

**Town of Kiawah Island Subdivision Request**  
**Case #SBD24-000004**

**Planning Commission Meeting: April 2, 2025**

**CASE INFORMATION**

Applicant: Kiawah Resort Associates LP (KRA)

Property Owner(s): Kiawah Resort Associates LP

Surveyor: Southeastern Land Surveying LLC

Location: Beachwalker East Lot 1 Lot 2 Southern Pines Lane

Parcel(s) Identification: TMS#: 207-05-00-018 and -124 (Lot 2 #207-05-00-148 thru -225)

Property Size: 21.616 acres

Deed: Book L215 Page 486 (Lot 2 Varied)

Plat: Book L20, Page 0023 (Lot 2 varied)

Application: A Final Subdivision Plat of Beachwalker East (Lot 1 Ocean Pines) (Lot 2 Cape) and Southern Pines Right of Way.

**Case #SBD24-000004** | The proposed subdivision plat of Parcel 13: Lot 1 and Lot 2 and Southern Pines Lane. The subdivision request is sited at the western end of Kiawah Island sited between Beachwalker Drive to the north and Atlantic Ocean to the south, Beachwalker County Park to the west and Timbers Resorts and Duneside Villas to the East. The subject parcel contains a multifamily development (The Cape), and proposed multifamily development (Ocean Pines) all within the municipal boundaries of the Town of Kiawah Island.

Planning Commission approved Preliminary Subdivision Plat, October 5, 2022, modifying the location of the sewer easement (20' wide).

In 2024, Kiawah Resort Associates, LP filed actions against the Town in three proceedings.

- 1) Case No. 2024-CP-10-03809, brought on July 29, 2024, by Kiawah Resort Associates, LP ("KRA") against the Town;
- 2) Case No. 2024-CP-10-00491, brought on January 29, 2024, by KRA against the Town;
- 3) Case No. 2024-CP-10-03812, brought on July 29, 2024, by KRA against the Town, Inlet Cove Club Homeowners' Association, Inc. ("Inlet Cove"), Kiawah Island Cottage Owners' Association, Inc. ("KICOA"), and Riverview Property Owners Association, Inc., ("Riverview")

The Town and KRA entered mediation to resolve zoning matters pursuant to site plan applications for Ocean Pines, West End and Cape Point Parking and Emergency Beach Access. The applicant submitted subdivision plats and site plans pursuant to terms and conditions prescribed in Case No. 2024-CP-10-03809, Consent Order Approving Settlement, previously approved on October 1, 2024 by the Town Council.

The subject property is affected by terms and conditions pursuant to the Consent Order Approving Agreement, including site plans for proposed Ocean Pines development on Lot 1, parking requirements for Cape Club on Lot 2 and associated access parameters as referenced.

*“With respect to the above three site plan applications for Ocean Pines, West End at Beachwalker, and Cape Point Parking and Emergency Beach Access, as well as the required parking for the Cape Club facilities and Club cottages located on the Cape, the parties agree as follows...”*

**DECISION OF THE PLANNING COMMISSION**

**Pursuant to Sec. 12-246. - Administration. (b) Planning Commission**

- (1) Approve, disapprove or approve with conditions, all preliminary plats and final plats;
- (2) Review concept or site plans; and
- (3) the Planning Commission shall act to “consider any waiver requests with respect to the requirements contained in this article.”

**STAFF REVIEW AND APPROVAL CRITERIA**

**#SBD24-000004** | The Planning Department has reviewed this document for FINAL APPROVAL of this subdivision to be known as An Abandonment Survey Plat of Cape Point Right-of-Way and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

Planning staff finds that the proposed plat is consistent with the approved preliminary plat (October 5, 2022.)

**Should the Planning Commission consider approval of Case #SBD24-000004, Planning staff recommends Planning Commission consider the following condition(s):**

- 1) ***The subject property’s access, construction and development provisions shall be consistent with the executed Memorandum of Understanding (dated November 20, 2018), as amended, between Kiawah Resort Associates LP and Kiawah Island Community Association including all commercial deliveries, service, and employee access to the Cape Club shall be via the Cape Point Service Vehicle Access Right Away and not Southern Pines Lane.***

**PLANNING COMMISSION MEETING APRIL 2, 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.

# Town of Kiawah Island

Town of Kiawah Island Municipal Center  
4475 Betsy Kerrison Parkway  
Kiawah Island, SC 29455

## April 2, 2025



The seal is circular with a white background and a black border. Inside the border, the words "TOWN of KIAWAH ISLAND" are written in a circular path at the top, and "ESTABLISHED 1988" is at the bottom. In the center of the seal is a detailed illustration of a white egret standing on a small island, surrounded by palm fronds.

# SUBDIVISION APPLICATION

#SBD25-000004

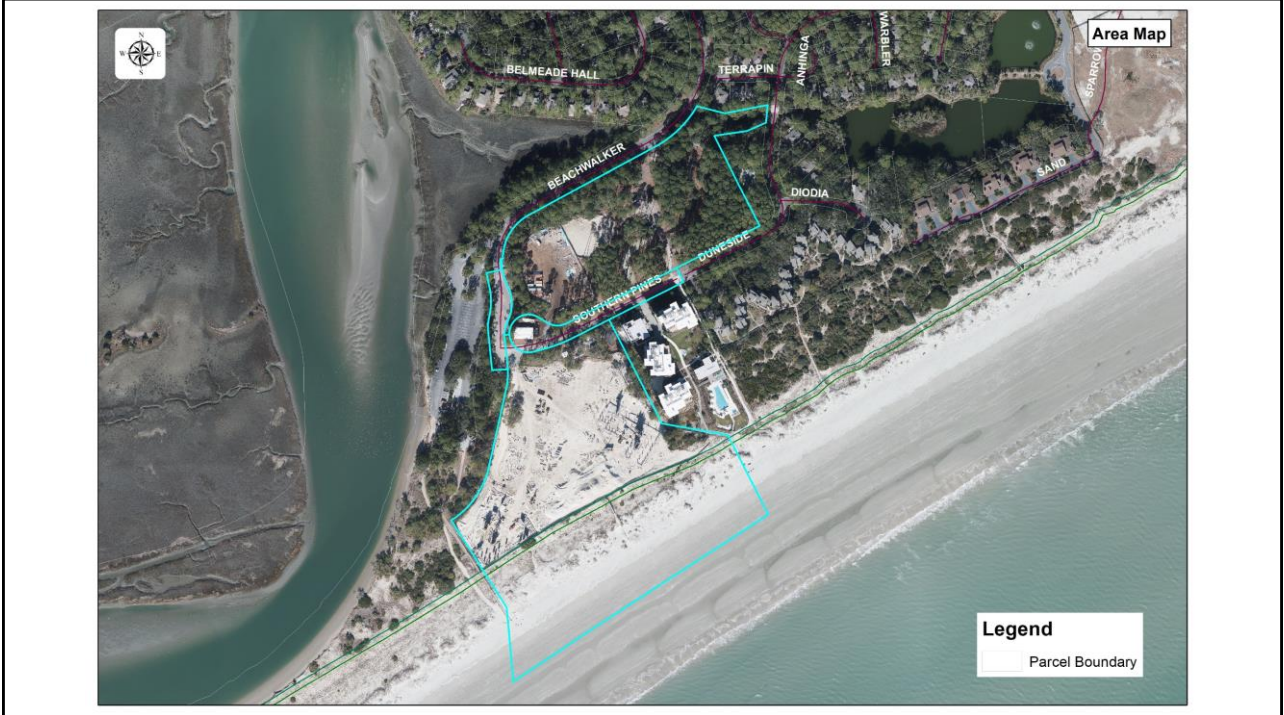
# #SBD25-000004

## A Final Subdivision Plat Approval of Beachwalker East Parcel 13

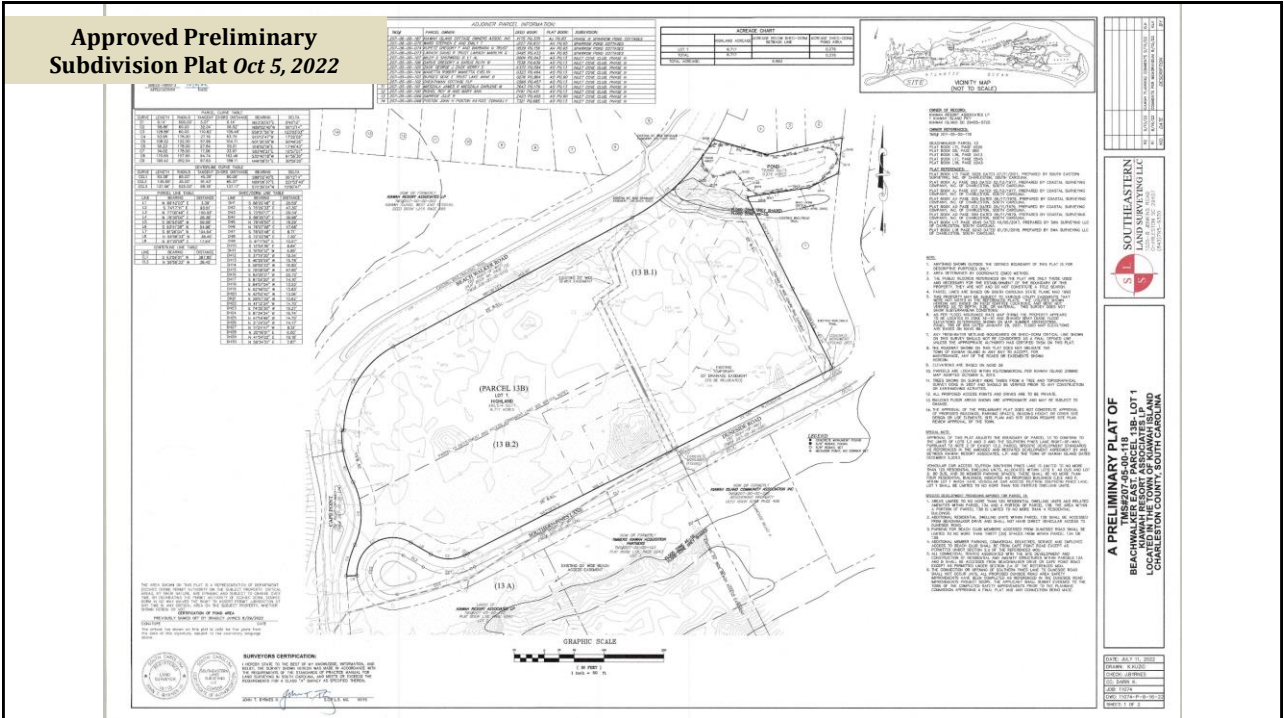
<b>Applicant/Property Owner:</b>	<b>Kiawah Resort Associates L.P.</b>
<b>Surveyor:</b>	<b>Southeastern Land Surveying, LLC.</b>
<b>Location:</b>	<b>Beachwalker East (Lot 1 Lot 2 Southern Pines Lane)</b>
<b>Parcel(s):</b>	<b>#TMS 207-05-00-011; 207-05-00-001; 207-05-00-118;-122;-123;-124</b>
<b>Zoning District:</b>	<b>R-3, Residential</b>
<b>Total Acreage:</b>	<b>21.616 Acres</b>
<b>Proposed Lots:</b>	
<b>Parcel 13B (Lot 1):</b>	<b>6.717 Highland Acres 0.276 Pond Acres</b>
<b>Parcel 13A (Lot 2):</b>	<b>6.927 Highland Acres 6.868 Acrea Below Setback Line</b>
<b>Southern Pines Lane ROW:</b>	<b>0.828 Acres</b>

3

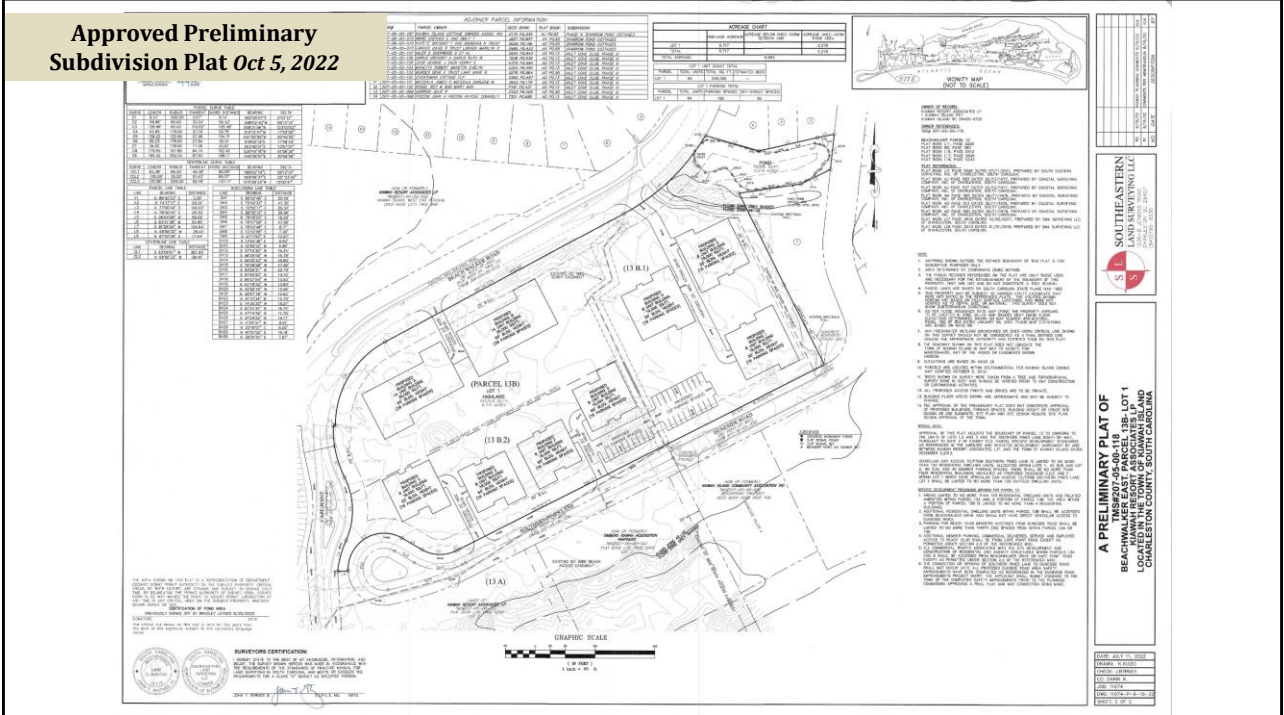
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4



6



7



**#SBD25-000004**

The Planning Department has reviewed this document for FINAL APPROVAL of this subdivision to be known as Beachwalker East Lot 1, Lot 2 and Southern Pines Lane and find that it is consistent with *Article 12c, Subdivision Regulations*.

In the event the Planning Commission decides to approve the application for Final Approval of the subdivision to be known as Beachwalker East Lot 1, Lot 2 and Southern Pines Lane the planning staff asks the Planning Commission to consider the following conditions:

- i. The subject property's access, construction and development provisions shall be consistent with the executed Memorandum of Understanding (dated November 20, 2018), as amended, between Kiawah Resort Associates LP and Kiawah Island Community Association including all commercial deliveries, service, and employee access to the Cape Club shall be via the Cape Point Service Vehicle Access Right Away and not Southern Pines Lane.*

**ADJOINER PARCEL INFORMATION:**

NO.	TMS#	PARCEL OWNER	DEED BOOK	PLAT BOOK	SUBDIVISION
1	207-05-00-187	KIAWAH ISLAND COTTAGE OWNERS ASSOC INC	1779 PG.336	AJ PG.81	PHASE III SPARROW POND COTTAGES
2	207-05-00-188	SPARROW BARRY MALE	1257 PG.78	AJ PG.81	SPARROW POND COTTAGES
3	207-05-00-189	STANLEY ROAD REAL ESTATE HOLDINGS LLC	8621 PG.779	AJ PG.37	SPARROW POND COTTAGES
4	207-05-00-190	PLONSKI GREG / GLASSNER ADAM D	0217 PG.094	AJ PG.37	SPARROW POND COTTAGES
5	207-05-00-191	KAYSON SHERRY MARTIN AS TRUSTEE	1489 PG.887	AJ PG.37	SPARROW POND COTTAGES
6	207-05-00-192	KIAWAH RESORT ASSOCIATES LP	1215 PG.486	S14 PG.0012	KIAWAH ISLAND WEST END RESIDUAL
7	207-05-00-193	WAGO STEPHEN E AND EMILY T	8149 PG.668	AH PG.65	SPARROW POND COTTAGES
8	207-05-00-194	KUPETZ GREGORY F AND BARBARA N TRUST	0529 PG.156	AH PG.65	SPARROW POND COTTAGES
9	207-05-00-195	LARACH DAVID R TRUST LARACH MARILYN D	0529 PG.156	AH PG.65	SPARROW POND COTTAGES
10	207-05-00-196	MELER D SHERWOOD III ET AL	0504 PG.943	AJ PG.13	INLET COVE CLUB PHASE III
11	207-05-00-197	DARUS GREGORY A DARUS BUTIN W	7538 PG.639	AJ PG.13	INLET COVE CLUB PHASE III
12	207-05-00-198	FRACK GEORGE / ZACK KERRY E	1872 PG.884	AJ PG.13	INLET COVE CLUB PHASE III
13	207-05-00-199	MANIETTA ROBERTA MANIETTA EVELYN	0323 PG.494	AJ PG.13	INLET COVE CLUB PHASE III
14	207-05-00-200	BURRES GENE E TRUST LAKE ANNE B	0376 PG.864	AJ PG.80	INLET COVE CLUB PHASE III
15	207-05-00-201	WAGNER JAMES C TRUST	0380 PG.857	AJ PG.13	INLET COVE CLUB PHASE III
16	207-05-00-202	MESZALA JAMES R MESZALA DARLENE M	2643 PG.179	AJ PG.13	INLET COVE CLUB PHASE III
17	207-05-00-203	ROSEH ROY W AND MARY ANN	1191 PG.411	AJ PG.13	INLET COVE CLUB PHASE III
18	207-05-00-204	GARRICK JEFF E	2463 PG.605	AJ PG.80	INLET COVE CLUB PHASE III
19	207-05-00-205	POSTON JOHN N POSTON KATHERINE CONNOLLY	1321 PG.685	AJ PG.13	INLET COVE CLUB PHASE III
20	207-05-00-206	LOMES J JOSEPH JR OWENS CHRISTIE R	0071 PG.508	AJ PG.80	INLET COVE CLUB PHASE III
21	207-05-00-207	WORTON JAMES C & MORTON SUSAN P	1440 PG.438	AJ PG.13	INLET COVE CLUB PHASE III
22	207-05-00-208	WORTON JAMES C & MORTON SUSAN P	0335 PG.077	EX PG.031/034	BEACHWALKER

**LOT NO 2 OWNERS INFORMATION:**

Unit Number	TMS#	Property Address	Owner Information	Deed Book & Page
5110	207-05-00-148	5110 Southern Pines Lane	Dawn & Stephen Coulombe Rev Trusts	1241/234
5112	207-05-00-149	5112 Southern Pines Lane	Christine B Malamed Trust	1240/191
5114	207-05-00-150	5114 Southern Pines Lane	Beachwalker Development, LLC	0891/985
5116	207-05-00-151	5116 Southern Pines Lane	Hubly B Sue Trust	1240/761
5118	207-05-00-152	5118 Southern Pines Lane	David and Louise Penderly	1247/164
5120	207-05-00-153	5120 Southern Pines Lane	Felice Lowenbaum Trust	1251/095
5122	207-05-00-154	5122 Southern Pines Lane	D Richard Williams & Janet M Lavina	1240/055
5124	207-05-00-155	5124 Southern Pines Lane	Beachwalker Development, LLC	0891/985
5126	207-05-00-156	5126 Southern Pines Lane	Susan B Kelly	1240/916
5128	207-05-00-157	5128 Southern Pines Lane	Bruce C Quinn Trust	1240/589
5130	207-05-00-158	5130 Southern Pines Lane	Open 5300 LLC	1242/415
5132	207-05-00-159	5132 Southern Pines Lane	Milany Wood Rev Trust	1243/433
5134	207-05-00-160	5134 Southern Pines Lane	Odette M Hart Revocable Trust	1242/183
5136	207-05-00-161	5136 Southern Pines Lane	George Davis & Ramona Santiago-Davis	1242/248
5138	207-05-00-162	5138 Southern Pines Lane	Michael Burton T Truitt - Personal Willama Villars	1242/084
5140	207-05-00-163	5140 Southern Pines Lane	John J Legner Rev Trust	1251/094
5142	207-05-00-164	5142 Southern Pines Lane	Beachwalker Development, LLC	0891/985
5144	207-05-00-165	5144 Southern Pines Lane	Mary Beth Salowich Living Trust	1243/606
5146	207-05-00-166	5146 Southern Pines Lane	ASP Properties LLC	1244/184
5148	207-05-00-167	5148 Southern Pines Lane	5148 Southern Pines Lane LLC	1249/354
5150	207-05-00-168	5150 Southern Pines Lane	San Hui Sun Trust	1251/088
5152	207-05-00-169	5152 Southern Pines Lane	Louise G and Clifton S Hunt	1275/011
5220	207-05-00-170	5220 Southern Pines Lane	John M & Ellen L Uda	1246/286
5222	207-05-00-171	5222 Southern Pines Lane	Lusner Family Trust	1244/892
5230	207-05-00-172	5230 Southern Pines Lane	Ryk K & Mandy C Messer	1249/914
5232	207-05-00-173	5232 Southern Pines Lane	Jack Vesciochio & Melinda Vesciochio	1246/286
5240	207-05-00-174	5240 Southern Pines Lane	5240 Southern Pines Lane LLC	1246/292
5310	207-05-00-175	5310 Southern Pines Lane	Joyce A Oheary Revocable Trust	1254/116
5312	207-05-00-176	5312 Southern Pines Lane	Christopher Patrick Moore	1260/028
5320	207-05-00-177	5320 Southern Pines Lane	Foi Marketing Consulting LLC	1253/005
5322	207-05-00-178	5322 Southern Pines Lane	Relston Creek Properties LLC	1254/306
5330	207-05-00-179	5330 Southern Pines Lane	Mary Lyn Trust	1261/178
5332	207-05-00-180	5332 Southern Pines Lane	Open 5300 LLC	1254/344
5340	207-05-00-181	5340 Southern Pines Lane	Michael & Sue Ann Daugherty	1255/888
5410	207-05-00-182	5410 Southern Pines Lane	Jeffrey L Randall	1262/779
5412	207-05-00-183	5412 Southern Pines Lane	5412 Southern Pines LLC	1259/275
5414	207-05-00-184	5414 Southern Pines Lane	Robert W Fabrick Rev Trust	1260/483
5420	207-05-00-185	5420 Southern Pines Lane	5420 Southern Pines Lane LLC	1260/161
5422	207-05-00-186	5422 Southern Pines Lane	Deice Par Niente HSC	1261/976
5424	207-05-00-187	5424 Southern Pines Lane	Matthew & Leslie Starlett	1260/973
5430	207-05-00-188	5430 Southern Pines Lane	Harriet S O'Neil & Kerry N O'Connell	1261/962
5432	207-05-00-189	5432 Southern Pines Lane	Karen Watson & Gregory Watson	1260/979
5434	207-05-00-190	5434 Southern Pines Lane	Robert J Franz 2016 Family Trust	1263/045
5440	207-05-00-191	5440 Southern Pines Lane	Robert J Franz 2016 Family Trust	1263/045
5442	207-05-00-192	5442 Southern Pines Lane	Bradley James & Stephanie Jordan	1262/053
5444	207-05-00-193	5444 Southern Pines Lane	John T Olds Rev Trust	1261/962
5510	207-05-00-194	5510 Southern Pines Lane	Toby W & Beth A Robertson	1250/726
5512	207-05-00-195	5512 Southern Pines Lane	Jon Eric & Jennifer Lee Fromke	1250/404
5514	207-05-00-196	5514 Southern Pines Lane	Lewis D and Laura B Gilin	1251/100
5520	207-05-00-197	5520 Southern Pines Lane	Plays T Truitt - Personal Willama Villars	1251/996
5522	207-05-00-198	5522 Southern Pines Lane	Beachwalker Holdings, LLC	1257/910
5524	207-05-00-199	5524 Southern Pines Lane	Peter B and Margaret O'Brien	1254/502
5530	207-05-00-200	5530 Southern Pines Lane	Serdar Srim & Tina Tuulikki Aaydin	1250/672
5532	207-05-00-201	5532 Southern Pines Lane	The DRK Trust	1257/758
5534	207-05-00-202	5534 Southern Pines Lane	Berleish Trust Number One LWD	1255/886
5540	207-05-00-203	5540 Southern Pines Lane	Lance B & Ann Fritz Hackett	1253/307
5542	207-05-00-204	5542 Southern Pines Lane	Patrick Frayne	1250/400
5544	207-05-00-205	5544 Southern Pines Lane	John Flynn & Justine Michael Gordon	1273/383
5560	207-05-00-206	5560 Southern Pines Lane	Rbbert and Jane E Simpson, III	1244/182
5562	207-05-00-207	5562 Southern Pines Lane	Robert J Golden Rev Trust	1250/945
5564	207-05-00-208	5564 Southern Pines Lane	Law R Burton	1243/945
5566	207-05-00-209	5566 Southern Pines Lane	Beachwalker Development, LLC	0891/985
5568	207-05-00-210	5568 Southern Pines Lane	Famela Anne Postma Trust	1250/401
5570	207-05-00-211	5570 Southern Pines Lane	Luther P & Margaret S Cochrane	1251/999
5572	207-05-00-212	5572 Southern Pines Lane	Marian E Calligan Trust Scott R Calligan Trust	1244/902
5574	207-05-00-213	5574 Southern Pines Lane	Jason & Susan Petruschia	1245/350
5576	207-05-00-214	5576 Southern Pines Lane	Rod G Aasen	1273/207
5578	207-05-00-215	5578 Southern Pines Lane	Beachwalker Development, LLC	0891/985
5580	207-05-00-216	5580 Southern Pines Lane	Joseph D Rogers Irrevocable Trust	1253/003
5582	207-05-00-217	5582 Southern Pines Lane	Enrico & Rita Taglia	1249/896
5584	207-05-00-218	5584 Southern Pines Lane	David R & Katherine Gelfand	1249/906
5586	207-05-00-219	5586 Southern Pines Lane	Emilia K Agosta Trust	1254/501
5588	207-05-00-220	5588 Southern Pines Lane	Lewis Fulton Simmons, Jr	1247/484
5590	207-05-00-221	5590 Southern Pines Lane	Primo Capital LLC	1247/415
5592	207-05-00-222	5592 Southern Pines Lane	Kevin R & Courtney R McQuitty	1251/442
5594	207-05-00-223	5594 Southern Pines Lane	Catherine J K Group	1269/019
5596	207-05-00-224	5596 Southern Pines Lane	Cape Grissen Irrevocable Trust	1259/581
5598	207-05-00-225	5598 Southern Pines Lane	Robert A Jones	1248/438

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DISTANCE	BEARING	DELTA
C1	176.71	225.00	93.19	172.20	N34°59'50"E	44°59'54"
C2	42.28	175.00	21.24	42.18	N02°54'59"E	13°50'32"
C3	34.88	125.00	17.55	34.77	S04°36'02"W	15°59'15"
C4	99.26	209.01	50.58	98.33	N01°13'47"E	27°12'38"
C5	215.98	275.00	113.90	210.47	N34°59'50"E	44°59'54"
C6	55.59	225.00	27.94	55.45	N03°04'24"E	14°09'23"
C7	53.95	178.00	27.19	53.75	S15°12'47"W	17°22'02"
C8	108.22	122.00	57.96	104.71	N01°30'55"W	50°49'25"
C9	55.23	178.00	27.84	55.01	S18°02'16"E	17°48'43"
C10	34.02	178.00	17.06	33.97	S03°40'21"E	10°57'07"
C11	170.65	157.85	94.74	162.46	S39°40'18"W	61°34'30"
C12	190.42	352.04	97.60	188.11	N48°08'51"E	30°59'29"
C13	14.96	550.00	7.48	14.82	N63°55'46"E	1°33'30"
C14	129.15	550.00	64.88	128.86	N71°28'09"E	13°27'17"
C15	103.51	60.00	70.06	91.14	N52°24'54"W	98°50'37"
C16	128.86	60.00	90.00	110.42	N58°30'10"W	123°03'03"
C17	58.86	60.00	32.04	56.52	N88°02'40"W	86°12'14"
C18	6.14	500.00	3.07	6.14	N63°30'07"E	0°42'12"

**CENTERLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DISTANCE	BEARING	DELTA
CCL1	196.34	250.00	103.55	191.33	N34°59'50"E	44°59'54"
CCL2	48.39	201.94	24.31	48.28	N02°53'57"E	13°43'49"
CCL3	41.38	200.00	20.77	41.31	S01°55'22"W	11°51'19"
CCL4	98.85	350.00	48.74	98.54	N00°04'37"W	1°55'11"
CCL5	228.88	210.45	114.45	227.87	S04°47'43"E	81°34'39"
CCL6	97.39	200.00	49.68	96.44	S09°56'45"W	27°54'05"
CCL7	88.70	100.00	47.51	86.82	N01°30'55"W	50°49'25"
CCL8	60.83	200.00	30.65	60.60	S18°12'47"E	17°25'40"
CCL9	83.38	85.00	45.39	80.08	S88°07'40"E	56°21'14"
CCL10	135.53	35.00	63.57	129.06	N09°06'37"E	221°53'40"
CCL11	137.94	525.00	69.18	137.17	S70°39'24"W	19°00'47"

**SURVEYORS CERTIFICATION:**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JOHN T. BYRNES III  
S.C.P.L.S. NO. 16115

**DHEC/OCRM SETBACK LINE TABLE**

LINE	BEARING	DISTANCE
DS1	N 56°51'11" E	64.15'
DS2	N 56°51'05" E	14.19'
DS3	N 56°55'27" E	32.53'
DS4	N 57°25'33" E	31.25'
DS11	N 57°25'33" E	65.84'
DS6	N 57°25'33" E	45.22'
DS7	N 57°25'33" E	2.87'
DS8	N 57°46'58" E	9.98'
DS9	N 61°46'58" E	36.76'
DS10	N 61°46'58" E	41.68'
DS11	N 61°46'58" E	44.90'
DS12	N 61°46'58" E	9.41'
DS13	N 61°46'58" E	11.45'
DS14	N 61°44'52" E	8.66'
DS15	N 61°17'39" E	7.99'
DS16	N 61°17'39" E	10.75'
DS17	N 61°17'39" E	11.17'
DS18	N 61°17'39" E	7.74'
DS19	N 61°17'39" E	10.59'
DS20	N 61°17'39" E	10.84'
DS21	N 61°17'39" E	9.28'
DS22	N 61°17'39" E	10.85'
DS23	N 61°17'39" E	12.00'
DS24	N 61°17'39" E	11.21'
DS25	N 61°17'39" E	20.88'
DS26	N 67°49'19" E	10.143'
DS27	N 68°25'17" E	

