

**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, 2026**  
**Planning Commission Meeting: February 4, 2026**  
**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.

The property owner Mr. Weitz and the applicant's representative Mary Shahid responded to Commissioners questions regarding potential impacts, by explaining that the proposed plan involves completely removing the 100-foot pier head plus an additional 35 feet of elevated walkway, which would allow access to the water for boat storage or kayaking while also reducing the visual impact on neighbors. They also clarified that the change would actually be less impactful than the current dock, as it would remove multiple pilings, shorten the walkway, and the floating portion would never touch the bottom at low tide. The floating dock would also include a "sea pen" structure that would contain boats and prevent leaks from affecting the environment.

**At its December 3, 2025 meeting, the Planning Commission voted 6-1 to recommend approval of both proposed amendments. The Commission recommended approval including conditions recommended by staff for case #AZO25-000014: 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.**

### **TOWN COUNCIL PUBLIC HEARING & MEETING JANUARY 6, 2026**

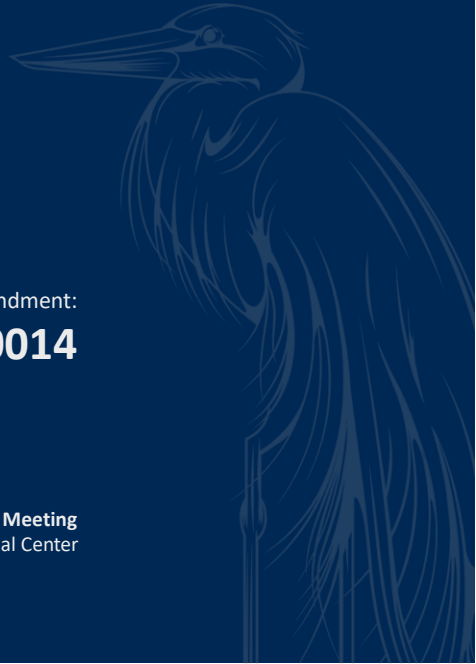
Notifications: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

**At the January 6<sup>th</sup> meeting, with support from the applicant, the Town Council voted to remand back to the Planning Commission for further evaluation based upon new information received.**

### **PLANNING COMMISSION MEETING FEBRUARY 4, 2026**

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.

The property owner Mr. Weitz and the applicant's representative Mary Shahid provided additional materials for consideration which address environmental and floating dock concerns raised subsequent to the December Planning Commission Meeting. Additional support materials include a second response letter and a Dock Reconfiguration Hydrodynamic and Wave Assessment.



Zoning Map & Text Amendment:  
**#REZ25-000001 & #AZO25-000014**

**Planning Commission Meeting**  
February 4, 2026 | 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.

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

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**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.

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

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

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**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.

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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:**

**December 2025:** The Planning Commission voted 6-1 to recommend approval of both proposed amendments. The Commission recommended approval including conditions recommended by staff #AZO25-000014: 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.

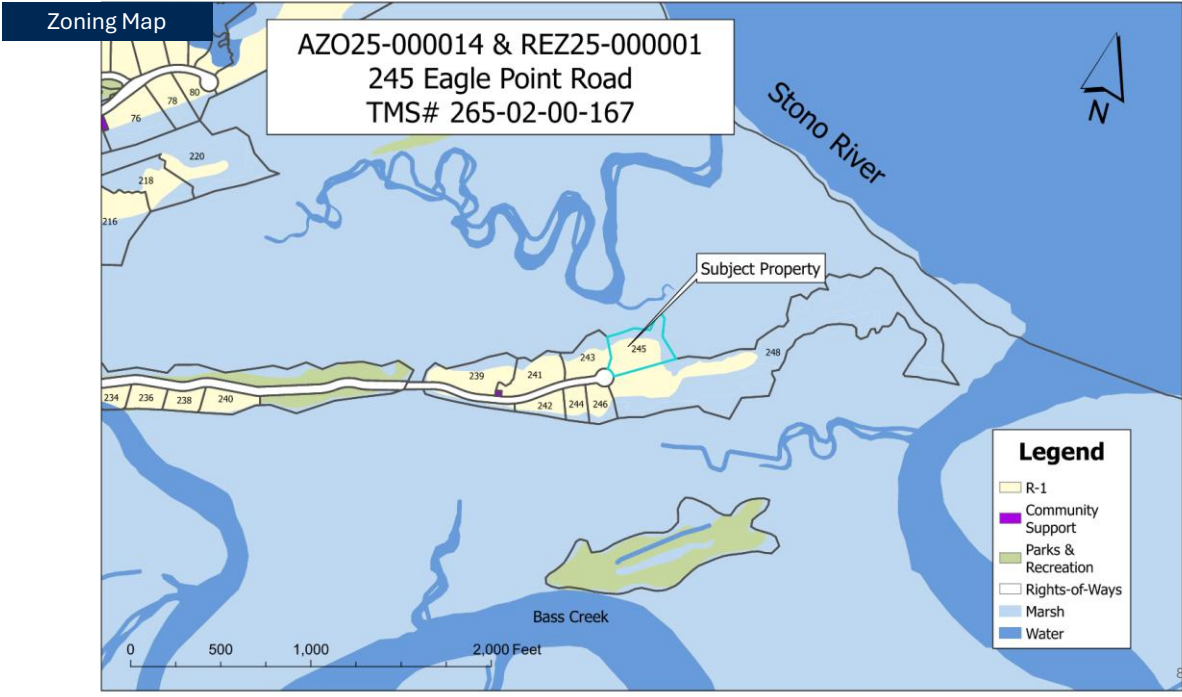
**January 2026:** Town Council remanded the applications under consideration to the Planning Commission for reconsideration based upon additional information.

- Concerns raised regarding environmental impact and floating dock functionality

The applicant submitted a Dock Reconfiguration Hydrodynamic and Wave Assessment (*Fran Way, P.E. Applied Technology & Management*).

Aerial





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Site Photos



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Site Photos





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

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

**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 <sup>(a)</sup>	Location		Nos.	Site <sup>(b)</sup> /Use
36	Eagle Point East		1	Lot 248
<b>37</b>	<b>Eagle Point North</b>		<b>1</b>	<b>Lot 245</b>

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

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

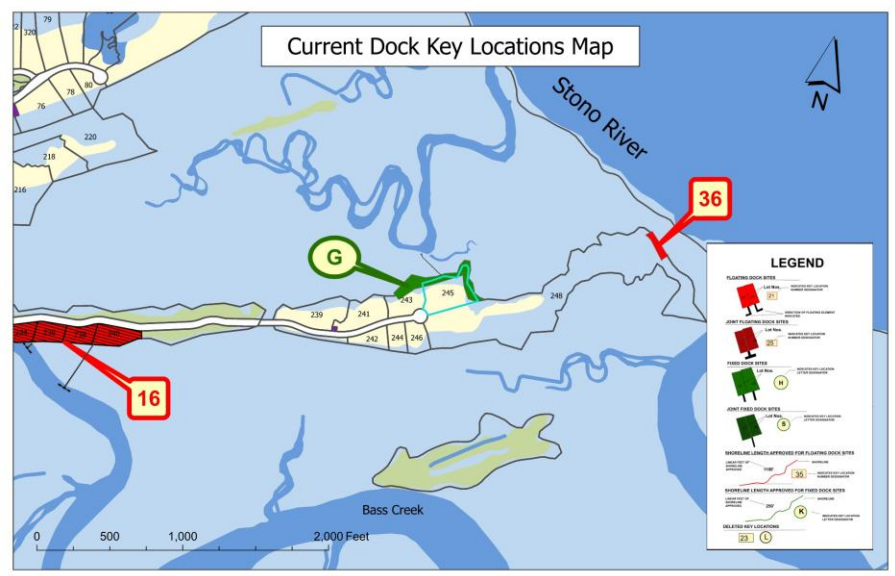
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**Zoning Map & Text  
Amendment Request(s):**  
#REZ25-000001 &  
#AZO25-000014

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

**KEY LOCATION MAP EXHIBIT:**

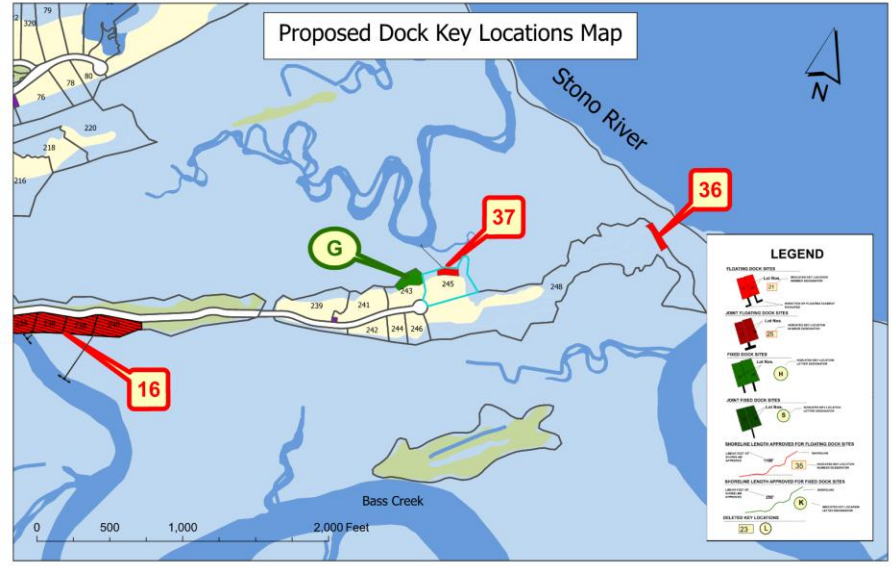




**Zoning Map & Text Amendment Request(s):**  
 #REZ25-000001 &  
 #AZO25-000014

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

**KEY LOCATION MAP EXHIBIT:**



**Aerial**





**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.”

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**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.

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**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.”

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**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.**

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## Planning Commission Recommendation

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

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

**Planning Commission Recommendation:**

The Planning Commission voted 6-1 to recommend approval of both proposed amendments. The Commission recommended approval including conditions recommended by staff #AZO25-000014: 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 Location		Authorized Shoreline (linear ft.)	Docks Authorized	
Designation <sup>(a)</sup>	Location		Nos.	Site <sup>(b)</sup> /Use
36	Eagle Point East		1	Lot 248
<b>37</b>	<b>Eagle Point North</b>	<b>50</b>	<b>1</b>	<b>Lot 245</b>

Key Location		Authorized Shoreline (linear ft.)	Docks Authorized	
Designation <sup>(a)</sup>	Location		Nos.	Site <sup>(b)</sup> /Use
<b>G</b>	<b>Eagle Point, East</b>	<b>600-200</b>	<b>1</b>	<b>Lot 245</b>
				20



### Key Locations

Floating Dock Locations				Fixed Dock Locations			
Beachwalker Park - 1	Rhett's Bluff, North - 8	Preserve, North East Tip - 14	Salt Cedar Lane, Central - 21	Summer Islands, West - 29	Old Dock Rd / Ruddy Turnstone - A	Blue Heron, West - J	Ocean Oaks - V
Inlet Cove - 2	Capt Maynard's, North - 9	Cormorant Island, North - 15	Salt Cedar, West - 22	Otter Island, Savanna Point - 30	The Settlement, East - B	Cougar Island, West - K	Ibis Pond - W
Kiawah River Commons - 3	Capt Maynard's, South - 10	Eagle Point, Central - 16	Cougar Island, West Tip - 24	Otter Island Rd., West - 31	Bass Pond, East - C	Ocean Course Drive - N	Willet Pond - X
Little Rabbit - 4	Rhett's Bluff, South - 11	Eagle Point, West - 17	Cormorant Island, South - 25	Otter Island Rd., West Tip - 32	Terrapin Island - D	Falcon Point, East - O	Blue Heron, North - Y
Mingo Point - 5	Vanderhorst House - 12	Salt Cedar Lane, East Tip - 18	Cougar Island, West Tip - 26	Ocean Course Drive - 33	Blue Heron, North - E	Shell Creek Landing, East - R	Osprey Entry - Z
Old Dock Road - 6	Terrapin Island - 13	Salt Cedar Lane, East - 19	Otter Island, East - 27	Club Cottages - 34	Eagle Point, East - G	Shell Creek Landing, South - S	Bass Pond, West - AA
		Preserve, South - 20	Summer Islands, East - 28	Cougar Island, East Tip - 35	Falcon Point Rd., East - H	Club Cottages - T	Egret Pond - BB
				Eagle Point East - 36	Marsh Cottages - U	Marsh Cottages - U	



#### LEGEND

**FLOATING DOCK SITES**  
 Lot Nos. 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35  
 DIRECTION OF FLOATING ELEMENT INDICATED

**JOINT FLOATING DOCK SITES**  
 Lot Nos. 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35  
 INDICATES KEY LOCATION NUMBER DESIGNATOR

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

**JOINT FIXED DOCK SITES**  
 Lot Nos. H, 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.  
 Print Date: 07/03/2019  
 File: TOKI\_GIS\_KEYLOCATIONMASTER  
 Town of Kiawah Island  
 Community Development Department  
 Zoning & Planning  
 Prepared By: JWTJ

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

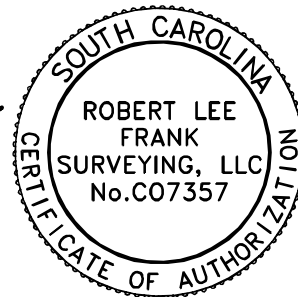
843.345.5838

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.

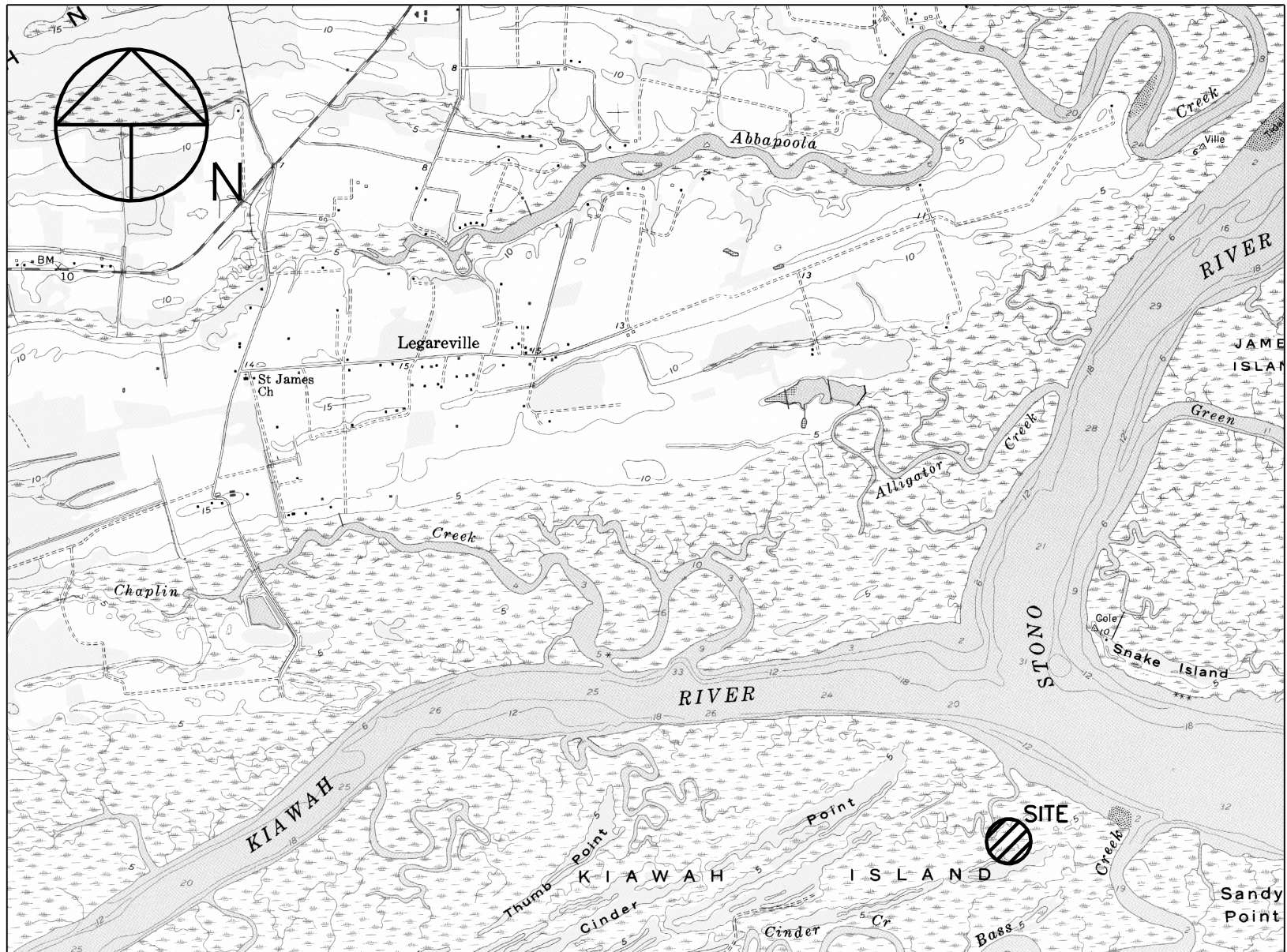
1 OF 6



**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: right;">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

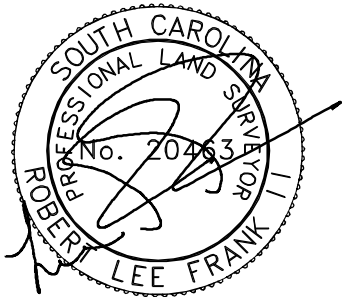
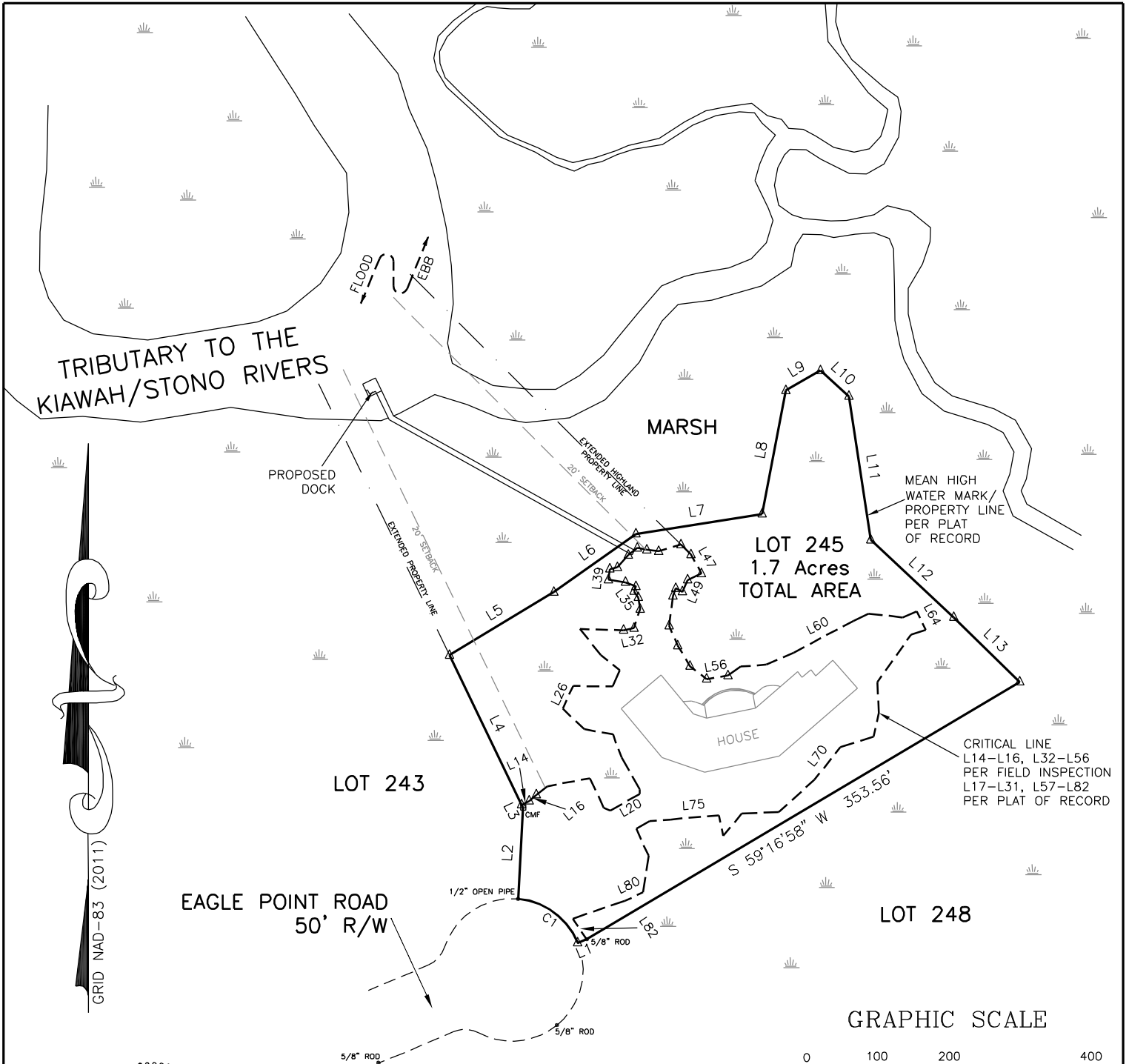
LEGAREVILLE  
 QUADRANGLE MAP

PROJECT LATITUDE/LONGITUDE:

LATITUDE - 32.630976°  
 LONGITUDE - 80.019922°

SHT. NO.

3 OF 6



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

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'

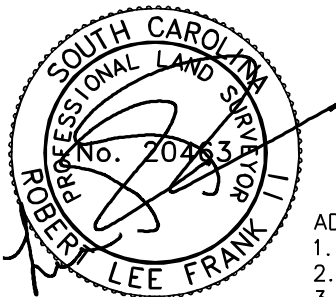
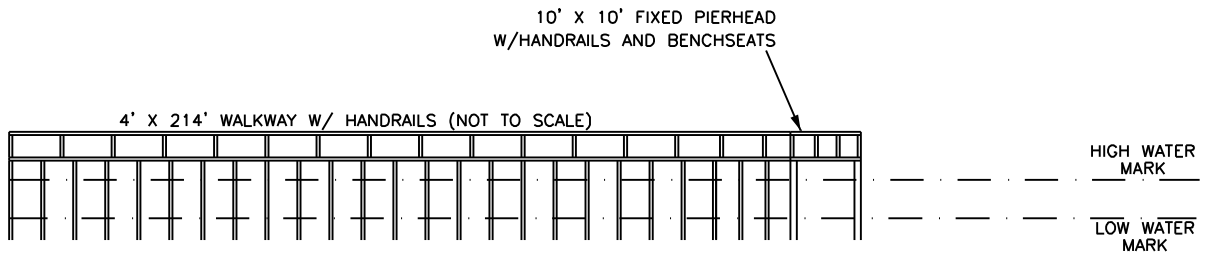
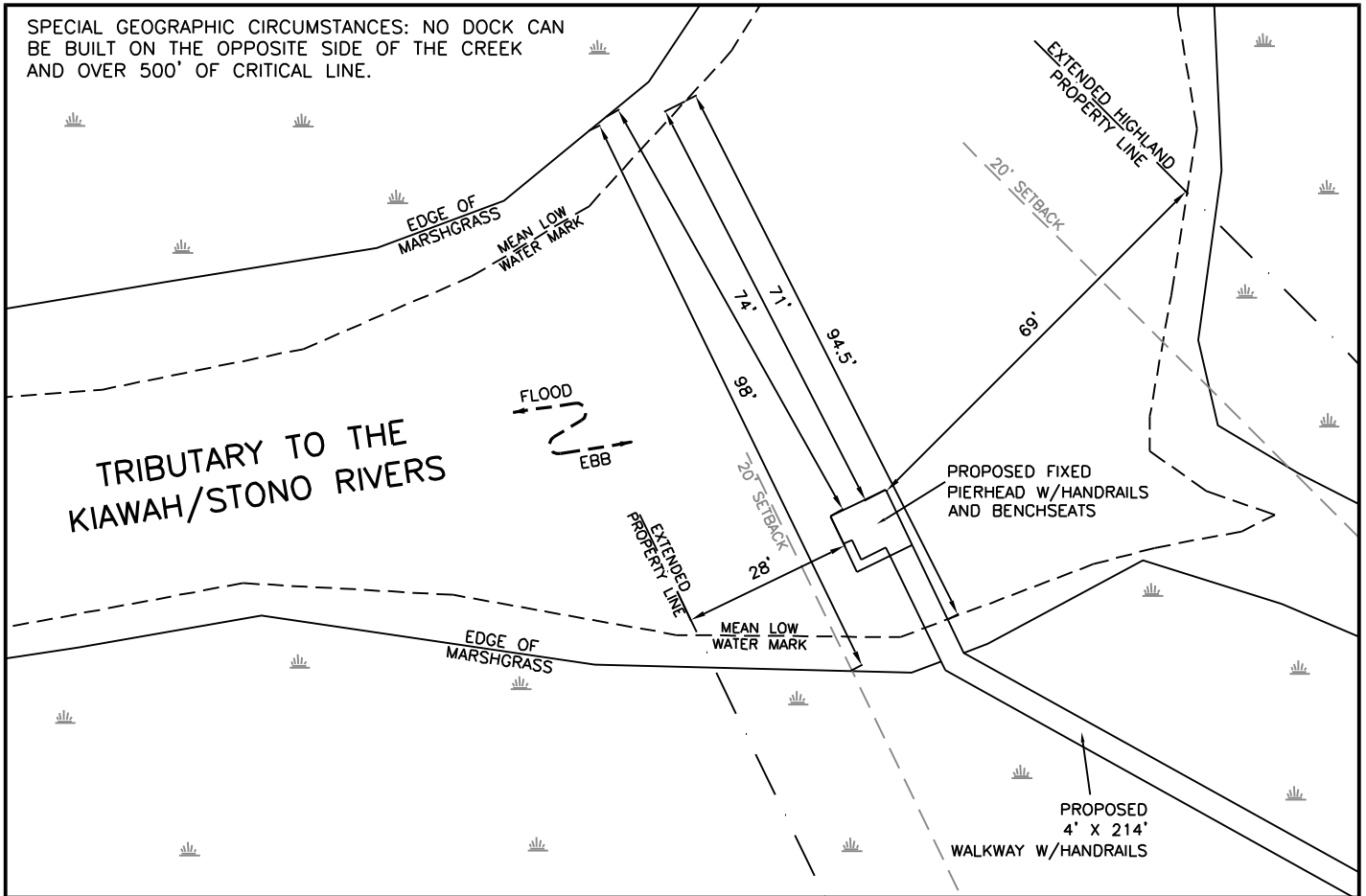
L14	N 64°23'34" E	5.92'
L15	N 47°29'44" E	6.47'
L16	N 52°12'01" E	9.96'
L17	N 79°19'28" E	30.59'
L18	S 24°42'24" E	23.08'
L19	S 66°34'26" E	4.86'
L20	N 60°08'31" E	23.73'
L21	N 03°07'12" E	3.42'
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L24	N 79°45'48" W	20.60'
L25	N 46°04'10" W	20.91'
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L27	S 89°38'04" E	27.98'
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L45	N 73°07'14" E	16.40'
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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.

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

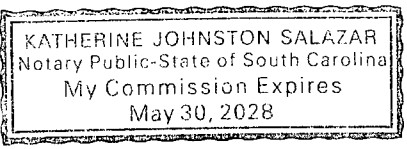
6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: 11,500,000.00
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (c) Subtract line 6(b) from Line 6(a) and place result here: 11,500,000.00

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	\$ -
<b>TOTAL</b>	<b>\$ 42,565.00</b>

**DRAWER**   
**CLERK**

AUDITOR STAMP HERE  
 RECEIVED From ROD  
 May 08, 2024  
 Peter J. Tecklenburg  
 Charleston County Auditor

PID VERIFIED BY ASSESSOR  
 LMC  
 REP \_\_\_\_\_  
 DATE 05/09/2024  
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1243  
Book



049  
Page



05/06/2024  
Recorded Date



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# Pgs



Original Book



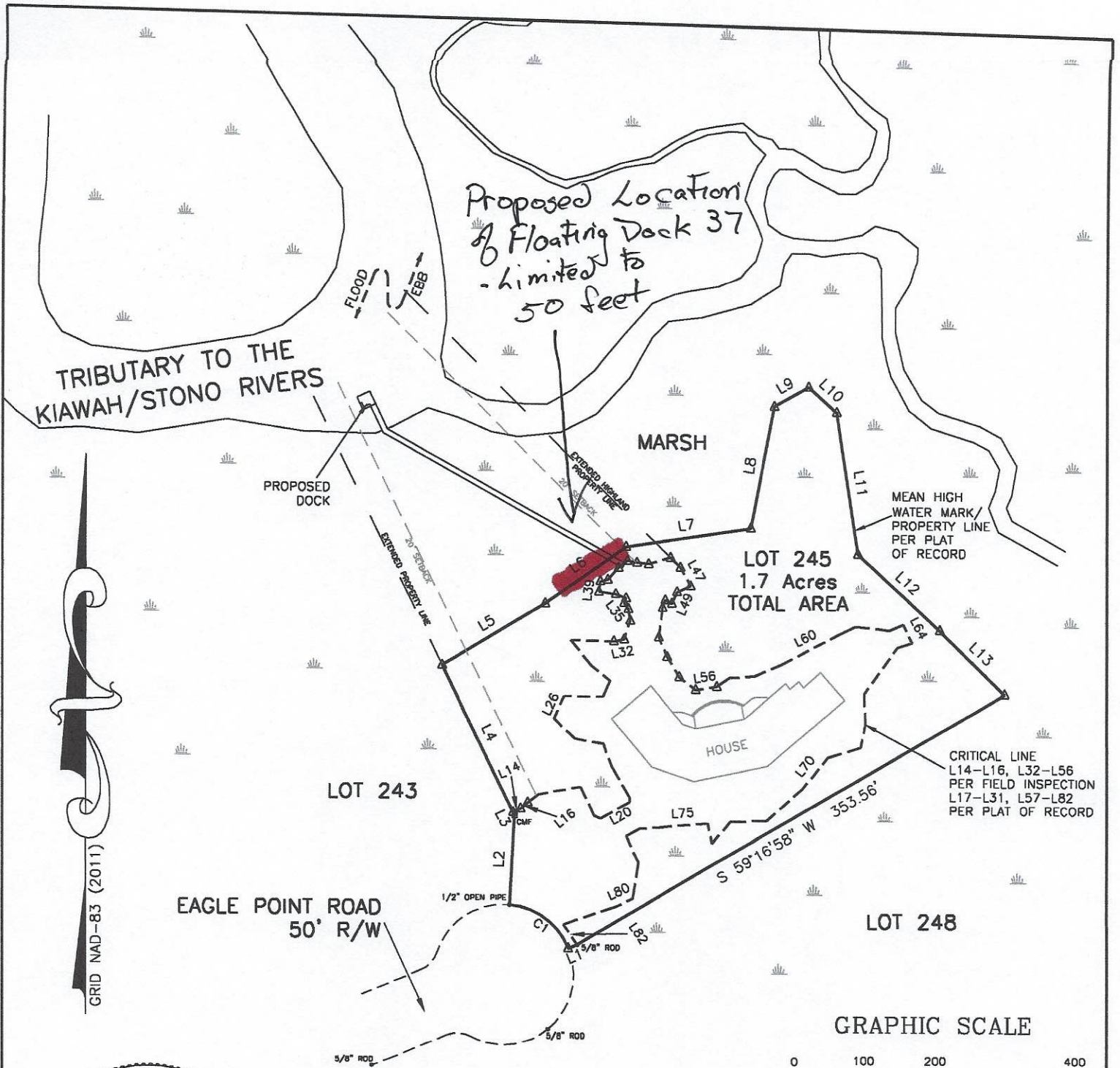
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- ADJOINING PROPERTY OWNERS:
1. STEPHEN AND JEAN KANA (LOT 243)
  2. ROBERT AND SUZAN TILLOTSON (LOT 248)
  3. KIAWAH RESORT ASSOCS., LP (MARSH)

APPLICATION BY: JONATHAN WEITZ <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:

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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](mailto: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,

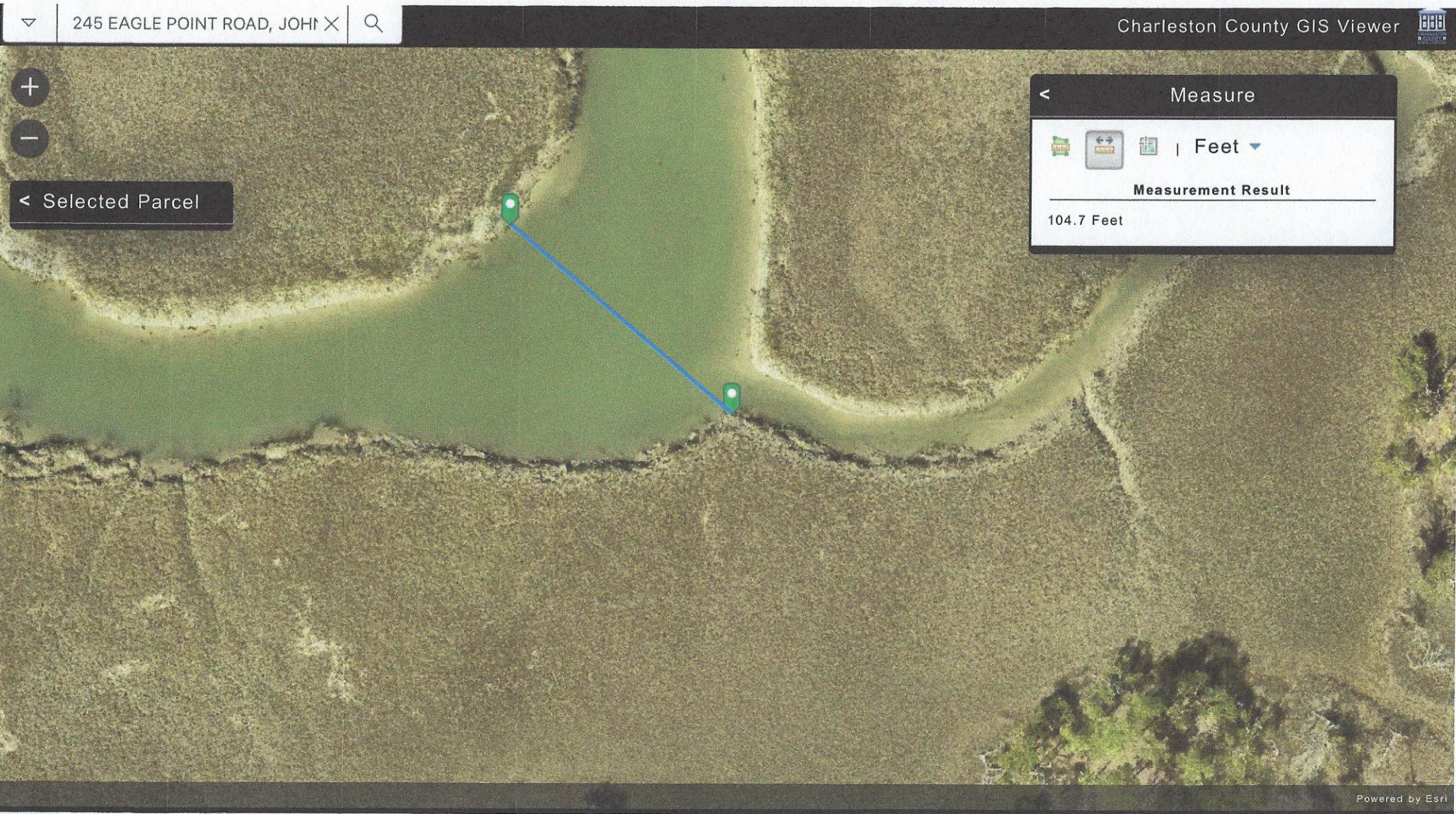


Curtis Joyner

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

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...

Charleston Cou...

gisccweb.charl...

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

Charleston County GIS

Powered by Esri



245 Eagle Point - 2025  
Dimension B

245 EAGLE POINT ROAD, JOHN X

Charleston County GIS Viewer

Selected Parcel

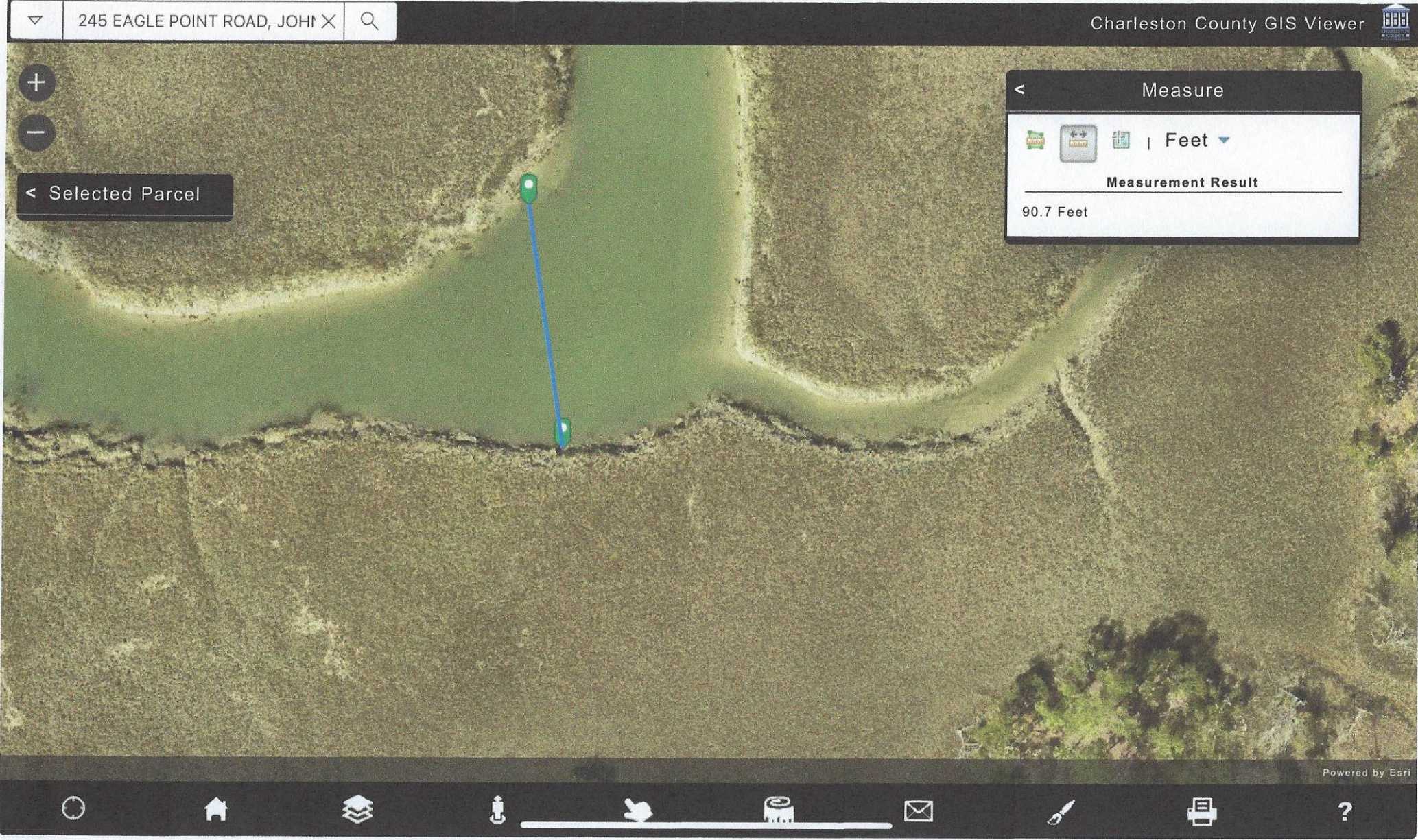
Measure

Feet

Measurement Result

90.7 Feet

Powered by Esri



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

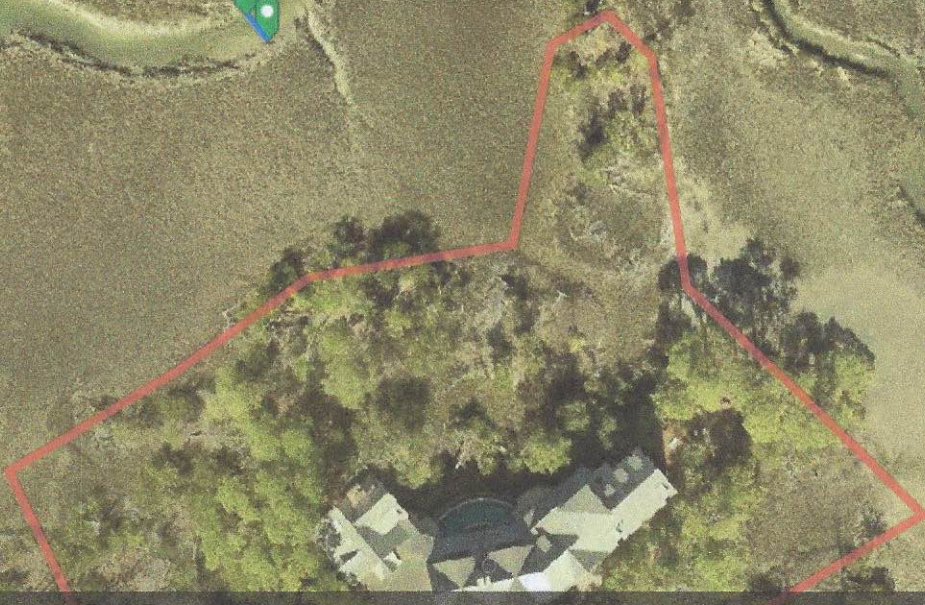
Measure

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**

	<b>Address</b>	<b>Creek Width</b>
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

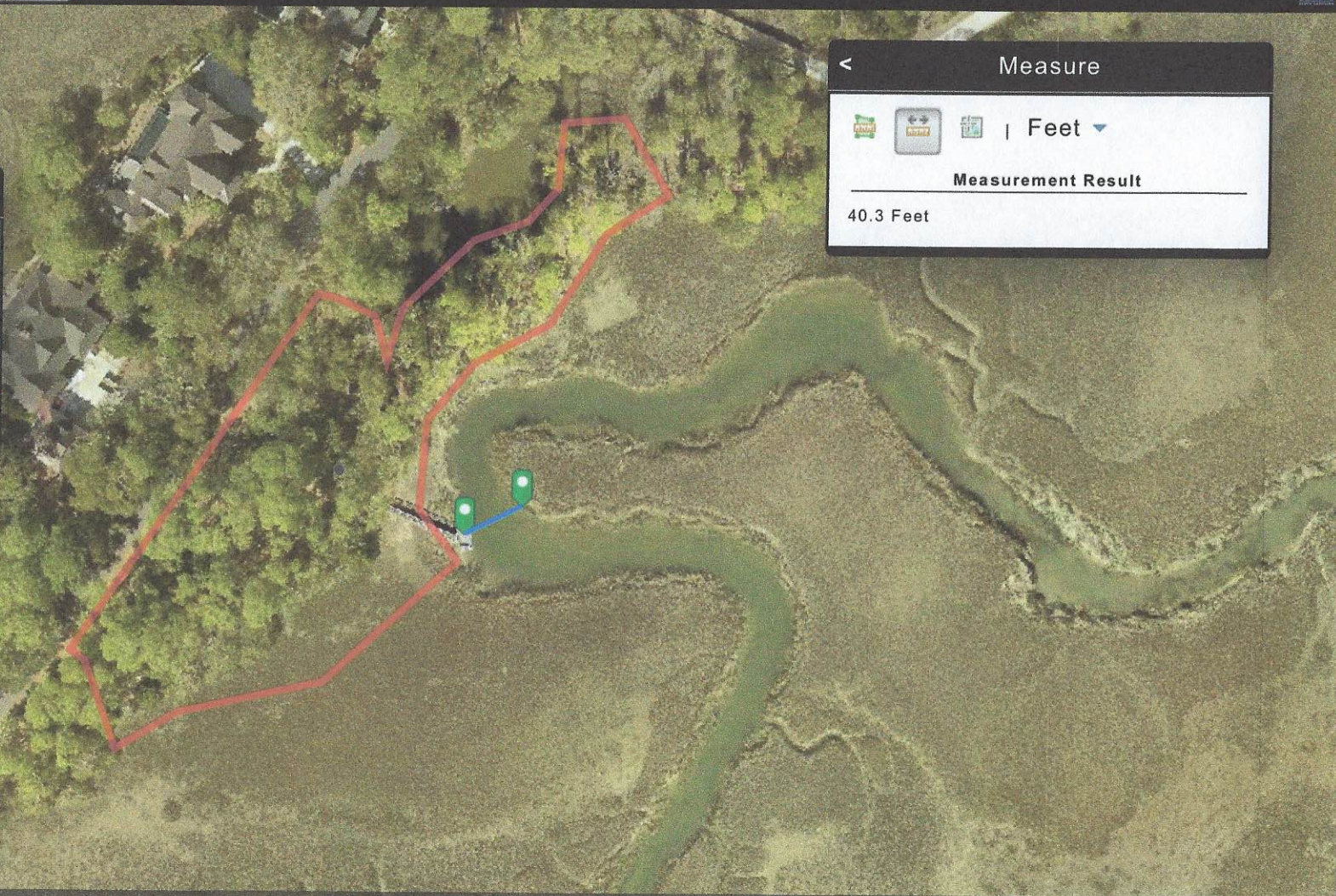
36.8 Feet

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

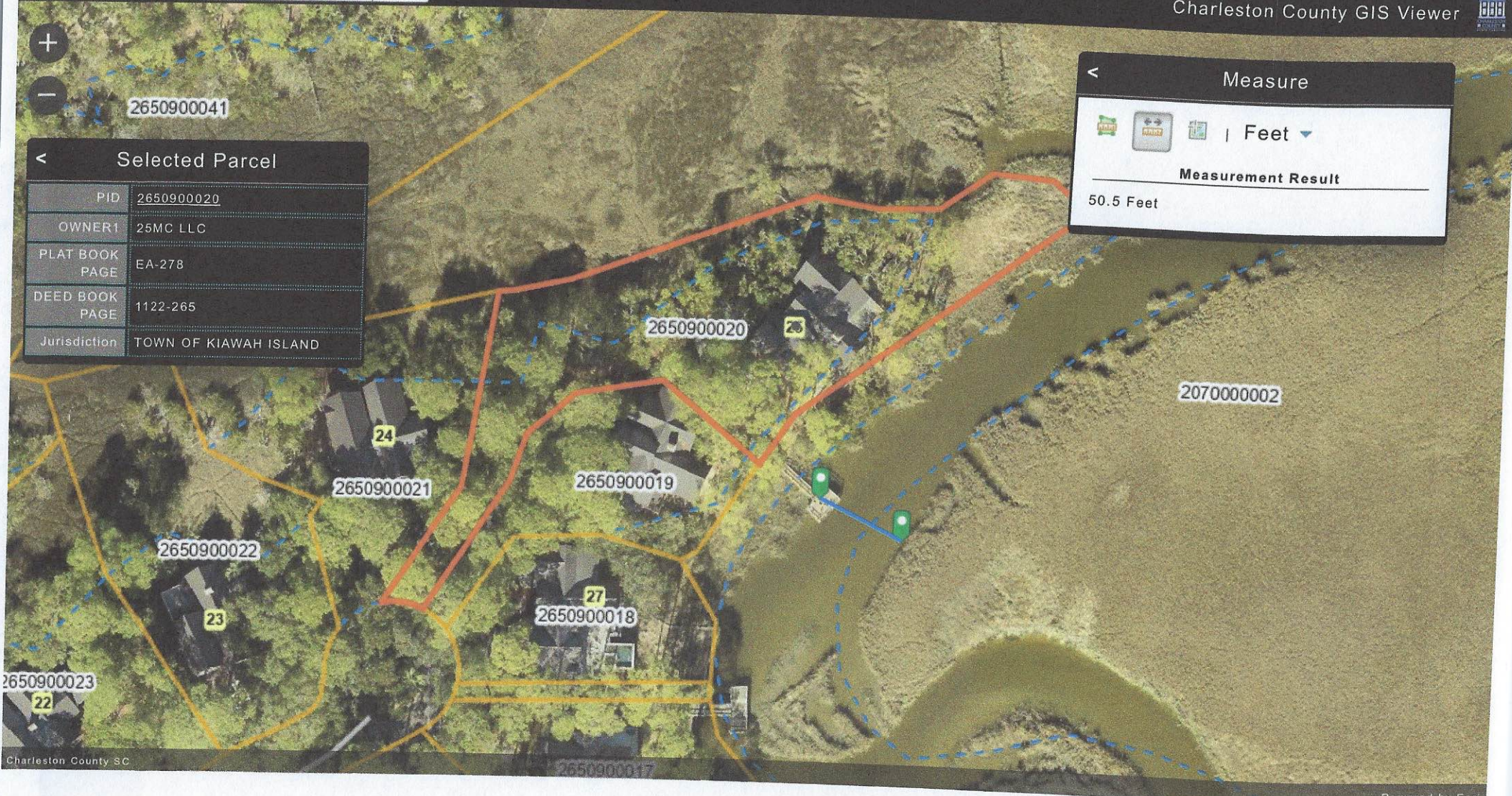
Measure

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**

	<b>Address</b>	<b>Creek Width</b>
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

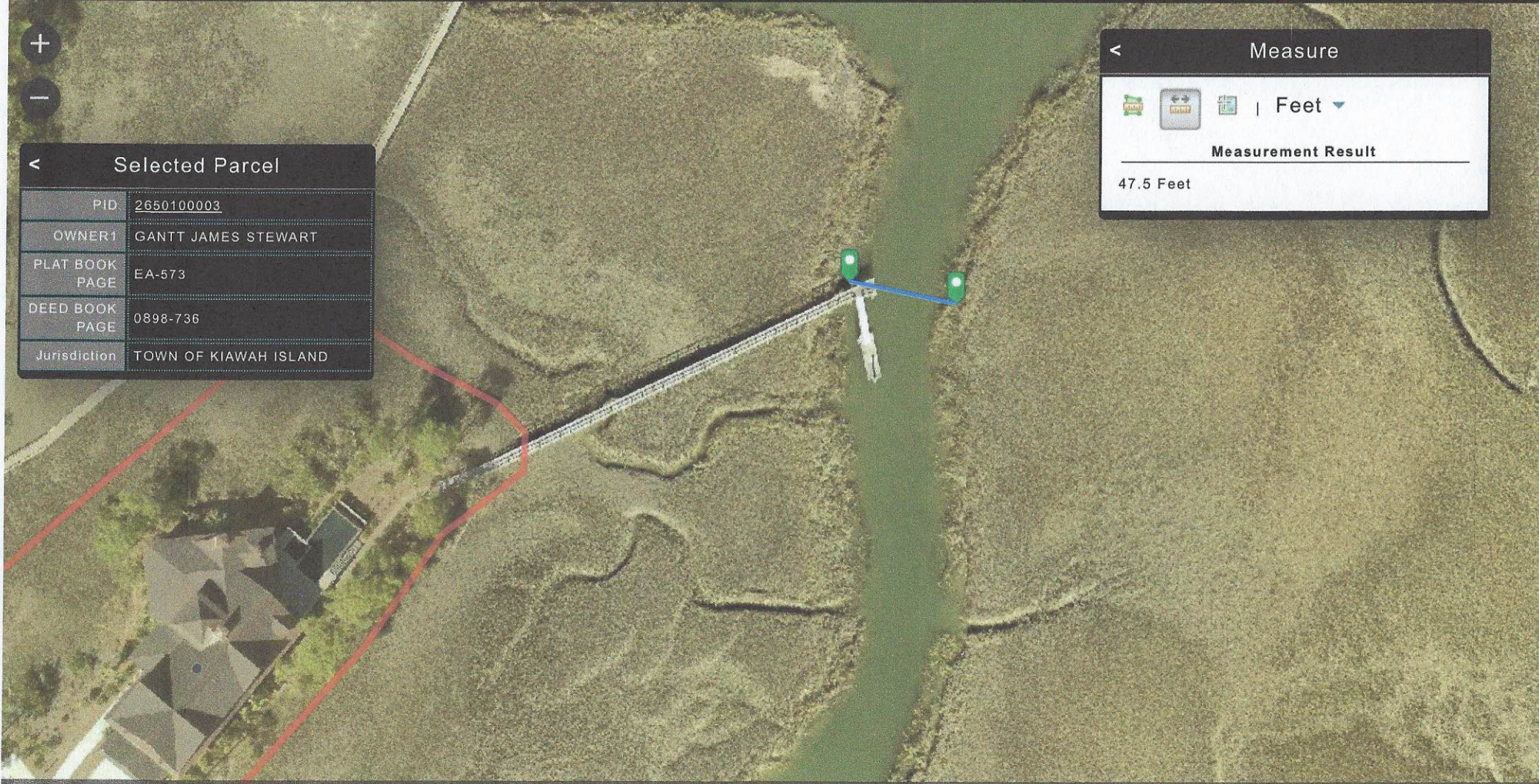
Measure

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

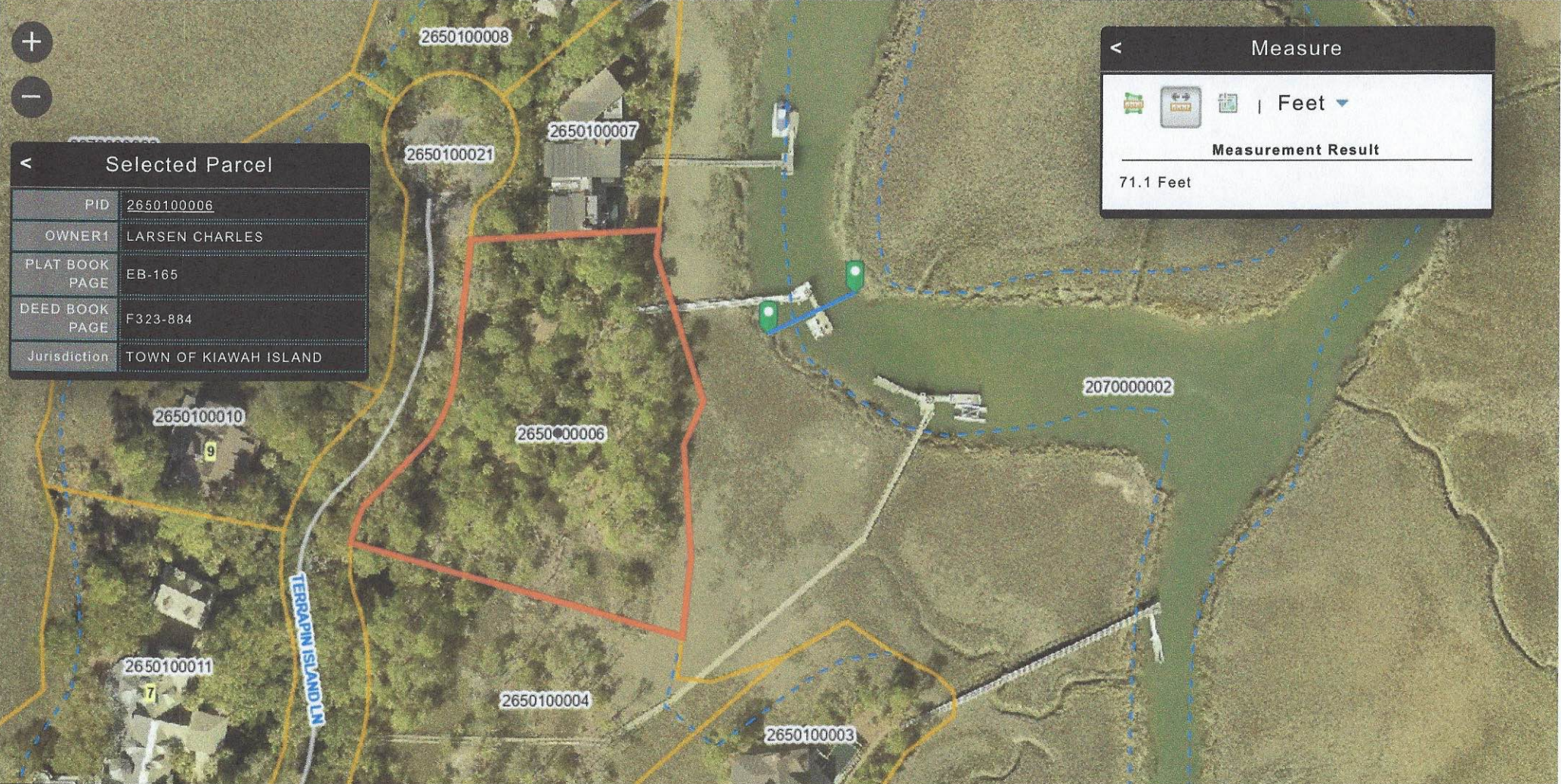
---

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

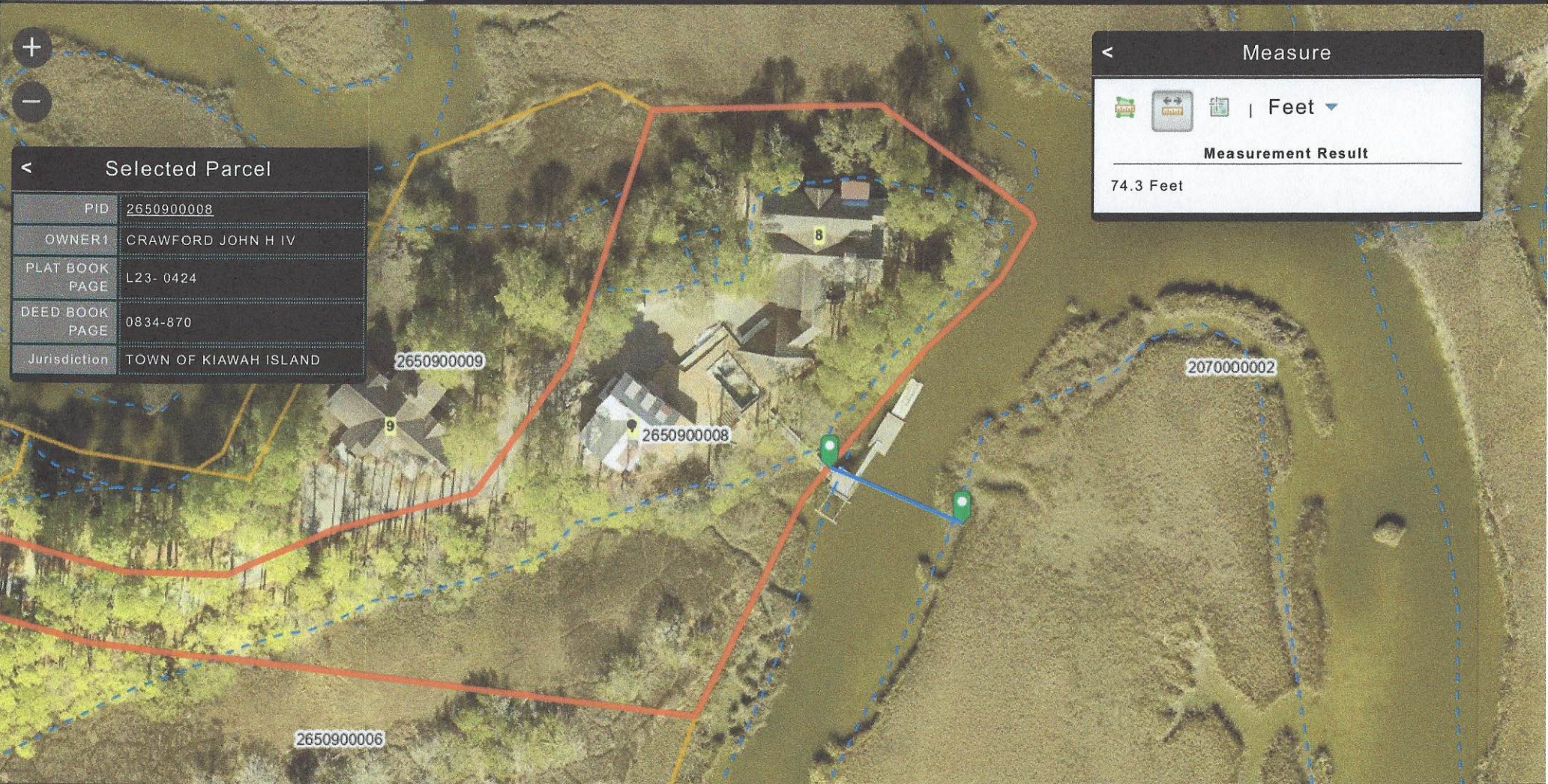
Measure

Feet

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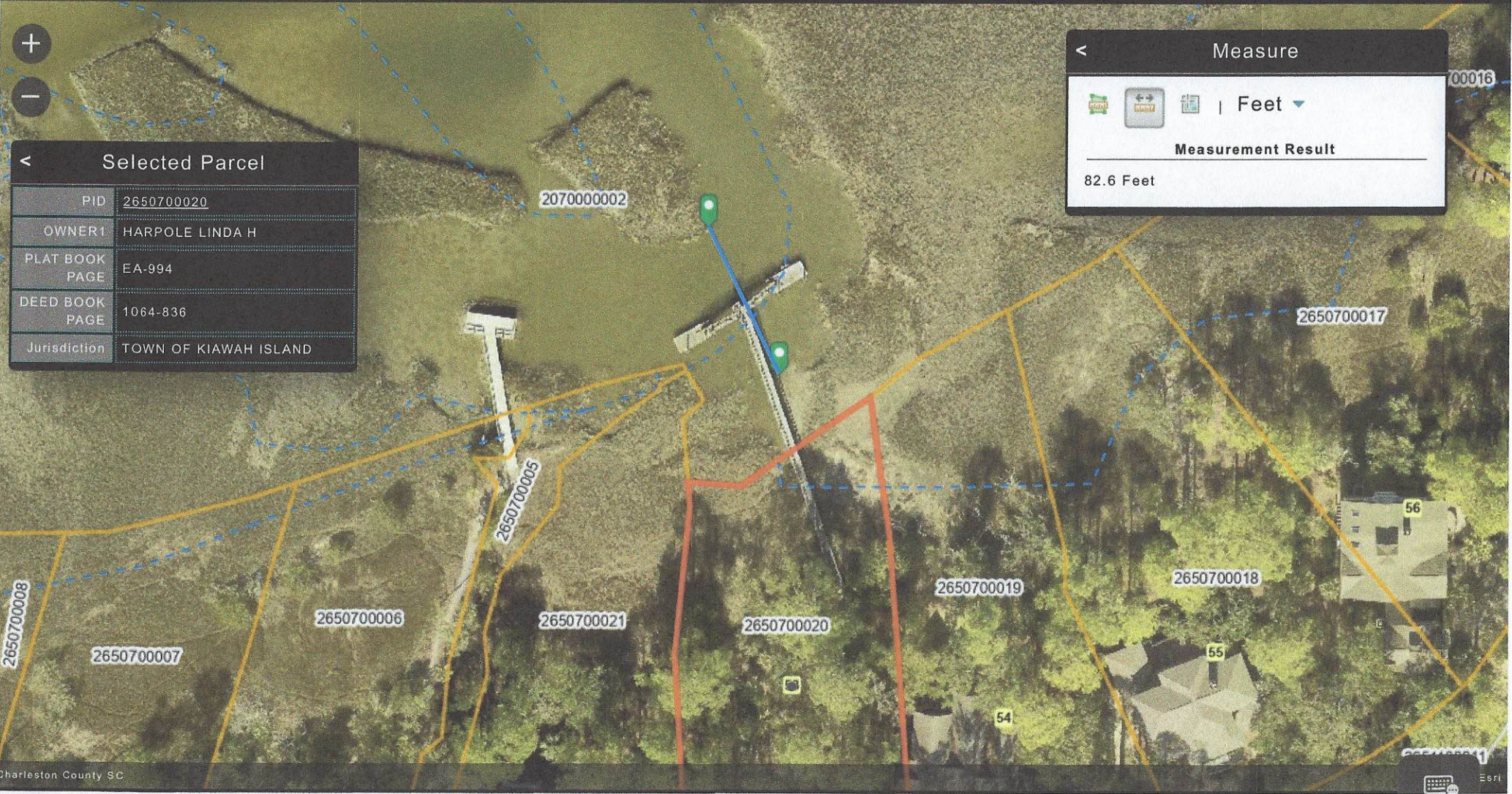
Measurement Result

74.3 Feet





53 SALT CEDAR LANE, JOHNS



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

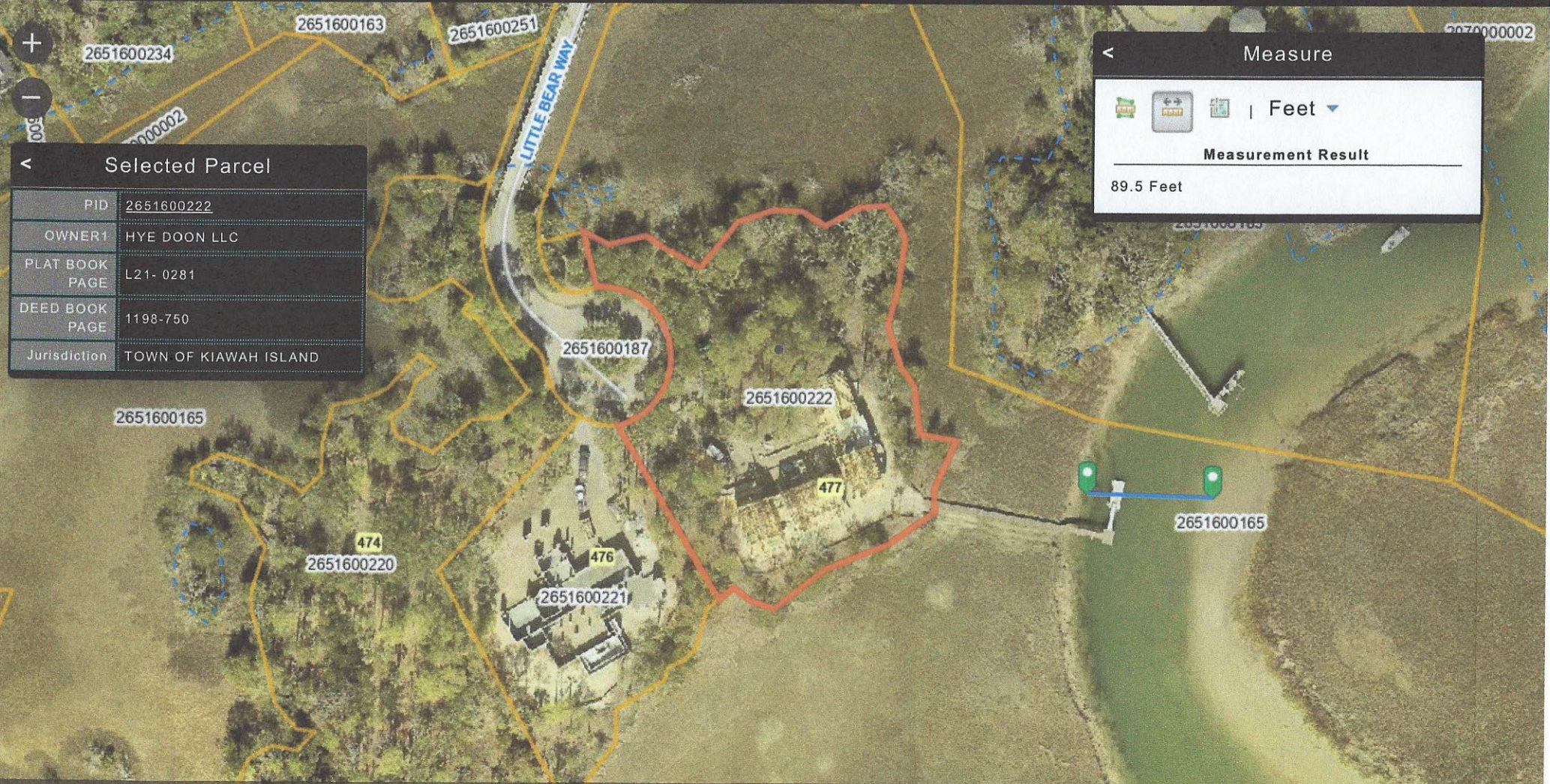
Measure

 | Feet ▾

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**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

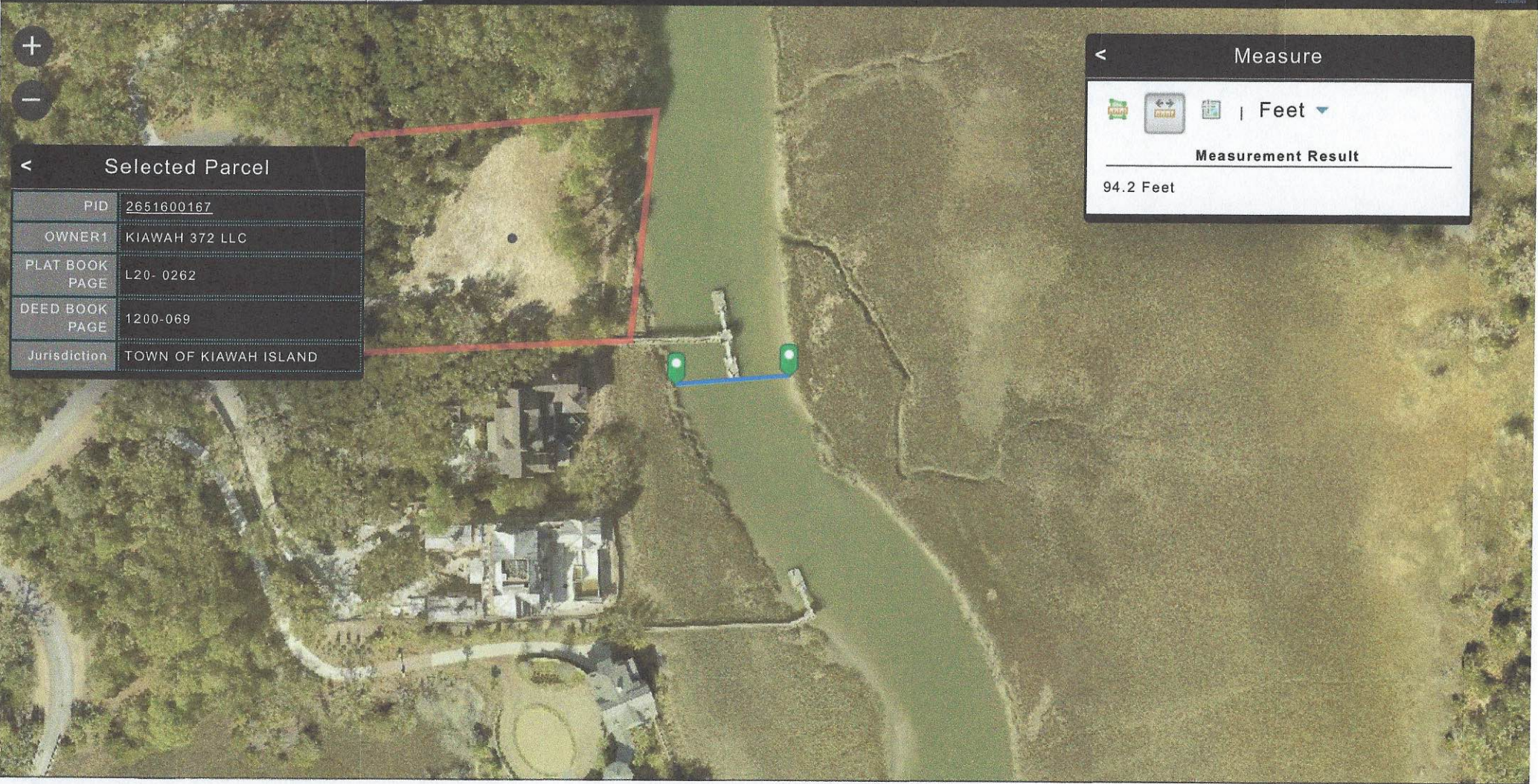
Measure

Feet

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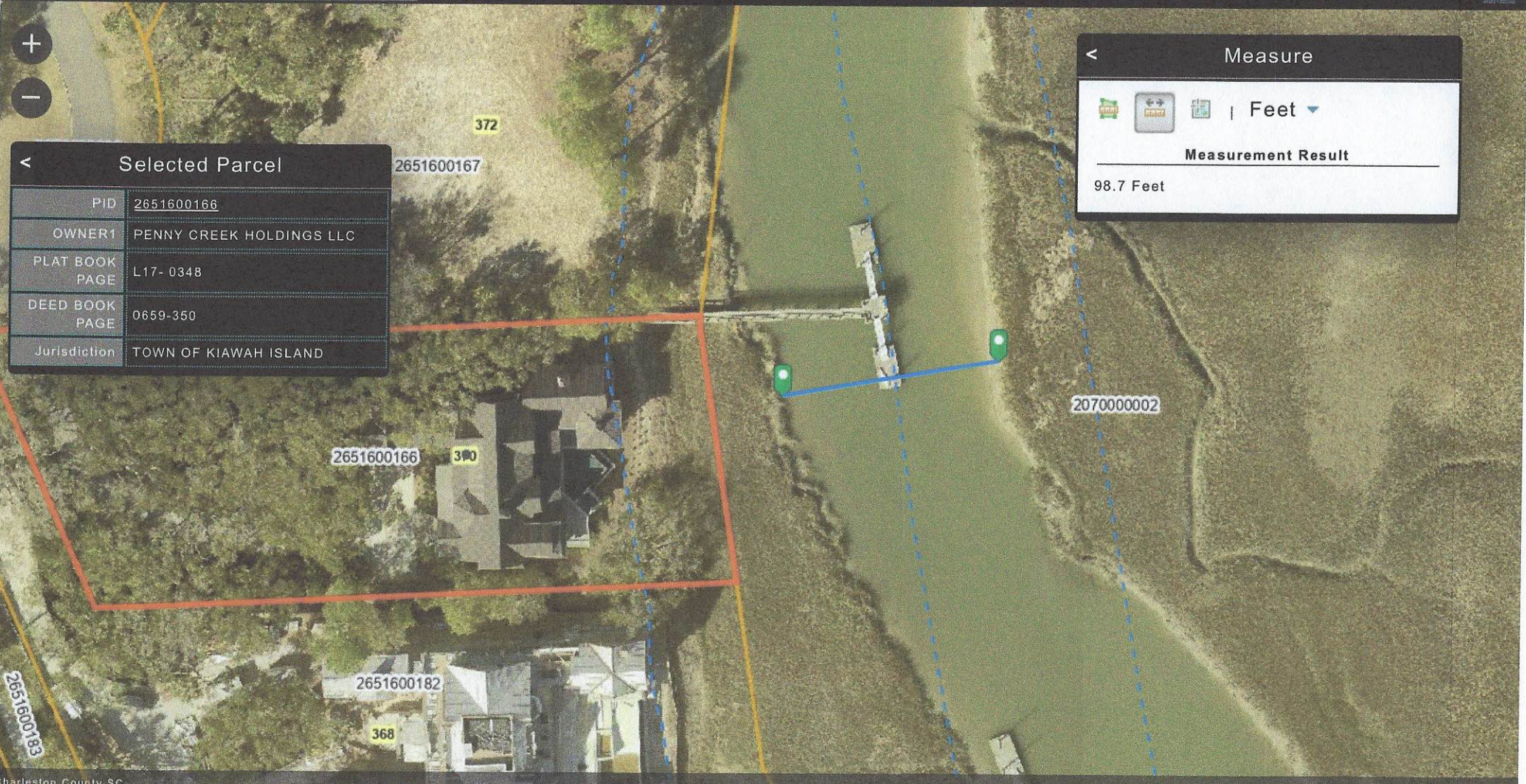
Measurement Result

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

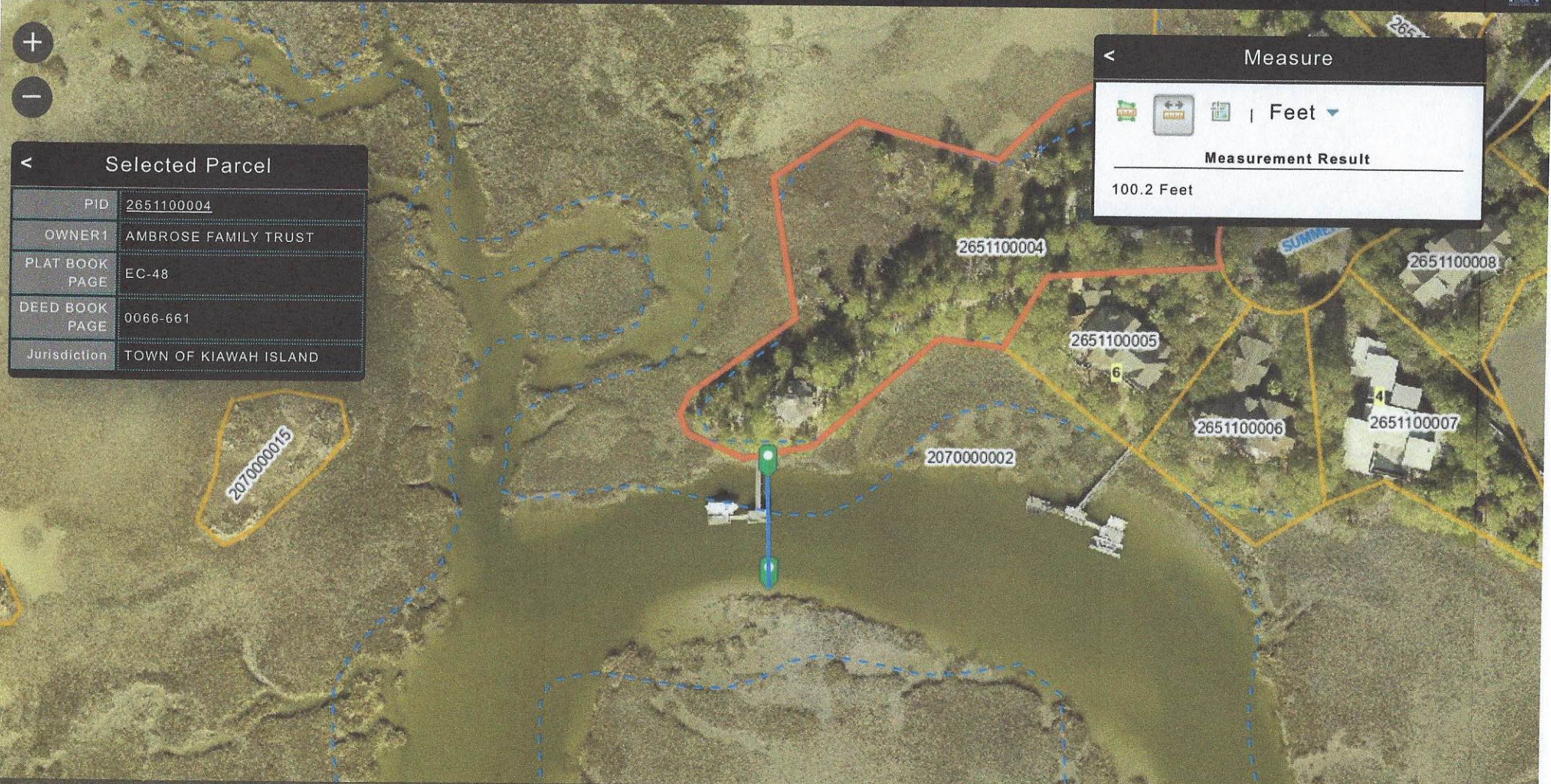
Measure

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

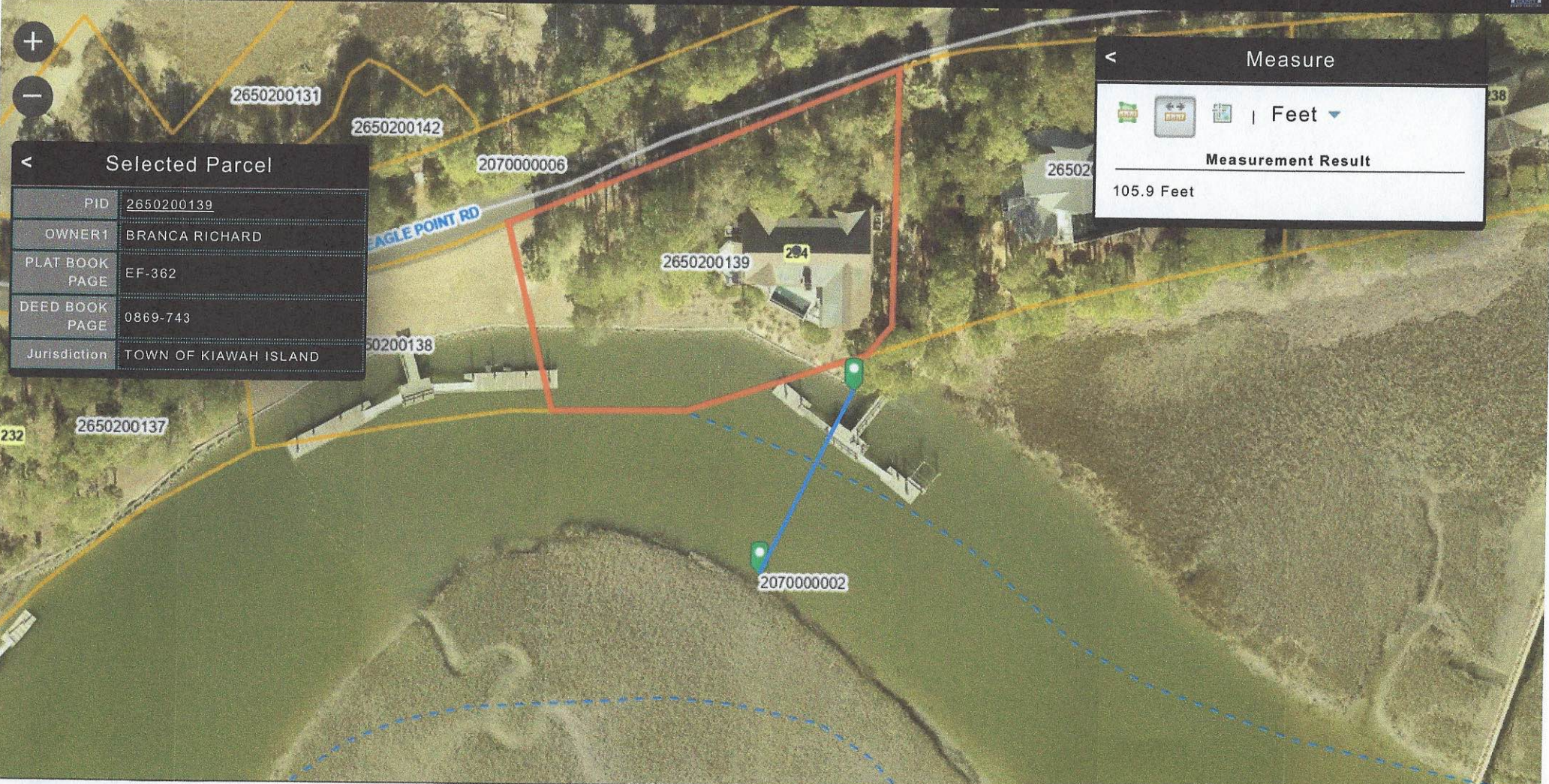
Feet

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

245 Eagle Point  
Request for Key Location Zoning Text and Map Amendment

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.

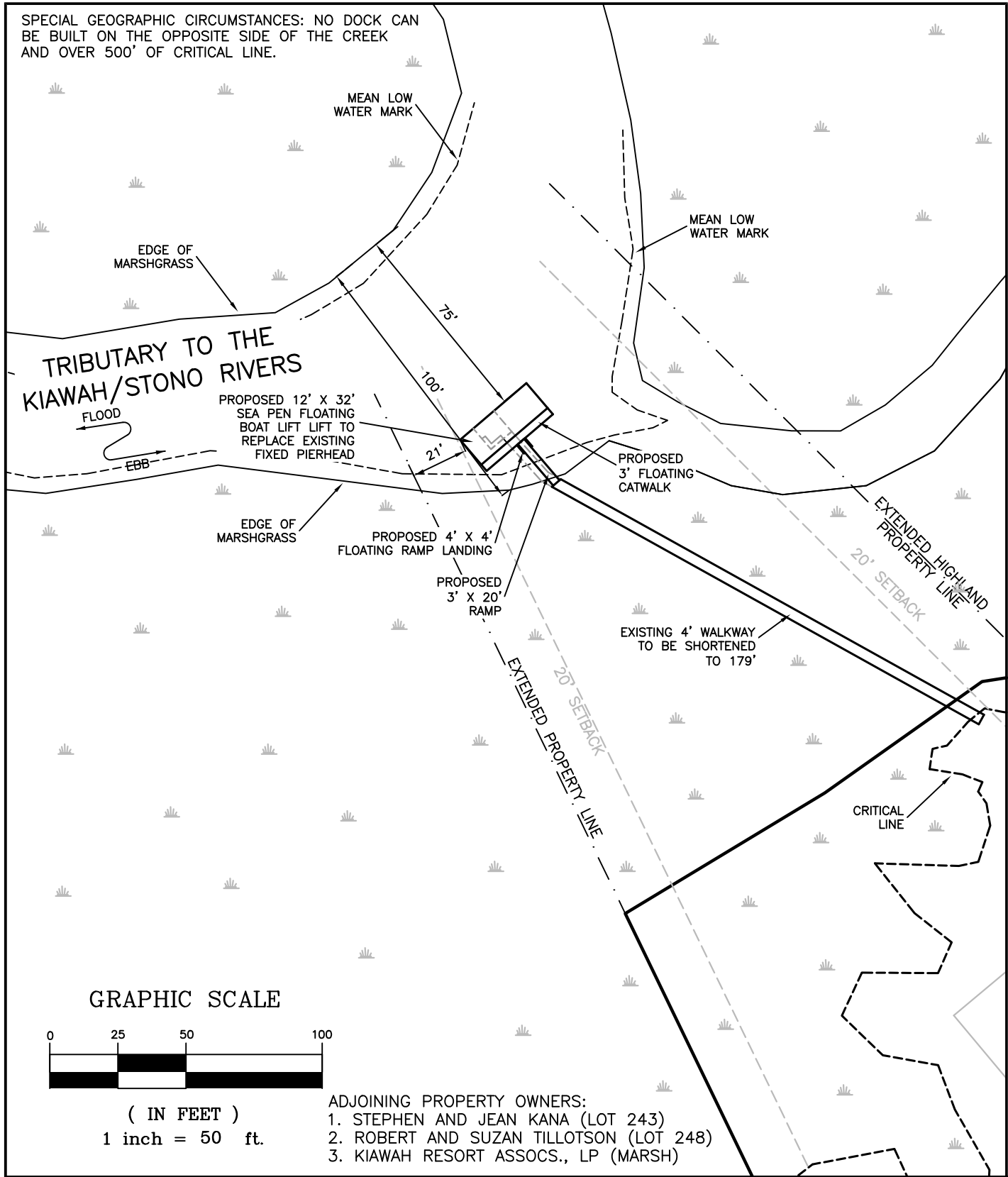
**Low Tide**  
**11/1/25**  
**11:00am**



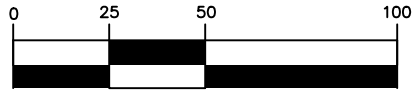
Low Tide  
11/1/25  
11:00am



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



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

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

<p>APPLICATION BY: JONATHAN WEITZ</p> <hr/> <p>ADDRESS: 245 EAGLE POINT RD.</p> <hr/> <p>DATE: OCTOBER 23, 2025</p> <hr/> <p>REVISED:</p>	<p>LOCATION</p> <p>A PROPOSED MODIFICATION OF A RECREATIONAL DOCK AT 245 EAGLE POINT ROAD LOCATED ON KIAWAH ISLAND CHARLESTON COUNTY SOUTH CAROLINA</p>	<p>SHT. NAME</p> <p>PLAN VIEW</p> <p>TMS #265-02-00-167</p>
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**REZ25-000001 & AZO25-000014**

Received Public Comments

Joanne,

Thank you for the consideration and opportunity for Jean and I to express our concerns regarding the proposed floating dock at 245 Eagle Point Road as we were not able to attend the Planning Commission meeting held on December 3 due to inadequate notification and a previous out of town family commitment.

We've responded to concerns addressed in the Town of Kiawah Island Zoning Ordinance Amendment Request Case REZ25-000001, and also included a few additional points we believe are important for consideration.

### **Town of Kiawah Island Zoning Ordinance Amendment Request- Concerns**

#### **Property Exchange Claims:**

- The property owner's assertion of exchanging 636.26 feet of fixed dock entitlement for only 50 feet of floating dock does not effectively address dock proliferation or environmental control. The practical limitations for constructing a dock along the property line suggest that the actual impact on dock proliferation is minimal and misleading.
- The dock key map shows that 245 Eagle Point could potentially build a dock along the entire property line by the marsh. However, this isn't possible because, to reach the main creek, the dock's walkway would need to cross the tributary creek, which is not allowed. Alternatively, the walkway would have to be over 400 feet long to connect to the Stono River, which is impractical. The only feasible location for a dock is the small strip of land between the creek and the property line of 243 Eagle Point Road, where they are proposing to place the 50-foot floating dock. As a result, they are not really offering any meaningful change or "giving back" anything. The proposed dock doesn't address the issue of controlling the proliferation of docks, as stated.

#### **Community Docks and Existing Access:**

- It is important to note that the eight properties at the end of Eagle Point Road already have access to a private community floating dock between 232 and 234 Eagle Point Road. The Kiawah Island Code (12-78-b5) encourages the construction of community docks to minimize environmental impacts, thereby making the addition of a private floating dock redundant and potentially harmful to community interests.

#### **248 Dock Amendment Comparison**

- The floating dock at location 36 (248 Eagle Point Road) is not an accurate comparison because location 36 is located directly on the Stono River, and the 245 Eagle Point dock would be located on the marsh.

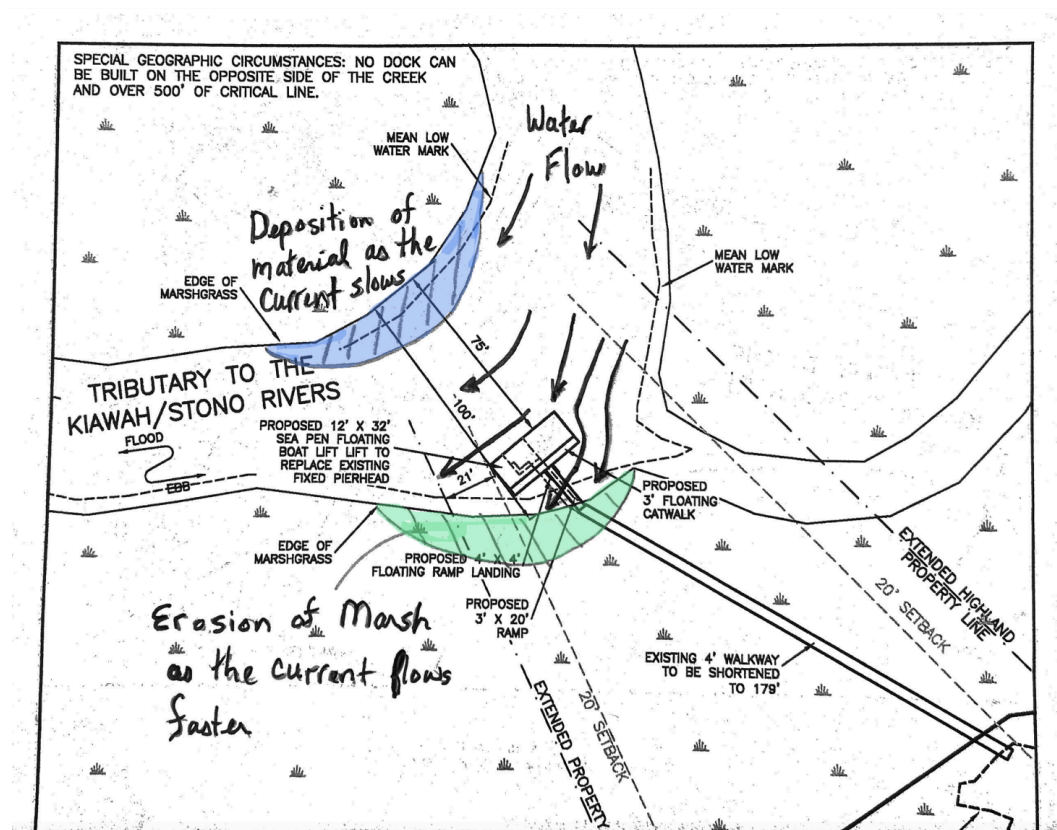
#### **Environmental Concerns:**

- The marsh ecosystem between Eagle Point, Chinaberry, and Blue Heron Pond Roads is a valuable habitat for various species, including fish, shrimp, crabs, oysters, and birds.

Changes to water flow can have detrimental effects on this delicate environment, particularly given the unique characteristics of this ecosystem, which has historically been free from man-made structures. The potential introduction of SeaPens in this area, known to disturb sediment dynamics and plant growth, could further harm the marsh's ecological integrity and nursery habitats.

### Hydrological Impacts:

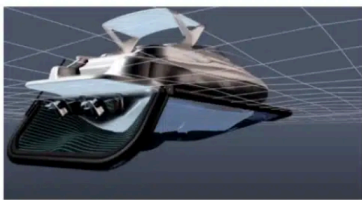
- The creek's unique directional change (180 degree turn in a short distance) leads to dramatic alterations in water flow dynamics. As the tidal flow of water enters the first 90 degree turn its velocity changes. On the outside of the curve the water moves faster causing erosion of the edge of the marsh. On the inside of the curve the water slows down causing deposition of sediment. The position of the proposed dock is right at the 90 degree turn.
- The proposed dock's position will affect these dynamics, as it will exacerbate erosion on the outer curve of the creek while increasing sediment deposition on the inner curve. The presence of the proposed floating dock, along with the attached SeaPen and catwalk, will alter water flow patterns, further exacerbating erosion and degradation of the marsh, which is already vulnerable.



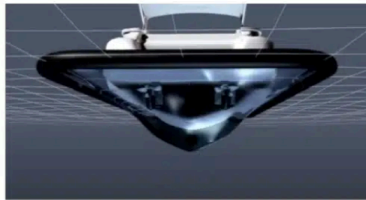


- According to the document shared by the homeowner at 245 Eagle Point Road, the floating dock with the attached Seapen and catwalk is 15 feet wide and 32 feet long. The SeaPen itself sits 39 inches below the water when the boat is inside—20 inches for the SeaPen and 19 inches for the boat's draft, based on the manufacturer's specs. **The SeaPen does not lift the boat out of the water.** This setup will affect the water flow by slowing the current as it hits the SeaPen, which may cause materials to build up in front of the structure.

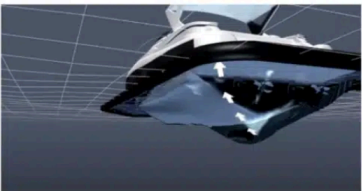
## How the SeaPen Works



**Locate**  
Simply drive in and let the SeaPen secure your boat at the berth.



**Isolate**  
Raise the gate with the simple press of a button



**Drain**  
The bilge pump will automatically switch on and drain



**Ventilate**  
With the SeaPen's patented rope mesh technology

- Eventually this will hinder access into the tributary that branches off directly in front of the dock. Over time the flow dynamics will cause the navigable channel to move towards the outside of the curve. The floating dock is a fixed structure. As the channel moves it effectively causes the floating dock to extend further and further into the navigable channel. This, along with depositions of material in front of the dock will limit access to the creek and tributary for fisherman and recreational boaters.

#### **Dock Position:**

- In comparing the plan views for the original fixed pierhead (dated 1/14/2025) and the proposed floating dock and Seapen (dated 10/23/25), we were concerned that the structures were not in the same location. As per the Critical Area Permit and Coastal Zone Consistency Certification dated 4/9/25 an “As Built” survey was to be submitted within 90 days of completion of the construction. The fixed pierhead was completed in early September 2025. I requested this document from the Bureau of Coastal Management. They responded by stating that a building permit and a notification they were beginning construction were not done. There was no record of the “As Built” survey. I think this document and accurate knowledge of where the dock will be placed in relation to the creek and tributary are very important for this decision.

In conclusion, the proposed floating dock should not be allowed in this location to protect the integrity of the creek ecosystem and the broader community interests. We urge the Planning Commission to carefully consider the long-term environmental and community impacts before making any decisions. Ultimately, this is about future generations—our children, grandchildren, and beyond. We've all had the privilege of enjoying this natural preserve, it's our responsibility to be good stewards of the land and preserve it for others.

Sincerely,  
Stephen and Jean Kana

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



December 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  
Response to Public Comment

RE: 245 Eagle Point Rd.

Dear Mr. Taylor:

Thank you for providing my client Mr. Weitz a copy of the public comment submitted by the neighbors residing at 243 Eagle Point, Stephen and Jean Kana. Please accept the Weitz's sincere regret that The Town finds itself in a situation where neighbors are unable to reach an agreeable solution, but the Kana's have refused every request to meet with Mr. Weitz and discuss this request, so we unfortunately find ourselves needing to direct our responses directly to the Town.

I also understand the Planning Commission is requesting the application be remanded for further consideration regarding the issues raised by the Kana's. Mr. Weitz and I respect the Planning Commission's position and intend to do everything necessary to address any potential concerns. Given work disruptions due to the holidays and the short time frame, we are requesting to be removed from the Town Council's January Agenda on order to supply the Town with scientific data and modeling that demonstrates that a SeaPen in this location will have no impact on environmental conditions in the Creek. Up to this point, our understanding of Mr. and Mrs. Kana's position was that they were concerned about impacts to their view. The environmental concerns recently expressed to Town Council warrant study and rebuttal and support our request to postpone this matter to the month of February.

In advance of our efforts to analyze and address the concerns recently expressed by the Kanas, I would like to respond to other items that have been raised both in the past and in their public comment letter.

### **Background**

The three properties at the end of Eagle Point Road – 248, 245, and 243 – have all been entitled to a fixed dock since the Key Dock Location Ordinance was originally adopted in 1992. These three properties were identified as Key Location “G”. In 2018, the then owner of the adjacent property 248 Eagle Point received Town approval to be rezoned from a fixed dock to a floating dock identical to the requests in the Weitz application. The basis for that approval was based on a changed geographical condition (accretion of land in that case) and the agreement of the property owner to exchange linear footage of Location G for a smaller linear footage of Key Location 36. In the matter before the Town Council, the creek has expanded in width to over 100 ft behind 245 Eagle Point. The facts surrounding the requested rezoning of 248 and the Weitz’s request for 245 are identical, with the exception of a floating dock located on the Stono River versus a request for a floating dock located on a creek that is now over 100 feet wide and 6ft deep at low tide.

The Town’s Key Location Ordinance allows floating docks in many areas with smaller width and depth than the creek in question here. In addition, a review of the Key Location Dock Map will also show many docks are allowed on creek bends. The public comment seems to be indicating that the location on a creek bend should be of particular concern. However, there are no SCDES-BCM regulations restricting docks from being located on creek bends and there are no Town Ordinances restricting docks on creek bends. To refuse to allow a floating dock designation at 245 Eagle Point Rd. would be inconsistent with how the ordinance has been applied across the entire island.

As you are aware, The Kana’s contacted the Town in 2024 when the Weitz’s notified them of their desire to build a dock. The purpose of the Kana’s interaction with the Town was to confirm their rights to build any type of dock as they were unaware that both their own property and 245 Eagle Point were entitled to a dock under the Key Location ordinance. The Kana’s claimed that no one ever told them a dock was allowed on their property. The concerns expressed to my client by his neighbors was only related to the potential of an impact on the Kana’s view as they constructed their house in such a manner to maximize their view, believing without any confirmation that no dock would be in their viewshed.

Notably, the existing fixed pier and proposed floating dock at 245 Eagle Point Rd. are both well within my clients extended property lines as required by SCDES regulations. Recognition by the Town that both 243 and 245 Eagle Point are entitled to a dock has existed since 1992. The public comment references the area has historically been free from man-made structures. The Town Zoning Ordinances have always allowed for man-made structures to be present in this creek. However, the public comment also correctly acknowledges that the creek is frequented by both fisherman and recreational boaters. The Weitz’s request is to change the type of structure, not to add a structure where none was ever entitled. Despite the Kana’s lack of awareness, It was always anticipated that man-made structures would be allowed in this area.

### **Linear Footage Exchange**

The referenced exchange of linear footage of Key Location G for a smaller location of floating dock entitlement is identical to the terms used in 2018 when 248 Eagle Point Rd. was approved to convert from a fixed dock to a floating dock. In essence, you must remove “G” linear footage

in order to add Floating dock footage. The reduction in footage is to clearly identify where, along the property line, a floating dock would be entitled. The exchange is necessary because one lot cannot be both types.

The request is also completely consistent with the stated goal of minimizing dock proliferation on Kiawah. It is simply a request to change from one type of dock to another. As much as the Kana's view this as a new dock, the entitlement has existed for over 30 years. No new docks are being requested (no proliferation) – just a change of dock type. This would be different if my client was requesting a dock on a property where no entitlement currently exists.

### **Access to Community Dock**

We agree that the eight properties at the end of Eagle Point Rd. have access to the community dock. This includes 248 Eagle Point which the Town approved for a floating dock in 2018. The Town cannot grant a floating dock to the adjacent neighbor who has equal rights to the community dock and then deny a floating dock to 245 Eagle Point based on the same access. Therefore, access to the community dock should have no bearing on this decision given the 2018 approval of 248 Eagle Point.

Providing community docks for different Kiawah communities is a nice amenity but was never intended to prevent waterfront owners from having their own residential docks. If that were the case, the Key Location Ordinance would have prohibited docks within communities that have existing community docks. This exact situation exists in the Ocean Park Community that includes a community dock and multiple private docks for Ocean Park residents.

### **Environmental Impact of the SeaPen**

The public comment states a concern that **“The SeaPen does not lift the boat out of the water.”** One can only conclude that this concern would be eliminated if the boat was in fact lifted out of the water. My client is more than happy to eliminate the SeaPen and alternatively install a boat lift to get the boat out of the water to address any perceived environmental concerns about a Sea Pen blocking the flow of water. Installing a boat lift would be much easier and less costly. The Weitz's have always wanted to be neighborly and do whatever they could do to address the Kana's apprehension over any type of dock. The proposed design was specifically developed to minimize the impact on The Kana's view. The proposed layout would eliminate the entire elevated pierhead and an additional 25 feet of elevated walkway – basically giving the Weitz's a simple walkway to a ramp to a floating dock at the water level. There is no question this would be the least impactful from a view perspective. If views are no longer the concern, then The Weitz's would readily agree to the more typical configuration found at almost every dock on Kiawah - a standard boat lift removing the boat from the water with a small floating dock.

As further evidence of the Weitz's willingness and attempts to mitigate view concerns, the existing fixed pier was only built at 100 sf despite existing entitlement (no further Town approval required) to build it up to 2.5 times larger (240 sf). The Weitz's did this to minimize the view impact in the short term given the known desire to eventually request conversion to a floating dock. The ultimate goal has always been to be treated the same way and given the same

rights approved for 248 Eagle Point. In the event The Town denies this request and all legal avenues are exhausted, the Weitz's will then have no choice but to build the fixed pier to the size currently allowed to fully enjoy both the value and utility of their property. This is not the Weitz's desired outcome and the Kana's would likely be equally unhappy with a fixed pier 2.5X larger. The Weitz's have consistently shown they are willing to compromise to minimize the view impact<sup>1</sup> to their neighbor. If views are not the real issue – then a lift would seem to address any environmental concerns and the Weitz's are willing pursue that design.

### **Scope of Review – Charleston District Corps of Engineers**

Under Section 10 of The Rivers and Harbors Act the Charleston District Corps of Engineers (“Corps”) reviews all dock permits to ensure the proposed dock does not disrupt the flow of water, effect circulation or cause unreasonable obstruction to navigation or significantly alter the water body's course, condition, or capacity. While we are happy to provide an expert report to alleviate any concerns - issues related to any specific design, whether it is a fixed pier, floating dock, SeaPen, or boat lift are all reviewed by the expert engineers at the Corps to ensure the natural environment is not unreasonably impacted. No permits are issued until this review is performed by the Corps.

The issue before the town is zoning, not design. All designs for every dock in the United States are reviewed by Corps to ensure natural resources are protected. While we agree the Town should consider potential environmental impacts, the actual science and hydrology should be left to the experts at the Corps under the requirements of Section 10 of The Rivers and Harbors Act.

### **Status of Survey and Permits**

Evidently questions have been raised regarding the existence of an as-built survey of the fixed dock and whether all permits were properly obtained. As these matters have been raised by the Kanas, we are providing the following information to the Town.

The Weitz's hired Robert Lee Frank Land Surveying for all surveying needs for this project. In addition, American Dock & Marine was the contractor for the project who has built numerous docks on the Island for years. The As-Built Survey has not been requested because the dock was never fully completed due to The Kana's submitting a complaint to the Town in September mid-construction regarding the intended use of SlideMoors and a telescoping ladder. This complaint was filed despite the fact the Kana's were made fully aware, in January 2025, (when the Weitz's supplied a courtesy copy of the permit application) of the intent to moor a boat at the fixed pier. There was every opportunity to raise concerns before the dock was either permitted or built.

As a result of the Kana's complaint, construction was stopped and remains unfinished today (there is still a hole existing in the railing where a ladder was supposed to be installed and the Slidemoors have been removed as a showing of good faith). At that time, Mr. Weitz met with planning staff to discuss options given that current fixed dock zoning has no outright prohibition on boat mooring or moving parts. There is just a vague statement that fixed docks ‘generally’ do

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<sup>1</sup> Importantly, the S. C. Supreme Court has issued a ruling that there is no right to a view in South Carolina *see Hill v. Beach Company* 279 S. C. 313, 306 S. E. 2d 604 (1983).

not having moving parts. There is nothing explicitly prohibiting them. The Town planning staff laid out three options moving forward: (1) Board of Zoning Appeals interpretation on legality of mooring and moving parts; (2) pursue a text amendment to clean up the language and address new technologies not available at the time of the original drafting; or (3) proceed immediately with the long-term desire of rezoning. The Weitz's chose to proceed with option 3 believing this to be the least adversarial path. Without the Kana's complaint during construction in September, The Weitz's had hoped to use the fixed dock and Slidemoors for the next year or two (allowing the neighborhood "rhythm" to settle down) and then pursue rezoning down the road. The Kana's complaint in September prompted pursuing rezoning before the fixed dock was even completed.

Despite the dock not being completed (and therefore no as-built being required yet), The Weitz's have requested that the surveyor come out to the property to survey what is built just to resolve any unanswered questions.

Regarding permitting, the Weitz's obtained all the necessary permits for the construction of the fixed pier. These permits include: 1) Town Zoning Permit; 2) ARB Permit; 3) KICA Encroachment Permit; 4) SCDES-BCM Permit; 5) The Charleston District Corps of Engineers' Permit. The Weitz's are happy to provide copies of all of the listed Permits if needed. The only outstanding question relates to whether the contractor picked up the construction placard from SCDES-BCM. The agency is currently closed for the holidays, and we will provide answers once we can confirm with them.

## **Summary**

In summary, we would welcome the opportunity to meet with the Town to discuss a path forward that works for all parties and avoid a protracted back and forth of comment letters and responses. We have no desire or interest in this escalating into an adversarial discussion with the Town. The Weitz's are simply looking for the least impactful way to access the 100ft wide creek behind their house to enjoy the water for both boating and kayaking, like all other properties on Kiawah situated on large creeks. We believed the SeaPen is the best way to accommodate the Kana's view concerns by eliminating the fixed pier and 25 ft of elevated walkway. This also avoided the potential of a legally entitled fixed pier 2.5X larger where nobody is happy. I am hopeful the Town is willing to work with the Weitz's to find common ground before this becomes a bigger issue than it needs to be. We agree with the Planning Commissioner that a remand is in order. It is important for everyone to know ALL the facts, motivations, and history as to why the Weitz's are currently requesting rezoning— especially so soon after just attempting to build a fixed pier.

Please let me know if you have any further questions or comments. We look forward to working toward an acceptable solution for all. We anticipate, within the next few weeks, to have available an environmental report addressing the Kana's concerns and to share it with the Town and staff once it is completed.

cc: Mayor Bradley Belt  
Joanne Hennessy, Planning Commission Chair  
Mac McQuillin III

Very truly yours,

**Mary D. Shahid**  
Shareholder  
Admitted in SC

January 26, 2026

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  
Second Response to Public Comments

Dear John:

Please find attached the Hydrodynamic and Wave Assessment Study conducted by Geosyntec Consultants providing a scientific analysis of potential erosion and shoreline impacts related to the proposed rezoning request to a floating dock designation. The hydrological analysis has concluded the conceptual Seapen layout will have no effect or cause any erosion at the proposed site. Additionally, the Seapen with a boat inside will benefit the immediate shoreline by acting as a wave attenuator for wave action created by wind, surface current, and the recreational boaters and commercial fishermen that are already accessing this creek. There is also another potential non-scientific benefit to the marsh that is outlined below.

The Kana's public comment received December 29, 2025 stated that the Seapen sits 39" below the water when the boat is inside. This is not factually correct. Per the manufacturer's Director of Operations (email attached), the outer HDPE frame only sits 2 inches below the water and the inner mesh (1-2" thick) floats on top of the water. The Seapen does not support the weight of the boat. Therefore, when in use, only the boat itself plus the 1-2" mesh are the only things submerged. The frame itself remains only 2" submerged because it does not support the weight of the boat. The Seapen itself has no impact on the flow of water, just the boat (which will act as a wave attenuator for shoreline protection).

Planning commission member Babinec and I determined a letter was the best way to respond to items addressed in his email dated January 4, 2026. We find these comments very reasonable and appropriate and simply wish to respond.

The comment states that the construction of a floating dock will further impact and damage the existing marsh. It is important to consider that Lisa and I currently have the legal entitlement to expand the existing fixed pier from 100sf up to 240sf under SCDES regulations and the General Permit of the Army Corp of Engineers. A denial of the proposed zoning does not avoid or

eliminate future construction, it simply changes it from the addition of a ramp and floating dock to construction of an expanded fixed pier. While we are seeking to simply gain access to the water for boating and kayaking, a denial of this request does not maintain the status quo. It only changes what will be constructed. As stated in our previous response, we assume the neighbors at 243 Eagle Point would also not like to see the existing fixed pier expanded to almost 2.5X larger and further impact their view. Square footage for docks is regulated and determined by SCDES and The Army Corp of Engineers, not the Town. Square footage allowance under BCM/Corp of Engineers regulations is based on the width of the creek. The larger the creek, the more square footage is allowed. This property is entitled to 240sf due to being over 100' wide and the special geographic circumstance of no potential dockage from the the opposite side of the creek. A Seapen or floating dock is also fully allowed under both SCDES and Corp of Engineers regulations. The outcome of this request does not eliminate or avoid construction, it only impacts what construction will take place.

The comment also indicates that additional boat traffic will result from approval of this request and cause harm to the marsh. The denial of this proposed rezoning would not eliminate or reduce boat traffic on Kiawah's waterways, it would simply shift it from one creek to another (and only related to our personal boat). This creek is already utilized by recreational boaters, fisherman, and commercial crabbers. It is a public waterway and access cannot be restricted or denied. We currently launch our boat in Cinder Creek and extensively use Bass Creek to access the Stono River. Using boat traffic as a basis for denial would be indicating a Town preference for further or increased boat traffic in Cinder Creek to minimize impact in the creek behind our home. Both creeks and marshes are equally important to Kiawah. We will continue to boat on Kiawah. Denying this request does not reduce boat traffic, it just changes the location from one creek to another.

The addition of a Seapen would also be of benefit to the marsh in terms of reducing and minimizing shoreline impact due to reduced wave action from boats. In addition to wave attenuation shown in the hydrodynamic assessment, is standard boating practice for boats to slow to idle speed when passing a floating dock, especially one having a moored boat. Boats tend to accelerate and get on plane on creeks with no docks and conversely slow down to idle speed when passing docks. This is a well followed boating practice in all creeks of South Carolina, especially recreational fishermen who are well versed in standard boating etiquette. A floating dock will benefit the marsh and reduce existing shoreline erosion in this area due to boaters following this customary practice of slowing down while passing a dock. Slower boats cause less erosion. A floating dock acts very much like a speed bump on the waterway that causes most boaters to slow to idle speed. Furthermore, we are very willing to install a No Wake Zone sign on the dock to further promote protection of the shoreline.

Finally, the comments raise the question of a potential precedent setting nature of this request. It is important to note that currently there are only 2 properties on Kiawah Island that are currently zoned for fixed piers and also sit on a creek larger than 100 feet. Those properties are 245 and 243 Eagle Point. All other fixed pier designations are on creeks much narrower and shallower than the creek in question. We are not aware of any other properties on Kiawah

Island that would be able to demonstrate **both**: (1) existing fixed pier entitlement; and (2) 100' wide creek dimensions. Therefore, the only possible precedent effect would be related to the neighboring property at 243 Eagle Point.

This request is also consistent with the overall intent of the Key Docks Location Map. The map clearly shows the intent of the drafters was to allow floating docks on larger creeks (70' or wider) and fixed piers on narrow creeks (generally 50' or narrower). Approving this request would make this property consistent and in line with all other properties on Kiawah allowed to access the water for kayaking and boating behind their home.

In summary, Lisa and I are simply looking to be afforded the same opportunity and enjoyment of our home as other similarly situated properties on Kiawah. We are not aware of any other properties that are situated on a 100' wide creek with 6' of water at low tide that are prohibited from launching a kayak or tying up a boat. We hope we have shown a willingness to achieve this in the least impactful manner – whether related to environmental concerns or view concerns.

We appreciate the Town's consideration of these comments during your deliberations. We are happy to answer any further questions or concerns and work with the Town to achieve the desired result in any way the Town considers appropriate. Thank you.

Sincerely,



Jon Weitz  
245 Eagle Point Road

Re: 245 Eagle Point

Pat Burke <Pat@solsticedockingsolutions.com>

Fri, Jan 16 at 10:39 AM

To: Jon Weitz <jweitz@avocethospitality.com>

SeaPen  
Manufacturer  
Specs

Jon,  
Here is the info you requested.....

- The SeaPen perimeter frame is constructed of a 10 inch diameter round HDPE frame that floats on the surface of the water. That frame will typically only draft 1 to 2 inches into the water and that is with a boat inside or not.
- The SeaPen does not lift the boat in any way nor does it carry any of the boats weight. Instead, the SeaPen wraps the boat hull to create a barrier between the hull and the surrounding water. Unlike on a boat lift the boat does not get raised at all from its normal floating position on the water
- You pull the boat into the SeaPen with the boat floating on the water, raise the rear gate of the SeaPen which then captures a large pool of water inside the SeaPen, and then the SeaPen pumps that water back out so the entire interior of the SeaPen is then dry under and around the boat
- The key to this function is a one piece water proof membrane and rope net suspended inside the SeaPen frame that encapsulate the hull as the internal water is pumped out
- When a SeaPen is sitting dry in the water with no boat inside that membrane and net float on the surface of the water and are flat so the only thing below water is the bottom 1-2 inches of the perimeter frame described above
- That membrane and rope net are approx 1 inch thick so with a boat sitting inside a dry SeaPen the membrane and rope net create only approx 1 inch of extra draft under the boat hull beyond what there would be with that same boat floating in the water with no SeaPen
- A good way to imagine how it looks underwater is if you were to dive under a dry SeaPen and look up at the bottom what you'd see is the shape of the boat hull looking like it was encapsulated in wrinkled looking shrink wrap and the membrane around the outside of the boat at the waterline floating flat between the boat and SeaPen perimeter frame

A couple useful videos that help illustrate the concept:



A Geosyntec Company

# MEMORANDUM

941 Houston Northcutt Blvd, Suite 201  
Mount Pleasant, SC 29464  
843.414.1040

**To:** Mr. Jon Weitz  
**From:** Fran Way, P.E., C.F.M.  
**Date:** 1/23/2026  
**Re:** Dock Reconfiguration Hydrodynamic and Wave Assessment

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Mr. Weitz,

I have reviewed the zoning documents and reports associated with the dock reconfiguration at your property on 245 Eagle Point Road. The dock reconfiguration will change the dock from a fixed dock to a fixed/floating combination dock, which are very common in the low country.

I am a coastal engineer with Applied Technology & Management with over 25 years of experience. One of my specialties is assessing erosion/accretion potential along tidal creeks caused by tidal hydrodynamics and wind-generated waves. I also have experience in wave attenuation, living shorelines, and numerical modeling (1-page summary CV attached).

The project site is along a tidal creek in estuarine waters landward of Kiawah Island. Figure 1 presents a 2025 aerial of the site with the recently constructed fixed dock. The creek is approximately 100-ft wide at the dock and depths at the seaward face of the dock are approximately 6-ft MLLW (~12-ft MHHW).



*Figure 1: 2025 aerial of the project site with the newly constructed fixed dock.*

Two different dock reconfigurations have been proposed:

1. A "Sea Pen" is currently proposed for the floating dock portion of the proposed reconfiguration (see Figure 2).
2. A floating dock with a boat lift (see Figure 3) alternative has also been proposed.

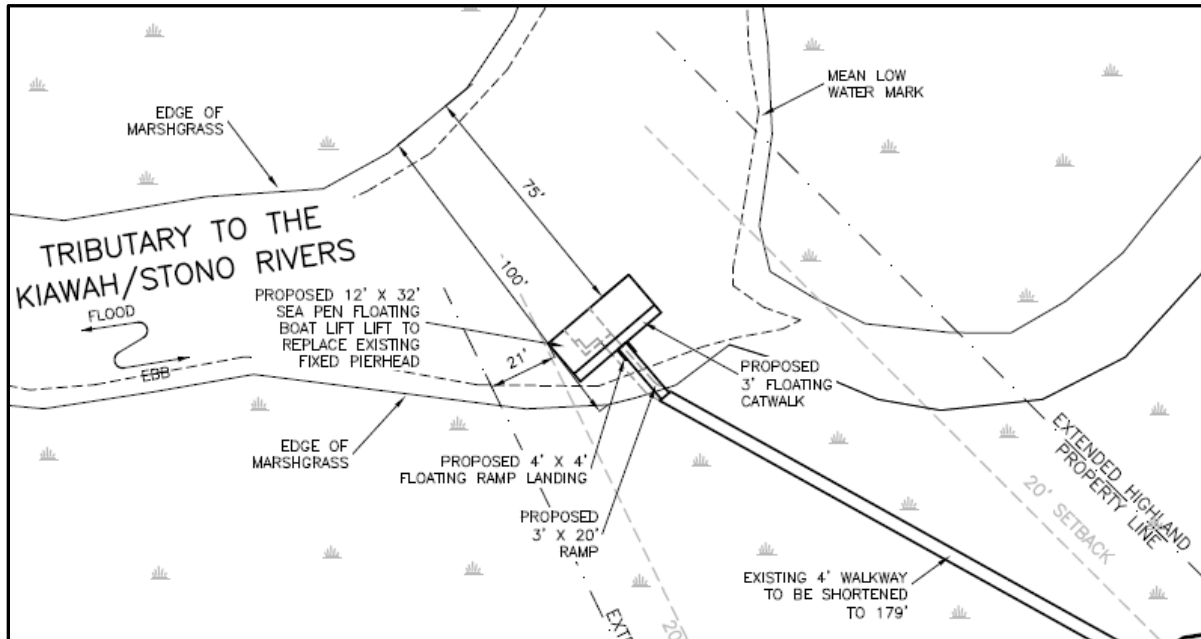


Figure 2: Proposed Sea Pen dock configuration.

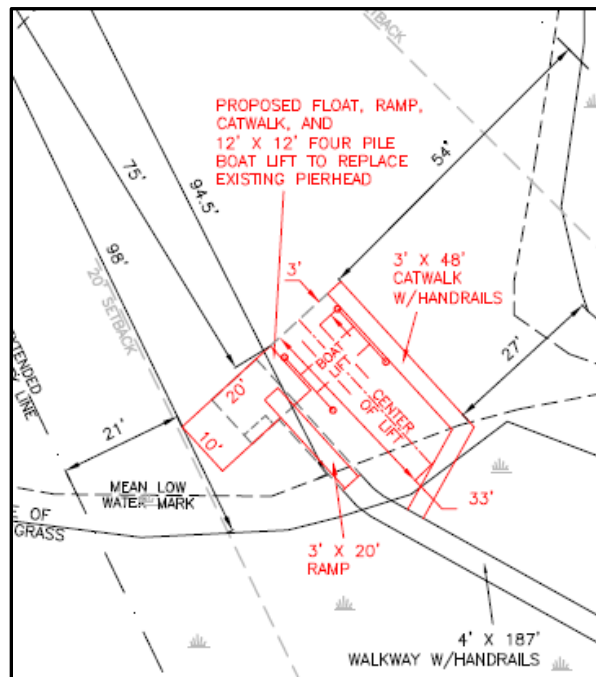


Figure 3: Proposed boat lift and floating dock configuration.

Items related to the proposed reconfiguration:

1. The creek is approximately 100-feet wide at the project site and proposed project occupies approximately 1/4<sup>th</sup> of the waterway while state/federal guidelines typically use 1/3<sup>rd</sup> of the waterway.
2. Both proposed dock reconfigurations are very common in the lowcountry and state/federal environmental agencies such as the SC Department of Natural Resources and the US Fish and Wildlife Service have input on dock permitting guidelines and regulations.
3. Lowcountry tidal creeks naturally meander and migrate. Hydrodynamic and sedimentation/erosion effects on these meanders are well-known<sup>1</sup>.
4. Both proposed alternatives (Sea Pen and floating dock) will act as wave attenuators. The marsh shoreline landward of the floating dock alternatives will be afforded some sheltering from wind-generated waves and boat wakes.
5. The Sea Pen and floating dock alternatives, along with any in-water boats, will have negligible, localized effects on creek hydrodynamics immediately adjacent to the dock but will have no effect on general creek tidal hydrodynamics. Bed shear stress determines bottom accretion/erosion due to hydrodynamics. There will be no change in bed shear stress due to the floating docks or boats.

#### Boat and Floating Dock Drafts

A typical boat draft using the dock will typically be between 20 and 27 inches. Floating residential docks for the proposed boat-lift configuration typically have 6 to 8 inches of draft under dead load conditions (i.e., no people or other live loads).

In discussions with the Sea Pen manufacturers, the Sea Pen itself only adds 2 inches of mesh thickness as it is “shrink-wrapped” around the hull. The boat is supported by water - not the Sea Pen. There is a small pump feature on the Sea Pen below the boat that has a size and draft similar to the foot of an outboard engine. The Sea Pen frame portion is made up of 10-inch HDPE tubes. The tubes themselves draft approximately 2 inches.

As previously mentioned, approximate depths at the dock range from 6-feet MLLW to 12-feet MHHW. The floating dock and Sea Pen alternatives will be oriented parallel with creek flow. Several feet of water will be under the dock and boat at all tide conditions, occupying only a minor portion of the vertical water column

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<sup>1</sup> Jackson, C.J. (2013). Mapping Coastal Erosion Hazards along Sheltered Coastlines in South Carolina: 1852 to 2006. Submitted to USACE Charleston District and SCDHEC-OCRM by Dr. Jackson of Georgia Southern University.

### Wave and Hydrodynamic Effects

The primary environmental forces that affect floating docks and vessels at the project site include wind, wind-waves, boat wakes, currents, and water level changes.

In terms of assessing the potential for erosion/accretion due the floating dock or Sea Pen, bed shear stress determines whether erosion or accretion will occur from a current/flow perspective. Bed shear stress is generally defined as the force of moving water moving against the bed of the water bottom. There will be no effects to currents along the bottom and therefore no effects on bed shear stress will result for either of the proposed alternatives.

In addition to tidal currents, note that sustained winds along the water can also be expected to generate a surface current, generally estimated as less than 2 to 3 percent of the wind speed<sup>2</sup>. The proposed floating dock and Sea Pen will have negligible, localized effects on surface currents.

Overall creek tidal dynamics will also not be affected by the floating dock or Sea Pen. At high and low tides, currents are “slack” while mid-tides generally experience the largest currents and flows. A 2016 LiDAR<sup>3</sup> topobathy image was downloaded for the site and shown in Figure 4. Note that LiDAR for this data collection was limited to approximate 9-foot depths (NAVD88 vertical datum) which equates to ~6-feet MLLW. Blanked areas represent depths that exceed LiDAR range. No newer topobathy was available however this image does provide useful information for this analysis.

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<sup>2</sup> U.S. Army Corps of Engineers (USACE). 2001. Coastal Engineering Manual (CEM). EM 1110-2-1100 (Part II). Coastal Engineering Research Center, Waterways Experiment Station, Vicksburg, MS.

<sup>3</sup> LiDAR=Light Detection and Ranging. A method for determining ranges by targeting an object or a surface with a laser and measuring the time for the reflected light to return to the receiver

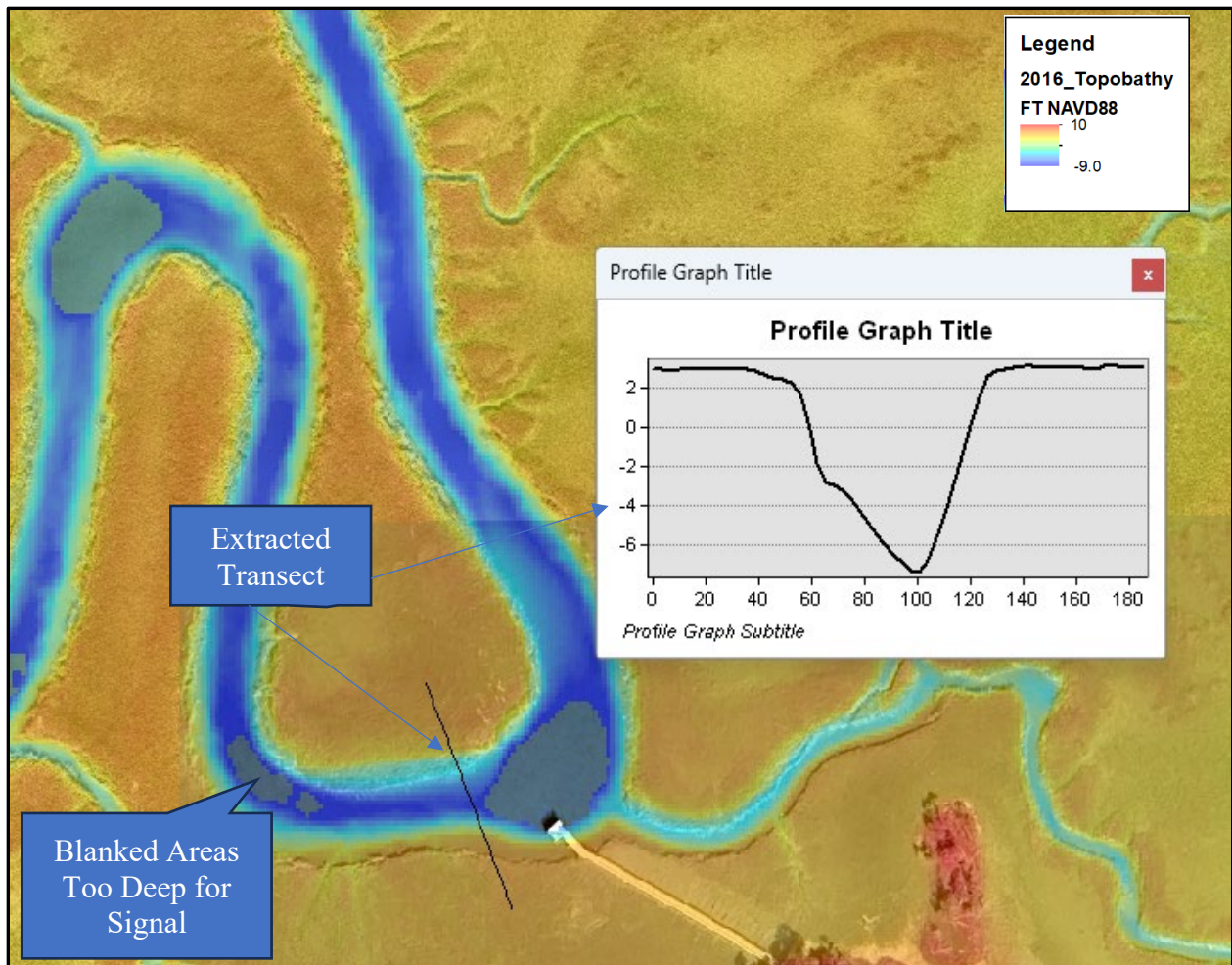


Figure 4: 2016 LiDAR topobathy at the site. Note that LiDAR for this data collection is limited to approximate 9-foot depths (NAVD88 vertical datum) which equates to ~6-feet MLLW. Areas deeper than 9 feet are blanked.

Depths were too deep for LiDAR collection at the proposed dock. Therefore a transect was extracted nearby to obtain a complete cross-sectional transect of the creek and this transect is shown in Figure 5.

Vegetated marsh, as indicated by the topobathy, is at approximate MLLW. Therefore mid-tide currents are not constrained by the non-vegetated creek and overflow into the vegetated marsh. The floating dock and Sea Pen are also oriented parallel with predominant current directions (i.e., smaller cross-sectional area). The floating dock and Sea Pen alternatives, along with any in-water boats, will have a localized negligible impact on cross sectional flow area (less than 1 percent) that will not affect overall creek dynamics.

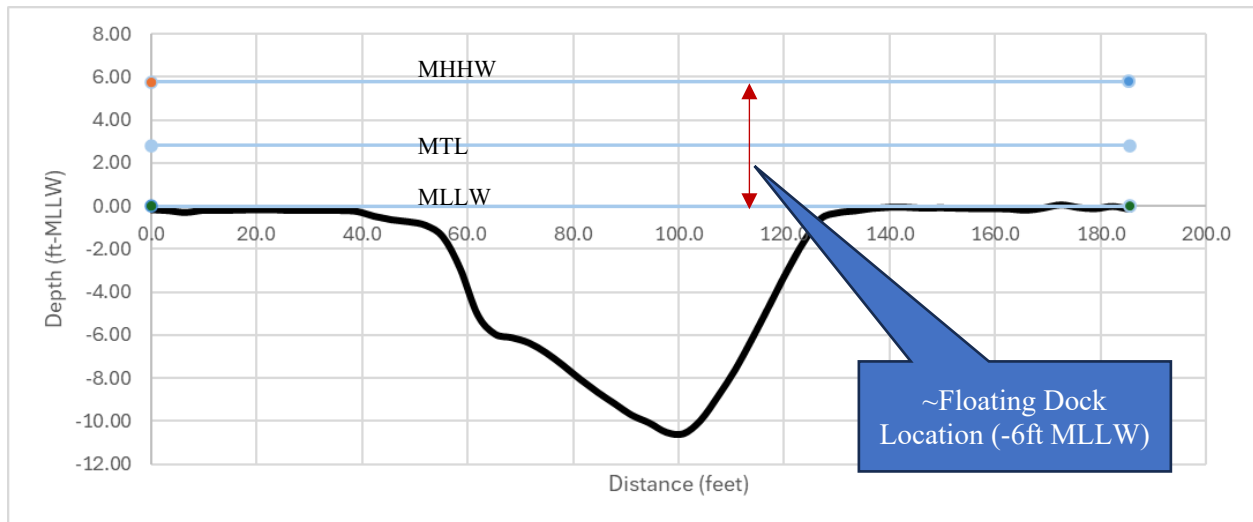


Figure 5: Creek cross-sectional profile extracted from 2016 topobathy LiDAR near the project site. MTL=mean tide level (when ebb and flood currents are largest).

In terms of longer-term creek meanders, the creek will continue to naturally meander and the connection to the nearby tributary creek may change due to this natural meander. The dock will have no effect on the tributary creek or the overall meander process. In general, all docks are fixed in place and subject to natural creek meander effects.

As previously mentioned, floating docks and in-water boats act as wave attenuators for both wind-generated waves and wakes. In determining exposure to wind-waves, the “fetch” or overwater distance is the primary driver. At the site, the fetch along the creek is from the north and east. At high water conditions when the marsh is inundated, fetch length increases significantly to the north, northeast, and west. The alignment of the dock system at the project site will help attenuate waves from the north and the west. The shoreline leeward of the floating dock and boat will generally experience less erosion, based on the predominant wave directions.

In summary, permitting agencies (USACE and SCDES-BCM) and reviewing agencies (SC DNR, USFWS, etc.) have comprehensively assessed potential effects to the creek ecosystem and developed guidelines/rules on floating and fixed docks to ensure that the integrity of the creek ecosystem as well as safe navigation are maintained. The proposed Sea Pen boat lift/floating dock alternative will not have a detrimental effect on shoreline erosion, creek bed erosion or creek tidal hydrodynamics.

Sincerely,

Fran Way, P.E., C.F.M.



## Career Summary

Mr. Way specializes in coastal, environmental and water resources engineering. He applies his background in coastal and water resources to flood hazard risk assessments, wave and current modeling, beach nourishment, dredging and navigation studies, alternatives analyses, as well as shoreline stabilization projects. Mr. Way provides hydrodynamic, water quality, flushing, watershed, sedimentation, acoustic, shoreline, and wave modeling and completes field data collection, data mining, statistical, and time series analyses. He is proficient in various surface water hydrodynamic, hydrologic, hydraulic, and water quality models.

Mr. Way has provided services on more than 60 FEMA letters of map revision (LOMRs) and flood insurance rate map (FIRM) appeals. Mr. Way provides expert witness testimony on coastal engineering and FEMA-related issues.

### Specialties:

- Coastal and Ocean Engineering
- Coastal Processes and Sediment Transport Modeling
- Wave Modeling
- Shoreline Erosion Modeling
- Hydrodynamic Modeling
- Water Quality Modeling
- FEMA Flood Zone Analysis and Remapping
- Permitting and Comprehensive Environmental Studies
- EIS and NEPA support
- Endangered Species Formal Consultations
- Fisheries, Wetland, and Biological Studies

### Education:

- MS, Ocean Engineering, Texas A&M University, 2000
- BS, Biology, Boston College, 1993

### Professional Registrations & Affiliations:

- Certified Professional Engineer in South Carolina, North Carolina
- Certified Floodplain Manager
- Member, FEMA Scientific Resolution Panel
- SC Beach Advocates
- North Carolina Beach, Inlet and Waterway Association

**Wake, Wave/Current Data Collection and Wave Modeling, Manhattan, New York** Collected wake, wave, and current data on the East River in support of a marina project. Also applied the CMS-Wave model to assess marina tranquility, entrance opening configuration, and breakwater/wave fence/floating breakwater needs. Developed wave fence loads based on model and data collection.

**Cape Fear River Sedimentation Study, Wilmington, NC**, Collected wave, water level, current, and flow data as well as bottom sediment and suspended sediment to assess potential sedimentation issues at proposed marina site. Used desktop empirical models as well as collected data to establish sedimentation patterns in the project area. Also evaluated marina tranquility alternatives related to wave exposure.

**Crab Bank Island Mitigation, Restoration Modeling and Coastal Analysis, Mount Pleasant, South Carolina**. Reviewed proposed mitigation plans for Crab Bank, an eroding island that is an important seabird rookery. Modeled and analyzed the proposed mitigation plans and developed recommendations and technical comments on how to make project more successful from a coastal engineering perspective (erosion, coastal processes, island movement, etc.).

**South Carolina Ports Authority (SCSPA) Mitigation Marsh Design Review and Improvement Recommendations, Charleston, South Carolina**. Reviewed a 22-acre marsh mitigation design and developed several improvements and recommendations to "value engineer" and control costs. Modeled updated plan for permit modification. Recommendations saved costs, improved design and ensured the projects long-term success.

**Liberty Harbor Wave and Current Study, Brunswick, Georgia**. Performed a physical analysis of the wind and wave environment in support of a marina project. Tasks included current, flow, wind-wave, and vessel wake data collection as well as wave and current modeling. Several different wave attenuation layouts were modeled, and a final design was developed.

**REZ25-000001 & AZO25-000014**

DRAFT ORDINANCES

TOWN OF KIAWAH ISLAND

**ORDINANCE 2026-01**

**An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. Zoning, Division 2. Zoning Map/Districts. 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 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)**

**WHEREAS**, the property owner has applied for an amendment to Section 12-78 that would allow a "Floating Dock" rather than a "Fixed Dock"; and

**WHEREAS**, the Town of Kiawah Island amends the text of Chapter 12 Land Use Planning and Zoning of The Town of Kiawah Island, South Carolina Zoning Ordinance, By Amending Article II, Division 2. Zoning Map/Districts Section 12-78. - Dock Key Locations; and

**WHEREAS**, the map amendment would be consistent with the purposes and intent of the adopted Comprehensive Plan and would not be detrimental to the public health, safety, and welfare of the Town of Kiawah Island; and

**WHEREAS**, the Planning Commission held a meeting on December 3, 2025 at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, subsequently voted to recommend to Town Council that the proposed amendment be approved; and

**WHEREAS**, Town Council held a Public Workshop on January 6, 2026 providing the public an opportunity to comment on the proposed amendment.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL.**

**Section 1                      Purpose**

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning Ordinance to amend the Key Locations Map to modify the fixed dock designation to allow a floating dock at the subject property 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)

**Section 2                      Ordinance**

- (1) The Town hereby amends the Key Locations Map the Division 2. Zoning Map/Districts as shown in the attached “**Exhibit A**” which is hereby incorporated herein by reference.

**Section 3                      Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of

said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

**Section 4**                      **Effective Date and Duration**

This Ordinance shall be effective upon its enactment by Town Council for the Town of Kiawah Island.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS XX DAY OF XXXX, 2026.**

\_\_\_\_\_  
**Bradley D. Belt, Mayor**

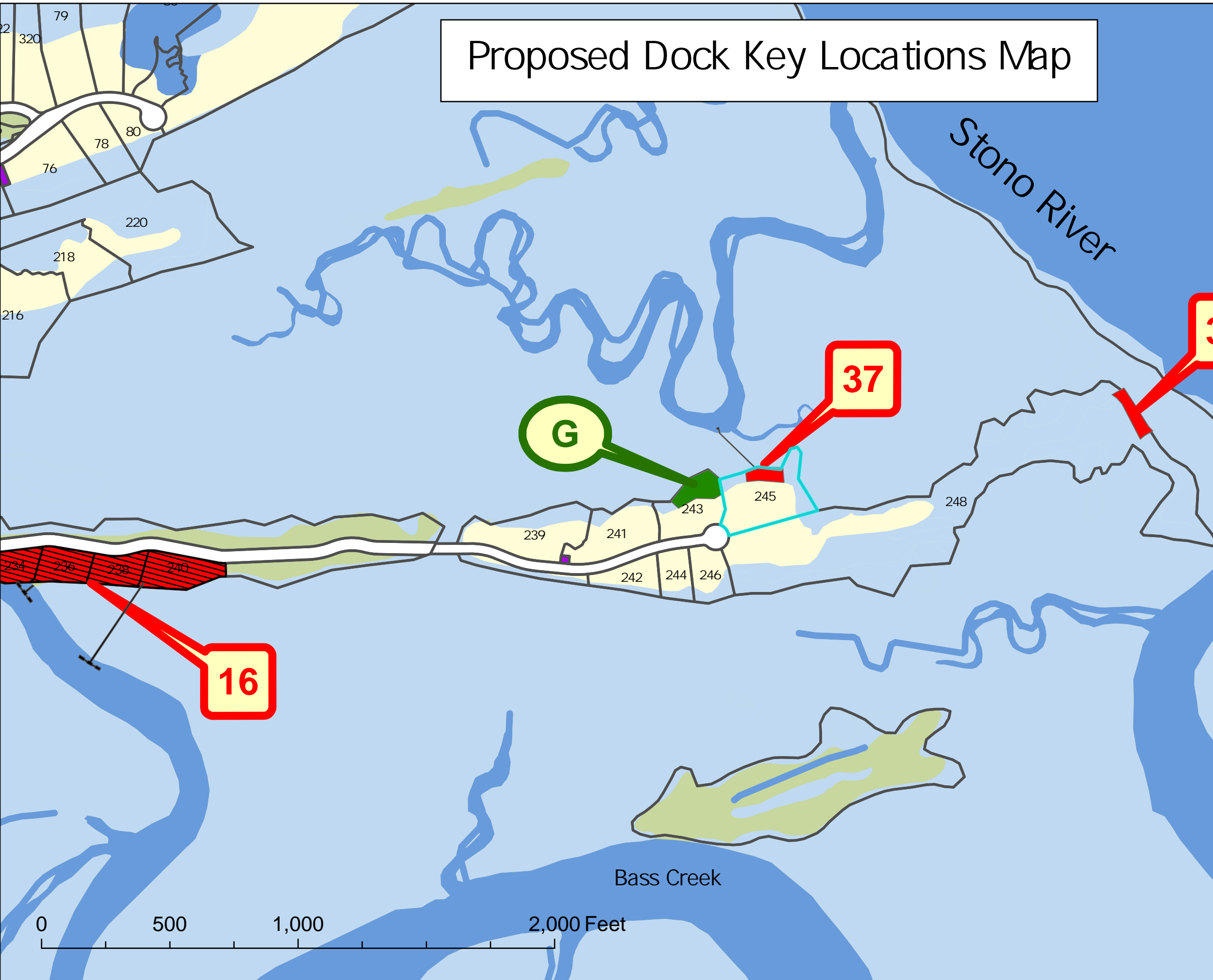
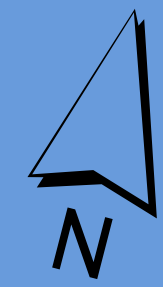
**ATTEST:**

**By:** \_\_\_\_\_  
**Petra Reynolds, Town Clerk**

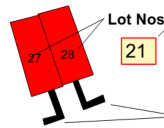
1<sup>st</sup> Reading:    January 6, 2026

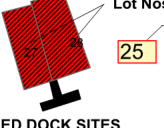
2<sup>nd</sup> Reading:

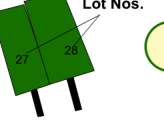
# Proposed Dock Key Locations Map

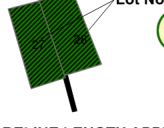


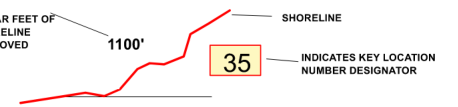
### LEGEND

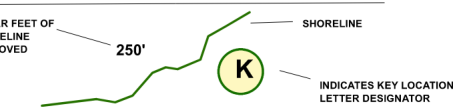
**FLOATING DOCK SITES**  
 Lot Nos. INDICATES KEY LOCATION NUMBER DESIGNATOR

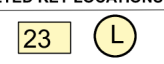
**JOINT FLOATING DOCK SITES**  
 Lot Nos. INDICATES KEY LOCATION NUMBER DESIGNATOR

**FIXED DOCK SITES**  
 Lot Nos. INDICATES KEY LOCATION LETTER DESIGNATOR

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

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

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

**DELETED KEY LOCATIONS**  
 23 L



TOWN OF KIAWAH ISLAND

**ORDINANCE 2026-02**

**An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. Zoning, Division 2. Zoning Map/Districts. Section 12-78. Dock Key Locations to modify the fixed dock designation to allow a floating dock at the subject property 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)**

**WHEREAS**, the property owner has applied for an amendment to Section 12-78 that would allow a "Floating Dock" rather than a "Fixed Dock"; and

**WHEREAS**, the Town of Kiawah Island amends the text of Chapter 12 Land Use Planning and Zoning of The Town of Kiawah Island, South Carolina Zoning Ordinance, By Amending Article II, Division 2. Zoning Map/Districts Section 12-62. – Zoning Map; and

**WHEREAS**, the text amendment would be consistent with the purposes and intent of the adopted Comprehensive Plan and would not be detrimental to the public health, safety, and welfare of the Town of Kiawah Island; and

**WHEREAS**, the Planning Commission held a meeting on December 3, 2025 at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, subsequently voted to recommend to Town Council that the proposed amendment be approved; and

**WHEREAS**, Town Council held a Public Workshop on January 6, 2026 providing the public an opportunity to comment on the proposed amendment.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL.**

**Section 1                      Purpose**

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning Ordinance to amend Section 12-78. Dock Key Locations to modify the fixed dock designation to allow a floating dock at the subject property 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)

**Section 2                      Ordinance**

- (1) The Town hereby amends Sec. 12-78. Dock Key Locations as shown in the attached **“Exhibit A”** which is hereby incorporated herein by reference.

**Section 3                      Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of

said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

**Section 4**                      **Effective Date and Duration**

This Ordinance shall be effective upon its enactment by Town Council for the Town of Kiawah Island.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS XX DAY OF XXXX, 2026.**

\_\_\_\_\_  
**Bradley D. Belt, Mayor**

**ATTEST:**

**By:** \_\_\_\_\_  
**Petra Reynolds, Town Clerk**

1<sup>st</sup> Reading:    January 6, 2026

2<sup>nd</sup> Reading:

**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 <sup>(a)</sup>	Location		Nos.	Site <sup>(b)</sup> /Use
100	Beachwalker Park		TBD	Beachwalker Park
	Inlet Cove		1	Inlet Cove Neighborhood Dock <sup>(c)</sup>
600	Kiawah River Commons		TBD	Kiawah River Commons
400	Little Rabbit		TBD	Little Rabbit
1,200	Mingo Point		1	Mingo Point Commercial Dock <sup>(d)</sup> 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 <sup>(e)</sup> and Boat Launch

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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 <sup>(a)</sup>	Location		Nos.	Site <sup>(b)</sup> /Use

DRAFT 01.06.2026

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 <sup>(c)</sup>
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 <sup>(d)</sup>
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
<sup>(a)</sup> Numerals indicate floating docks and letters indicate fixed docks.				
<sup>(b)</sup> Numerals with slash, e.g., " 21/22" typically indicates that two lots share a single dock.				
<sup>(c)</sup> Community docks are KICA property and serve the entire Island.				
<sup>(d)</sup> 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)