and Lisa Weitz
REPRESENTATIVE:	Mary Shahid
SUBJECT PROPERTY:	245 Eagle Point Road
PARCEL IDENTIFICATION:	265-02-00-167
PROPERTY SIZE:	1.7 acres
ZONING DISTRICT:	R-1, Residential Zoning
KEY LOCATION DESIGNATION:	Fixed Dock Location Eagle Point East – G



**Zoning Map & Text
Amendment Request(s):**

#REZ25-000001 &
#AZO25-000014

Subject Property:

245 Eagle Point Road, Kiawah Island
TMS# 265-02-00-167

ZONING ORDINANCE:

Pursuant to **Sec. 12-78. - Dock key locations.**, *“Key locations are specific shoreline and marsh sites where floating and fixed docks are permitted to be constructed. The purpose and intent of this key location zoning is to strictly control location and installation of all docks, floating and fixed, so as to prevent their uncontrolled proliferation along Kiawah Island's river and stream frontage.”*

Two dock types: **Fixed Docks**: Dock sites identified by letters and are generally **intended for fishing and crabbing and have no movable parts to them.** **Floating Docks**: Dock sites identified by numbers are predesignated to be floating docks. These have a **separate floating pontoon or platform attached to them, which rises and falls with the tides.** Floating docks are **suitable for mooring small watercraft.**

TOKI Key Terms:

Dock means a structure extending into or upon a waterway, marshland or other natural water feature that provides docking space for ten boats or less.

Fixed Dock means a structure that can either be a portion of a dock that does not float, but is fixed, e.g., the walkway and pierhead, or it is the fixed pierhead which is the deck area at the end of a walkway.

Floating Dock means a structure that is part of a pier or dock that floats and provides easy access to moored boats.



**Zoning Map & Text
Amendment Request(s):**
#REZ25-000001 &
#AZO25-000014

Subject Property:
245 Eagle Point Road, Kiawah Island
TMS# 265-02-00-167

CASE INFORMATION:

The applicant is requesting to amend the Town of Kiawah Island Land Use Planning and Zoning Ordinance, Article II - Zoning, Division 2. – Zoning Map/Districts, Sec. 12-62. Zoning Map – Key Location Map and Sec. 12-78 - Dock Key Locations **to allow a floating dock** for property located at 245 Eagle Point Road.

The subject property is currently developed with a single-family residence constructed in 2009. The **subject property currently contains a fixed dock** as allowed pursuant to Table 20. Town of Kiawah Island Key Locations Fixed Docks under Key Dock Designation G, Eagle Point, East. The existing dock is a fixed dock containing a 4' x 221' walkway and pierhead. The existing dock was permitted January 28, 2025.

The subject property was issued a violation on Sept. 19, 2025, regarding the installation of a Slide Moor system to the fixed dock. On Sept. 24th, the violation was corrected by the property owner.

The applicant has submitted preliminary permit drawings for a proposed modification of a recreational floating dock located at 245 Eagle Point Road. The proposed drawings include a Sea Pen floating boat lift to replace existing fixed pierhead, a proposed floating ramp landing.

Aerial



AZO25-000014 & REZ25-000001
245 Eagle Point Road
TMS# 265-02-00-167

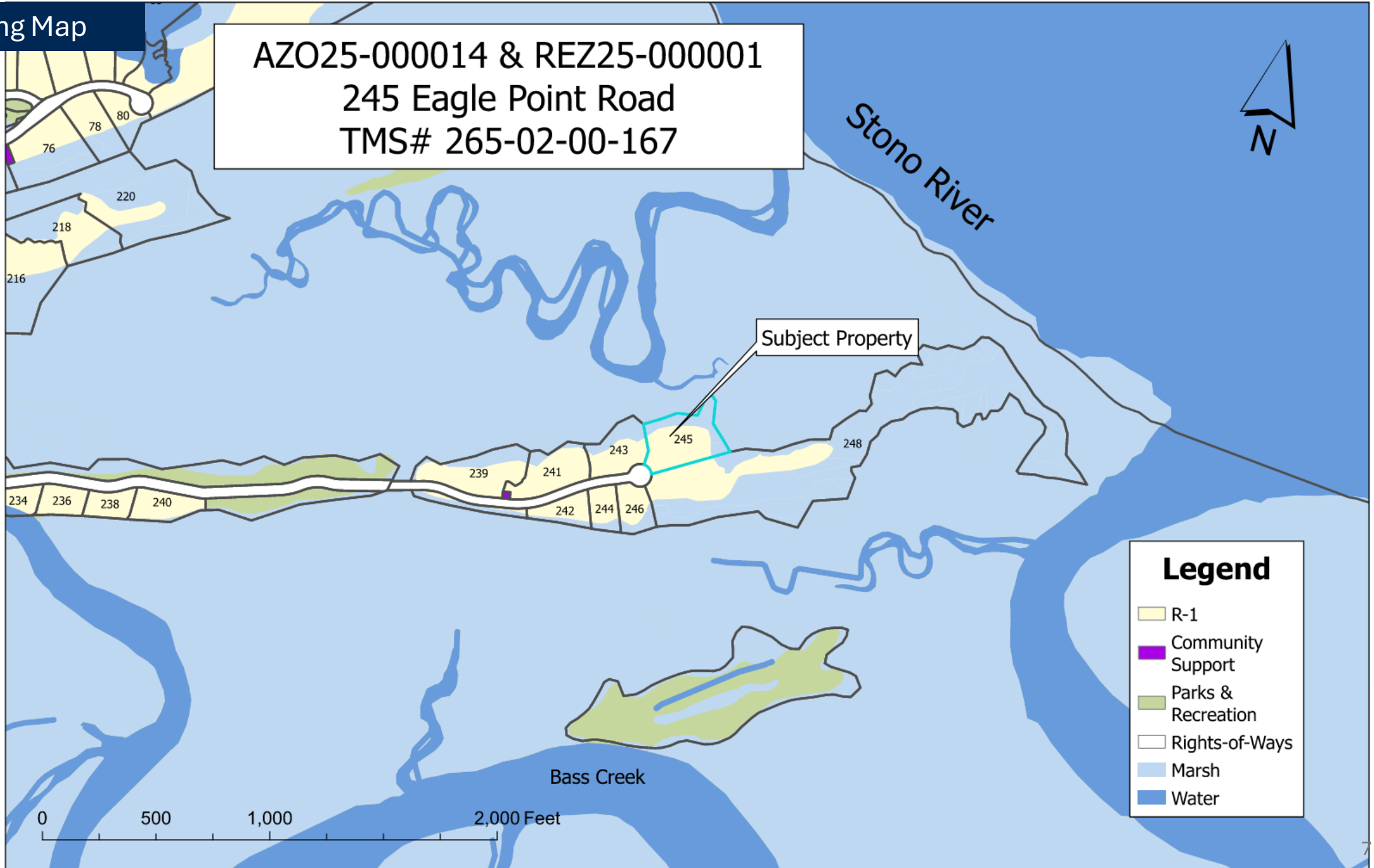


Subject Property

Legend

- R-1
- Community Support
- Parks & Recreation
- Rights-of-Ways
- Marsh
- Water

0 500 1,000 2,000 Feet



Site Photos



Site Photos



Site Photos





APPLICATION REQUESTS:

The proposed amendment would add a new floating dock Key Location to Table 2N. Town of Kiawah Island Key Locations Floating Docks.

- Designation 37 - Eagle Point North (Lot 245)

The proposed amendment would eliminate the fixed dock designation for Lot 245. modify Table 2O. Town of Kiawah Island Key Locations Fixed Docks.

- Designation G – Eagle Point, East

Table 2N. Town of Kiawah Island Key Locations Floating Docks

Key Location		Authorized Shoreline (linear ft.)	Docks Authorized	
Designation ^(a)	Location		Nos.	Site ^(b) /Use
36	Eagle Point East		1	Lot 248
37	Eagle Point North		1	Lot 245

Table 2O. Town of Kiawah Island Key Locations Fixed Docks

Key Location		Authorized Shoreline (linear ft.)	Docks Authorized	
Designation ^(a)	Location		Nos.	Site ^(b) /Use
G	Eagle Point, East	600	1	Lot 245

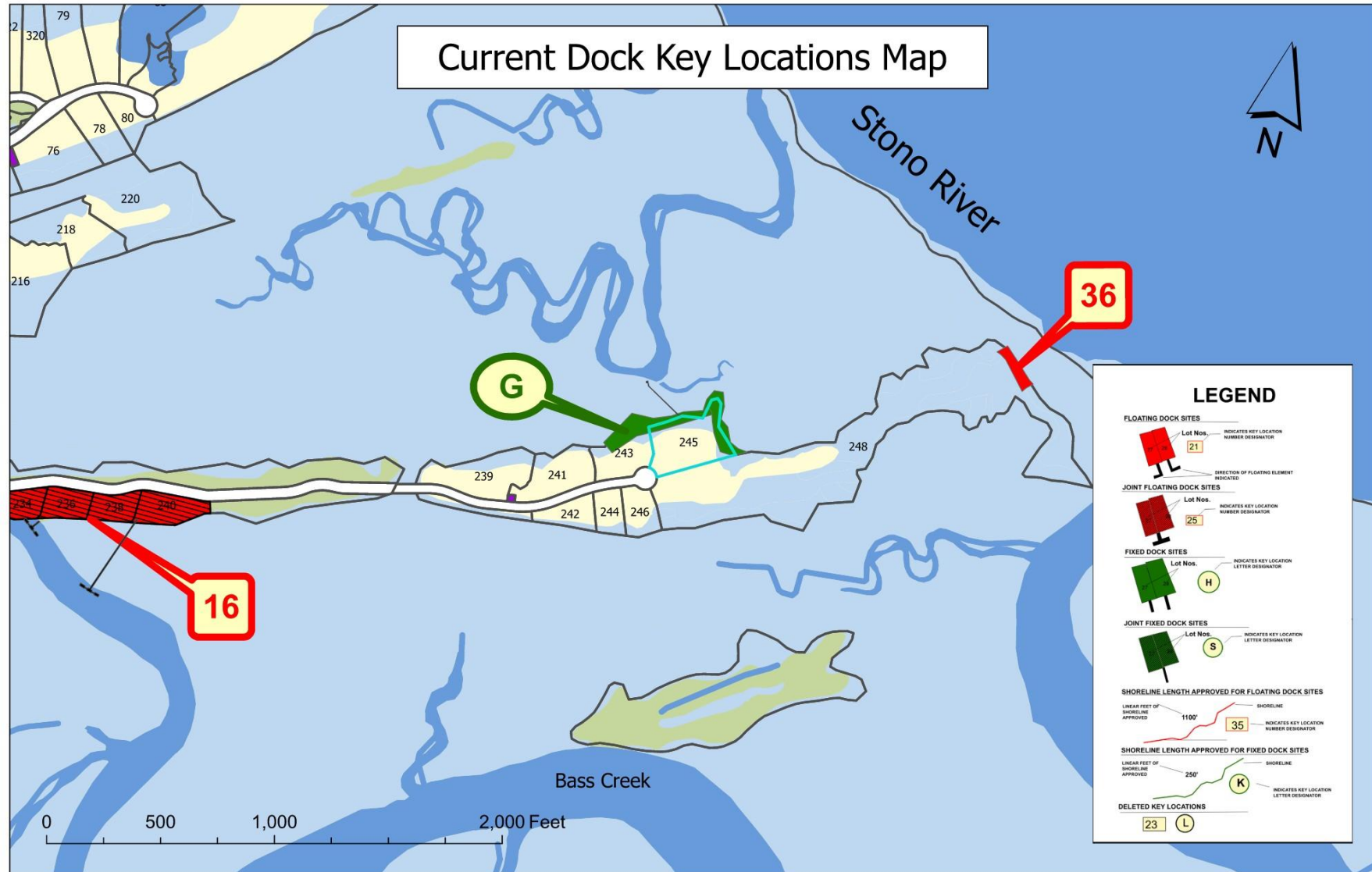
**Zoning Map & Text
Amendment Request(s):**
#REZ25-000001 &
#AZO25-000014

Subject Property:
245 Eagle Point Road, Kiawah Island
TMS# 265-02-00-167



KEY LOCATION MAP EXHIBIT:

Current Dock Key Locations Map

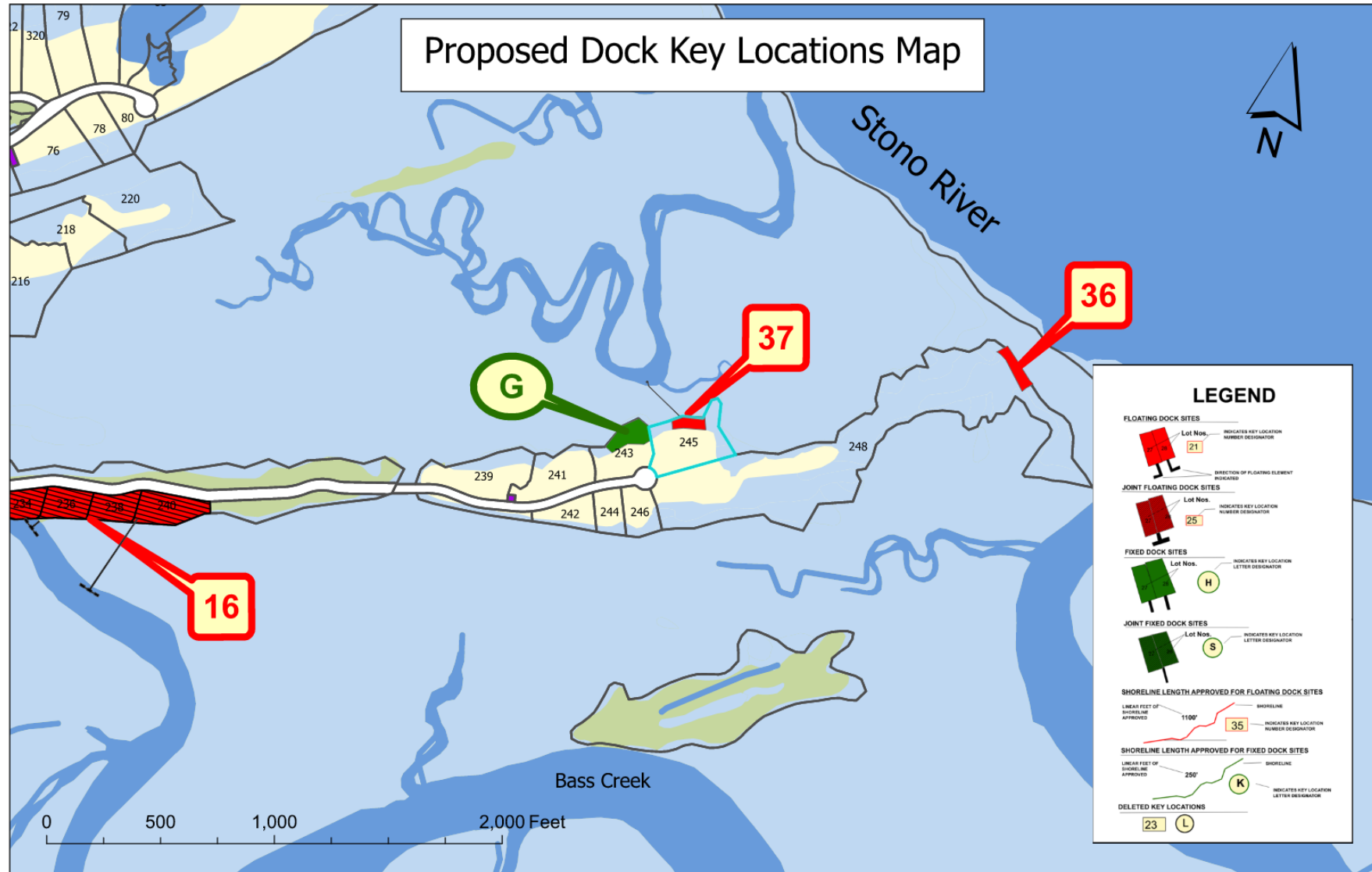


**Zoning Map & Text
Amendment Request(s):
#REZ25-000001 &
#AZO25-000014**

**Subject Property:
245 Eagle Point Road, Kiawah Island
TMS# 265-02-00-167**



KEY LOCATION MAP EXHIBIT:



**Zoning Map & Text
Amendment Request(s):
#REZ25-000001 &
#AZO25-000014**

**Subject Property:
245 Eagle Point Road, Kiawah Island
TMS# 265-02-00-167**



RECOMMENDATION BY THE PLANNING COMMISSION:

Pursuant to §12-158(3) of the Land Use Planning and Zoning Ordinance “The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, **recommending that the Town Council approve or deny the proposed amendment**. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. A simple majority vote of Planning Commission members present, and voting shall be required to approve the amendment.”



DECISION ON AMENDMENT BY THE TOWN COUNCIL:

Pursuant to §12-158(5) of the Land Use Planning and Zoning Ordinance “After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, **take action to approve, approve with modifications, or deny the proposed amendment based on the approval criteria** of subsection (6) of this section. A simple majority vote of Town Council members present, and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions.

Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment.



APPROVAL CRITERIA:

Pursuant to §12-158(6) of the Land Use Planning and Zoning Ordinance “Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

- a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;
- b. The proposed amendment is consistent with the purposes and intent of this article;
- c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island; and
- d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.”



**Zoning Map & Text
Amendment Request(s):**
#REZ25-000001 &
#AZO25-000014

Subject Property:
245 Eagle Point Road, Kiawah Island
TMS# 265-02-00-167

PLANNING STAFF REVIEW:

1) #REZ25-000001 | Key Dock Location Map Amendment

Request to amend Sec. 12-62. Zoning Map to amend the Key Locations Map to modify the fixed dock designation to allow a floating dock at the subject property.

Planning staff finds the proposed map amendment satisfies the approval criteria pursuant to §12-158(6) and recommends approval.

2) #AZO25-000014 | Key Dock Location Text Amendment

Request to amend Section 12-78. Dock Key Locations to modify the fixed dock designation to allow a floating dock at the subject property.

Planning staff finds the proposed text amendment satisfies the approval criteria pursuant to §12-158(6) and recommends approval with the following condition:

Key Location 37 (Floating Dock designation) is established with an authorized shoreline of 50 linear feet for the subject property and the existing Key Location G (Fixed Dock designation) is reduced from 600 linear feet to 200 linear feet of authorized shoreline.



Key Locations

Floating Dock Locations

- Beachwalker Park - 1
- Inlet Cove - 2
- Kiawah River Commons - 3
- Little Rabbit - 4
- Mingo Point - 5
- Old Dock Road - 6

- The Settlement, West - 7
- Rhett's Bluff, North - 8
- Capt Maynard's, North - 9
- Capt Maynard's, South - 10
- Rhett's Bluff, South - 11
- Vanderhorst House - 12
- Terrapin Island - 13

- Preserve, North East Tip - 14
- Cormorant Island, North - 15
- Eagle Point, Central - 16
- Eagle Point, West - 17
- Salt Cedar Lane, East Tip - 18
- Salt Cedar Lane, East - 19
- Preserve, South - 20

- Salt Cedar Lane, Central - 21
- Salt Cedar, West - 22
- Cougar Island, West Tip - 24
- Cormorant Island, South - 25
- Cougar Island, West Tip - 26
- Otter Island, East - 27
- Summer Islands, East - 28

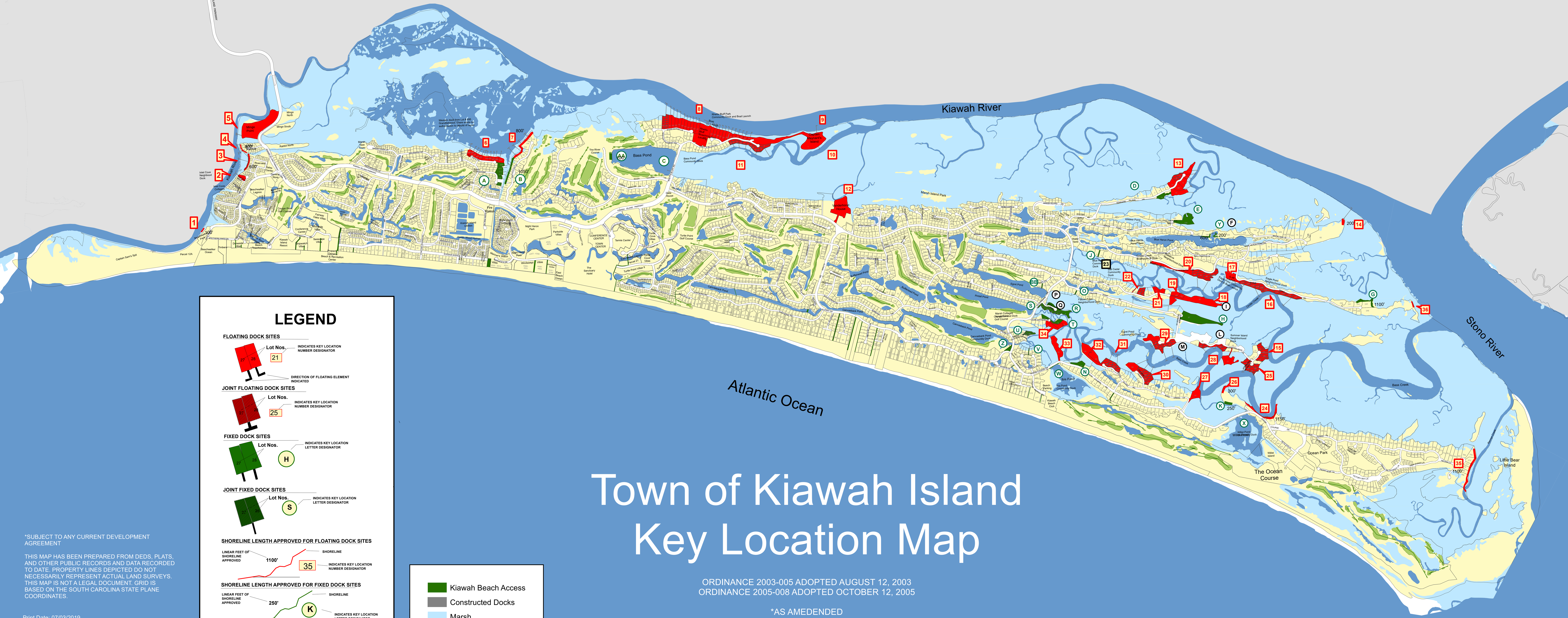
- Summer Islands, West - 29
- Otter Island, Savanna Point - 30
- Otter Island Rd., West - 31
- Otter Island Rd., West Tip - 32
- Ocean Course Drive - 33
- Club Cottages - 34
- Cougar Island, East Tip - 35
- Eagle Point East - 36

Fixed Dock Locations

- Old Dock Rd / Ruddy Turnstone - A
- The Settlement, East - B
- Bass Pond, East - C
- Terrapin Island - D
- Blue Heron, North - E
- Eagle Point, East - G
- Falcon Point Rd., East - H

- Blue Heron, West - J
- Cougar Island, West - K
- Ocean Course Drive - N
- Falcon Point, East - O
- Shell Creek Landing, East - R
- Shell Creek Landing, South - S
- Club Cottages - T
- Marsh Cottages - U

- Ocean Oaks - V
- Ibis Pond - W
- Willet Pond - X
- Blue Heron, North - Y
- Osprey Entry - Z
- Bass Pond, West - AA
- Egret Pond - BB



LEGEND

FLOATING DOCK SITES
 Lot Nos. 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
 INDICATES KEY LOCATION NUMBER DESIGNATOR
 DIRECTION OF FLOATING ELEMENT INDICATED

JOINT FLOATING DOCK SITES
 Lot Nos. 25, 26
 INDICATES KEY LOCATION NUMBER DESIGNATOR

FIXED DOCK SITES
 Lot Nos. H, S
 INDICATES KEY LOCATION LETTER DESIGNATOR

JOINT FIXED DOCK SITES
 Lot Nos. S
 INDICATES KEY LOCATION LETTER DESIGNATOR

SHORELINE LENGTH APPROVED FOR FLOATING DOCK SITES
 LINEAR FEET OF SHORELINE APPROVED 1100'
 SHORELINE
 INDICATES KEY LOCATION NUMBER DESIGNATOR 35

SHORELINE LENGTH APPROVED FOR FIXED DOCK SITES
 LINEAR FEET OF SHORELINE APPROVED 250'
 SHORELINE
 INDICATES KEY LOCATION LETTER DESIGNATOR K

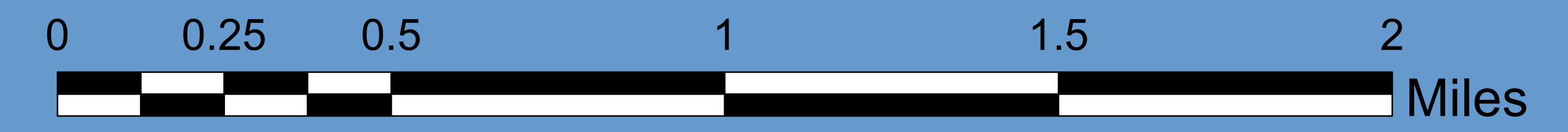
DELETED KEY LOCATIONS
 23, L

- Kiawah Beach Access
- Constructed Docks
- Marsh
- Water

Town of Kiawah Island Key Location Map

ORDINANCE 2003-005 ADOPTED AUGUST 12, 2003
 ORDINANCE 2005-008 ADOPTED OCTOBER 12, 2005

*AS AMENDED



*SUBJECT TO ANY CURRENT DEVELOPMENT AGREEMENT
 THIS MAP HAS BEEN PREPARED FROM DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA RECORDED TO DATE. PROPERTY LINES DEPICTED DO NOT NECESSARILY REPRESENT ACTUAL LAND SURVEYS. THIS MAP IS NOT A LEGAL DOCUMENT. GRID IS BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATES.

Sec. 12-78. Dock key locations.

- (a) *Purpose and intent.* Kiawah Island is bordered by the Atlantic Ocean on the south, and the Kiawah and Stono Rivers on the north and east, respectively. Creeks, streams and marsh are also an integral part of Kiawah Island's ecosystem.
- (b) *Key locations.* Key locations are specific shoreline and marsh sites where floating and fixed docks are permitted to be constructed. The purpose and intent of this key location zoning is to strictly control location and installation of all docks, floating and fixed, so as to prevent their uncontrolled proliferation along Kiawah Island's river and stream frontage. Permitted dock locations and general design criteria are as follows:
- (1) The Town of Kiawah Island Key Locations Map, dated April 1, 2003, shows all sites where authorized docks currently exist or may be permitted to exist in the future. Table 2N, Town of Kiawah Island Key Locations Floating Docks, and table 2O, Town of Kiawah Island Key Locations Fixed Docks, both dated April 1, 2003, and set forth in subsection (b)(7) of this section provide detailed information as to current and future docks. These are the Town's official zoning documents and are kept at the Town's municipal offices. The maps and the tables show and detail the specific locations of installed docks on developed lots by identifying lot number and dock type. For property not yet platted, linear footage of shoreline is shown where construction of future docks may be authorized. In addition to these official documents, the Town will catalog new docks as they are installed at undeveloped key locations. This information will be periodically incorporated into the official key locations map.
 - (2) Two basic types of docks are authorized using alphanumeric coding. Authorized dock sites identified by letters (e.g., A, F, AA, etc.) are predesignated to be fixed docks. These are generally intended for fishing and crabbing and have no movable parts to them. Authorized dock sites identified by numerals (e.g., 3, 12, 21, etc.) are predesignated to be floating docks. These normally have a separate floating pontoon or platform attached to them, which rises and falls with the tides. Floating docks are suitable for mooring small watercraft.
 - (3) The Town of Kiawah Island Key Locations Map (set forth in section 12-62) and the two tables of the Town of Kiawah Island Key Locations (set forth at the end of this section), used in conjunction with one another, describe the dock type and lot numbers of authorized and in-place dock locations. True orientation of floats attached to floating docks is shown on the map. Floats on both sides at the end of a single pier usually indicate a pier structure shared by two adjacent lots with separate floats provided for each lot owner. Undeveloped shorelines authorized as future key location dock sites are shown by color-coding on the maps to indicate dock type, with authorized shoreline given in linear feet in the tables.
 - (4) For undeveloped properties and subdivisions where platting is not complete, a developer may, with approval of the Planning Commission, trade-off linear footage of shoreline from one permitted location to another permitted location with no net gain in total authorized footage. Further, transfer of footage may not cause a key location to be lengthened by more than 50 percent. In a trade-off event, the developer borrows from one key location to supplement another key location that does not have sufficient linear footage to meet development requirements. Some trade-offs which have occurred in the past resulted in the deletion of key locations once authorized in the original key location ordinances No. 91-2 and 92-1. These deletions are identified and described on both the map and in the tables.
 - (5) It is the intent of this article that construction of community docks, subdivision (neighborhood) docks, and joint use docks shared by adjacent lot owners be encouraged versus a single installation per lot. This approach serves to minimize the ultimate number of docks built and is more environmentally compatible.

- (6) The following criteria shall be applied in the design of any authorized dock structure:
- a. *Overall dock length.* No dock shall be erected greater than 600 linear feet in length.
 - b. *Float design.* Floats attached to such docks shall be limited in size and configuration as the South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (DHEC/OCRM) and the U.S. Army Corps of Engineers shall permit.
 - c. *Spacing between adjacent docks.* The minimum distance between adjacent docks shall be 150 feet. However, for adjacent key locations properties on river or stream bends, the waterside terminus of adjacent docks may be at a minimum distance of 75 feet.
 - d. *Maximum extension of the dock structure into a river, stream, or channel.* The leading edge (edge nearest the river, stream or channel center) of a pier head and/or float structure shall not extend out into a river or stream more than one-quarter of the river or stream width measured at mean low water, or 50 feet, whichever is less. This projection is to be measured from the water's edge at mean low water.
 - e. *Minimum river or stream width.* No dock shall be erected, whether an authorized key location or not, if the stream or river on which it is to be erected is 25 linear feet or less in width measured from the marsh grass edge on one bank to the marsh grass edge on the opposing bank directly across the waterway.
- (7) The following approvals shall be required before construction on any dock can proceed:
- a. *Town of Kiawah Island.* An initial written request to construct shall be submitted to the Town of Kiawah Island Planning Director prior to any other requests being made. The intent is to confirm to the lot owner whether, in fact, the proposed site is a key location before the lot owner spends time and money in developing drawings, etc., for a nonviable project.
 - b. *Design approval by DHEC/OCRM and the Town of Kiawah Island.* The second step shall be for the applicant or his contractor to submit dock design to DHEC/OCRM using the appropriate forms and following accepted procedures. During this process, the Town of Kiawah Island will have an opportunity to review the design prior to DHEC/OCRM returning the approved or disapproved application to the applicant. No construction shall start until this approval is forthcoming.

Key Location		Authorized Shoreline (linear ft.)	Docks Authorized	
Designation ^(a)	Location		Nos.	Site ^(b) /Use
100	Beachwalker Park		TBD	Beachwalker Park
	Inlet Cove		1	Inlet Cove Neighborhood Dock ^(c)
600	Kiawah River Commons		TBD	Kiawah River Commons
400	Little Rabbit		TBD	Little Rabbit
1,200	Mingo Point		1	Mingo Point Commercial Dock ^(d) and Boat Launch
	Old Dock Road		10	Lot Nos. 489, 490, 491, 492, 493, 495, 496, 497, 498 and 499
800	The Settlement West		TBD	The Settlement West
	Rhett's Bluff, North		24	Lot Nos. 29, 30, 31, 32, 33, 34, 35,36, 37, 38, 39, 40, 41, 42, 43, 44,45, 46, 47, 48, 49, 50, 51/52and the Rhett's Bluff Park Community Dock ^(e) and Boat Launch

9	Capt. Maynard's, N.	280	1	Lot No. 1
10	Capt. Maynard's, S.	930	1	Lot No. 1
11	Rhett's Bluff, South		6	Lot Nos. 7/8, 9/10, 11/12, 13/14, 15/16 and 17/18
12	Vanderhorst House	50	1	Tracts A and B
13	Terrapin Island		6	Lot Nos. 7A/B, 9/10, 11, 12, 13 and 14
14	Preserve, N.E. Tip	100	1	Lot No. 85
15	Cormorant Island, N.		2	Lot Nos. 23/24, and 25/26
16	Eagle Point, Central		5	Lot Nos. 226/228, 230/232, 234/236, 238/240 and the Eagle Point Neighborhood Dock
17	Eagle Point, West Point Dock and Boat Launch	2		Lot Nos. 222/224 and the Eagle
18	Salt Cedar Lane,		1	Lot No. 62 East Tip
19	Salt Cedar Lane, East		2	Lot Nos. 60 and 61
20	Preserve, South		4	Lot Nos. 42, 44/46, 48/50 and the Preserve Neighborhood Dock
21	Salt Cedar Lane, Cent.	500	2	Lot Nos. 57 and 58
22	Salt Cedar, West		2	Lot Nos. 53/54 and the Salt Cedar Community Dock
24	Cougar Island, West	1,150	TBD	Cougar Island, West
25	Cormorant Island, S.		2	Lot Nos. 28/29 and 30/31
26	Cougar Island, W. Tip	300	TBD	Cougar Island, W. Tip
27	Otter Island, East		1	Lot No. 91
28	Summer Islands, East		4	Lot Nos. 12/13, 14/15, 17 and the Summer Islands Neighborhood Dock
29	Summer Islands, West		4	Lot Nos. 1/2, 3/4, 5/6 and 7
30	Otter Island, Savanna Point		3	Lot Nos. 82, 83/84 and 85/86
31	Otter Island Rd., West		2	Lot Nos. 70/71 and 72/73
32	Otter Island Rd., West Tip		2	Lot Nos. 68 and 69
33	Ocean Course Drive	500	1	Lot Nos. 64 and 65
34	Club Cottages		3	Lot Nos. 6, 7 and 8
35	Cougar Island, E. Tip	1,100	TBD	Cougar Island, E. Tip
36	Eagle Point East	200	1	Lot 248
37	Eagle Point North	50	1	Lot 245

^(a) Numerals indicate floating docks and letters indicate fixed docks.

^(b) Numerals with slash, e.g., " 21/22" typically indicates that two lots share a single dock.

^(c) Neighborhood docks serve just the local area or regime.

^(d) Commercial dock is owned by Kiawah Island Golf Resort.

^(e) Community docks are KICA property and serve the entire island.

Key Location		Authorized Shoreline (linear ft.)	Docks Authorized	
Designation ^(a)	Location		Nos.	Site ^(b) /Use

A	Old Dock Rd./Ruddy Turnstone		6	Lot Nos. 500, 512, 513, 514, 515 and 517
B	The Settlement, East	1,050	TBD	The Settlement, East
C	Bass Pond, East		1	Bass Pond Community Dock ^(c)
D	Terrapin Island		1	Lot No. 15
E	Blue Heron, North		1	Lot No. 158
G	Eagle Point, East	600-200	TBD	Eagle Point, East
H	Falcon Point Rd., East		1	Lot No. 67
J	Blue Heron, West		1	Blue Heron Community Dock
K	Cougar Island, West	250	TBD	Cougar Island, West
O	Falcon Point, East		1	Falcon Point Neighborhood Dock ^(d)
R	Shell Crk. Lndg., East		1	Lot No. 5
S	Shell Crk. Lndg., S		2	Lot Nos. ½ and ¾
T	Club Cottages		3	Lot Nos. 9, 10 and the Club Cottage Neighborhood Dock
U	Marsh Cottages		2	Lot Nos. 25/26 and the Marsh Cottages Neighborhood Dock
V	Ocean Oaks		1	Ocean Oaks Neighborhood Dock
W	Ibis Pond		1	Ibis Pond Community Dock
X	Willet Pond		1	Willet Pond Community Dock
Y	Blue Heron, North	800	TBD	Blue Heron, North
Z	Osprey Entry		1	Canvasback Pond Community Dock
AA	Bass Pond, West	100	TBD	Bass Pond, West
BB	Egret Pond		1	Egret Pond Community Dock
^(a) Numerals indicate floating docks and letters indicate fixed docks.				
^(b) Numerals with slash, e.g., " 21/22" typically indicates that two lots share a single dock.				
^(c) Community docks are KICA property and serve the entire Island.				
^(d) Neighborhood docks serve just the local area or regime.				

(Code 1993, § 12A-219; Ord. No. 2005-08, § 12A-219, 10-12-2005; Ord. No. 2012-5, §§ 1, 2, 10-2-2012; Ord. No. 2018-02, § 2(atts. A, B), 5-1-2018)

Mary D. Shahid
Direct (843) 720-1788
Fax 8434148242
Email mshahid@maynardnexsen.com



October 31, 2025

John W. Taylor, Jr.
Town of Kiawah Island Planning Department
4475 Betsy Kerrison Parkway
Kiawah Island, South Carolina 29455

Re: 245 Eagle Point Road
Kiawah Island, South Carolina 29455
Request for Key Location Zoning Text and Map Amendment
Letter of Intent

Dear John:

This firm represents Jonathan and Lisa Weitz, owners of the above referenced property, in their efforts to seek a zoning text and map amendments to the Town's Zoning Ordinance requesting a change from Key Location G to a new Floating Dock location 37 in order to allow a floating dock and/or boat mooring on the approximately 104 feet wide creek adjacent to the property. If approved, the Weitz's would like to remove the existing fixed pier and approximately 25 feet of elevated walkway and replace it with a gangway to a floating dock.

As background for this request, the Weitz's purchased this property on May 3, 2024. The Town of Kiawah Island identified this property as part of Fixed Dock Key Location G pursuant to Ordinances 2003-005 and 2005-008. I am attaching a copy of the Key Locations Map from 2005 which shows 245 Eagle Point as part of Key Location G.

In 2018, the Town of Kiawah Island unanimously granted a zoning text and map amendment to 248 Eagle Point (immediately adjacent to 245 Eagle Point). This amendment removed 248 from Key Location G and created Floating Dock Location 36 based on a finding of a change in geographic conditions and the inability to permit a dock in the designated location under the Town's regulations. The factual basis for 245 Eagle Point's current request are nearly identical.

The northwestern property line of 245 Eagle Point fronts a large creek measuring between 90 and 104 feet wide at two different points adjacent to 245 Eagle Point. Upon review of the Charleston County GIS maps from 2001, this creek previously measured between 54 and 79 feet at the same locations adjacent to 245 Eagle Point. It is clear from comparing the 2001 and 2025 GIS maps, that this creek has become substantially wider than it was when the Key Location Map was adopted in 2005. It is also substantially wider than what is depicted on Key Location Map. Additionally, the water level in this creek at the existing fixed dock location ranges from 12 feet

(mean high water) to 6 feet (mean low water). This is significantly deeper than many other areas on Kiawah currently zoned for floating docks. Pictures at high and low tide attached.

The Eastern property line fronts a small tributary measuring between 12-15 feet wide and is therefore not a permissible dock location under SCDES regulations, nor the Town. SCDES requires a minimum creek width of 20 feet and the Town requires a minimum width of 25 feet.

Additionally, the Key Location Map currently allows floating docks on numerous creeks less than 104 feet (some significantly less). I have attached several examples based on a review of the 2025 Charleston County GIS Map. Furthermore, all fixed dock locations on creeks (not lagoons or ponds) appear to be on creeks that are 50 feet or less. Rezoning of 245 Eagle Point to a floating dock location would make it consistent with other Key Locations on Kiawah Island.

In December of 2024, the Weitz's began the process of designing a fixed pier dock significantly smaller than they are currently entitled to in an attempt to minimize the view impact on the adjacent property owner. SCDES regulations allow for a 240 sq ft pierhead (SCDES Regs 30-1(D)(50) in the permitted location given the special geographic conditions. The Weitz's only permitted and constructed a 100 sq ft pierhead in order to minimize any view impacts. In addition, the pierhead was designed such that it could be easily removed and replaced with a floating dock (as shown on the attached conceptual drawing) if future entitlement to boat mooring was granted by the Town. The conceptual drawing was specifically designed in order to eliminate a portion of the elevated walkway and the pierhead to least impact views from the western side of the property.

On January 21, 2025, the Weitz's received a zoning permit from the Town to construct the fixed dock to the large creek fronting the northwestern property line. This dock was approved by SCDES on April 9, 2025 and approved U.S. Army Corp of Engineers on June 11, 2025. (permits attached). The dock construction was completed in September 2025. (photos attached).

As outlined in the enclosed application forms, the Weitz's are seeking creation of Floating Dock Key Location 37 for a shoreline length of 50 feet along the northwestern shoreline of 245 Eagle Point Road adjacent to the 104 feet wide creek. Additionally, this request also includes the proposed 636.26 feet reduction of Key Location G according to the January 14, 2025 survey commissioned by the Weitz's. The proposed reduction of 636.26 feet is tied to the granting of the proposed Key Location 37.

In consideration of these requests, please consider that this property is already a designated Key Location and it is merely a requested change from fix dock to floating dock based on a changed geographic condition (similar to the basis for rezoning 248 Eagle Point in 2018). This is consistent with the Town's Comprehensive Plan statement that the Dock Key Locations Ordinance 2003-5 is to prevent the uncontrolled proliferation of docks. With this request, there will be no increase in the number of docks. In addition, similar to the rezoning of Eagle Point 248, a portion of the area designated Location G on the subject property is not allowed a dock under either Town or

SCDES regulations since that tributary is only 12-15 ft wide and a dock is not permissible by either the Town or SCDES.

This rezoning request is consistent with the Town's Comprehensive Plan in that there are no new docks. It also addresses a changed condition, and results in a substantial reduction of linear footage under the Dock Key Location Ordinance. Additionally, this rezoning request is essentially identical to the previously approved rezoning granted to the adjacent property at 248 Eagle Point. It is clear from a review of Key Location Map that the intent of the Ordinance was to allow floating docks on the larger creeks of Kiawah and permit fixed docks on smaller creeks that measured less than 50 ft and are not suitable for boat mooring. This request brings 245 Eagle Point in line with the intent of the Ordinance and consistent with the many other Kiawah properties that are entitled to floating docks and boat mooring on creeks smaller than the creek fronting the property.

Please let me know if you need any further information to evaluate this request. I look forward to discussing this with you soon.

s/Mary D. Shahid

Maynard Nexsen P. C.

205 King Street Fourth Floor

Charleston, SC 29401

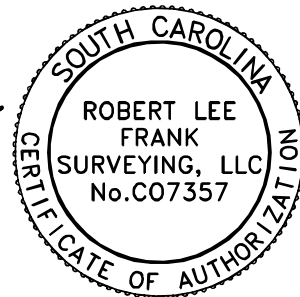
843.345.5838

mshahid@maynardnexsen.com

A PROPOSED
RECREATIONAL DOCK AT
245 EAGLE POINT ROAD
LOCATED ON KIAWAH ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA

THESE DRAWINGS ARE FOR DOCK PERMITTING
ONLY AND DO NOT CONSTITUTE A BOUNDARY
SURVEY OF THIS PROPERTY.

TMS #265-02-00-167



APPLICATION BY:
JONATHAN WEITZ

ADDRESS: 245 EAGLE POINT RD.

DATE: JANUARY 14, 2025

REVISED:

ROBERT LEE FRANK SURVEYING, LLC

5986 SAVANNAH HWY. - RAVENEL, S.C. 29470

Phone: 843-762-4608

E-mail - robertfranklandsurveying@comcast.net

WEB ADDRESS: www.robertfranksurveying.com

SHT. NO.

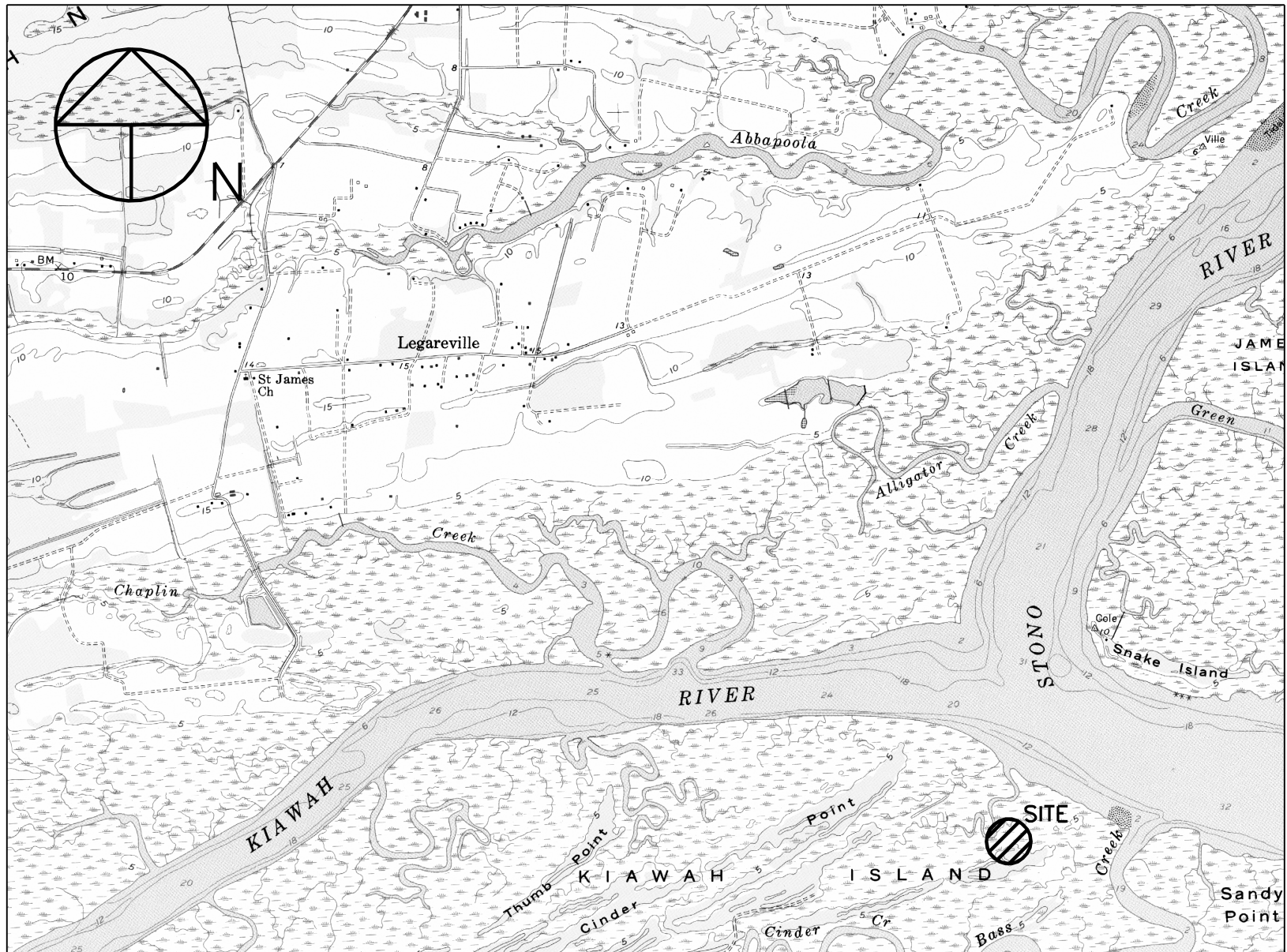
1 OF 6



ADJOINING PROPERTY OWNERS:

1. STEPHEN AND JEAN KANA (LOT 243)
2. ROBERT AND SUZAN TILLOTSON (LOT 248)
3. KIAWAH RESORT ASSOCS., LP (MARSH)

APPLICATION BY: JONATHAN WEITZ <hr/> ADDRESS: 245 EAGLE POINT RD. <hr/> DATE: JANUARY 14, 2025 <hr/> REVISED:	LOCATION <p style="text-align: center;"> A PROPOSED RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA </p>	SHT. NAME <p style="text-align: center;"> LOCATION MAP </p> <p style="text-align: center;">TMS #265-02-00-167</p>	SHT. NO. <p style="text-align: center;">2 OF 6</p>
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- ADJOINING PROPERTY OWNERS:
1. STEPHEN AND JEAN KANA (LOT 243)
 2. ROBERT AND SUZAN TILLOTSON (LOT 248)
 3. KIAWAH RESORT ASSOCS., LP (MARSH)

TMS #265-02-00-167

APPLICATION BY:
 JONATHAN WEITZ

ADDRESS: 245 EAGLE POINT RD.

DATE: JANUARY 14, 2025

REVISED:

LOCATION

A PROPOSED
 RECREATIONAL DOCK AT
 245 EAGLE POINT ROAD
 LOCATED ON KIAWAH ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA

SHT. NAME

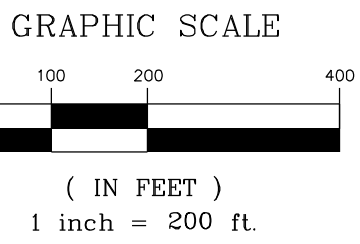
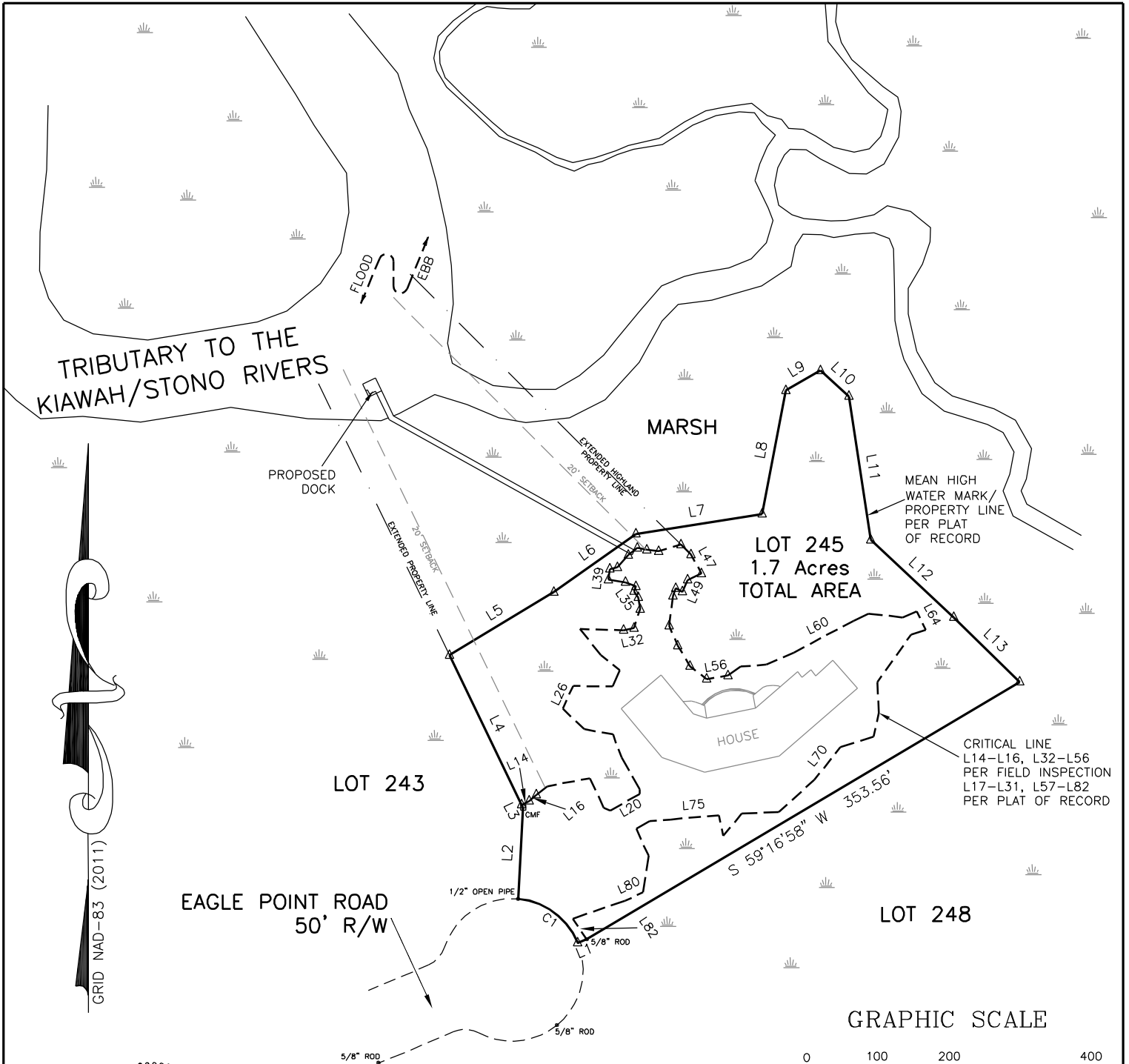
LEGAREVILLE
 QUADRANGLE MAP

PROJECT LATITUDE/LONGITUDE:

LATITUDE - 32.630976°
 LONGITUDE - 80.019922°

SHT. NO.

3 OF 6



- ADJOINING PROPERTY OWNERS:
1. STEPHEN AND JEAN KANA (LOT 243)
 2. ROBERT AND SUZAN TILLOTSON (LOT 248)
 3. KIAWAH RESORT ASSOCS., LP (MARSH)

APPLICATION BY: JONATHAN WEITZ <hr/> ADDRESS: 245 EAGLE POINT RD. <hr/> DATE: JANUARY 14, 2025 <hr/> REVISED:	LOCATION A PROPOSED RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME FULL PLAN VIEW TMS #265-02-00-167	SHT. NO. 4 OF 6
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ADJOINING PROPERTY OWNERS:

1. STEPHEN AND JEAN KANA (LOT 243)
2. ROBERT AND SUZAN TILLOTSON (LOT 248)
3. KIAWAH RESORT ASSOCS., LP (MARSH)



LINE	BEARING	DISTANCE
L1	S 68°01'07" W	6.80'
L2	N 03°05'11" E	64.12'
L3	N 25°46'42" W	2.25'
L4	N 25°46'42" W	116.74'
L5	N 58°51'49" E	85.56'
L6	N 54°43'09" E	70.75'
L7	N 81°05'53" E	89.88'
L8	N 10°43'25" E	88.51'
L9	N 60°04'17" E	28.01'
L10	S 47°48'46" E	27.16'
L11	S 08°40'36" E	101.90'
L12	S 46°48'35" E	79.66'
L13	S 45°35'23" E	64.83'

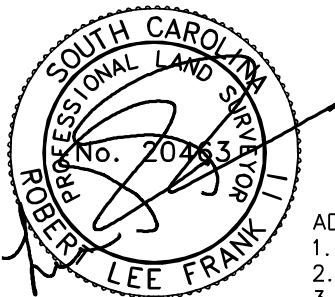
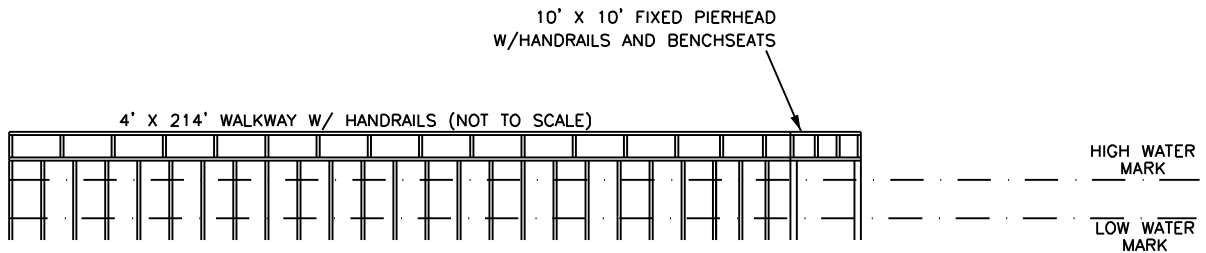
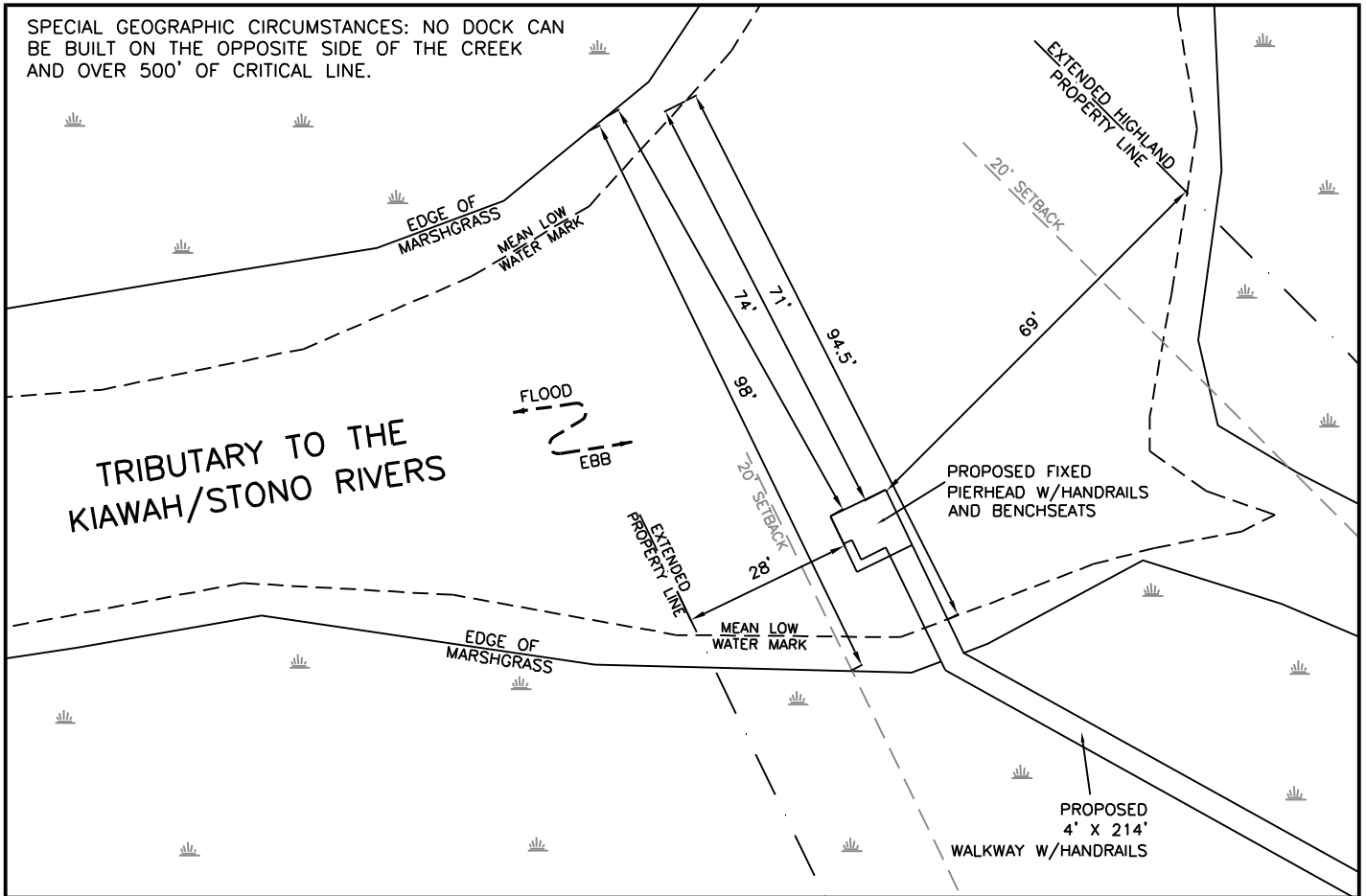
L14	N 64°23'34" E	5.92'
L15	N 47°29'44" E	6.47'
L16	N 52°12'01" E	9.96'
L17	N 79°19'28" E	30.59'
L18	S 24°42'24" E	23.08'
L19	S 66°34'26" E	4.86'
L20	N 60°08'31" E	23.73'
L21	N 03°07'12" E	3.42'
L22	N 29°51'29" W	25.54'
L23	N 20°40'13" W	17.36'
L24	N 79°45'48" W	20.60'
L25	N 46°04'10" W	20.91'
L26	N 24°52'48" E	17.43'
L27	S 89°38'04" E	27.98'
L28	N 23°43'30" E	12.35'
L29	N 51°46'21" W	17.32'
L30	N 38°33'25" W	23.36'
L31	S 88°12'21" E	30.87'
L32	N 77°59'33" E	7.28'
L33	N 18°06'12" E	14.05'
L34	N 09°40'32" W	8.24'
L35	N 34°52'48" W	5.28'
L36	N 23°52'36" E	3.80'
L37	N 68°57'49" W	7.86'
L38	N 80°47'34" W	12.21'
L39	N 08°22'27" E	7.48'
L40	N 77°03'42" E	5.43'
L41	N 41°31'26" E	11.57'
L42	N 50°53'07" E	7.94'
L43	S 78°42'53" E	6.72'
L44	S 82°53'06" E	8.55'
L45	N 73°07'14" E	16.40'
L46	S 45°03'15" E	9.99'
L47	S 28°54'04" E	15.20'

L48	S 64°38'53" W	10.67'
L49	S 24°04'03" W	9.09'
L50	N 62°58'04" W	5.53'
L51	S 19°25'38" W	5.89'
L52	S 07°14'29" W	20.92'
L53	S 23°30'14" E	15.30'
L54	S 31°02'58" E	16.86'
L55	S 51°59'14" E	14.65'
L56	N 80°40'55" E	15.21'
L57	N 54°33'00" E	11.10'
L58	N 85°58'17" E	18.16'
L59	N 65°51'35" E	20.95'
L60	N 62°09'32" E	47.43'
L61	N 64°42'46" E	11.71'
L62	S 84°01'32" E	23.93'
L63	N 68°14'31" E	10.88'
L64	S 26°26'25" E	14.21'
L65	S 71°53'02" W	10.80'
L66	S 35°22'47" W	40.91'
L67	S 02°09'15" E	21.83'
L68	S 11°31'06" W	16.92'
L69	S 73°00'34" W	24.58'
L70	S 38°10'47" W	29.40'
L71	S 47°42'19" W	33.85'
L72	S 87°55'53" W	25.96'
L73	S 40°00'14" W	20.59'
L74	N 10°55'19" W	14.84'
L75	S 85°03'37" W	34.24'
L76	S 85°45'38" W	14.73'
L77	S 60°08'31" W	10.88'
L78	S 24°39'50" E	21.02'
L79	S 08°29'36" W	25.76'
L80	S 64°34'44" W	14.00'
L81	S 71°09'39" W	38.87'
L82	S 34°03'31" E	17.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	54.71'	52.02'	N 53°35'31" W	62°41'33"	30.46'

APPLICATION BY: JONATHAN WEITZ ADDRESS: 245 EAGLE POINT RD. DATE: JANUARY 14, 2025 REVISED:	LOCATION A PROPOSED RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME LINE DATA TMS #265-02-00-167	SHT. NO. 5 OF 6
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SPECIAL GEOGRAPHIC CIRCUMSTANCES: NO DOCK CAN BE BUILT ON THE OPPOSITE SIDE OF THE CREEK AND OVER 500' OF CRITICAL LINE.



- ADJOINING PROPERTY OWNERS:
 1. STEPHEN AND JEAN KANA (LOT 243)
 2. ROBERT AND SUZAN TILLOTSON (LOT 248)
 3. KIAWAH RESORT ASSOCS., LP (MARSH)

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

APPLICATION BY: JONATHAN WEITZ <hr/> ADDRESS: 245 EAGLE POINT RD. <hr/> DATE: JANUARY 14, 2025 <hr/> REVISED:	LOCATION A PROPOSED RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME PLAN VIEW TMS #265-02-00-167	SHT. NO. 6 OF 6
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EXHIBIT A

All that certain piece, parcel, or lot of land situate, lying and being in the Town of Kiawah Island, Charleston County, South Carolina, containing 1.700 acres, more or less, known and designated as Lot Number Two Hundred Forty-Five (245), Eagle Point, in The Preserve, Phase VII, Parcel 30, Subdivision 432 (a/k/a 245 Eagle Point Road) and shown on a plat by Southeastern Surveying of Charleston, Inc. entitled "A CONDITIONAL SUBDIVISION PLAT OF LOTS 239, 241 THRU 246 AND 248 THE PRESERVE PHASE VII PARCEL 30 SUBDIVISION 432 OWNED BY KIAWAH LAND DEVELOPMENT, LLC LOCATED IN THE TOWN OF KIAWAH ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated June 21, 2004, and recorded in Plat Book EH at pages 332 and 333, with most recent revision shown on a plat by Southeastern Surveying of Charleston, Inc. entitled "A FINAL SUBDIVISION PLAT OF LOTS 239, 241 THRU 246 AND 248 THE PRESERVE PHASE VII PARCEL 30 SUBDIVISION 432 OWNED BY KIAWAH LAND DEVELOPMENT, LLC LOCATED IN THE TOWN OF KIAWAH ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated July 14, 2005, and recorded in Plat Book EJ at pages 200 and 201 (the "Plat"), in the office of the Register of Mesne Conveyances for Charleston County, S.C., (hereinafter the "R.M.C. Office"), said lot having such location, butts and bounds, metes, courses, and distances as will by reference to said plat more fully appear (the "Property").

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 245 Eagle Point Road, Kiawah Island, SC 29455 bearing Charleston County Tax Map Number 265-02-00-167, was transferred by **Susan M. Kearney, Trustee of the Susan M. Kearney Revocable Trust u/i/d January 31, 1997, as amended to Jonathan Pellett Weitz and Lisa D. Weitz** on May 3, 2024.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

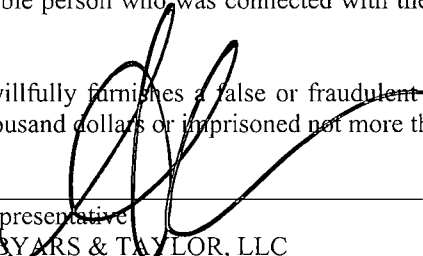
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$11,500,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

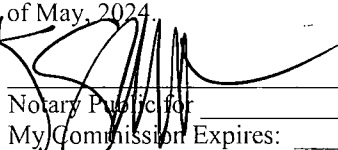
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: 11,500,000.00
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: 11,500,000.00

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as : Legal Representative

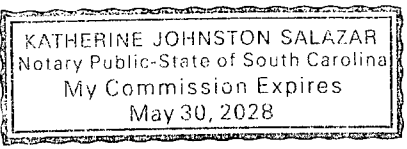
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Legal Representative
BUIST, BYARS & TAYLOR, LLC

Sworn to before me this 3rd day
of May, 2024.


Notary Public for _____
My Commission Expires: _____



RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

BUIST BYARS & TAYLOR, LLC
 FRESHFIELDS VILLAGE
 130 GARDNER'S CR PMB 138
 JOHNS ISLAND SC 29455 (COURIER)

RECORDED		
Date:	May 6, 2024	
Time:	12:05:48 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
1243	049	Deed
Karen Hollings, Register of Deeds Charleston County, SC		

MAKER:

KEARNEY SUSAN M TR AL

RECIPIENT:

WEITZ JONATHAN P AL

Original Book:

Original Page:

Note:

of Pages:

Recording Fee	\$ 15.00
State Fee	\$ 29,900.00
County Fee	\$ 12,650.00
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 42,565.00

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CLERK

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 Peter J. Tecklenburg
 Charleston County Auditor

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 REP _____
 DATE 05/09/2024



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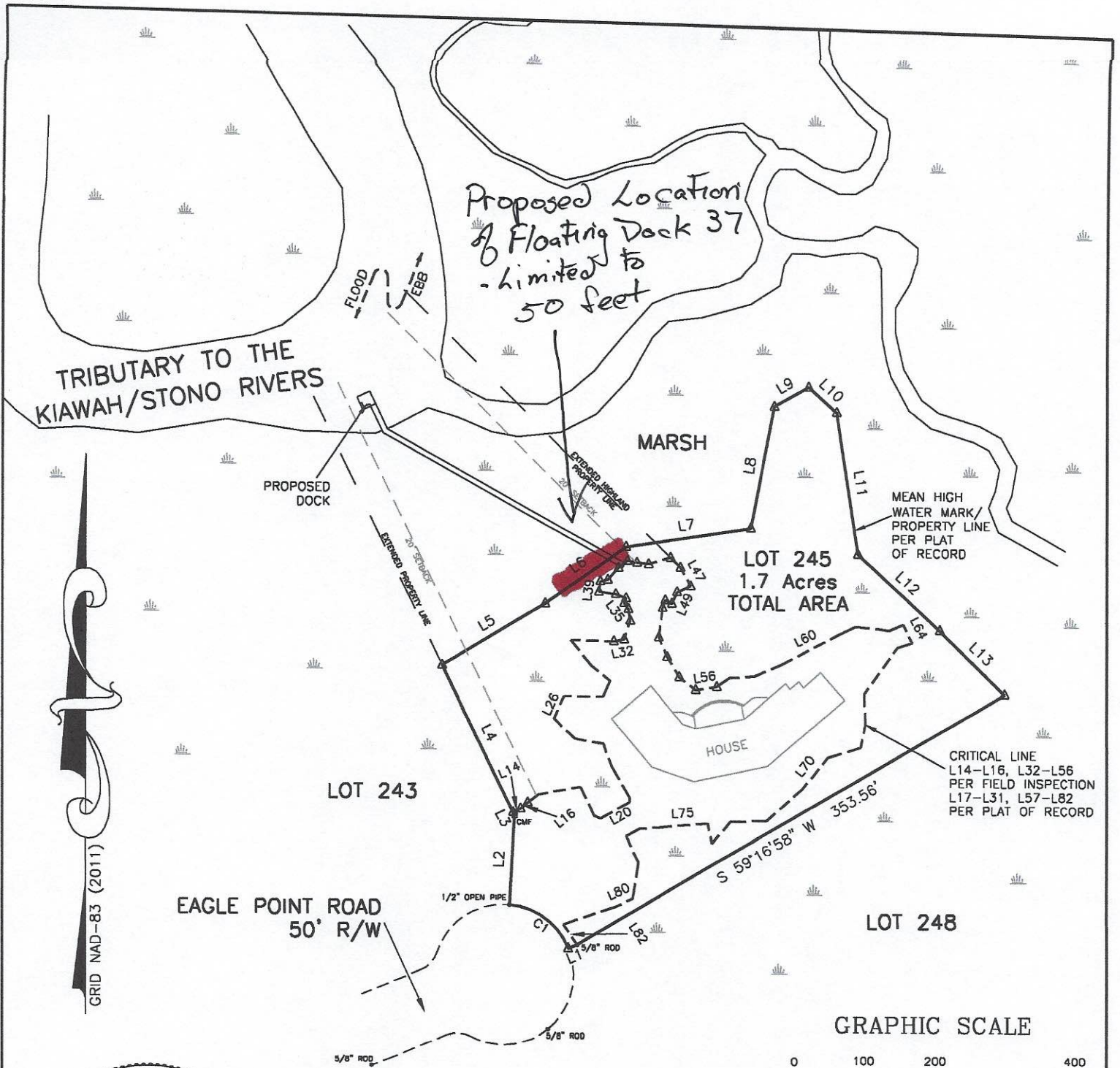
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- ADJOINING PROPERTY OWNERS:
1. STEPHEN AND JEAN KANA (LOT 243)
 2. ROBERT AND SUZAN TILLOTSON (LOT 248)
 3. KIAWAH RESORT ASSOCS., LP (MARSH)

APPLICATION BY: JONATHAN WEITZ ADDRESS: 245 EAGLE POINT RD. DATE: JANUARY 14, 2025 REVISED:	LOCATION A PROPOSED RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME FULL PLAN VIEW TMS #265-02-00-167	SHT. NO. 4 OF 6
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ADJOINING PROPERTY OWNERS:

1. STEPHEN AND JEAN KANA (LOT 243)
2. ROBERT AND SUZAN TILLOTSON (LOT 248)
3. KIAWAH RESORT ASSOCS., LP (MARSH)



LINE	BEARING	DISTANCE
L1	S 68°01'07" W	6.80'
L2	N 03°05'11" E	64.12'
L3	N 25°46'42" W	2.25'
L4	N 25°46'42" W	116.74'
L5	N 58°51'49" E	85.56'
L6	N 54°43'09" E	70.75'
L7	N 81°05'53" E	89.88'
L8	N 10°43'25" E	88.51'
L9	N 60°04'17" E	28.01'
L10	S 47°48'46" E	27.16'
L11	S 08°40'36" E	101.90'
L12	S 46°48'35" E	79.66'
L13	S 45°35'23" E	64.83'

L14	N 64°23'34" E	5.92'
L15	N 47°29'44" E	6.47'
L16	N 52°12'01" E	9.96'
L17	N 79°19'28" E	30.59'
L18	S 24°42'24" E	23.08'
L19	S 66°34'26" E	4.86'
L20	N 60°08'31" E	23.73'
L21	N 03°07'12" E	3.42'
L22	N 29°51'29" W	25.54'
L23	N 20°40'13" W	17.36'
L24	N 79°45'48" W	20.60'
L25	N 46°04'10" W	20.91'
L26	N 24°52'48" E	17.43'
L27	S 89°38'04" E	27.98'
L28	N 23°43'30" E	12.35'
L29	N 51°46'21" W	17.32'
L30	N 38°33'25" W	23.36'
L31	S 88°12'21" E	30.87'
L32	N 77°59'33" E	7.28'
L33	N 18°06'12" E	14.05'
L34	N 09°40'32" W	8.24'
L35	N 34°52'48" W	5.28'
L36	N 23°52'36" E	3.80'
L37	N 68°57'49" W	7.86'
L38	N 80°47'34" W	12.21'
L39	N 08°22'27" E	7.48'
L40	N 77°03'42" E	5.43'
L41	N 41°31'26" E	11.57'
L42	N 50°53'07" E	7.94'
L43	S 78°42'53" E	6.72'
L44	S 82°53'06" E	8.55'
L45	N 73°07'14" E	16.40'
L46	S 45°03'15" E	9.99'
L47	S 28°54'04" E	15.20'

L48	S 64°38'53" W	10.67'
L49	S 24°04'03" W	9.09'
L50	N 62°58'04" W	5.53'
L51	S 19°25'38" W	5.89'
L52	S 07°14'29" W	20.92'
L53	S 23°30'14" E	15.30'
L54	S 31°02'58" E	16.86'
L55	S 51°59'14" E	14.65'
L56	N 80°40'55" E	15.21'
L57	N 54°33'00" E	11.10'
L58	N 85°58'17" E	18.16'
L59	N 65°51'35" E	20.95'
L60	N 62°09'32" E	47.43'
L61	N 64°42'46" E	11.71'
L62	S 84°01'32" E	23.93'
L63	N 68°14'31" E	10.88'
L64	S 26°26'25" E	14.21'
L65	S 71°53'02" W	10.80'
L66	S 35°22'47" W	40.91'
L67	S 02°09'15" E	21.83'
L68	S 11°31'06" W	16.92'
L69	S 73°00'34" W	24.58'
L70	S 38°10'47" W	29.40'
L71	S 47°42'19" W	33.85'
L72	S 87°55'53" W	25.96'
L73	S 40°00'14" W	20.59'
L74	N 10°55'19" W	14.84'
L75	S 85°03'37" W	34.24'
L76	S 85°45'38" W	14.73'
L77	S 60°08'31" W	10.88'
L78	S 24°39'50" E	21.02'
L79	S 08°29'36" W	25.76'
L80	S 64°34'44" W	14.00'
L81	S 71°09'39" W	38.87'
L82	S 34°03'31" E	17.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	54.71'	52.02'	N 53°35'31" W	62°41'33"	30.46'

APPLICATION BY: JONATHAN WEITZ	LOCATION A PROPOSED RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME LINE DATA TMS #265-02-00-167	SHT. NO. 5 OF 6
ADDRESS: 245 EAGLE POINT RD.			
DATE: JANUARY 14, 2025			
REVISED:			

BridgeView

Coastal Consulting

Agency Relations/Environmental Permits

Curtis Joyner, Owner

843-830-8858

PO Box 30937

Charleston, SC 29417

Joynercm@bridgeviewcc.com

October 29, 2025

Ms. Mary Shahid

Maynard Nexsen

205 King Street, Suite 400

Charleston, SC 29401

Re: Weitz dock modification, 245 Eagle Point Road, Kiawah Island, SC

Dear Ms. Shahid:

This letter provides information for your use with the Town of Kiawah Island, in anticipation of amending Agency authorizations (SCDES BCM - BCM05747 and the US Army Corps of Engineers - SAC-2025-00279).

As background, Mr. Weitz and I received Agency authorizations for a very basic dock to be located on Bass Creek at the above-mentioned property which consists of a 4' by 214' walkway with handrails leading to a 10' by 10' uncovered fixed pierhead. Mr. Weitz is planning to modify the authorizations to replace the pierhead with a 3' by 20' ramp to lead from the walkway to a 4' by 4' ramp landing and a 3' by 32' floating catwalk which would parallel a 12' by 32' floating boat storage device.

Upon reviewing the applicable Agency regulations, it appears they can approve this modification. The SCDES BCM definitions and regulations have a base size allowance, and due to special geographic circumstances (no dock form opposite shore), they can authorize a structure up to 240 sq. ft. Walkways, catwalks, and ramps do not factor into this calculation. The USACOE regulations do not possess size-based limitations.

Thank you and let me know if you have any questions.

Sincerely,

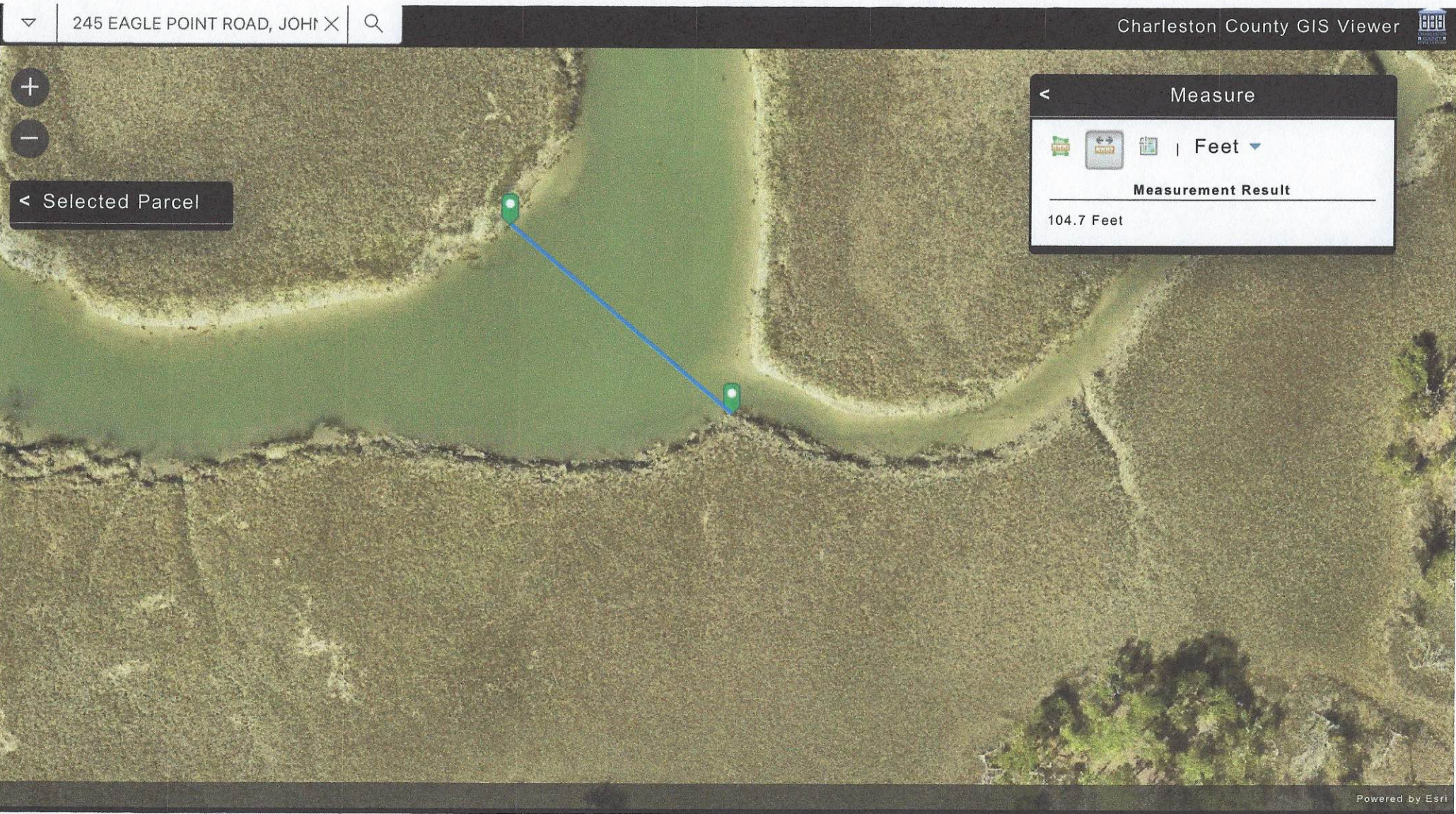


Curtis Joyner

BridgeView Coastal Consulting

Cc: Jonathon Weitz

245 Eagle Point . Dimension A
2025



245 EAGLE POINT ROAD, JOHN X

Charleston County GIS Viewer

+

-

< Selected Parcel

< Measure

Feet

Measurement Result

104.7 Feet

Powered by Esri

245 Eagle Point - 2001 - Dimension A

2:19 PM Wed Sep 24

16%



gisccweb.charlestoncounty.org



Board of Zoning...

Approved Ordin...

Claridge's: Lux...

Claridge's: Lux...

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Session Timeout

Charleston County GIS Charleston County ROD Charleston County Home Page

245 EAGLE POINT ROAD, JOHN X

Charleston County GIS Viewer



< Selected Parcel

Measure

Feet

Measurement Result

79.5 Feet



245 Eagle Point - 2025
Dimension B

245 EAGLE POINT ROAD, JOHN X

Charleston County GIS Viewer

Selected Parcel

Measure

Feet

Measurement Result

90.7 Feet

Powered by Esri

The image shows a screenshot of a web-based GIS application. At the top, there is a search bar containing the text "245 EAGLE POINT ROAD, JOHN X". To the right of the search bar, the text "Charleston County GIS Viewer" is displayed. The main area of the screen is an aerial photograph of a landscape featuring a large, irregularly shaped pond. A blue line with green circular endpoints is drawn across the pond, representing a measurement. On the left side of the map, there are zoom-in (+) and zoom-out (-) buttons, and a dark grey button labeled "Selected Parcel". On the right side, a "Measure" tool window is open, showing a scale bar and the text "Measurement Result" followed by "90.7 Feet". At the bottom of the screen, there is a dark navigation bar with several white icons: a home icon, a layers icon, a location pin icon, a hand icon, a scroll icon, an envelope icon, a pencil icon, a printer icon, and a question mark icon. The text "Powered by Esri" is visible in the bottom right corner of the map area.

245 Eagle Point - 2001
Dimension B

245 EAGLE POINT ROAD, JOHN X

Charleston County GIS Viewer

Measure

Feet

Measurement Result

54.2 Feet

< Selected Parcel

Charleston County GIS

Powered by Esri

Depicting the small tributary on eastern shoreline of 245 Eagle Point is not wide enough to meet design criteria of Town of SCDES

245 Eagle point

Charleston County GIS Viewer



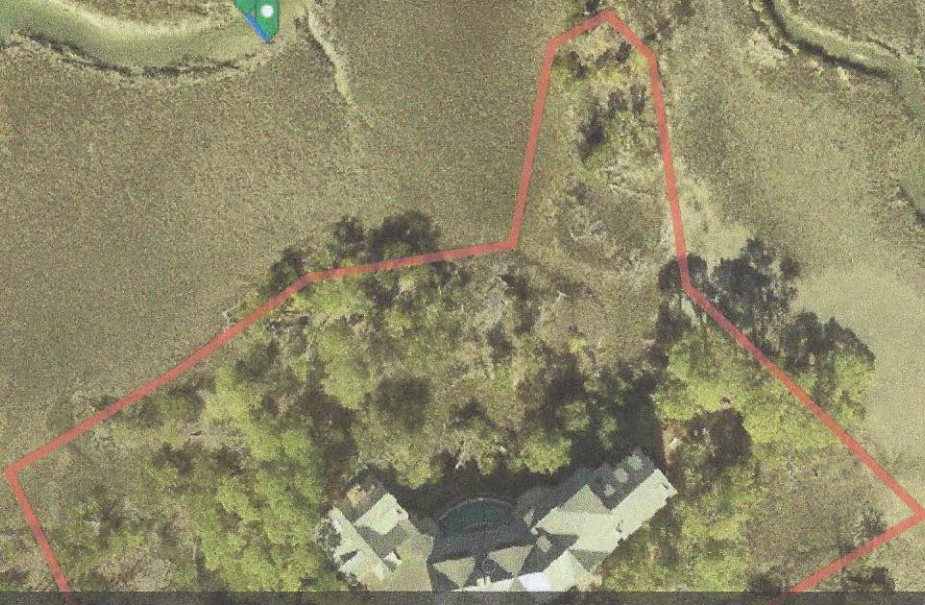
Selected Parcel	
PID	2650200167
OWNER1	WEITZ JONATHAN PELLETT
PLAT BOOK PAGE	EJ-200
DEED BOOK PAGE	1243-049
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

14.7 Feet



Powered by Esri



EXAMPLES OF PROPERTIES WITH FIXED DOCK ENTITLEMENT

Creek at 245 Eagle Point is 104.7 feet

DATA FROM THE 2025 CHARLESTON COUNTY GIS MAP

	Address	Creek Width
1	67 Falcon Point Road	15.7
2	3 Shell Creek Landing	34.5
3	1 Shell Creek Landing	36.8
4	15 Terrapin Island Lane	40.3
5	26 Marsh Cottage Lane	50.5
6	26 Marsh Cottage lane	50.5

67 FALCON POINT ROAD, JOHI X



Selected Parcel	
PID	2650700024
OWNER1	ZANGRILLO GINA
PLAT BOOK PAGE	EB-2
DEED BOOK PAGE	0400-939
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

15.7 Feet





3 SHELL CREEK LODGE, JOHN X



Selected Parcel

PID	2650900037
OWNER1	MUELLER HAROLD C TRUST
PLAT BOOK PAGE	ED-43
DEED BOOK PAGE	0986-591
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

34.5 Feet



1 SHELL CREEK LODGE, JOHN: X



Selected Parcel

PID	2650900034
OWNER1	CORIO LAWRENCE P
PLAT BOOK PAGE	EA-539
DEED BOOK PAGE	R610-262
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

36.8 Feet

2070000019

2070000006

2070000006

2650900034

2070000002

2650900037

15 terrapin



Selected Parcel

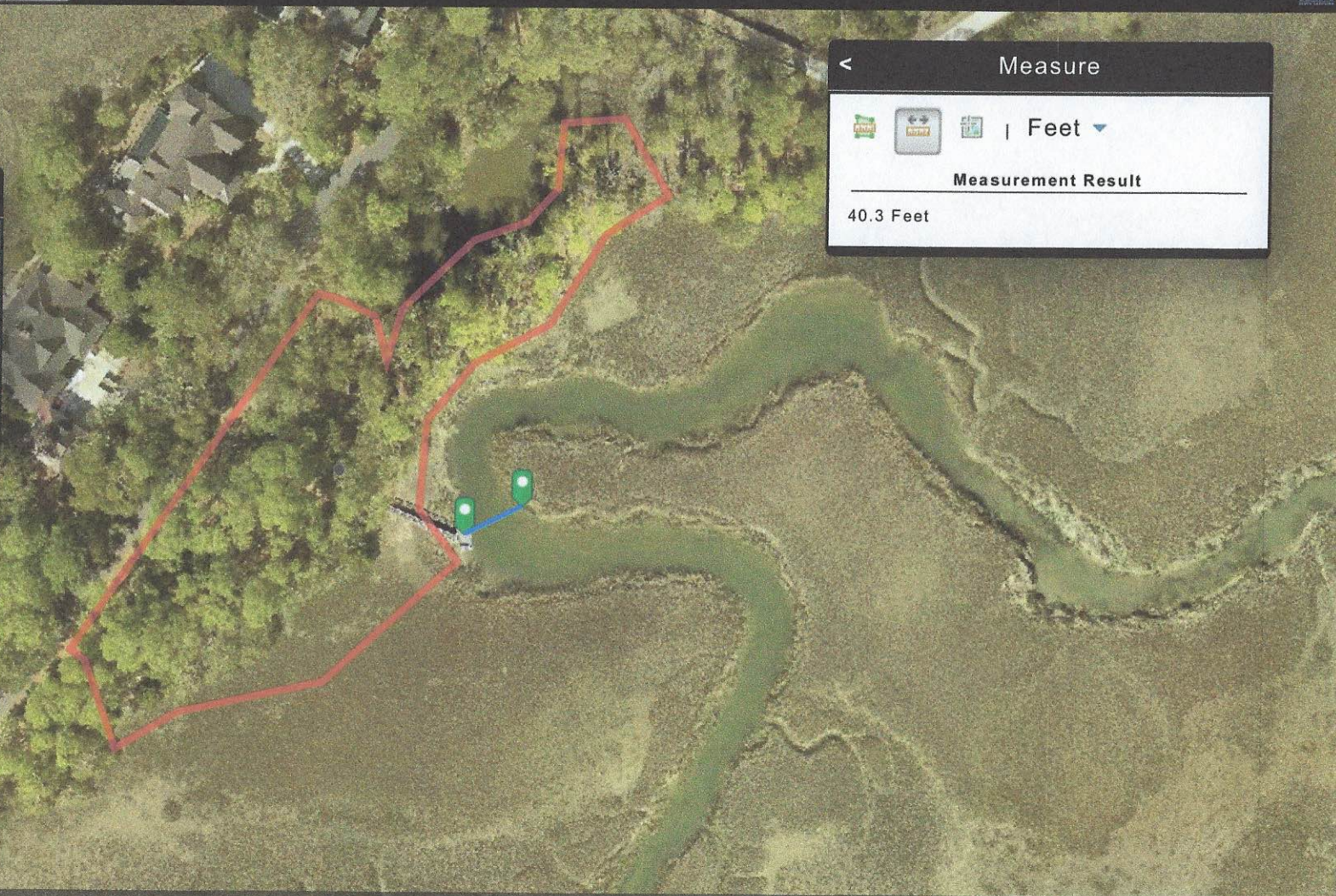
PID	2650100001
OWNER1	WATSON STEPHEN H
PLAT BOOK PAGE	EB-165
DEED BOOK PAGE	1166-932
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

40.3 Feet



25 MARSH COTTAGE LANE, JC X



2650900041

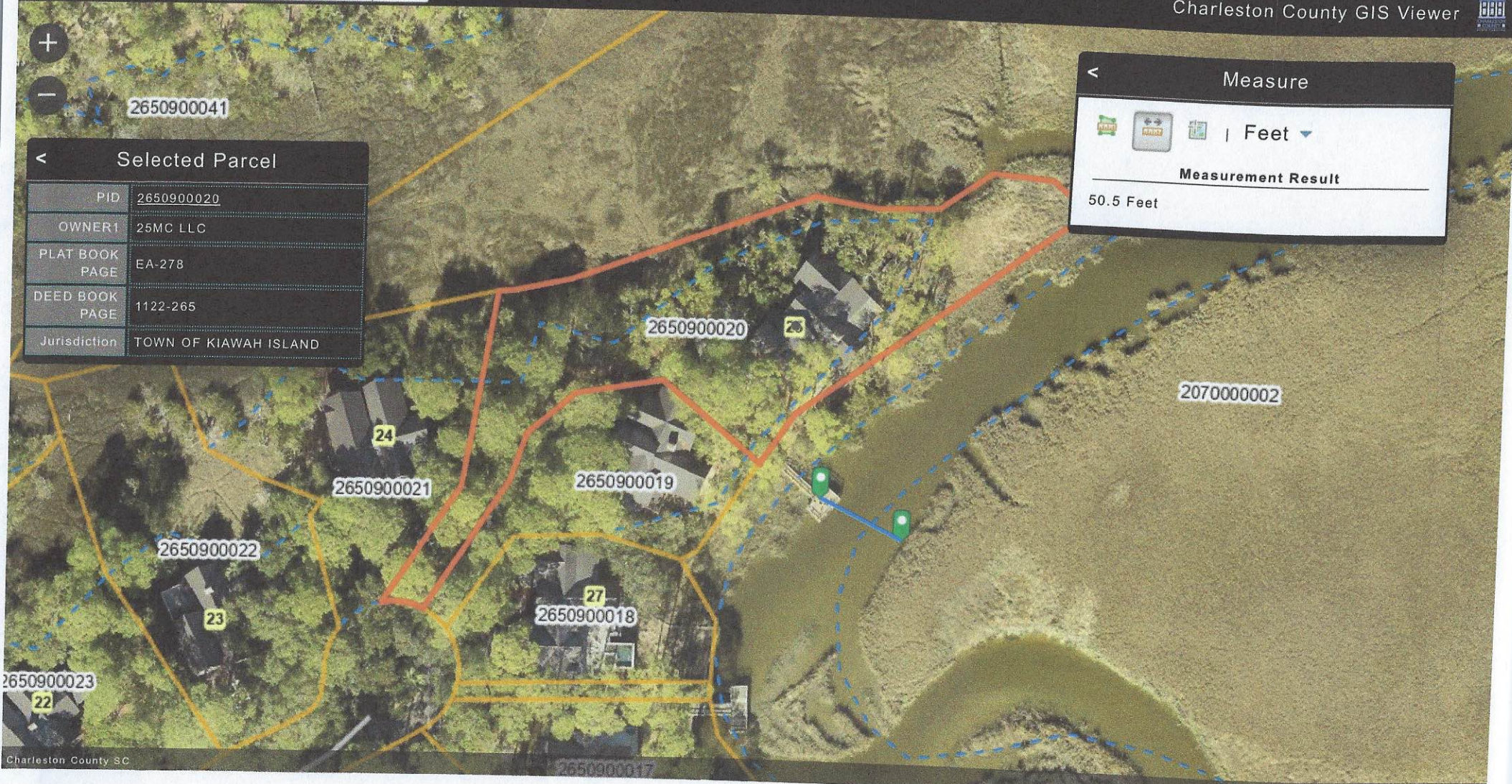
Selected Parcel	
PID	2650900020
OWNER1	25MC LLC
PLAT BOOK PAGE	EA-278
DEED BOOK PAGE	1122-265
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

1 Feet

Measurement Result

50.5 Feet



**EXAMPLES OF PROPERTIES WITH FLOATING DOCK ENTITLEMENT
CREEKS EQUAL OR LESS THAN 105 FEET**

Creek at 245 Eagle Point is 104.7 feet

DATA FROM THE 2025 CHARLESTON COUNTY GIS MAP

	Address	Creek Width
1	14 Terrapin Island Lane	47.5
2	58 Salt Cedar	69.2
3	6 Club Cottage Lane	69.7
4	13 Terrapin Island Lane	71.1
5	7 Club Cottage Lane	74.3
6	53 Salt Cedar	82.6
7	11 Terrapin Island Lane	87.0
8	477 Little Bear Way	89.5
9	372 Helena Court	94.2
10	370 Helena Court	98.7
11	7 Summer Island Way	100.2
12	374 Helena Court	101.3
13	48 Blue Heron Pond	104.8
14	234 Eagle Point	105.9

14 TERRAPIN ISLAND LANE, JC X



Charleston County GIS Viewer



Selected Parcel

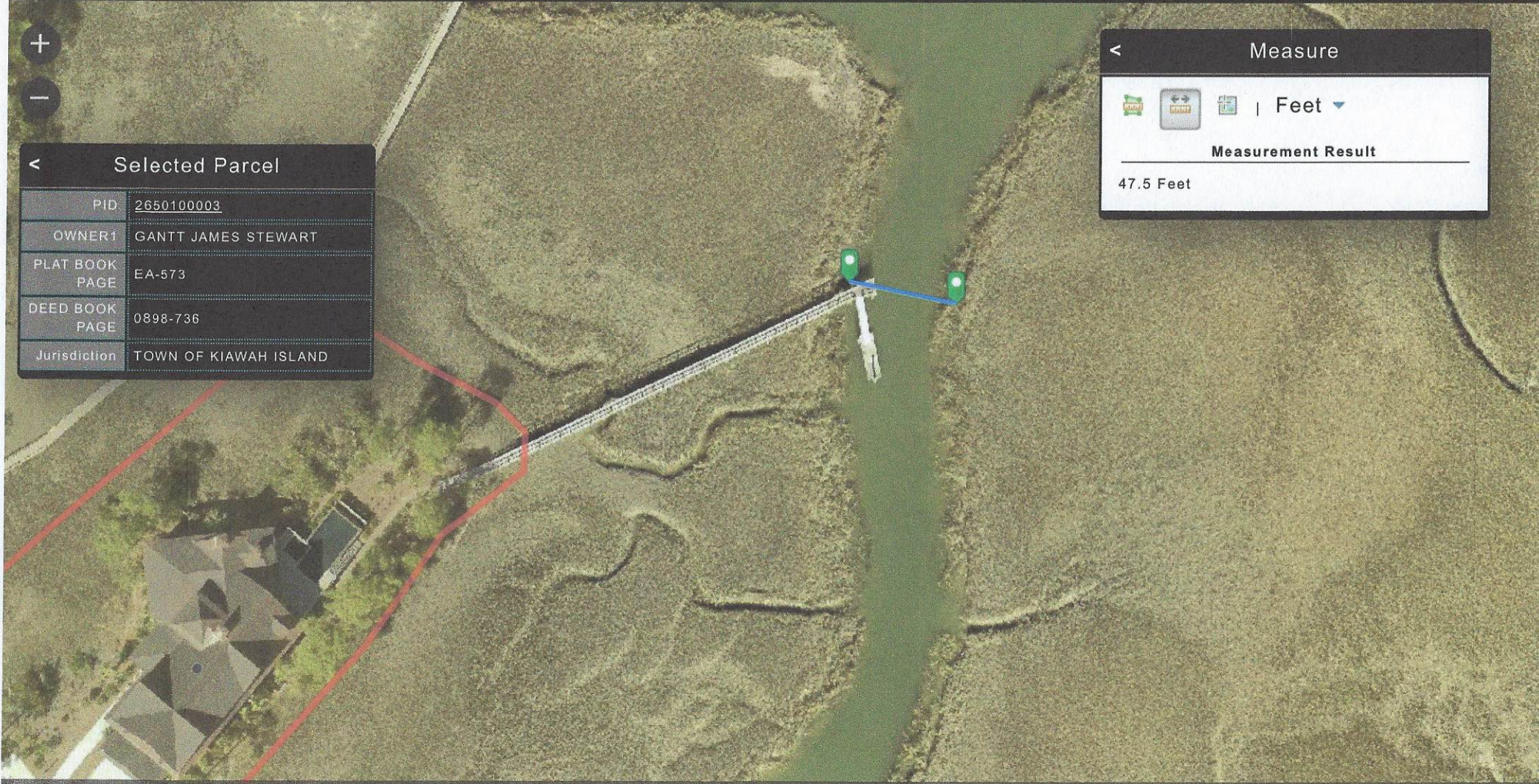
PID	2650100003
OWNER1	GANTT JAMES STEWART
PLAT BOOK PAGE	EA-573
DEED BOOK PAGE	0898-736
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

47.5 Feet





58 SALT CEDAR LANE, JOHNS X



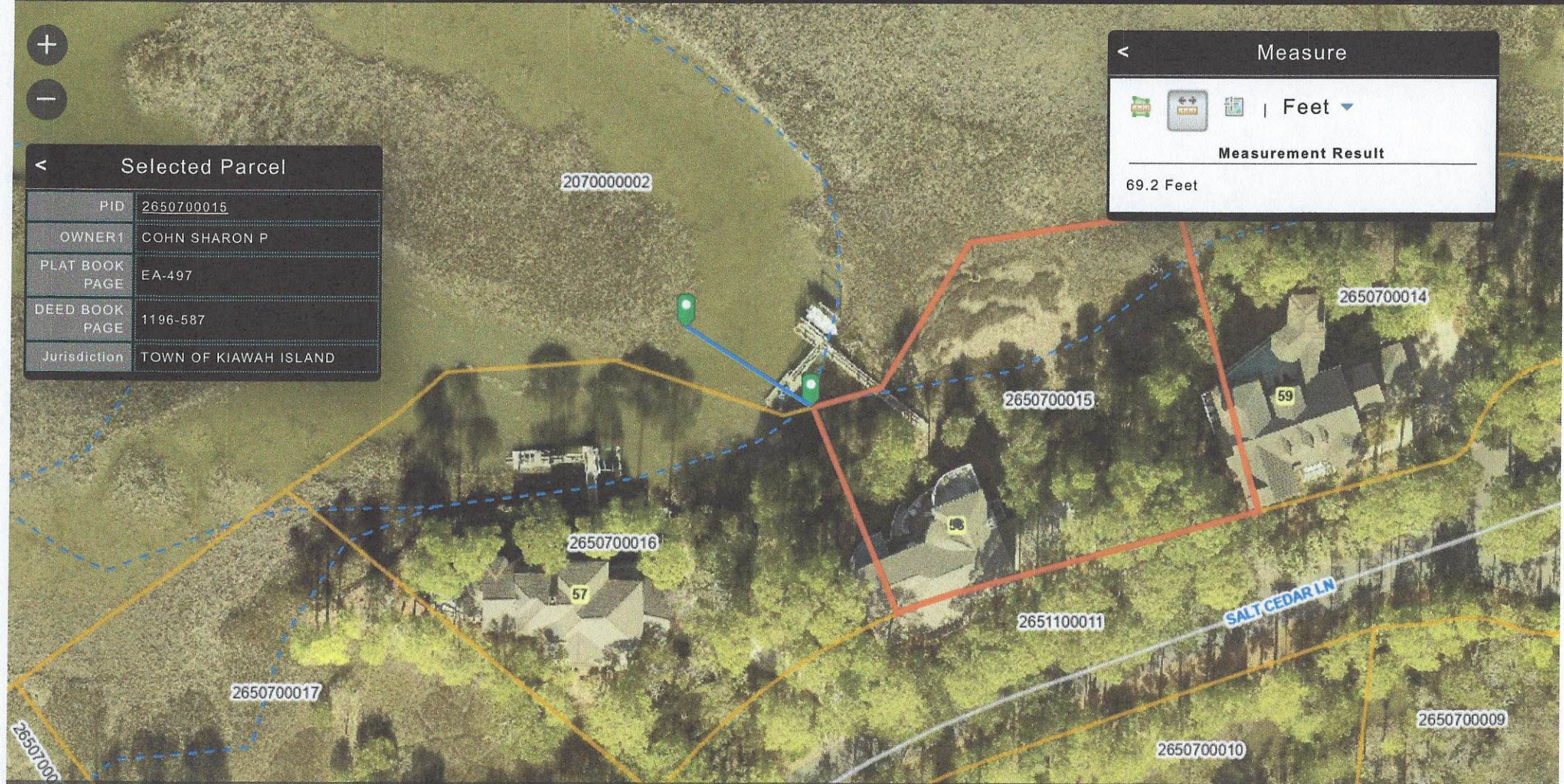
Selected Parcel	
PID	2650700015
OWNER1	COHN SHARON P
PLAT BOOK PAGE	EA-497
DEED BOOK PAGE	1196-587
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

69.2 Feet



6 CLUB COTTAGE LANE, JOHN X



Selected Parcel

PID	2650900006
OWNER1	RICHARDSON C THOMAS
PLAT BOOK PAGE	CN-72
DEED BOOK PAGE	1062-327
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

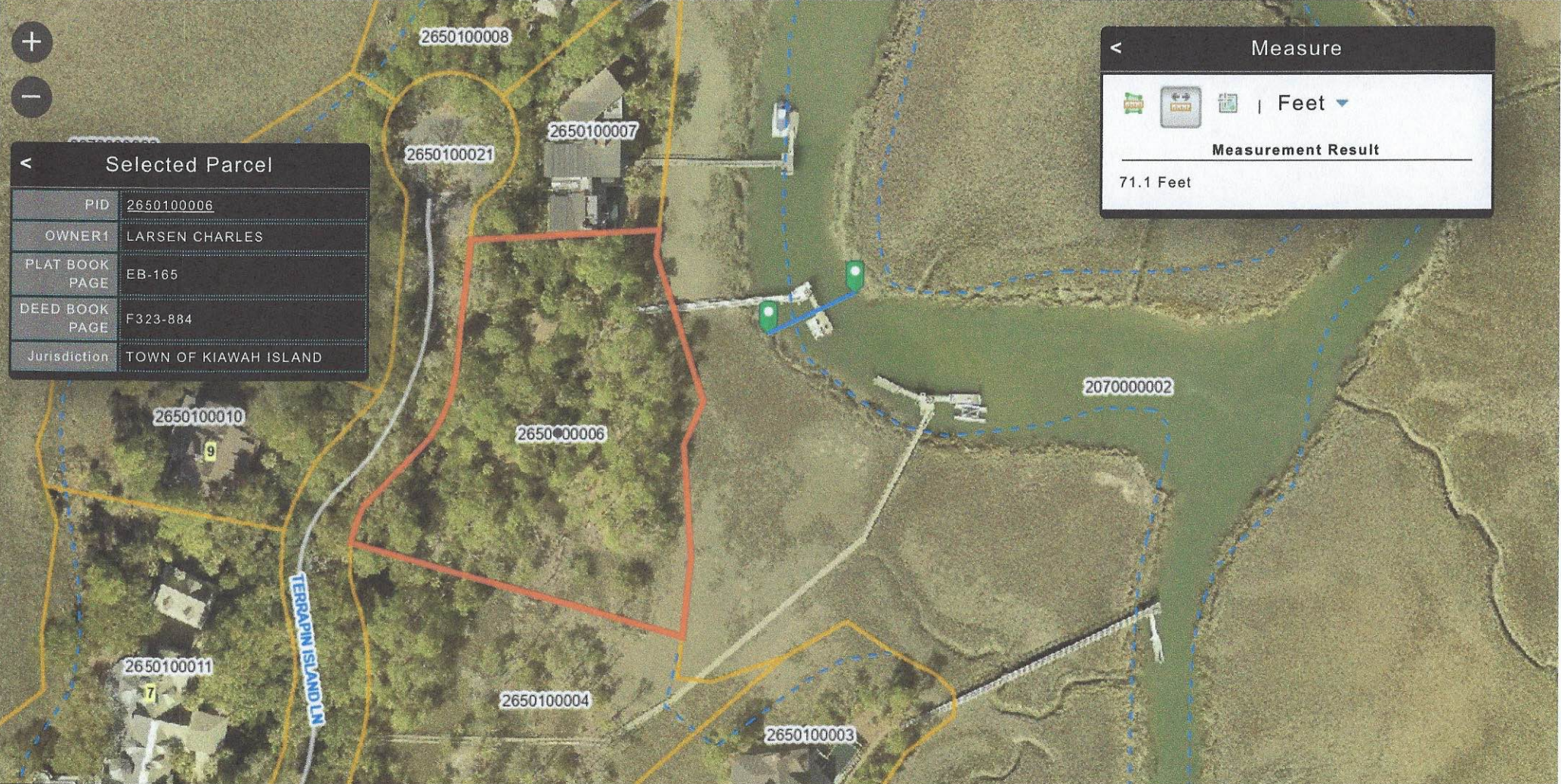
Feet

Measurement Result

69.7 Feet



13 TERRAPIN ISLAND LANE, JC X



Selected Parcel

PID	2650100006
OWNER1	LARSEN CHARLES
PLAT BOOK PAGE	EB-165
DEED BOOK PAGE	F323-884
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

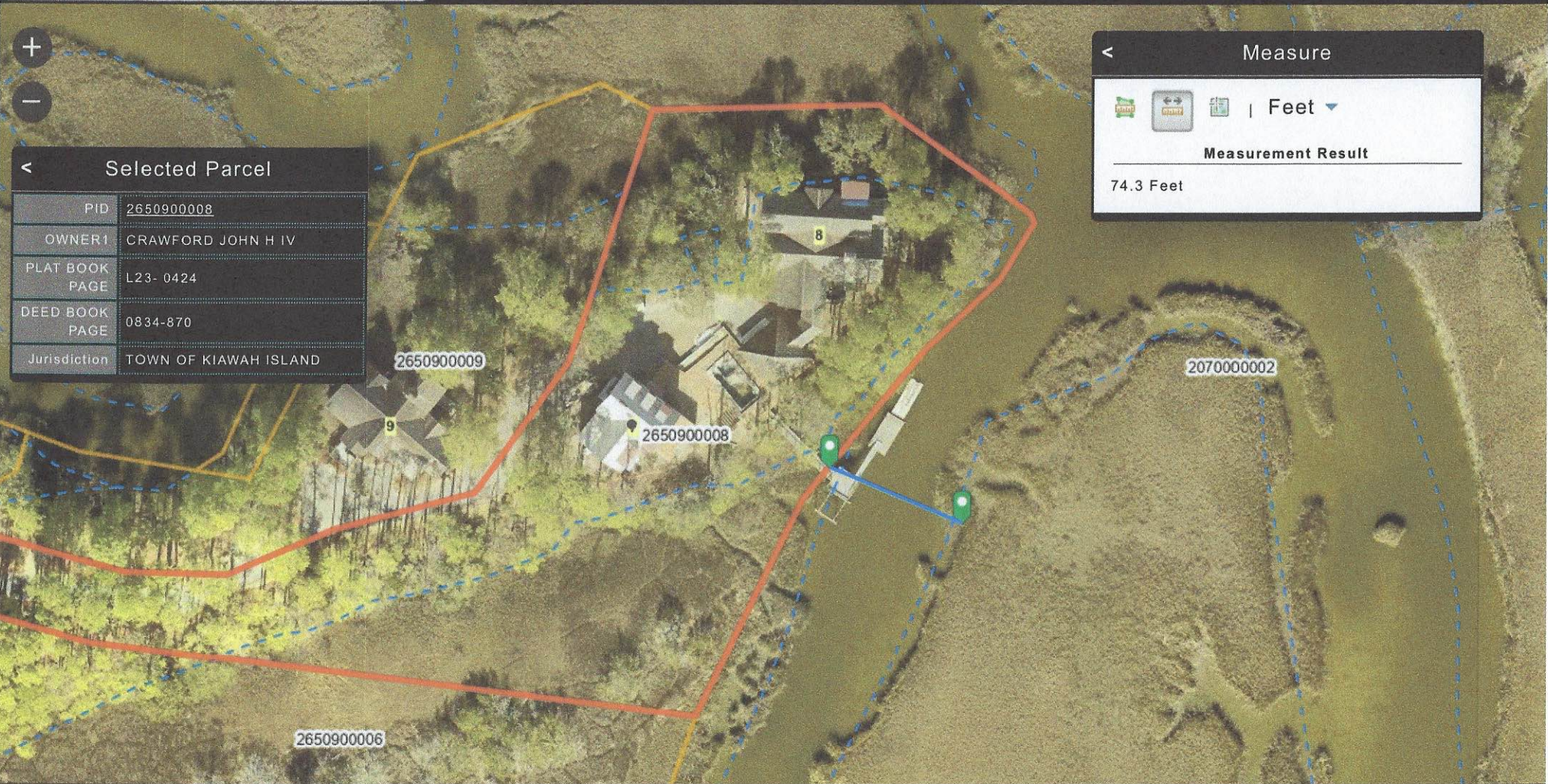
Feet

Measurement Result

71.1 Feet



7 CLUB COTTAGE LANE, JOHN X



Selected Parcel

PID	2650900008
OWNER1	CRAWFORD JOHN H IV
PLAT BOOK PAGE	L23- 0424
DEED BOOK PAGE	0834-870
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

74.3 Feet



53 SALT CEDAR LANE, JOHNS X



Selected Parcel

PID	2650700020
OWNER1	HARPOLE LINDA H
PLAT BOOK PAGE	EA-994
DEED BOOK PAGE	1064-836
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

82.6 Feet

11 TERRAPIN ISLAND LANE, JO X



Selected Parcel

PID	2650100008
OWNER1	BLACKDRUM LLC
PLAT BOOK PAGE	EB-165
DEED BOOK PAGE	V290-423
Jurisdiction	TOWN OF KIAWAH ISLAND


Measure

Feet

Measurement Result

87 Feet




477 LITTLE BEAR WAY, JOHNS 

Selected Parcel

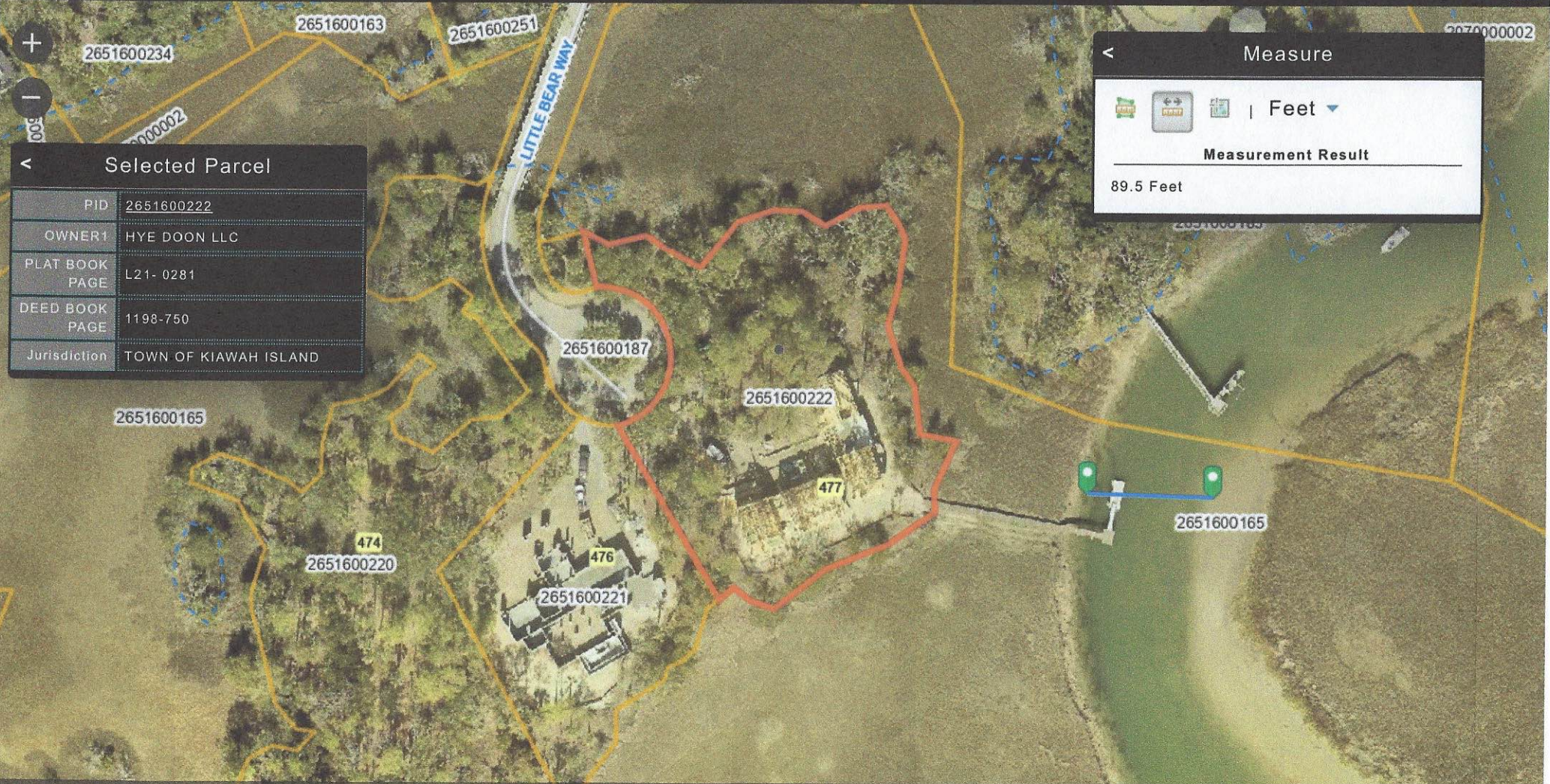
PID	2651600222
OWNER1	HYE DOON LLC
PLAT BOOK PAGE	L21- 0281
DEED BOOK PAGE	1198-750
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

 Feet

Measurement Result

89.5 Feet



372 Helena court



Selected Parcel

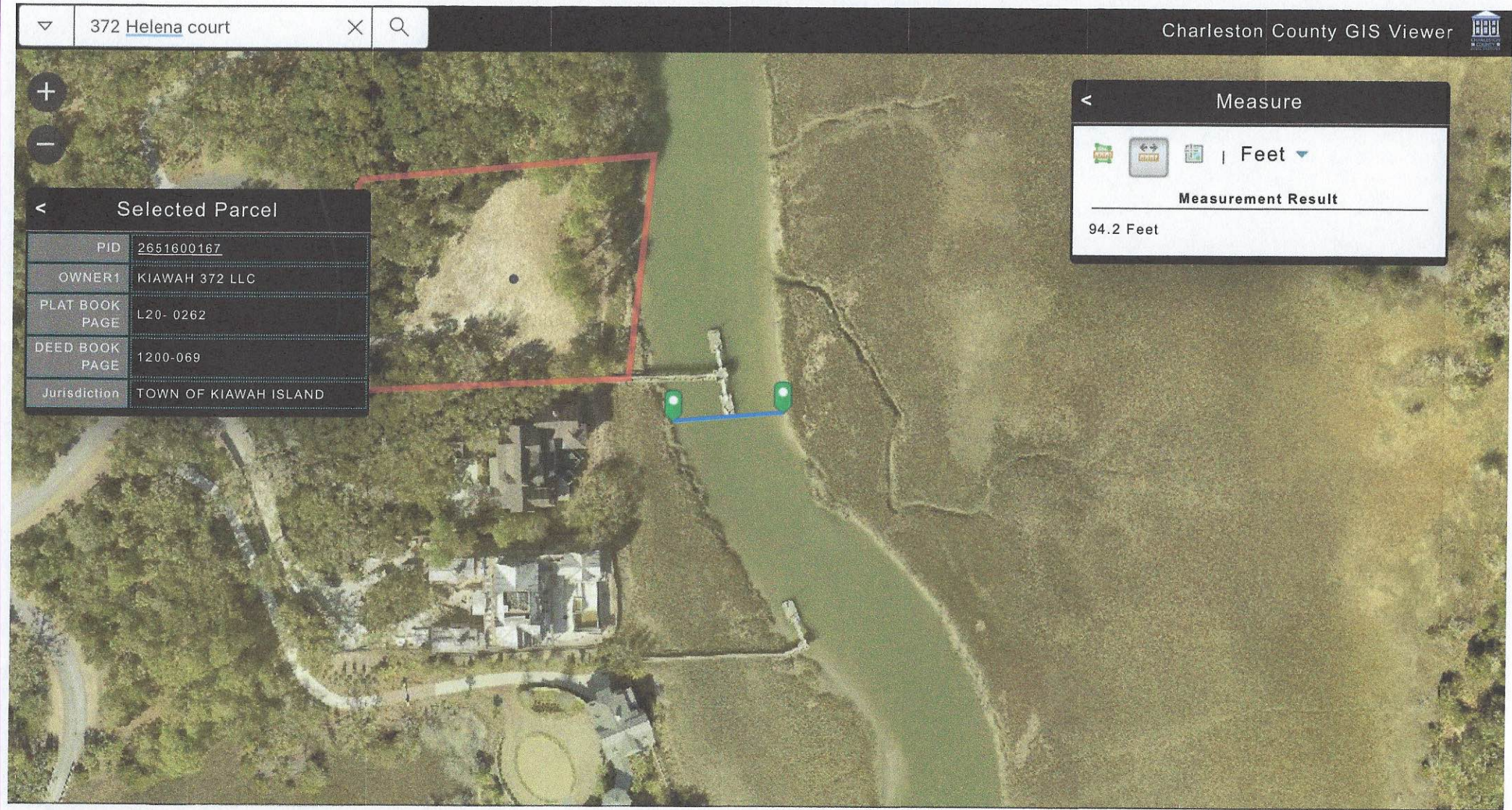
PID	2651600167
OWNER1	KIAWAH 372 LLC
PLAT BOOK PAGE	L20- 0262
DEED BOOK PAGE	1200-069
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

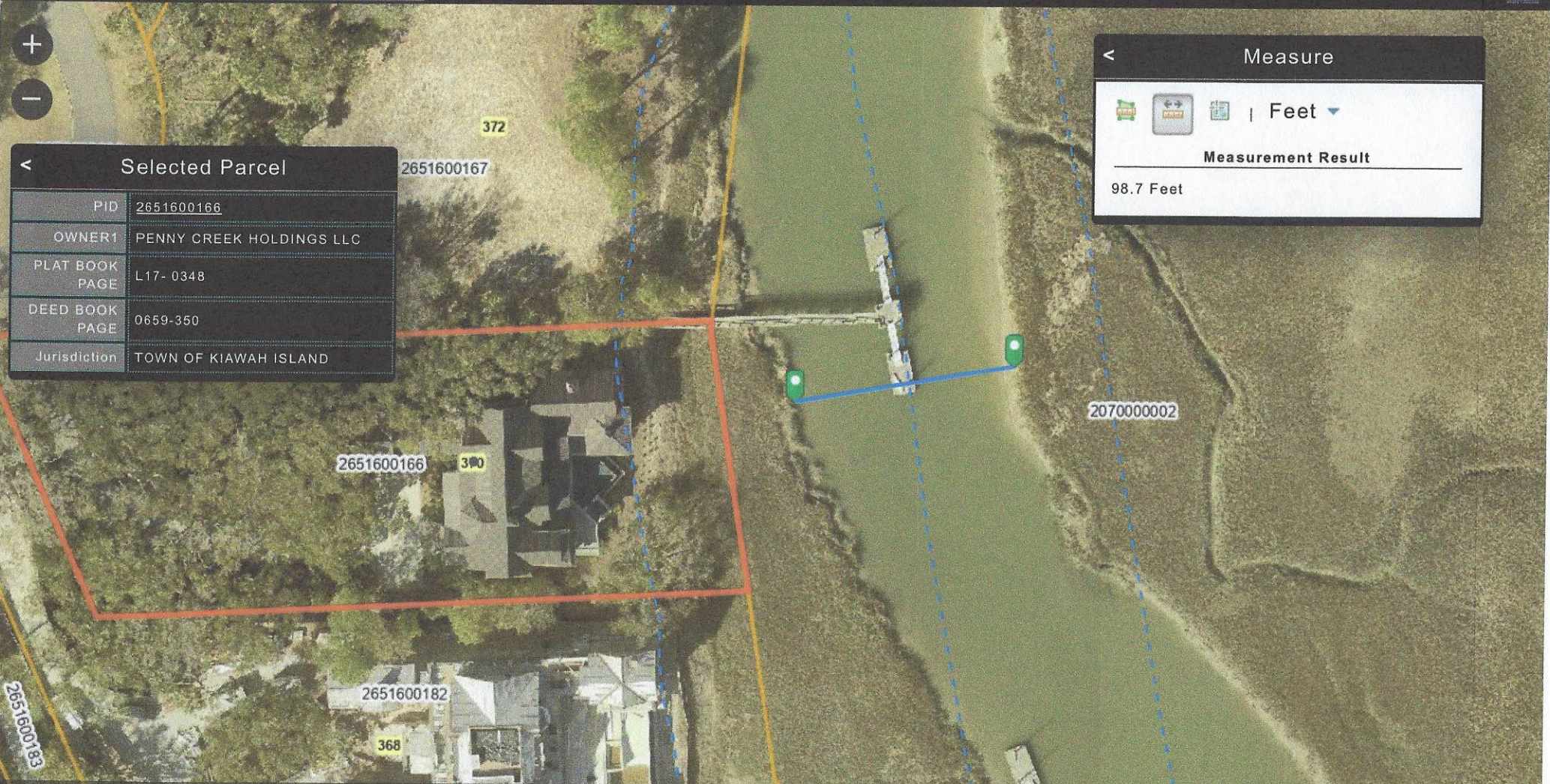
Feet

Measurement Result

94.2 Feet



370 HELENA COURT, JOHNS ISLAND



Selected Parcel

PID	2651600166
OWNER1	PENNY CREEK HOLDINGS LLC
PLAT BOOK PAGE	L17- 0348
DEED BOOK PAGE	0659-350
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

98.7 Feet



7 SUMMER ISLAND LANE, JOH X



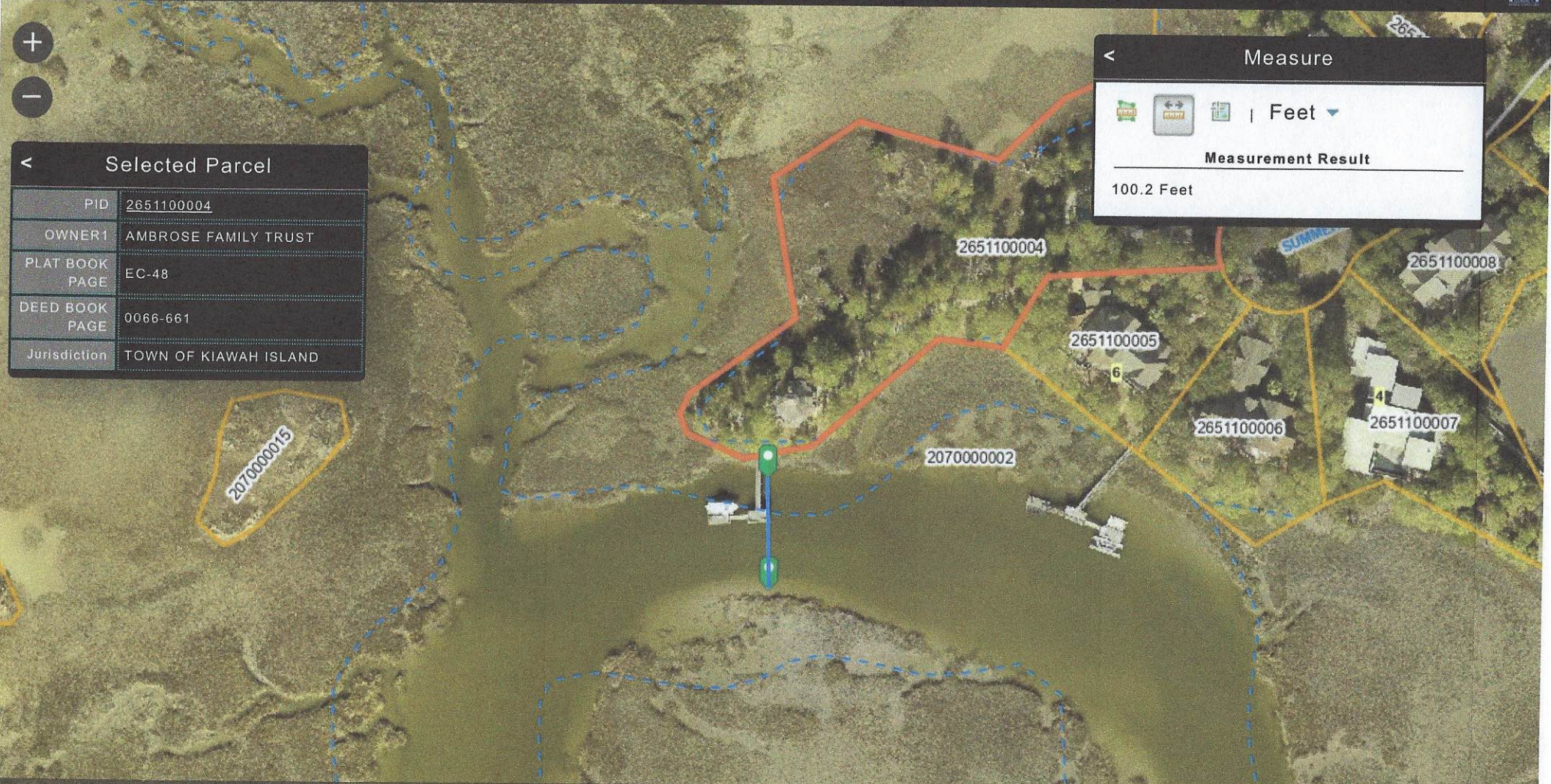
Selected Parcel	
PID	2651100004
OWNER1	AMBROSE FAMILY TRUST
PLAT BOOK PAGE	EC-48
DEED BOOK PAGE	0066-661
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

100.2 Feet





48 blue heron

374 HELENA COURT, JOHNS ISLAND



Selected Parcel

PID	265020
OWNER1	RYMSZ
PLAT BOOK PAGE	EE-636
DEED BOOK PAGE	0908-04
Jurisdiction	TOWN OF

Selected Parcel

PID	2651600181
OWNER1	BONIFACE BARRY L
PLAT BOOK PAGE	L20- 0262
DEED BOOK PAGE	0900-768
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

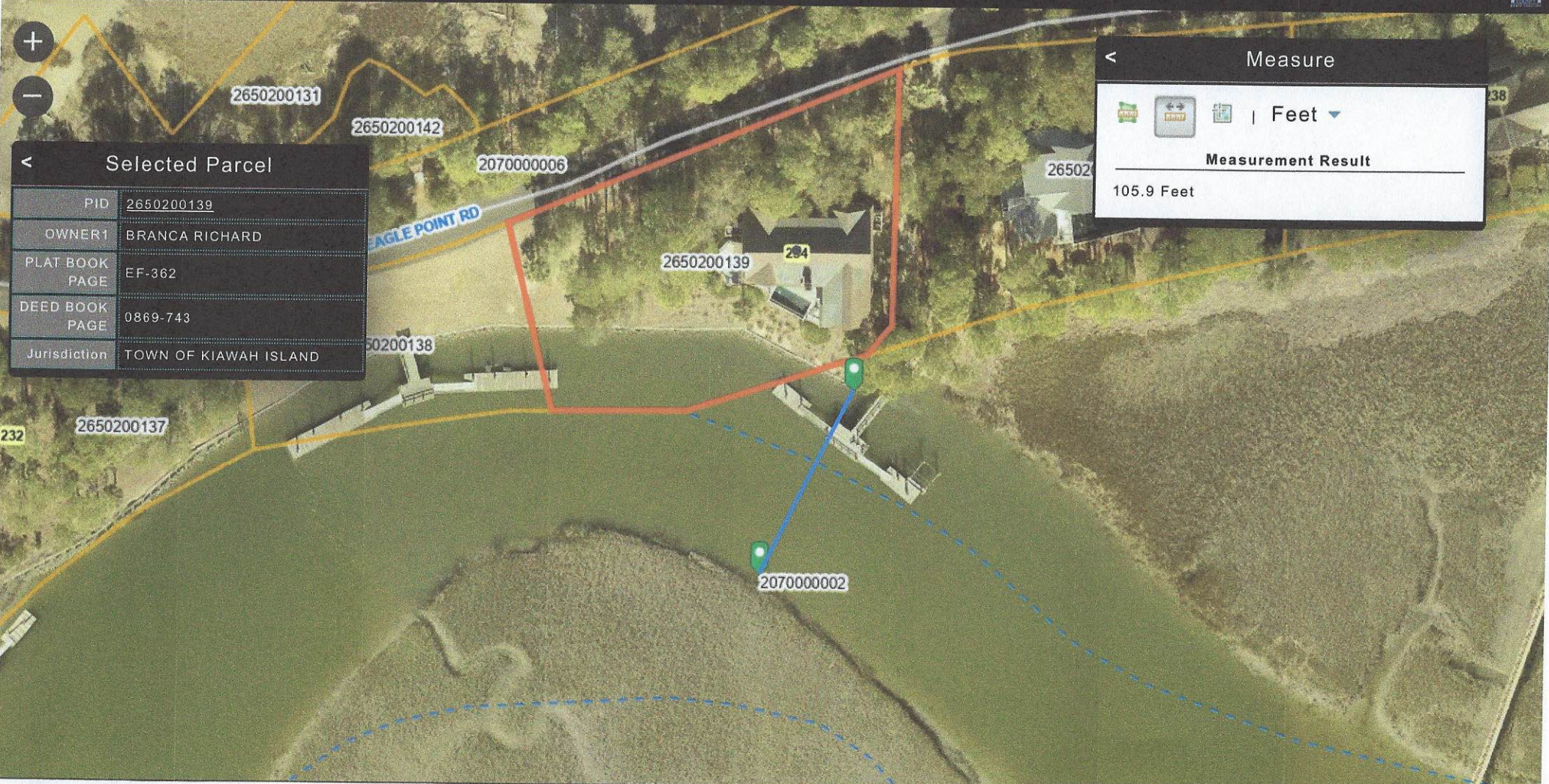
Feet

Measurement Result

101.3 Feet



234 EAGLE POINT ROAD, JOHN X



Selected Parcel

PID	2650200139
OWNER1	BRANCA RICHARD
PLAT BOOK PAGE	EF-362
DEED BOOK PAGE	0869-743
Jurisdiction	TOWN OF KIAWAH ISLAND

Measure

Feet

Measurement Result

105.9 Feet

APPROVAL CRITERIA FOR CODE TEXT AND ZONING MAP AMENDMENTS:

a. **The proposed amendment is consistent with the purpose and intent of the adopted Town of Kiawah Island Comprehensive Plan:**

Response: The proposed text and map amendment is consistent with the purpose of and intent of the adopted Town of Kiawah Island Comprehensive Plan. Specifically, page V-26 of the Sept. 3, 2019 Amended Comprehensive Plan provides that the purpose of Dock Key Locations Ordinance 2003-05 is to control the location and installation of docks to prevent their uncontrolled proliferation along the Island's river and stream frontage. This proposed amendment is consistent with this purpose because the request does not request any new docks but simply requests a change of designation to be consistent with the application of the Ordinance across the many rivers and creeks of the Island. No new docks will be added. A fixed dock is already in place and this amendment is simply to allow the addition of a floating dock. In addition, the proposed reduction of 636.26 feet of fixed dock entitlement in exchange for only 50 feet of floating dock designation also is consistent with controlling the proliferation of docks. The Ordinance also provides design criteria for docks which are met with a floating dock at the proposed location.

Lastly, SCDES regulations allow for up to 240 sq ft of pierhead to be built on the creek fronting 245 Eagle Point due to no potential access via dockage from the opposite side of the creek (See 30-1(D)(50)). The applicant purposefully built less than entitled in order to minimize the impact on the environment and also minimize the impact on the view of the adjacent property owner. This is consistent with the intent of the Comprehensive Plan to minimize the impact on the Island's river and stream frontage.

b. **The proposed amendment is consistent with the purposes and intent of this article:**

Response: The proposed amendment is consistent with the purposes and intent of this article, specifically Section 12-78, Dock Key Locations and the Key Location Map. The proposed amendment seeks to reclassify a fixed dock for a floating dock in a location where all the design criteria within Section 12-78(b)(6) can be met while seeking to eliminate a portion of a Key Location where a dock would not meet the design criteria. Furthermore, a review of the Key Location Map makes clear the intent was to locate floating docks on larger creeks or waterways with sufficient width and depth to allow for suitable boat mooring without restricting navigation. The proposed amendment is consistent with that intent. The width of the creek on the northwest shoreline of the

property is wider and deeper than many properties already entitled to floating docks. In addition, the Key Location Map makes it clear the intent was to locate fixed piers on creeks that are generally less than 50 feet and boat mooring was not reasonable. The creek on the northwest shoreline of 245 Eagle Point is sufficiently wide enough to meet all the requirements of both the Town and SCDES in terms of a floating dock and also wider than many creeks where floating docks are currently allowed.

c. The purpose of the proposed amendment is to further the general health, safety, and welfare of the Town of Kiawah Island:

Response: The proposed amendment satisfies the above requirement by complying with the goals of the Comprehensive Plan and the Land Use Planning and Zoning Ordinance of the Town of Kiawah Island.

d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition:

Response: The proposed amendment both corrects an error or inconsistency and also meets the challenge of a changed condition. As shown by a review of the 2001 and 2025 Charleston County GIS maps, the creek on the northwest shoreline of the property has clearly widen since 2001. The creek has grown approximately 32% in width from 79.5 feet to 104.7 feet today. It is also significantly wider than what is depicted on the Key Locations Map from 2005. It also corrects an inconsistency in that there are many properties on Kiawah entitled to floating docks that are located on creeks much smaller than the creek here. In addition, a fixed dock location on this property is inconsistent with all other fixed docks in that all are located on creeks no greater than 50 feet in width. This amendment will both correct these inconsistencies and also meet the challenge of a changed geographic condition due to the 32% growth in the creek width. Lastly, the proposed amendment will also make the property consistent zoning amendment granted to the adjacent property at 248 Eagle Point. To not allow this amendment would be inconsistent.

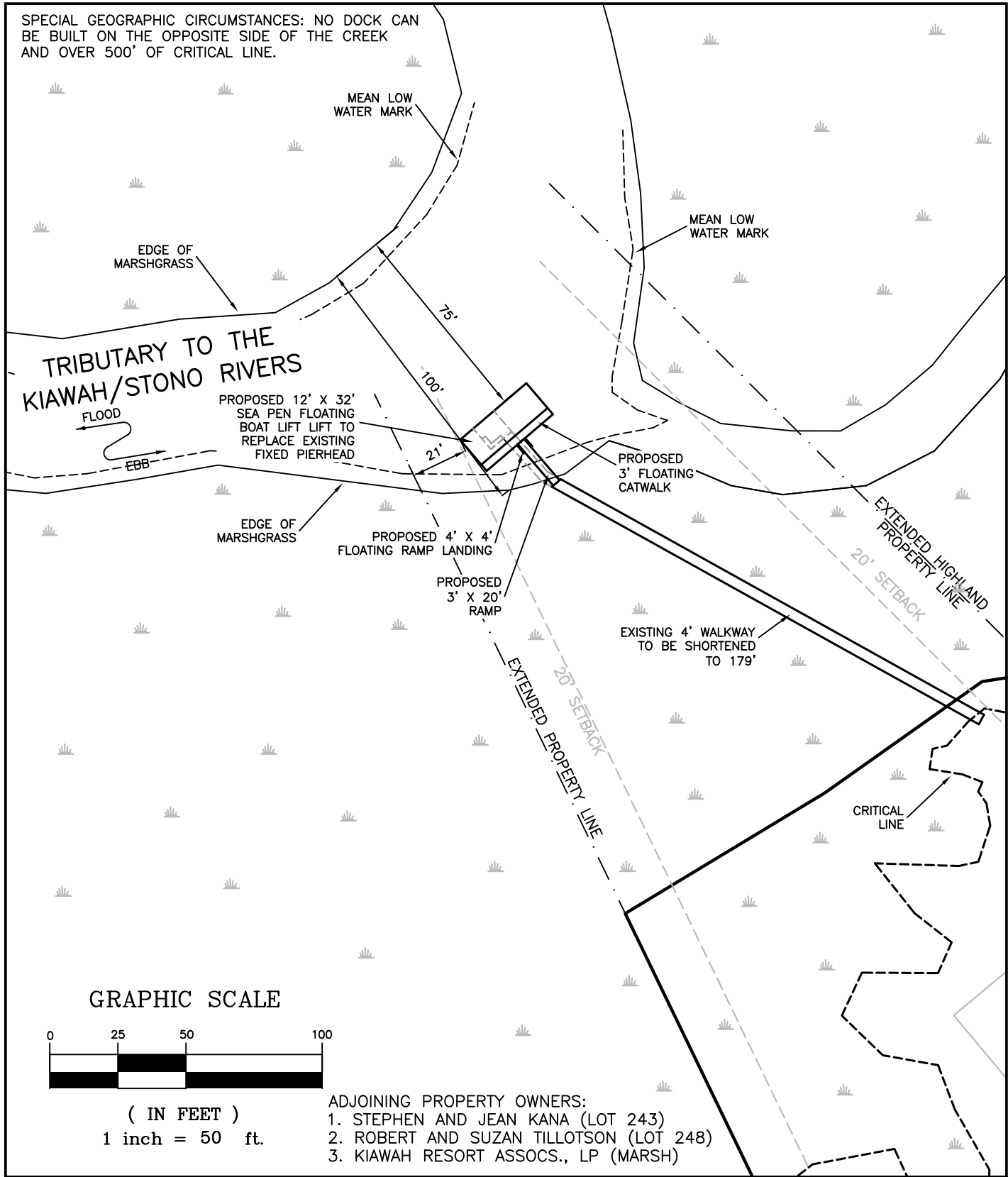
Low Tide
11/1/25
11:00am



Low Tide
11/1/25
11:00am



SPECIAL GEOGRAPHIC CIRCUMSTANCES: NO DOCK CAN BE BUILT ON THE OPPOSITE SIDE OF THE CREEK AND OVER 500' OF CRITICAL LINE.



- ADJOINING PROPERTY OWNERS:
1. STEPHEN AND JEAN KANA (LOT 243)
 2. ROBERT AND SUZAN TILLOTSON (LOT 248)
 3. KIAWAH RESORT ASSOCS., LP (MARSH)

APPLICATION BY: JONATHAN WEITZ <hr/> ADDRESS: 245 EAGLE POINT RD. <hr/> DATE: OCTOBER 23, 2025 <hr/> REVISED:	LOCATION A PROPOSED MODIFICATION OF A RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA	SHT. NAME PLAN VIEW TMS #265-02-00-167
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