



## PLANNING COMMISSION MEETING

Kiawah Island Municipal Center  
April 2, 2024; 2:00PM

### AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of March 5, 2025 [Tab 1]
- IV. **Public Comments**  
*(Agenda Items Only)*
- V. **Old Business:**
  - A. **KiawahNext Update** [Tab 2]
    - 1) Comprehensive Plan Update
- VI. **New Business:**
  - A. **Subdivision Application(s):**
    - 1) **#SBD25-000003** 1CM LLC | Southeastern Land Surveying LLC [Tab 3]  
A Final Subdivision Plat  
Captain Maynards Island (Lots 1-2, Tract 26, Phase 3)  
TMS #209-11-00-050
    - 2) **#SBD25-000004** Kiawah Resort Associates [Tab 4]  
Southeastern Land Surveying LLC  
A Final Subdivision Plat  
Beachwalker East – Parcel 13  
TMS #207-05-00-0011; 207-05-00-001; -118; -122; -123; -124
- VII. **Correspondence/Staff Comments:**
  - A. Development Project Updates
  - B. Resiliency Committee Updates
- VIII. **Public Comments:**
- IX. **Commissioner Comments:**
- X. **Adjournment:**

FOIA: 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. Meeting materials available for public view online at:

<https://www.kiawahisland.org/meetings-minutes/planning-commission/>

4475 Betsy Kerrison Parkway | Kiawah Island, SC 29455 | (843) 768-9166 | Fax (843) 768-4764 | [www.kiawahisland.org](http://www.kiawahisland.org)

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

March 5, 2025, 1:00 pm

## Minutes

I. **Call to Order:** *Mr. Iwan called the meeting to order at 1:00 pm.*

II. **Roll Call:**

**Present:**

Larry Iwan, Vice Chairman  
Joanne Hennessy  
Gene Babinec  
Sandy Devine  
Maribeth Schmersal

**Also Present:**

Ross Appel, Attorney  
John Taylor, Jr., Planning Director  
Daniel Vincent, Planner 1  
Patea St. John, Landscape and Tree Preservation Specialist

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of January 8, 2025

*Ms. Hennessy made a motion to approve the minutes of the January 8, 2025, Planning Commission meeting. Mr. Babinec seconded the motion, and it was unanimously approved.*

B. Planning Commission Meeting Minutes of February 5, 2025

*Ms. Devine made a motion to approve the minutes of the February 5, 2025, Planning Commission meeting. Ms. Hennessy seconded the motion, discussion of attorney's review of the Rules of Procedures did include a focus on maintaining impartiality and avoiding ex parte communications. The minutes were amended to include this and was unanimously approved.*

C. Planning Commission Meeting Minutes of February 26, 2025

*Ms. Schmersal made a motion to approve the Planning Commission Meeting Minutes of the February Special Call Planning Commission meeting. Mr. Babinec seconded the motion. Ms. Hennessy abstained. The motion was approved with 4 to 0 vote.*

IV. **Public Comments:** *(Agenda Items Only)*

V. **Presentation - Kiawah Resiliency Partnership Efforts – Mingo Point Oyster Reefs Restoration**

**Project:** Kiawah Island Golf Resort, Kiawah Conservancy and South Carolina Department of Natural Resources' Oyster Recycling and Enhancement Program (SCORE) Liz King, KIGR and Sean Cannon, Kiawah Conservancy. Mr. Cannon presented an update on this project.

VI. **Old Business**

A. **KiawahNext Update**

- 1) **Comprehensive Plan Update:** Mr. Taylor stated that he is hopeful that in a couple of weeks the final edits will be complete and staff will meet with the smaller planning commission

workgroup to review prior to presenting to the full planning commission in a workshop form.

## VII. New Business:

### A. Executive Session

Executive session to receive legal advice protected by the attorney client privilege (S.C. Code Ann. 34-4-70-(a)(2)) concerning mediation with Kiawah Resort Associates, LP - CASE NO.: 2024-CP-10-03809, CASE NO. 2024-CP-10-00491, and CASE NO.: 2024-CP-10-03812; and to receive legal advice for matters concerning subdivision application #SBD25-000001 – A Preliminary Subdivision Plat (TMS# 209-11-00-050).

**Mr. Babinec made a motion for the Planning Commission to go into Executive Session. Ms. Hennessy seconded the motion. The motion was unanimously approved.**

**Ms. Hennessy made a motion for the Planning Commission to come out of executive session. Mr. Babinec seconded the motion. The motion was unanimously approved.**

**Mr. Iwan stated that during executive session the only items covered were those listed above, and no decisions or actions were taken.**

### B. Subdivision Applications

- 1) **#SBD24-000005** Kiawah Resort Associates  
Southeastern Land Surveying LLC  
An Abandonment Plat  
Cape Point Right of Way  
TMS #207-05-00-0011; 207-05-00-001; -124
- 2) **#SBD24-000006** Kiawah Resort Associates  
Southeastern Land Surveying LLC  
A Subdivision Plat - Service Vehicle Access ROW  
Requested Waiver pursuant to Sec. 12-254.  
TMS #207-05-00-0011; 207-05-00-001; -124

Mr. Taylor presented the case information for the above two applications which included three action items:

- 1) #SBD24-000005 Proposed Abandonment Plat
- 2) #SBD24-000006
  - a. Waiver Request
  - b. Service Vehicle Access Subdivision Plat

The applicant's representative, Mr. Pantlik of South Street Partners, provided additional information regarding the applications including the waiver request for the turnaround radius of the proposed service vehicle access and the proposed gate location and function, and further clarification of the access to Ocean Pines proposed development. After inquiry by Ms. Hennessy, Mr. Pantlik also shared that a copy of the proposed deed restriction will be before the Planning Commission in approximately 30 days.

**Following discussion, Ms. Devine made a motion to approve #SBD24-000005 Cape Point Right of Way Abandonment Plat TMS# 207-05-00-0011; 307-05-00-001; 207-05-00-124. Ms. Schmersal seconded the motion. The motion was approved unanimously.**

**Ms. Schmersal made a motion to approve the requested waiver pursuant to Section 12-254 for the**

Service Vehicle Access ROW for #SBD24-000006 Subdivision Plat TMS# 207-05-00-0011; 207-05-00-001. 207-05-00-124. Mr. Babinec seconded the motion. The motion was approved unanimously. Ms. Hennessy made a motion to approve #SBD24-000006 Subdivision Plat – Service Vehicle Access ROW TMS# 207-05-00-0011; 307-05-00-001; 207-05-00-124 with the following conditions:

- The applicant shall add to the plat the following note: The subject parcel (TMS#207-05-00-124) shall not be used as vehicular access to Parcel 12B (Captain Sam’s Spit) as described in the previously executed 2013 Amended and Restated Development Agreement by and between Kiawah Resort Associates L.P. and the Town of Kiawah Island.
- The applicant shall add to the plat the following note: “The Service Vehicle Access shall not have vehicular access into the Cape Club except for the smaller utility vehicles transporting items back and forth between the terminus and the Cape Club connecting across the property line to the Cape.
- The applicant shall provide a copy of a recorded separate deed restriction or covenant on the new access parcel prohibiting its use for vehicular access to parcel 12B (Captain Sams Spit) as described in previously executed ARDA.
- Prior to construction the applicant shall formally record an access easement agreement between the subject parcel and the adjacent property owner (The Cape) crossing property lines.

Mr. Babinec seconded the motion. The motion was approved unanimously.

3) #SBD25-000001 1CM LLC | Southeastern Land Surveying LLC  
A Preliminary Subdivision Plat  
Captain Maynards Island (Lots 1-2, Tract 26, Phase 3)  
TMS #209-11-00-050

Mr. Vincent presented the case information for #SBD25-000001 A Captain Maynards Preliminary Subdivision Plat which contains two lots with shared 30’ access and utility easement.

The applicant’s representative, Mr. Pantlik provided additional information concerning a proposed gate width and was available for questions.

Following discussion, Mr. Babinec made a motion to approve the Preliminary Subdivision Plat Captain Maynards Island (Lots 1-2, Tract 26, Phase 3) TMS# 209-11-00-050 with the following conditions:

- The applicant shall maintain a vertical clearance for the driveway of not less than 14’ to accommodate ladder trucks and high-water rescue vehicles.
- The following statements should be placed on the plat: “The approval of this plat does not oblige the Town of Kiawah Island in any way to accept for maintenance any of the roads or easements shown hereon” and “Warning! Approval of this plat by the Planning Commission does not indicate approval nor adjudicate title of the access to right of way shown hereon.”
- If the subject property shall maintain gated access to the property, prior to the issuance of any zoning permit for future development shall increase the width from 11’ 7” to no less than 20’.

Ms. Schmersal seconded the motion. The motion was approved unanimously.

### C. Zoning Text Amendments

1) #AZO25-000002 Development Agreement Review Procedure.

Mr. Taylor presented the case information for the request to amend the Town of Kiawah Island Land Use Planning and Zoning Ordinance to modify Section 12-160. Development agreements to modify

review procedures. Mr. Taylor outlined the proposed amendment clearly outlines the review procedure for development agreements allowing for a pre-application meeting with applicants to review these requirements and incorporates a Planning Commission workshop to allow for discussion and feedback prior to a formal Planning Commission review and recommendation to the Town Council. In addition, this amendment outlines approval criteria, definition and process to address major and minor modifications to the agreement.

**Ms. Devine made a motion to consider the text amendment #AZO25-000002 Development Agreement Review Procedure. Ms. Hennessy seconded the motion. The motion was approved unanimously.**

Discussion of the amendment included some grammatical corrections. A question regarding planning commission ability to request additional workshops was affirmed that the planning director would be responsive to requests by the commission.

**Mr. Babinec made a motion to approve the amended text amendment # AZO25-000002 Development Agreement Review Procedure. Ms. Hennessy seconded the motion. The motion was approved unanimously.**

#### **2) #AZO25-000003 Waterfront Development Standards & Lot Coverage.**

Ms. St John presented the case information for the request to amend Section 12-76- Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, waterways and Section 12-374 Definitions to modify required buffer standards and to modify lot coverage and associated definitions.

**Ms. Hennessy made a motion to approve the request to amend the Waterfront Development Standards and Lot coverage. Mr. Babinec seconded the motion. The motion was approved unanimously.**

#### **D. Enhance Protections for Beachfront and Environmentally Sensitive Areas.**

Mr. Taylor introduced current efforts to review and provide enhanced protection for oceanfront and marsh front properties with a priority on the beachfront at this time. He stated Ms. Hennessy and Ms. Schmersal are currently working on studying the entire beachfront and how to maintain the common spaces and development setback lines. Next year the state of South Carolina will be studying the jurisdictional lines, and the Town will be updating the Beach Management Plan this year. Ms. Schmersal indicated that it is still in a discovery phase.

#### **E. Comprehensive Review of Use Regulations**

Mr. Taylor introduced another current planning effort, the Review of Land Use Planning and Zoning Ordinance Article 11.- Zoning, Division 3 Use Regulations. Ms. Devine and Ms. Hennessy are reviewing the current use table and it is anticipated that there will be a workshop to review recommendations.

### **VIII. Election of 2025 Officer**

#### **A. Election of Planning Commission Chair**

**Mr. Babinec made a motion to nominate Ms. Hennessy to be Planning Commission Chair. Ms. Schmersal seconded the motion. The motion was approved unanimously.**

**IX. Correspondence/Staff Comments**

Mr. Taylor provided the Planning Commission with a Monthly Planning Update Memorandum and highlighted a few items from that document.

**X. Public Comments:** none

**XI. Commissioner Comments:**

Mr. Babinec shared with the Planning Commission that he, Mr. Iwan, Councilmember Kaye and staff met to discuss the pervious surface ordinance status. It was a consensus that a more holistic approach to stormwater management might be a better approach, with pervious surfaces being just one BMP (best management practice) that could be proposed by the licensed professional. The planning commission can anticipate a workshop to review possible stormwater standards specific to Kiawah Island.

**XII. Adjournment**

*Mr. Babinec made a motion to adjourn the meeting. Ms. Hennessy seconded the motion. The motion was approved unanimously at 3:25 pm.*

Submitted by,

\_\_\_\_\_  
**Patrea St John, Planner**

\_\_\_\_\_  
**Date**

**Town of Kiawah Island Subdivision Request**  
**Case SBD25-000003**

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

**CASE INFORMATION**

Applicant: 1CM LLC

Property Owner(s): 1CM LLC

Surveyor: Southeastern Land Surveying LLC

Location: 1 Captain Maynard's Island, Kiawah Island, SC 29455

Parcel Identification: TMS#: 209-11-00-050

Property Size: Total            11.376 acres  
                         Highlands    6.595 acres  
                         Marshlands 4.781 acres

Proposed Property Sizes:

Lot 1:            Total            5.603 acres  
                         Highlands    3.228 acres  
                         Marshlands 2.375 acres

Lot 2:            Total            5.773 acres  
                         Highlands    3.366 acres  
                         Marshlands 2.406 acres

Deed: Book 0605, Page 764

Plat: Book CP, Page 192

Application:

The subdivision request is sited at the northern part of Kiawah Island off Rhett's Bluff Road known as Captain Maynard's Island. The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed.

The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat. The proposed subdivision consisted of 6 new lots, and a private road. The Preliminary Plat was approved. No further action was taken. The preliminary plat expired.

On April 23, 2019, a fire burned down the principal residence. The property was not redeveloped following the fire. The property currently has two existing dock structures one going to Kiawah River, and the other going to the Tributary to Kiawah River. The property is serviced by public sewer and water. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.

The proposed subdivision plat contains two lots with a shared 30' access and utility easement. The access easement is centered off of the two proposed lots (15' on each side of the parcel line).

The applicant has submitted to the St. Johns Fire District for comments. Please see attached referenced letter.

On March 5, 2025, the Planning Commission unanimously approved with conditions, the Preliminary Plat for the two lot subdivision of the parcel known as Captain Maynards Island Case # SBD25-000001 (TMS# 209-11-00-050). The conditions were as follows:

1. The applicant shall maintain an unobstructed vertical clearance for the driveway of not less than 14 feet to accommodate high ladder trucks and high water rescue vehicles.
2. The following statements shall be placed on the plat:
  - a. "The approval of this plat does not obligate the Town of Kiawah Island in any way to accept for maintenance any of the roads or easements shown hereon."
  - b. "Warning! Approval of this plat by the Planning Commission does not indicate approval nor adjudicate title of the access to right-of-way shown hereon."
3. If the subject property shall maintain gated entry to the property prior to issuance of any zoning permit for future development, the applicant shall increase the width of the gated entrance from 11 feet 7 inches to no less than 20 feet.

The conditions have been placed on the Final Plat for the subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 known as Captain Maynards Island.

#### **DECISION OF THE PLANNING COMMISSION**

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

The Kiawah Island Planning Commission shall act to:

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

#### **STAFF REVIEW AND APPROVAL CRITERIA**

The Planning Department has reviewed this document for FINAL PLAT APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

**Should the Planning Commission consider approval of Case #SBD24-000003, Planning staff recommends Planning Commission consider the following condition(s):**

- 1) The conditions of the preliminary plat shall still apply regarding access to the subject property.
- 2) Prior to any permits being issued for development, the property owner shall record an access easement across property lines for the subject lots with the Charleston County Register of Deeds.

#### **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 of the Town of Kiawah Island is circular. It features a central illustration of a bird, likely a heron or egret, standing on a small island or rock in the water. The bird is facing right. The text 'TOWN of KIAWAH ISLAND' is written in a circular path around the top half of the seal, and 'ESTABLISHED 1988' is written around the bottom half.

# SUBDIVISION APPLICATION

#SBD25-000003

# #SBD25-000003

**A Final Plat Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island (#TMS 209-11-00-050)**

**Applicant/Property Owner:** 1CM LLC

**Surveyor:** Southeastern Land Surveying, LLC.

**Location:** Captain Maynards Island

**Parcel(s):** #TMS 209-11-00-050

**Zoning District:** R-1, Residential

<b>Proposed Lots</b>	<b>Lot 1:</b>	<b>Total</b>	<b>5.603 acres</b>
		<b>Highlands</b>	<b>3.228 acres</b>
		<b>Marshlands</b>	<b>2.375 acres</b>
	<b>Lot 2:</b>	<b>Total</b>	<b>5.773 acres</b>
		<b>Highlands</b>	<b>3.366 acres</b>
		<b>Marshlands</b>	<b>2.406 acres</b>

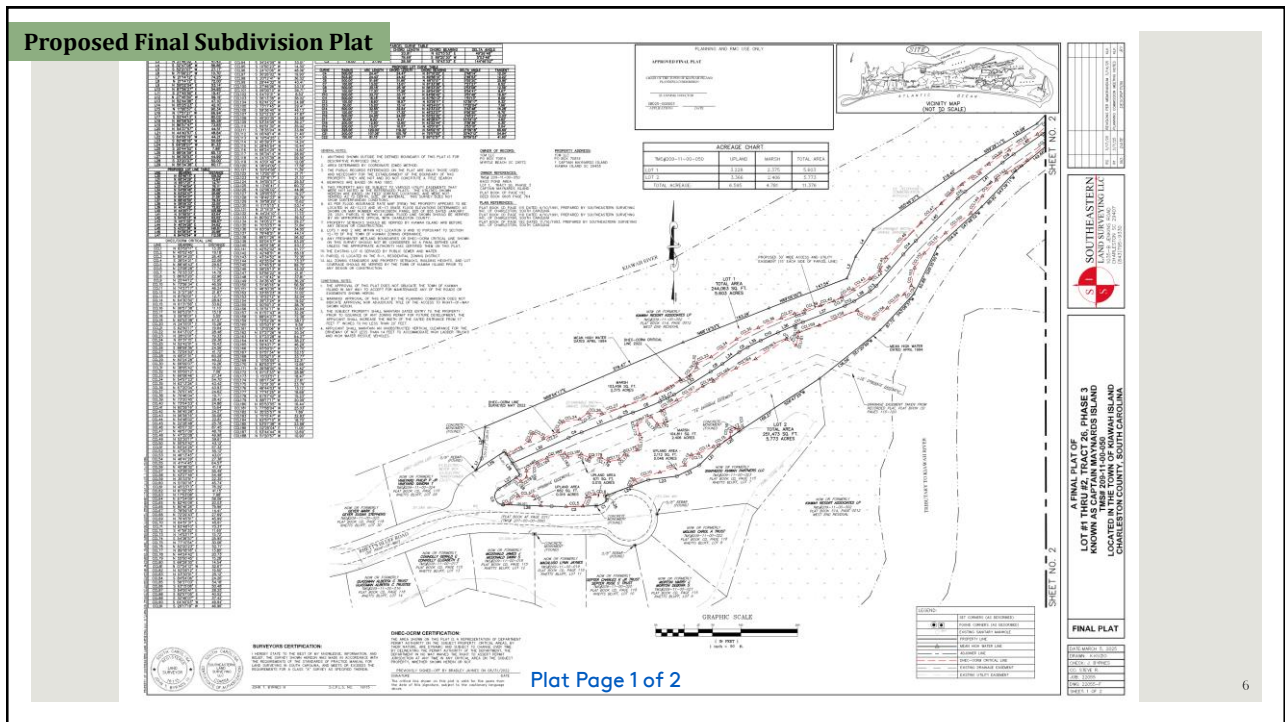
3

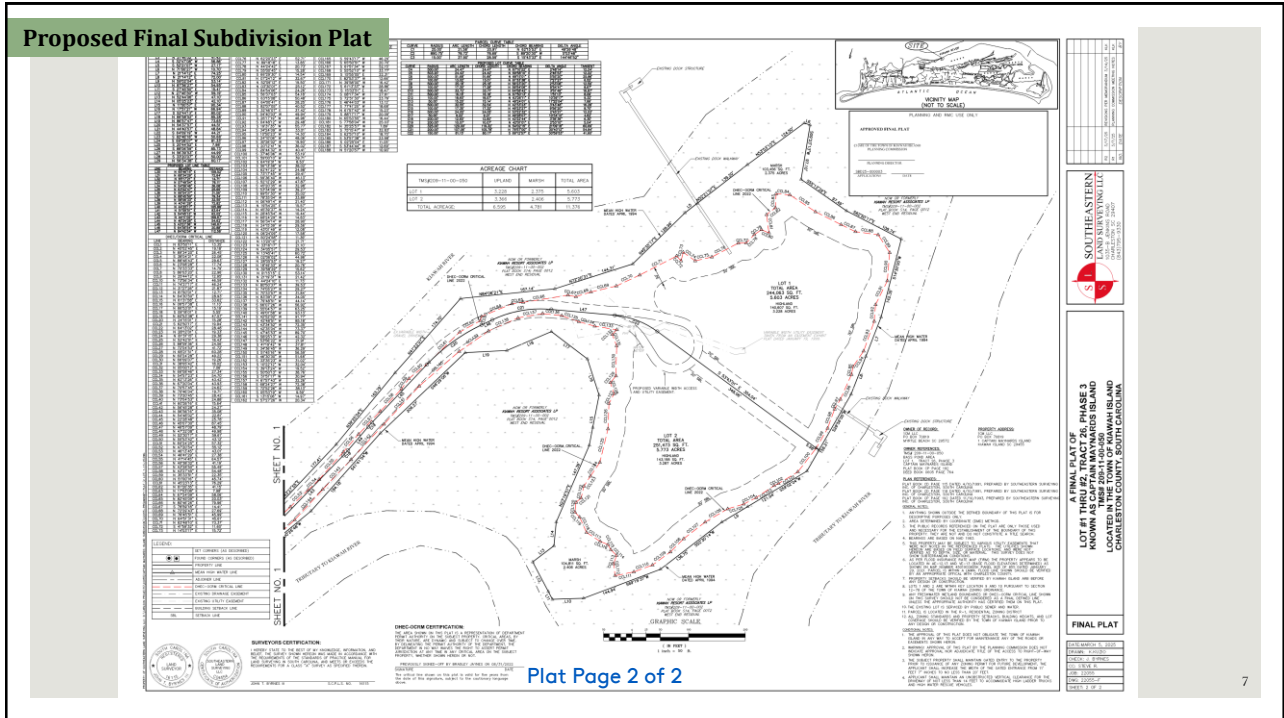


4

# #SBD25-000003 | Case Information

- The subdivision request is sited at the northern part of Kiawah Island off Rhett's Bluff Road known as Captain Maynard's Island. The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.
- The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat. The Preliminary Plat was approved. No further action taken resulting in expiration of Preliminary Plat.
- A fire burned down the principal residence on April 23, 2019. The property was not redeveloped following the fire.
- The subject parcel is part of the Key Locations map. It is allowed one dock to the North to the Kiawah River, and one dock to the South towards the Tributary to Kiawah River. The lot currently has two (2) existing docks.
- The Planning Commission unanimously approved the preliminary plat with conditions on March 5, 2025. The conditions have been placed on the Final Plat for the subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 known as Captain Maynard's Island.





7

# #SBD25-000003 | Staff Review

**A Final Subdivision Plat| Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island #TMS 209-11-00-050**

The Planning Department has reviewed this document for FINAL PLAT APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

In the event the Planning Commission considers approval of preliminary plat application #SBD25-000003, planning staff recommends that:

1. The approved conditions of the preliminary plat shall still apply regarding access to the subject property.
2. Prior to any permits being issued for development, the property owner shall record an access easement across property lines for the subject lots with the Charleston County Register of Deeds.

9

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 26°04'46" E	22.69	CCL92	S 04°48'12" W	29.48
L2	S 68°18'07" W	56.64	CCL93	S 19°31'35" W	55.77
L3	N 21°46'02" E	41.43	CCL94	S 34°24'09" W	33.01
L4	S 32°47'08" W	56.86	CCL95	S 10°50'23" W	14.30
L5	S 52°21'07" W	27.17	CCL96	S 24°10'06" W	48.06
L6	N 71°02'39" W	10.70	CCL97	S 30°26'02" W	19.90
L7	N 21°14'12" E	74.25	CCL98	S 20°12'41" W	36.02
L8	N 21°14'12" E	72.00	CCL99	S 29°44'32" W	40.41
L9	N 59°02'04" E	53.14	CCL100	S 37°46'06" W	53.19
L10	N 87°46'59" E	54.99	CCL101	S 59°00'10" W	39.27
L11	S 27°45'50" E	15.41	CCL102	S 64°19'31" W	8.53
L12	N 27°45'50" W	59.19	CCL103	S 56°13'38" W	38.02
L13	N 52°44'08" E	47.10	CCL104	S 62°41'22" W	24.98
L14	N 05°25'03" E	42.10	CCL105	S 73°17'24" W	29.41
L15	N 11°00'57" E	90.34	CCL106	S 59°16'40" W	43.73
L16	N 17°51'21" W	66.94	CCL107	S 52°12'28" W	47.87
L17	S 52°44'13" E	80.02	CCL108	S 45°20'35" W	32.98
L18	N 86°57'47" E	73.65	CCL109	S 53°34'30" W	39.27
L19	N 86°57'47" E	73.65	CCL110	S 69°51'30" W	35.02
L20	N 54°37'57" E	44.51	CCL111	S 78°35'04" W	33.89
L21	N 44°40'57" E	48.84	CCL112	N 06°49'14" W	21.40
L22	S 64°09'19" W	44.21	CCL113	N 19°54'18" W	15.57
L23	S 82°48'18" W	50.68	CCL114	N 45°39'57" W	14.24
L24	S 69°28'07" W	81.33	CCL115	N 28°45'54" W	10.44
L25	S 20°44'52" E	7.98	CCL116	N 68°24'29" W	14.83
L26	S 88°04'59" E	88.73	CCL117	N 56°51'39" W	28.90
L27	N 56°39'53" E	44.99	CCL118	N 24°15'39" W	29.56
L28	S 33°20'07" E	50.00	CCL119	N 43°01'49" W	12.08
L29	N 58°34'38" E	60.17	CCL120	N 06°24'09" E	17.58
L30	N 85°46'15" E	109.62	CCL121	N 50°24'58" E	11.39
L31	N 85°46'15" E	109.62	CCL122	N 13°20'10" E	21.71
L32	N 85°46'15" E	109.62	CCL123	N 33°16'17" E	21.10
L33	N 85°46'15" E	109.62	CCL124	N 34°05'57" E	29.53
L34	N 85°46'15" E	109.62	CCL125	N 13°40'41" E	60.72
L35	N 85°46'15" E	109.62	CCL126	N 02°06'02" E	44.86
L36	N 85°46'15" E	109.62	CCL127	N 28°05'53" E	19.27
L37	N 85°46'15" E	109.62	CCL128	N 18°49'33" W	20.76
L38	N 85°46'15" E	109.62	CCL129	N 39°58'29" W	15.62
L39	N 85°46'15" E	109.62	CCL130	N 01°15'15" W	53.14
L40	N 85°46'15" E	109.62	CCL131	N 21°19'31" W	21.42
L41	N 85°46'15" E	109.62	CCL132	N 44°24'10" E	11.73
L42	N 85°46'15" E	109.62	CCL133	N 80°50'37" W	39.53
L43	N 85°46'15" E	109.62	CCL134	N 74°05'27" W	29.22
L44	N 85°46'15" E	109.62	CCL135	N 70°33'57" W	31.84
L45	N 85°46'15" E	109.62	CCL136	N 83°39'13" W	34.05
L46	N 85°46'15" E	109.62	CCL137	S 79°48'51" W	44.74
L47	N 85°46'15" E	109.62	CCL138	S 66°07'26" W	56.92
L48	N 85°46'15" E	109.62	CCL139	S 55°04'57" W	63.25
L49	N 85°46'15" E	109.62	CCL140	S 49°01'58" W	93.13
L50	N 85°46'15" E	109.62	CCL141	S 45°52'02" W	81.77
L51	N 85°46'15" E	109.62	CCL142	S 42°48'51" W	85.18
L52	N 85°46'15" E	109.62	CCL143	S 43°34'52" W	72.35
L53	N 85°46'15" E	109.62	CCL144	S 42°35'04" W	73.37
L54	N 85°46'15" E	109.62	CCL145	S 47°45'53" W	89.10
L55	N 85°46'15" E	109.62	CCL146	S 58°25'13" W	49.12
L56	N 85°46'15" E	109.62	CCL147	S 53°56'22" W	21.91
L57	N 85°46'15" E	109.62	CCL148	S 41°19'42" W	37.81
L58	N 85°46'15" E	109.62	CCL149	S 34°36'43" W	36.29
L59	N 85°46'15" E	109.62	CCL150	S 51°45'16" W	56.59
L60	N 85°46'15" E	109.62	CCL151	S 46°30'30" W	51.68
L61	N 85°46'15" E	109.62	CCL152	S 33°35'23" W	31.02
L62	N 85°46'15" E	109.62	CCL153	S 10°22'12" E	32.04
L63	N 85°46'15" E	109.62	CCL154	S 39°13'24" W	19.52
L64	N 85°46'15" E	109.62	CCL155	S 50°50'13" W	38.76
L65	N 85°46'15" E	109.62	CCL156	S 51°51'17" W	30.94
L66	N 85°46'15" E	109.62	CCL157	N 61°57'43" W	32.28
L67	N 85°46'15" E	109.62	CCL158	S 68°24'27" W	72.58
L68	N 85°46'15" E	109.62	CCL159	S 72°52'26" W	38.13
L69	N 85°46'15" E	109.62	CCL160	S 05°31'19" W	9.59
L70	N 85°46'15" E	109.62	CCL161	S 13°15'06" W	14.97
L71	N 85°46'15" E	109.62	CCL162	N 57°27'26" W	20.34
L72	N 85°46'15" E	109.62	CCL163	S 57°23'28" W	64.37
L73	N 85°46'15" E	109.62	CCL164	S 64°41'43" W	38.23
L74	N 85°46'15" E	109.62	CCL165	S 59°43'17" W	46.29
L75	N 85°46'15" E	109.62	CCL166	S 65°50'51" W	20.70
L76	N 85°46'15" E	109.62	CCL167	S 61°51'34" W	52.15
L77	N 85°46'15" E	109.62	CCL168	S 55°52'10" W	33.77
L78	N 85°46'15" E	109.62	CCL169	S 15°58'05" E	22.31
L79	N 85°46'15" E	109.62	CCL170	S 82°53'37" W	12.66
L80	N 85°46'15" E	109.62	CCL171	N 39°58'00" W	16.42
L81	N 85°46'15" E	109.62	CCL172	S 61°13'33" W	28.86
L82	N 85°46'15" E	109.62	CCL173	S 15°13'51" E	18.47
L83	N 85°46'15" E	109.62	CCL174	S 08°17'34" W	27.61
L84	N 85°46'15" E	109.62	CCL175	S 72°31'30" W	23.79
L85	N 85°46'15" E	109.62	CCL176	S 46°44'03" W	13.12
L86	N 85°46'15" E	109.62	CCL177	S 77°41'25" W	18.68
L87	N 85°46'15" E	109.62	CCL178	N 61°57'42" W	15.23
L88	N 85°46'15" E	109.62	CCL179	S 88°17'17" W	20.09
L89	N 85°46'15" E	109.62	CCL180	N 65°53'55" W	16.44
L90	N 85°46'15" E	109.62	CCL181	S 77°58'04" W	23.03
L91	N 85°46'15" E	109.62	CCL182	N 35°25'57" W	7.89
L92	N 85°46'15" E	109.62	CCL183	S 75°15'47" W	32.83
L93	N 85°46'15" E	109.62	CCL184	S 62°57'10" W	18.70
L94	N 85°46'15" E	109.62	CCL185	S 53°57'38" W	23.98
L95	N 85°46'15" E	109.62	CCL186	S 02°25'04" E	11.05
L96	N 85°46'15" E	109.62	CCL187	S 53°44'44" W	12.69
L97	N 85°46'15" E	109.62	CCL188	N 51°20'57" W	10.90

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 26°04'46" E	22.69	CCL92	S 04°48'12" W	29.48
L2	S 68°18'07" W	56.64	CCL93	S 19°31'35" W	55.77
L3	N 21°46'02" E	41.43	CCL94	S 34°24'09" W	33.01
L4	S 32°47'08" W	56.86	CCL95	S 10°50'23" W	14.30
L5	S 52°21'07" W	27.17	CCL96	S 24°10'06" W	48.06
L6	N 71°02'39" W	10.70	CCL97	S 30°26'02" W	19.90
L7	N 21°14'12" E	74.25	CCL98	S 20°12'41" W	36.02
L8	N 21°14'12" E	72.00	CCL99	S 29°44'32" W	40.41
L9	N 59°02'04" E	53.14	CCL100	S 37°46'06" W	53.19
L10	N 87°46'59" E	54.99	CCL101	S 59°00'10" W	39.27
L11	S 27°45'50" E	15.41	CCL102	S 64°19'31" W	8.53
L12	N 27°45'50" W	59.19	CCL103	S 56°13'38" W	38.02
L13	N 52°44'08" E	47.10	CCL104	S 62°41'22" W	24.98
L14	N 05°25'03" E	42.10	CCL105	S 73°17'24" W	29.41
L15	N 11°00'57" E	90.34	CCL106	S 59°16'40" W	43.73
L16	N 17°51'21" W	66.94	CCL107	S 52°12'28" W	47.87
L17	S 52°44'13" E	80.02	CCL108	S 45°20'35" W	32.98
L18	N 86°57'47" E	73.65	CCL109	S 53°34'30" W	39.27
L19	N 86°57'47" E	73.65	CCL110	S 69°51'30" W	35.02
L20	N 54°37'57" E	44.51	CCL111	S 78°35'04" W	33.89
L21	N 44°40'57" E	48.84	CCL112	N 06°49'14" W	21.40
L22	S 64°09'19" W	44.21	CCL113	N 19°54'18" W	15.57
L23	S 82°48'18" W	50.68	CCL114	N 45°39'57" W	14.24
L24	S 69°28'07" W	81.33	CCL115	N 28°45'54" W	10.44
L25	S 20°44'52" E	7.98	CCL116	N 68°24'29" W	14.83
L26	S 88°04'59" E	88.73	CCL117	N 56°51'39" W	28.90
L27	N 56°39'53" E	44.99	CCL118	N 24°15'39" W	29.56
L28	S 33°20'07" E	50.00	CCL119	N 43°01'49" W	12.08
L29	N 58°34'38" E	60.17	CCL120	N 06°24'09" E	17.58
L30	N 85°46'15" E	109.62	CCL121	N 50°24'58" E	11.39
L31	N 85°46'15" E	109.62	CCL122	N 13°20'10" E	21.71
L32	N 85°46'15" E	109.62	CCL123	N 33°16'17" E	21.10
L33	N 85°46'15" E	109.62	CCL124	N 34°05'57" E	29.53
L34	N 85°46'15" E	109.62	CCL125	N 13°40'41" E	60.72
L35	N 85°46'15" E	109.62	CCL126	N 02°06'02" E	44.86
L36	N 85°46'15" E	109.62	CCL127	N 28°05'53" E	19.27
L37	N 85°46'15" E	109.62	CCL128	N 18°49'33" W	20.76
L38	N 85°46'15" E	109.62	CCL129	N 39°58'29" W	15.62
L39	N 85°46'15" E	109.62	CCL130	N 01°15'15" W	53.14
L40	N 85°46'15" E	109.62	CCL131	N 21°19'31" W	21.42
L41	N 85°46'15" E	109.62	CCL132	N 44°24'10" E	11.73
L42	N 85°46'15" E	109.62	CCL133	N 80°50'37" W	39.53
L43	N 85°46'15" E	109.62	CCL134	N 74°05'27" W	29.22
L44	N 85°46'15" E	109.62	CCL135	N 70°33'57" W	31.84
L45	N 85°46'15" E	109.62	CCL136	N 83°39'13" W	34.05
L46	N 85°46'15" E	109.62	CCL137	S 79°48'51" W	44.74
L47	N 85°46'15" E	109.62	CCL138	S 66°07'26" W	56.92
L48	N 85°46'15" E	109.62	CCL139	S 55°04'57" W	63.25
L49	N 85°46'15" E	109.62	CCL140	S 49°01'58" W	93.13
L50	N 85°46'15" E	109.62	CCL141	S 45°52'02" W	81.77
L51	N 85°46'15" E	109.62	CCL142	S 42°48'51" W	85.18
L52	N 85°46'15" E	109.62	CCL143	S 43°34'52" W	72.35
L53	N 85°46'15" E	109.62	CCL144	S 42°35'04" W	73.37
L54	N 85°46'15" E	109.62	CCL145	S 47°45'53" W	89.10
L55	N 85°46'15" E	109.62	CCL146	S 58°25'13" W	49.12
L56	N 85°46'15" E	109.62	CCL147	S 53°56'22" W	21.91
L57	N 85°46'15" E	109.62	CCL148	S 41°19'42" W	37.81
L58	N 85°46'15" E	109.62	CCL149	S 34°36'43" W	36.29
L59	N 85°46'15" E	109.62	CCL150	S 51°45'16" W	56.59
L60	N 85°46'15" E	109.62	CCL151	S 46°30'30" W	51.68
L61	N 85°46'15" E	109.62	CCL152	S 33°35'23" W	31.02
L62	N 85°46'15" E	109.62	CCL153	S 10°22'12" E	32.04
L63	N 85°46'15" E	109.62	CCL154	S 39°13'24" W	19.52
L64	N 85°46'15" E	109.62	CCL155	S 50°50'13" W	38.76
L65	N 85°46'15" E	109.62	CCL156	S 51°51'17" W	30.94
L66	N 85°46'15" E	109.62	CCL157	N 61°57'43" W	32.28
L67	N 85°46'15" E	109.62	CCL158	S 68°24'27" W	72.58
L68	N 85°46'15" E	109.62	CCL159	S 72°52'26" W	38.13
L69	N 85°46'15" E	109.62	CCL160	S 05°31'19" W	9.59

LINE	BEARING	DISTANCE
L1	N 26°04'46" E	22.69
L2	S 06°18'30" W	56.64
L3	N 21°46'02" E	41.43
L4	S 32°47'08" W	56.86
L5	S 52°21'07" W	27.17
L6	N 71°00'17" W	10.70
L7	N 21°14'12" E	74.25
L8	N 21°14'12" E	72.00
L9	N 59°02'04" E	53.14
L10	N 27°56'27" E	54.35
L11	S 27°45'05" E	15.41
L12	N 27°45'05" W	59.19
L13	N 52°44'06" E	47.10
L14	N 09°29'23" E	42.10
L15	N 11°00'57" E	90.34
L16	N 17°51'21" W	66.94
L17	S 52°44'13" E	80.02
L18	N 69°59'52" E	85.28
L19	N 86°57'47" E	73.65
L20	N 54°37'57" E	44.51
L21	S 44°00'57" E	48.84
L22	S 64°09'19" W	44.21
L23	S 82°48'18" W	50.68
L24	S 69°28'07" W	81.33
L25	S 20°44'52" E	7.96
L26	S 89°06'49" E	85.73
L27	N 56°39'53" E	44.99
L28	S 33°20'07" E	50.00
L29	N 56°34'38" E	60.17

LINE	BEARING	DISTANCE
L30	N 85°46'15" E	106.52
L31	N 85°46'15" E	106.52
L32	N 85°46'15" E	106.52
L33	N 85°46'15" E	106.52
L34	N 85°46'15" E	106.52
L35	N 85°46'15" E	106.52
L36	N 85°46'15" E	106.52
L37	N 85°46'15" E	106.52
L38	N 85°46'15" E	106.52
L39	N 85°46'15" E	106.52
L40	N 85°46'15" E	106.52
L41	N 85°46'15" E	106.52
L42	N 85°46'15" E	106.52
L43	N 85°46'15" E	106.52
L44	N 85°46'15" E	106.52
L45	N 85°46'15" E	106.52
L46	N 85°46'15" E	106.52
L47	N 85°46'15" E	106.52

LINE	BEARING	DISTANCE
CCL1	N 83°53'11" E	19.18
CCL2	N 45°02'45" E	19.18
CCL3	N 89°34'20" E	26.45
CCL4	S 38°04'21" E	22.08
CCL5	N 88°48'43" E	29.63
CCL6	N 23°08'28" E	17.74
CCL7	N 70°33'33" E	14.79
CCL8	S 86°03'20" E	22.96
CCL9	N 81°54'12" E	12.93
CCL10	N 73°56'34" E	46.59
CCL11	N 74°27'17" E	46.24
CCL12	N 31°27'26" E	21.87
CCL13	N 81°50'01" E	12.71
CCL14	N 64°30'50" E	28.93
CCL15	N 61°31'58" E	33.62
CCL16	N 06°57'38" E	11.10
CCL17	N 66°48'01" E	15.19
CCL18	S 09°18'01" E	5.55
CCL19	N 60°53'38" E	47.57
CCL20	N 24°15'01" E	15.28
CCL21	S 62°50'17" E	19.94
CCL22	N 64°13'02" E	28.48
CCL23	N 28°12'01" E	19.33
CCL24	N 81°31'15" E	29.38
CCL25	N 82°42'01" E	18.43
CCL26	S 88°09'36" E	24.58
CCL27	N 72°04'53" E	41.72
CCL28	N 88°21'51" E	60.28
CCL29	N 60°24'28" E	49.25
CCL30	N 66°09'07" E	19.26
CCL31	N 38°05'42" E	18.02
CCL32	N 05°00'12" E	7.06
CCL33	N 66°08'46" E	27.34
CCL34	N 54°57'23" E	54.70
CCL35	N 62°13'26" E	43.42
CCL36	N 67°20'04" E	43.93
CCL37	N 60°57'45" E	24.62
CCL38	N 70°46'04" E	19.71
CCL39	N 73°20'45" E	28.42
CCL40	N 73°20'45" E	24.88
CCL41	N 60°56'16" E	15.64
CCL42	N 56°45'28" E	24.27
CCL43	N 56°45'28" E	35.08
CCL44	N 54°48'02" E	22.61
CCL45	N 22°28'48" E	25.78
CCL46	N 45°07'30" E	87.45
CCL47	N 46°57'09" E	48.79
CCL48	N 47°32'08" E	49.98
CCL49	N 52°01'17" E	59.61
CCL50	N 55°53'42" E	43.12
CCL51	N 60°24'25" E	57.32
CCL52	N 60°24'25" E	57.32
CCL53	N 46°18'43" E	43.01
CCL54	N 46°41'29" E	27.38
CCL55	N 41°14'45" E	64.57
CCL56	N 40°38'57" E	41.19
CCL57	N 43°28'50" E	55.49
CCL58	N 43°27'45" E	54.48
CCL59	N 35°33'51" E	22.35
CCL60	N 51°00'14" E	45.74
CCL61	N 45°23'13" E	76.39
CCL62	N 61°20'35" E	41.15
CCL63	N 17°03'08" E	7.98
CCL64	N 67°24'09" E	58.88
CCL65	N 82°48'09" E	20.03
CCL66	N 80°46'26" E	79.96
CCL67	S 78°59'18" E	14.41
CCL68	N 72°29'17" E	23.63
CCL69	N 76°45'51" E	45.99
CCL70	N 64°51'31" E	45.61
CCL71	N 62°48'10" E	73.37
CCL72	S 41°59'32" E	11.60
CCL73	N 14°03'17" E	15.72

LINE	BEARING	DISTANCE
CCL74	S 54°36'57" E	25.95
CCL75	S 77°10'54" E	30.06
CCL76	N 62°30'53" E	52.71
CCL77	N 89°18'18" E	13.85
CCL78	N 44°24'42" E	20.73
CCL79	N 55°00'45" E	15.28
CCL80	S 68°29'50" E	14.64
CCL81	N 07°24'12" W	32.67
CCL82	N 52°09'12" E	19.50
CCL83	N 03°30'01" E	25.12
CCL84	S 84°04'09" E	24.26
CCL85	S 56°37'03" E	54.18
CCL86	S 63°15'08" E	50.48
CCL87	S 64°00'41" E	28.25
CCL88	S 82°07'08" E	40.82
CCL89	S 32°46'07" E	37.42
CCL90	S 04°40'03" W	49.94
CCL91	S 26°17'19" E	46.96
CCL92	S 04°44'03" W	29.48
CCL93	S 19°31'35" W	55.77
CCL94	S 34°24'09" W	33.01
CCL95	S 10°50'23" W	14.30
CCL96	S 24°10'06" W	48.06
CCL97	S 30°28'02" W	19.90
CCL98	S 20°12'41" W	36.02
CCL99	S 29°44'33" W	40.41
CCL100	S 37°42'06" W	53.19
CCL101	S 59°00'10" W	39.71
CCL102	S 64°19'31" W	8.53
CCL103	S 56°13'58" W	38.02
CCL104	S 62°19'29" W	24.98
CCL105	S 73°17'45" W	29.41
CCL106	S 59°36'40" W	46.13
CCL107	S 52°17'29" W	47.87
CCL108	S 42°03'58" W	32.98
CCL109	S 53°54'09" W	39.27
CCL110	S 69°51'50" W	35.02
CCL111	S 78°35'04" W	33.89
CCL112	N 08°29'14" W	21.40
CCL113	N 19°54'25" E	15.57
CCL114	N 45°39'37" W	14.24
CCL115	N 28°45'54" W	10.44
CCL116	N 68°24'29" W	14.83
CCL117	N 56°34'14" W	28.90
CCL118	N 24°15'39" W	29.56
CCL119	N 43°01'49" W	12.08
CCL120	N 08°24'09" W	17.58
CCL121	N 50°24'58" W	11.39
CCL122	N 13°20'10" E	21.71
CCL123	N 33°16'17" E	21.10
CCL124	N 34°05'51" E	29.53
CCL125	N 13°45'41" E	60.72
CCL126	N 02°06'09" E	44.96
CCL127	N 28°03'51" E	19.27
CCL128	N 18°49'33" W	20.78
CCL129	N 39°58'29" E	15.62
CCL130	N 01°15'15" E	53.14
CCL131	N 21°19'10" E	21.42
CCL132	N 44°24'10" E	11.73
CCL133	N 80°50'53" W	39.53
CCL134	N 74°05'27" W	29.27
CCL135	N 70°33'57" W	31.84
CCL136	N 83°39'13" W	34.05
CCL137	S 79°48'51" W	44.14
CCL138	S 66°07'26" W	56.92
CCL139	S 55°04'21" W	63.25
CCL140	S 49°01'58" W	83.13
CCL141	S 42°52'02" W	91.77
CCL142	S 42°48'51" W	85.18
CCL143	S 43°54'53" W	72.35
CCL144	S 42°35'04" W	73.37
CCL145	S 47°45'53" W	89.70
CCL146	S 56°25'13" W	42.32
CCL147	S 53°56'22" W	21.97
CCL148	S 41°19'42" W	37.81
CCL149	S 34°36'45" W	36.29
CCL150	S 51°45'18" W	56.59
CCL151	S 46°30'53" W	51.68
CCL152	S 35°35'23" W	31.02
CCL153	S 10°22'12" W	32.04
CCL154	S 39°13'24" W	19.52
CCL155	S 50°50'13" W	38.76
CCL156	S 51°51'17" W	30.94
CCL157	N 61°57'43" W	32.26
CCL158	S 68°24'27" W	72.38
CCL159	S 72°53'28" W	38.17
CCL160	S 05°53'19" W	9.59
CCL161	S 13°15'06" W	14.97
CCL162	N 57°27'26" W	20.34

TMS#	UPLAND	MARSH	TOTAL AREA
LOT 1	3.228	2.375	5.603
LOT 2	3.366	2.406	5.773
<b>TOTAL ACREAGE:</b>	<b>6.595</b>	<b>4.781</b>	<b>11.376</b>

**LEGEND:**

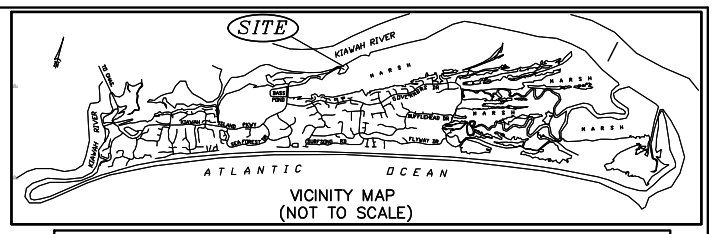
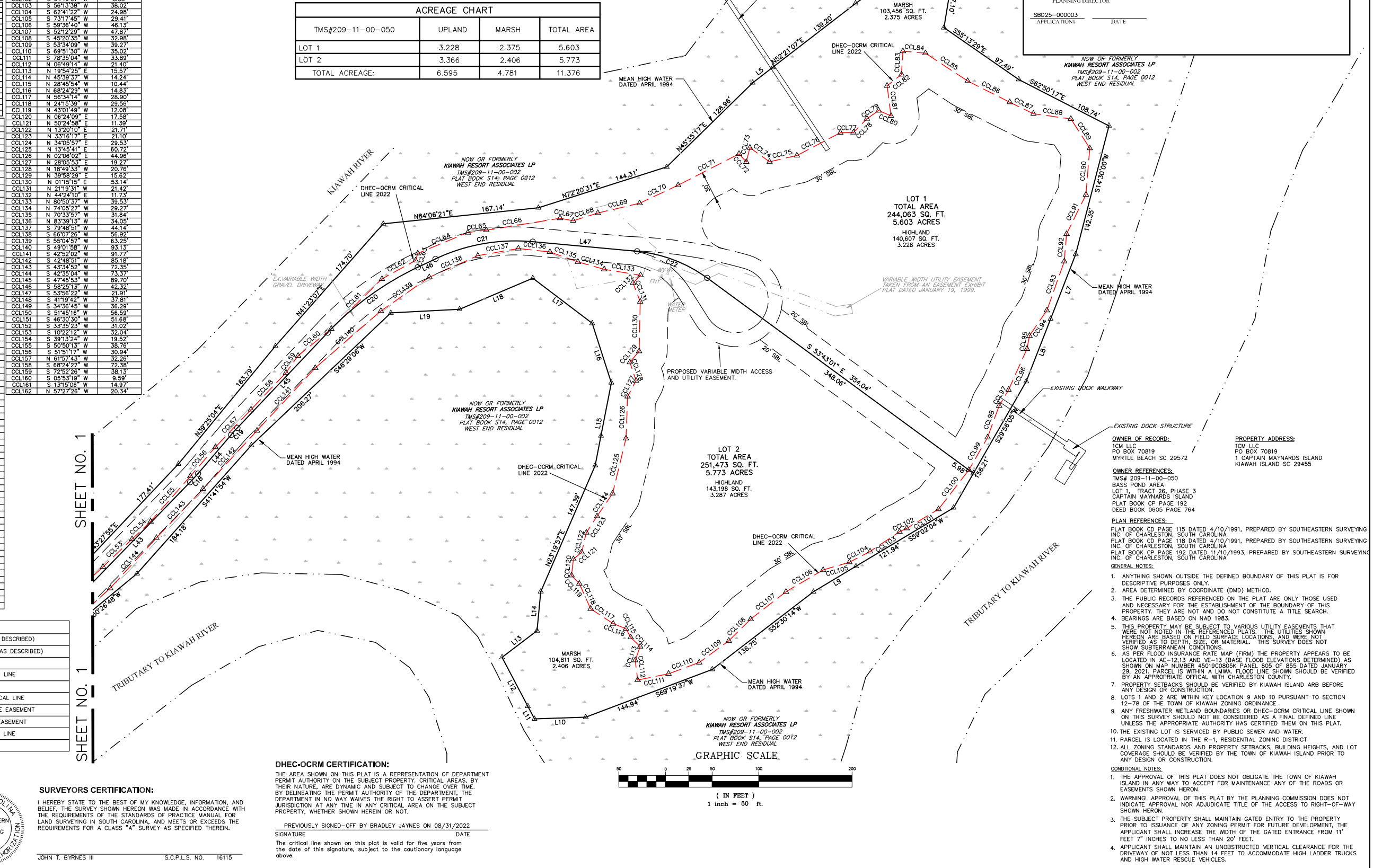
- SET CORNERS (AS DESCRIBED)
- FOUND CORNERS (AS DESCRIBED)
- PROPERTY LINE
- MEAN HIGH WATER LINE
- ADJOINER LINE
- DHEC-OCRM CRITICAL LINE
- EXISTING DRAINAGE EASEMENT
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK LINE
- SETBACK LINE

**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.

PREVIOUSLY SIGNED-OFF BY BRADLEY JAYNES ON 08/31/2022  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

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



**APPROVED FINAL PLAT**

CHAIR OF THE TOWN OF KIWAH ISLAND  
PLANNING COMMISSION

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SBD25-000003 APPLICATION# \_\_\_\_\_ DATE \_\_\_\_\_

NO.	DATE	DESCRIPTION
R2	3/7/25	REVISED PER MEMORANDUM 3/7/25 KLB
R1	3/7/25	PLANNING COMMISSION MEETING NOTES
NO.	DATE	DESCRIPTION

**SOUTHEASTERN LAND SURVEYING LLC**

1035-B JENKINS ROAD  
CHARLESTON, SC 29407  
(843)795-9330

**A FINAL PLAT OF LOT #1 THRU #2, TRACT 26, PHASE 3 KNOWN AS CAPTAIN MAYNARDS ISLAND LOCATED IN THE TOWN OF KIWAH ISLAND CHARLESTON COUNTY, SOUTH CAROLINA**

**OWNER OF RECORD:**  
1CM LLC  
PO BOX 70819  
MYRTLE BEACH SC 29572

**PROPERTY ADDRESS:**  
1CM LLC  
PO BOX 70819  
1 CAPTAIN MAYNARDS ISLAND  
KIWAH ISLAND SC 29455

**OWNER REFERENCES:**  
TMS# 209-11-00-050  
BASIS POINT AREA  
LOT 1, TRACT 26, PHASE 3  
CAPTAIN MAYNARDS ISLAND  
PLAT BOOK CP PAGE 192  
DEED BOOK 0605 PAGE 764

**PLAN REFERENCES:**  
PLAT BOOK CD PAGE 115 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA  
PLAT BOOK CD PAGE 118 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA  
PLAT BOOK CP PAGE 192 DATED 11/10/1993, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA

**GENERAL NOTES:**

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) MEASUREMENT.
3. THE PUBLIC RECORDS REFERENCED ON THE PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON NAD 1983.
5. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT NOTED TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
6. AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN AE-12.13 AND AE-13 (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON MAP NUMBER 45019C0805K PANEL 805 OF 855 DATED JANUARY 29, 2021. PARCEL IS WITHIN A LWMA. FLOOD LINE SHOWN SHOULD BE VERIFIED BY AN APPROPRIATE CRITICAL WITH CHARLESTON COUNTY.
7. PROPERTY SETBACKS SHOULD BE VERIFIED BY KIWAH ISLAND ARB BEFORE ANY DESIGN OR CONSTRUCTION.
8. LOTS 1 AND 2 ARE WITHIN KEY LOCATION 9 AND 10 PURSUANT TO SECTION 12-78 OF THE TOWN OF KIWAH ZONING ORDINANCE.
9. ANY FRESHWATER WETLAND BOUNDARIES OR DHEC-OCRM CRITICAL LINE SHOWN ON THIS SURVEY SHOULD NOT BE CONSIDERED AS A FINAL DEFINED LINE UNLESS THE APPROPRIATE AUTHORITY HAS CERTIFIED THEM ON THIS PLAT.
10. THE EXISTING LOT IS SERVICED BY PUBLIC SEWER AND WATER.
11. PARCEL IS LOCATED IN THE R-1, RESIDENTIAL, ZONING DISTRICT.
12. ALL ZONING STANDARDS AND PROPERTY SETBACKS, BUILDING HEIGHTS, AND LOT COVERAGE SHOULD BE VERIFIED BY THE TOWN OF KIWAH ISLAND PRIOR TO ANY DESIGN OR CONSTRUCTION.

**FINAL PLAT**

DATE: MARCH 5, 2025  
DRAWN: K.KUZIO  
CHECK: J. BYRNES  
CC: STEVE R.  
JOB: 22055  
DWG: 22055-F  
SHEET: 2 OF 2

**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 semi-circle at the top, and "ESTABLISHED 1988" is written at the bottom. In the center of the seal is a detailed illustration of a white egret standing on a lily pad.

# SUBDIVISION APPLICATION

#SBD25-000004

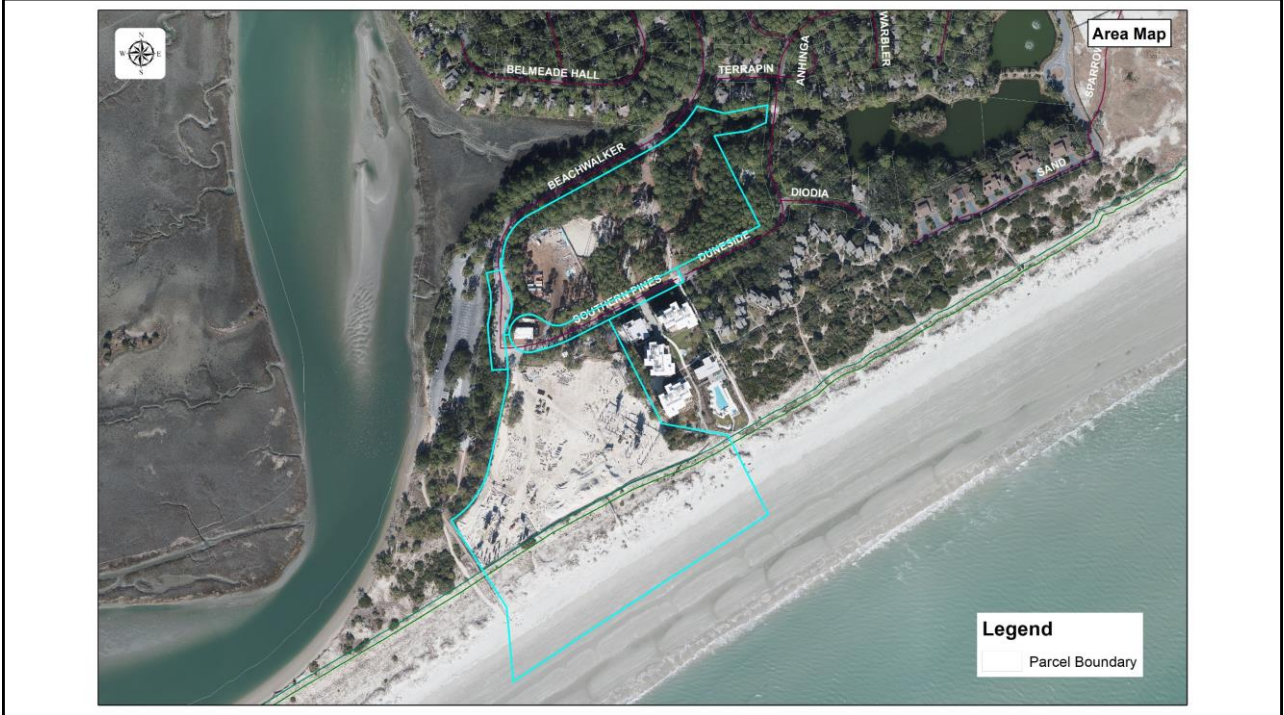
# #SBD25-000004

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

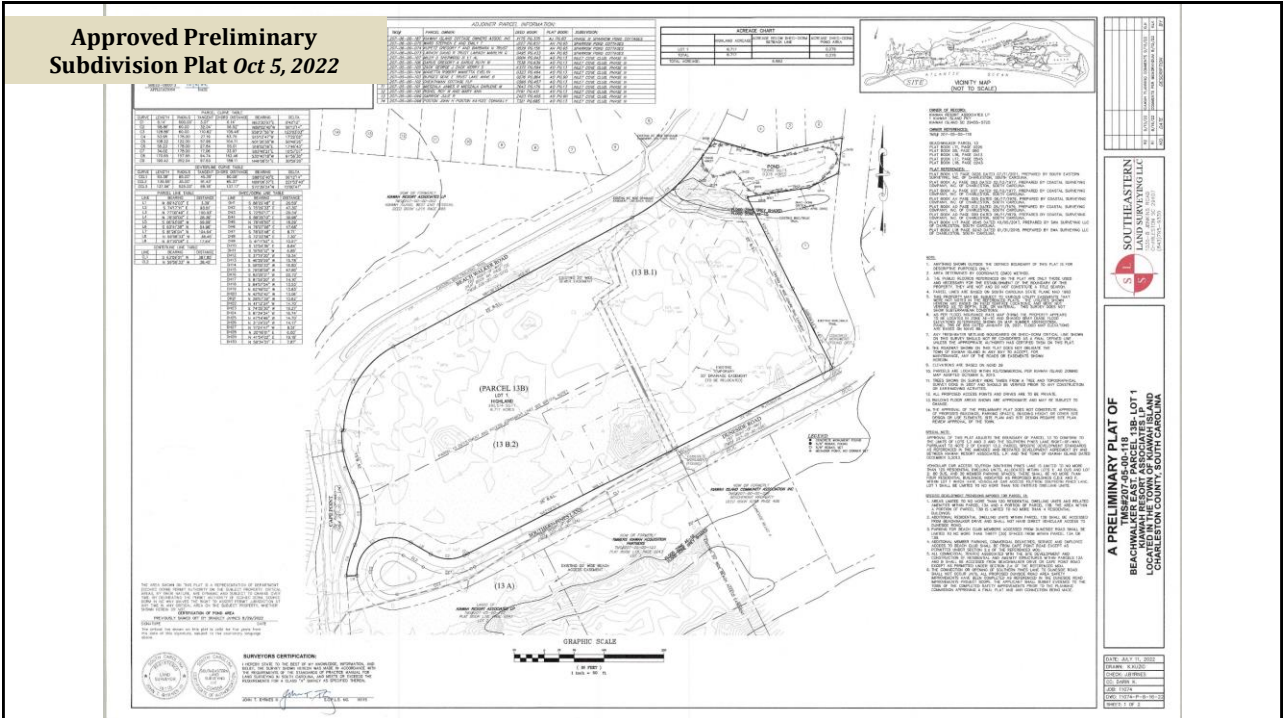
<b>Applicant/Property Owner:</b>	<b>Kiawah Resort Associates L.P.</b>
<b>Surveyor:</b>	<b>Southeastern Land Surveying, LLC.</b>
<b>Location:</b>	<b>Beachwalker East (Lot 1 Lot 2 Southern Pines Lane)</b>
<b>Parcel(s):</b>	<b>#TMS 207-05-00-011; 207-05-00-001; 207-05-00-118;-122;-123;-124</b>
<b>Zoning 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

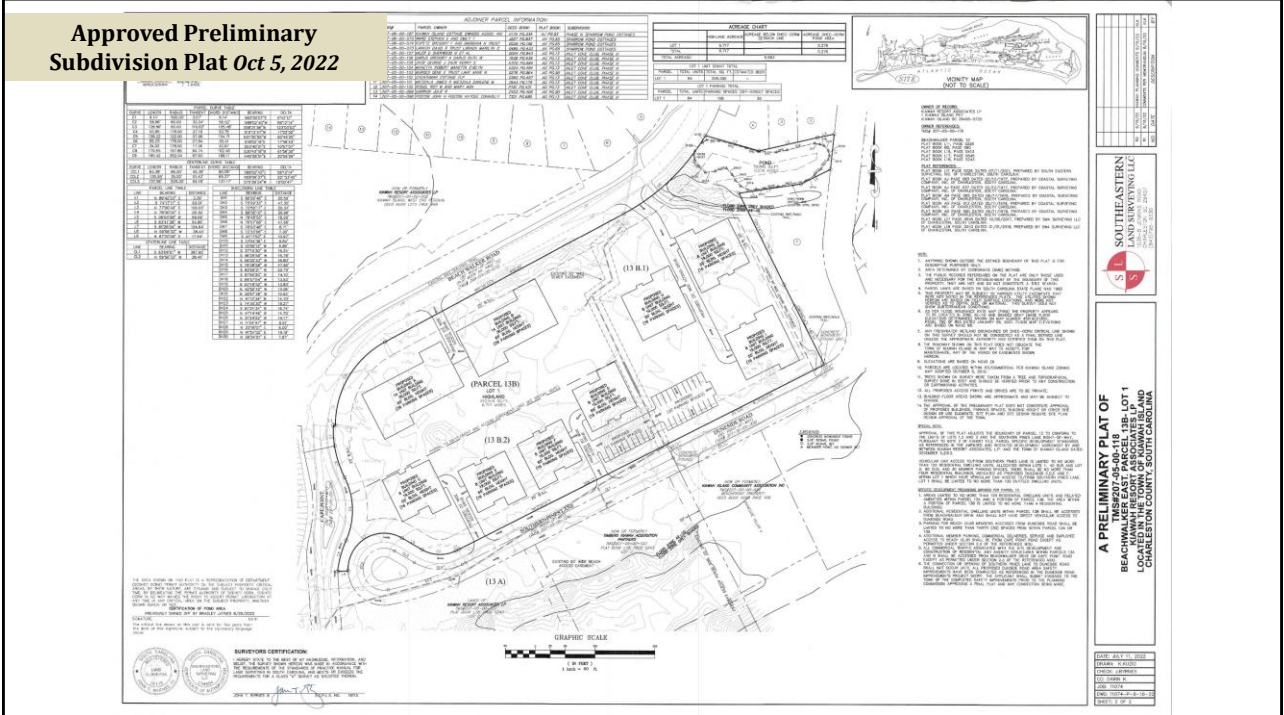
3



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	PLONSKY GREG / GLASSNER ADAM D	0217 PG.094	AJ PG.37	SPARROW POND COTTAGES
5	207-05-00-191	KATON SURVEY 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 G ET AL	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	8172 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 JAMES C WAGNER JR ET AL	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 N	0071 PG.508	AJ PG.80	INLET COVE CLUB PHASE III
21	207-05-00-207	WORTON JAMES C WORTON SUSAN P	1440 PG.438	AJ PG.13	INLET COVE CLUB PHASE III
22	207-05-00-208	WORTON JAMES C WORTON SUSAN P	0335 PG.077	EX PG.031/034	BEACHWALKER
23	207-05-00-209	KOP R LLC			

**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 5130 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 Lynne Trust	1261/178
5332	207-05-00-180	5332 Southern Pines Lane	Open 5332 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	Philip T Hirsch & Linda Hirsch	1250/996
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 Petrucci	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	1253/033
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	33.87	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°30'13"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	22.88	210.45	11.45	22.87	S04°47'43"E	8°13'49"
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	83.43	63.37	N09°06'37"E	221°53'40"
CCL11	137.94	525.00	69.18	137.17	S70°39'24"W	19°00'47"

**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	100.15'
DS28	N 68°37'20" E	8.62'
DS29	N 59°22'12" E	26.85'
DS30	N	

