

**MAYOR:**  
Bradley D. Belt

**TOWN ADMINISTRATOR:**  
Stephanie Tillerson

**TOWN ATTORNEY:**  
Stafford J. McQuillin III



**MAYOR PRO TEMPORE:**  
Russell A. Berner

**COUNCIL MEMBERS:**  
E. Luke Farrell  
Madeleine Kaye  
Lance Spencer

**TOWN COUNCIL**  
**Municipal Center Council Chambers**  
**July 1, 2025, 1:00 pm**

**AGENDA**

- I. Call to Order:**
- II. Pledge of Allegiance**
- III. Roll Call:**
- IV. Approval of Minutes:**
  - A. Minutes of the Town Council Meeting of June 3, 2025** [Tab 1]
- V. Citizens' Comments (Agenda Items Only):**
- VI. Presentations:**
  - A. Human Resources Presentation by Demie Garcia, FGP HR Consultant**
- VII. Updates:**
  - A. Mayor**
  - B. Council Members**
  - C. Administrator**
- VIII. Old Business:**

None
- IX. New Business:**
  - A. To Consider Approval of *Ordinance 2025-10* - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 3 - Use Regulations and Section 12-374- Definitions to refine and regulate uses which are compatible with the purpose of that district, with or without conditions, or to restrict uses – *Public Hearing and First Reading*** [Tab 2]
  - B. To Consider Approval of *Ordinance 2025-11* - An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning Ordinance Pursuant to Existing Ordinance 2023-23 Removing the 2013 Amended and Restated Development Agreement From the Zoning Code as an Appendix and Clarifying the Setback Standards – *Public Hearing and First Reading*** [Tab 3]
  - C. To Consider Approval of *Ordinance 2025-12* – An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan – Land Use Element Future Land Use Categories and – Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Parcels within or Near the Ocean Park Neighborhood – *Public Hearing and First Reading*** [Tab 4]
  - D. To Consider Approval of *Ordinance 2025-13* - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning, Article II. – Zoning, Division 2. – Zoning Map/Districts, Section 12-62. – Zoning Map by Rezoning the Subject Parcels Located within or Adjacent to the Ocean Park Neighborhood – *Public Hearing and First Reading*** [Tab 5]

\*Each speaker shall be limited to five minutes. No more than 30 minutes shall be allowed for citizen presentations, comments, and/or questions, and the time shall be divided equally among those requesting to speak.

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

- E. To Consider Approval of **Ordinance 2025-14** – Amending Procurement Policy Ordinance –  
**First Reading** [Tab 6]
- F. To Consider Approval of the Fiscal Year 2025/2026 SATAX - State Accommodations Tax  
Funding Amounts [Tab 7]

X. **Citizens' Comments:**

XI. **Executive Session:**

- A. Pursuant to S.C. Code Ann. § 30-4-70(a)(2), to Receive Legal Advice Protected by the Attorney-Client Privilege Concerning Pending Litigation and Proposed Property Purchase, and concerning matters related to Captain Sams Spit.

Upon Returning to Open Session, the Council May Take Action on Matters Discussed in Executive Session.

XII. **Council Member Comments:**

XIII. **Adjournment:**

\*Each speaker shall be limited to five minutes. No more than 30 minutes shall be allowed for citizen presentations, comments, and/or questions, and the time shall be divided equally among those requesting to speak.

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



**TAB 1**

---

# **TOWN COUNCIL**

**Agenda Item**

**TOWN COUNCIL**  
**Municipal Center Council Chambers**  
**June 3, 2025, 1:00 pm**

**Minutes**

**I. Call to Order: Mayor Belt called the meeting to order at 1:00 pm.**

**II. Pledge of Allegiance**

**III. Roll Call:**

**Present at the Meeting:** Bradley Belt, Mayor  
Russell Berner, Mayor Pro Tem  
Luke Farrell, Council Member  
Madeleine Kaye, Council Member  
Lance Spencer, Council Member

**Also Present:** Stephanie Tillerson, Town Administrator  
Dorota Szubert, Finance Director  
Mac McQuillin, Town Attorney  
Craig Harris, Public Safety Director  
John Taylor, Jr., Planning Director  
Brian Gottshalk, Public Works Manager

**IV. Approval of Minutes**

**A. Minutes of the Town Council Meeting of May 6, 2025**

Mayor Belt stated that Council Members had received a copy of the minutes of the Town Council meeting of May 6, 2025, in advance for review. Council Member Ferrell requested that the letter, which had been asked to be entered into the record at the last meeting, be reinserted into the official record of the minutes. Mayor Belt confirmed this would be done. He also noted that his few minor cleanup items had been given to the Town Clerk and incorporated, and asked if there were any additional comments or changes to the minutes.

With no additional corrections, the minutes were approved.

**V. Citizens' Comments (Agenda Items Only)**

**Amanda Mole - Kiawah Partners**

Ms. Mole commented on Old Business Item C, to consider approval of Ordinance 2024-24. She noted that when this ordinance was up for second reading in December, it was sent back to the Planning Commission due to discussion items that had been raised. At the February 5th Planning Commission meeting, she shared comments that had not been addressed, so she restated them:

- Secondary coverage is already pervious, so she questioned how the proposed percent reduction benefits the goal of encouraging pervious over impervious surfaces.
- The proposed reduction in coverage for secondary pervious elements minimizes the ability for creative solutions to site-specific challenges without seeking BZA (Board of Zoning Appeals) approval.
- The current allowed percent for secondary pervious elements intentionally aligns with Designing with Nature coverage standards.
- The ordinance and guideline language were crafted cooperatively to reduce the need for BZA submissions.
- Homes are designed for many months prior to submitting for a zoning permit, so if changing coverage parameters, she recommended a substantial time period prior to the effective date to avoid impacting those who have designed to the current parameters.
- The Planning Commission presentation referenced buy-in from the design community, but Ms. Mole stated that the pervious discussion has been under most design professionals' radar. As discussed during

the Planning Commission meeting, she believed that holding a well-advertised workshop with stakeholders would be a good idea.

Ms. Mole expressed concern that none of these issues have been considered as the ordinance comes back for a second reading.

#### **Leigh Stephenson Cobb - 2 Ocean Course Drive**

Ms. Cobb commented on agenda item 2 regarding suitable nesting habitat, expressing appreciation for the changes made, but had some comments and concerns:

- She was pleased that the Ocean Course will replenish dunes, which should help return suitable nesting habitat to the critical habitat area beyond the Ocean Course.
- She felt education is the best way to move forward, noting there are now lines marking the area, and emphasized the importance of alerting people when there are nests so that dogs can be kept away. Additionally, it is worth noting that people have responded well to education about red knots.
- She expressed concern about vagueness in the ordinance and the Mayor's discretion, but appreciated the language about detailing evidence before taking action, and asked if there have been any nests found near the Ocean Course with the new warnings in place.

Mayor Belt responded that he gets regular reports from Environmental Services on nesting activity. The most recent report, about a week ago, indicated no nests had yet been identified in that area. He noted that they are optimistic that the dune replenishment will provide ample nesting habitat.

Ms. Cobb acknowledged this and reiterated appreciation for the changes, while expressing some concern about vagueness. She emphasized the importance of the off-leash area to many beach users and the opportunity for education, and thanked the Council for their attention to the issue.

## **VI. Presentations**

### **A. Justin Pierce – Charleston County Emergency Management Director**

Mr. Harris introduced Justin Pierce, the new Director of Emergency Management for Charleston County. He highlighted Pierce's extensive background in homeland security and emergency management, including previous roles with Los Angeles World Airports, the District of Columbia's Homeland Security and Emergency Management Agency, and regional coordinator for Tetra Tech, Incorporated.

Director Pierce provided an overview of how the county responds to hurricanes and supports municipalities. He outlined the county's emergency management functions:

- Public information and warning
- Planning/problem solving
- Operational coordination
- Resource management and support
- Search and rescue teams
- Disaster recovery (damage assessment, debris removal, financial recovery)

Director Pierce explained the hurricane response process, from when a storm enters the cone of uncertainty through recovery. Pierce highlighted enhancements for the upcoming hurricane season, including a 120-hour hurricane guide, a new temporary debris management site, emergency response teams, a critical lifeline dashboard, and new weather forecasting technology.

Director Pierce addressed questions about the county's independence from federal changes, noting they rely on some federal grants but have strong local support to fill gaps. He explained how the county coordinates with local emergency operations centers and prioritizes road clearing after storms.

Director Pierce also discussed the county's role in evacuation decisions, noting the governor has final authority to issue an evacuation order, but the county provides recommendations based on local input. He explained that when the governor decides on the state's evacuation plan, the state police are responsible for implementing the plan.

Mayor Belt inquired about the prioritization of debris removal. Director Pierce said opening roads is the top priority, followed by power, communications, and hospitals. He said they have a map of

major arteries to prioritize, but incident commanders ultimately make decisions based on conditions.

Council Members asked follow-up questions about evacuation authority, debris removal contracting, and how the county is preparing for potential changes in FEMA (Federal Emergency Management Agency) support. Pierce noted there is uncertainty around FEMA's plans, but the county is taking steps to be prepared, including building up local capabilities.

## **VII. Updates**

### **A. Mayor**

*Mayor Belt* provided several updates:

- The Town Hall community forum, which he hosted last week, highlighted some lack of clarity among residents about the responsibilities of different entities on Kiawah. Many of the questions posed, including those related to gate access, should be directed to KICA (Kiawah Island Community Association) because they fall outside the Town's purview.
  - The KICA Board meeting discussed boardwalks, gate access, and other policies under review.
  - There was a suggestion to hold a joint Town Hall with KICA to address residents' questions. He indicated that the Town would be open to it, noting that more conversation, cooperation, and collaboration were needed.
  - Boardwalk issues and beach management ordinance topics, like the off-leash area, were prominent discussion points.
- Leaf blowers were a topic of debate on social media.
  - The Town's new landscaping contract requires the use of electric leaf blowers, with the current vendor using all-electric equipment. The Mayor hoped that other entities would voluntarily move in this direction.
- KICA approved a policy on speed enforcement for contractors behind the gate. The Town has had conversations with the CCSO (Charleston County Sheriff's Office) to increase enforcement on roads outside the gate and has added speed monitoring devices on Beachwalker Drive. It will also be placing these devices on the Parkway.
- The initial stages of Ocean Pines development are starting with an expected increase in commercial activity along Beachwalker Drive. As part of the recently adopted encroachment ordinance, the Town imposed a number of conditions to manage the time and volume of construction traffic.
- Architectural review transition from the developer to KICA has not progressed as expected. The Mayor may propose to the Town Council the establishment of a Town architectural review board for commercial and multi-family development if the transition does not occur.
- The RFQ (Request for Qualifications) for the Civic Center addition design competition received strong interest from several architectural firms.

### **B. Council Members**

*Mayor Pro Tem Berner* discussed his roles in improving the Kiawah experience and public safety. He noted:

- An emergency/hurricane tabletop exercise was recently conducted at Town Hall.
- The Swim Across America event is taking place on Saturday, with CERT (Community Emergency Response Team) providing protection services for the swimmers in the ocean.
- He attended a sobering disaster awareness presentation about Hurricane Ian's impact on Sanibel Island, emphasizing the importance of heeding evacuation orders.

*Council Member Kaye* provided updates on:

- The Coastal Science and Engineering (CSE) report on the state of the beach noted an overall good condition, but with dynamic changes.
  - CSE invited to present at the next Environmental Committee meeting, which will include members from the Resiliency Committee. Also invited were members of the Infrastructure and Public Works and Public Safety Committees.
  - Discussion will include more specifics on what is going on at the far eastern end and the western end of the island, and provide preliminary suggestions on how to approach the problems.
- Acknowledgement of the Resort's continuing efforts to advance dune protection efforts, including signage and golfer education that the dunes were out of bounds.
- Plans to discuss capital improvement projects with the Council and community this fall.

Council Member Ferrell provided updates on:

- Eleven months into the fiscal year, the budget is healthy, with revenues ahead of expectations and expenses lower than budgeted.
  - For the next year, another conservative budget in terms of revenue and expenses has been proposed.
  - Revenues for building permits and interest exceed expectations.
- State Accommodation Tax applications hit a record high with 15 submittals, exceeding available funds.
  - The Ways and Means Committee postponed its vote, requesting more information about the specifics.
  - The SATAX committee is working to develop a more structured allocation process.
- In regard to the previous conversation of setbacks, he shared information from BCM (Bureau of Coastal Management) about jurisdictional uncertainty regarding critical lines for ponds/lagoons.

Council Member Spencer provided updates on:

- Thanks to Mr. Gottshalk and the Public Works Department for their work on the leisure trail. He noted that after a downpour, they did not flood.
- The Planning Commission would be taking up the cell tower zoning recommendation from the Infrastructure and Public Works Committee, also thanking the different stakeholders who have been participating.
- Ongoing discussions about how to extend fiber to the home for broadband access.
- Efforts to make Kiawah more attractive for service providers to invest in infrastructure.
- Plans to assess the bridge to extend its life and keep it functional, and work with the Public Works Department on some repairs that were recommended from the last inspection.
- A renewed look at stormwater rise issues at Mingo Curve
- Concerns about waterway impacts have initiated a look into what has happened to date, what needs to be refreshed, what could or should be done, and the potential no-wake zone designation.

### C. Administrator

Ms. Tillerson provided updates on:

- The redesign of the Town's website is in progress
- The upcoming Food Truck Friday event
- A KiawahNext workshop is scheduled for June 20<sup>th</sup> at 11:00 am with the goal of having a polished document ready for the Planning Commission at their July meeting.
- A new communications assistant, Danielle Hensley, has been hired and will be starting on June 23<sup>rd</sup>.

## VIII. Old Business

### **A. To Consider Approval of Ordinance 2025-08 - An Ordinance To Adopt The Fiscal Year 2025-2026 Budget For The Town Of Kiawah Island (7/1/25 Through 6/30/26) – Second and Final Reading**

***Council Member Farrell made a motion to approve the second and final reading of Ordinance 2025-08 to Adopt the Fiscal Year 2025-2026 Budget for the Town of Kiawah Island (7/1/25 Through 6/30/26). Council Member Kaye seconded the motion.***

Mayor Belt noted that there had been no significant changes from the first reading, and the Town's financial position had improved modestly. He described the budget philosophy as conservative on both the revenue and expenditure sides.

Council Member Ferrell highlighted that they were being fiscally responsible in examining items with larger percentage increases, mostly characterizing them as one-time items.

Mayor Pro Tem Berner noted that this was his third budget cycle and expressed concern about the 31.7% increase in salaries and benefits over that time, averaging 10% per year, as well as the overall 31% increase in expenses. He stated that a 10% annual trend was too high, and there was a need to take a closer look.

Council Member Spencer suggested exploring other funding sources, such as county grants, when considering project expenditures, given Kiawah's significant contribution to county revenues.

Mayor Belt addressed the salary increases, noting factors such as cost-of-living and salary adjustments, benefits costs outside of Town control, and some headcount additions. He noted that the HR consultant would present an overview of compensation at the July meeting.

***Following the discussion, the motion was unanimously approved.***

**B. To Consider Approval of Ordinance 2025-09 - An Ordinance To Repeal And Replace Article 16 – Beach Management – Second and Final Reading**

***Council Member Farrell made a motion to approve the second and final reading of Ordinance 2025-09 to repeal and replace Article 16 – Beach Management. Council Member Kaye seconded the motion.***

Mayor Belt provided background on the ordinance revisions, noting that it was a comprehensive update aimed at providing clarity, addressing jurisdictional issues, and strengthening the Town's ability to protect the beach and dune system. He acknowledged there had been significant focus on the off-leash dog area and boardwalk issues.

Regarding the off-leash area, Mayor Belt recapped the over-year-long process, which included numerous discussions in the Environmental Committee, public hearings, and outreach throughout the community.

Initially, there was some potential interest in eliminating the dog leash area during shorebird season. With concerns raised about the need for a policy change, a subcommittee comprising members of the shorebird community, Turtle Patrol, and dog owners developed compromise proposals. In response to community concerns and an effort to balance competing interests and considerations, the current version grants the Mayor the authority to designate certain areas as suitable nesting habitats based on evidence of nesting activity. He emphasized that this allows for targeted, time-limited restrictions only if nests are found, rather than blanket seasonal closures.

Council members discussed various aspects:

- Council Member Kaye supported the changes, the authority given to the Mayor, and additional language clarifying the evidence required, restrictions, and posting requirements.
- Mayor Pro Tem Burner preferred Council approval rather than the mayor having sole authority for restrictions. He also noted that, along with turtle nest predation, coyotes were also a significant issue for nesting birds and felt the ordinance was not comprehensive enough.
- Council Member Spencer felt that a temporary restriction was well within the Town's capability, but suggested a special call meeting process for restrictions, along with a more visible public process and communications. Also discussed was the need for more proactive notification methods beyond just the Town website.

Mayor Pro Tem Berner presented data on the number of violations and citations issued to date, half of which were for dog leash law violations, and felt that more could be done to inform residents and non-residents about the beach rules. He emphasized his suggestion for registering dogs to visually identify guest dogs. It was noted that many other beach communities had some form of licensing.

Regarding boardwalks, Mayor Belt discussed the issue created when KICA replaced certain ramps on some boardwalks with stairs, which caused a chorus of disapproval. He noted the miscommunication from KICA, which stated that the Town had somehow dictated that stairs be installed instead of ramps. This was not the case; it had identified boardwalks that were either in a state of disrepair or extended beyond 10 feet beyond the dune into the active beach. The Town ordinance did not previously, and it does not currently state whether access to the beach from the dune onto the active Beach is by stairs or ramp, and whether the ramp is perpendicular or parallel to the dune.

Mayor Belt stated that the KICA Board had announced it is pausing any further boardwalk reconstruction and revisiting its boardwalk repair and replacement policy in response to concerns raised.

After the Mayor suggested adding language that encourages ramp use where site conditions allow to enhance accessibility, Council members discussed various boardwalk issues, including the dynamic nature of dunes, the balance between aesthetics and accessibility, and the need for coordination between multiple entities that own and manage boardwalks, as well as safety concerns related to stairs versus ramps. It was decided to revisit potential additional changes regarding boardwalks after further stakeholder discussions.

The Council agreed to approve the ordinance with one minor change in the language regarding beach recovery: removing the word "quickly" and after the word "recover", inserting "within a reasonable period of time".

***Following the discussion, Council Member Farrell made a motion to approve the second and final reading of Ordinance 2025-09 - Beach Management with the revision to Section 16-805 removing the word "quickly" and after the word "recover", inserting "within a reasonable period of time". Council Member Kaye seconded the motion.***

Mayor Pro Tem Berner expressed concerns about the timeline, from inspection to submission of remediation plans, and the 90 days allowed for construction, which may fall within the period from May to October, when no construction is allowed. Mayor Belt, along with the Town Attorney, agreed that Section 16-808 – Construction Timing states that "The time frame requirements set forth in this section shall not accrue during this time period" is intended to address those issues.

***Following the discussion, the motion to approve the second and final reading of the revised Ordinance 2025-09 - Beach Management is approved by a 4-to-0 vote, with Mayor Pro Tem Berner voting "No."***

**C. To Consider Approval of Ordinance 2024-24 - An Ordinance to Amend Section 12-128. -Access, Parking and Loading Regulations, Section 12-63. Description of Zoning Districts and Regulations, and Section 12-374. Definitions to Modify Driveway and Parking Standards for Pervious Paving Requirements - Second and Final Reading**

Mr. Taylor provided background on the timeline of this ordinance regarding pervious surfaces. It received its first reading and Public Hearing in November 2024, followed by a second reading in December 2024. At that time, changes and amendments made by the Town Council were significant enough to send it back to the Planning Commission for review and approval recommendation. The Planning Commission engaged members of the private sector, questioning the benefits and challenges from both positive and negative standpoints. Still, the Planning Commission did not take formal action within the 30 days, so the ordinance was sent back to the Town Council.

Council Members engaged in an in-depth discussion of the Planning Commission's review process, an email received from a Planning Commission member requesting that approval be paused and recommending a revisit at the Planning Commission level, as well as the concerns raised by Ms. Mole. Also noted were issues regarding undue hardship and expense to people with longer driveways, as well as regimes that needed to be addressed.

***Following the discussion, Council Member Ferrell made a motion to table the ordinance and send it back to the Planning Commission. Council Member Kaye seconded the motion, and it was unanimously approved.***

**IX. New Business**

**A. To Consider Approval of the Charleston Visitors Bureau Budget**

***Council Member Ferrell made a motion that the Town Council approve the CVB budget. Mayor Pro Tem Berner seconded the motion.***

Council Member Ferrell noted the CVB had provided more information than ever before in their presentation to the SATAX Committee. He said they have made efforts to be more transparent and responsive to requests.

Mayor Belt explained that state statute requires allocating 30% of accommodations tax funds to a tourism marketing organization, which defaults to the CVB in most communities. He noted the CVB does an extraordinary job marketing the Charleston area, contributing to its status as a top tourist destination.

***Following the discussion, the motion was unanimously approved.***

**B. To Consider Approval of the Fiscal Year 2025/2026 SATAX - State Accommodations Tax Funding Amounts**

Council Member Ferrell explained that the State Accommodations Tax Committee had received more funding requests than ever before, exceeding available funds. After the SATAX Committee discussed the allocation philosophy, it put forth funding recommendations to the Ways and Means Committee.

During the Ways and Means Committee discussion, differing views emerged on the appropriateness of some applications, with some considered clearly appropriate, some marginal, and others possibly not appropriate at all. Consequently, the committee decided to table its recommendations to allow for the creation of executive summaries for each application and to discuss the allocation process further.

Council Members discussed the questions raised regarding the SATAX Committee's allocation calculation and the need to reexamine the rules, specifically what constitutes an acceptance, and how the calculation method works once an item is accepted or recommended by the committee.

***A motion was made to defer this item to a future meeting. The motion was seconded and was unanimously approved.***

**C. To Consider Approval of the Proposal for Comprehensive On-Call Engineering Services**

Mr. Gottschalk explained that the Town frequently has projects that require civil, structural, environmental, or traffic engineering services. Without in-house staff, the Town relies on third-party contractors and must undergo a lengthy RFP process to procure these services. Having pre-positioned contracts with engineers would allow for quicker access to those services without requiring a full RFP process each time, significantly shortening a project's timeline. Each contract would have a set hourly consulting rate, and the six firms selected cover a range of specialties.

Council Members discussed the selection and negotiation process and how the on-call system would work in practice.

***A motion was made to authorize the mayor to enter into contract negotiations with six engineering firms for on-call services. The motion was seconded and was unanimously approved.***

**D. To Consider Approval of the purchase of one (1) Toyota Tacoma as a replacement vehicle for the Wildlife Department**

Mr. Gottschalk explained that the Town has a fleet of vehicles for use by Town Departments when their responsibilities require them to travel to the island. Typically, they are cycled on a specific rotation; however, one of the aging vehicles in the Wildlife Department's fleet was recommended for replacement due to costly mechanical issues. A Request for Bids was released, and two bids were received. During the discussion of the bids, the Ways and Means Committee recommended a modified procurement approach with a not-to-exceed price of \$52,000, allowing for negotiation with local vendors.

***Council Member Ferrell moved to approve the purchase of a replacement vehicle for the Wildlife Department at a not-to-exceed price of \$52,000. Council Member Kaye seconded the motion.***

The Council Members' discussion included the need for the Wildlife Department to use an internal combustion engine rather than an electric vehicle, as well as the expectation to sell the current vehicle for \$27,000, despite it needing a transmission repair.

***Following the discussion, the motion was unanimously approved.***

**E. To Consider Approval of the Proposal from Mauldin & Jenkins for Internal Controls Assessment**

Ms. Szubert presented on the proposed internal controls audit/assessment by the Mauldin & Jenkins, describing the engagement as complementary to the annual financial audit but focusing more deeply on internal financial, accounting, and related controls. The Mauldin and Jenkins Governmental Advisory Group, which presented to the Audit Committee, would evaluate the current internal controls and assess their effectiveness, identify any gaps and risks in financial processes, and provide recommendations for improvements.

The proposed assessment would run for 16–18 weeks and cost approximately \$35,000. However, it could be expanded at a later time to include HR controls and cyber risks, which would incur additional costs. The assessment would be scheduled to run concurrently with the regular financial audit to enhance efficiency.

*Council Member Farrell made a motion to approve engaging Mauldin & Jenkins to conduct an internal controls assessment. Mayor Pro Tem seconded the motion, and it was unanimously approved.*

**F. To Consider Approval of the Amendment to the Contract with Phillips and Jordan, Inc. for Disaster Debris Removal Services**

**G. To Consider Approval of the Amendment to the Contract with Southern Disaster Recovery, LLC for Disaster Debris Removal Services**

**H. To Consider Approval of the Amendment to the Contract with Tetra Tech, Inc., Disaster Debris Monitoring Services**

Council Member Farrell stated that the contracts with Phillips and Jordan, as well as Southern Disaster Recovery (SDR), were for disaster debris removal, and the contract with Tetra Tech for disaster debris monitoring was considered together by the Ways and Means Committee and recommended for approval.

Mr. Gottshalk explained that the request was for one-year extensions of existing standby contracts, which are required for FEMA reimbursement eligibility, provided the thresholds of a natural disaster are met. The contracts with Phillips & Jordan and SDR cover debris pickup and transportation to a preauthorized debris staging area, while the contract with Tetra Tech encompasses debris monitoring, verifying the loads to ensure accurate reporting, and providing the necessary documentation to submit to FEMA. There is no financial commitment unless the services are activated during a disaster.

*Council Member Ferrell moved to approve one-year extensions for all three disaster debris-related contracts. Council Member Kaye seconded the motion.*

Mayor Pro Tem Berner questions whether there are different rates for contaminated or potentially contaminated debris and whether the inspector will make the decision on where it is disposed of. Mr. Gottshalk clarified that the debris monitoring firm would inspect loads as they arrive, ensuring that the debris is segregated into two separate locations on the debris site.

*Following the discussion, the motion was unanimously approved.*

**X. Citizens' Comments**

**Sherry Gallagher, KICA Board Director**

Ms. Gallagher sought clarification on the changes to the beach management ordinance regarding boardwalks. She confirmed only the word "quickly" was removed, and no language about ramps was added. She expressed KICA's desire to work with the Town on developing the best policy.

**Larry Wolohan – 406 Snowy Egret**

Mr. Wolohan made several comments and inquiries:

- He asked about EMS, noting that the service has not increased despite an increase in the number of residents on the island.
- He questioned the fire service's lack of transport capabilities.
- He suggested increasing the charitable donations budget to account for inflation and growth.
- He commented on budget surpluses and conservative budgeting practices.
- He noted the large increase in salary costs and additional staff.
- He asked about unallocated SATAX funds and encouraged allocating some to KICA projects. Council Member Farrell stated that discussions have begun with KICA Land and Lakes to potentially assist with the expenditures associated with dredging lagoons, which could be funded through the SATAX funds under the flood and erosion control allowable expense.
- He inquired about the status of the medical center development and questioned another \$200,000 budgeted. Mayor Belt explained that several years ago, the Town Council approved a \$1 million allocation to MUSC, prorated over five years, and the facility is scheduled to be open before the end of the year.
- He asked about utilization rates for electric vehicle charging stations.

In response to Mr. Wolohan's request to consider increasing the Charitable Grants budget, Mayor Belt noted the budget had just been approved, but agreed to consider some suggestions for future years.

#### **XI. Executive Session**

- A.** Executive Session to receive legal advice protected by the Attorney-Client Privilege (S.C. Code Ann. 34-4-70-(a)(2)) concerning matters related to Captain Sams Spit. The Council may take action after the Executive Session.

***Council Member Farrell made a motion to move into Executive Session to receive legal advice protected by the Attorney-Client Privilege (S.C. Code Ann. 34-4-70-(a)(2)) concerning matters related to Captain Sams Spit. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.***

***Council Member Kaye made a motion to exit the Executive Session and return to the Regular Session. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.***

Returning to Regular Session, Mayor Belt stated that no actions or votes were taken as part of the Executive Session.

#### **XII. Council Member Comments:**

None

#### **XIII. Adjournment:**

***Mayor Belt adjourned the meeting at 602 pm.***

Submitted by,

---

Petra S. Reynolds, Town Clerk

---

Date



**TAB 2**

---

# **TOWN COUNCIL**

**Agenda Item**

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

## **Case AZO25-000004 Case History**

**Planning Commission Meeting: June 4, 2025**  
**Public Hearing and First Reading: July 1, 2025**  
**Second Reading:**

### **CASE INFORMATION**

Applicant: Town of Kiawah Island

Application: The Town of Kiawah is requesting to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* Division 3. – Use Regulations and Sec. 12-374. Definitions. to refine and regulate uses which are compatible with the purpose of that district, with or without conditions or to restrict uses.

Key Factors of the Proposed Ordinance:

The proposed amendment:

- Eliminates several commercial retail uses as a by-right or conditional use from several zoning districts.
- Removes residential uses from the CS-2, Community Support zoning district.
- Modifies the PR-OC Zoning District to incorporate conditional use reference based on current conditions of the zoning district pertaining to dwelling units and the integration of residential and nonresidential buildings.
- Qualifies parking areas which are not specifically associated with a proposed development. These include parking facilities as the principal use. Establishes conditions consistent with those of landscaping and parking standards for visual and aesthetic value for such facilities.
- Modifies accessory structure standards pertaining fences and pools.

### **RECOMMENDATION BY THE PLANNING COMMISSION**

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

### **DECISION ON AMENDMENT BY THE TOWN COUNCIL**

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

### **APPROVAL CRITERIA**

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (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;
- 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;
- d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.

### **PLANNING STAFF REVIEW**

The proposed changes to the use regulations are consistent with the land use patterns with the Town of Kiawah Island.

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

### **PLANNING COMMISSION MEETING JUNE 4, 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.

**Planning Commission reviewed and recommended approval of the proposed ordinance with minor changes by a vote of 6 to 0.**

### **TOWN COUNCIL MEETING PUBLIC HEARING AND FIRST READING**

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

TOWN OF KIAWAH ISLAND

**ORDINANCE 2025-10**

**An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. Zoning, Division 3. - Use Regulations and Section 12-374. - Definitions to Refine and Regulate Uses Which are Compatible With the Purpose of That District, With or Without Conditions, or to Restrict Uses.**

**WHEREAS**, the Town of Kiawah Island Municipal Code currently contains *Chapter 12 - Land Use Planning and Zoning*; and

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to refine and regulate land uses to ensure compatibility with the various zoning districts and land use patterns; 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 June 4, 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 the Town Council that the proposed amendment be approved; and

**WHEREAS**, the Town Council held a Public Hearing on July 1, 2025, 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, refine and regulate uses which are compatible with the purpose of that district, with or without conditions, or to restrict uses.

**Section 2**                      **Ordinance**

- (1) The Town hereby amends Division 3. - Use Regulations and Section 12-374. - Definitions, 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 the 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, 2025.**

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

**ATTEST:**

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

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

## ***DIVISION 3. USE REGULATIONS***

### **Sec. 12-102. Principal uses and use regulations.**

- (a) Purpose and intent. Principal uses are the uses permitted in each zoning district. These are shown in table 3A in subsection (c) of this section, authorized uses in zoning districts. The intent is to allow and regulate uses which are deemed compatible with the purpose of that district, with or without conditions; or to restrict uses.
- (b) Use regulations are conditions of use. These conditions are requirements which must be met to comply with this article.
- (c) The following ~~three~~ classifications of use are permitted, conditional and special exception as defined in this subsection and as listed in table 3A in this subsection ~~(where no classification of use is shown (blank cell), that use is prohibited in the zoning district):~~
  - (1.) *Permitted use (P)*. Permitted use is the principal use allowed in a zoning district. It is a use of right. By way of example, single-family detached dwelling units are permitted in all residential zoning districts, R-1, R-2 and R-3. However, multifamily residential units are only permitted in the R-3 zoning district. The letter P indicates that a use type is a permitted use.
  - (2.) *Conditional use (C)*. Conditional uses are uses that are permitted within a zoning district only when the identified conditions for that particular use have been met and the zoning permit application approved by the Planning Director. Conditions for each use are specified in section 12-103, conditions of use. The letter C indicates that a use type is a conditional use.
  - ~~(3.)~~ *Special exception (S)*. Special exceptions may only be granted by the Board of Zoning Appeals. These are uses which are generally compatible with the permitted land uses in a zoning district, but which require specific review of the location of the site and the design, configuration and operation of the proposed use, as well as the possibility of imposition of conditions in order to ensure the compatibility of the use at a particular location within the zoning district. Section 12-161 provides a complete description and requirements for special exceptions. The letter S indicates that a use type requires a special exception.
  - ~~(3.)~~ *Prohibited Use*. A blank cell indicates that the use type is prohibited within the zoning district.
  - ~~(3.)~~ *A cell containing multiple classifications as (C/S) indicates a conditional use or a special exception use as specified in the conditional use reference. Refer to Section 12-103, conditions of use.*
- (d) *Planned Development*. Planned Developments shall follow the Planned Development provisions contained in sections 12-73 and 12-159, and the code text and zoning district map amendments provisions contained in section 12-158.

| Table 3A. Authorized Uses in Zoning Districts      |  |                                                                                                         |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |
|----------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|-------------------|-----|-----|---------------------|-------|-------|---------------------------|------|----|-------|----|----|--|---------------------------|
| P=Permitted Use                                    |  |                                                                                                         | C=Conditional Use |     |     | S=Special Exception |       |       | Blank Cell=Prohibited Use |      |    |       |    |    |  |                           |
| Use Category                                       |  |                                                                                                         | Zoning Districts  |     |     |                     |       |       |                           |      |    |       |    |    |  | Conditional Use Reference |
|                                                    |  | Principal Uses                                                                                          | R-1               | R-2 | R-3 | C                   | RST-1 | RST-2 | CS                        | CS-2 | PR | PR-OC | PD | KC |  |                           |
| Residential                                        |  |                                                                                                         |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |
|                                                    |  | Single-family detached <sup>1</sup>                                                                     | P                 | P   | P   |                     |       |       |                           | PC   |    | PC    | €  |    |  | (a)                       |
|                                                    |  | Single-family attached, also known as townhouses or patio homes <sup>1</sup>                            |                   | P   | P   |                     |       |       |                           | PC   |    | PC    | €  |    |  | (a)                       |
|                                                    |  | Duplex <sup>1</sup>                                                                                     |                   | P   | P   |                     |       |       |                           | PC   |    | PC    | €  |    |  | (a)                       |
|                                                    |  | Multifamily (including townhouses and apartments) <sup>1</sup>                                          |                   |     | P   |                     |       |       |                           | PC   |    | PC    | €  |    |  | (a)                       |
| Civic/institutional                                |  |                                                                                                         |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |
|                                                    |  | Courts and public safety                                                                                |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |
|                                                    |  | Court of law                                                                                            |                   |     |     |                     |       |       | P                         | P    |    |       |    |    |  |                           |
|                                                    |  | Safety services, including emergency medical or ambulance service, fire protection or police protection |                   |     |     |                     |       |       | P                         | P    |    |       |    |    |  |                           |
| Educational services                               |  |                                                                                                         |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |
|                                                    |  | Day care                                                                                                |                   |     |     |                     |       |       |                           |      |    |       | €  |    |  | (a,b)                     |
|                                                    |  | Preschool or educational nursery                                                                        |                   |     |     | C                   |       |       |                           |      |    | €     | €  |    |  | (b)                       |
|                                                    |  | Personal improvement education, including golf or fine arts schools                                     |                   |     |     |                     | C     | C     |                           |      | C  | C     |    |    |  | (b)                       |
| Health care services                               |  |                                                                                                         |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |
|                                                    |  | Physicians' and dentists' offices                                                                       |                   |     |     | P                   |       |       |                           |      |    |       | €  |    |  | (c)                       |
|                                                    |  | Medical clinics-outpatient services                                                                     |                   |     |     | C                   |       |       |                           |      |    |       |    |    |  | (c)                       |
| Museums, historical sites and similar institutions |  |                                                                                                         |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |
|                                                    |  | Historical sites                                                                                        | C                 | C   | C   | P                   | C     | C     | C                         | P    | P  | P     | €  |    |  | (d)                       |
|                                                    |  | Libraries or archives                                                                                   |                   |     |     | P                   | C     | C     | C                         | P    |    |       | €  |    |  | (d)                       |
|                                                    |  | Museums or art galleries                                                                                |                   |     |     | P                   | C     | C     | C                         | P    |    |       | €  |    |  | (d)                       |
|                                                    |  | Nature exhibitions                                                                                      |                   |     |     | P                   | C     | C     |                           |      | P  | P     | €  |    |  | (d)                       |
|                                                    |  | Botanical gardens or arboretums                                                                         |                   |     |     | P                   | C     | C     |                           |      | P  | P     | €  |    |  | (d)                       |
|                                                    |  |                                                                                                         |                   |     |     |                     |       |       |                           |      |    |       |    |    |  |                           |

|  |                                                                                                                         | R-1 | R-2 | R-3 | C | RST-1 | RST-2 | CS | CS-2 | PR | PR-OC | PD | KC |  | Conditional Use Reference |
|--|-------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|---|-------|-------|----|------|----|-------|----|----|--|---------------------------|
|  | <b>Postal service</b>                                                                                                   |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | United States Postal Service                                                                                            |     |     |     | P |       |       |    |      |    |       | €  |    |  | (e)                       |
|  | <b>Recreation and entertainment</b>                                                                                     |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Community recreation, including sports activities, playgrounds and athletic areas or swimming areas (beaches and pools) |     |     |     | C | C     | C     |    | P    | C  | C     |    |    |  | (f)                       |
|  | Golf courses or country clubs                                                                                           |     |     |     |   |       |       |    |      | C  | C     |    |    |  | (f)                       |
|  | Parks                                                                                                                   | P   | P   | P   | P | C     | C     | C  | P    | P  | P     | €  | P  |  | (f)                       |
|  | Motion picture and live theaters                                                                                        |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (f)                       |
|  | Recreation or vacation camps                                                                                            |     |     |     | C |       |       |    |      | C  | C     |    |    |  | (f)                       |
|  | Recreational equipment storage                                                                                          |     |     |     | C | C     | C     | C  | C    | C  | C     |    |    |  | (f)                       |
|  | <b>Religious, civic, professional and similar organizations</b>                                                         |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Business and professional organizations                                                                                 |     |     |     | P |       |       |    | P    |    |       |    |    |  |                           |
|  | Social or civic organizations, including youth organizations, sororities or fraternities                                |     |     |     | P |       |       |    | P    |    |       |    |    |  |                           |
|  | Church, synagogue, temple or religious assembly                                                                         |     |     |     | P | P     |       | P  | P    |    |       |    |    |  |                           |
|  | <b>Utilities and waste-related uses</b>                                                                                 |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | <b>Utility service, major</b>                                                                                           |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Electric substation                                                                                                     |     |     |     | S | S     | S     | S  |      | C  |       |    |    |  | (a)g                      |
|  | Electrical or telephone switching facilities                                                                            |     |     |     |   |       |       | C  |      |    |       |    |    |  | (g)                       |
|  | Electricity or water maintenance facilities                                                                             |     |     |     |   |       |       | P  |      |    |       |    |    |  |                           |
|  | Sewage pumping control stations                                                                                         | S   | S   | S   | C | C     | C     | P  |      | C  | C     | €  |    |  | (g)                       |
|  | Sewage sludge drying beds                                                                                               |     |     |     |   |       |       | P  |      |    |       |    |    |  |                           |
|  | Water pressure control stations                                                                                         |     |     |     | C | C     | C     | P  |      | C  |       |    |    |  | (g)                       |
|  | Water or sewage treatment facilities                                                                                    |     |     |     |   |       |       | P  |      |    |       |    |    |  |                           |
|  | Water storage tanks                                                                                                     |     |     |     |   |       |       | P  |      |    |       | €  |    |  | (a)g                      |

|  |                                                                                                                                                                                                | R-1 | R-2 | R-3 | C | RST-1 | RST-2 | CS | CS-2 | PR  | PR-OC | PD | KC |  | Conditional Use Reference |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|---|-------|-------|----|------|-----|-------|----|----|--|---------------------------|
|  | <b>Utility service, minor</b>                                                                                                                                                                  |     |     |     |   |       |       |    |      |     |       |    |    |  |                           |
|  | Electric or gas power distribution                                                                                                                                                             | C   | C   | C   | C | C     | C     | P  |      | C   | C     | €  |    |  | (g)                       |
|  | Sewage collection service lines                                                                                                                                                                | C   | C   | C   | C | C     | C     | P  |      | C   | C     | €  |    |  | (g)                       |
|  | <b>Commercial accommodations</b>                                                                                                                                                               |     |     |     |   |       |       |    |      |     |       |    |    |  |                           |
|  | Hotels or inns                                                                                                                                                                                 |     |     |     |   | C/S   | C/S   |    |      |     |       |    |    |  | (h)                       |
|  | <b>Financial services</b>                                                                                                                                                                      |     |     |     |   |       |       |    |      |     |       |    |    |  |                           |
|  | Banks                                                                                                                                                                                          |     |     |     | C |       |       |    |      |     |       |    |    |  | (i)                       |
|  | Financial services, including loan or lending services, savings and loan institutions or stock and bond brokers                                                                                |     |     |     | C |       |       |    |      |     |       |    |    |  | (i)                       |
|  | <b>Food and beverage services</b>                                                                                                                                                              |     |     |     |   |       |       |    |      |     |       |    |    |  |                           |
|  | Bar or lounge (alcoholic beverages), including taverns, cocktail lounges or member exclusive bars or lounges                                                                                   |     |     |     | S | S     | S     |    |      |     |       |    |    |  |                           |
|  | Catering services                                                                                                                                                                              |     |     |     | C | C     | C     |    |      |     |       |    |    |  | (j)                       |
|  | Restaurant, general, including cafeterias, diners, delicatessens, or full-service restaurants or accessory uses to a golf course, clubhouse or recreational area (without alcoholic beverages) |     |     |     | P | C     | C     |    | C    | SC  |       | €  |    |  | (j)                       |
|  | Restaurant, general, including cafeterias, diners, delicatessens, full-service restaurants or accessory uses to a golf course, club house, or recreational area (with alcoholic beverages)     |     |     |     | C | C     | C     |    | C    | C/S | S     | €  |    |  | (j)                       |
|  | <b>Information industries</b>                                                                                                                                                                  |     |     |     |   |       |       |    |      |     |       |    |    |  |                           |
|  | Advertising services (not including advertising signs)                                                                                                                                         |     |     |     | C |       |       |    |      |     | C/S   |    |    |  | (k)                       |
|  | News syndicate services                                                                                                                                                                        |     |     |     | P |       |       |    |      |     |       |    |    |  |                           |
|  | Radio and television broadcasting studios (only)                                                                                                                                               |     |     |     | C | C     | C     |    |      |     |       |    |    |  | (k)                       |
|  | Data processing services                                                                                                                                                                       |     |     |     | P |       |       |    |      |     |       |    |    |  |                           |
|  |                                                                                                                                                                                                |     |     |     |   |       |       |    |      |     |       |    |    |  |                           |
|  |                                                                                                                                                                                                |     |     |     |   |       |       |    |      |     |       |    |    |  |                           |

|                                         |                                                                                                                                                                                                           | R-1 | R-2 | R-3 | C   | RST-1 | RST-2 | CS  | CS-2 | PR  | PR-OC | PD | KC |  | Conditional Use Reference |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-------|-------|-----|------|-----|-------|----|----|--|---------------------------|
| <b>Offices</b>                          |                                                                                                                                                                                                           |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |
|                                         | Real estate sales and services                                                                                                                                                                            |     |     |     | P   | P     | P     |     |      |     |       | €  |    |  | (a)                       |
|                                         | Administrative or business office, including bookkeeping services, couriers, insurance offices, personnel offices, real estate services, secretarial services or travel arrangement or ticketing services |     |     |     | P   |       |       |     | P    |     |       |    |    |  |                           |
|                                         | Government offices                                                                                                                                                                                        |     |     |     | P   |       |       | C   | C    |     |       | €  |    |  | (a)                       |
|                                         | Legal and other professional services, including accounting, tax preparation, architectural or engineering                                                                                                |     |     |     | P   |       |       |     |      |     |       |    |    |  |                           |
| <b>Other nonresidential development</b> |                                                                                                                                                                                                           |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |
|                                         | Communications towers                                                                                                                                                                                     |     |     |     | C   |       |       | C   | C    | C   | C     | €  |    |  | (m)                       |
|                                         | Convention center, visitors bureaus or conference center                                                                                                                                                  |     |     |     | C   |       | P     | C/S | P    |     |       |    |    |  | (n)                       |
|                                         | <u>Parking</u>                                                                                                                                                                                            |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |
|                                         | <u>Parking Lot</u>                                                                                                                                                                                        |     |     |     | C/S | C/S   | C/S   |     |      | C/S | C/S   |    |    |  | (v)                       |
| <b>Repair and maintenance services</b>  |                                                                                                                                                                                                           |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |
|                                         | Repair service, consumer, including appliance, shoe, watch, furniture, jewelry or musical instrument repair shops                                                                                         |     |     |     | C   |       |       |     |      |     |       |    |    |  | (o)                       |
|                                         | Vehicle service, limited, including automotive oil change or lubrication shops or carwashes (enclosed area only)                                                                                          |     |     |     | €   |       |       | €   |      |     |       |    |    |  | (o)                       |
| <b>Retail sales</b>                     |                                                                                                                                                                                                           |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |
| <b>Nonstore retailers</b>               |                                                                                                                                                                                                           |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |
|                                         | <del>Direct selling establishments</del>                                                                                                                                                                  |     |     |     | €   |       |       |     |      |     |       |    |    |  | <del>(p)</del>            |
|                                         | <del>Electronic shopping or mail order houses</del>                                                                                                                                                       |     |     |     | €   |       |       |     |      |     |       |    |    |  | <del>(p)</del>            |
|                                         | Building materials or garden equipment and supplies retailers                                                                                                                                             |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |
|                                         | Hardware stores                                                                                                                                                                                           |     |     |     | €   |       |       |     |      |     |       |    |    |  | (p)                       |
|                                         | Home improvement centers                                                                                                                                                                                  |     |     |     | €   |       |       |     |      |     |       |    |    |  |                           |
|                                         |                                                                                                                                                                                                           |     |     |     |     |       |       |     |      |     |       |    |    |  |                           |

|  |  |                                                                                                    | R-1 | R-2 | R-3 | C | RST-1 | RST-2 | CS | CS-2 | PR | PR-OC | PD | KC |  | Conditional Use Reference |
|--|--|----------------------------------------------------------------------------------------------------|-----|-----|-----|---|-------|-------|----|------|----|-------|----|----|--|---------------------------|
|  |  | Garden supplies centers or nursery and greenhouse retail centers                                   |     |     |     | € |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  | Paint, varnish, glass or wallpaper stores                                                          |     |     |     | € |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  | Food sales, including grocery stores, meat markets or butchers, retail bakeries or candy shops     |     |     |     | C |       |       |    |      | C  |       |    |    |  | (p)                       |
|  |  | Liquor, beer, or wine sales                                                                        |     |     |     | C | C     | C     |    |      | C  |       |    |    |  | (p)                       |
|  |  | Retail sales or services, general                                                                  |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  |  | Antique stores                                                                                     |     |     |     | C |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  | Department store or limited price variety stores                                                   |     |     |     | C |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  | Art, hobby, musical instrument, toy, or related products stores                                    |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  |  | Sporting goods or bicycle retail and rental                                                        |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  |  | Book, stationary, newspaper, or magazine retail                                                    |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  |  | Cameras or photographic supplies stores                                                            |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  |  | Clothing, piece goods, shoes, jewelry, luggage, leather goods or related products stores, florists |     |     |     | C | C     | C     |    |      | C  |       |    |    |  | (p)                       |
|  |  | Convenience stores (less than 5,000 square feet gross floor area per establishment)                |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  |  | Drug stores or pharmacies (less than 5,000 square feet gross floor area per establishment)         |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  |  | Electronics, appliance, electrical supplies or related products stores                             |     |     |     | € |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  | Furniture, cabinet, home furnishings, or related products stores                                   |     |     |     | C |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  | Gifts, novelties and souvenir stores                                                               |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  |  | Optical goods                                                                                      |     |     |     | C |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  | Private postal or mailing services                                                                 |     |     |     | C |       |       |    |      |    |       |    |    |  | (p)                       |
|  |  |                                                                                                    |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |

|  |                                                                                                        | R-1 | R-2 | R-3 | C | RST-1 | RST-2 | CS | CS-2 | PR | PR-OC | PD | KC |  | Conditional Use Reference |
|--|--------------------------------------------------------------------------------------------------------|-----|-----|-----|---|-------|-------|----|------|----|-------|----|----|--|---------------------------|
|  | Tobacconists                                                                                           |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  | Service stations, gasoline (with or without convenience stores)                                        |     |     |     | C |       |       |    |      |    |       |    |    |  | (p)                       |
|  | Retail or personal services                                                                            |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | <b>Consumer convenience services</b>                                                                   |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Locksmiths                                                                                             |     |     |     | C |       |       |    |      |    |       |    |    |  | (p)                       |
|  | Tailors or seamstresses                                                                                |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  | Hair, nail, or skin care services, including barbershops or beauty salons                              |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  | Personal improvement services, including health or physical fitness studios, reducing studios and spas |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  | Photographic services, <del>including one-hour photofinishing</del>                                    |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (p)                       |
|  | <b>Construction services</b>                                                                           |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Construction services                                                                                  |     |     |     |   |       |       | C  |      |    |       |    |    |  | (q)                       |
|  | <b>Warehouse and storage facilities</b>                                                                |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Warehouse and storage facilities                                                                       |     |     |     |   |       |       | C  |      |    |       |    |    |  | (r)                       |
|  | <b>Vehicle storage</b>                                                                                 |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Vehicle storage, including boat or RV storage                                                          |     |     |     |   |       |       | C  |      |    |       |    |    |  | (s)                       |
|  | <b>Recycling services</b>                                                                              |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Recycling collection, dropoff                                                                          |     |     |     |   |       |       | C  | C    |    |       |    |    |  | (t)                       |
|  | <b>Transportation</b>                                                                                  |     |     |     |   |       |       |    |      |    |       |    |    |  |                           |
|  | Taxistands <a href="#">/ Limousine / Rideshare</a>                                                     |     |     |     | C | C     |       | C  |      |    |       |    |    |  | <a href="#">(u)</a>       |
|  | Bus passenger stands                                                                                   |     |     |     | C | C     | C     |    |      |    |       |    |    |  | (u)                       |

<sup>1</sup> Dwelling units may be attached to and integrated with non-residential buildings, but shall be no more than four dwelling units in any building with the PR-OC district.

(Code 1993, § 12A-301; Ord. No. 94-12, § 2(12A-301), 9-26-1994; Ord. No. 2005-08, § 12A-301, 10-12-2005; Ord. No. 2006-08, § 2.1(12A-301), 11-7-2006; Ord. No. 2016-04, § 1, 9-6-2016; Ord. No. 2017-10, § 1(Exh. A), 7-11-2017; Ord. No. 2017-14, § 1(Exh. A), 7-11-2017; Ord. No. 2018-05, § 1(att. A), 5-1-2018)

---

## Sec. 12-103. Conditions of use.

(a) ~~(a)~~ Dwelling units in the PR-OC Zoning District may be attached to and integrated with non-residential buildings, but shall be no more than four dwelling units in any building for this district.

~~(a) Planned Development. Planned Developments shall follow the Planned Development provisions contained in sections 12-73 and 12-159, and the code text and zoning district map amendments provisions contained in section 12-158.~~

(b) ~~(b)~~ Educational services. Educational services are those services offered for the exclusive use of residents, on island employees and guests of Kiawah Island for instruction and care of their dependent children. The following conditions must be met for an educational services use:

- (1) Proof of application for the facilities license from the South Carolina Department of Social Services where appropriate;
- (2) Play areas within 50 feet of a residential zoning district shall be buffered pursuant to section 12-127;
- (3) Off-street parking requirements contained within this article are met and are buffered in accordance with section 12-128;
- (4) Site plans for ingress/egress, loading/unloading and the location of the parking areas are approved by the Planning Director; and
- (5) Proposed outdoor lighting of the facility does not negatively impact neighboring properties or the beachfront.

(c) *Health care services.* These services include medical clinics with outpatient services, physicians' and dentist's offices. Outpatient clinics, including offices for physicians or dentists, shall be limited to 2,000 square feet of floor area and shall not provide a base for emergency medical vehicles or service unless approved as a special exception pursuant to special exception provisions contained in this article.

(d) *Museums, historical sites and similar institutions.*

- (1) Historical sites within residential areas shall be restricted to the hours between 7:00 a.m. and 8:00 p.m.
- (2) Historical sites, libraries, archives, museums and/or art galleries shall be completely housed within the principal use.
- (3) Nature exhibitions.
  - a. Where nature exhibitions are of public ownership or listed in the National Registry of Natural Landmarks or registered as a Heritage Site with the South Carolina Heritage Trust in accordance with the provisions of Act No. 600 of the 1976 Acts and Joint Resolutions, either in public or private ownership, accessory uses to acquire maintenance revenue are permitted.
  - b. Accessory uses are limited to the retail sale of gifts, novelties, souvenirs, and food services. Accessory structures so used shall not exceed ten percent in size of the principal structures when the nature exhibit is housed, or 1,200 square feet for each acre when the nature exhibit is not enclosed.
  - c. Parking requirements for each accessory use, in addition to the parking requirements for the principal use, shall comply with the parking requirements of section 12-128.
  - d. Signs advertising accessory uses shall be located on the premises and not visible from a public road.

- 
- (4) Botanical gardens and/or arboretums shall be housed completely on the grounds of the principal use.
- (e) *Postal Service of the United States.* Any postal service facility shall have a maximum floor area of 5,000 square feet or less.
- (f) *Recreation and entertainment.* The following standards shall apply to approval of a site plan for community recreation, including, but not limited to, sports activities, playgrounds, athletic areas or swimming areas and recreation or vacation day camps:
- (1) All parks with soccer, baseball and similar playfields shall meet all off street parking requirements of section 12-128. The Planning Director shall determine the need for additional spaces based on available parking studies for similar uses in similar communities;
  - (2) All parking areas and recreational equipment storage areas shall meet the buffering requirements of section 12-127 and be screened from view from any adjacent residential use. Screening shall be opaque and shall be at least four feet in height. Screening may be masonry or natural materials if approved by the Planning Director;
  - (3) Small passive parks of one acre or less within residential neighborhoods shall have no parking requirements;
  - (4) Be designed so that light sources are shielded from adjacent single-family residential properties and the beachfront.
- (g) *Utilities and waste-related uses.*
- (1) Aboveground water storage tanks, sewage pumping stations, telephone relay towers, electric regulating substations and similar utility/communications structures shall comply with the following standards:
    - a. Facilities shall be located at least 50 feet from any residential property line;
    - b. Facilities shall be secured by a fence located at least 25 feet from any residential property line;
    - c. Facilities shall be surrounded by a buffer pursuant to section 12-127;
    - d. Telephone exchange stations and communications towers shall be limited to unmanned facilities, and shall provide at least two parking spaces for service vehicles; and
    - e. Radio transmitting stations and towers shall be set back from zoning district boundaries a distance equal to their height.
  - (2) Communications, utility distribution lines and water transmission lines shall be located underground in all districts.
  - (3) The equipment set forth in this subsection is permitted in all zoning districts. Aboveground equipment (e.g., pad-mounted transformers) shall be screened from public view:
    - a. Electrical pedestals.
    - b. Electrical pad-mounted transformers.
    - c. Electrical switch gear cabinets.
    - d. Electrical service meters.
    - e. Telephone equipment cabinets.
    - f. Telephone pedestals.
    - g. Irrigation controllers.

- 
- h. Backflow preventors.
  - i. Cable television amplifiers.
  - j. Other such similar equipment, typically installed above ground.
- (4) *Utility cabinets, utility structures.* For utility cabinets which measure approximately nine feet in length by six feet in width, and once installed, stand approximately five feet above grade, and for any other utility structures which the zoning administrator determines are similar in size and impact on the community shall be treated as accessory structures and the following standards shall apply:
- a. Structure shall not be located on property zoned for residential use and must be located a minimum of ten feet from any residential property line.
  - b. Structure shall be surrounded by a landscaped buffer, pursuant to section 12-127.
- (h) *Commercial accommodations.* Hotels or inns providing more than 50 guestrooms shall comply with the special exception provisions of this article or shall be a part of a development agreement.
- (i) *Financial services.*
- (1) Automated teller machines (ATM), stand-alone.
  - (2) ATMs shall be walk-up style and shall be permitted as accessory uses.
- (j) *Food and beverage services.*
- (1) *Bars, cocktail lounges, taverns.*
    - a. Bars or lounges, including taverns, cocktail lounges or member exclusive bars or lounges serving alcoholic beverages are only permitted in restaurants, private clubs, hotels, inns, or country clubs.
    - b. Where applicable, these uses shall comply with the special exception provisions of this article.
  - (2) *Catering services.* Catering service facilities shall only prepare and store food in permitted restaurants, private clubs, hotels, inns, or country clubs.
  - (3) *Restaurant, general.* All general restaurants not a part of a hotel, inn, [golf course clubhouse](#), private club or country club and occupying over 2,000 square feet of floor area shall comply with the special exception provisions of this article.
  - (4) [Café, coffee shop or snack bar may be permitted in the PR zoning district as an accessory use to the building's primary function.](#)
  - (45) Restaurant, café, coffee shop or snack bar is only permitted in the CS-2 as an ancillary use to the building's primary function as office and meeting space.
  - (56) Be designed so that light sources are shielded from adjacent single-family residential properties, and property zoned R-2.
- (k) *Information industries.*
- (1) *Advertising services.* All advertising associated with this use shall be contained within the structure and not visible, except for any permitted sign, on the exterior of the structure.
  - (2) *Radio and television broadcasting studios.* All radio or television broadcast studios shall be located within a structure. No mobile radio or television broadcast stations are permitted as a permanent use. Temporary use permits may be granted if applicant complies with temporary use permit requirements.
- (l) *Government offices.* Government offices shall:
-

- 
- (1) Meet the buffer requirements of section 12-127;
  - (2) Provide off-street parking as required in section 12-128; and
  - (3) Be designed so that light sources are shielded from adjacent single-family residential properties.
- (m) *Communications towers.*
- (1) *Purpose and legislative intent.* The Federal Telecommunications Act of 1996 affirmed the Town of Kiawah Island's authority concerning the placement, construction and modification of wireless telecommunications facilities. The regulations of this section are designed to site communications towers on Kiawah Island. It is the intent of this article to allow for the harmonious co-existence of communications towers and other land uses. It is also the intent of this article to reduce the overall negative impact of communications towers by:
    - a. Reducing the number of towers needed through a policy of encouraging collocation; and
    - b. Encouraging the following, if collocation is not feasible:
      1. The use of stealth tower design, as defined in subsection (m)(3) of this section;
      2. The clustering of towers (tower farms);
      3. The placement of towers away from roadways;
      4. The provision of effective screening; and
      5. The location of communications equipment on existing structures.
  - (2) *Collocation exemption.* Proposed communications equipment collocating on existing towers and structures without adding to their height shall require only a zoning permit and shall not be subject to the requirements of this section.
  - (3) *Stealth tower provision.*
    - a. For the purposes of this section, the term "stealth tower" means a communications tower not exceeding 120 feet in height designed to unobtrusively blend into its existing surroundings so as not to have the appearance of a communications tower and is designed to hide, obscure, or conceal the presence of the towers and antennas. Examples of stealth towers include, but are not limited to, antenna tower alternative structures, architecturally roof-mounted antennas, building-mounted antennas painted to match the existing or proposed trees and landscaping, antenna structures designed to look like light poles or electrical utility poles, artificial trees, clock towers, flagpoles, steeples, water towers or water tanks.
    - b. All proposed stealth tower designs must be approved by the Planning Director.
    - c. A complete zoning permit application for a stealth tower that meets all requirements of this article shall be approved.
  - (4) *Preapplication meeting.* Prior to submitting a formal application for a zoning permit for a communications tower the applicant is required to attend one or more preapplication meetings. The purpose of the preapplication meeting is to address key issues which will help to expedite the review and permitting process. The Planning Director may conduct a site visit at the preapplication meeting.
  - (5) *Zoning permit submittal requirements.* Prior to zoning permit approval, all applications for communications towers shall complete the site plan review process as provided in section 12-162. In addition to any site plan review requirements, the application must contain the following items:
    - a. A site plan, drawn to engineer's scale, showing the location of the tower guy anchors (if any), existing or proposed buildings and structures or improvements, including parking, driveways or

---

access roads, fences and protected Grand Trees affected by the proposed construction. If there are no Grand Trees affected, a surveyor's statement on the site plan must be shown. Adjacent land uses shall also be noted on the site plan, with precise measurements noted between the proposed tower and any residential structures on surrounding properties.

- b. The site plan must show a vegetated buffer, either existing or installed, that provides an effective screen from public rights-of-way and adjacent property owners and across view corridors. If a buffer is to be installed, its placement on the site will vary in order to provide the most effective screening from public view. Required materials will be based on installation of a 25-foot buffer around the fenced area.
- c. The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings. The applicant shall submit documentation justifying the total height of any communications towers, facility and/or antenna and the basis therefor.
- d. Additionally, color and material samples shall be provided. The tower must be located no closer to a residential structure than a distance equal to 1.5 feet for each foot in height of the proposed tower plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150-foot distance between the proposed tower and a residential structure.
- e. A six-foot nonclimbable fence must be placed around the tower and any associated building. Guy wires may be fenced separately.
- f. The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties. The fall zone shall be determined by an engineer certified by the State of South Carolina in a letter which includes the engineer's signature and seal.
- g. For the purposes of collocation review and review of efforts at siting a tower on the same lot near an existing tower, the applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers, buildings, or other structures are not available or suitable for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, providing a location free of interference from other communication towers, or available at the prevailing market rate (as determined by staff communication with persons doing business within the industry). Additionally, the applicant shall make every effort to build the proposed tower in such a manner as may allow other telecommunication users to collocate.
- h. Proposed towers may not be located within 1,000 feet of the center of an existing tower unless the applicant certifies that the existing tower does not meet the applicant's structural specifications and the applicant's technical design requirements, or that a collocation agreement could not be obtained at a reasonable market rate. In the event of the situation set forth in this subsection, the clustering of new towers on the same parcel near existing towers is permitted.
- i. The proposed tower shall only be illuminated as required by the Federal Communications Commission or Federal Aviation Administration. Nighttime strobe lighting shall not be incorporated unless required by the Federal Communications Commission or Federal Aviation Administration. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting that shall be as unobtrusive and inoffensive as permissible under state and federal regulations, and an artist's rendering or other visual representation showing the effect of light emanating from the site on neighboring habitable structures within 1,500 feet of all property lines of the parcel on which the communications towers are located.
- j. Communications towers shall contain a sign no larger than four square feet to provide adequate notification to persons in the immediate area of the presence of an antenna that has

---

transmission capabilities. The sign shall contain the names of the owners and operators of the antennas, as well as emergency phone numbers. The sign shall be located so as to be visible from the access point of the site. No other signage, including advertising, shall be permitted on any facilities, antennas, antenna supporting structures or antenna towers, unless required by law.

- k. A copy of the tower's search ring.
  - l. To ensure the removal of towers which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower and a performance bond for the amount of anticipated removal costs shall be posted. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
  - m. The applicant shall furnish a visual impact assessment which shall include:
    - 1. A zone visibility map which shall be provided in order to determine locations where the tower may be seen.
    - 2. Pictorial representations of before and after view from key viewpoints both inside and outside the Town including, but not limited to:
      - (i) Major highways and roads;
      - (ii) State and local parks;
      - (iii) Historic districts;
      - (iv) Preserves and historic sites normally open to the public; and
      - (v) Any other location where the site is visible to a large number of visitors, travelers or residents.
    - 3. An assessment of the visual impact of the tower base, guy wires and accessory buildings from abutting and adjacent properties and streets
- (6) *Retention of expert assistance and reimbursement by the applicant.*
- a. The Town may hire any consultant and/or expert necessary to assist the Town in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any requests for recertification.
  - b. An applicant shall deposit with the Town funds sufficient to reimburse the Town for all reasonable costs of the consultant and expert evaluation and consultation to the Town in connection with the review of any application including the construction and modification of the site, once permitted. The initial deposit shall be \$8,500.00. The application will not be processed until receipt of this initial deposit. The Town will maintain a separate escrow account for all such funds. The Town's consultants/experts shall invoice the Town for its services in reviewing the application, including the construction and modification of the site, once permitted. If, at any time during the process this escrow account has a balance less than \$2,500.00, the applicant shall immediately, upon notification by the Town, replenish said escrow account so that it has a balance of at least \$5,000.00. Such additional escrow funds shall be deposited with the Town before any further action or consideration is taken on the application. In the event that the amount held in escrow by the Town is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant. The applicant shall not be entitled to receive any interest earnings on unused funds.
  - c. The total amount of the funds needed as set forth in subsection (m)(6)b of this section may vary with the scope and complexity of the project, the completeness of the application and other

---

information as may be needed to complete the necessary review, analysis and inspection of any construction or modification.

(7) *Surrounding property owner notification.*

- a. In order to better inform the public, in the case of a new communications towers, the applicant shall hold a balloon test as follows:
  1. Applicant shall arrange to fly, or raise upon a temporary mast, a minimum of three-foot diameter brightly colored balloon at the maximum height of the proposed new tower.
  2. The dates, (including a second date, in case of poor visibility on the initial date) shall be provided to the Planning Director ten days after receipt of the complete application notice.
  3. The dates shall be set at minimum 15 days prior to the Planning Director making a final decision on the zoning permit.
  4. The balloons shall be flown for ten consecutive hours between 8:00 a.m. and 6:00 p.m.
- b. Once the application is deemed complete by the Planning Director for a communications tower zoning permit, the Planning Department shall provide parties in interest, personal, posted and newspaper notice in accordance with the requirements of section 12-156. The public notice shall include the dates of the balloon tests as provided by the applicant and the date the Planning Director must make a final decision on the zoning permit.

(8) *Time limit for staff review.* Upon receipt of an application deemed complete by the Planning Director for a communications tower zoning permit, the Planning Director shall have a maximum of 45 days to act on the application. The 45 days begins from the date the applicant is sent written notice of a complete application from the Planning Director. Failure to act on the application within 45 days will result in the applicant being granted a zoning permit.

(9) *Zoning permit approval criteria.*

- a. A complete zoning permit application for a stealth tower that meets all requirements of this article shall be approved.
- b. Upon review of a complete application, no zoning permit shall be issued for a communications tower, until the Planning Director determines that the proposed tower complies with the following criteria and standards:
  1. The location and height of the proposed tower will not substantially impact the character of property listed in or eligible for the National Register of Historic Places, other significant environmental, cultural or historical site officially designated scenic roads or rivers and that the tower is designed to blend into the environment and minimize visual impact.
  2. If a completely new tower is necessary, the applicant must provide written proof of attempts at collocation and siting a tower on the same lot near an existing tower were proven not feasible or practical.
  3. The applicant has pursued any available publicly owned sites and privately owned sites occupied by a compatible use, and if not utilized, that these sites are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements.
  4. Staff shall review and approve the color and materials to be used for the proposed tower.
  5. If the Planning Director finds a proposed communications tower will have a substantially negative impact on a surrounding area or adjoining property, the use shall fall under the special exception (S) provisions of this article.

- 
- c. In determining whether the use shall fall under the special exception (S) provisions the Planning Director may consider one or more of the following items:
1. The proposed use will be detrimental to adjacent land uses including historical sites;
  2. The proposed use will have a negative aesthetic visual impact;
  3. The proposed use will have an adverse affect on the environment (not including radio frequency emissions); and
  4. The proposed use is contrary to the public health, safety or welfare.
- (10) *Tower abandonment.* A tower that is not used for communication purposes for more than 120 days (with no new application on file for any communication user) is presumed to be out of service and the owner of such tower must notify the staff and remove the tower within 50 days. Towers which are not maintained by the owner according to the Town building code shall be removed by the owner within 60 days. To ensure the removal of towers which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower and a performance bond for the amount of anticipated removal costs shall be posted. Removal costs shall be charged to the tower owner. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
- (n) *Convention center or visitors bureau.* The convention center or visitors bureau using over a total of 10,000 square feet must comply with the special exception provisions of this article.
- (o) *Repair and maintenance services.*
- (1) *Consumer repair services.* Consumer repair services, including repair and servicing of appliances, shoes, watches, furniture, jewelry, musical instruments or similar items, may only occur within an enclosed structure. No noise or other emissions from the structure are permitted.
  - (2) *Vehicle service.* Limited vehicle service, including automotive oil change or lubrication operations and shall be conducted within an enclosed building. Vehicle storage shall be located in an enclosed building or in an opaquely screened yard.
- (p) *Retail sales and retail or personal services.* Retail sales, display and storage of goods are permitted only within a designated building for that particular use.
- (1) Personal improvement services shall be included as a permitted use as within the PR category as accessory to golf clubhouses, or other private club amenities within a designated building for such uses.
- (2) Fuel stations shall have no more than six fuel bays and shall be buffered and screened from any right of way with landscaping and architecturally integrated fencing approved by the Planning Director.
- (3) Liquor, beer, or wine sales may be permitted as an accessory use to resort or golf clubhouses.
- (q) *Construction services.* Contract construction services operations (e.g., contractor's shops, plumbing shops, heating and air conditioning shops, etc.) excluding construction sites for authorized development activities, shall be conducted within an enclosed building. Authorized development activities, for the purpose of this section, include the permitted installation, construction of buildings, structures or utilities at the site on which they will be used. Vehicle, equipment and materials storage at construction services offices shall be located in an enclosed building or in an opaquely screened yard.
- (r) *Warehouse and storage facilities.* Warehouse and storage facilities shall be designed so that all stored items are located within a completely enclosed building, or are completely screened from view from adjacent property lines. Portable storage units shall not be allowed to remain on any property for more than 72 hours within a week.

- 
- (s) *Vehicle storage, including boat or recreational vehicle storage.*
- (1) Storage of boats, campers and other major recreational equipment, if provided, must be contained within completely enclosed buildings or opaquely screened storage areas on an approved lot. No such equipment shall be used for living, sleeping or housekeeping purposes.
  - (2) Canoes and kayaks may be stored in a semi-enclosed storage rack which is suitably landscaped.
- (t) *Recycling services; recycling collection, dropoff.* Recycling collection and dropoff structures are limited to the following:
- (1) Maximum dimensions: Nine feet in length by six feet in width, and once installed, stands no more than five feet above grade.
  - (2) Structure shall not be located on property zoned for residential use and must be located a minimum of ten feet from any residential property line.
  - (3) Structure shall be surrounded by a landscaped buffer, as determined by the Planning Director pursuant to section 12-127.
- (u) *Transportation; bus passenger stands [and rideshare zones](#).* The design and location of bus passenger stands [and rideshare zones](#) shall only be approved after completing the site plan review procedures contained within section 12-162.
- (v) [Parking Facilities. All parking facilities shall comply with Sec. 128 Access, parking and loading regulations and standards of Sec. 12-127. Compatibility Buffering. Parking facilities not associated with minimum parking requirements for a proposed development and including more than 10 spaces shall be approved as a special exception pursuant to special exception provisions contained in this article.](#)

(Code 1993, § 12A-302; Ord. No. 2005-08, § 12A-302, 10-12-2005; Ord. No. 2006-08, § 2.1(12A-302), 11-7-2006; Ord. No. 2016-04, § 1, 9-6-2016; Ord. No. 2023-22, § 2(Exh. A), 11-28-2023)

## **Sec. 12-104. Accessory uses, buildings/structures.**

The purpose and intent of this section is to describe the standards for accessory uses as follows:

- (1) *Definition and applicability.*
  - a. The terms "permitted uses" and "approved special exception uses" include accessory uses and structures that are necessarily associated with, and appropriate, incidental and subordinate to, the allowed principal use. Accessory uses and structures shall be subject to the same regulations that apply to principal uses and structures in each zoning district, unless otherwise expressly stated.
  - b. Permits for accessory uses and structures shall be issued by the Town of Kiawah Island Planning Director.
  - c. In a residential zoning district, an accessory building or structure is a subordinate or incidental structure, attached to or detached from the principal building, which is not used for commercial purposes and which is not rented.
  - d. In nonresidential zoning districts, an accessory building or structure is a subordinate building or structure, the use of which is secondary to and supportive of the principal building.

- 
- e. Accessory buildings or structures shall not be permitted without a principal building or primary use being in existence.
  - f. Accessory uses include any use that is authorized in the district which is secondary or subordinate to the primary use.
- (2) *Standards for detached accessory dwelling units in residential districts.* An accessory dwelling unit to be occupied by family members or caretakers may be allowed as an accessory use to the principal dwelling unit under the following conditions:
- a. No detached accessory dwelling unit may be constructed on a lot less than 15,000 square feet;
  - b. The detached accessory dwelling unit may not be sold separately from the sale of the entire property, including the principal dwelling unit, and shall not be leased or sublet;
  - c. The detached accessory dwelling unit shall comply with all required building setbacks for the principal residential use and shall be located in the buildable area of the lot;
  - d. The overall height of a detached accessory dwelling shall be limited to one story, provided that an accessory dwelling may be located over a garage;
  - e. When the accessory dwelling is directly attached to the principal dwelling with a roof connection of a minimum of four feet in width, or a wall connection of a minimum of four feet in height, it shall be considered an integral part of the main building; and
  - f. Detached accessory dwellings shall not exceed 1,500 square feet of heated area.
- (3) *Standards for accessory dwelling units in existing structures and nonresidential districts.*
- a. Accessory dwellings for nonresidential structures shall be solely for use by fulltime caretakers of the structure. Such dwellings shall have at least one access through the business that employs the caretaker.
  - b. The overall height of an accessory dwelling shall be limited to one story, provided that a garage apartment or nonresidential caretaker's quarters may be located over a garage.
- (4) *Standards for accessory buildings in residential districts.* Accessory buildings may be allowed in residential zoning districts pursuant to the following conditions:
- a. No accessory building may be constructed on a lot less than 15,000 square feet;
  - b. Detached accessory buildings shall be prohibited from being placed in front of the principal building and shall be placed in the rear yard. Except that a detached accessory use may be constructed in front of the principal residence where the residence backs up to a beach, golf course, lagoon or marsh and is only permitted after approval as a special exception. Accessory buildings will be located within the buildable area of the lot as delineated by the setback requirements;
  - c. Subleasing or renting an accessory building separately from the primary use shall constitute a violation of this article.
- (5) *Standards for accessory structures in residential districts.* Accessory structures may be allowed in residential districts under the following conditions:
- a. Private swimming pools, along with incidental installations such as pumps and filters, may not be located in the front yard. Any pool equipment shall be properly screened. A pool including vanishing edges and associated discharge troughs or catch basins shall be set back a distance of not less than ten (10) feet from all lot lines, except that a pool adjacent to a BCM Critical Line shall be set back a distance of not less than fifteen (15) feet from a critical line. A pool including

---

vanishing edges and associated discharge troughs or catch basins that is elevated more than four feet above the average natural ground level at the nearest property line shall comply with required building setbacks. All swimming pools shall be gated and enclosed by a fence, wall, building, or other enclosure ~~and fenced~~. The fence or other enclosure height shall be ~~five~~ a minimum of four feet.

- b. Private tennis courts shall not be constructed within 20 feet of any adjoining property under other ownership. Tennis court fences or walls shall not exceed 12 feet in height, and no lights for the tennis court shall be permitted.
- c. Fences shall be limited to landscaped hedgerows of dense plant material and/or wooden, masonry or ~~wrought-iron~~ metal material, all of which are required to be architecturally integrated with development of the lot or parcel. Fences shall not exceed five feet in height from grade for residential development; provided, however, that this five-foot height restriction shall not apply to the hedgerow portion of any fence or to a fence consisting completely of a hedgerow. This five-foot height restriction shall apply to any gate or gates in any fence of any kind. Solid wood fences shall not be permitted in front yards. Fences (excluding the use of plant material) shall not be permitted within five feet of a side or rear property line. Fences taller than three feet from pavement shall not be located within a sight triangle. Fence heights and setback restrictions shall not apply to the patio wall of patio homes. In measuring the height of a fence to determine whether it complies with the height restrictions, the measurement shall be made to the uppermost portion of the fence, and, if there is anything affixed to or regularly placed or resting thereon, including, without limitation, decorative or ornamental elements or features, all of which shall be considered a part of the fence for the purposes of this section, then the height measurement shall be to the top of any such thing, element or feature.

(Code 1993, § 12A-303; Ord. No. 94-12, § 2(12A-302), 9-26-1994; Ord. No. 2005-08, § 12A-303, 10-12-2005; Ord. No. 2008-04, § 2, 6-3-2008; Ord. No. 2010-02, § 2.2, 3-2-2010)

## **Sec. 12-105. Home occupations.**

The purpose of this section is to permit home occupations that will not change the character of the residential areas in the Town. The intent of this article is to conserve property values, as well as protect residential neighborhoods from excessive noise, excessive traffic generation, nuisances, health and safety hazards which may result from a home occupation conducted in the residential zones.

- (1) All home occupations must comply with the following conditions:
  - a. The use of the dwelling unit in connection with an occupation shall be deemed to be clearly incidental and subordinate to its use for residential purposes if the home occupation occupies no more than 25 percent of the heated and cooled square footage of the residence, and no more than 25 percent of the garage or other enclosed areas which may be utilized to store supplies or materials associated with the home occupation.
  - b. No employees other than persons residing on the premises shall be engaged in the activities of the home occupation.
  - c. There shall be no exterior displays, no exterior storage of equipment, including unlicensed equipment and materials, vehicles with business logos, and no exterior indication of the home occupation which may change the outside appearance of the principal residence or change the residential character of the building.
  - d. No on-premises advertising for the home occupation shall be allowed, nor shall advertisement of the address of the property to attract customers, clients or the public to the premises allowed.

---

Window areas must not purposely or intentionally be used as display areas or offer merchandise for sale.

- e. Home occupations shall not require internal or external structural alterations of the principal residence or require the installation of equipment or machinery creating utility demand, noise, fumes or other impacts in excess of equipment or machinery that is customary in a residential area.
  - f. The home occupation shall take place entirely within the residential dwelling.
  - g. No open lot storage shall be permitted in connection with a home occupation.
  - h. No pedestrian or vehicular traffic shall be generated by the home occupation.
  - i. No home occupation requiring any equipment or processing which creates noise, vibration, glare, fumes, odors, smoke or dust which disturb neighbors and/or alters the residential character of the premises shall be permitted.
  - j. No electric devices may be used in any home occupation which may cause electrical interference or create visual and audible interference in any radio or TV receivers causing fluctuations in the line voltage off the premises.
  - k. Delivery trucks shall not operate out of a residential area as a function of a home occupation.
  - l. Offices for professional or business activities may be permitted; provided, however, that they adhere to the provisions of this article and that they do not violate any condition prescribed herein.
- (2) The following occupations, professions, and business activities and those of a similar nature are some of, but not intended to be a complete list of prohibited home occupations:
- a. Clinics, hospitals;
  - b. Funeral homes, mortuaries;
  - c. Animal/veterinary clinics;
  - d. Restaurants;
  - e. Large scale repair services;
  - f. Construction activities;
  - g. Ambulance services;
  - h. Taxi services;
  - i. Beauty salons, barbershops; and
  - j. Vehicle sales or parts sales.
- (3) This section does not permit the establishment of unlisted home occupations unless they comply with all other standards and conditions of this article.

(Code 1993, § 12A-304; Ord. No. 2005-08, § 12A-304, 10-12-2005)

## **Sec. 12-106. Temporary uses.**

The purpose of this section is to define the type and scope of temporary uses. A temporary zoning permit is required for the following temporary uses:

- 
- (1) Temporary zoning permits are obtained from the Town of Kiawah Island Planning Director.
  - (2) *Temporary buildings and temporary building material storage areas.*
    - a. Temporary buildings and temporary building material storage areas may be used for construction purposes on a site which is not yet occupied. Temporary buildings and temporary material storage areas for construction purposes located on the project site shall be approved as part of the site plan review. For any temporary buildings or material storage areas situated off-site, a separate permit is required. This separate permit must be approved independently of the site plan review process.
    - b. The site may not be permanently altered in any manner, by e.g., removal of "trees" (as defined in section 12-374, Definitions) or vegetation. However, trees of two DBH inches or less or minor vegetation for proposed temporary uses, which do not require grading or land disturbance activities that alter existing site conditions, may be removed as determined by the Planning Director, if such trees are replaced with a similar/like kind planting of the same DBH inches of trees removed. Replacement trees shall be approved by the Planning Director prior to removal.
    - c. Such buildings shall be permitted for a specific period of time in accordance with a permit issued by the Planning Director, subject to periodic renewal for cause shown.
    - d. Temporary permits shall be issued only if adequate parking and sanitation facilities are provided to serve the proposed use or activity.
    - e. Upon completion or abandonment of construction or expiration of the permit, such temporary buildings and building material storage areas shall be removed and the site shall be restored to its pre-existing condition to the satisfaction of the Planning Director. The Planning Director may require the planting of additional vegetation to satisfy this requirement.
  - (3) *Special events.*
    - a. A temporary zoning permit shall be issued for public assembly use and for events of public interest. Temporary zoning permits shall be issued for a specific period of time in accordance with a permit issued by the Planning Director, subject to periodic renewal for cause shown. Such permit may be extended by the Planning Director. Examples of special events include: Concerts, religious and/or cultural events, sports tournaments or competitions, and parking for special events.
    - b. Temporary buildings associated with special events may be used on the site which the event is to take place.
    - c. Such buildings shall be permitted for a specific period of time in accordance with a permit issued by the Planning Director, subject to periodic renewal for cause shown.
    - d. Temporary permits shall be issued only if adequate parking and sanitation facilities are provided to serve the proposed use or activity.
    - e. Upon completion or abandonment of the special event or expiration of the permit, such temporary buildings and associated equipment shall be removed to the satisfaction of the Planning Director.

(Code 1993, § 12A-305; Ord. No. 94-12, § 2(12A-316), 9-26-1994; Ord. No. 2005-08, § 12A-305, 10-12-2005; Ord. No. 2024-08, § 2(Exh. A), 6-4-2024)

**Secs. 12-107—12-125. Reserved.**



**TAB 3**

---

# **TOWN COUNCIL**

**Agenda Item**

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

## **Case AZO25-000007 Case History**

**Planning Commission Meeting: June 4, 2025**  
**Public Hearing and First Reading: July 1, 2025**  
**Second Reading:**

### **CASE INFORMATION**

Applicant: Town of Kiawah Island

Application: Request to amend the existing Ordinance 2023-23 which removes the 2013 Amended and Restated Development Agreement as an appendix to the zoning code to refine intent and setback standards.

Key Factors of the Proposed Ordinance:

The proposed amendment clarifies the intent of the ordinance, particularly the setback standards for developed and undeveloped lands at the time of the expiration of the 2013 Amended and Restated Development Agreement.

### **RECOMMENDATION BY THE PLANNING COMMISSION**

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

### **DECISION ON AMENDMENT BY THE TOWN COUNCIL**

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

### **APPROVAL CRITERIA**

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (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;
- 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;

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

**PLANNING STAFF REVIEW**

The proposed changes to the use regulations are consistent with the land use patterns with the Town of Kiawah Island.

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

**PLANNING COMMISSION MEETING JUNE 4, 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.

**Planning Commission reviewed and recommended approval of the proposed ordinance with minor changes by a vote of 6 to 0.**

**TOWN COUNCIL MEETING PUBLIC HEARING AND FIRST READING**

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

TOWN OF KIAWAH ISLAND

**ORDINANCE 2025-11**

**“AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING  
ORDINANCE PURSUANT TO EXISTING ORDINANCE 2023-23 REMOVING THE 2013  
AMENDED AND RESTATED DEVELOPMENT AGREEMENT FROM THE ZONING CODE AS  
AN APPENDIX AND CLARIFYING THE SETBACK STANDARDS.”**

**WHEREAS**, the Town of Kiawah Island Municipal Code currently contains *Chapter 12 - Land Use Planning and Zoning*; and

**WHEREAS**, on or about December 3, 2013, the Town entered into an Amended and Restated Development Agreement by and between Kiawah Resort Associates and the Town of Kiawah Island pursuant to Ordinance 2013-16; and

**WHEREAS**, on or about December 3, 2013, the Town also adopted Ordinance 2013-15, which, among other things, adopted the Amended and Restated Development Agreement as an appendix to Article 12 of the Town’s Land Use Planning and Zoning Regulations; and

**WHEREAS**, the Town and Property Owner agreed to amend the 2013 Amended and Restated Development Agreement to set a termination date of December 4, 2023, and;

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to remove the Amended and Restated Development Agreement as an appendix of the *Town of Kiawah Island Land Use Planning and Zoning Ordinance*; and

**WHEREAS**, in order to retain the existing setback standards of platted and developed properties prior to December 4, 2023, this amendment affirms the setback standards for these properties as listed and identified by Exhibit B “Kiawah Island Property Setback Requirements Appendix” attached thereto; and

**WHEREAS**, subject properties not listed and identified in Exhibit B “Kiawah Island Property Setback Requirements Appendix” and developed subsequent to December 4, 2023 or previously subject to the 2013 Amended and Restated Development Agreement, would be subject to the setback standards pursuant to the setback standards of the respective base zoning district set forth in the Town of Kiawah Island Land Use Planning and Zoning Ordinance as amended; and

**WHEREAS**, this amendment would retain the zoning standards adopted by Ordinance 2013-014 for Freshfields Retail Village Planned Development; and

**WHEREAS**, this amendment would rezone and establish designated future land categories for properties identified within the 2013 Amended and Restated Development Agreement, Exhibit 13.2 to 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 provided a recommendation on October 4, 2023, and October 19, 2023, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the amendment request; and

**WHEREAS,** the Town Council held a Public Hearing on October 24, 2023, providing the public an opportunity to comment on the proposed amendment.

**WHEREAS,** the Planning Commission provided a recommendation on June 4, 2025, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the amendment request; and

**WHEREAS,** the Town Council held a Public Hearing on July 1, 2025, 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 the Land Use Planning and Zoning Ordinance to remove the 2013 Amended and Restated Development Agreement from the Zoning Code as an appendix and clarify the setback standards for developed and undeveloped properties prior to December 4, 2023.

#### **Section 2**                      **Ordinance**

- (a) The Town hereby adopts the future land use map and zoning map attached hereto and incorporated herein by reference as **Exhibit “A.”**
- (b) The Town hereby removes the 2013 Amended and Restated Development Agreement as an appendix from Chapter 12- Land Use Planning and Zoning Ordinance, but keeps in place the Kiawah Island Property Setback Standards Appendix for listed and identified properties as attached hereto and incorporated herein by reference as Exhibit “B.”
- (c) In removing the Amended and Restated Development Agreement as an appendix to Chapter 12- Land Use Planning and Zoning Ordinance, the Town confirms that it is retaining the Freshfields Retail Village Planned Development attached hereto and incorporated herein by reference as **Exhibit “C”** that was adopted by Ordinance 2013-14.

#### **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 the Town Council for the Town of Kiawah Island.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

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

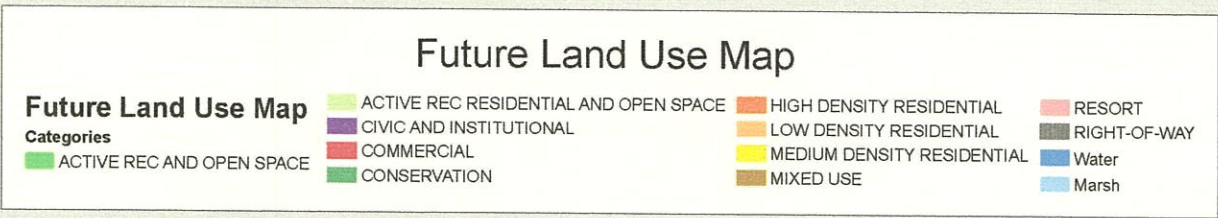
**ATTEST:**

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

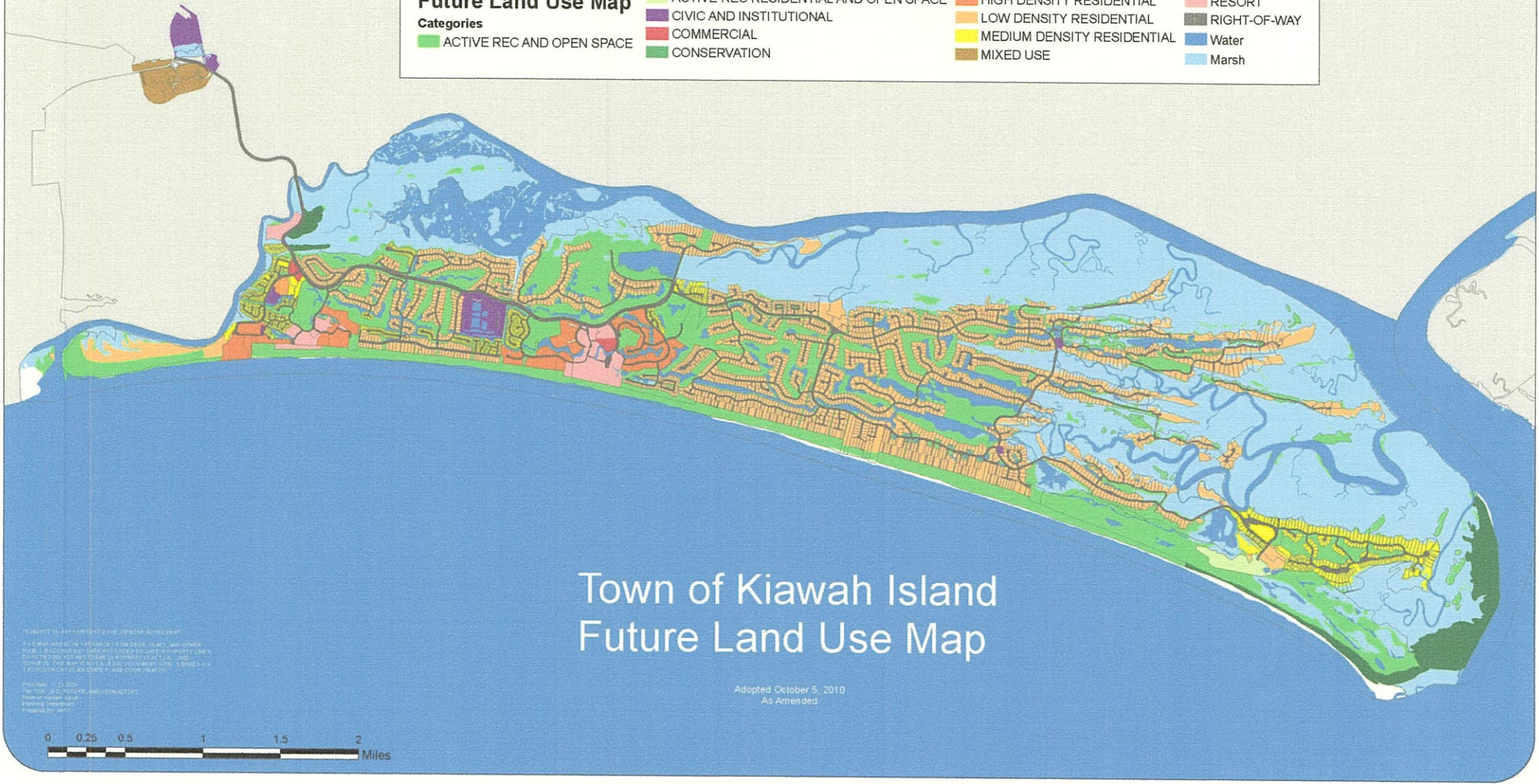
1<sup>st</sup> Reading:

Public Hearing:

2<sup>nd</sup> Reading:



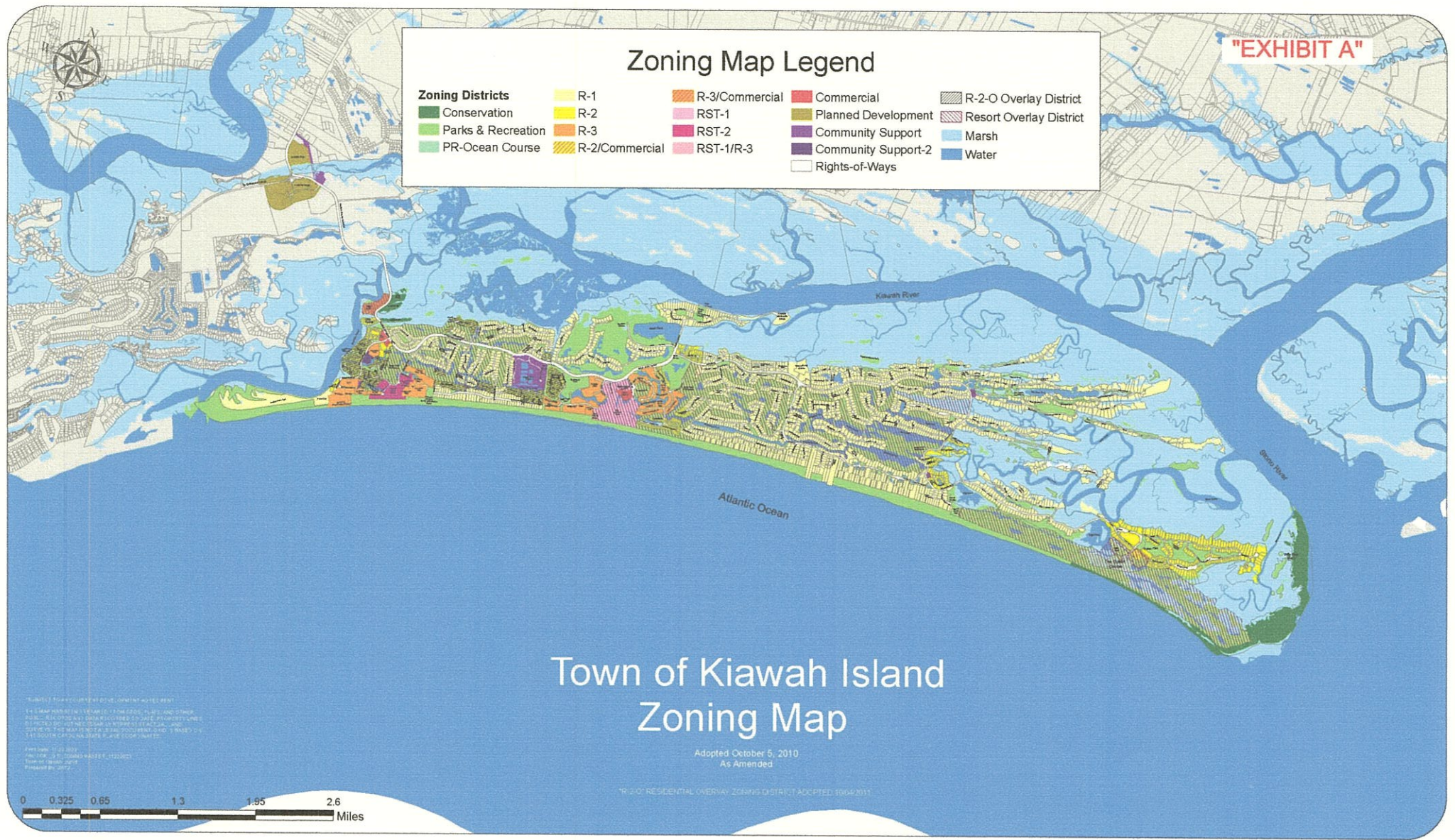
"EXHIBIT A"



"EXHIBIT A"

## Zoning Map Legend

| Zoning Districts   |  | R-1            | R-3/Commercial | Commercial          | R-2-O Overlay District  |
|--------------------|--|----------------|----------------|---------------------|-------------------------|
| Conservation       |  | R-2            | RST-1          | Planned Development | Resort Overlay District |
| Parks & Recreation |  | R-3            | RST-2          | Community Support   | Marsh                   |
| PR-Ocean Course    |  | R-2/Commercial | RST-1/R-3      | Community Support-2 | Water                   |
|                    |  |                |                | Rights-of-Ways      |                         |



## Town of Kiawah Island Zoning Map

Adopted October 5, 2010  
As Amended

TR-2-O RESIDENTIAL OVERLAY ZONING DISTRICT ADOPTED 10/04/2011

Subject to final approval of the governing authority.  
This map was prepared by the Town of Kiawah Island, South Carolina, and is not to be used for any other purpose without the written consent of the Town of Kiawah Island.  
The map was prepared by the Town of Kiawah Island, South Carolina, and is not to be used for any other purpose without the written consent of the Town of Kiawah Island.  
The map was prepared by the Town of Kiawah Island, South Carolina, and is not to be used for any other purpose without the written consent of the Town of Kiawah Island.

# KIAWAH ISLAND PROPERTY SETBACK REQUIREMENTS APPENDIX

The setbacks provided herein shall apply for all listed and identified properties. All other lots not listed, which are developed subsequent to December 4, 2023, shall be subject to the Town of Kiawah Island's Land Use Planning and Zoning Ordinance Development Regulations. Prior to any development the applicant shall confirm with the Planning Department the subject property's setback standards.

## PROPERTIES FOR EXHIBIT INCLUSION

**Setbacks    R-1 without graphics**

| Name                                                   | Page | Lots                                                           |
|--------------------------------------------------------|------|----------------------------------------------------------------|
| Airy Hall (Developed Lands)                            | 2    | 1 - 27                                                         |
| Amaranth Rd-Patio Lots(Developed Lands)                | 3    | 402 - 420                                                      |
| Angler Hall (Developed Lands)                          | 3    | 1 - 15                                                         |
| Anhinga Court (Sparrow Pond)(Developed Lands)          | 3    | 1040 -1046                                                     |
| Arrowhead Hall(Developed Lands)                        | 3&4  | 16 - 25                                                        |
| Atlantic Beach Court(Developed Lands)                  | 4    | 1 - 41                                                         |
| Augusta National (Developed Lands)                     | 5    | 135 - 235                                                      |
| Avocet lane(Developed Lands)                           | 5    | 1 - 15                                                         |
| Bally Bunion(Developed Lands)                          | 6    | 181 - 198                                                      |
| Baldpate Court (Night Heron Cottages)(Developed Lands) | 7    | 80 - 87                                                        |
| Bank Swallow(Night Heron Cottages)                     | 7    | 49 - 89                                                        |
| Bass Creek Lane(See Graphics Also)(Undeveloped Lands)  | 7&8  | 91 - 101                                                       |
| Belmeade Hall (Inlet Cove)(Developed Lands)            | 8&9  | 63 - 108                                                       |
| Belted Kingfisher Rd(Developed Lands)                  | 9    | 182 - 200                                                      |
| Berkshire Hall (Developed Lands)                       | 9    | 26 - 38                                                        |
| Bittern Court (Developed Lands)                        | 10   | 77 - 85                                                        |
| Black Duck Court (Developed Lands)                     | 10   | 555 - 558                                                      |
| Bluebill Court (Developed Lands)                       | 10   | 156 - 169                                                      |
| Blue Heron Pond Rd (Undeveloped Lands)                 | 11   | <b>See Graphics</b>                                            |
| Broomsedge Lane (Developed Lands)(Patio Lots)          | 11   | 138 - 147, 148 -155                                            |
| Bufflehead Drive (Developed Lands)                     | 11   | 1 - 32, 86-89, 110-130, 155, 500-547,<br>552-554, 559, 564-565 |
| Bulrush Lane (Night Heron Cottages) (Developed Lands)  | 13   | 26 - 43                                                        |
| Burroughs Hall (Developed Lands)                       | 13   | 28 - 55                                                        |

|                                                       |       |                                                                                                        |
|-------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------|
| Catbriar Court (Developed Lands)                      | 14    | 327-335                                                                                                |
| Cedar Wax Wing (Undeveloped Lands)                    | 14    | <b>See Graphics</b>                                                                                    |
| Clay Hall (Developed Lands)                           | 14    | 56 - 73                                                                                                |
| Cormorant Island (Undeveloped Lands)                  | 14&15 | 21 - 31                                                                                                |
| Conifer Lane (Developed Lands)                        | 15    | 120 - 137                                                                                              |
| Cordgrass Court (Developed Lands)                     | 15    | 255 - 260                                                                                              |
| Cotton Hall (Developed Lands)                         | 15&16 | 39 - 55                                                                                                |
| Crested Flycatcher (Developed Lands)                  | 16    | 43 - 51                                                                                                |
| Curlew Court (Developed Lands)                        | 16&17 | 761 - 767                                                                                              |
| Diodia Court (Sparrow Pond) (Developed Lands)         | 17    | 1093 - 1096                                                                                            |
| Doral Open (Developed Lands)                          | 17    | 259 -281                                                                                               |
| Duneside Rd (Sparrow Pond Cottages) (Developed Lands) | 17    | 1090 - 1092                                                                                            |
| Dungannon Hall (Developed Lands)                      | 17&18 | 74 - 87                                                                                                |
| Eugenia Avenue (Developed Lands)                      | 18&19 | 1A-1B & 2-17, 19 & 21 - 41, 43A, 43B,<br>44A & 44B, 45 -60, 61A&B, 63A&B, 65, 67, 69, 71, 73, 75, & 77 |
| Evening Bend (Inlet cove) (Developed Lands)           | 19    | 14 -18                                                                                                 |
| Falcon Point (Undeveloped Lands)                      | 19&20 | 1 -19, 20A&B, 65 - 67                                                                                  |
| Fiddlers Reach (Oceanwoods)(Developed Lands)          | 20    | 468 - 486                                                                                              |
| Fish Hawk Lane(Developed Lands)                       | 20    | 220 - 225, & 229 - 240                                                                                 |
| Fletcher Hall (Developed Lands)                       | 20&21 | 56 - 72                                                                                                |
| Flying Squirrel Court (Greenslake)(Developed Lands)   | 21    | 1201 - 1216                                                                                            |
| Flyway Drive (Developed Lands)                        | 21-23 | 18 - 21 & 100 - 114, 120 - 173                                                                         |
| Flyway Drive (Developed Lands)                        | 24    | 174 - 180                                                                                              |
| Forestay Court (Developed Lands)                      | 24    | 66 - 81                                                                                                |
| Friendfield Hall (Developed Lands)                    | 24&25 | 88 - 91 & 96 & 97                                                                                      |
| Gladwall Lane (Developed Lands)                       | 25    | 131 - 134 & 154                                                                                        |
| Gallinule Court (Sparrow Pond Cottages) (Developed )  | 25    | 1060 - 1071                                                                                            |
| Glen Abbey (Developed Lands)                          | 25&26 | 173 - 189, 200 - 217, 229 - 254                                                                        |

|                                                      |       |                                                                                        |
|------------------------------------------------------|-------|----------------------------------------------------------------------------------------|
| Glen Eagle (Developed Lands)                         | 27    | 312 - 328                                                                              |
| Glossy Ibis Lane (Developed Lands)                   | 27    | 700 - 719, 741- 760 & 768                                                              |
| Goldeneye Drive (Undeveloped Lands)                  | 27&28 | 90 - 109                                                                               |
| Goldenrod Court (Developed Lands)                    | 28    | 50 - 59                                                                                |
| Governor's Drive (Developed Lands)                   | 28&29 | 1 - 8, 45 - 49, 60, 61, 72 - 76, 96 - 98<br>108 - 114, 131 - 136, 154 - 160, 170 - 178 |
| Governor's Drive (Developed Lands)                   | 30    | 179, 191 - 195, 250, 251 - 268,<br>281 - 285, 331 - 351, 387 - 390                     |
| Green Meadow Lane (Undeveloped Lands)                | 31    | <b>See Graphics</b>                                                                    |
| Green Winged Teal Rd (Developed Lands)               | 31    | 375 - 401                                                                              |
| Greensward Rd (Developed Lands)                      | 31&32 | 1 - 31, 39 - 42, 52                                                                    |
| Grey Widgeon Court                                   | 32    | <b>See Graphics</b>                                                                    |
| Hooded Merganser (Developed Lands)                   | 32    | 136 - 147                                                                              |
| Horned Grebe Court (Developed Lands)                 | 32    | 201 - 207                                                                              |
| Jackstay Court (Developed Lands)                     | 32&33 | 82 - 99                                                                                |
| Kiawah Beach Drive(Greenslake) (Developed Lands)     | 33    | 1230 - 1237                                                                            |
| Kiawah Island Club Drive (Undeveloped Lands)         | 33    | <b>See Graphics</b>                                                                    |
| Kill-Dee Court (Developed Lands)                     | 34    | 225 - 228                                                                              |
| Kings Island (Developed Lands)                       | 34    | 219 - 228                                                                              |
| Low Oak Woods Rd (Developed Lands)                   | 34    | 325, 326, 336 - 353, 373, 374                                                          |
| Marsh Cottage Lane (See Graphics)(Undeveloped Lands) | 35    | 20 - 31                                                                                |
| Marsh Cove Rd (See Graphics)(Undeveloped Lands)      | 35    | 285 - 303                                                                              |
| Marsh Edge Lane (Developed Lands)                    | 36    | 22 - 40                                                                                |
| Marsh Elder Court (Developed Lands)                  | 36    | 98 - 108                                                                               |
| Marsh Hawk Lane - Patio Lots (Developed Lands)       | 37    | 160 - 185                                                                              |
| Marsh Island Drive (Developed Lands)                 | 37    | 161, 168 - 174 & 190                                                                   |
| Marsh Island Drive - Patio Lots - Wall on Left       | 37    | 162-167                                                                                |
| Marsh Island Drive - Patio Lots - Wall on Right      | 37    | 175 - 189                                                                              |
| Marsh Wren Court (See Graphics)(Undeveloped Lands)   | 38    | 21 - 27                                                                                |

|                                                           |       |                                 |
|-----------------------------------------------------------|-------|---------------------------------|
| Masters Court (Developed Lands)                           | 38    | 282 - 293                       |
| Muirfield Lane (Village at Turtle Beach)(Developed Lands) | 38    | 42 - 48                         |
| Needlerush Court (Developed Lands)                        | 39    | 202 - 204 - 205                 |
| New Settlement (See Graphics)(Undeveloped Lands)          | 39    | 62 - 69, 73 - 79                |
| Nicklaus Lane (Developed Lands)                           | 39&40 | 1 - 4, 5 - 13                   |
| Ocean Course Drive (Undeveloped Lands)                    | 40&41 | 0 - 65                          |
| Ocean Green Phase I (Undeveloped Lands)                   | 41&42 | 1 - 13                          |
| Ocean Green Phase I(Developed Lands)                      | 42    | 14 - 26                         |
| Ocean Green Phase II (Undeveloped Lands)                  | 42    | 1 - 18                          |
| Ocean Marsh Rd (See Graphics)(Undeveloped Lands)          | 43    | 212 - 214, 221- 223             |
| Ocean Oaks (Undeveloped Lands)                            | 43&44 | 300 - 312, 400 - 405 + 5 others |
| Old Dock Rd (Developed Lands)                             | 44    | 487 - 506                       |
| Osprey Cottage Lane (See Graphics)(Undeveloped Lands)     | 45    | 800 - 805                       |
| Osprey Point Lane (Developed Lands)                       | 45    | 115 - -119, 124                 |
| Otter Island Rd (See Graphics)(Undeveloped Lands)         | 45&46 | 65 - 79, 88 - 90                |
| Oyster Rake (Developed Lands)                             | 46    | 530 - 597                       |
| Oyster Shell Rd (Undeveloped Lands)                       | 46    | <b>See Graphics</b>             |
| Painted Bunting Lane (Developed Lands)                    | 47    | 32 - 38                         |
| Palm Warbler Rd (Developed Lands)                         | 47    | 303 - 324                       |
| Pepper Vine (Developed Lands)                             | 47    | 70 - 77                         |
| Persimmon Court (Developed Lands)                         | 48    | 62 - 71                         |
| Pine Sicken Court (Developed Lands)                       | 48    | 1220 - 128                      |
| Piping Plover (See Graphics)(Undeveloped Lands)           | 48    | 586 - -603                      |
| Pleasant Valley (Developed Lands)                         | 48&49 | 100 - 117                       |
| Red Bay Rd- Patio Lots (Developed Lands)                  | 49    | 354 - 372                       |
| Red Center Lane (Developed Lands)                         | 49&50 | 137 - 153                       |
| Rett's Bluff Rd (Undeveloped Lands)                       | 50&51 | 7 - 35, 95 - 99                 |
| River Marsh Lane (See Graphics)(Undeveloped Lands)        | 51    | 41 - 61, 80 - 82                |

|                                                    |        |                                                                    |
|----------------------------------------------------|--------|--------------------------------------------------------------------|
| Royal Beach Drive (Developed Lands)                | 51&52  | 1 - 17                                                             |
| Ruddy Duck Court (Developed Lands)                 | 52     | 560 - 563                                                          |
| Ruddy Turnstone (Developed Lots)                   | 52     | 289 - 291, 507 - 523                                               |
| Ryder Cup Lane (Developed Lands)                   | 52&53  | 190 - 199                                                          |
| Salt Cedar Lane (Undeveloped Lands)                | 53     | 28 - 64                                                            |
| Saltgrass Court (Developed Lands)                  | 53     | 243 - 248                                                          |
| Salt Meadow Cove (Developed Lands)                 | 53/&54 | 277 - 280, 286, 292 - 302                                          |
| Sanderling Court (Developed Lands)                 | 54     | 189 - 197                                                          |
| Sand Fiddler Court (Undeveloped Lands)             | 54&55  | 200 - 211                                                          |
| Sandwedge Court - Patio Lots (Developed Lands)     | 55     | 186 - 194                                                          |
| Savanna Point (See Graphics)(Undeveloped Lands)    | 55     | 80, 87, 82 - 86                                                    |
| Scaup Court ( Sparrow Pond) (Developed Lands)      | 55     | 1020 - 1029                                                        |
| Sea Marsh Drive - Patio Lots(Developed Lands)      | 55&56  | 156 - 159                                                          |
| Sea Marsh Drive - Not Patio Lots(Developed Lands)  | 56     | 201, 207 - 223, 227 - 229,<br>239 - 242, 250, 252 - 254, 261 - 264 |
| Sea Marsh Drive (Developed Lands)                  | 56     | 249, 251, 260, 265 - 268, 287 - 288                                |
| Sea Myrtle Court (Developed Lands)                 | 56     | 224 - 226                                                          |
| Sea Lavender Court (Ocean Woods) (Developed Lands) | 56&57  | 424 - 439                                                          |
| Sea Rocket Court (Ocean Woods) (Developed Lands)   | 57     | 440 - 454                                                          |
| Schoolbred Court (Undeveloped Lands)               | 57     | 36 - 40, 100, 101                                                  |
| Shoveler Court (Sparrow Pond) (Developed Lands)    | 57     | 1050 - 1057                                                        |
| Skimmer Court (Undeveloped Lands)                  | 57     | 548 - 551                                                          |
| Snowy Egret Lane (Undeveloped Lands)               | 57&58  | 400 - 438                                                          |
| Sparrow Hawk Rd (Developed Lands)                  | 58     | 230 - 238                                                          |
| Spartian Court (Developed Lands)                   | 58     | 115 - 130                                                          |
| Spotted Sandpiper Court (Developed Lands)          | 59     | 70 - 76                                                            |
| Summer Duck Way (Night Heron) (Developed Lands)    | 59&60  | 1 - 25, 44 - 48, 59 - 76                                           |
| Summer Islands Lane (Undeveloped Lands)            | 60&61  | 1 - 20                                                             |
| Summer Tanager Court (Developed Lands)             | 61     | 269 - 276                                                          |

|                                                          |       |                                               |
|----------------------------------------------------------|-------|-----------------------------------------------|
| Sunlet Bend (Inlet Cove) (Developed Lands)               | 61&62 | 19 - 62                                       |
| Sundown Bend (Inlet Cove) (Developed Lands)              | 62    | 1 - 13                                        |
| Surfscoter Lane - Patio Lots (Developed Lands)           | 62    | 1A, B, 2, 3, 86 - 119                         |
| Surfsong Rd (Developed Lands)                            | 63-65 | 1 - 38, 39 - 97                               |
| Surfsong Rd (Developed Lands)                            | 66&67 | 98, 99, 161-172,<br>255-258, 294-308, 336-345 |
| Surfwatch Drive (Developed Lands)                        | 67    | 53 - 69                                       |
| Sweetgrass Lane (Developed Lands)                        | 67    | 9 - 21                                        |
| Tollow Tree Lane (Developed Lands)                       | 68    | 269 - 280                                     |
| Terrapin Court (Sparrow Pond Cottages) (Developed Lands) | 68    | 1080 - 1085                                   |
| Terrapin Island (See Graphics) (Undeveloped Lands)       | 68    | 1 - 15                                        |
| Thrasher Court (Sparrow Pond) (Developed Lands)          | 69    | 1001 - 1016                                   |
| Treeduck Court (Developed Lands)                         | 69    | 148 - 153                                     |
| Trumpet Creeper (Developed Lands)                        | 69    | 41 - 44                                       |
| Turnberry Lane (Developed Lands)                         | 69&70 | 118-134                                       |
| Turtle Beach Lane (Developed Lands)                      | 70    | 1 - 18                                        |
| Vetch Court (Oceanwoods) (Developed Lands)               | 70    | 456 - 467                                     |
| Virginia Rail Rd (Developed Lands)                       | 70&71 | 720 - 735, 736A,B,C, 737 - 740                |
| Walker Cup Lane (See Graphics) (Undeveloped Lands)       | 71    | 346 - 350                                     |
| Warbler Court (Sparrow Pond Cottages) (Developed Lands)  | 71    | 1030 - 1039                                   |
| Wax Myrtle Court - Patio Lots (Developed Lands)          | 71&72 | 77 - 95                                       |
| Whimbrell Rd (Undeveloped Lands)                         | 72    | 566 - 585                                     |
| Winged Foot (Developed Lands)                            | 72    | 329 - 335                                     |
| Woodcock Court (Developed Lands)                         | 72&73 | 281 - 285                                     |
| Yellow Throat Lane (Developed Lands)                     | 73    | 180,181, 208 - 219                            |

**AIRY HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                                  | <u>Rear</u>                      |
|------------|----------------|----------------------------------------------|----------------------------------|
| 1          | 25 (Airy Hall) | 25 (Airy Hall)<br>15 (lot 2)                 | 25 (Gov. Dr.)                    |
| 2          | 25 (Airy Hall) | 15                                           | 25 (Gov. Dr.)                    |
| 3          | 25 (Airy Hall) | 15 (lot 2)<br>25 (Airy Hall)                 | 20 (lot 4)                       |
| 4          | 25 (Airy Hall) | 15                                           | 25 (Gov. Dr.)<br>20 (lot 2)      |
| 5          | 25 (Airy Hall) | 15                                           | 25 (Gov. Dr.)                    |
| 6          | 20 (lot 5)     | 25 (Gov. Dr.)<br>15 (lot 7)                  | 20 (open space)                  |
| 7          | 20 (lot 6)     | 15                                           | 20 (open space)                  |
| 8-9        | 25 (Airy Hall) | 15                                           | 20 (open space)                  |
| 10         | 25 (Airy Hall) | 15 (lot 9)<br>20 (open space)<br>15 (lot 11) | 30 (marsh)                       |
| 11-18      | 25 (Airy Hall) | 15                                           | 30 (marsh)                       |
| 19         | 25 (Airy Hall) | 15 (lot 18)<br>30 (marsh)<br>15 (lot 20)     | 30 (marsh)                       |
| 20         | 20 (lot 19)    | 30 (marsh)<br>15 (lot 21)                    | 30 (marsh)                       |
| 21         | 20 (lot 20)    | 15                                           | 30 (marsh)                       |
| 22         | 25 (Airy Hall) | 15 (lot 21)<br>30 (marsh)<br>15 (lot 23)     | 30 (marsh)                       |
| 23         | 25 (Airy Hall) | 15                                           | 30 (marsh)                       |
| 24         | 25 (Airy Hall) | 15                                           | 30 (marsh)                       |
| 25         | 25 (Airy Hall) | 15 (lot 24)<br>30 (marsh)<br>15 (lot 26)     | 20 (open space)                  |
| 26         | 20 (lot 25)    | 20 (open space)<br>15 (lot 27)               | 20 (open space)<br>25 (Gov. Dr.) |
| 27         | 25 (Airy Hall) | 15                                           | 25 (Gov. Dr.)                    |

**AMARANTH RD - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                               | <u>Rear</u>      |
|------------|---------------|-------------------------------------------|------------------|
| 402        | 20 (Amaranth) | 5.5 (r. side w/wall)<br>20 (Green Winged) | 10 (lagoon)      |
| 403-419    | 20            | 3 (r. side w/wall)<br>7 (l. side)         | 10 (lagoon/open) |
| 420        | 20            | 3 (r. side w/wall)<br>20 (Green Winged)   | 10 (open space)  |

**ANGLER HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                     | <u>Rear</u>     |
|------------|------------------|---------------------------------|-----------------|
| 1          | 25 (Angler Hall) | 25 (Surfsong Rd)<br>15 (lot 2)  | 20 (open space) |
| 2-5        | 25 (Angler Hall) | 15 (lots)                       | 20 (open space) |
| 6          | 25 (Angler Hall) | 15 (lot 5)<br>15 (open space)   | 20 (open space) |
| 7          | 25 (Angler Hall) | 15 (lot 8)<br>15 (open space)   | 30 (golf)       |
| 8-14       | 25 (Angler Hall) | 15 (lots)                       | 30 (golf)       |
| 15         | 25 (Angler Hall) | 15 (lot 14)<br>25 (Surfsong Rd) | 30 (golf)       |

**ANHINGA COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1040-1042  | 15           | *           | 10          |
| 1043       | 25           | 15          | 20          |
| 1044-1046  | 15           | *           | 10          |

\*Zero lot line homes may be build with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**ARROWHEAD HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                     | <u>Rear</u>              |
|------------|---------------------|---------------------------------|--------------------------|
| 16         | 25 (Arrowhead Hall) | 25 (Surfsong Rd)<br>15 (lot 17) | 30 (golf)                |
| 17-20      | 25 (Arrowhead Hall) | 15 (lots)                       | 30 (golf)                |
| 21         | 25 (Arrowhead Hall) | 15                              | 30 (golf)<br>30 (lagoon) |
| 22         | 25 (Arrowhead Hall) | 15                              | 30 (lagoon)              |

**ARROWHEAD HALL (DEVELOPED LANDS) cont.**

|    |                     |                                               |                 |
|----|---------------------|-----------------------------------------------|-----------------|
| 23 | 25 (Arrowhead Hall) | 15                                            | 20 (open space) |
| 24 | 25 (Arrowhead Hall) | 15 (lot 23)<br>20 (open space)<br>15 (lot 25) | 20 (open space) |
| 25 | 25 (Arrowhead Hall) | 15 (lot 24)<br>30 (lagoon)                    | 20 (open space) |

**ATLANTIC BEACH COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u> |
|------------|--------------|-----------------------------------|-------------|
| 1          | 20           | 7                                 | 15          |
| 2          | 15           | *                                 | 10          |
| 3-4        | 20           | 7                                 | 15          |
| 5-8        | 15           | *                                 | 10          |
| 9-11       | 25           | 15                                | 20          |
| 12         | 20           | 7                                 | 15          |
| 13         | 20           | 7                                 | 15          |
| 14-19      | 25           | 15                                | 20          |
| 20         | 20           | 7                                 | 15          |
| 21         | 15           | *                                 | 10          |
| 22         | 20           | 7                                 | 16          |
| 23         | 25           | 15                                | 20          |
| 24-26      | 15           | *                                 | 10          |
| 27         | 20           | 7                                 | 15          |
| 28-31      | 15           | *                                 | 10          |
| 32         | 20           | 5 (lot 33)<br>10 (Turtle Beach 1) | 30          |
| 33         | 20           | 10                                | 30          |
| 34-39      | 20           | 15                                | 30          |
| 40         | 20           | 15                                | 50          |
| 41         | 20           | 10                                | 50          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**AUGUSTA NATIONAL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                      | <u>Side</u>                          | <u>Rear</u>                       |
|------------|-----------------------------------|--------------------------------------|-----------------------------------|
| 135-141    | 25 (Augusta Nat.)                 | 15 (lots)                            | 30 (golf)                         |
| 142        | 25 (Augusta Nat.)<br>20 (lot 143) | 15                                   | 30 (golf)                         |
| 143        | 20 (lot 144)                      | 15 (lot 142)<br>30 (lagoon)          | 30 (golf)                         |
| 144        | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)                       |
| 145-150    | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)<br>30 (golf)          |
| 151        | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)                       |
| 152        | 25 (Augusta Nat.)                 | 15                                   | 20 (lots 155, 156)<br>30 (lagoon) |
| 153        | 25 (Augusta Nat.)                 | 15 (lots 152, 154)                   | N/A                               |
| 154        | 25 (Augusta Nat.)                 | 15 (lots 153, 155)                   | N/A                               |
| 155        | 25 (Augusta Nat.)                 | 15                                   | 20 (lots 152, 153)                |
| 156        | 25 (Augusta Nat.)                 | 15                                   | 30 (lagoon)<br>20 (lot 152)       |
| 157        | 25 (Augusta Nat.)                 | 15                                   | 20 (lot 158)<br>30 (lagoon)       |
| 158        | 20 (lot 157)                      | 15 (lots 157, 159)                   | 30 (golf)                         |
| 159        | 25                                | 15 (lot 235)<br>15 (lot 158)         | 20 (lagoon)<br>30 (golf)          |
| 235        | 25 (Glen Abbey)                   | 25 (Augusta National)<br>30 (Lagoon) | 20 (Lot 159)                      |

**AVOCET LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                   | <u>Rear</u>              |
|------------|--------------|-------------------------------|--------------------------|
| 1          | 30 (Avocet)  | 25 (Lot 2)<br>30 (Bufflehead) | 30 (lagoon)              |
| 2          | 30 (Avocet)  | 25                            | 30 (lagoon)              |
| 3          | 30 (Avocet)  | 25                            | 30 (lagoon)<br>30 (golf) |
| 4-8        | 30 (Avocet)  | 25                            | 30 (golf)                |
| 9          | 30 (Avocet)  | 25                            | 30 (golf)<br>30 (lagoon) |
| 10-15      | 30 (Avocet)  | 25                            | 30 (lagoon)              |

**BALLY BUNION (DEVELOPED LANDS)**

| <u>Lot</u>        | <u>Front</u> | <u>Side</u>                  | <u>Rear</u>  |
|-------------------|--------------|------------------------------|--------------|
| 181 (*)           | 50           | 25 (lot 198)<br>15 (lot 196) | 120          |
| 182               | 70           | 25 (lot 181)<br>15 (lot 183) | 50           |
| 183               | 70           | 15 (lot 182)<br>25 (lot 184) | 50           |
| 184               | 50           | 32 (lot 183)<br>15 (lot 185) | 120          |
| 185               | 50           | 15 (lot 184)<br>32 (lot 186) | 120          |
| 186 *             | 70           | 25 (lot 185)<br>15 (lot 187) | 50           |
| 187               | 70           | 15 (lot 186)<br>25 (lot 188) | 50           |
| 188               | 50           | 32 (lot 187)<br>15 (lot 189) | 120          |
| 189 (UNDEVELOPED) | 50           | 15 (lot 188)<br>32 (lot 190) | 120          |
| 190               | 50           | 30 (lot 189)<br>10 (lot 191) | 50           |
| 191               | 50           | 20 (lot 190)<br>20           | 50           |
| 192               | 50           | 20 (lagoon)<br>15 (lot 193)  | 30 (lot 193) |
| 193               | 30 (lot 192) | 20 (lot 194)<br>30 (Flyway)  | 50 (Gov. Dr) |
| 194               | See Plat     | 15 (lot 193)<br>15 (lot 195) | 50           |
| 195               | 50           | 15                           | 50           |
| 196 (*)           | 50           | 15 (lot 181)<br>25 (lot 182) | 120          |
| 198 (*)           | 50           | 15 (Lot 180)<br>25 (Lot 181) | 50           |

(\*) = Setbacks not graphically depicted.

**BALDPATE COURT (NIGHT HERON COTTAGES) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 80-82      | 25           | 15          | 20          |
| 83         | 20           | 7           | 15          |
| 84         | 25           | 15          | 20          |
| 85         | 20           | 7           | 15          |
| 86         | 15           | *           | 10          |
| 87         | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BANK SWALLOW (NIGHT HERON COTTAGES)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 49         | 25           | 15          | 20          |
| 50-51      | 20           | 7           | 15          |
| 52-53      | 25           | 15          | 20          |
| 54-58      | 20           | 7           | 10          |
| 59         |              |             |             |
| 77-78      | 15           | *           | 10          |
| 79         | 20           | 7           | 15          |
| 88         | 20           | 7           | 15          |
| 89         | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BASS CREEK LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                             | <u>Rear</u>              |
|------------|-------------------|-----------------------------------------|--------------------------|
| 91         | N/A (See Graphic) | 30 (marsh)<br>30 (marsh)<br>20 (lot 92) | 30 (marsh)               |
| 92         | 25                | 20 (lot's 91 & 93)                      | 20 (marsh)               |
| 93         | 25                | 20                                      | 20 (See Graphic)         |
| 94         | See Graphic       | 20                                      | See Graphic              |
| 95         | 50 (See Graphic)  | 20                                      | 30 (marsh)               |
| 96         | 50                | 20                                      | 30 (marsh) (not defined) |

**BASS CREEK LANE (UNDEVELOPED LANDS) *cont.***

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                  | <u>Rear</u>              |
|------------|--------------|----------------------------------------------|--------------------------|
| 97         | See Graphic  | 20                                           | 30 (marsh) (not defined) |
| 98         | See Graphic  | 20 (lot 97)<br>30 (marsh)<br>20 (lot 99/100) | 30 (rear) (See Graphic)  |
| 99         | See Graphic  | See Graphic                                  | See Graphic              |
| 100        | 25           | 20 (Property Line)<br>20 (lot 101)           | 20 (See Graphic)         |
| 101        | See Graphic  | See Graphic                                  | See Graphic              |

**BELMEADE HALL (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 63-64      | 25           | 15          | 20          |
| 65         | 20           | 7           | 15          |
| 66         | 15           | *           | 10          |
| 67-68      | 20           | 7           | 15          |
| 69         | 25           | 15          | 20          |
| 78         | 25           | 15          | 20          |
| 79         | 15           | *           | 10          |
| 80-81      | 25           | 15          | 20          |
| 82         | 20           | 7           | 15          |
| 83         | 25           | 15          | 20          |
| 84         | 20           | 7           | 15          |
| 85         | 25           | 15          | 20          |
| 86         | 20           | 7           | 15          |
| 87         | 15           | *           | 10          |
| 88-91      | 20           | 7           | 15          |
| 92-98      | 15           | *           | 10          |
| 99         | 20           | 7           | 15          |
| 100        | 25           | 15          | 20          |

**BELMEADE HALL (INLET COVE) (DEVELOPED LANDS) *cont.***

101-108      20      7      15

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BELTED KINGFISHER ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                          | <u>Side</u>                                        | <u>Rear</u> |
|------------|---------------------------------------|----------------------------------------------------|-------------|
| 182        | 25 (Belted King)                      | 25 (Yellow Throat)<br>15 (lot 183)                 | 30 (golf)   |
| 183-187    | 25 (Belted King)                      | 15                                                 | 30 (golf)   |
| 188        | 25 (Belted King)                      | 15 (lot 187)<br>25 (Sanderling Ct)<br>15 (lot 189) | 30 (golf)   |
| 198-199    | 25 (Belted King)                      | 15                                                 | 30 (lagoon) |
| 200        | 25 (Belted King)<br>25 (Horned Grebe) | 15                                                 | 30 (lagoon) |

**BERKSHIRE HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u>                                       | <u>Rear</u>                    |
|------------|------------------------------------|---------------------------------------------------|--------------------------------|
| 26         | 25 (Berkshire Hall)                | 20 (open space)<br>15 (lot 27)                    | 20 (open space)                |
| 27         | 25 (Berkshire Hall)                | 15                                                | 20 (open space)<br>30 (lagoon) |
| 28-29      | 25 (Berkshire Hall)                | 15                                                | 30 (lagoon)                    |
| 30         | 25 (Berkshire Hall)                | 15 (lot 29)<br>30 (lagoon)<br>25 (Berkshire Hall) | 20 (open space)                |
| 31         | 30 (lagoon)                        | 30 (lagoon)<br>15 (lot 32)                        | 30 (golf)                      |
| 32         | 25 (Berkshire Hall)<br>15 (lot 31) | 15                                                | 30 (golf)                      |
| 33         | 25 (Berkshire Hall)                | 15                                                | 30 (golf)                      |
| 34         | 25 (Berkshire Hall)                | 15                                                | 30 (golf)<br>30 (lagoon)       |
| 35-36      | 25 (Berkshire Hall)                | 15                                                | 30 (lagoon)                    |
| 37         | 15 (lot 36)                        | 15 (lot 38)<br>20 (open space)                    | 30 (lagoon)                    |
| 38         | 25 (Berkshire Hall)<br>15 (lot 37) | 15 (lot 37)<br>20 (open space)                    | 20 (open space)                |

**BITTERN COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                   | <u>Rear</u> |
|------------|--------------|-------------------------------|-------------|
| 77         | 25 (Bittern) | 25 (Surfwatch)<br>15 (lot 78) | 30 (lagoon) |
| 78         | 25 (Bittern) | 15                            | 30 (lagoon) |
| 79-84      | 25 (Bittern) | 15                            | 30 (lagoon) |
| 85         | 25 (Bittern) | 15 (lot 78)<br>25 (Surfwatch) | 30 (lagoon) |

**BLACK DUCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u> | <u>Rear</u> |
|------------|------------------------------------|-------------|-------------|
| 555        | 25 (Black Duck)<br>25 (Bufflehead) | 15          | 30 (lagoon) |
| 556        | 25 (Black Duck)                    | 15          | 30 (lagoon) |
| 557        | 25 (Black Duck)                    | 15          | 30 (lagoon) |
| 558        | 25 (Black Duck)<br>25 (Bufflehead) | 15          | 30 (lagoon) |

**BLUEBILL COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                                  | <u>Rear</u>     |
|------------|-----------------|----------------------------------------------|-----------------|
| 156        | 25 (Bluebill)   | 25 (Bluebill)<br>15 (lot 157)                | 25 (Flyway)     |
| 157-158    | 25 (Bluebill)   | 15 (lots)                                    | 25 (Flyway)     |
| 159        | 25 (Bluebill)   | 15 (lot 158)<br>15 (lot 160)<br>30 (lagoons) | 25 (Flyway)     |
| 160-161    | 25 (Bluebill)   | 15 (lots)                                    | 30 (lagoon)     |
| 162-167    | 25 (Bluebill)   | 15 (lots)                                    | 30 (golf)       |
| 168        | 20 (open space) | 20 (open space)<br>15 (lot 167)              | 30 (golf)       |
| 169        | 25 (Bluebill)   | 25 (Flyway)<br>15 (lot 168)                  | 20 (open space) |

**BLUE HERON POND ROAD (UNDEVELOPED LANDS)**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**BROOMSEDGE LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                     | <u>Rear</u>  |
|------------|-----------------|---------------------------------|--------------|
| 138        | 25 (Broomsedge) | 30 (lagoon)<br>15 (lot 139)     | 20 (lot 139) |
| 139        | 20 (lot 138)    | 30 (golf)<br>15 (lot 140)       | 30 (golf)    |
| 140        | 20 (lot 141)    | 15                              | 30 (golf)    |
| 141        | 25 (Broomsedge) | 15                              | 20 (lot 140) |
| 142        | 25 (Broomsedge) | 15                              | 20 (lot 143) |
| 143        | 20 (lot 142)    | 15                              | 30 (golf)    |
| 144        | 20 (lot 145)    | 15                              | 30 (golf)    |
| 145        | 25 (Broomsedge) | 15                              | 20 (lot 144) |
| 146        | 20 (lot 147)    | 15                              | 30 (golf)    |
| 147        | 25 (Broomsedge) | 15 (lot 145)<br>25 (Broomsedge) | 20 (lot 146) |

**Patio Lots**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u> |
|------------|-----------------|-----------------------------------|-------------|
| 148-155    | 20 (Broomsedge) | 3 (r. side w/wall)<br>7 (l. side) | 30 (golf)   |

**BUFFLEHEAD DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                                               | <u>Rear</u> |
|------------|-----------------|-----------------------------------------------------------|-------------|
| 1          | 25 (Bufflehead) | 25 (Flyway)<br>15 (lot 2)                                 | 30 (lagoon) |
| 2-27       | 25 (Bufflehead) | 15 (lots)                                                 | 30 (lagoon) |
| 28         | 25 (Bufflehead) | 15 (lot 27)<br>15 (cart path)                             | 30 (lagoon) |
| 29         | 30 (Bufflehead) | 25 (lot 30)                                               | 30 (lagoon) |
| 30-32      | 30 (Bufflehead) | 25 (lots)                                                 | 30 (lagoon) |
| 86         | 30 (Bufflehead) | 25 (lot 87)<br>Lagoon ~ see plat<br>Bufflehead ~ see plat | 30 (lagoon) |
| 87-89      | 30 (Bufflehead) | 25 (lots)                                                 | 30 (lagoon) |

**BUFFLEHEAD DRIVE (DEVELOPED LANDS) cont.**

|         |                                     |                                 |                          |
|---------|-------------------------------------|---------------------------------|--------------------------|
| 110     | 25 (Bufflehead)                     | 30 (golf)<br>15 (lot 111)       | 30 (golf)<br>30 (lagoon) |
| 111-113 | 25 (Bufflehead)                     | 15                              | 30 (lagoon)              |
| 114-126 | 25 (Bufflehead)                     | 15                              | 30 (golf)                |
| 127-129 | 25 (Bufflehead)                     | 15                              | 30 (lagoon)              |
| 130     | 25 (Bufflehead)<br>See Gadwell Lane | 25 (golf)<br>15 (lot 129)       | 30 (lot 131)             |
| 155     | 25 (Bufflehead)                     | 25 (Flyway Dr)<br>15 (lot 154)  | 20 (lots 151, 152)       |
| 500     | 25 (Bufflehead)                     | 15 (lot 501)<br>30 (lagoon)     | 30 (lagoon)              |
| 501     | 25 (Bufflehead)                     | 15 (lots 500, 502)<br>30 (golf) | 30 (lagoon)              |
| 502     | 25 (Bufflehead)                     | 15 (lot 501)<br>15 (cart path)  | 30 (golf)                |
| 503     | 25 (Bufflehead)                     | 15 (lot 504)<br>15 (cart path)  | 30 (lagoon)              |
| 504-530 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 531     | 25 (Bufflehead)                     | 15 (lot 530)<br>15 (cart path)  | 30 (lagoon)              |
| 532     | 25 (Bufflehead)                     | 15 (lot 533)<br>15 (cart path)  | 30 (lagoon)              |
| 533     | 25 (Bufflehead)                     | 25 (Gov. Dr)<br>15 (lot 532)    | 30 (lagoon)              |
| 534     | 25 (Bufflehead)                     | 15 (lot 535)<br>25 (Gov. Dr)    | 30 (lagoon)              |
| 535-536 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 537     | 25 (Bufflehead)                     | 15 (lot 536)<br>15 (cart path)  | 30 (lagoon)              |
| 538     | 25 (Bufflehead)                     | 15 (cart path)<br>15 (lot 539)  | 30 (golf)                |
| 539-547 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 552-554 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (lagoon)              |
| 559     | 25 (Bufflehead)                     | 15                              | 30 (lagoon)              |
| 564-565 | 25 (Bufflehead)                     | 15 (lots)                       | 30 (golf)                |

**BULRUSH LANE (NIGHT HERON COTTAGES) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 26         | 25           | 15          | 20          |
| 27-30      | 20           | 7           | 15          |
| 31         | 25           | 15          | 20          |
| 32-33      | 20           | 7           | 15          |
| 34         | 15           | *           | 10          |
| 35-36      | 20           | 7           | 15          |
| 37-38      | 25           | 15          | 20          |
| 39-43      | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**BURROUGHS HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                        | <u>Rear</u>   |
|------------|---------------------|------------------------------------|---------------|
| 28         | 25 (Burroughs Hall) | 15 (lot 29)                        | 25 (Gov. Dr.) |
| 29-30      | 25 (Burroughs Hall) | 15                                 | 25 (Gov. Dr.) |
| 31         | 25 (Burroughs Hall) | 15 (lot 30)                        | 15 (lot 32)   |
| 32         | 25 (Burroughs Hall) | 15 (lot 30-34)                     | 25 (Gov. Dr.) |
| 33         | 25 (Burroughs Hall) | 15 (open space)                    | 25 (Gov. Dr.) |
| 34         | 25 (Burroughs Hall) | 15 (lot 33, 35 open space)         | 30 (marsh)    |
| 35-46      | 25 (Burroughs Hall) | 15                                 | 30 (marsh)    |
| 47-48      | 25 (Burroughs Hall) | 15                                 | 15            |
| 49         | 25 (Burroughs Hall) | 15 (open space)<br>15 (lot 48, 50) | 25 (Gov. Dr.) |
| 50-51      | 25 (Burroughs Hall) | 15                                 | 25 (Gov. Dr.) |
| 52         | 25 (Burroughs Hall) | 20 (lot 55)<br>15 (lot 51, 53)     | 25 (Gov. Dr.) |
| 53         | 25 (Burroughs Hall) | 20 (lot 54)                        | 15 (lot 54)   |
| 54         | 25 (Burroughs Hall) | 20 (lot 53)<br>25 (Burroughs Hall) | 15 (lot 55)   |
| 55         | 25 (Burroughs Hall) | 15 (lot 54)<br>25 (Gov. Dr)        | 20 (lot 52)   |

**CATBRIAR COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                  | <u>Rear</u>                  |
|------------|---------------|------------------------------|------------------------------|
| 327        | 25 (Catbriar) | 15 (lot 328)<br>25 (Low Oak) | 20 (lot 326)<br>20 (lot 326) |
| 328-334    | 25 (Catbriar) | 15                           | 30 (golf/lagoon)             |
| 335        | 25 (Catbriar) | 15 (lot 334)<br>25 (Low Oak) | 20 (lot 336)                 |

**CEDAR WAX WING (UNDEVELOPED LANDS)**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**CLAY HALL (DEVELOPED LANDS)**

| <u>Lot</u>           | <u>Front</u>                  | <u>Side</u>                    | <u>Rear</u>     |
|----------------------|-------------------------------|--------------------------------|-----------------|
| 56                   | 20 (Clay Hall)                | 20 (Clay Hall)<br>10 (lot 57)  | 25 (Gov. Dr)    |
| 57                   | 20 (Clay Hall)                | 10                             | 25 (Gov. Dr)    |
| 58                   | 20 (Clay Hall)                | 10                             | 25 (Gov. Dr)    |
| 59/60 (combined lot) | 20 (Clay Hall)<br>20 (lot 58) | 10 (lot 61)<br>25 (Gov. Dr)    | 15 (open space) |
| 61-62                | 20 (Clay Hall)                | 10                             | 15 (open space) |
| 63                   | 15 (lot 62)                   | 15 (open space)<br>10 (lot 64) | 30 (marsh)      |
| 64-68                | 20 (Clay Hall)                | 10                             | 30 (marsh)      |
| 69                   | 15 (lot 70)                   | 10 (lot 68)<br>15 (open space) | 30 (marsh)      |
| 70-72                | 20 (Clay Hall)                | 10                             | 15 (open space) |
| 73                   | 20 (Clay Hall)                | 10 (lot 72)<br>25 (Gov. Dr)    | 15 (open space) |

**CORMORANT ISLAND (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                 | <u>Rear</u>  |
|------------|---------------------|-----------------------------|--------------|
| 21         | See Graphics        | See Graphics                | See Graphics |
| 22         | 30 (Cormorant Isl.) | 25 (lot 21)<br>See Graphics | See Graphics |
| 23         | 30 (Cormorant Isl.) | 25 (lot 24)<br>See Graphics | 30 (SCCCL)   |
| 24         | 50 (Cormorant Isl.) | 20 (lot 25)<br>25 (lot 23)  | See Graphics |
| 25         | 50 (Cormorant Isl.) | 25 (lot 24)                 | 30 (SCCCL)   |

20 (easement & See Graphics)

**CORMORANT ISLAND (UNDEVELOPED LANDS ) cont.**

|    |                     |                                             |              |
|----|---------------------|---------------------------------------------|--------------|
| 26 | 30 (Cormorant Isl.) | 20 (easement & See Graphics)<br>25 (lot 27) | 30 (SCCCL)   |
| 27 | 30 (Cormorant Isl.) | 25 (lots)                                   | 30 (SCCCL)   |
| 28 | 30 (Cormorant Isl.) | 25 (lots)                                   | 30 (SCCCL)   |
| 29 | 30 (Cormorant Isl.) | 25 (lot 30)<br>See Graphics                 | See Graphics |
| 30 | 30 (Cormorant Isl.) | 25 (lots)                                   | 30 (SCCCL)   |
| 31 | See Graphics        | See Graphics                                | See Graphics |

**CONIFER LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                     | <u>Rear</u>     |
|------------|--------------|---------------------------------|-----------------|
| 120        | 25 (Conifer) | 15 (lot 121)                    | 30 (golf)       |
| 121-124    | 25 (Conifer) | 15                              | 30 (golf)       |
| 125        | N/A          | 15                              | 30 (golf)       |
| 126        | 20 (lot 127) | 15                              | 30 (golf)       |
| 127        | 25 (Conifer) | 15                              | 20 (lot 126)    |
| 128        | 25 (Conifer) | 15                              | 20 (lot 129)    |
| 129        | 20 (lot 128) | 15                              | 30 (golf)       |
| 130-131    | 25 (Conifer) | 15                              | 30 (golf)       |
| 132        | 20 (lot 137) | 25 (K.I. Pkwy.)<br>15 (lot 131) | 30 (golf)       |
| 133-137    | 25 (Conifer) | 15                              | 50 (Check Plat) |

**CORDGRASS COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u> | <u>Rear</u>  |
|------------|-----------------|-------------|--------------|
| 255        | 25 (Cordgrass)  | 15          | 20 (lot 251) |
| 256        | 20 (open space) | 15          | 30 (marsh)   |
| 257-258    | 25 (Cordgrass)  | 15          | 30 (marsh)   |
| 259        | 20 (lot 260)    | 15          | 30 (marsh)   |
| 260        | 25 (Sea Marsh)  | 15          | 20 (lot 489) |

**COTTON HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                    | <u>Rear</u> |
|------------|------------------|--------------------------------|-------------|
| 39         | 25 (Cotton Hall) | 20 (open space)<br>15 (lot 40) | 30 (lagoon) |
| 40-42      | 25 (Cotton Hall) | 15                             | 30 (lagoon) |

**COTTON HALL (DEVELOPED LANDS) cont.**

|       |                  |                                |                                       |
|-------|------------------|--------------------------------|---------------------------------------|
| 43    | 25 (Cotton Hall) | 15                             | 30 (lagoon)<br>30 (golf)<br>30 (golf) |
| 44-47 | 25 (Cotton Hall) | 15                             |                                       |
| 48    | 25 (Cotton Hall) | 15 (lot 47)<br>30 (golf)       | 30 (golf)                             |
| 49    | 25 (Cotton Hall) | 30 (golf)<br>15 (lot 50)       | 30 (golf)                             |
| 50-53 | 25 (Cotton Hall) | 15 (lots)                      | 30 (golf)                             |
| 54    | 25 (Cotton Hall) | 15                             | 30 (golf)<br>20 (open space)          |
| 55    | 25 (Cotton Hall) | 15 (lot 54)<br>20 (open space) | 20 (open space)                       |

**CRESTED FLYCATCHER (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                     | <u>Side</u>                    | <u>Rear</u>     |
|------------|----------------------------------|--------------------------------|-----------------|
| 43         | 25 (Crested Fly.)                | 15 (lot 44)<br>25 (Greensward) | 30 (lagoon)     |
| 44         | 25 (Crested Fly.)                | 15                             | 30 (lagoon)     |
| 45         | 20 (lot 44)                      | 15 (lot 46)<br>30 (lagoon)     | 30 (golf)       |
| 46-47      | 25 (Crested Fly.)                | 15                             | 30 (golf)       |
| 48         | 20 (lot 49)                      | 15 (lot 47)<br>30 (lagoon)     | 30 (golf)       |
| 49         | 25 (Crested Fly.)<br>20 (lot 48) | 15 (lot 50)<br>20 (open space) | N/A             |
| 50         | 25 (Crested Fly.)                | 15                             | N/A             |
| 51         | 25 (Crested Fly.)                | 15 (lot 50)<br>25 (Greensward) | 20 (open space) |

**CURLEW COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                                      | <u>Rear</u> |
|------------|--------------|------------------------------------------------------------------|-------------|
| 761        | 25 (Curlew)  | 15 (open space)<br>15 (lots)                                     | 30 (golf)   |
| 762        | 25 (Curlew)  | 15                                                               | 30 (golf)   |
| 763        | 25 (Curlew)  | 15 (lot 762)<br>15 (access easement)<br>40 (lagoon)<br>30 (golf) | 30 (golf)   |
| 764        | 25 (Curlew)  | 15                                                               | 40 (lagoon) |

**CURLEW COURT (DEVELOPED LANDS) cont.**

|         |             |    |              |
|---------|-------------|----|--------------|
| 765     | 25 (Curlew) | 15 | 50 (Gov. Dr) |
| 766-767 | 25 (Curlew) | 25 | 50 (Gov. Dr) |

**DIODIA COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1093       | 25           | 15          | 20          |
| 1094       | 20           | 7           | 15          |
| 1095       | 15           | *           | 10          |
| 1096       | 30           | 20          | 30          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings).

**DORAL OPEN (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                        | <u>Side</u>                      | <u>Rear</u> |
|------------|-------------------------------------|----------------------------------|-------------|
| 259        | 25 (Surfsong Rd)<br>25 (Doral Open) | 15                               | 30 (golf)   |
| 260-280    | 25 (Doral Open)                     | 15                               | 30 (golf)   |
| 281        | 25 (Doral Open)                     | 15 (lot 280)<br>25 (Surfsong Rd) | 30 (golf)   |

**DUNESIDE ROAD (SPARROW POND COTTAGES) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1090       | 20           | 7           | 15          |
| 1091-1092  | 25           | 15          | 20          |

**DUNGANNON HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                  | <u>Side</u>                    | <u>Rear</u>     |
|------------|-------------------------------|--------------------------------|-----------------|
| 74         | 20 (Dungannon)                | 10 (Dungannon)<br>10 (lot 75)  | 25 (Gov. Dr)    |
| 75         | 15 (lot 76)                   | 10 (lot 74)<br>15 (open space) | 25 (Gov. Dr)    |
| 76         | 20 (Dungannon)<br>15 (lot 75) | 10                             | 15 (open space) |
| 77         | 20 (Dungannon)<br>15 (lot 78) | 10                             | 15 (open space) |
| 78         | 15 (lot 77)                   | 15 (open space)<br>10 (lot 79) | 30 (marsh)      |

# **DUNGANNON HALL (DEVELOPED LANDS ) cont.**

|       |                               |                                |                 |
|-------|-------------------------------|--------------------------------|-----------------|
| 79    | 20 (Dungannon)<br>15 (lot 78) | 10                             | 30 (marsh)      |
| 80-81 | 20 (Dungannon)                | 10                             | 30 (marsh)      |
| 82    | 20 (Dungannon)<br>15 (lot 83) | 10                             | 30 (marsh)      |
| 83    | 15 (lot 84)                   | 10 (lot 82)<br>15 (open space) | 30 (marsh)      |
| 84    | 20 (Dungannon)                | 10                             | 15 (open space) |
| 85    | 20 (lot 84)                   | 15 (open space)<br>10 (lot 86) | 25 (Gov. Dr)    |
| 86    | 20 (Dungannon)                | 15                             | 25 (Gov. Dr)    |
| 87    | 20 (Dungannon)                | 10 (lot 86)<br>20 (Dungannon)  | 25 (Gov. Dr)    |

# **EUGENIA AVENUE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                    | <u>Rear</u>       |
|------------|--------------|--------------------------------|-------------------|
| 1A         | 30           | 40 (P. O. Pool)<br>10 (lot 1B) | 30                |
| 1B         | 30           | 20 (lot 1A)<br>10 (lot 3)      | 30                |
| 2-17       | 25           | 10                             | 25                |
| 19         | 25 (Eugenia) | 15                             | Det. by adj. lots |
| 21-27      | 25           | 10                             | 25                |
| 28         | 25 (Eugenia) | 15                             | 30 (lagoon)       |
| 29-35      | 25           | 10                             | 25                |
| 36         | 25 (Eugenia) | 15                             | 30 (lagoon)       |
| 37-41      | 25           | 10                             | 25                |
| 43A        | 25 (Eugenia) | 15 10 <i>AWW 2/22/01</i>       | Det. by adj. lots |
| 43B        | 25 (Eugenia) | 15 10 <i>AWW 2/22/01</i>       | Det. by adj. lots |
| 44A        | 25 (Eugenia) | 10                             | 25                |
| 44B        | 25 (Eugenia) | 10                             | 25                |
| 45         | 25 (Eugenia) | 10                             | 25                |
| 46         | 25 (Eugenia) | 15                             | 20 (open space)   |
| 47         | 25 (Eugenia) | 10                             | 25                |
| 48         | 25 (Eugenia) | 15                             | 20 (open space)   |

# **EUGENIA AVENUE (DEVELOPED LANDS) cont.**

|       |              |    |                   |
|-------|--------------|----|-------------------|
| 49-55 | 25 (Eugenia) | 15 | Det. by adj. lots |
| 56    | 25 (Eugenia) | 15 | 20 (open space)   |
| 57    | 25 (Eugenia) | 15 | Det. by adj. lots |
| 58-60 | 25 (Eugenia) | 10 | 25                |
| 61A   | 26 (Eugenia) | 10 | 25                |
| 61B   | 25 (Eugenia) | 10 | 25                |
| 63A   | 25 (Eugenia) | 10 | 25                |
| 63B   | 25 (Eugenia) | 10 | 25                |
| 65    | 25 (Eugenia) | 10 | 25                |
| 67    | 25 (Eugenia) | 10 | 25                |
| 69    | 25 (Eugenia) | 10 | 25                |
| 71    | 25 (Eugenia) | 15 | Det. by adj. lots |
| 73    | 25 (Eugenia) | 10 | 25                |
| 75    | 25 (Eugenia) | 10 | 25                |
| 77    | 25 (Eugenia) | 10 | 25                |

# **EVENING BEND (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 14-15      | 25           | 15          | 20          |
| 16         | 25           | 15          | 20          |
| 17         | 20           | 7           | 15          |
| 18         | 20           | 7           | 15          |

# **FALCON POINT (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                | <u>Rear</u>      |
|------------|--------------|----------------------------|------------------|
| 1          | 25           | 50 (Gov. Dr)<br>15 (lot 2) | 20               |
| 2          | 20 (lot 1)   | 50 (Gov. Dr)<br>20 (lot 3) | 30 (See Graphic) |
| 3          | 20           | 20                         | See Graphic      |
| 4          | 25           | 20                         | 30 (See Graphic) |
| 5          | 25           | 20                         | See Graphic      |
| 6-7        | 25           | 15                         | See Graphic      |

**FALCON POINT (UNDEVELOPED LANDS) cont.**

|      |             |             |             |
|------|-------------|-------------|-------------|
| 8-19 | 25          | 20          | See Graphic |
| 20A  | 25          | See Graphic | See graphic |
| 20B  | 15          | See Graphic | See Graphic |
| 65   | 15          | See Graphic | See Graphic |
| 66   | See Graphic | See Graphic | See Graphic |
| 67   | 25          | 20          | See Graphic |

**FIDDLERS REACH (OCEANWOODS) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 468        | 25           | 15          | 20          |
| 469-486    | 15           | *           | 10          |

\*Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

**FISH HAWK LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                          | <u>Side</u>                        | <u>Rear</u>     |
|------------|---------------------------------------|------------------------------------|-----------------|
| 220        | 25 (Fish Hawk Ln)                     | 25 (Yellow Throat)<br>15 (lot 240) | 20 (open space) |
| 221        | 25 (Fish Hawk Ln)                     | 25 (Yellow Throat)<br>15 (lot 222) | 20 (lot 250)    |
| 222-224    | 25 (Fish Hawk Ln)                     | 15 (lots)                          | 20 (lots)       |
| 225        | 25 (Fish Hawk Ln)<br>25 (Kill Dee Ct) | 15                                 | 20 (lots)       |
| 229-232    | 25 (Fish Hawk Ln)                     | 15 (lots)                          | 30 (golf)       |
| 233        | 25 (Fish Hawk Ln)<br>20 (lot 234)     | 15 (future lot)<br>15 (lot 235)    | 30 (golf)       |
| 234        | 25 (Fish Hawk Ln)<br>20 (lot 233)     | 15 (lot 235)<br>15 (future lot)    | 30 (golf)       |
| 235-240    | 25 (Fish Hawk Ln)                     | 15 (lots)                          | 30 (golf)       |

**FLETCHER HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                        | <u>Rear</u>     |
|------------|--------------|------------------------------------|-----------------|
| 56         | 25           | 15 (lot 57)<br>30 (Gov. Dr)        | 20 (open space) |
| 57         | 25           | 15                                 | 20 (open space) |
| 58         | 25           | 15 (lot 57, 59)<br>20 (open space) | 30              |
| 59-64      | 25           | 15                                 | 30              |
| 65         | 25           | 15                                 | 20              |

**FLETCHER HALL (DEVELOPED LANDS) cont.**

|       |    |                                      |    |
|-------|----|--------------------------------------|----|
| 66    | 25 | 15 (lot 65)<br>30 (utility easement) | 30 |
| 67-72 | 25 | 15                                   | 30 |

**FLYING SQUIRREL COURT (GREENSLAKE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1201       | 25           | 15          | 20          |
| 1202-1216  | 15           | *           | 10          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**FLYWAY DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                   | <u>Rear</u> |
|------------|--------------|-------------------------------|-------------|
| 18-21      | 25 (Flyway)  | 15                            | 30 (lagoon) |
| 100*       | 50           | 15<br>25 (lot 101)            | 120         |
| 101*       | 80           | 20 (lot 100)<br>15 (lot 102)  | 50          |
| 102*       | 80           | 15 (lot 101)<br>20 (lot 103)  | 50          |
| 103*       | 50           | 25 (lot 102)<br>15 (lot 104)  | 120         |
| 104*       | 50           | 15 (lot 103)<br>25 (lot 105)  | 120         |
| 105*       | 30           | 20 (lot 104)<br>15 (lot 106)  | 50          |
| 106*       | 30           | 20 (lot 107)<br>15 (lot 105)  | 50          |
| 107*       | 50           | 25 (lot 106)<br>15 (lot 108)  | 120         |
| 108*       | 50           | 15 (lot 107)<br>25 (lot 109)  | 120         |
| 109*       | 80           | 20 (lot 108)<br>20 (lot 112)  | 50          |
| 110*       | 60           | See Plat                      | 20          |
| 112*       | 50           | 25 (lot 109)<br>15 (lot 113)  | 120         |
| 113*       | 50           | 25 (easement)<br>15 (lot 112) | 120         |
| 114*       | 30           | 20 (lot 113)<br>10 (easement) | 50          |

**FLYWAY DRIVE (DEVELOPED LANDS) *cont.***

|          |    |                               |     |
|----------|----|-------------------------------|-----|
| 120*     | 30 | 10 (easement)<br>20 (lot 121) | 50  |
| 121*     | 50 | 15 (lot 122)<br>25 (easement) | 120 |
| 122*     | 50 | 15 (lot 121)<br>25 (lot 123)  | 120 |
| 123*     | 30 | 20 (lot 122)<br>15 (lot 126)  | 50  |
| 125*     | 30 | 20                            | 50  |
| 126*     | 30 | 15 (lot 123)<br>20 (lot 127)  | 50  |
| 127*     | 50 | 25 (lot 126)<br>15 (lot 128)  | 120 |
| 128*     | 50 | 15 (lot 127)<br>25 (lot 129)  | 120 |
| 129*     | 80 | 20                            | 50  |
| 130*     | 50 | 20                            | 50  |
| 131*     | 50 | 20                            | 50  |
| 133*     | 50 | 25 (lot 129)<br>15 (lot 134)  | 120 |
| 134*     | 50 | 15 (lot 133)<br>25 (lot 135)  | 120 |
| 135*     | 30 | 20 (lot 134)<br>15 (lot 138)  | 50  |
| 136-137* | 50 | 20                            | 50  |
| 138*     | 30 | 15 (lot 135)<br>20 (lot 139)  | 50  |
| 139*     | 50 | 25 (lot 138)<br>15 (lot 140)  | 120 |
| 140*     | 50 | 15 (lot 139)<br>25 (lot 141)  | 120 |
| 141*     | 30 | 20 (lot 140)<br>15            | 50  |
| 142-143* | 20 | 20                            | 50  |
| 144*     | 30 | 15 (lot 141)<br>20 (lot 145)  | 50  |
| 145*     | 50 | 25                            | 120 |

**FLYWAY DRIVE (DEVELOPED LANDS) *cont.***

|          |    |                               |     |
|----------|----|-------------------------------|-----|
| 147*     | 80 | 20 (lot 145)<br>15 (lot 150)  | 50  |
| 148-149* | 50 | 20                            | 50  |
| 150*     | 80 | 15 (lot 147)<br>20 (lot 151)  | 50  |
| 151*     | 50 | 25 (lot 150)<br>15 (lot 152)  | 120 |
| 152*     | 50 | 15 (lot 151)<br>25 (lot 153)  | 120 |
| 153*     | 30 | 20 (lot 152)<br>15 (lot 156)  | 50  |
| 154-155* | 20 | 20                            | 50  |
| 156*     | 30 | 15 (lot 153)<br>20 (lot 157)  | 50  |
| 157*     | 50 | 25 (lot 156)<br>15 (lot 158)  | 120 |
| 158*     | 50 | 15 (lot 157)<br>25 (easement) | 120 |
| 159*     | 80 | 20 (lot 158)<br>10 (easement) | 50  |
| 160-161* | 50 | 20                            | 50  |
| 162*     | 80 | 10 (easement)<br>20 (lot 163) | 50  |
| 163*     | 50 | 25 (easement)<br>15 (lot 164) | 120 |
| 164*     | 50 | 15 (lot 163)<br>25 (lot 165)  | 120 |
| 165*     | 30 | 20 (lot 164)<br>15 (lot 168)  | 50  |
| 166*     | 50 | 20                            | 50  |
| 167-168* | 20 | 20                            | 50  |
| 169*     | 50 | 25 (lot 168)<br>15 (lot 170)  | 120 |
| 170*     | 50 | 15 (lot 169)<br>25 (lot 171)  | 120 |
| 171*     | 80 | 20 (lot 170)<br>15 (lot 174)  | 50  |
| 172-173* | 20 | 20                            | 50  |

# **FLYWAY DRIVE (DEVELOPED LANDS) *cont.***

|          |    |                              |     |
|----------|----|------------------------------|-----|
| 174*     | 80 | 15 (lot 171)<br>20 (lot 175) | 50  |
| 175*     | 40 | 25 (lot 174)<br>15 (lot 176) | 120 |
| 176*     | 50 | 15 (lot 175)<br>25 (lot 177) | 120 |
| 178-179* | 50 | 20                           | 50  |
| 180*     | 50 | 15 (lot 178)<br>25 (lot 176) | 50  |

\*Setbacks on plat

# **FORESTAY COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                      | <u>Rear</u>       |
|------------|---------------|----------------------------------|-------------------|
| 66         | 25 (Forestay) | 25 (Flyway)<br>15 (lot 67)       | 20 (lot 65)       |
| 67-68      | 25 (Forestay) | 15 (lots)                        | 20 (lots)         |
| 69         | 25 (Forestay) | 25 (Forestay)<br>15 (lot 70)     | 20 (lot 68)       |
| 70         | 20 (lot 71)   | 15 (beach access)<br>15 (lot 69) | 20 (lot 64)       |
| 71         | 20 (lot 70)   | 15 (beach access)<br>15 (lot 72) | See Plat          |
| 72-74      | 25 (Forestay) | 15 (lots)                        | See Plat          |
| 75         | 20 (lot 76)   | 15 (lot 74)<br>15 (beach access) | See Plat          |
| 76         | 20 (lot 75)   | 15 (lot 77)<br>15 (beach access) | 20 (lot 79)       |
| 77         | 25 (Forestay) | 25 (Forestay)<br>15 (lot 76)     | 20 (lot 78)       |
| 78         | 25 (Forestay) | 15                               | 20 (lot 79)       |
| 79         | 20 (lot 80)   | 15 (lot 78)<br>15 (beach access) | 20 (lot 76)       |
| 80         | 25 (Forestay) | 15                               | 20 (beach access) |
| 81         | 25 (Forestay) | 25 (Flyway)<br>15 (lot 80)       | 20 (beach access) |

# **FRIENDFIELD HALL (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                    | <u>Side</u>                         | <u>Rear</u>   |
|------------|---------------------------------|-------------------------------------|---------------|
| 88         | 25 (Friendfield)<br>20 (lot 89) | 25 (Friendfield)<br>20 (open space) | 25 (Gov. Dr.) |

# **FRIENDFIELD HALL (DEVELOPED LANDS ) *cont.***

|    |                                 |                                               |              |
|----|---------------------------------|-----------------------------------------------|--------------|
| 89 | 25 (Friendfield)<br>20 (lot 88) | 20 (open space)<br>15 (lot 90)                | 20 (lot 90)  |
| 90 | N/A                             | 15                                            | 30 (marsh)   |
| 91 | 25 (Friendfield)                | 15                                            | 30 (marsh)   |
| 96 | 25 (Friendfield)                | 15 (lot 91)<br>20 (open space)<br>15 (lot 97) | 30 (marsh)   |
| 97 | 25 (Friendfield)                | 25 (Friendfield)                              | 25 (Gov. Dr) |

# **GADWALL LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                              | <u>Rear</u>                 |
|------------|-----------------|------------------------------------------|-----------------------------|
| 131-133    | 25 (Gadwall Ln) | 15 (lots)                                | 30 (lagoon)                 |
| 134        | 25 (Gadwall Ln) | 15                                       | 30 (lagoon)<br>20 (lot 136) |
| 154        | 25 (Gadwall Ln) | 15 (lots 152, 153)<br>25 (Bufflehead Dr) | 20 (lot 155)                |

# **GALLINULE COURT (SPARROW POND COTTAGES) (DEVELOPED)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1060       | 25           | 15          | 20          |
| 1061-1062  | 15           | *           | 10          |
| 1063-1064  | 20           | 7           | 15          |
| 1065-1070  | 15           | *           | 10          |
| 1071       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

# **GLEN ABBEY (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                      | <u>Rear</u>  |
|------------|-----------------|----------------------------------|--------------|
| 173        | 20 (lot 174)    | 15                               | 30 (lagoon)  |
| 174        | 25 (Glen Abbey) | 15                               | 20 (lot 173) |
| 175-180    | 25 (Glen Abbey) | 15 (lots)                        | 30 (lagoon)  |
| 181        | 25 (Glen Abbey) | 15 (bike path)<br>15 (bike path) | 30 (lagoon)  |
| 182        | 25 (Glen Abbey) | 20 (open space)<br>15 (lot 183)  | 30 (lagoon)  |
| 183-185    | 25 (Glen Abbey) | 15 (lots)                        | 30 (lagoon)  |
| 186        | 25 (Glen Abbey) | 15                               | 20 (lot 187) |

**GLEN ABBEY (DEVELOPED LANDS) cont.**

|         |                 |                                  |                 |
|---------|-----------------|----------------------------------|-----------------|
| 187     | 20 (lot 186)    | 15                               | 30 (lagoon)     |
| 188     | 20 (lot 189)    | 15 (lot 187)<br>15 (open space)  | 30 (lagoon)     |
| 189     | 25 (Glen Abbey) | 15 (lot 188)<br>15 (open space)  | 20 (lot 188)    |
| 200     | 25 (Glen Abbey) | 30 (lagoon)<br>15 (lot 201)      | 30 (lagoon)     |
| 201-211 | 25 (Glen Abbey) | 15 (lots)                        | 30 (lagoon)     |
| 212     | 20 (lot 213)    | 15                               | 30 (lagoon)     |
| 213     | 25 (Glen Abbey) | 15                               | 20 (open space) |
| 214     | 25 (Glen Abbey) | 15 (lot 213)<br>25 (Glen Abbey)  | 20 (open space) |
| 215     | 25 (Glen Abbey) | 30 (golf)<br>20 (lot 216)        | 20 (lot 216)    |
| 216     | 20 (lot 215)    | 30 (golf)<br>20 (lot 217)        | 20 (lot 217)    |
| 217     | 20 (lot 216)    | 30 (golf)<br>20 (open space)     | 20 (open space) |
| 229     | 25 (Glen Abbey) | 15 (lot 230)<br>30 (golf)        | 30 (golf)       |
| 230-234 | 25 (Glen Abbey) | 15 (lots)                        | 30 (golf)       |
| 235     | 25 (Glen Abbey) | 25 (Augusta Nat)<br>30 (lagoon)  | 20 (lot 159)    |
| 236     | 25 (Glen Abbey) | 15 (lot 237)<br>30 (lagoon)      | 30 (lagoon)     |
| 237-244 | 25 (Glen Abbey) | 15 (lots)                        | 30 (golf)       |
| 245     | 25 (Glen Abbey) | 15 (lot 244)<br>15 (bike path)   | 30 (golf)       |
| 246     | 25 (Glen Abbey) | 15 (bike path)<br>15 (lot 247)   | 30 (golf)       |
| 247-252 | 25 (Glen Abbey) | 15 (lots)                        | 30 (golf)       |
| 253     | 20 (lot 254)    | 25 (Surfsong Rd)<br>15 (lot 252) | 30 (golf)       |
| 254     | 25 (Glen Abbey) | 25 (Surfsong Rd)<br>15 (lot 253) | 20 (lot 253)    |

**GLEN EAGLE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                      | <u>Rear</u>              |
|------------|-----------------|----------------------------------|--------------------------|
| 312        | 25 (Glen Eagle) | 25 (Surfsong Rd)<br>15 (lot 313) | 30 (golf)                |
| 313-319    | 25 (Glen Eagle) | 15 (lots)                        | 30 (golf)                |
| 320        | 25 (Glen Eagle) | 15                               | 30 (lagoon)              |
| 321        | 25 (Glen Eagle) | 15                               | 30 (lagoon)<br>30 (golf) |
| 322-327    | 25 (Glen Eagle) | 15 (lots)                        | 30 (golf)                |
| 328        | 25 (Glen Eagle) | 25 (Surfsong Rd)<br>15 (lot 327) | 30 (golf)                |

**GLOSSY IBIS LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>  |
|------------|------------------|----------------------------------|--------------|
| 700        | 40 (Glossy Ibis) | 50 (Gov. Dr)<br>30 (lot 701)     | 30 (marsh)   |
| 701        | 40 (Glossy Ibis) | 30 (lot 700)<br>25 (lot 702)     | 30 (marsh)   |
| 702        | 40 (Glossy Ibis) | 25                               | 30 (marsh)   |
| 703        | 40 (Glossy Ibis) | 20                               | 30 (marsh)   |
| 704-713    | 25 (Glossy Ibis) | 20                               | 30 (marsh)   |
| 714-715    | 25 (Glossy Ibis) | 20                               | 30 (marsh)   |
| 716        | 25 (Glossy Ibis) | 20 (lot 715)                     | Contact ARB  |
| 717        | 25 (Glossy Ibis) | Contact ARB                      | Contact ARB  |
| 718        | 25 (Glossy Ibis) | 20 (lot 717)<br>20 (lot 719)     | 30 (marsh)   |
| 719        | 25 (Glossy Ibis) | 20 (lot 718)<br>20 (lot 720)     | 30 (marsh)   |
| 741        | 25 (Glossy Ibis) | 20 (lot 742)<br>20 (easement)    | 30 (golf)    |
| 742-757    | 25 (Glossy Ibis) | 15                               | 30 (golf)    |
| 758-760    | 25 (Glossy Ibis) | 15                               | 30 (lot 761) |
| 768        | 25 (Glossy Ibis) | 25 (lot 767)<br>50 (Glossy Ibis) | 50 (Gov. Dr) |

**GOLDENEYE DRIVE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                      | <u>Side</u> | <u>Rear</u> |
|------------|-----------------------------------|-------------|-------------|
| 90         | 25 (Goldeneye)<br>25 (Bufflehead) | 25          | 30 (lagoon) |
| 91-100     | 25 (Goldeneye)                    | 25          | 30 (lagoon) |

**GOLDENEYE DRIVE (UNDEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                     | <u>Rear</u>              |
|------------|----------------|---------------------------------|--------------------------|
| 101        | 25 (Goldeneye) | 25                              | 30 (lagoon)<br>30 (golf) |
| 102-103    | 25 (Goldeneye) | 25 (lots)                       | 30 (lagoon)              |
| 104        | 25 (Goldeneye) | 25                              | 30 (lagoon)<br>30 (golf) |
| 105-108    | 25 (Goldeneye) | 25 (lots)                       | 30 (golf)                |
| 109        | 25 (Goldeneye) | 25 (lot 108)<br>25 (Bufflehead) | 30 (golf)                |

**GOLDENROD COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                                             | <u>Rear</u>      |
|------------|-------------------|---------------------------------------------------------|------------------|
| 50         | 25 (Goldenrod Ct) | 25 (Goldenrod Ct)<br>15 (lot 49)                        | 20 (lot 51)      |
| 51         | 25 (Goldenrod Ct) | 15                                                      | 20 (lots 47, 48) |
| 52         | 25 (Goldenrod Ct) | 15                                                      | 30 (lagoon)      |
| 53         | 25 (Goldenrod Ct) | 15                                                      | 30 (lagoon)      |
| 54         | 25 (Goldenrod Ct) | 15 (lot 53)<br>30 (lagoon)<br>30 (marsh)<br>15 (lot 55) | 30 (marsh)       |
| 55-58      | 25 (Goldenrod Ct) | 15 (lots)                                               | 30 (marsh)       |
| 59         | 25 (Goldenrod Ct) | 15                                                      | 20 (lot 64)      |

**GOVERNOR'S DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                      | <u>Rear</u>                        |
|------------|--------------|----------------------------------|------------------------------------|
| 1          | 25 (Gov. Dr) | 20 (open space)<br>15 (lot 2)    | 20 (open space)<br>20 (lots 14,15) |
| 2-7        | 25 (Gov. Dr) | 15 (lots)                        | 20 (lots)                          |
| 8          | 25 (Gov. Dr) | 15 (lot 7)<br>25 (Trumpet Cr)    | 20 (lot 9)                         |
| 45         | 25 (Gov. Dr) | 15                               | 20 (lot 43)<br>30 (lagoon)         |
| 46         | 25 (Gov. Dr) | 15 (lot 45)<br>30 (lagoon)       | 30 (lagoon)                        |
| 47         | 25 (Gov. Dr) | 30 (lagoon)<br>15 (lot 48)       | 20 (lot 51)                        |
| 48         | 25 (Gov. Dr) | 15                               | 20 (lot 51)                        |
| 49         | 25 (Gov. Dr) | 15 (lot 48)<br>25 (Goldenrod Ct) | 20 (lot 50)                        |

**GOVERNOR'S DRIVE (DEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                 | <u>Rear</u>  |
|------------|--------------|---------------------------------------------|--------------|
| 60         | 25 (Gov. Dr) | 25 (Goldenrod Ct)<br>15 (lot 61)            | 20 (lot 59)  |
| 61         | 25 (Gov. Dr) | 15                                          | 20 (lot 64)  |
| 72         | 25 (Gov. Dr) | 15 (bike path)<br>15 (lot 73)               | 20 (lot 83)  |
| 73-76      | 25 (Gov. Dr) | 15                                          | 20           |
| 96-97      | 25 (Gov. Dr) | 15                                          | 20           |
| 98         | 25 (Gov. Dr) | 15 (lot 97)<br>25 (Marsh Elder Ct)          | 20 (lot 99)  |
| 108        | 25 (Gov. Dr) | 25 (Marsh Elder Ct)<br>15 (lot 109)         | 20 (lot 107) |
| 109        | 25 (Gov. Dr) | 15                                          | 20 (lot 107) |
| 110-111    | 25 (Gov. Dr) | 15                                          | 30 (marsh)   |
| 112-113    | 25 (Gov. Dr) | 15                                          | 20 (lots)    |
| 114        | 25 (Gov. Dr) | 15 (lot 113)<br>25 (Spartina Ct)            | 20 (lot 115) |
| 131        | 25 (Gov. Dr) | 25 (Spartina Ct)<br>15 (lot 132)            | 20 (lot 130) |
| 132-135    | 25 (Gov. Dr) | 15 (lots)                                   | 20 (lots)    |
| 136        | 25 (Gov. Dr) | 15 (lot 135)<br>25 (Sawgrass Ln)            | 20 (lot 137) |
| 154        | 25 (Gov. Dr) | 25 (Sawgrass Ln)<br>15 (lot 155)            | 30 (lagoon)  |
| 155        | 25 (Gov. Dr) | 15                                          | 30 (lagoon)  |
| 156        | 25 (Gov. Dr) | 15 (lot 155)<br>30 (lagoon)                 | 30 (lagoon)  |
| 157        | 25 (Gov. Dr) | 30 (lagoon)<br>15 (lot 158)                 | 30 (lagoon)  |
| 158        | 25 (Gov. Dr) | 15                                          | 30 (lagoon)  |
| 159        | 25 (Gov. Dr) | 15 (lot 158)<br>30 (lagoon)<br>15 (lot 160) | 20 (lot 162) |
| 160        | 25 (Gov. Dr) | 15 (lot 159)<br>25 (Sweetgum Ln)            | 20 (lot 161) |
| 170        | 25 (Gov. Dr) | 15 (lot 171)<br>30 (golf)                   | 30 (golf)    |
| 171-178    | 25 (Gov. Dr) | 15                                          | 30 (golf)    |

# **GOVERNOR'S DRIVE (DEVELOPED LANDS ) cont.**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u>       |
|------------|--------------|--------------------------------------|-------------------|
| 179        | 25 (Gov. Dr) | 15 (lot 178)<br>25 (Yellowthroat Ln) | 20 (lot 180)      |
| 191        | 25 (Gov. Dr) | 25 (Sweetgrass Ln)<br>15 (lot 192)   | 20 (lots 189,190) |
| 192-194    | 25 (Gov. Dr) | 15 (lots)                            | 20 (lots)         |
| 195        | 25 (Gov. Dr) | 15 (lot 194)<br>20 (open space)      | 20 (open space)   |
| 250        | 25 (Gov. Dr) | 25 (Yellow Throat)<br>15 (lot 251)   | 20 (lot 221)      |
| 251-256    | 25 (Gov. Dr) | 15 (lots)                            | 20 (lots)         |
| 257        | 25 (Gov. Dr) | 15 (lot 256)<br>30 (golf)            | 20 (lot 227)      |
| 258        | 25 (Gov. Dr) | 30 (golf)<br>15 (lot 259)            | 30 (golf)         |
| 259-267    | 25 (Gov. Dr) | 15                                   | 30 (golf)         |
| 268        | 25 (Gov. Dr) | 15 (lot 267)<br>25 (Tallow Tree Ln)  | 30 (golf)         |
| 281        | 25 (Gov. Dr) | 25 (Tallow Tree Ln)<br>15 (lot 282)  | 30 (lagoon)       |
| 282-284    | 25 (Gov. Dr) | 15                                   | 30 (lagoon)       |
| 285        | 25 (Gov. Dr) | 15 (lot 284)<br>25 (Marsh Cove Rd)   | 30 (golf)         |
| 331        | 25 (Gov. Dr) | 25 (Marsh Cove Rd)<br>15 (lot 332)   | 30 (golf)         |
| 332-346    | 25 (Gov. Dr) | 15                                   | 30 (golf)         |
| 347        | 25 (Gov. Dr) | 15 (lot 346)<br>30 (lagoon)          | 30 (golf)         |
| 348        | 25 (Gov. Dr) | 30 (lagoon)<br>15 (lot 349)          | 30 (lagoon)       |
| 349-350    | 25 (Gov. Dr) | 15                                   | 30 (lagoon)       |
| 351        | 25 (Gov. Dr) | 15 (lot 350)<br>25 (Snowy Egret Ln)  | 30 (lagoon)       |
| 387        | 25 (Gov. Dr) | 25 (Snowy Egret Ln)<br>15 (lot 388)  | 30 (lagoon)       |
| 388-389    | 25 (Gov. Dr) | 15 (lots)                            | 30 (lagoon)       |
| 390        | 25 (Gov. Dr) | 15 (lot 389)<br>30 (lagoon)          | 30 (lagoon)       |

# **GREEN MEADOW LANE (UNDEVELOPED LANDS)**

Because of the limited buildable areas and specific driveway locations associated with these lots, please see the graphics for the lots on this street.

# **GREEN WINGED TEAL ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                    | <u>Rear</u>    |
|------------|--------------|--------------------------------|----------------|
| 375-376    | 25           | 15                             | 30 (golf)      |
| 377        | 25           | 15 (lot 376)<br>30 (lagoon)    | 30 (golf)      |
| 378        | 25           | 30 (lagoon)<br>15 (lot 379)    | 30 (golf)      |
| 379-388    | 25           | 15                             | 30 (golf)      |
| 389        | 20 (lot 390) | 15 (lot 388)<br>15 (bike path) | 30 (golf)      |
| 390        | 25           | 15 (lot 389)<br>15 (bike path) | 20 (lot 389)   |
| 391        | 25           | 15 (bike path)<br>15 (lot 392) | 20 (bike path) |
| 392-400    | 25           | 15                             | 20 (bike path) |
| 401        | 25           | 15 (lot 400)<br>30 (lagoon)    | 20 (bike path) |

# **GREENSWARD ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>                |
|------------|-----------------|--------------------------------|----------------------------|
| 1          | 25 (Greensward) | 20 (open space)<br>15 (lot 2)  | 30 (golf)                  |
| 2-13       | 25 (Greensward) | 15                             | 30 (golf/lagoon)           |
| 14         | 25 (Greensward) | 15 (lot 13)<br>25 (Sandwedge)  | 30 (lagoon)                |
| 15         | 25              | 20 (golf)<br>16 (lot 16)       | 30                         |
| 16-19      | 25              | 15                             | 30                         |
| 20         | 25              | 15                             | 20 (lot 21)                |
| 21-22      | 25              | 15                             | 30 (golf/lagoon)           |
| 23         | 25              | 15 (lot 22)<br>20 (open space) | 15 (lot 22)<br>30 (lagoon) |
| 24         | 25 (Greensward) | 15 (lot 25)<br>25 (Sandwedge)  | 30 (lagoon)                |

**GREENSWARD ROAD (DEVELOPED LANDS) *cont.***

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>      |
|------------|-----------------|--------------------------------|------------------|
| 25-31      | 25 (Greensward) | 15                             | 30 (lagoon/golf) |
| 39-42      | 25 (Greensward) | 15                             | 30 (golf)        |
| 52         | 25 (Greensward) | 25 (Greensward)<br>15 (lot 42) | 30 (golf)        |

**GREY WIDGEON COURT**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**HOODED MERGANSER (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                  | <u>Rear</u>  |
|------------|--------------|----------------------------------------------|--------------|
| 136        | 25           | 25 (Gadwall)<br>15 (lot 137)<br>15 (lot 134) | 30 (lagoon)  |
| 137        | 25           | 15                                           | 30 (golf)    |
| 138        | 25           | 15                                           | 30 (golf)    |
| 139-143    | 25           | 15 (lots)                                    | 30 (lagoon)  |
| 144        | 25           | 15 (lot 143)<br>30 (lagoon)<br>15 (lot 145)  | 25 (Flyway)  |
| 145        | 25           | 15                                           | 25 (Flyway)  |
| 146        | 25           | 15                                           | 20 (lot 149) |
| 147        | 25           | 15 (lot 146)<br>25 (Gadwall)                 | 20 (lot 148) |

**HORNED GREBE COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                      | <u>Rear</u>       |
|------------|-------------------|----------------------------------|-------------------|
| 201-204    | 25 (Horned Grebe) | 15                               | 30 (lagoon)       |
| 205        | 25 (Horned Grebe) | 15                               | 20 (lot 210, 211) |
| 206        | 25 (Horned Grebe) | 15                               | 20 (lot 209)      |
| 207        | 25 (Horned Grebe) | 15 (lot 206)<br>25 (Belted King) | 20 (lot 208)      |

**JACKSTAY COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                | <u>Rear</u>       |
|------------|---------------|----------------------------|-------------------|
| 82         | 25 (Jackstay) | 25 (Flyway)<br>15 (lot 83) | 20 (beach access) |
| 83         | 25 (Jackstay) | 15                         | 20 (beach access) |
| 84         | 20 (lot 85)   | 15                         | 20 (beach access) |

**JACKSTAY COURT (DEVELOPED LANDS) *cont.***

|       |               |                                                      |             |
|-------|---------------|------------------------------------------------------|-------------|
| 85    | 25 (Jackstay) | 15                                                   | 20 (lot 84) |
| 86    | 25 (Jackstay) | 25 (Jackstay)<br>15 (lot 87)                         | 20 (lot 85) |
| 87    | 20 (lot 88)   | 15 (lot 86)<br>15 (beach access)                     | 20 (lot 84) |
| 88    | 20 (lot 87)   | 15 (lot 72)<br>15 (beach access)                     | See Plat    |
| 89-91 | 25 (Jackstay) | 15 (lots)                                            | See Plat    |
| 92    | 20 (lot 93)   | 15 (lot 91)<br>15 (beach access)                     | See Plat    |
| 93    | 20 (lot 92)   | 15 (lot 94)<br>15 (beach access)                     | 20 (lot 96) |
| 94    | 25 (Jackstay) | 25 (Jackstay)<br>15 (lot 93)                         | 20 (lot 95) |
| 95    | 25 (Jackstay) | 25 (Jackstay)<br>15 (lot 96)                         | 20 (lot 94) |
| 96    | 20 (lot 97)   | 15 (lot 95)<br>15 (beach access)<br>15 (lots 98, 99) | 20 (lot 93) |
| 97    | 20 (lot 96)   | 15 (beach access)<br>15 (lot 99)                     | 25 (Flyway) |
| 98    | 25 (Jackstay) | 25 (Jackstay)                                        | 20 (lot 97) |
| 99    | 25 (Jackstay) | 25 (Flyway)<br>15 (lot 98)                           | 20 (lot 97) |

**KIAWAH BEACH DRIVE (GREENSLAKE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1230-1236  | 15           | *           | 10          |
| 1237       | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

**KIAWAH ISLAND CLUB DRIVE (UNDEVELOPED LANDS)**

Because of the limited buildable areas and specific driveway locations associated with these lots, please see the graphics for the lots on this street.

**KILL-DEE COURT(DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                           | <u>Side</u>                            | <u>Rear</u> |
|------------|----------------------------------------|----------------------------------------|-------------|
| 225        | 25 Fish Hawk Lane<br>25 Kill Dee Court | 15                                     | 20          |
| 226        | 25                                     | 20                                     | 20          |
| 227        | 25                                     | 20 (lot 228) (lot 226)<br>20 (lot 257) | 30          |
| 228        | 25                                     | 20                                     | 30          |

**KINGS ISLAND (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>               | <u>Rear</u> |
|------------|----------------|---------------------------|-------------|
| 219        | 25 (Kings Isl) | 15 (lot 220)<br>30 (golf) | 30 (lagoon) |
| 220-224    | 25 (Kings Isl) | 15                        | 30 (lagoon) |
| 225-227    | 25 (Kings Isl) | 15                        | 30 (golf)   |
| 228        | 25             | 15 (lot 227)<br>30 (golf) | 30 (golf)   |

**LOW OAK WOODS ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                             | <u>Rear</u>                 |
|------------|--------------------|-----------------------------------------|-----------------------------|
| 325        | 25 (Low Oak Woods) | 30 (golf)<br>15 (lot 326)               | 30 (golf)                   |
| 326        | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 336        | 20 (Lot 335)       | 15                                      | 30 (golf)                   |
| 337-341    | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 342        | 25 (Low Oak Woods) | 15 (lot 341)<br>15 (bike path)          | 30 (golf)<br>20 (bike path) |
| 343        | 25 (Low Oak Woods) | 15 (bike path)<br>15 (lot 344)          | 20 (bike path)<br>30 (golf) |
| 344-348    | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 349        | 25 (Low Oak Woods) | 15                                      | 30 (lot 350)                |
| 350        | 25 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 351-352    | 15 (Low Oak Woods) | 15                                      | 30 (golf)                   |
| 353        | 25 (Low Oak Woods) | 15 (lot 352)                            | 30 (golf)                   |
| 373        | 25 (Low Oak Woods) | 30 (golf)<br>15 (lot 374)               | 20 (lot 374)                |
| 374        | 25 (Low Oak Woods) | 25 (Green Winged)<br>15 (lots 373, 375) | N/A                         |

**MARSH COTTAGE LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                 | <u>Rear</u>  |
|------------|--------------|-----------------------------|--------------|
| 20         | 55 (Gov. Dr) | 20 (Marsh)<br>15 (lot 21)   | See Graphics |
| 21         | 55 (Gov. Dr) | 15                          | 20           |
| 22         | 25           | 15                          | 20           |
| 23         | 25           | 15                          | See Graphics |
| 24         | 25           | 15                          | See Graphics |
| 25         | See Graphics | 20                          | See Graphics |
| 26         | See Graphics | See Graphics                | See Graphics |
| 27         | 25           | 15                          | See Graphics |
| 28         | 25           | 15                          | See Graphics |
| 29         | 25           | 15                          | 30           |
| 30         | 25           | 15                          | 20           |
| 31         | 25           | 15 (lot 30)<br>40 (Gov. Dr) | See Graphics |

**MARSH COVE ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                   | <u>Rear</u>                              |
|------------|--------------|-------------------------------|------------------------------------------|
| 285        | 25           | 30 (golf)<br>15 (lot 286)     | 30                                       |
| 286-290    | 25           | 15                            | 30                                       |
| 291        | 25           | 15                            | 30 See Graphics                          |
| 292-293    | 25           | 15                            | 30                                       |
| 294        | 20           | 15                            | 30 (Corner of 293)<br>25 (Corner of 295) |
| 295        | 25           | 30 (easement)<br>15 (lot 296) | 30                                       |
| 296        | 25           | 15 (lot 295)<br>30 (easement) | 30 (easement)                            |
| 297-300    | 25           | 15                            | 30                                       |
| 301-302    | 25           | 15                            | 30                                       |
| 303        | 25           | 15 (lot 302)                  | 30                                       |

# MARSH EDGE LANE (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                                  | <u>Rear</u>          |
|------------|--------------------|----------------------------------------------|----------------------|
| 22         | 25 (Marsh Edge Ln) | 25 (Trumpet Cr)<br>15 (lot 23)               | 30 (lagoon)          |
| 23-25      | 25 (Marsh Edge Ln) | 15                                           | 30 (lagoon)          |
| 26         | 25 (Marsh Edge Ln) | 15 (lot 25)<br>30 (lagoon)<br>15 (lot 27)    | 20 (lot 19)          |
| 27         | 25 (Marsh Edge Ln) | 15                                           | 20 (lots 17, 18, 19) |
| 28         | 25 (Marsh Edge Ln) | 15 (lot 17)<br>20 (open space)<br>30 (marsh) | 20 (open space)      |
| 29         | 25 (Marsh Edge Ln) | 30 (marsh)<br>15 (lot 30)                    | 30 (marsh)           |
| 30-35      | 25 (Marsh Edge Ln) | 15                                           | 30 (marsh)           |
| 36         | 25 (Marsh Edge Ln) | 15 (lot 35)<br>30 (marsh)                    | 30 (marsh)           |
| 37         | 25 (Marsh Edge Ln) | 30 (marsh)                                   | 30 (marsh)           |
| 38         | 25 (Marsh Edge Ln) | 30 (marsh)<br>15 (lot 39)<br>20 (open space) | 30 (marsh)           |
| 39         | 25 (Marsh Edge Ln) | 15                                           | 20 (open space)      |
| 40         | 25 (Marsh Edge Ln) | 15                                           | 30 (lagoon)          |

# MARSH ELDER COURT (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                                   | <u>Rear</u>                        |
|------------|------------------|-----------------------------------------------|------------------------------------|
| 98         | 25 (Marsh Elder) | 25 (Gov. Dr)<br>15 (lot 99)                   | 15 (lot 97)                        |
| 99-100     | 25 (Marsh Elder) | 15                                            | 20                                 |
| 101        | 25 (Marsh Elder) | 15 (lot 100)<br>30 (O.C.R.M.)<br>15 (lot 102) | 20 (lots 92, 93)                   |
| 102        | 25 (Marsh Elder) | 15 (lots 101, 103)                            | 30 (marsh)                         |
| 103-106    | 25 (Marsh Elder) | 15                                            | 30 (marsh)                         |
| 107        | 25 (Marsh Elder) | 15                                            | 30 (marsh)<br>20 (lot 110 Gov. Dr) |
| 108        | 25 (Marsh Elder) | 25 (Gov. Dr)<br>15 (lot 107)                  | 15 (lot 109)                       |

# MARSH HAWK LANE - PATIO LOTS (DEVELOPED LANDS)

| <u>Lot</u>                                      | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u> |
|-------------------------------------------------|-----------------|-----------------------------------|-------------|
| 160,162,164,166,<br>168,170,172,174,176         | 20 (Marsh Hawk) | 3 (r. side w/wall)<br>7 (l.side)  | 30 (golf)   |
| 161,163,165,167,<br>169,171,173,175,<br>177-185 | 20 (Marsh Hawk) | 3 (l. side w/wall)<br>7 (r. side) | 30 (marsh)  |

# MARSH ISLAND DRIVE (DEVELOPED LANDS)

| <u>Lot</u>                               | <u>Front</u>       | <u>Side</u>                      | <u>Rear</u>                     |
|------------------------------------------|--------------------|----------------------------------|---------------------------------|
| 161                                      | 25 (Marsh Isl. Dr) | 25 (Sweetgum Ln)<br>15 (lot 162) | 20 (lot 160)                    |
| 168                                      | 25 (Marsh Isl. Dr) | 30 (marsh)<br>15 (lot 169)       | 30 (marsh)                      |
| 169-172                                  | 25 (Marsh Isl. Dr) | 15                               | 30 (marsh)                      |
| 173                                      | 25 (Marsh Isl. Dr) | 15 (lot 172)<br>30 (marsh)       | 30 (marsh)                      |
| 174                                      | 25 (Marsh Isl. Dr) | 30 (marsh)                       | 30 (marsh)                      |
| 190                                      | 25 (Marsh Isl. Dr) | 25 (Sweetgum Ln)<br>15 (lot 189) | 20 (lot 191)                    |
| <b><i>Patio Lots - Wall on Left</i></b>  |                    |                                  |                                 |
| 162                                      | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (lot 159)                    |
| 163-166                                  | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 30 (lagoon)                     |
| 167                                      | 25 (Marsh Isl. Dr) | 30 (marsh)<br>3 (privacy wall)   | 30 (lagoon)                     |
| <b><i>Patio Lots - Wall on Right</i></b> |                    |                                  |                                 |
| 175                                      | 25 (Marsh Isl. Dr) | 30 (marsh)<br>3 (privacy wall)   | 30 (marsh)                      |
| 176-183                                  | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 30 (marsh)                      |
| 184                                      | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 30 (marsh)<br>20 (open space)   |
| 185                                      | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (open space)                 |
| 186                                      | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (lot 194)<br>20 (open space) |
| 187-189                                  | 25 (Marsh Isl. Dr) | 12<br>3 (privacy wall)           | 20 (lots)                       |

**MARSH WREN COURT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                                | <u>Rear</u>        |
|------------|--------------|--------------------------------------------|--------------------|
| 21         | 25           | 20 (lot 22)<br>25 (Salt Cedar)             | 30                 |
| 22         | 25           | 20                                         | 30                 |
| 23         | 25           | 20                                         | 30                 |
| 24         | See Graphics | 50 (Gov. Dr)<br>20 (lot 23)<br>20 (lot 25) | 30 (lagoon)        |
| 25         | 25           | 50 (Gov. Dr)<br>20 (lot 24)<br>20 (lot 26) | See Graphics       |
| 26         | 25           | 20                                         | 30 (Critical Line) |
| 27         | 25           | 20                                         | 30                 |

**MASTERS COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                        | <u>Side</u>                      | <u>Rear</u>                  |
|------------|-------------------------------------|----------------------------------|------------------------------|
| 282        | 25 (Masters Ct)                     | 25 (Surfsong Rd)<br>15 (lot 283) | 30 (golf)                    |
| 283-286    | 25 (Masters Ct)                     | 15 (lots)                        | 30 (golf)                    |
| 287        | 20 (lot 286)                        | 15 (lot 288)<br>30 (golf)        | 30 (golf)                    |
| 288        | 20 (lot 287)                        | 15                               | 30 (golf)                    |
| 289-291    | 25 (Masters Ct)                     | 15 (lots)                        | 30 (golf)                    |
| 292        | 20 (lot 293)                        | 15                               | 30 (golf)                    |
| 293        | 25 (Masters Ct)<br>25 (Surfsong Rd) | 15                               | 20 (lot 292)<br>20 (lot 294) |

**MUIRFIELD LANE (VILLAGE AT TURTLE BEACH) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 42-43      | 20           | 7           | 15          |
| 44-45      | 15           | *           | 10          |
| 46         | 20           | 7           | 15          |
| 47         | 15           | *           | 10          |
| 48         | 25           | 15          | 20          |

\*Note lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**NEEDLERUSH COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                      | <u>Rear</u> |
|------------|-----------------|----------------------------------|-------------|
| 202        | 25 (Needlerush) | 15 (lot 204)<br>30 (lagoon)      | 30 (golf)   |
| 204        | 25 (Needlerush) | 15 (lots 205,202)<br>30 (lagoon) | 30 (golf)   |
| 205        | 25 (Needlerush) | 15                               | 30 (lagoon) |

**NEW SETTLEMENT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                       | <u>Rear</u>            |
|------------|---------------------|-----------------------------------|------------------------|
| 62         | 50                  | 25 (lots 60,61)<br>15 (lot 63)    | 50                     |
| 63         | 50                  | 15 (lot 62)<br>20 (lot 64)        | 50                     |
| 64         | n/a                 | 15 (lot 63)<br>15 (lot 65)        | 50 (golf)<br>40 (pond) |
| 65         | 40                  | 15                                | 40                     |
| 66         | 25                  | 15                                | 40                     |
| 67         | 25                  | 15                                | 40                     |
| 68         | 25                  | 15 (lot 67)<br>20 (lot 69)        | See Graphics           |
| 69         | 50                  | 15 (lot 68)<br>25 (Rhett's Bluff) | See Graphics           |
| 73         | 25                  | 50 (Rhett's Bluff)<br>15 (lot 74) | 30                     |
| 74-78      | 25                  | 15                                | See Graphics           |
| 79         | 25 (New Settlement) | 15 (lot 78)<br>25 (river marsh)   | 30                     |

**NICKLAUS LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Sides</u>                                   | <u>Rear</u> |
|------------|--------------|------------------------------------------------|-------------|
| 1          | 25           | 25 (Surfsong)<br>15 (lot 2)                    | 30          |
| 2          | 25           | 25 (Nicklaus)<br>15 (lot 1)<br>15 (lot 3)      | 30          |
| 3          | 25           | 15 (lot 2)<br>10 (easement)<br>30 (North Side) | 30          |
| 4          | 15           | 10 (easement)<br>30 (golf)                     | 30          |

NICKLAUS LANE (DEVELOPED LANDS) *cont.*

|       |    |                                 |               |
|-------|----|---------------------------------|---------------|
| 5-6   | 25 | 15                              | See Plat      |
| 7     | 25 | 25 15                           | See Plat      |
| 8     | 25 | 15                              | 30            |
| 9     | 40 | 15 (lot 8)<br>25 (lot 10)       | See Graphics  |
| 10    | 50 | 25 (lot 9)<br>15                | See Graphics  |
| 11-12 | 25 | 15                              | 25 (Surfsong) |
| 13    | 25 | 15 (lot 12)<br>25 (Nicklaus Ln) | 25 (Surfsong) |

OCEAN COURSE DRIVE (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>               | <u>Side</u>                      | <u>Rear</u>                  |
|------------|----------------------------|----------------------------------|------------------------------|
| 0          | 30                         | 30 (lot 223)                     | 20                           |
| 1-13       | 25 (Ocean Course)          | 20 (lots)                        | 30 (marsh)                   |
| 14         | 25 (Ocean Course)          | 20 (lot 13)<br>20 (beach access) | 30 (marsh)                   |
| 15         | 40                         | 20                               | See Graphics                 |
| 16         | 50 (lot 17)<br>40 (lot 15) | 20                               | See Graphics                 |
| 17         | 50                         | 20                               | See Graphics                 |
| 18         | 40 (lot 19)<br>50 (lot 17) | 20                               | See Graphics                 |
| 19-20      | 40                         | 20                               | See Graphics                 |
| 21         | 30                         | 29                               | See Graphics                 |
| 22         | 30                         | 29                               | See Graphics                 |
| 23         | 25 (lot 24)<br>30 (lot 22) | 20<br>20                         | See Graphics<br>See Graphics |
| 24         | 25                         | 20                               | See Graphics                 |
| 25         | 25 (lot 24)<br>30 (lot 26) | 20                               | See Graphics                 |
| 26         | 40 (lot 25)                | 20                               | See Graphics                 |
| 27         | 40                         | 20                               | See Graphics                 |
| 28         | 40 (lot 27)                | 20                               | See Graphics                 |
| 29         | 20 (lot 30)                | 20                               | See Graphics                 |

OCEAN COURSE DRIVE (UNDEVELOPED LANDS) *cont.*

|       |                   |                                     |                   |
|-------|-------------------|-------------------------------------|-------------------|
| 30    | 25                | 20                                  | See Graphics      |
| 31    | 25                | 20                                  | See Graphics      |
| 32    | 40                | 20 (See Plat)                       | See Graphics      |
| 33    | 40                | 20                                  | See Graphics      |
| 34-35 | 50                | 20                                  | 40                |
| 36    | 50                | 20                                  | See Graphics      |
| 37    | 40                | 20                                  | See Graphics      |
| 38    | 40 (Ocean Course) | 20                                  | See Graphics      |
| 39    | 40 (Ocean Course) | 20                                  | See Graphics      |
| 40    | 40 (Ocean Course) | 20 (See Plat)                       | See Graphics      |
| 41    | 40                | 30                                  | 30                |
| 42    | 25                | 20                                  | 30                |
| 43    | 30                | 20                                  | See Graphics      |
| 44-45 | 30                | 20                                  | 30                |
| 46    | 30                | 20                                  | See Graphics      |
| 47    | 30                | 20                                  | 30                |
| 48    | 30                | 20                                  | See Graphics      |
| 49    | 30                | 20                                  | See Graphics      |
| 50-52 | 30                | 20                                  | 30                |
| 52    | 30 R, 40 L        | 20                                  | 30                |
| 53    | 40                | 20                                  | 30                |
| 54    | 40                | 25 20 (Otter Island)<br>20 (lot 53) | 30                |
| 55    | 25 (Ocean Course) | 25 (Otter Island)<br>20 (lot 56)    | 30 (lagoon)       |
| 56-64 | 25 (Ocean Course) | 20 (lots)                           | 30 (lagoon/marsh) |
| 65    | See Graphics      |                                     |                   |

OCEAN GREEN PHASE I (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>     | <u>Side</u> | <u>Rear</u> |
|------------|------------------|-------------|-------------|
| 1-11       | 25 (Ocean Green) | 5           | 30          |

# **OCEAN GREEN PHASE I (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 12         |              |             |             |
| 13         |              |             |             |

# **OCEAN GREEN PHASE I (DEVELOPED LANDS) cont.**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u> |
|------------|------------------|----------------------------------|-------------|
| 14         | 25               | 15                               | 20          |
| 15         | 25               | 15                               | 20          |
| 16         | 30               | 20                               | 30          |
| 17         | 30               | 20                               | 30          |
| 18         | 25               | 15                               | 20          |
| 19         | 25               | 15                               | 20          |
| 20         | 25               | 15                               | 20          |
| 21         | 25               | 15                               | 20          |
| 22         | 25               | 15                               | 20          |
| 23         | 15 (Ocean Green) | 15 (Lot 29,25,26)<br>15 (lot 22) | 30 (golf)   |
| 24-25      | 25 (Ocean Green) | 5                                | 20          |
| 26         | 25 (Ocean Green) | 5                                | 30          |

# **OCEAN GREEN PHASE II (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>               | <u>Rear</u>  |
|------------|--------------|---------------------------|--------------|
| 1          | 25           | 5                         | See Graphics |
| 2          | 25           | 5                         | See Graphics |
| 3          | 25           | 5                         | See Graphics |
| 4          | 25           | 5                         | See Graphics |
| 5          | 25           | 5                         | See Graphics |
| 6          | 25           | 5                         | 30           |
| 7          | 25           | 5                         | 30           |
| 8          | Easement     | 5 (lot 7)<br>See Graphics | 30           |
| 9-18       | 25           | 5                         | See Graphics |

# **OCEAN MARSH ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u>   |
|------------|--------------|-----------------------------------|---------------|
| 212        | 40           | 15 (lot 213)<br>20 (Ocean Course) | 25 (easement) |
| 213        | 40           | 15                                | 25            |
| 214        | 40           | 15                                | 25            |
| 221        | 40           | 20 (lot 222)                      | See Graphic   |
| 222        | 40           | 20                                | See Graphic   |
| 223        | 40           | 20                                | See Graphic   |

# **OCEAN OAKS (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u>                                                   |
|------------|--------------|--------------------------------------|---------------------------------------------------------------|
| 300        | 15           | 20 (entry road)<br>15                | 50 (Ocean Course Dr)                                          |
| 301        | 15           | 15                                   | 50 (corner of lot 300)<br>40 (corner of lot 302)              |
| 302        | 20           | 15<br>40 (Ocean Course Dr)           | 30 Property Line or<br>20 Critical Line<br>(most restrictive) |
| 303-307    | 20           | 15                                   | 30 Property Line or<br>20 Critical Line<br>(most restrictive) |
| 308        | 20           | 15                                   | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 309        | 20           | 15 (lot 308)<br>10 (access)          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 310-312    | 20           | 15                                   | 20 (lagoon)                                                   |
| 400        | 15           | 20 (entry road)<br>15                | 50 (Ocean Course Dr)                                          |
| 401-402    | 15           | 15                                   | 50 (Ocean Course Dr)                                          |
| 403-404    | 20           | 15                                   | 15                                                            |
| 405        | 25           | 15 (lot 406)<br>40 (Ocean Course Dr) | 30 Property Line or<br>20 Critical Line<br>(most restrictive) |

KS (UNDEVELOPED LANDS) *cont.*

|    |                             |                                                               |
|----|-----------------------------|---------------------------------------------------------------|
| 30 | 15                          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 15 | 15                          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 20 | 15                          | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 20 | 15 (lot 408)<br>10 (access) | 30 Property Line or<br>15 Critical Line<br>(most restrictive) |
| 20 | 15                          | 20                                                            |

ROAD (DEVELOPED LANDS)

| <u>Front</u>                       | <u>Side</u>                   | <u>Rear</u>       |
|------------------------------------|-------------------------------|-------------------|
| 25 (Old Dock)                      | 25 (Old Dock)<br>15 (lot 488) | 25 (Sea Marsh Rd) |
| 25 (Old Dock)<br>20 (lot 489)      | 15                            | 25 (Sea Marsh Rd) |
| 25 (Old Dock)<br>20 (lots 488,260) | 15                            | 30 (marsh)        |
| 25 (Old Dock)<br>20 (lot 489)      | 15                            | 30 (marsh)        |
| 25 (Old Dock)                      | 15                            | 30 (marsh)        |
| 25 (Old Dock)<br>20 (lot 499)      | 15                            | 30 (marsh)        |
| 20 (lot 500)                       | 15 (lot 498)<br>30 (marsh)    | 30 (marsh)        |
| 20 (lot 499)                       | 15 (lot 501)<br>30 (marsh)    | 20 (lot 512)      |
| 20 (lot 500)<br>25 (Old Dock)      | 15                            | 20 (lot 511)      |
| 25 (Old Dock)                      | 15                            | 20 (lots)         |
| 25 (Old Dock)                      | 15 (lot 505)<br>25 (Old Dock) | 20 (lot 507)      |

OSPREY COTTAGE LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u> | <u>Sides</u>                 | <u>Rear</u>          |
|------------|--------------|------------------------------|----------------------|
| 800        | 20           | 30 (Gov. Dr)<br>15 (lagoon)  | See Graphics         |
| 801        | 15           | 15 (lagoon)<br>20 (lot 802)  | 30                   |
| 802        | See Graphics | 20                           | 15                   |
| 803        | 20           | 20                           | 15                   |
| 804        | See Graphics | 20 (lot 803)<br>10 (lot 805) | 15                   |
| 805        | See Graphics | 30 (lot 804)<br>30 (Gov. Dr) | 15 (Canvasback Pond) |

OSPREY POINT LANE (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u> |
|------------|--------------|--------------------------------------|-------------|
| 115        | 25           | 20                                   | 20          |
| 116        | 25           | 20 (Canvasback Pond)<br>20 (lot 117) | 50          |
| 117        | 25           | 20                                   | 30          |
| 118        | 25           | 20                                   | 50          |
| 119        | 25           | 20                                   | 50          |
| 124        | 25           | 20                                   | 50          |

OTTER ISLAND ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u>  |
|------------|--------------|-----------------------------------|--------------|
| 65         | 25           | 25 (Otter Isl. Rd)<br>20 (lot 66) | 30           |
| 66         | 50           | 20 (lot 65/67)<br>10 (easement)   | 30           |
| 67         | 50           | 20 (lot 66)<br>30 (marsh)         | See Graphics |
| 68         | See Graphics |                                   |              |
| 69         | See Graphics |                                   |              |
| 70         | 25           | 20 (lot 71)<br>15 (marsh)         | See Graphics |
| 71         | 20           | 20                                | See Graphics |
| 72         | 15           | 20                                | 15           |

**OTTER ISLAND ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS) *cont.***

|    |              |                              |              |
|----|--------------|------------------------------|--------------|
| 73 | 15           | 20 (lot 72)<br>15 (easement) | 10           |
| 74 | See Graphics | 20                           | See Graphics |
| 75 | 25           | 20                           | 30           |
| 76 | 25           | 20                           | See Graphics |
| 77 | 40           | 20                           | See Graphics |
| 78 | See Graphics | 20                           | See Graphics |
| 79 | See Graphics | 20                           | See Graphics |
| 88 | 25           | See Graphics                 | See Graphics |
| 89 | 25           | See Graphics                 | See Graphics |
| 90 | 25           | See Graphics                 | See Graphics |

**OYSTER RAKE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>     |
|------------|------------------|----------------------------------|-----------------|
| 530        | 25 (Oyster Rake) | 15 (lot 531)<br>25 (K.I. Pkwy)   | 30 (golf)       |
| 531-543    | 25 (Oyster Rake) | 15 (lots)                        | 30 (golf)       |
| 544-548    | 25 (Oyster Rake) | 15                               | 30 (marsh)      |
| 549-552    | 25 (Oyster Rake) | 15                               | 30 (open space) |
| 553-571    | 25 (Oyster Rake) | 15                               | 50 (K.I. Pkwy)  |
| 572        | 25 (Oyster Rake) | 15 (lot 571)<br>25 (Oyster Rake) | 50 (K.I. Pkwy)  |
| 573        | 25 (Oyster Rake) | 25 (Oyster Rake)<br>15 (lot 597) | 20 (open space) |
| 574-584    | 25 (Oyster Rake) | 15                               | 20 (open space) |
| 585        | 25 (Oyster Rake) | 15 (lot 584)<br>25 (Oyster Rake) | 20 (open space) |
| 586-597    | 25 (Oyster Rake) | 15                               | 20 (open space) |

**OYSTER SHELL ROAD (UNDEVELOPED LANDS)**

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

**PAINTED BUNTING LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>         | <u>Side</u>                    | <u>Rear</u>      |
|------------|----------------------|--------------------------------|------------------|
| 32         | 25 (Painted Bunting) | 25 (Greensward)<br>15 (lot 33) | 30 (lagoon)      |
| 33-37      | 25 (Painted Bunting) | 15                             | 30 (lagoon/golf) |
| 38         | 25 (Painted Bunting) | 15 (lot 37)<br>25 (Greensward) | 30 (lagoon)      |

**PALM WARBLER ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                    | <u>Rear</u>                 |
|------------|-------------------|--------------------------------|-----------------------------|
| 303        | 25 (Palm Warbler) | 25 (Surfwatch)<br>15 (lot 304) | 30 (lagoon)                 |
| 304-309    | 25 (Palm Warbler) | 15                             | 30 (lagoon/golf)            |
| 310        | 25 (Palm Warbler) | 15 (lot 309)<br>15 (cart path) | 30 (golf)                   |
| 311        | 25 (Palm Warbler) | 15 (cart path)<br>15 (lot 312) | 30 (golf)                   |
| 312        | 25 (Palm Warbler) | 15                             | 30 (golf)                   |
| 313        | 25 (Palm Warbler) | 15 (lot 312)<br>15 (bike path) | 30 (golf)<br>20 (bike path) |
| 314        | 25 (Palm Warbler) | 15 (lot 315)<br>15 (bike path) | 20 (bike path)              |
| 315-316    | 25 (Palm Warbler) | 15                             | 30 (golf)                   |
| 317        | 25 (Palm Warbler) | 15 (lot 316)<br>15 (cart path) | 30 (golf)                   |
| 318        | 25 (Palm Warbler) | 15 (cart path)<br>15 (lot 319) | 30 (golf)                   |
| 319-323    | 25 (Palm Warbler) | 15                             | 30 (golf)                   |
| 324        | 25 (Palm Warbler) | 15 (lot 323)<br>30 (lagoon)    | 30 (golf)                   |

**PEPPER VINE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 70-71      | 15           | *           | 10          |
| 72-75      | 20           | 7           | 15          |
| 76         | 25           | 15          | 20          |
| 77         | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

**PERSIMMON COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                                             | <u>Rear</u>    |
|------------|-------------------|---------------------------------------------------------|----------------|
| 62         | 25                | 25 (Gov. Dr)<br>15 (lot 63)                             | 15 (lot 61)    |
| 63         | 25                | 15 (lot 62)                                             | 15 (lot 64)    |
| 64         | 25                | 30 (marsh)<br>15 (lot 58)<br>15 (lot 59)<br>15 (lot 63) | 15 (lot 61)    |
| 65         | 25                | 15 (lot 66)<br>30 (marsh)                               | 30 (marsh)     |
| 66-68      | 25                | 15                                                      | 30             |
| 69         | 25                | 15                                                      | 30             |
| 70         | 25                | 15                                                      | 20             |
| 71         | 25 (Persimmon Ct) | 25 (Gov. Dr)<br>15 (lot 70)                             | 20 (bike path) |

**PINE SISKEN COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1220       | 20           | 7           | 15          |
| 1221-1127  | 15           | *           | 10          |
| 1228       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setbacks on one side of the property, but must have at least a 14 foot separation between buildings.

**PIPING PLOVER (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                        | <u>Rear</u> |
|------------|--------------------|------------------------------------|-------------|
| 586        | 25 (Piping Plover) | 20 (lot 587)<br>25 (Bufflehead)    | 30 (golf)   |
| 587-592    | 25 (Piping Plover) | 20                                 | 30 (golf)   |
| 593        | 25 (Piping Plover) | 20 (lot 592, 233)<br>20 (easement) | 30 (golf)   |
| 594        | 25 (Piping Plover) | 20 (lot 595, 234)<br>20 (easement) | 30 (golf)   |
| 595-602    | 25 (Piping Plover) | 20                                 | 30 (golf)   |
| 603        | 25 (Piping Plover) | 20 (lot 602)<br>25 (Bufflehead)    | 30 (golf)   |

**PLEASANT VALLEY (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                  | <u>Rear</u>     |
|------------|--------------|------------------------------|-----------------|
| 100        | 20 (lot 101) | 20 (open space)<br>30 (golf) | 20 (open space) |

**PLEASANT VALLEY (DEVELOPED LANDS) cont.**

|         |                      |                                 |              |
|---------|----------------------|---------------------------------|--------------|
| 101     | 20 (lot 102)         | 15 (lot 100)<br>30 (golf)       | 20 (lot 101) |
| 102     | 25 (Pleasant Valley) | 15 (lot 101)<br>30 (golf)       | 20 (lot 101) |
| 103     | 25 (Pleasant Valley) | 20 (open space)<br>15 (lot 104) | 30 (golf)    |
| 104     | 25 (Pleasant Valley) | 15 (cart path)<br>15 (lot 104)  | 30 (golf)    |
| 105     | 25 (Pleasant Valley) | 15 (cart path)<br>15 (lot 106)  | 30 (golf)    |
| 106-109 | 25 (Pleasant Valley) | 15 (lots)                       | 30 (golf)    |
| 110     | 25 (Pleasant Valley) | 15 (lot 109)<br>20 (open space) | 30 (golf)    |
| 111     | 25 (Pleasant Valley) | 20 (open space)                 | 30 (golf)    |
| 112     | 30 (lagoon)          | 30 (golf)<br>15 (lot 113)       | 30 (golf)    |
| 113-115 | 25 (Pleasant Valley) | 15 (lots)<br>15 (lot 117)       | 30 (golf)    |
| 116     | 25 (Pleasant Valley) | 30 (golf)<br>15 (lot 116)       | 20 (lot 117) |
| 117     | 20 (lot 115)         | 30 (golf)                       | 30 (golf)    |

**RED BAY ROAD - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                       | <u>Rear</u>      |
|------------|--------------|-----------------------------------|------------------|
| 354-364    | 20 (Red Bay) | 3 (r. side w/wall)<br>7 (l. side) | 10 (lagoon/golf) |
| 365-372    | 20 (Red Bay) | 3 (l. side w/wall)<br>7 (r. side) | 10 (lagoon/golf) |

**RED CEDAR LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                                | <u>Rear</u>  |
|------------|----------------|--------------------------------------------|--------------|
| 137        | 25 (Red Cedar) | 25 (Red Cedar)<br>15 (lot 138)             | 20 (lot 136) |
| 138-141    | 25 (Red Cedar) | 15 (lots)                                  | 20 (lots)    |
| 142        | 25 (Red Cedar) | 15 (lot 141)<br>30 (marsh)<br>15 (lot 143) | 20 (lot 129) |
| 143-149    | 25 (Red Cedar) | 15 (lots)                                  | 30 (marsh)   |

# RED CEDAR LANE (DEVELOPED LANDS) *cont.*

|     |                |                                  |             |
|-----|----------------|----------------------------------|-------------|
| 150 | 25 (Red Cedar) | 15 (lot 149)<br>30 (marsh)       | 30 (marsh)  |
| 151 | 25 (Red Cedar) | 30 (marsh)<br>15 (lot 153)       | 30 (lagoon) |
| 152 | 25 (Red Cedar) | 15                               | 30 (lagoon) |
| 153 | 25 (Red Cedar) | 15 (lot 152)<br>25 (Sawgrass Ln) | 30 (lagoon) |

# RHETT'S BLUFF ROAD (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>        | <u>Side</u>                 | <u>Rear</u>       |
|------------|---------------------|-----------------------------|-------------------|
| 7          | 20 (Rhett's Bluff)  | 15                          | 25 (marsh)        |
| 8          | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 9          | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 10         | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 11         | 20 (Rhett's Bluff)  | 15                          | L-20, R-10        |
| 12         | 20* (Rhett's Bluff) | 15                          | 10 (marsh)        |
| 13         | 20* (Rhett's Bluff) | 15**                        | 10 (marsh)        |
| 14         | 20* (Rhett's Bluff) | 15**                        | 10 (marsh)        |
| 15         | 20* (Rhett's Bluff) | 15**                        | 10 (marsh)        |
| 16         | 20* (Rhett's Bluff) | 15**                        | L-10, R-20        |
| 17         | 20 (Rhett's Bluff)  | 15                          | 20 (marsh)        |
| 18         | 20 (Rhett's Bluff)  | 15                          | L-20, R-25        |
| 19-28      | 20 (Rhett's Bluff)  | 15                          | 25 (marsh)        |
| 29         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 30         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 31         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 32         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 33         | 20* (Rhett's Bluff) | 15**                        | 15 (Kiawah River) |
| 34         | 20 (Rhett's Bluff)  | 15                          | L-40, R-15        |
| 35         | 50 (Rhett's Bluff)  | 15                          | L-50, R-40        |
| 95         | See Graphics        | See Graphics<br>15 (lot 96) | 25 (marsh)        |
| 96-98      | See Graphics        | 15                          | 25 (marsh)        |

# RHETT'S BLUFF ROAD (UNDEVELOPED LANDS) *cont.*

|       |                                                                                                                                     |                    |            |
|-------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------|
| 99*** | See Graphics                                                                                                                        | 15<br>See Graphics | 25 (marsh) |
| *     | A one story element may be allowed to encroach to within 10' of the front property line.                                            |                    |            |
| **    | Decks of reduced height may be allowed to encroach into the setback.                                                                |                    |            |
| ***   | Lot 99, there is a no construction zone on the easement side of the lot; there is to be no roof overhang nor footings in this area. |                    |            |

# RIVER MARSH LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                                           | <u>Rear</u>  |
|------------|------------------|-------------------------------------------------------|--------------|
| 41         | 100              | 15                                                    | See Graphics |
| 42-44      | 50               | 15                                                    | 50           |
| 45         | 50               | 15                                                    | See Graphics |
| 46         | 50               | 15                                                    | 50           |
| 47         | 50               | 15                                                    | See Graphics |
| 48-55      | 50               | 15                                                    | 50           |
| 56         | 50               | 15                                                    | See Graphics |
| 57         | 25 (lot 58)      | 15 (lot 56)<br>See Graphics                           | 50           |
| 58-59      | See Graphics     | See Graphics                                          | See Graphics |
| 60         | 80               | 15 (lot 59, See Graphics)<br>25 (lots 62, 61)         | See Graphics |
| 61         | 50 (River Marsh) | 50 (New Settlement)                                   | 25 (lot 60)  |
| 80         | 25               | <del>25 (lot 60)</del><br>15 (lot 81)<br>20 (wetland) | 30           |
| 81         | 25               | 15                                                    | 30           |
| 82         | 25               | 15                                                    | 30           |

# ROYAL BEACH DRIVE (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>                        | <u>Side</u>               | <u>Rear</u>     |
|------------|-------------------------------------|---------------------------|-----------------|
| 1          | 25 (Royal Beach)                    | 25 (Flyway)<br>15 (lot 2) | 20 (open space) |
| 2-6        | 25 (Royal Beach)                    | 15 (lots)                 | 20 (open space) |
| 7          | 20 (lot 6)                          | 15                        | See Plat        |
| 8          | 20 (lot 7)                          | 15                        | See Plat        |
| 9          | 20 (lots 8, 10)<br>25 (Royal Beach) | 15                        | See Plat        |

**ROYAL BEACH DRIVE (DEVELOPED LANDS) cont.**

|       |                  |                            |                 |
|-------|------------------|----------------------------|-----------------|
| 10    | 20 (lot 11)      | 15                         | See Plat        |
| 11    | 20 (lot 12)      | 15                         | See Plat        |
| 12-16 | 25 (Royal Beach) | 15 (lots)                  | 20 (open space) |
| 17    | 25 (Royal Beach) | 15 (lot 16)<br>25 (Flyway) | 20 (open space) |

**RUDDY DUCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u> | <u>Rear</u> |
|------------|------------------------------------|-------------|-------------|
| 560        | 25 (Ruddy Duck)<br>25 (Bufflehead) | 15          | 30 (lagoon) |
| 561-562    | 25 (Ruddy Duck)                    | 15          | 30 (lagoon) |
| 563        | 25 (Ruddy Duck)                    | 15          | 30 (golf)   |

**RUDDY TURNSTONE (DEVELOPED LOTS)**

| <u>Lot</u> | <u>Front</u>                    | <u>Side</u>                       | <u>Rear</u>     |
|------------|---------------------------------|-----------------------------------|-----------------|
| 289-291    | 25 (Ruddy Turn)                 | 15                                | 30 (open space) |
| 507        | 25 (Ruddy Turn)                 | 15 (lot 508)<br>25 (Sea Marsh Rd) | 20 (lots)       |
| 508-511    | 25 (Ruddy Turn)                 | 15                                | 20 (lots)       |
| 512        | N/A                             | 15 (lots)                         | 30 (marsh)      |
| 513-514    | 25 (Ruddy Turn)                 | 15                                | 30 (marsh)      |
| 515        | 25 (Ruddy Turn)                 | 15 (lot 514)<br>30 (marsh)        | 30 (marsh)      |
| 517        | 25 (Ruddy Turn)<br>20 (lot 518) | 30 (marsh)<br>15 (lot 518)        | 30 (lagoon)     |
| 518        | 20 (lot 519)                    | 15 (lot 517)<br>30 (lagoon)       | 30 (lagoon)     |
| 519        | 20 (lot 518)                    | 15 (lot 520)<br>30 (lagoon)       | 30 (lagoon)     |
| 520-521    | 25 (Ruddy Turn)                 | 15                                | 30 (open space) |
| 522        | 25 (Ruddy Turn)                 | 15                                | N/A             |
| 523        | 25 (Ruddy Turn)                 | 15                                | 30 (open space) |

**RYDER CUP LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                     | <u>Rear</u>     |
|------------|----------------|---------------------------------|-----------------|
| 190        | 25 (Ryder Cup) | 25 (Glen Abbey)<br>15 (lot 191) | 20 (open space) |
| 191        | 25 (Ryder Cup) | 15                              | 20 (open space) |

**RYDER CUP LANE (DEVELOPED LANDS) cont.**

|         |                |                                 |                 |
|---------|----------------|---------------------------------|-----------------|
| 192     | N/A            | 15<br>30 (lagoon)               | 20 (open space) |
| 193-196 | 25 (Ryder Cup) | 15 (lots)                       | 30 (lagoon)     |
| 197     | N/A            | 15 (lot 198)<br>30 (lagoon)     | 30 (lagoon)     |
| 198     | 25 (Ryder Cup) | 15 (lot 199)<br>30 (lagoon)     | 30 (lagoon)     |
| 199     | 25 (Ryder Cup) | 15 (lot 198)<br>25 (Glen Abbey) | 30 (lagoon)     |

**SALT CEDAR LANE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>  | <u>Rear</u>  |
|------------|--------------|--------------|--------------|
| 28-38      | 25           | 20           | See Graphics |
| 39-40      | See Graphics | See Graphics | See Graphics |
| 41-42      | 25           | 15           | See Graphics |
| 43-49      | 25           | 20           | 30           |
| 50-51      | 25           | See Graphics | See Graphics |
| 52-57      | 25           | See Graphics | See Graphics |
| 58         | 20           | 20           | See Graphics |
| 59         | 25           | See Graphics | See Graphics |
| 60-64      | See Graphics | See Graphics | See Graphics |

**SALTGRASS COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                       | <u>Rear</u>     |
|------------|--------------------|-----------------------------------|-----------------|
| 243        | 25 (Saltgrass)     | 15 (lot 244)<br>25 (Sea Marsh Dr) | 20 (lot 229)    |
| 244        | 25 (Saltgrass)     | 15                                | 20 (open space) |
| 245        | 20 (lot 244)       | 15                                | 30 (marsh)      |
| 246        | 25 (Saltgrass)     | 15                                | 30 (marsh)      |
| 247        | 25 (Saltgrass)     | 15                                | 30 (marsh)      |
| 248        | 20 (lots 249, 251) | 15                                | 30 (marsh)      |

**SALT MEADOW COVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                       | <u>Rear</u>    |
|------------|------------------|-----------------------------------|----------------|
| 277        | 25 (Salt Meadow) | 15 (lot 278)<br>25 (Sea Marsh Dr) | 25 (K.I. Pkwy) |
| 278-280    | 25 (Salt Meadow) | 15                                | 25 (K.I. Pkwy) |
| 286        | 25 (Salt Meadow) | 25 (Sea Marsh Dr)<br>15 (lot 285) | 15 (lot 287)   |

**SALT MEADOW COVE (DEVELOPED LANDS)*****Patio Lots***

|         |                  |                                   |                 |
|---------|------------------|-----------------------------------|-----------------|
| 292-295 | 20 (Salt Meadow) | 3 (l. side w/wall)<br>7 (r. side) | 10 (open space) |
| 296     | 20 (lot 295)     | 3 (open s. w/wall)<br>7 (lot 29)  | 10 (open space) |
| 297-298 | 20 (Salt Meadow) | 3 (r. side w/wall)<br>7 (l. side) | 10 (lagoon)     |
| 299     | 20 (lot 300)     | 3 (lot 298 w/wall)<br>7 (lagoon)  | 10 (lagoon)     |
| 300-302 | 20 (Salt Meadow) | 3 (r. side w/wall)<br>7 (l. side) | 10 (lagoon)     |

**SANDERLING COURT (DEVELOPED LANDS)**

| <u>Lot</u>         | <u>Front</u>                       | <u>Side</u>                            | <u>Rear</u>                |
|--------------------|------------------------------------|----------------------------------------|----------------------------|
| 189                | 20 (lot 188)                       | 30 (golf)<br>15 (lot 190)              | 30 (golf)                  |
| 190                | 20 (lot 189)<br>25 (Sanderling Ct) | 15                                     | 30 (golf)                  |
| 191-<br>192<br>193 | 25 (Sanderling Ct)                 | 15                                     | 30 (golf)                  |
| 194-<br>195<br>196 | 25 (Sanderling Ct)                 | 15                                     | 30 (lagoon)<br>30 (lagoon) |
| 197                | 25 (Sanderling Ct)                 | 15 (lot 196)<br>25 (Belted Kingfisher) | 20 (lot 198)               |

**SAND FIDDLER COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>                          | <u>Rear</u> |
|------------|--------------|--------------------------------------|-------------|
| 200        | 30           | 30 (Ocean Course Dr)<br>15 (lot 201) | 25          |
| 201        | 30           | 15                                   | 25          |
| 202        | 30           | 15                                   | 25          |
| 203        | See Graphics | 15                                   | 120         |
| 204        | 30           | 15                                   | 120         |
| 205        | 30           | 15                                   | 120         |
| 206        | 30           | 15                                   | 120         |
| 207        | 30           | 15                                   | 120         |
| 208        | 55           | 15                                   | 120         |
| 209        | 30           | 15                                   | 25          |

**SAND FIDDLER COURT (DEVELOPED LANDS) *cont.***

|     |    |                                      |    |
|-----|----|--------------------------------------|----|
| 210 | 30 | 15                                   | 25 |
| 211 | 30 | 15 (Lot 210)<br>20 (Ocean Course Dr) | 25 |

**SANDWEDGE COURT - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                        | <u>Rear</u>      |
|------------|----------------|------------------------------------|------------------|
| 186        | 25 (Sandwedge) | 7 (lot 187)                        | 10 (lagoon)      |
| 187        | 25 (Sandwedge) | 7                                  | 10 (lagoon/golf) |
| 188        | 25 (Sandwedge) | 3 (lot 187, w/wall)<br>7 (lot 189) | 10 (golf)        |
| 189        | 25 (Sandwedge) | 3 (lot 188, w/wall)<br>7 (lot 190) | 10 (golf)        |
| 190        | 25 (Sandwedge) | 3 (lot 189, w/wall)<br>7 (lot 191) | 10 (golf)        |
| 191        | 25 (Sandwedge) | 3 (lot 190, w/wall)<br>7 (lot 192) | 10 (golf)        |
| 192        | 25 (Sandwedge) | 3 (lot 191, w/wall)<br>7 (lot 193) | 10 (golf)        |
| 193        | 25 (Sandwedge) | 3 (lot 192, w/wall)<br>7 (lot 194) | 10 (lagoon)      |
| 194        | 25 (Sandwedge) | 7                                  | 10 (lagoon)      |

**SAVANNA POINT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>  |
|------------|-----------------|--------------------------------|--------------|
| 80         | 25              | 20 (lot 79)<br>25 (Savanna Pt) | See Graphics |
| 87         | 25 (Savanna Pt) | 20 (lot 86)<br>25 (Otter Isl)  | 20 (lot 88)  |
| 82-86      | See Graphics    | See Graphics                   | See Graphics |

**SCAUP COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1020       | 15           | *           | 10          |
| 1021       | 20           | 7           | 15          |
| 1022       | 20           | 7           | 15          |
| 1023-1028  | 15           | *           | 10          |
| 1029       | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**SEA MARSH DRIVE (DEVELOPED LANDS)**

| <u>Lot</u>                              | <u>Front</u>      | <u>Side</u>                       | <u>Rear</u>       |
|-----------------------------------------|-------------------|-----------------------------------|-------------------|
| <b><i>Patio Lots</i></b>                |                   |                                   |                   |
| 156-159                                 | 20 (Sea Marsh Dr) | 3 (r. side w/wall)<br>7 (l. side) | 30 (golf)         |
| <b><i>Not Patio Lots</i></b>            |                   |                                   |                   |
| 201                                     | 25 (Sea Marsh Dr) | 15 (lot 207)<br>30 (marsh)        | 30 (marsh)        |
| 207,209,211,213,<br>215,217,219,220,222 | 25 (Sea Marsh Dr) | 15                                | 30 (marsh)        |
| 206,208,210,212,<br>214,216,218,221,223 | 25 (Sea Marsh Dr) | 15                                | 30 (lagoon/golf)  |
| 227                                     | 25 (Sea Marsh Dr) | 15 (lot 229)<br>25 (Sea Myrtle)   | 25 (Sea Marsh Dr) |
| 228                                     | 25 (Sea Marsh Dr) | 15 (lot 223)<br>25 (Sparrow Hawk) | 30 (golf)         |
| 229                                     | 25 (Sea Marsh Dr) | 15                                | 20 (open space)   |
| 239-242,250,*<br>252-254,261-264        | 25 (Sea Marsh Dr) | 15                                | 30 (golf)         |

#### SEA MARSH DRIVE (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                     | <u>Rear</u>     |
|------------|-------------------|---------------------------------|-----------------|
| 249        | 25 (Sea Marsh Dr) | 15 (lot 251)<br>25 (Saltgrass)  | 20 (lot 248)    |
| 251        | 25 (Sea Marsh Dr) | 15                              | 20 (lot 248)    |
| 260        | 25 (Sea Marsh Dr) | 15                              | 20 (lot 489)    |
| 265        | 25 (Sea Marsh Dr) | 15 (lot 264)<br>15 (open space) | 30 (golf)       |
| 266        | 25 (Sea Marsh Dr) | 15 (open space)<br>15 (lot 267) | 30 (golf)       |
| 267-268    | 25 (Sea Marsh Dr) | 15                              | 30 (golf)       |
| 287-288    | 25 (Sea Marsh Dr) | 15                              | 30 (open space) |

#### SEA MYRTLE COURT (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>                       | <u>Side</u> | <u>Rear</u> |
|------------|------------------------------------|-------------|-------------|
| 224-225    | 25 (Sea Myrtle)                    | 15          | 30 (marsh)  |
| 226        | 25 (Sea Myrtle)<br>20 (open space) | 15          | 30 (marsh)  |

#### SEA LAVENDER COURT (OCEAN WOODS) (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 424-435    | 15           | *           | 10          |
| 436        | 25           | 15          | 20          |

#### SEA LAVENDER COURT (OCEAN WOODS) (DEVELOPED LANDS) *cont.*

|     |    |   |    |
|-----|----|---|----|
| 437 | 20 | 7 | 15 |
| 438 | 20 | 7 | 15 |
| 439 | 20 | 7 | 15 |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

#### SEA ROCKET COURT OCEAN WOODS (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 440-453    | 15           | *           | 10          |
| 454        | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

#### SHOOLBRED COURT (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>             | <u>Rear</u>       |
|------------|----------------|-------------------------|-------------------|
| 36-40      | 50 (Shoolbred) | 15                      | 50 (Kiawah River) |
| 100        | 25 (Shoolbred) | 15 (lot 101)<br>20 KICA | See Graphics      |
| 101        | 25 (Shoolbred) | 15 (lot 100)            | 40                |

#### SHOVELER COURT (SPARROW POND) (DEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1050       | 20           | 7           | 15          |
| 1051-1057  | 15           | *           | 10          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

#### SKIMMER COURT (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>                    | <u>Side</u> | <u>Rear</u> |
|------------|---------------------------------|-------------|-------------|
| 548        | 25 (Skimmer)<br>25 (Bufflehead) | 15          | 30 (lagoon) |
| 549-550    | 25 (Skimmer)                    | 15          | 30 (lagoon) |
| 551        | 25 (Skimmer)<br>25 (Bufflehead) | 15          | 30 (lagoon) |

#### SNOWY EGRET LANE (UNDEVELOPED LANDS)

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u> |
|------------|------------------|----------------------------------|-------------|
| 400        | 25 (Snowy Egret) | 25 (Snowy Egret)<br>15 (lot 401) | 30 (lagoon) |
| 401-409    | 25 (Snowy Egret) | 15 (lots)                        | 30 (lagoon) |

**SNOWY EGRET LANE (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>                 |
|------------|------------------|----------------------------------|-----------------------------|
| 410        | 25 (Snowy Egret) | 15                               | 30 (golf)                   |
| 411        | 25 (Snowy Egret) | 15                               | 30 (golf)                   |
| 412-429    | 25 (Snowy Egret) | 15                               | 30 (marsh)                  |
| 430        | 25 (Snowy Egret) | 15 (lots)                        | 25 (Gov. Dr)<br>30 (marsh)  |
| 431        | 25 (Snowy Egret) | 15                               | 25 (Gov. Dr)                |
| 432        | 25 (Snowy Egret) | 15                               | 25 (Gov. Dr)<br>30 (lagoon) |
| 433-437    | 25 (Snowy Egret) | 15 (lots)                        | 30 (lagoon)                 |
| 438        | 25 (Snowy Egret) | 15 (lot 437)<br>25 (Snowy Egret) | 30 (lagoon)                 |

**SPARROW HAWK ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                    | <u>Rear</u>  |
|------------|-------------------|--------------------------------|--------------|
| 230        | 25 (Sparrow Hawk) | 30 (golf)<br>15 (lot 231)      | 20 (lot 231) |
| 231        | 20 (lot 230)      | 30 (golf)<br>15 (lot 232)      | 30 (lagoon)  |
| 232        | 25 (Sparrow Hawk) | 15 (lot 231)<br>15 (cart path) | 30 (golf)    |
| 233        | 25 (Sparrow Hawk) | 15 (lot 234)<br>15 (cart path) | 30 (golf)    |
| 234-238    | 25 (Sparrow Hawk) | 15                             | 30 (golf)    |

**SPARTINA COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                      | <u>Rear</u>                |
|------------|------------------|----------------------------------|----------------------------|
| 115        | 25 (Spartina Ct) | 25 (Spartina Ct)<br>15 (lot 116) | 20 (lot 114)               |
| 116        | 25 (Spartina Ct) | 15                               | 20 (lot 113)               |
| 117        | 25 (Spartina Ct) | 15                               | 20 (lot 112)<br>30 (marsh) |
| 118-128    | 25 (Spartina Ct) | 15 (lots)                        | 30 (marsh)                 |
| 129        | 25 (Spartina Ct) | 15                               | 20 (lots 141, 142)         |
| 130        | 25 (Spartina Ct) | 15                               | 20 (lot 141)               |

**SPOTTED SANDPIPER COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>      | <u>Side</u>                | <u>Rear</u> |
|------------|-------------------|----------------------------|-------------|
| 70         | 25 (Spotted Sand) | 30 (lagoon)<br>15 (lot 71) | 30 (lagoon) |
| 71-75      | 25 (Spotted Sand) | 15                         | 30 (lagoon) |
| 76         | 25 (Spotted Sand) | 15 (lot 75)<br>30 (lagoon) | 30 (lagoon) |

**SUMMER DUCK WAY (NIGHT HERON) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1          | 25           | 15          | 20          |
| 2          | 15           | *           | 10          |
| 3          | 15           | *           | 10          |
| 4          | 20           | 7           | 15          |
| 5          | 15           | *           | 10          |
| 6          | 15           | *           | 10          |
| 7          | 20           | 7           | 15          |
| 8          | 20           | 7           | 15          |
| 9          | 20           | 7           | 15          |
| 10-13      | 25           | 15          | 20          |
| 14-16      | 20           | 7           | 15          |
| 17         | 15           | *           | 10          |
| 18         | 15           | *           | 10          |
| 19         | 20           | 7           | 15          |
| 20-24      | 15           | *           | 10          |
| 25         | 20           | 7           | 15          |
| 44-46      | 15           | *           | 10          |
| 47         | 20           | 7           | 15          |
| 48         | 25           | 15          | 20          |
| 59         | 20           | 7           | 15          |
| 60-61      | 20           | 7           | 15          |
| 62         | 20           | 7           | 15          |
| 63         | 20           | 7           | 15          |
| 64         | 25           | 15          | 20          |

**SUMMER DUCK WAY (NIGHT HERON) (DEVELOPED LANDS) *cont.***

|                                                                                                                                               |    |    |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|
| 65                                                                                                                                            | 20 | 7  | 15 |
| 66                                                                                                                                            | 25 | 15 | 20 |
| 67                                                                                                                                            | 20 | 7  | 15 |
| 68-70                                                                                                                                         | 15 | *  | 10 |
| 71                                                                                                                                            | 20 | 7  | 15 |
| 72                                                                                                                                            | 25 | 15 | 20 |
| 73-75                                                                                                                                         | 20 | 7  | 15 |
| 76                                                                                                                                            | 25 | 15 | 20 |
| *Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings. |    |    |    |

**SUMMER ISLANDS LANE (UNDEVELOPED)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                               | <u>Rear</u>  |
|------------|---------------|-------------------------------------------|--------------|
| 1          | (See graphic) | 25 (lot 2)<br>30 (open space)             | See Graphics |
| 2          | 20            | 25 (lot 1)<br>20 (lot 3)                  | See Graphics |
| 3          | 20            | 20                                        | See Graphics |
| 4          | 20            | 20                                        | See Graphics |
| 5          | 20            | 20                                        | See Graphics |
| 6          | 20            | 20 (lot 5)<br>15 (lot 7), 30 (open space) | See Graphics |
| 7          | 20            | 20 (lot 8)<br>15 (lot 6)                  | See Graphics |
| 8          | See Graphics  | 35 (lot 7)<br>30 (lot 9)                  | See Graphics |
| 9          | 20            | 30 (lot 8)<br>See Graphics                | See Graphics |
| 10         | 20            | 65 (open space)<br>20 (lot 20)            | 20 (SCCCL)   |
| 11         | See Graphics  | 20 (lot 10)<br>See Graphics               | 20 (SCCCL)   |
| 12         | 20            | 20 (lot 11)<br>20 (lot 13)                | 20 (SCCCL)   |
| 13         | 20            | 20 (lot 12)<br>75 (open space)            | See Graphics |
| 14         | See Graphics  | 30 (open space)<br>25 (lot 15)            | 20 (SCCCL)   |

**SUMMER ISLANDS LANE (UNDEVELOPED ) *cont.***

|    |              |                                 |              |
|----|--------------|---------------------------------|--------------|
| 15 | 30           | 30 (lot 16)<br>See Graphics     | See Graphics |
| 16 | 20           | 20 (lot 15)<br>See Graphics     | 20 (SCCCL)   |
| 17 | See Graphics | See Graphics                    | See Graphics |
| 18 | 20           | 50 (open space)<br>See Graphics | See Graphics |
| 19 | 25           | 10 (SCCCL)                      | See Graphics |
| 20 | 20           | See Graphics                    | See Graphics |

**SUMMER Tanager COURT (DEVELOPED)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u>    |
|------------|-----------------|-----------------------------------|----------------|
| 269        | 25 (Summer Tan) | 25 (Sea Marsh Dr)<br>15 (lot 270) | 20 (lot 268)   |
| 270-273    | 25 (Summer Tan) | 15                                | 30 (golf)      |
| 274        | N/A             | 15 (lot 273)                      | 30 (golf)      |
| 275        | 25 (Summer Tan) | 15 (lot 276)<br>25 (Summer Tan)   | 25 (K.I. Pkwy) |
| 276        | 25 (Summer Tan) | 25 (Sea Marsh Dr)<br>15 (lot 275) | 25 (K.I. Pkwy) |

**SUNLET BEND (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 19         | 25           | 15          | 20          |
| 20         | 15           | *           | 10          |
| 21-28      | 20           | 7           | 15          |
| 29         | 25           | 15          | 20          |
| 30         | 20           | 7           | 15          |
| 31         | 15           | *           | 10          |
| 32         | 20           | 7           | 15          |
| 33-36      | 25           | 15          | 20          |
| 37-40      | 20           | 7           | 15          |
| 41-42      | 25           | 15          | 20          |
| 43-45      | 20           | 7           | 15          |

# **SUNLET BEND (INLET COVE) (DEVELOPED LANDS) cont.**

|       |    |    |    |
|-------|----|----|----|
| 46-47 | 15 | *  | 10 |
| 48-50 | 25 | 15 | 20 |
| 51    | 20 | 7  | 15 |
| 52-53 | 15 | *  | 10 |
| 54-56 | 20 | 7  | 15 |
| 57    | 25 | 15 | 20 |
| 58-59 | 15 | *  | 10 |
| 60-62 | 20 | 7  | 15 |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

# **SUNDOWN BEND (INLET COVE) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1          | 20           | 7           | 15          |
| 2          | 15           | *           | 10          |
| 3          | 20           | 7           | 15          |
| 4-6        | 25           | 15          | 20          |
| 7-13       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

# **SURFSCOTER LANE - PATIO LOTS (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                          | <u>Side</u>                                                     | <u>Rear</u>                         |
|------------|---------------------------------------|-----------------------------------------------------------------|-------------------------------------|
| 1A         | 25 (lot 2)                            | 10 (lot b)<br>40 (open space)                                   | 30                                  |
| b          | 50 (lot 2)<br>8/5/97                  | 10 (lot 1A)<br>Not beyond edge of<br>utility easement (lot 103) | 30                                  |
| 2-3        | 25 (Surfscoter)                       | 15 (lot 2)<br>15 (lot 2 & 4 Eugenia)                            | 40 (David St)                       |
| 86-104     | 20 (Surfscoter)                       | 3 (r. side w/wall)<br>7 (l. side)                               | 10 (lagoon/golf)<br>10 (open space) |
| 105-111    | 25 (Surfscoter)                       | 3 (r. side w/ /wall)<br>7 (l. side)                             | 10 (lagoon)                         |
| 112-118    | 25 (Surfscoter)                       | 3 (r. side w/wall)<br>7 (l. side)                               | 10 (open space)                     |
| 119        | 25 (Surfscoter)<br>3 (r. side w/wall) | 7 (left side)                                                   | 10 (open space)                     |

# **SURFSONG ROAD (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                               | <u>Rear</u> |
|------------|---------------|-------------------------------------------|-------------|
| 1          | 25 (SurfSong) | 20 (open space)<br>15 (lot 2)             | 30 (lagoon) |
| 2          | 25 (SurfSong) | 15                                        | 30 (lagoon) |
| 3          | 25 (SurfSong) | 20 (open space)<br>15 (lot 2)             | 30 (lagoon) |
| 4-23       | 25 (SurfSong) | 15 (open space)<br>15 (lot 5)             | 30 (lagoon) |
| 24         | 25 (SurfSong) | 15 (open space)<br>20 (lot 25)            | 30 (lot 25) |
| 25         | 30 (lot 24)   | <i>plot 25</i> 15 (lot 24)<br>15 (lot 26) | See Plat    |
| 26         | 30 (lot 27)   | 15 (lot 25)<br>25 (lot 27)                | See Plat    |
| 27         | 25 (SurfSong) | 20 (lot 26)<br>15 (lot 28)                | 30 (lot 26) |
| 28         | 25 (SurfSong) | 15 (lot 27)<br>20 (lot 24)                | 30 (lot 29) |
| 29         | 30 (lot 28)   | 25 (lot 28)<br>15 (lot 30)                | See Plat    |
| 30         | 30 (lot 31)   | 15 (lot 29)<br>25 (lot 31)                | See Plat    |
| 31         | 25 (SurfSong) | 20 (lot 30)<br>15 (lot 32)                | 30 (lot 30) |
| 32         | 25 (SurfSong) | 15 (lot 31)<br>20 (lot 33)                | 30 (lot 33) |
| 33         | 30 (lot 32)   | 25 (lot 32)<br>15 (lot 34)                | See Plat    |
| 34         | 30 (lot 35)   | 15 (lot 33)<br>25 (lot 35)                | See Plat    |
| 35         | 25 (SurfSong) | 20 (lot 34)<br>15 (lot 36)                | 30 (lot 34) |
| 36         | 25 (SurfSong) | 15 (lot 35)<br>20 (lot 37)                | 30 (lot 37) |
| 37         | 30 (lot 36)   | 25 (lot 36)<br>15 (lot 38)                | See Plat    |
| 38         | 30 (lot 39)   | 15 (lot 37)<br>25 (lot 39)                | See Plat    |

ROAD (DEVELOPED LANDS) *cont.*

|               |                                  |             |
|---------------|----------------------------------|-------------|
| 25 (Surfsong) | 20 (lot 38)<br>15 (lot 40)       | 30 (lot 38) |
| 25 (Surfsong) | 15 (lot 39)<br>20 (lot 41)       | 30 (lot 41) |
| 30 (lot 40)   | 25 (lot 40)<br>15 (lot 42)       | See Plat    |
| 30 (lot 43)   | 15 (lot 41)<br>25 (lot 43)       | See Plat    |
| 25 (Surfsong) | 20 (lot 42)<br>15 (lot 44)       | 30 (lot 42) |
| 25 (Surfsong) | 15 (lot 43)<br>20 (lot 45)       | 30 (lot 45) |
| 30 (lot 44)   | 25 (lot 44)<br>15 (lot 46)       | See Plat    |
| 30 (lot 47)   | 15 (lot 45)<br>25 (lot 47)       | See Plat    |
| 25 (Surfsong) | 20 (lot 46)<br>15 (lot 48)       | 30 (lot 46) |
| 25 (Surfsong) | 15 (lot 47)<br>20 (lot 49)       | 30 (lot 49) |
| 30 (lot 48)   | 25 (lot 48)<br>15 (lot 50)       | See Plat    |
| 30 (lot 51)   | 15 (lot 49)<br>25 (lot 51)       | See Plat    |
| 25 (Surfsong) | 20 (lot 50)<br>15 (lot 52)       | 30 (lot 50) |
| 25 (Surfsong) | 15 (lot 51)<br>20 (lot 53)       | 30 (lot 53) |
| 30 (lot 52)   | 25 (lot 52)<br>15 (lot 54)       | See Plat    |
| 30 (lot 55)   | 15 (lot 53)<br>25 (beach access) | See Plat    |
| 25 (Surfsong) | 20 (lot 54)<br>15 (beach access) | 30 (lot 54) |
| 25 (Surfsong) | 15 (beach access)<br>20 (lot 57) | 30 (lot 57) |
| 30 (lot 56)   | 25 (beach access)<br>15 (lot 58) | See Plat    |
| 30 (lot 59)   | 15 (lot 57)<br>25 (lot 59)       | See Plat    |

SURFSONG ROAD (DEVELOPED LANDS ) *cont.*

|                  |                  |                                                 |                  |
|------------------|------------------|-------------------------------------------------|------------------|
| 59               | 25 (Surfsong)    | 20 (lot 58)<br>15 (lot 60)                      | 30 (lot 58)      |
| 60               | 25 (Surfsong)    | 15 (lot 59)<br>20 (lot 61)                      | 30 (lot 61)      |
| 61               | 30 (lot 60)      | 25 (lot 60)<br>15 (lot 62)                      | See Plat         |
| 62               | 30 (lot 63)      | 15 (lot 61)<br>25 (beach access)                | See Plat         |
| 63               | 25 (Surfsong)    | 15 (beach access)<br>20 (lot 62)                | 30 (lot 62)      |
| 64               | 25 (Surfsong)    | 15 (lot 70)<br>15 (beach access)<br>15 (lot 65) | 20 (lots 67, 68) |
| 65               | 25 (Surfsong)    | 25 (Flyway)<br>15 (lot 64)                      | 20 (lots 66, 67) |
| 73               | 25 (Surfsong)    | 25 (Surfsong)<br>15 (lot 74)                    | 30 (lagoon)      |
| 74-85            | 25 (Surfsong)    | 15 (lots)                                       | 30 (lagoon)      |
| 86               | 25 (Surfsong)    | 20 (lot 87)<br>15 (lot 338)                     | 30 (lot 87)      |
| 87               | 30 (lot 86)      | 15 (lot 88)<br>25 (lot 86)                      | See Plat         |
| 88               | 30 (lot 89)      | 25 (lot 89)<br>15 (lot 87)                      | See Plat         |
| 89               | 25 (Surfsong)    | 15 (lot 90)<br>20 (lot 88)                      | 30 (lot 88)      |
| 90               | 25 (Surfsong)    | 20 (lot 91)<br>15 (lot 89)                      | 30 (lot 91)      |
| 91 (Undeveloped) | 30 (lot 90)      | 15 (lot 92)<br>25 (lot 90)                      | See Plat         |
| 92               | 30 (lot 93)      | 15 (lot 91)<br>25 (lot 93)                      | See Plat         |
| 93               | 25 (Surfsong)    | 15 (lot 94)<br>20 (lot 92)                      | 30 (lot 92)      |
| 94               | 25 (Surfsong)    | 20 (lot 95)<br>15 (lot 93)                      | 30 (lot 95)      |
| 95               | 30 (lots 94, 97) | 25 (lots 94, 97)                                | See Plat         |
| 97               | 25 (Surfsong)    | 15 (lot 98)<br>20 (lot 95)                      | 30 (lot 95)      |

**SURFSONG ROAD (DEVELOPED LANDS ) *cont.***

|         |               |                                     |                             |
|---------|---------------|-------------------------------------|-----------------------------|
| 98      | 25 (Surfsong) | 20 (lot 99)<br>15 (lot 97)          | 30 (lot 99)                 |
| 99      | 30 (lot 98)   | 15 (lot 10 Nicklaus)<br>25 (lot 98) | See Plat                    |
| 161     | 25 (Surfsong) | 15 (Ocean Green)<br>15 (cart path)  | 30 (golf)                   |
| 162-168 | 25 (Surfsong) | 15 (lots)<br>15 (lot 163)           | 30 (golf)                   |
| 169     | 25 (Surfsong) | 30 (golf)<br>15 (lot 168)           | 30 (golf)                   |
| 170     | 25 (Surfsong) | 20 (open space)<br>15 (lot 171)     | 30 (lagoon)                 |
| 171     | 20 (lot 172)  | 15                                  | 30 (lagoon)                 |
| 172     | 25 (Surfsong) | 25 (Glen Abbey)<br>15 (lot 171)     | 20 (lot 173)                |
| 255     | 25 (Surfsong) | 30 (golf)<br>15 (lot 256)           | 30 (golf)                   |
| 256-258 | 25 (Surfsong) | 15 (lots)                           | 30 (golf)                   |
| 294     | 20 (lot 293)  | 15                                  | 30 (golf)                   |
| 295-298 | 25 (Surfsong) | 15 (lots)                           | 30 (golf)                   |
| 299     | 25 (Surfsong) | 25 (Surfsong)<br>15 (lot 298)       | 30 (golf)                   |
| 300     | 25 (Surfsong) | 15 (lot 301)                        | 30 (golf)                   |
| 301-305 | 25 (Surfsong) | 15                                  | 30 (golf)                   |
| 306     | 25 (Surfsong) | 15 (lot 305)<br>25 (Ocean Green)    | 30 (golf)                   |
| 307-308 | 25 (Surfsong) | 15                                  | 30 (lagoon)                 |
| 336-337 | 25 (Surfsong) | 15                                  | 30 (lagoon)<br>15 (lot 337) |
| 338     | 25 (Surfsong) | 15 (lot 86)<br>20 (lot 339)         | 30 (lot 339)                |
| 339     | 30 (lot 338)  | 25 (lot 338)<br>15 (lot 340)        | See Plat                    |
| 340     | 30 (lot 341)  | 15 (lot 339)<br>25 (lot 341)        | See Plat                    |
| 341     | 25 (Surfsong) | 20 (lot 340)<br>20 (beach access)   | 30 (lot 340)                |

**SURFSONG ROAD (DEVELOPED LANDS ) *cont.***

|     |               |                                   |              |
|-----|---------------|-----------------------------------|--------------|
| 342 | 25 (Surfsong) | 15 (beach access)<br>20 (lot 343) | 15 (lot 343) |
| 343 | 15 (lot 342)  | 15 (lot 344)<br>25 (lot 342)      | See Plat     |
| 344 | 15 (lot 345)  | 15 (lot 343)<br>25 (lot 345)      | See Plat     |
| 345 | 25 (Surfsong) | 15 (lot 24)<br>20 (lot 344)       | 15 (lot 344) |

**SURFWATCH DRIVE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                    | <u>Rear</u>      |
|------------|----------------|--------------------------------|------------------|
| 53         | 25 (Surfwatch) | 25 (Greensward)<br>15 (lot 55) | 30 (golf)        |
| 54         | 25 (Surfwatch) | 30 (lagoon)                    | 30 (lagoon)      |
| 55         | 25 (Surfwatch) | 15 (lot 53)<br>30 (lagoon)     | 30 (lagoon)      |
| 56         | 25 (Surfwatch) | 30 (lagoon)<br>15 (lot 57)     | 30 (lagoon)      |
| 57-63      | 25 (Surfwatch) | 15                             | 30 (golf/lagoon) |
| 64         | 25 (Surfwatch) | 15 (lot 63)<br>30 (lagoon)     | 30 (lagoon)      |
| 65         | 25 (Surfwatch) | 30 (lagoon)<br>15 (lot 66)     | 30 (lagoon)      |
| 66-68      | 25 (Surfwatch) | 15                             | 30 (lagoon)      |
| 69         | 25 (Surfwatch) | 15 (lot 68)                    | 30 (lagoon)      |

**SWEETGRASS LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                    | <u>Rear</u>     |
|------------|-----------------|--------------------------------|-----------------|
| 9          | 25 (Sweetgrass) | 25 (Trumpet Cr)<br>15 (lot 10) | 20 (lot 8)      |
| 10-14      | 25 (Sweetgrass) | 15                             | 20 (lots)       |
| 15         | 25 (Sweetgrass) | 15                             | 20 (open space) |
| 16         | 25 (Sweetgrass) | 15                             | 20 (open space) |
| 17-19      | 25 (Sweetgrass) | 15                             | 20 (lots)       |
| 20         | 25 (Sweetgrass) | 15                             | 30 (lagoon)     |
| 21         | 25 (Sweetgrass) | 15 (lot 20)<br>30 (lagoon)     | 30 (lagoon)     |

**TALLOW TREE LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                 | <u>Rear</u>              |
|------------|------------------|-----------------------------|--------------------------|
| 269        | 25 (Tallow Tree) | 30 (golf)<br>15 (lot 270)   | 30 (golf)                |
| 270-277    | 25 (Tallow Tree) | 15                          | 30 (golf)                |
| 278        | 25 (Tallow Tree) | 15                          | 30 (golf)<br>30 (lagoon) |
| 279        | 25 (Tallow Tree) | 15                          | 30 (lagoon)              |
| 280        | 25 (Tallow Tree) | 15 (lot 279)<br>30 (lagoon) | 30 (lagoon)              |

**TERRAPIN COURT (SPARROW POND COTTAGES) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1080-1081  | 15           | *           | 10          |
| 1082       | 20           | 7           | 15          |
| 1083-1084  | 15           | *           | 10          |
| 1085       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**TERRAPIN ISLAND (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u>  | <u>Rear</u>  |
|------------|--------------|--------------|--------------|
| 1          | See Graphics | 20           | 10           |
| 2          | 25           | See Graphics | 10           |
| 3          | See Graphics | See Graphics | 10           |
| 4          | 25           | 20           | See Graphics |
| 5          | See Graphics | 20           | 10           |
| 6          | See Graphics | 20           | See Graphics |
| 7          | See Graphics |              |              |
| 8          | See Graphics | 20           | 10           |
| 9          | 25           | 20           | 10           |
| 10         | 25           | See Graphics | 10           |
| 12         | See Graphics |              |              |
| 13         | See Graphics |              |              |
| 14         | See Graphics |              |              |
| 15         | See Graphics |              |              |

**THRASHER COURT (SPARROW POND) (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|------------|--------------|-------------|-------------|
| 1001       | 20           | 7           | 15          |
| 1002       | 15           | *           | 10          |
| 1003       | 20           | 7           | 15          |
| 1005-1011  | 15           | *           | 10          |
| 1012       | 20           | 7           | 15          |
| 1013-1014  | 15           | *           | 10          |
| 1015       | 15           | *           | 10          |
| 1016       | 20           | 7           | 15          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

**TREEDUCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>  | <u>Side</u>                        | <u>Rear</u>        |
|------------|---------------|------------------------------------|--------------------|
| 148        | 25 (Treeduck) | 25 (Gadwall)<br>15 (lot 149)       | 20 (lot 147)       |
| 149        | 25 (Treeduck) | 15                                 | 20 (lot 146)       |
| 150        | 25 (Treeduck) | 15                                 | 25 (Flyway)        |
| 151        | 25 (Treeduck) | 15 (lot 150)<br>15 (lots 152, 155) | 25 (Flyway)        |
| 152        | 25 (Treeduck) | 15                                 | 20 (lots 154, 155) |
| 153        | 25 (Treeduck) | 15 (lot 152)<br>25 (Gadwall)       | 20 (lot 154)       |

**TRUMPET CREEPER (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>    | <u>Side</u>                       | <u>Rear</u> |
|------------|-----------------|-----------------------------------|-------------|
| 41         | 25 (Trumpet Cr) | 25 (Marsh Edge Ln)<br>15 (lot 42) | 20 (lot 40) |
| 42         | 25 (Trumpet Cr) | 15 (lot 41)<br>30 (lagoon)        | 30 (lagoon) |
| 43         | 25 (Trumpet Cr) | 30 (lagoon)<br>15 (lots 44, 45)   | 30 (lagoon) |
| 44         | 25 (Trumpet Cr) | 25 (Gov. Dr)<br>15 (lot 45)       | 20 (lot 43) |

**TURNBERRY LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>   | <u>Side</u>                          | <u>Rear</u> |
|------------|----------------|--------------------------------------|-------------|
| 118        | 25 (Turnberry) | 25 (Pleasant Valley)<br>15 (lot 119) | 30 (golf)   |
| 119-124    | 25 (Turnberry) | 15 (lots)                            | 30 (golf)   |

TURNBERRY LANE (DEVELOPED LANDS) *cont.*

|         |                |                                      |                          |
|---------|----------------|--------------------------------------|--------------------------|
| 125-127 | 25 (Turnberry) | 15                                   | 30 (golf)<br>30 (lagoon) |
| 128-133 | 25 (Turnberry) | 15 (lots)                            | 30 (golf)                |
| 134     | 25 (Turnberry) | 15 (lot 133)<br>25 (Pleasant Valley) | 30 (golf)                |

TURTLE BEACH LANE (DEVELOPED LANDS)

|                                         |              |             |             |
|-----------------------------------------|--------------|-------------|-------------|
| <u>Lot</u>                              | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
| 1-18                                    | 10           | 7.5         | 30          |
| <i>Note: 10' Rear deck encroachment</i> |              |             |             |

VETCH COURT (OCEANWOODS) (DEVELOPED LANDS)

|            |              |             |             |
|------------|--------------|-------------|-------------|
| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
| 456        | 20           | 7           | 15          |
| 457-460    | 15           | *           | 10          |
| 461        | 20           | 7           | 15          |
| 462-463    | 15           | *           | 10          |
| 464        | 15           | *           | 10          |
| 465        | 25           | 15          | 20          |
| 466        | 15           | *           | 10          |
| 467        | 25           | 15          | 20          |

\*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

VIRGINIA RAIL ROAD (DEVELOPED LANDS)

|            |                                        |                                  |               |
|------------|----------------------------------------|----------------------------------|---------------|
| <u>Lot</u> | <u>Front</u>                           | <u>Side</u>                      | <u>Rear</u>   |
| 720        | 25 (Glossy Ibis)<br>25 (Virginia Rail) | 15 (lot 721)                     | 20 (easement) |
| 721        | 25 (Virginia Rail)                     | 15<br>30 (marsh)                 | 30 (marsh)    |
| 722-723    | 25 (Virginia Rail)                     | 15                               | 30 (marsh)    |
| 724        | 25 (Virginia Rail)                     | 15 (lot 723)                     | 30 (marsh)    |
| 725        | 25 (Virginia Rail)                     | 20                               | 30            |
| 726        | 20 (lot 727)                           | 20 (lot 725)<br>30 (golf course) | 30 (marsh)    |
| 727-731    | 25 (Virginia Rail)                     | 15                               | 30            |
| 732-734    | 25 (Virginia Rail)                     | 20                               | 30            |
| 735        | 25 (Virginia Rail)                     | 15                               | 30            |
| 736 A & B  | 25 (Virginia Rail)                     | 15                               | 30 (lagoon)   |

VIRGINIA RAIL ROAD (DEVELOPED LANDS) *cont.*

|       |                                        |                                     |                  |
|-------|----------------------------------------|-------------------------------------|------------------|
| 736 C | 25 (Virginia Rail)                     | 20 (Virginia Rail)<br>15 (lot 736b) | 30               |
| 737   | 25 (Virginia Rail)                     | 20 (lot 738)                        | 30 (lagoon)      |
| 738   | 25 (Virginia Rail)                     | 20                                  | 30 (golf/lagoon) |
| 739   | 25 (Virginia Rail)                     | 20                                  | 20               |
| 740   | 25 (Virginia Rail)<br>25 (Glossy Ibis) | 20                                  | 20 (lot 741)     |

WALKER CUP LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

|            |              |              |              |
|------------|--------------|--------------|--------------|
| <u>Lot</u> | <u>Front</u> | <u>Side</u>  | <u>Rear</u>  |
| 346-350    | 25           | See Graphics | See Graphics |

WARBLER COURT (SPARROW POND COTTAGES) (DEVELOPED LANDS)

|            |              |             |             |
|------------|--------------|-------------|-------------|
| <u>Lot</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
| 1030       | 20           | 7           | 15          |
| 1031-1032  | 15           | 5           | 10          |
| 1033       | 20           | 7           | 15          |
| 1034-1035  | 15           | 5           | 10          |
| 1036       | 20           | 7           | 15          |
| 1037-1038  | 15           | 5           | 10          |
| 1039       | 20           | 7           | 15          |

WAX MYRTLE COURT - PATIO LOTS (DEVELOPED LANDS)

|                                  |                    |                                          |                                     |
|----------------------------------|--------------------|------------------------------------------|-------------------------------------|
| <u>Lot</u>                       | <u>Front</u>       | <u>Side</u>                              | <u>Rear</u>                         |
| 77<br>( <i>Not a patio lot</i> ) | 25 (Wax Myrtle Ct) | 15 (lot 76)<br>25 (Gov. Dr)              | 20 (lot 78)                         |
| 78                               | 25 (Wax Myrtle Ct) | 25 (Wax Myrtle Ct)<br>3 (r. side w/wall) | 20 (lot 77)                         |
| 79-82                            | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 20 (lots)                           |
| 83                               | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 20 (lots 72, 73)<br>20 (open space) |
| 84                               | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 20 (open space)                     |
| 85                               | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/ wall)                | 20 (open space)<br>30 (marsh)       |
| 86-91                            | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall)                 | 30 (marsh)                          |

**WAX MYRTLE COURT - PATIO LOTS (DEVELOPED LANDS ) *cont.***

|                         |                    |                          |                            |
|-------------------------|--------------------|--------------------------|----------------------------|
| 92                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall) | 30 (marsh)<br>20 (lot 101) |
| 93                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall) | 20 (lots 101, 100)         |
| 94                      | 25 (Wax Myrtle Ct) | 12<br>3 (r. side w/wall) | 20 (lot 96)                |
| 95<br>(Not a patio lot) | 25 (Gov. Dr)       | 25 (Wax Myrtle Ct)       | 20 (lot 94)<br>15 (lot 96) |

**WHIMBRELL ROAD (UNDEVELOPED LANDS)**

| <u>Lot</u>  | <u>Front</u>                      | <u>Side</u>                     | <u>Rear</u>        |
|-------------|-----------------------------------|---------------------------------|--------------------|
| 566         | 25 (Whimbrell)<br>25 (Bufflehead) | 20 (lot 567)<br>15 (lot 565)    | 30                 |
| 567-<br>584 | 25 (Whimbrell)                    | 20                              | 30 (golf & lagoon) |
| 585         | 25 (Whimbrell)                    | 20 (lot 584)<br>25 (Bufflehead) | 30 (golf)          |

**WINGED FOOT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>                     | <u>Side</u>                      | <u>Rear</u> |
|------------|----------------------------------|----------------------------------|-------------|
| 329        | 25 (Winged Foot)                 | 25 (Surfsong Rd)<br>15 (lot 330) | 30 (golf)   |
| 330        | 25 (Winged Foot)                 | 15                               | 30 (golf)   |
| 331        | 25 (Winged Foot)<br>20 (lot 332) | 15                               | 30 (golf)   |
| 332        | 20 (lot 331)                     | 20 (lot 333)<br>30 (golf)        | 30 (golf)   |
| 333        | 25 (Winged Foot)<br>20 (lot 332) | 15                               | 30 (golf)   |
| 334        | 25 (Winged Foot)                 | 15                               | 30 (golf)   |
| 335        | 25 (Winged Foot)                 | 15 (lot 334)<br>25 (Surfsong)    | 30 (golf)   |

**WOODCOCK COURT (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>     | <u>Side</u>                                          | <u>Rear</u>     |
|------------|------------------|------------------------------------------------------|-----------------|
| 281        | 25 (Woodcock Ct) | 25 (Salt Meadow )<br>15 (lot 282)                    | 30              |
| 282        | 25 (Woodcock Ct) | 15                                                   | 30              |
| 283        | 25 (Woodcock Ct) | 15                                                   | 30              |
| 284        | 25 (Woodcock Ct) | 15 (lot 283)<br>20 (open space left)<br>15 (lot 285) | 30 (open space) |

**WOODCOCK COURT (DEVELOPED LANDS) *cont.***

|     |                  |                                                   |                 |
|-----|------------------|---------------------------------------------------|-----------------|
| 285 | 25 (Woodcock Ct) | 25 (Salt Meadow )<br>15 (lot 284)<br>15 (lot 286) | 30 (open space) |
|-----|------------------|---------------------------------------------------|-----------------|

**YELLOW THROAT LANE (DEVELOPED LANDS)**

| <u>Lot</u> | <u>Front</u>       | <u>Side</u>                      | <u>Rear</u>                 |
|------------|--------------------|----------------------------------|-----------------------------|
| 180        | 25 (Yellow Throat) | 15                               | 30 (lagoon)                 |
| 181        | 25 (Yellow Throat) | 15 (lot 180)<br>30 (golf)        | 30 (lagoon)                 |
| 208        | 25 (Yellow Throat) | 25 (Belted King)<br>15 (lot 209) | 20 (lot 207)                |
| 209-210    | 25 (Yellow Throat) | 15                               | 20 (lots)                   |
| 211        | 25 (Yellow Throat) | 15 (bike path)<br>15 (lot 210)   | 30 (lagoon)<br>20 (lot 205) |
| 212-213    | 25 (Yellow Throat) | 15                               | 30 (lagoon/golf)            |
| 214-218    | 25 (Yellow Throat) | 15                               | 30 (golf)                   |
| 219        | 25 (Yellow Throat) | 20 (open space)<br>15 (lot 218)  | 30 (golf)                   |

| PROPERTIES FOR EXHIBIT INCLUSION |
|----------------------------------|
|                                  |
| R-1 Graphics                     |

| Name                                      | PDF Page # |
|-------------------------------------------|------------|
| Bally Bunion                              | 1          |
| Bass Creek Lane                           | 13         |
| Blue Heron Pond Rd                        | 14-29      |
| Blue Heron Pond Rd & Chinaberry Lane      | 33 & 34    |
| Blue Thistle Lane                         | 31         |
| Cedar Wax Wing Court                      | 31 & 33    |
| Chinaberry Lane                           | 35 & 36    |
| Cormorant Island Lane                     | 37         |
| Eagle Point Rd                            | 38-41      |
| Falcon Point Lane                         | 42-48      |
| Governors Drive                           | 49         |
| Green Meadow Lane                         | 2&3        |
| Grey Widgeon Lane                         | 50&51      |
| Kiawah Island Club Drive                  | 4          |
| Kiawah Island Club Drive                  | 6&7        |
| Kiawah Island Club Drive & SaltHouse Lane | 5&11       |
| LeMoyné Lane & Black Tupeo Lane           | 52         |
| Marsh Cottage Lane                        | 53         |
| Marsh Cove Rd                             | 54&55      |
| Marsh Wren Court                          | 56         |
| New Settlement Rd                         | 59         |
| Ocean Course Dr                           | 60-66      |
| Ocean Marsh Rd                            | 67         |
| Osprey Cottage Lane                       | 68         |

| PROPERTIES FOR EXHIBIT INCLUSION |
|----------------------------------|
|                                  |
| R-1 Graphics                     |

| Name                | PDF Page # |
|---------------------|------------|
| Otter Island Rd     | 69-72      |
| Oyster Shell Rd     | 73         |
| Piping Plover Lane  | 8          |
| Rett's Bluff Rd     | 74-77      |
| River Marsh Lane    | 9          |
| River Marsh Lane    | 78&79      |
| Salt Cedar Lane     | 80-85      |
| SaltHouse Lane      | 10         |
| Sand Fiddler Court  | 12         |
| Savanna Point       | 87         |
| Shellcreek Landing  | 88         |
| Shoolbred           | 89         |
| Summer Island Lane  | 90-92      |
| Terapin Island Lane | 93&94      |
| Walker Cup Lane     | 95         |

| Platted after 10/2005 |       |
|-----------------------|-------|
| Moon Tide Lane        | 57&58 |
| Salt House Lane       | 86    |

MASTER COPY

**Plots With Graphics Platted Before 10/2005**

|    | STREET NAME              | LOT NUMBERS                                                                                                                                                                                       |
|----|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18 | Ballybunion Drive        | 181 - 198                                                                                                                                                                                         |
| 11 | Bass Creek Lane          | 91 - 101                                                                                                                                                                                          |
| 99 | Blue Heron Pond Road     | 1- 25, 42, 44, 46, 48 - 61, 63, 65, 66, 68, 70, 72,<br>74, 76, 78 - 81, 83, 85, 101, 102, 104, 106 - 117,<br>119, 121, 123, 125, 127 - 130, 132, 134 - 140,<br>142, 144, 146 - 150, 152, 154, 156 |
| 11 | Bull Thistle             | 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 190                                                                                                                                             |
| 4  | Cedar Waxwing            | 30 - 33                                                                                                                                                                                           |
| 15 | Chinaberry Lane          | 200 -208, 210, 212, 214, 216, 218, 220                                                                                                                                                            |
| 11 | Cormorant Island Drive   | 21 - 31<br>222, 224, 226, 228, 230, 232, 234, 236, 238, 240 - 246,<br>248                                                                                                                         |
| 17 | Eagle Point Road         |                                                                                                                                                                                                   |
| 24 | Falcon Point Road        | 1 - 19, 20A, 20B, 65 - 67                                                                                                                                                                         |
| 28 | Green Meadow Lane        | 1 - 19, 24 - 31                                                                                                                                                                                   |
| 5  | Grey Fox Den Court       | 141, 143, 145, 158, 160                                                                                                                                                                           |
| 16 | Grey Widgeon Lane        | 301, 303, 305, 307 - 309, 311, 313 - 319, 321, 323                                                                                                                                                |
| 45 | Kiawah Island Club Drive | 20 - 23, 32 - 54, 150 - 167                                                                                                                                                                       |
| 12 | Marsh Cottage Lane       | 20 - 31                                                                                                                                                                                           |
| 19 | Marsh Cove Road          | 285 - 303                                                                                                                                                                                         |
| 8  | Marsh Wren Court         | 21 - 27                                                                                                                                                                                           |
| 15 | New Settlement Road      | 62 - 69, 73 - 79                                                                                                                                                                                  |
| 6  | Ocean Marsh Road         | 212 - 214, 221 - 223                                                                                                                                                                              |
| 6  | Osprey Cottage Lane      | 800 - 805                                                                                                                                                                                         |
| 18 | Otter Island Road        | 65 - 79, 88 - 90                                                                                                                                                                                  |
| 8  | Oyster Shell Road        | 34 - 41                                                                                                                                                                                           |
| 24 | River Marsh Lane         | 41 - 61, 80 - 82                                                                                                                                                                                  |
| 37 | Salt Cedar Lane          | 28 - 64                                                                                                                                                                                           |
| 13 | Salthouse Lane           | 55, 57 - 67, 69                                                                                                                                                                                   |
| 12 | Sand Fiddler Court       | 200 - 211                                                                                                                                                                                         |
| 7  | Savanna Point            | 80, 82 - 87                                                                                                                                                                                       |
| 6  | Shell Creek Landing      | 1 - 5                                                                                                                                                                                             |

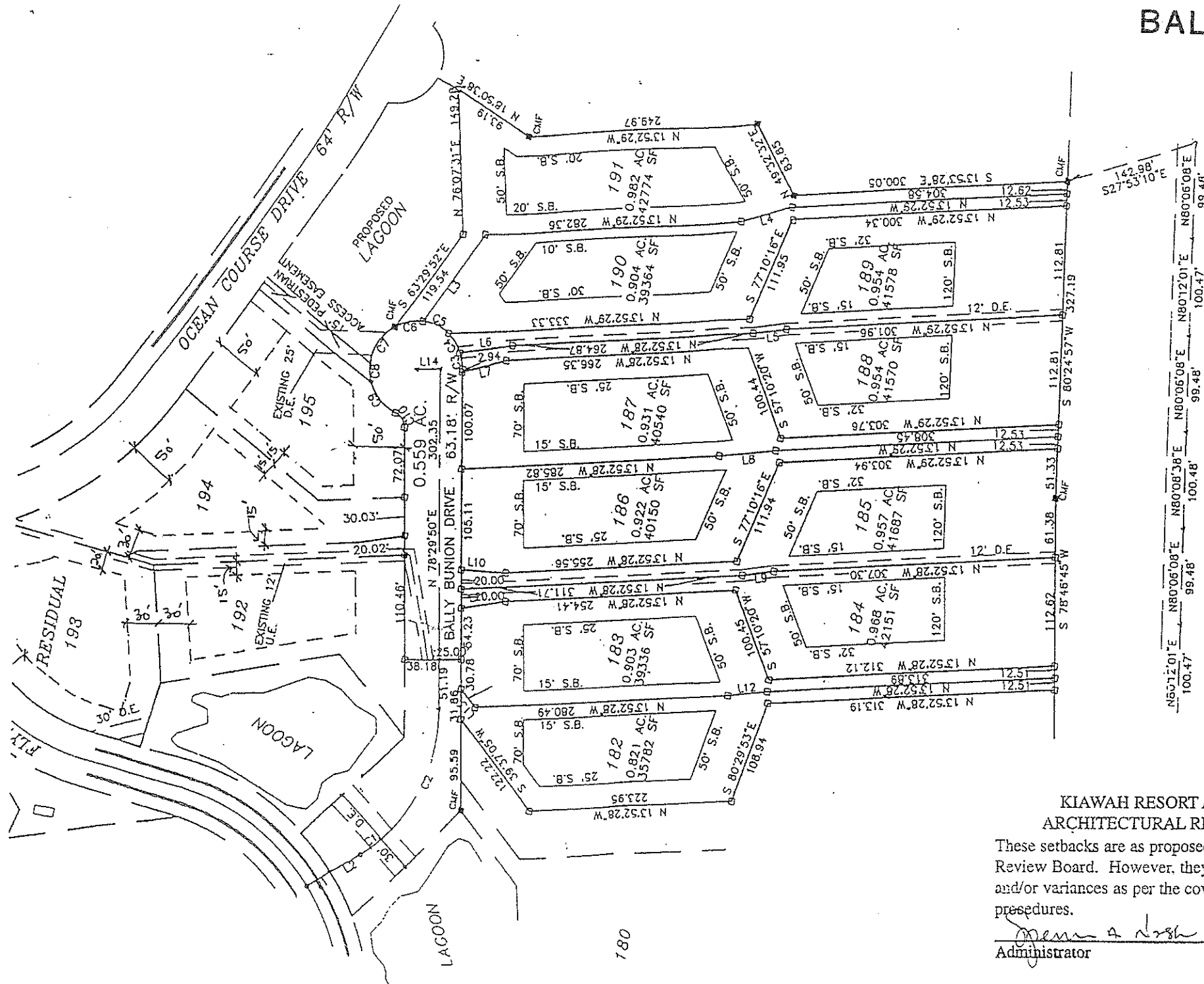
|    |                      |           |
|----|----------------------|-----------|
| 21 | Summer Islands Lane  | 1 - 20    |
| 16 | Terrapin Island Lane | 1 - 15    |
| 5  | Walker Cup Lane      | 346 - 350 |

**With Graphics Platted After 10/2005**

|    | STREET NAME     | LOT NUMBERS                                      |
|----|-----------------|--------------------------------------------------|
| 10 | Moon Tide Lane  | 320, 322, 324, 326, 328, 330, 332, 334, 336, 338 |
| 10 | Salt House Lane | 71 - 74, 76 - 79, 81, 83                         |

1138 **TOTAL**

# BALLY BUNION



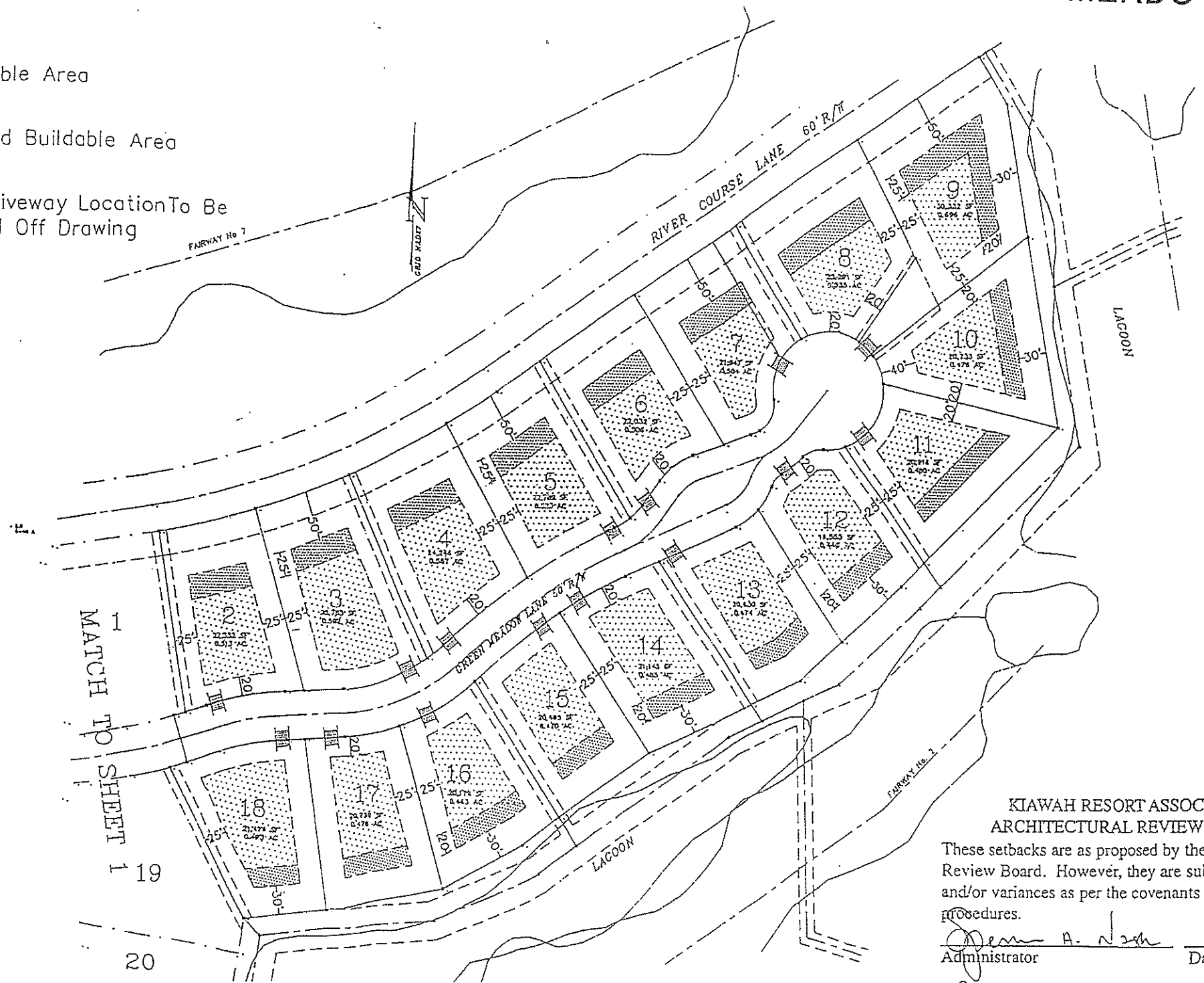
## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Mem A Nash April 30<sup>th</sup> 1991  
Administrator Date

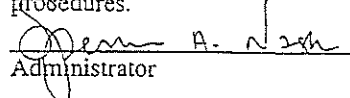
GREEN MEADOW LANE

-  Buildable Area
-  Limited Buildable Area
-  15' Driveway Location To Be Scaled Off Drawing



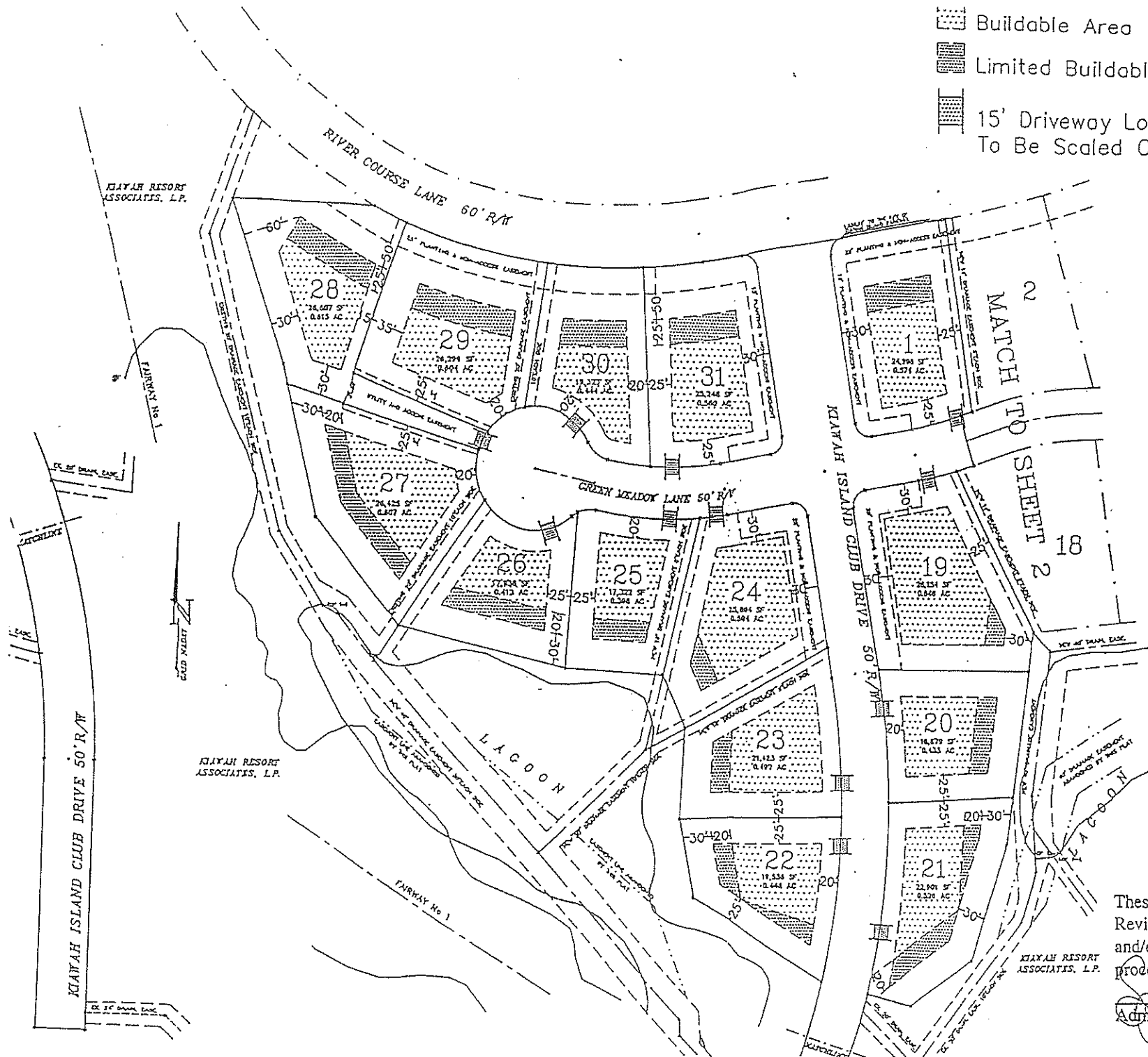
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

 A. N. 2nd  
Administrator  
8.13.97  
Date

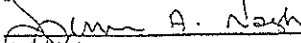
# GREEN MEADOW LANE

-  Buildable Area
-  Limited Buildable Area
-  15' Driveway Location To Be Scaled Off Drawing



## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

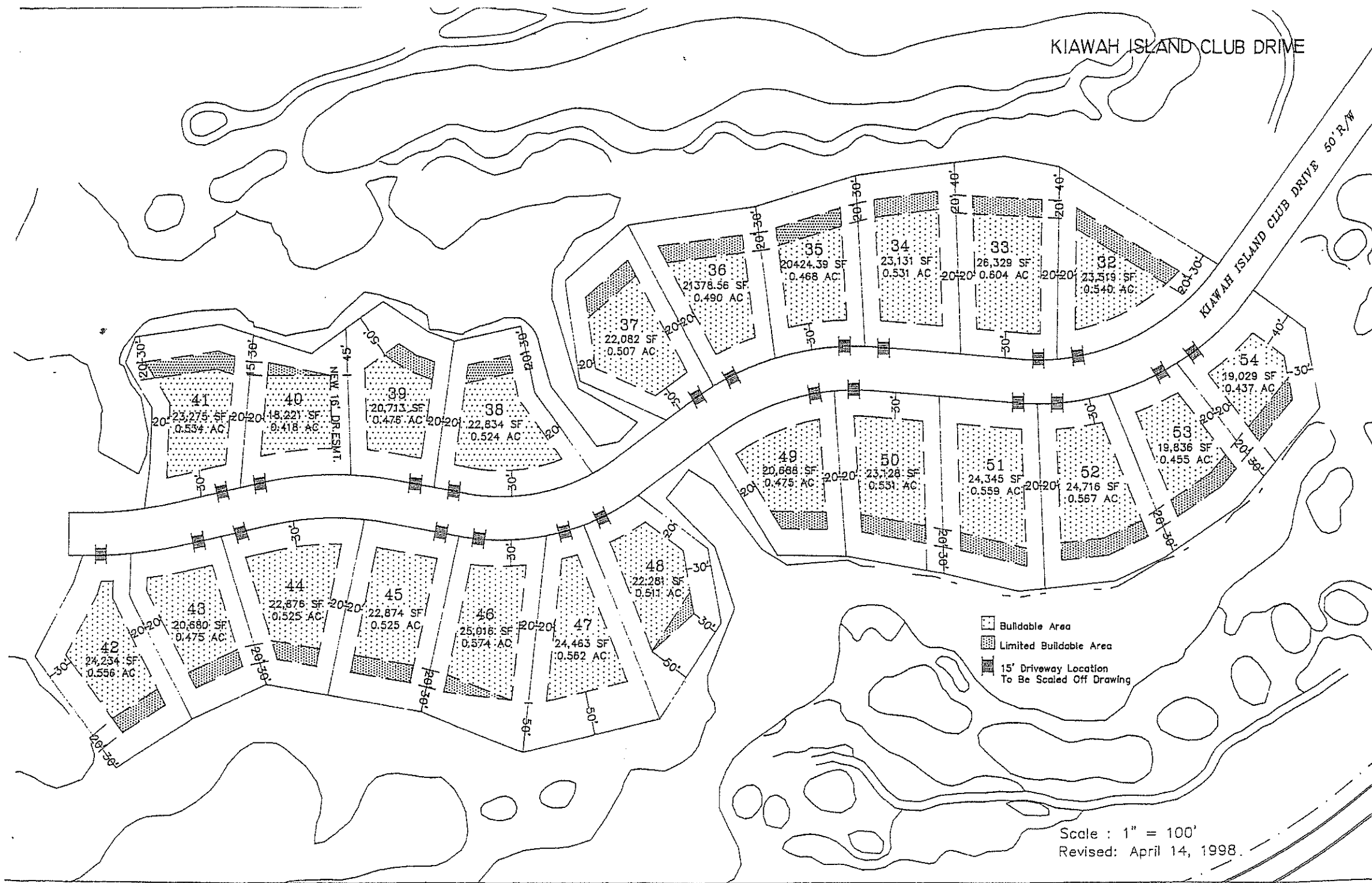
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

  
Administrator

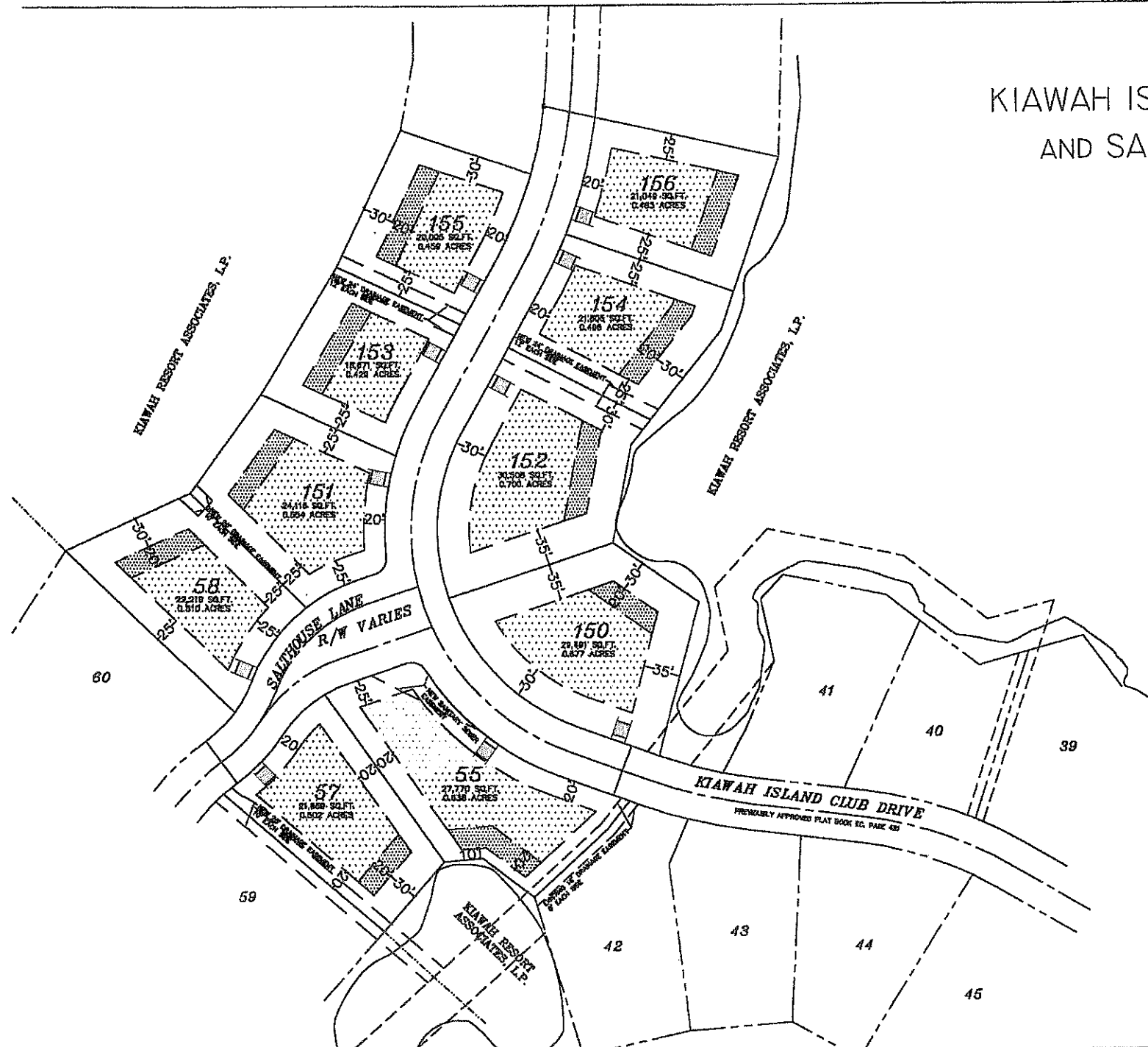
8.13.97  
Date

Scale: 1" = 100'

# KIAWAH ISLAND CLUB DRIVE

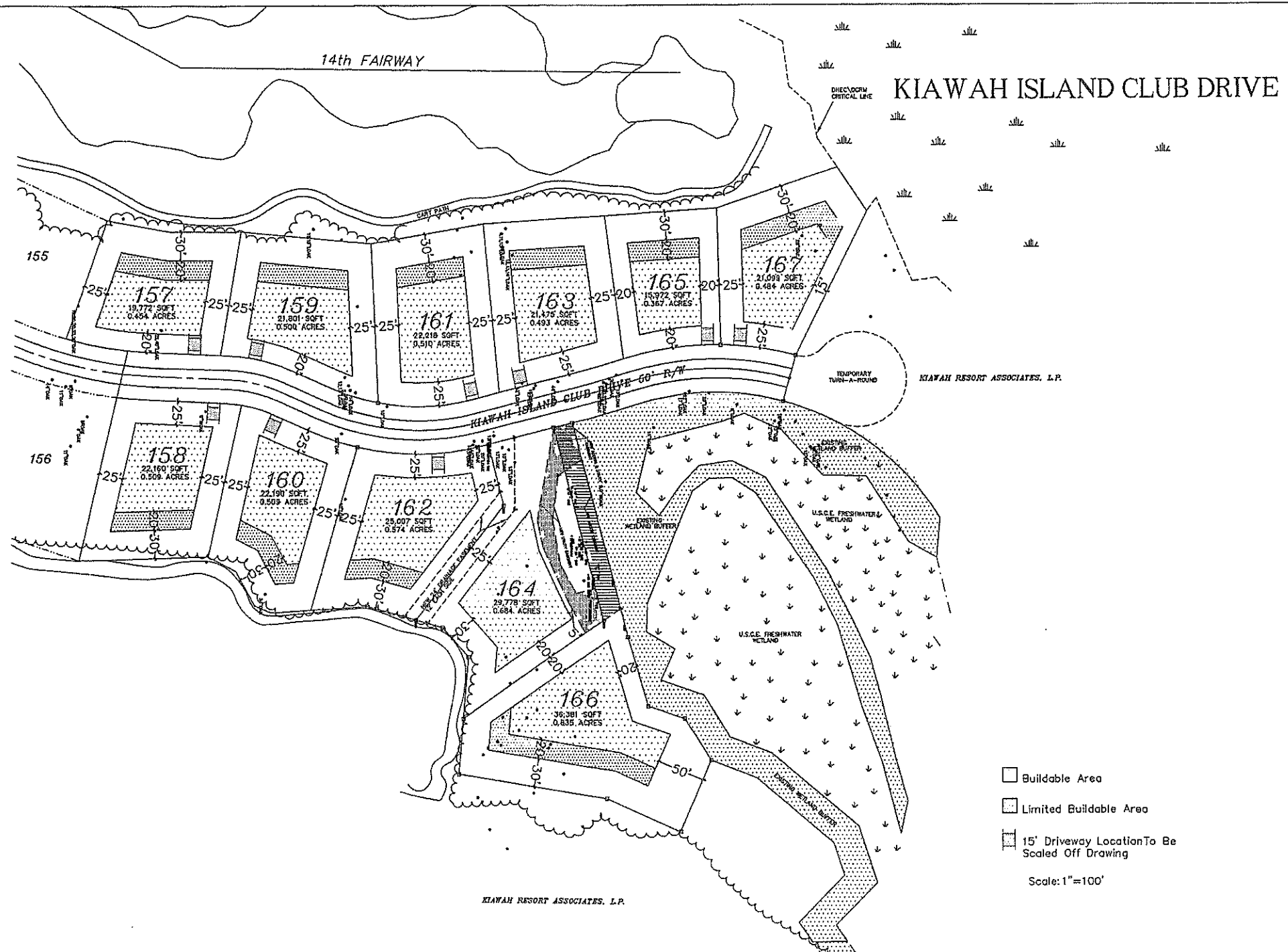


# KIAWAH ISLAND CLUB DRIVE AND SALTHOUSE LANE



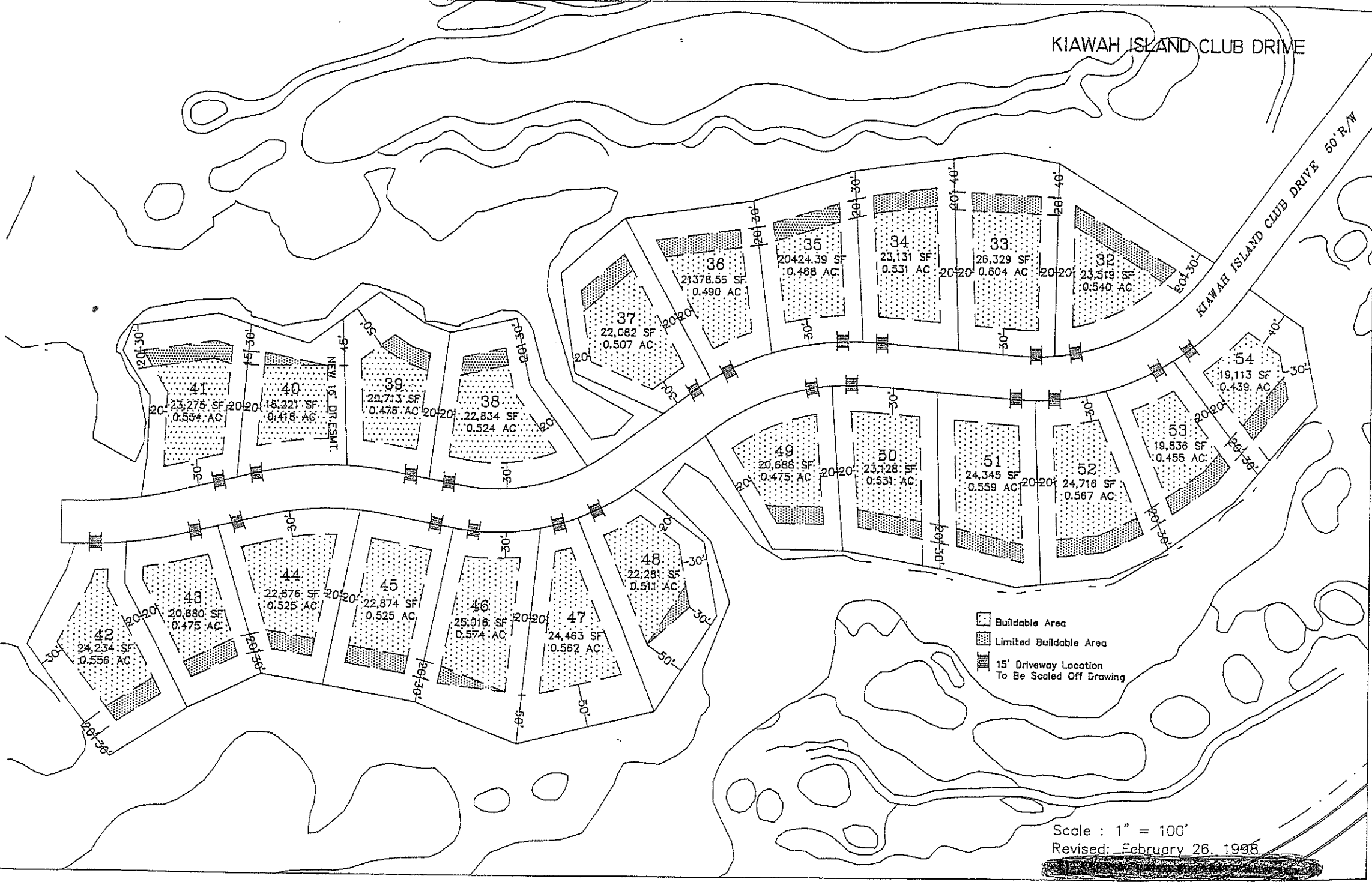
-  Bulldable Area
-  Limited Bulldable Area
-  15' Driveway Location  
To Be Scaled Off Drawing

Scale : 1" = 100'  
Revised: March 9, 1999



KIAWAH ISLAND CLUB DRIVE

KIAWAH ISLAND CLUB DRIVE 50' R/W



- Buildable Area
- Limited Buildable Area
- 15' Driveway Location To Be Scaled Off Drawing

Scale : 1" = 100'  
Revised: February 26, 1998

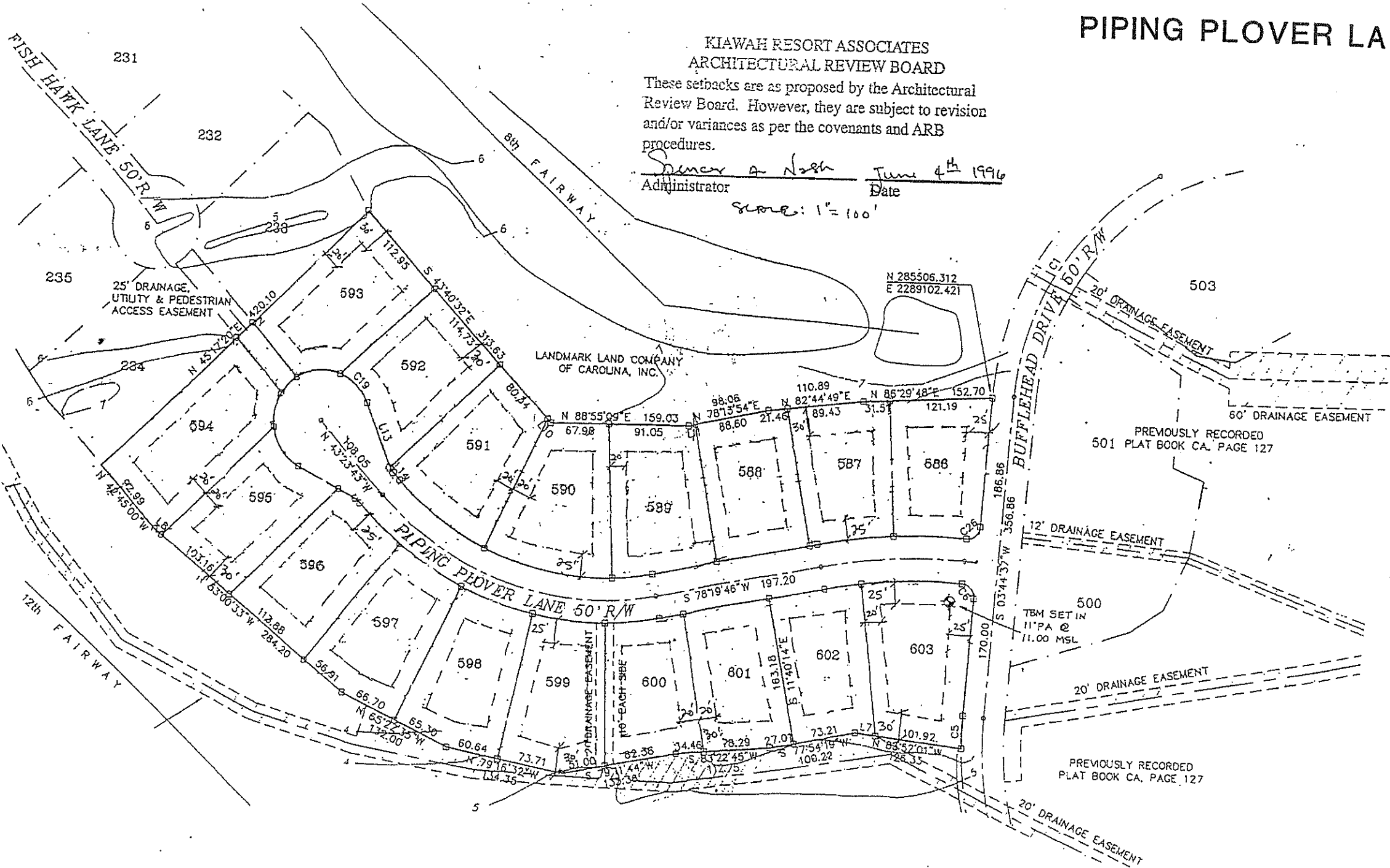
PIPING PLOVER LANE

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

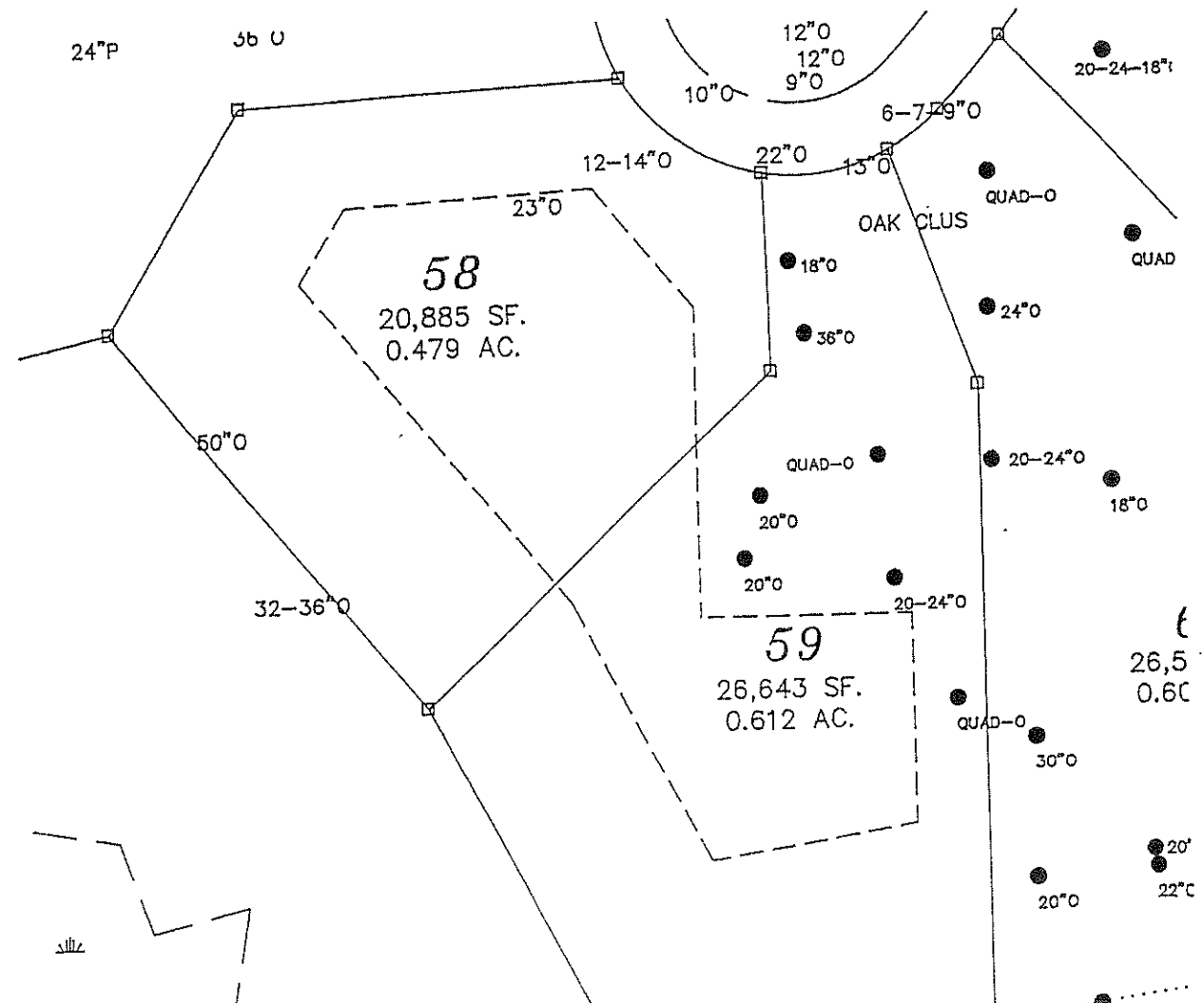
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Spencer A. Nash* June 4<sup>th</sup> 1996  
Administrator Date

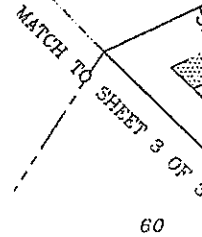
Scale: 1" = 100'



# RIVER MARSH LANE



PHASE IIIA



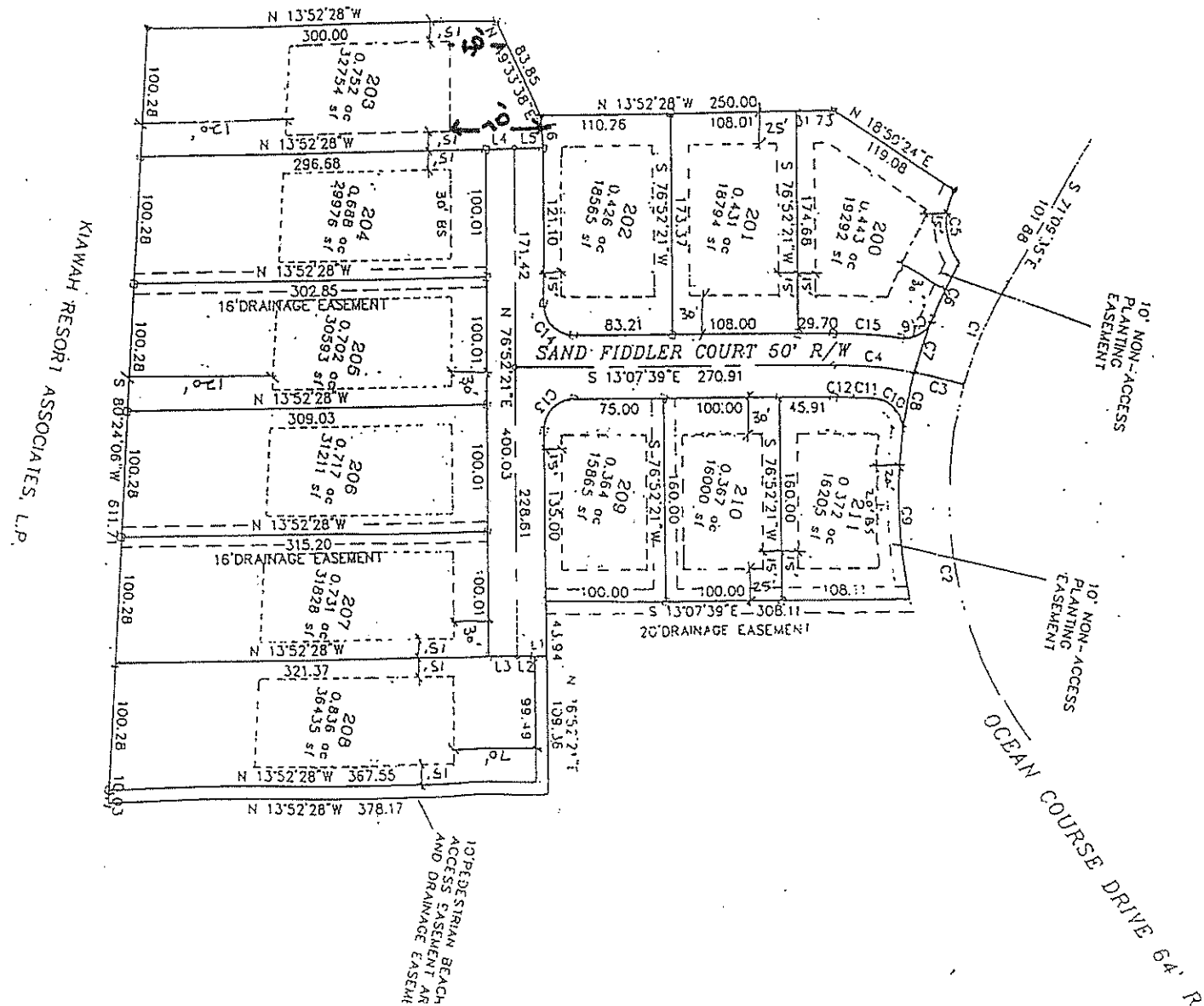
- Scale : 1" = 100'  
Revised: March 9, 1999

SAND FIDDLER COURT

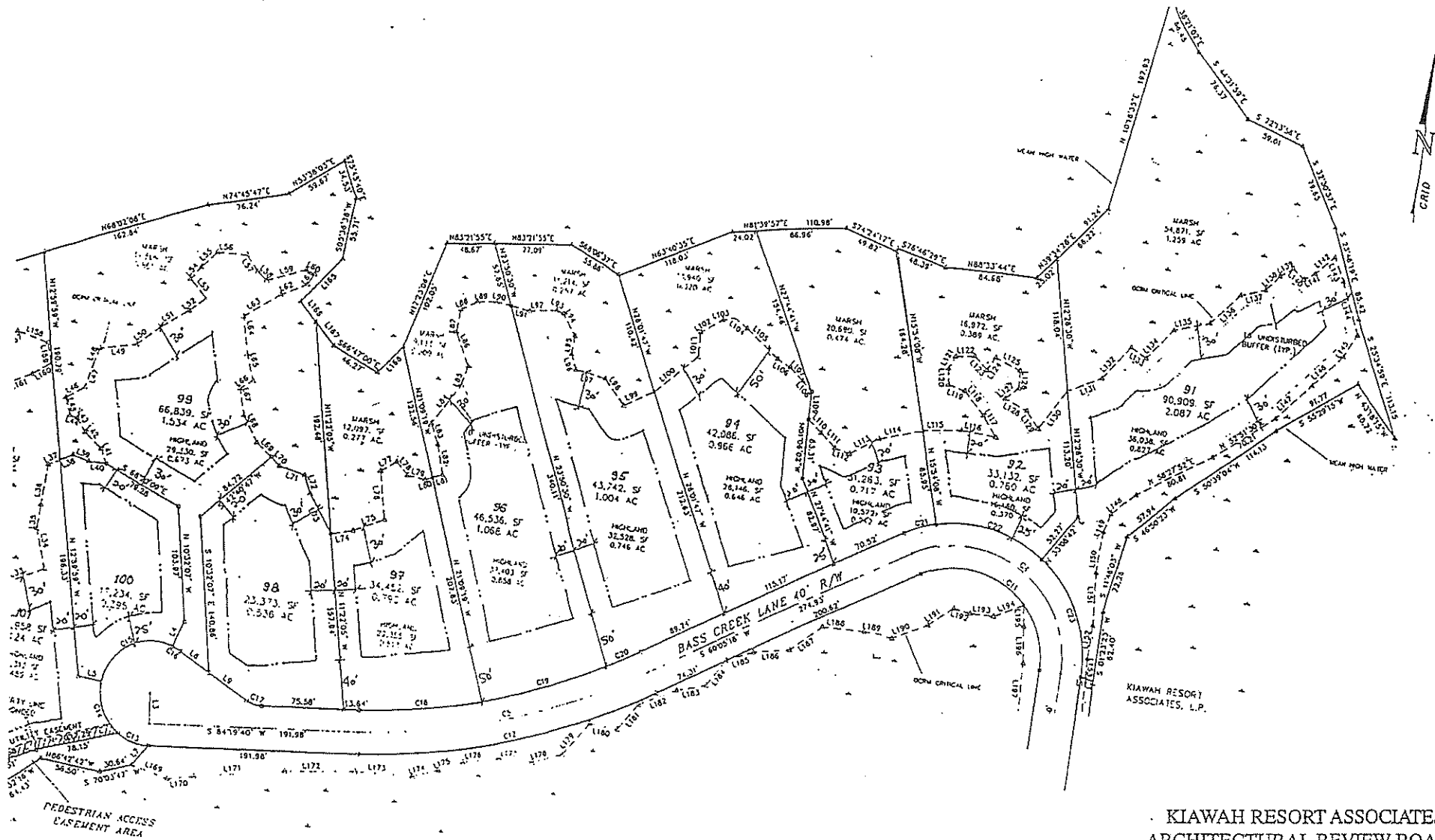
Spencer A. Nash  
Administrator

August 30 1996  
Date

Date \_\_\_\_\_



BASS CREEK LANE



KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Sam A. Nash* April 30<sup>th</sup> 1997  
Administrator Date

## 616



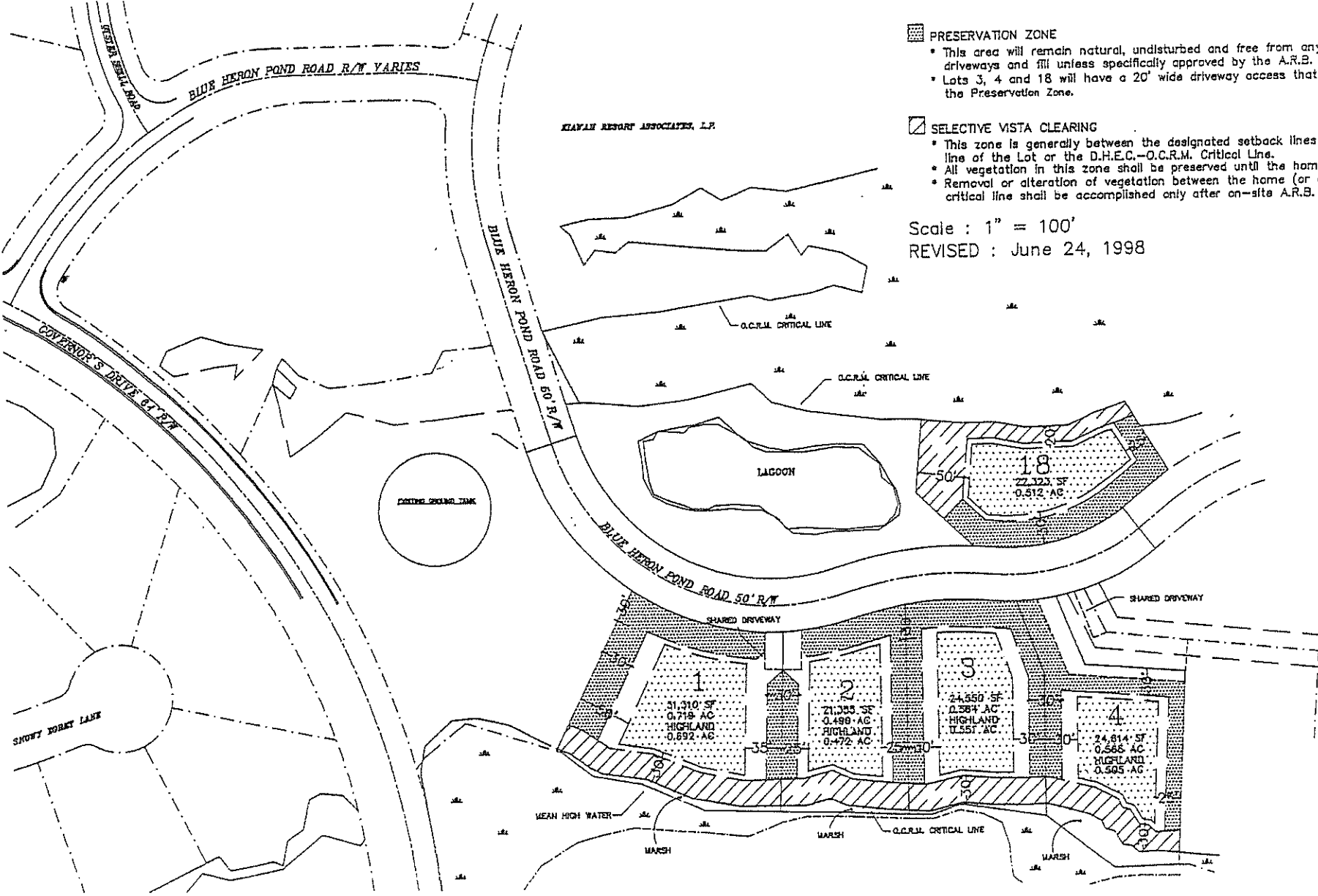
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- Lots 3, 4 and 18 will have a 20' wide driveway access that can penetrate the Preservation Zone.

☒

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.S. approval.

Scale : 1" = 100'

REVISÉ : June 24, 1998



# BLUE HERON POND ROAD

 BUILDABLE AREA

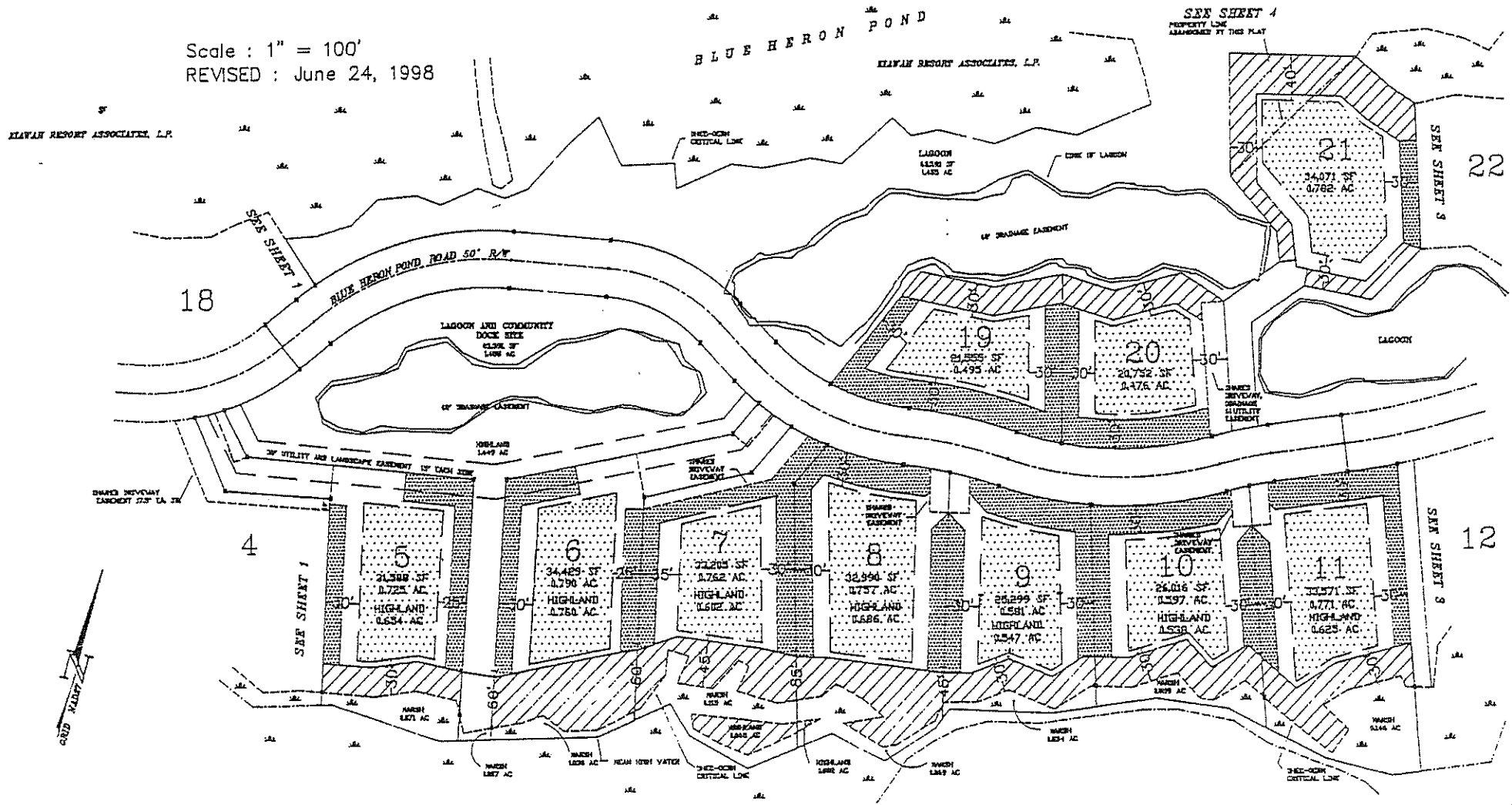
 PRESERVATION ZONE

- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- Lots 7 and 19 will have a 20' wide driveway access that can penetrate the Preservation Zone.

 SELECTIVE VISTA CLEARING

- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- All vegetation in this zone shall be preserved until the home is completely framed.
- Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : June 24, 1998



# BLUE HERON POND ROAD

 BUILDABLE AREA

 PRESERVATION ZONE

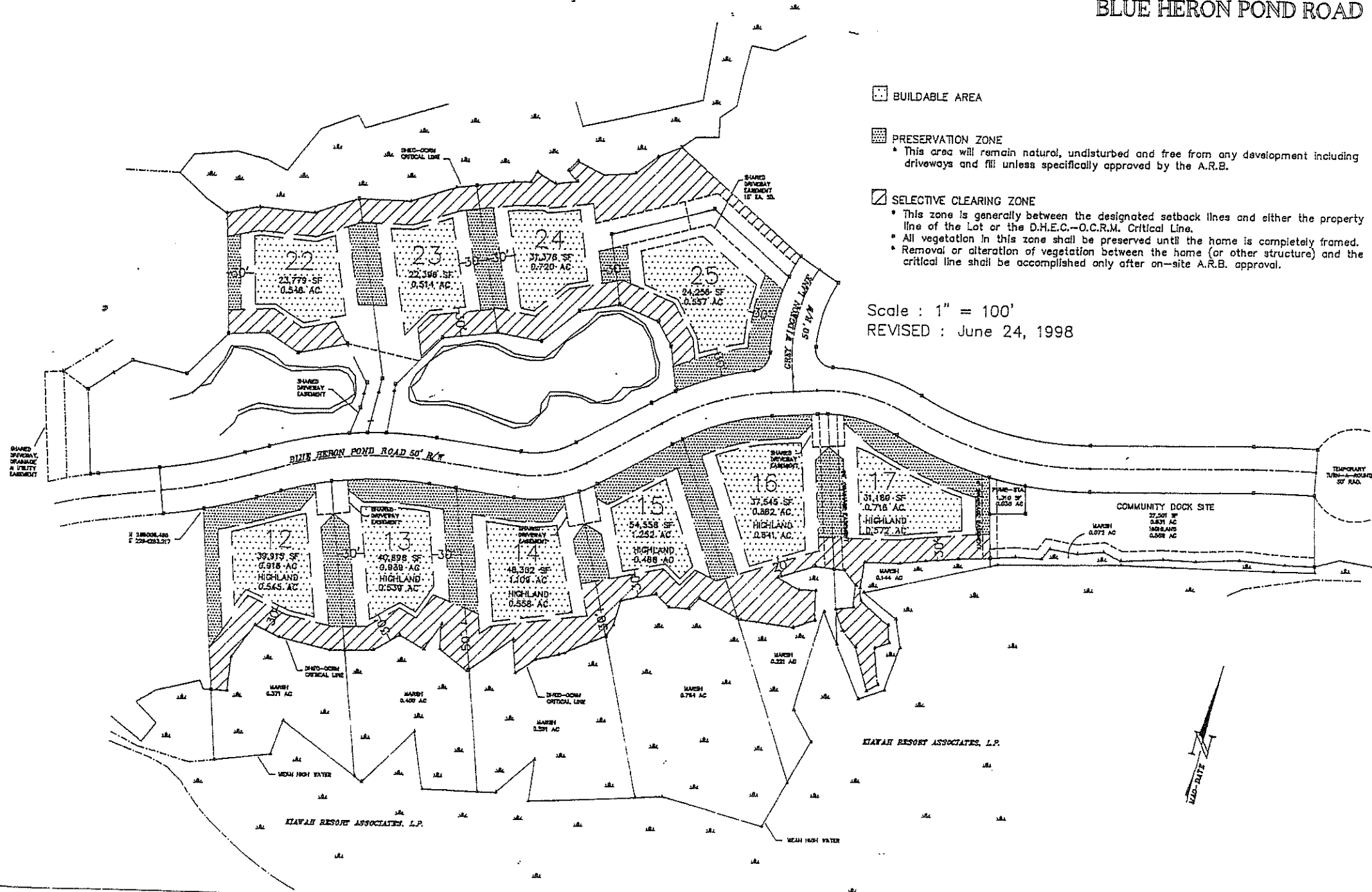
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE CLEARING ZONE

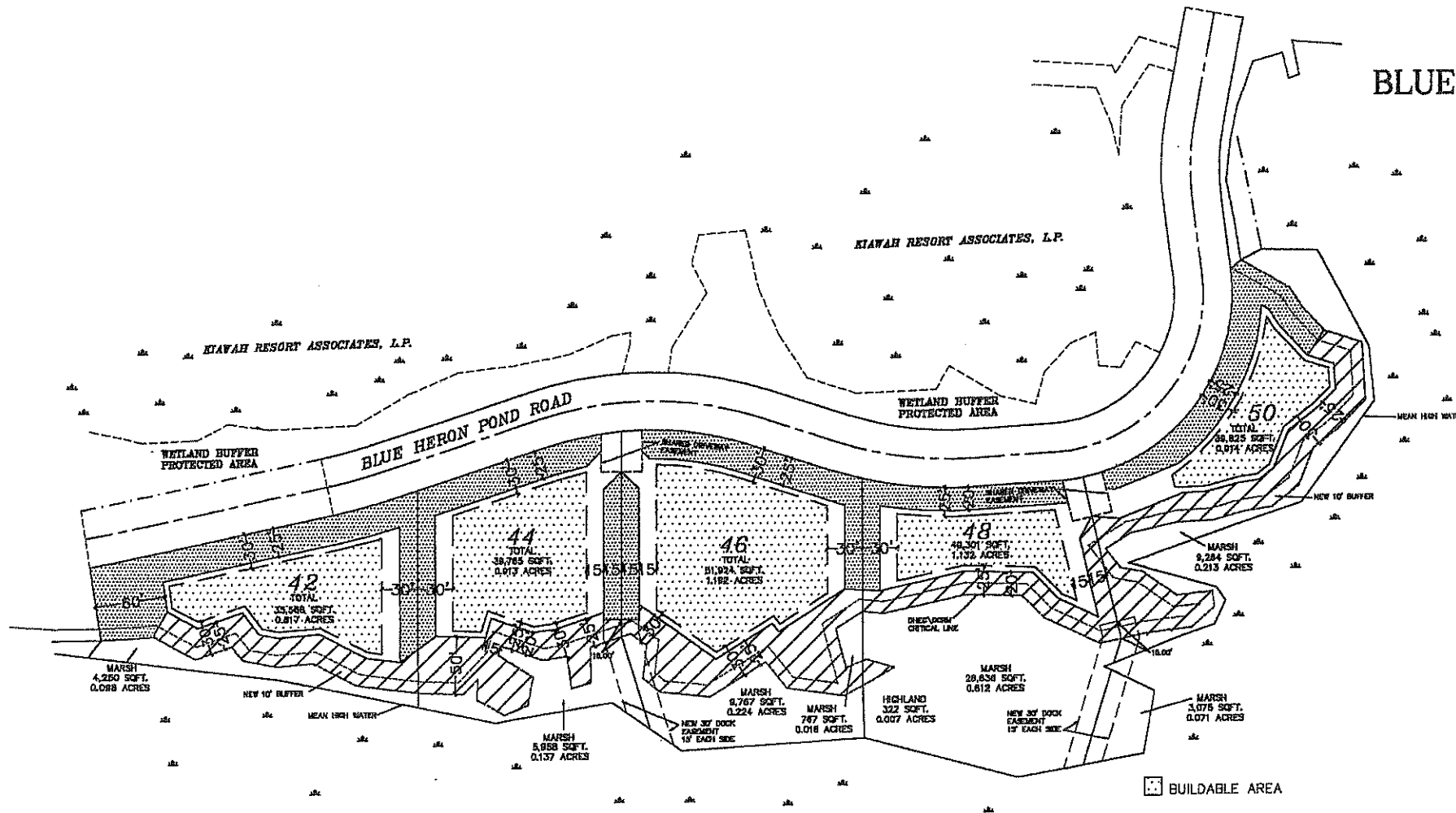
\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
 \* All vegetation in this zone shall be preserved until the home is completely framed.  
 \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'

REVISED : June 24, 1998



# BLUE HERON POND ROAD



■ BUILDABLE AREA

■ PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lot 42 will have a 20' wide driveway access that can penetrate the Preservation Zone.

▨ SELECTIVE CLEARING ZONE

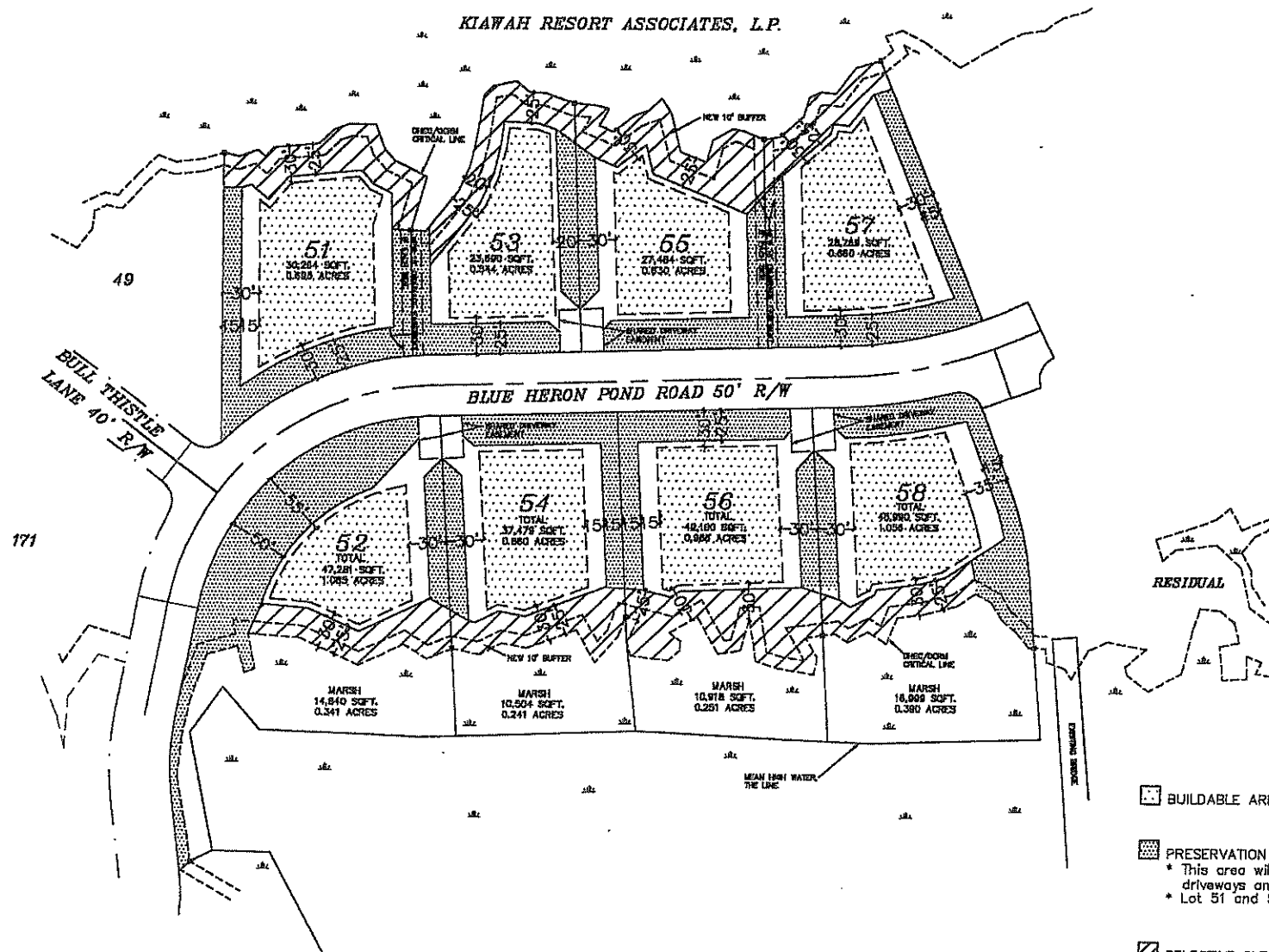
- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'

REVISED : April 3, 2000

KIAWAH RESORT ASSOCIATES, L.P.

# BLUE HERON POND ROAD



BUILDABLE AREA

PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lot 51 and 57 will have a 20' wide driveway access that can penetrate the Preservation Zone.

SELECTIVE CLEARING ZONE

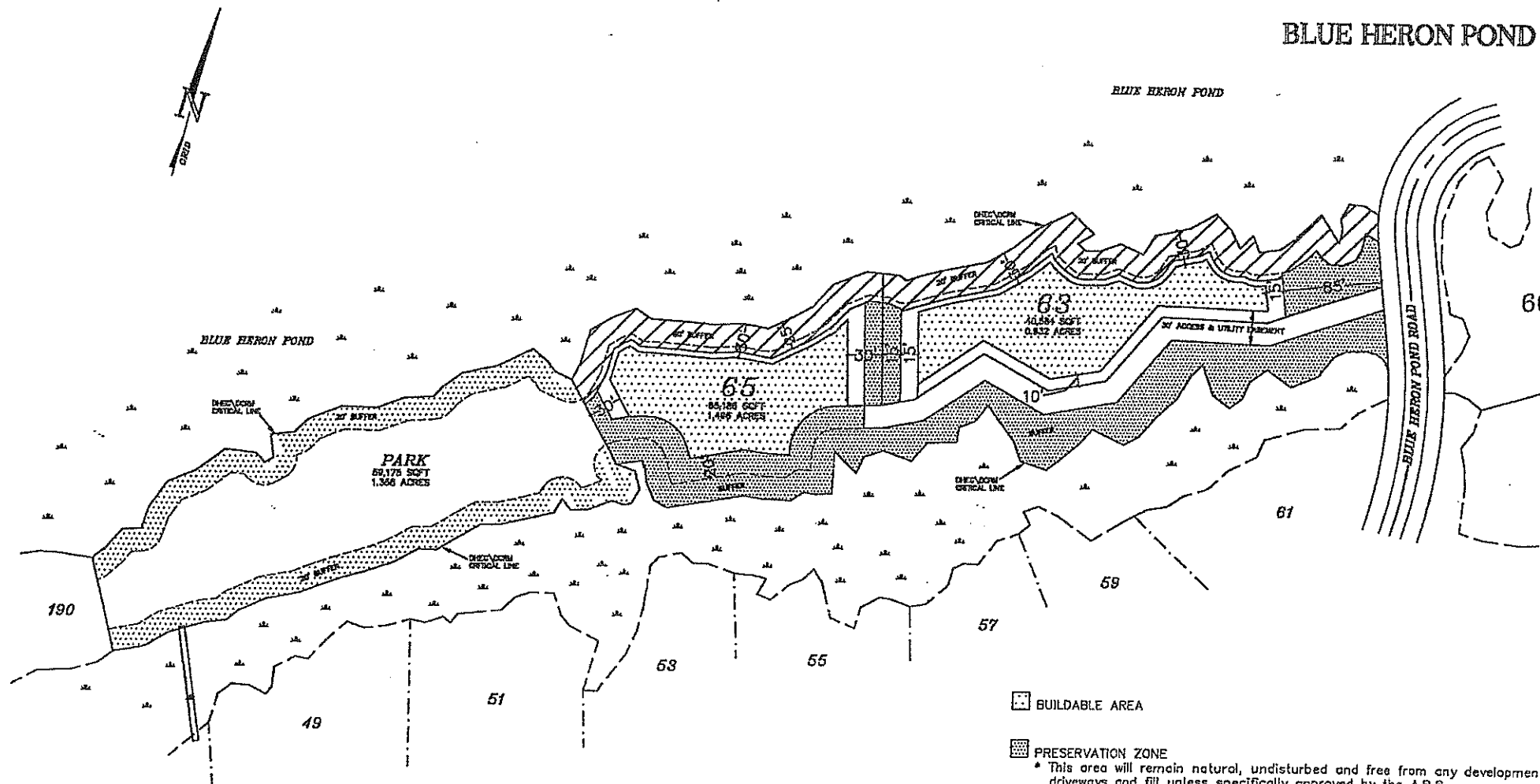
- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'

REVISED : March 15, 2000

Exhibit "B"

# BLUE HERON POND ROAD



 BUILDABLE AREA

 PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lot 65 will have a 20' wide driveway access that can penetrate the Selective Clearing Zone and the Preservation Zone.

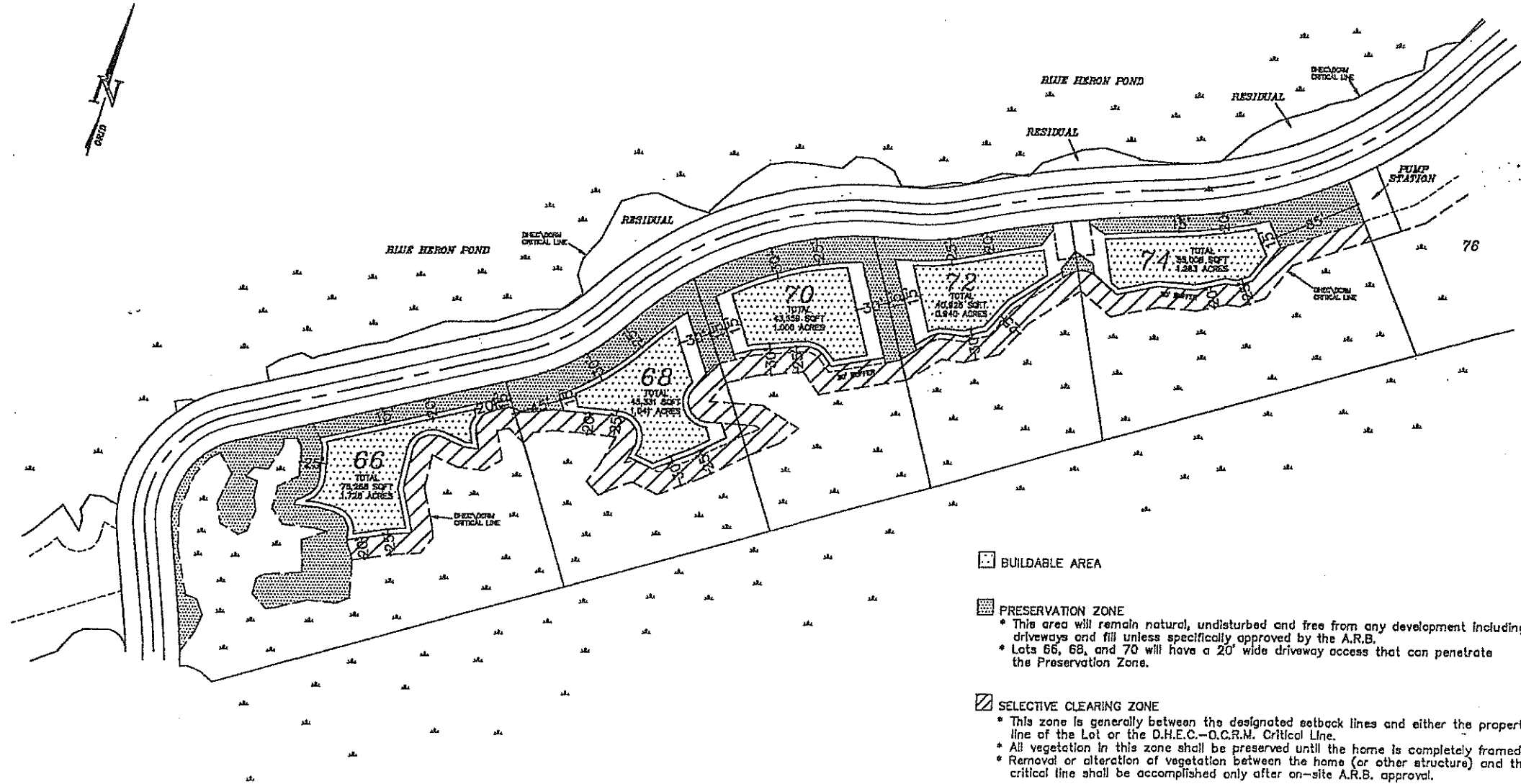
 SELECTIVE CLEARING ZONE

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

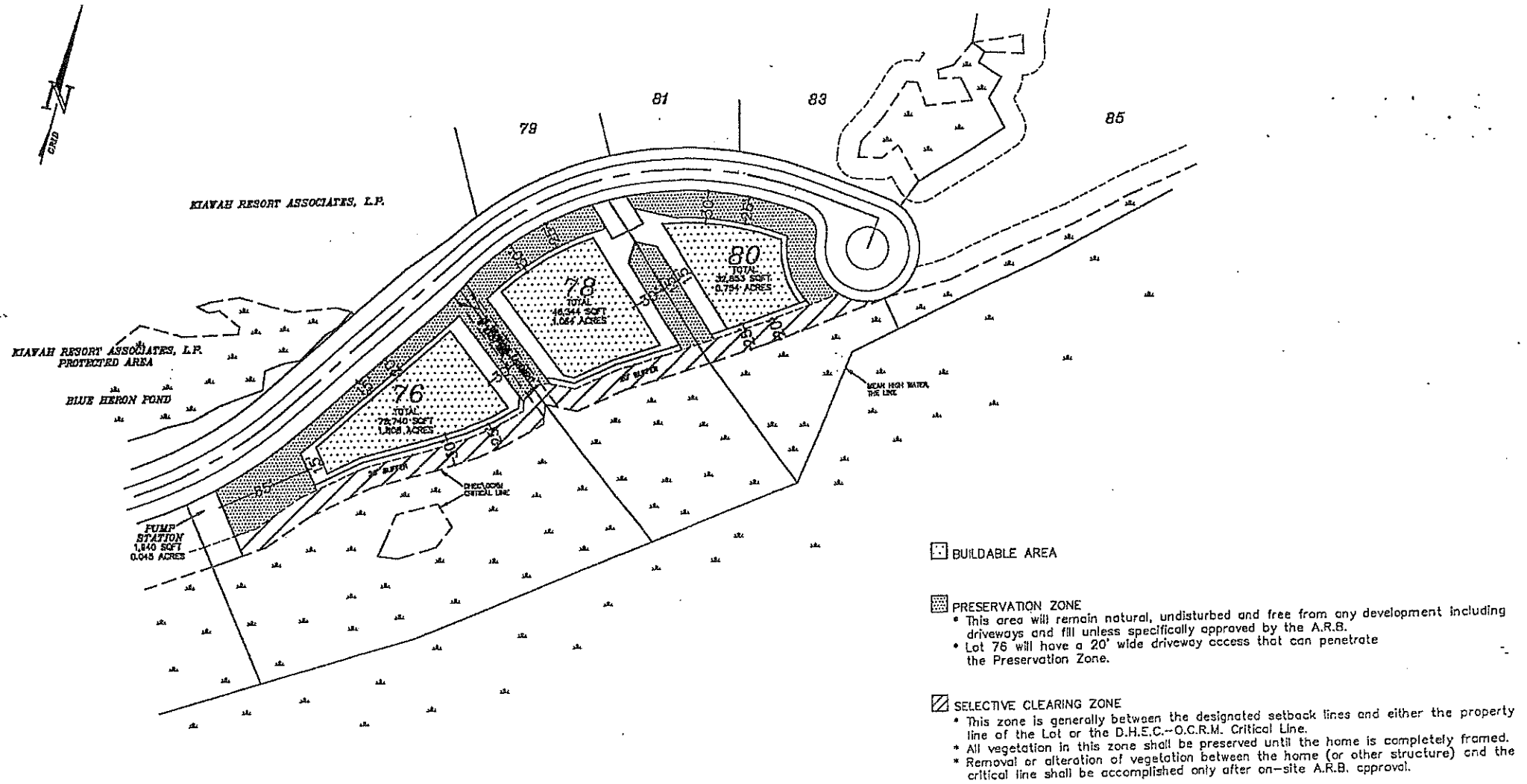
Scale : 1" = 100'

REVISED : March 20, 2002

# BLUE HERON POND ROAD



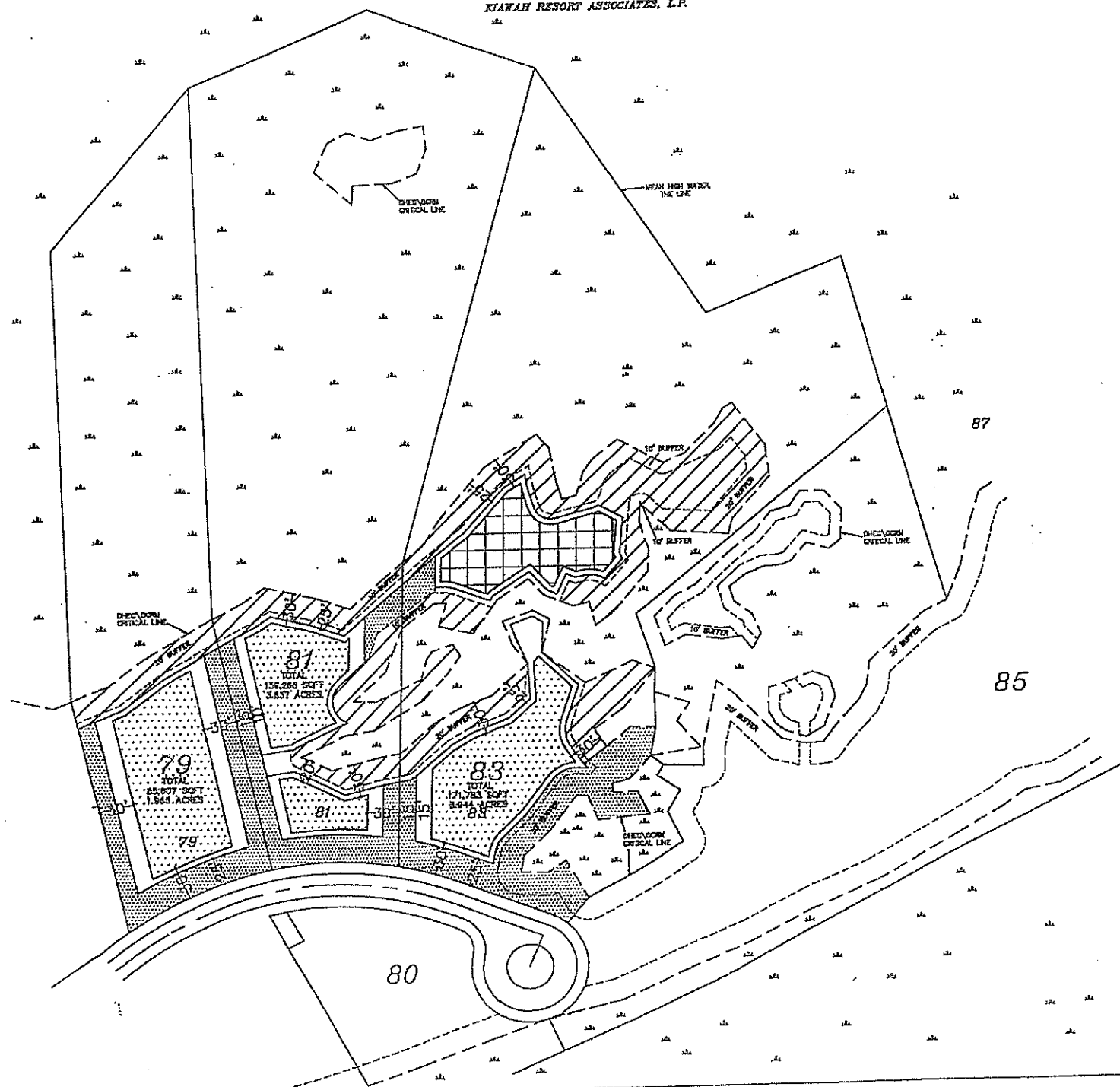
# BLUE HERON POND ROAD



Scale : 1" = 100'  
 REVISED : March 20, 2002

KIAWAH RESORT ASSOCIATES, L.P.

# BLUE HERON POND ROAD



BUILDABLE AREA

LIMITED BUILDABLE AREA (Limiting to 2000 SF and a Maximum of 1 1/2 Stories)

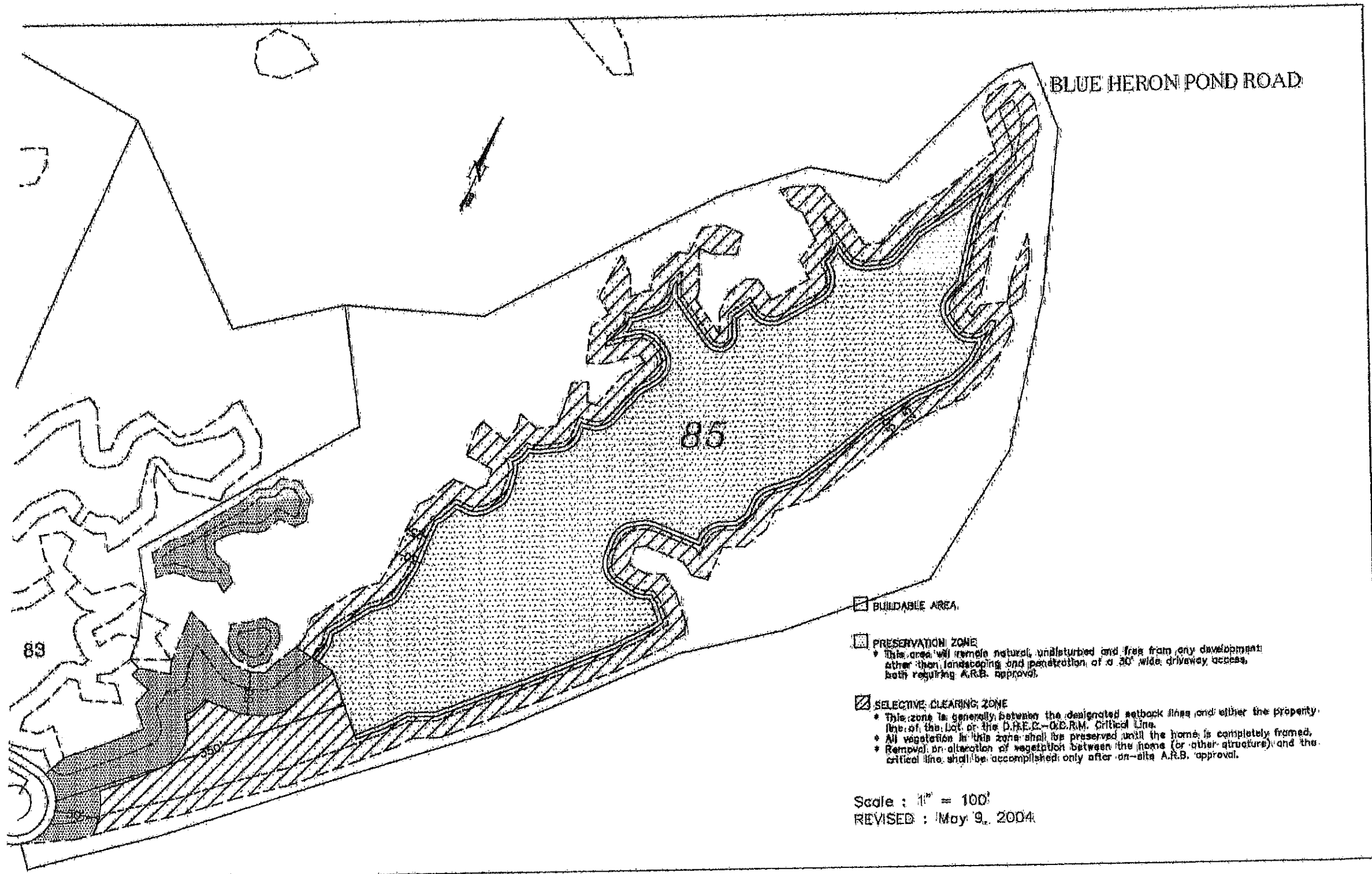
PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lots 79, 81, and 83 will have a 20' wide driveway access that can penetrate the Preservation Zone.

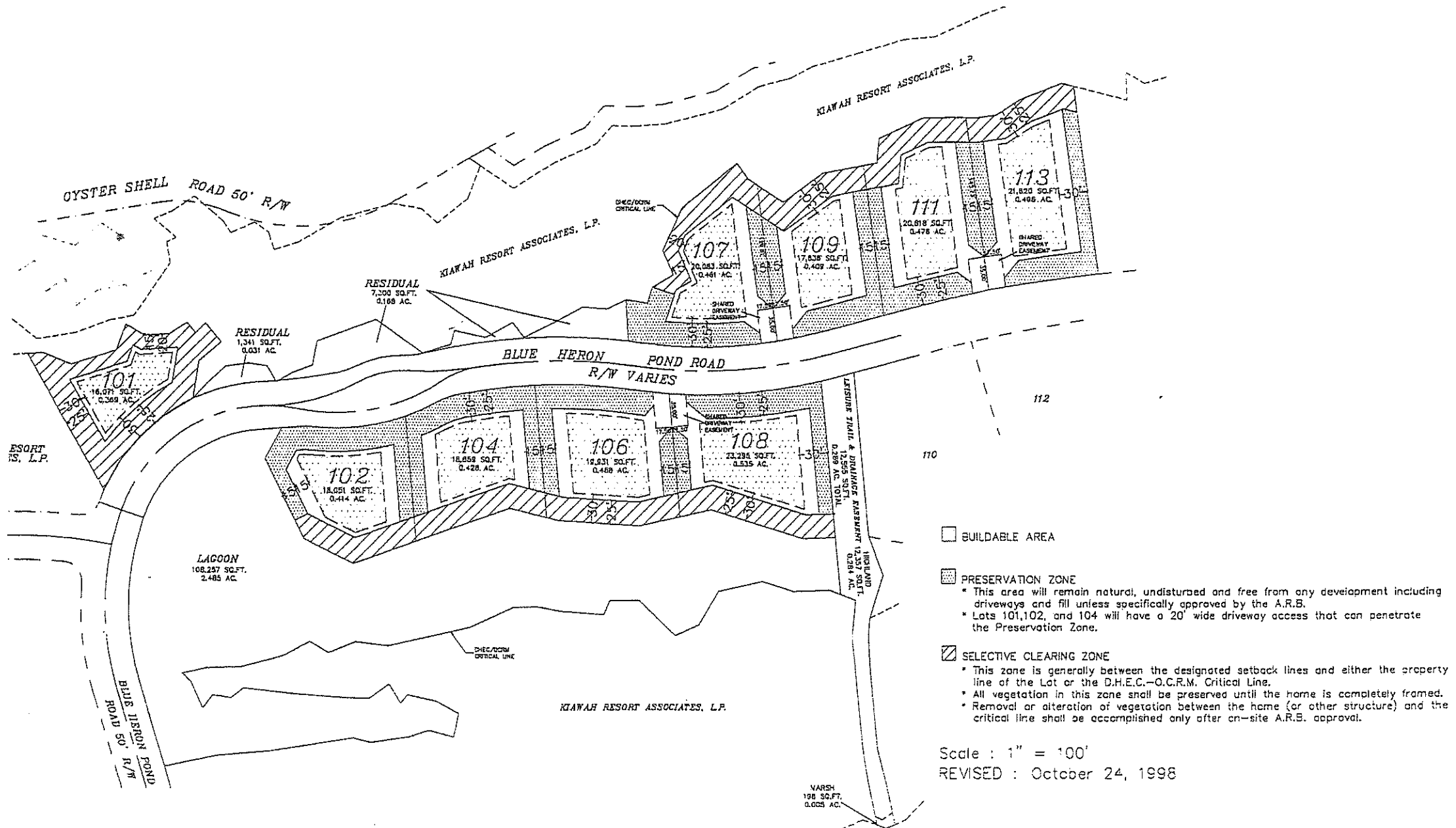
SELECTIVE CLEARING ZONE

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 29, 2002



BLUE HERON POND ROAD



BLUE HERON POND ROAD

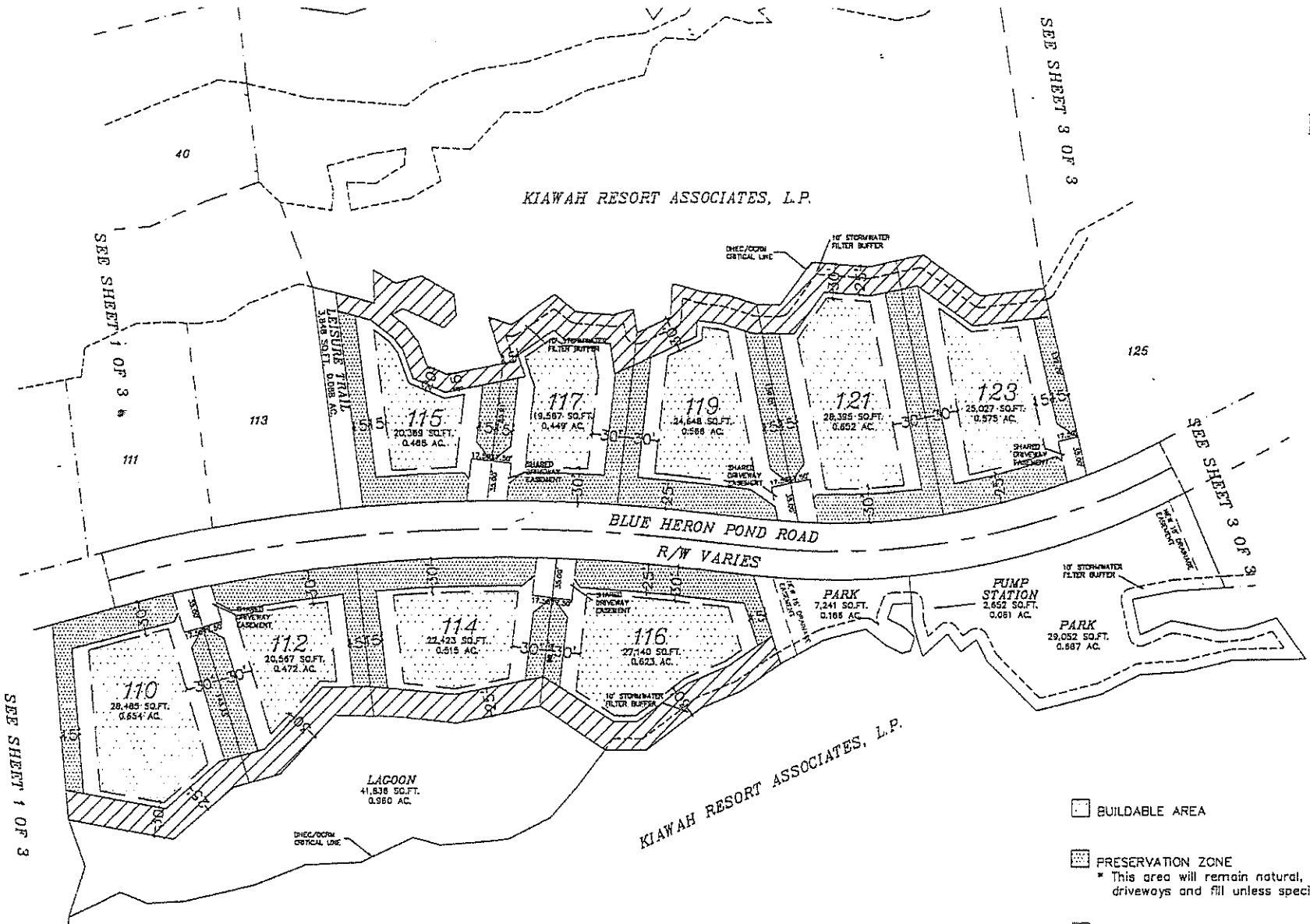
KIAWAH RESORT ASSOCIATES, L.P.

SEE SHEET 3 OF 3

SEE SHEET 1 OF 3

SEE SHEET 3 OF 3

SEE SHEET 1 OF 3



- ☐ BUILDABLE AREA
- ☒ PRESERVATION ZONE
  - \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- ☒ SELECTIVE CLEARING ZONE
  - \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - \* All vegetation in this zone shall be preserved until the home is completely framed.
  - \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : October 24, 1998

BLUE HERON POND ROAD

☐ BUILDABLE AREA

☐ PRESERVATION ZONE

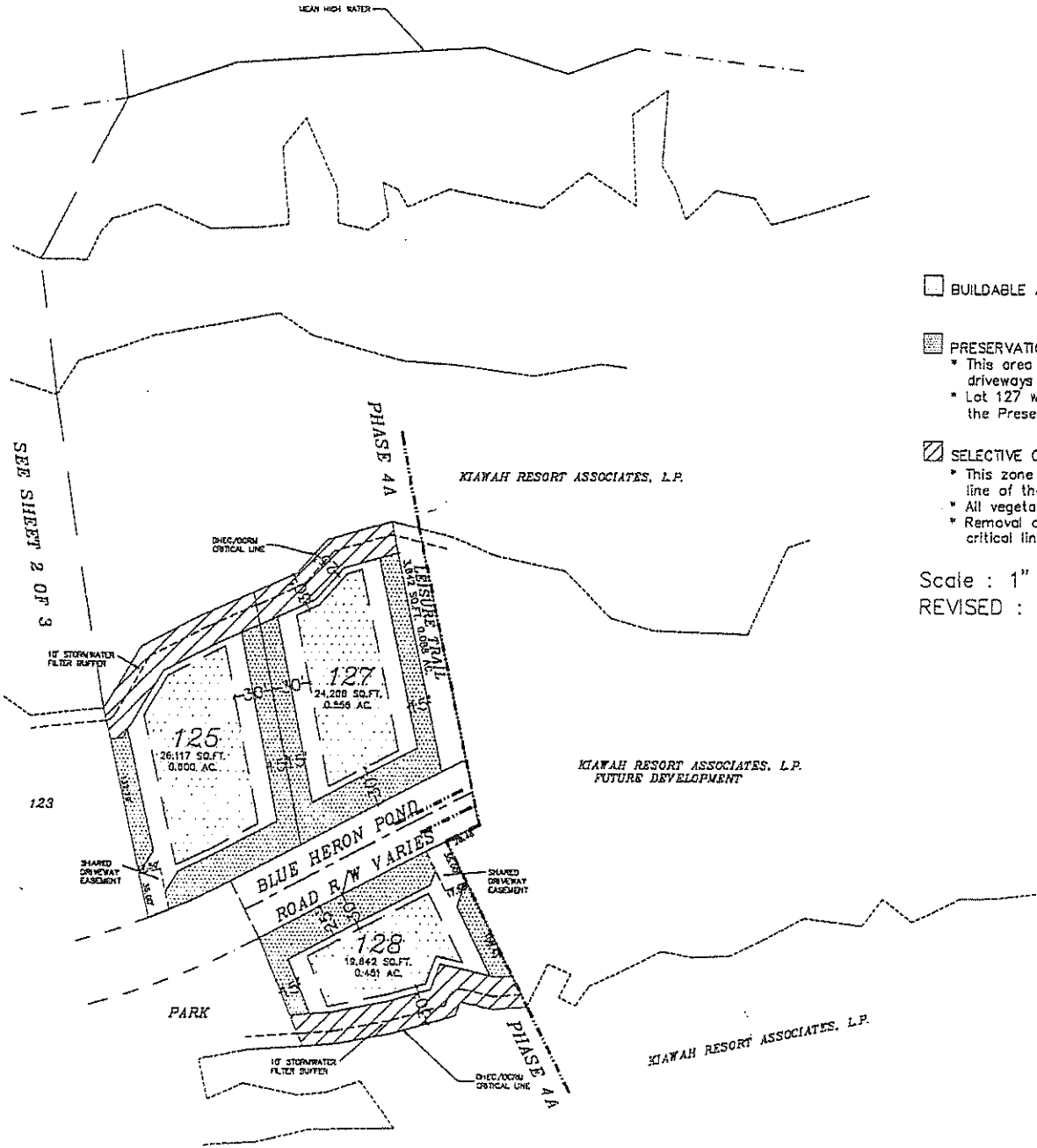
- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lot 127 will have a 20' wide driveway access that can penetrate the Preservation Zone.

☒ SELECTIVE CLEARING ZONE

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

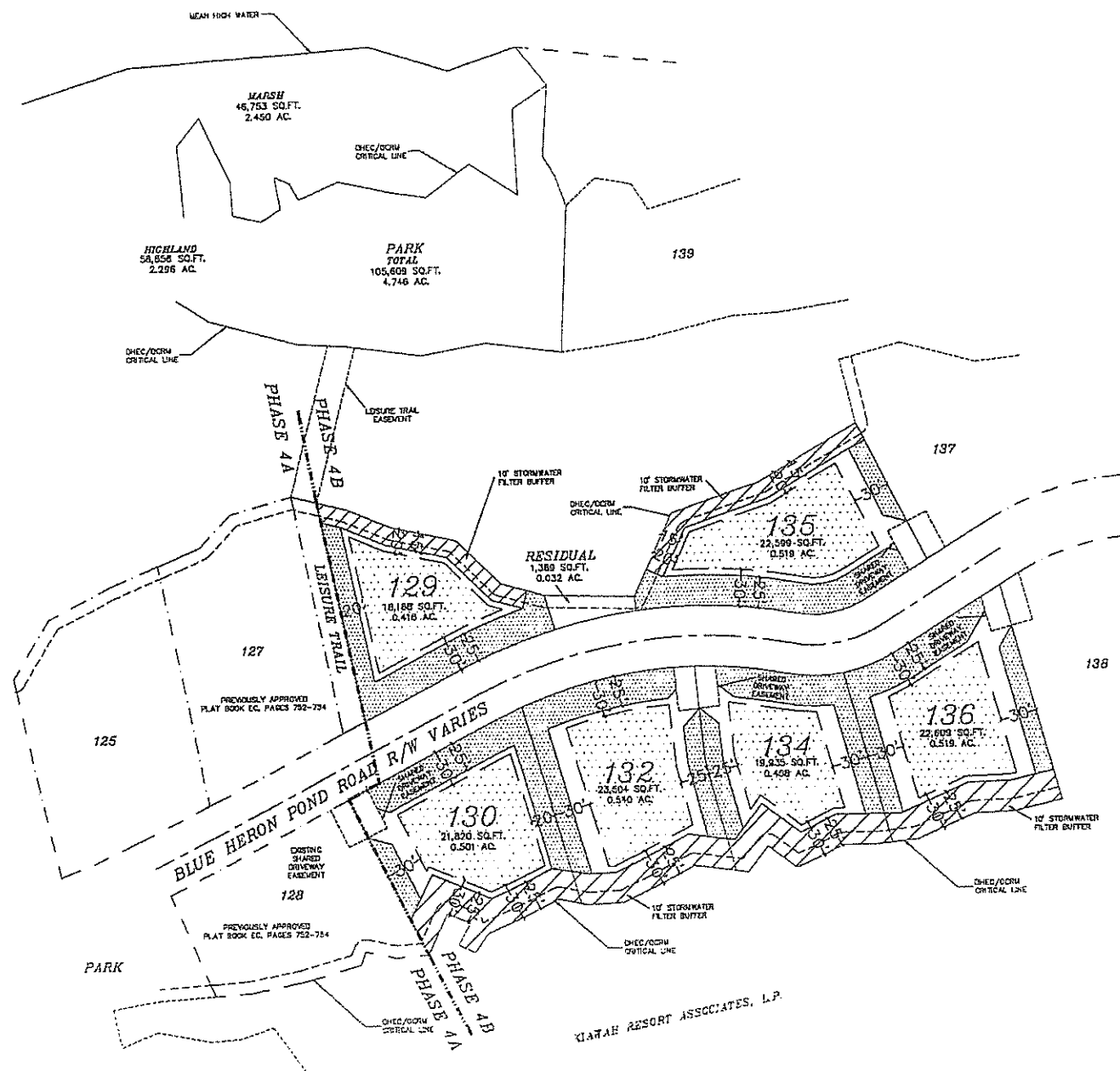
Scale : 1" = 100'

REVISED : October 24, 1998



BLUE HERON POND ROAD

MAWAH RESORT ASSOCIATES, L.P.



 BUILDABLE AREA

 PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lot 129 will have a 20' wide driveway access that can penetrate the Preservation Zone.

 SELECTIVE CLEARING ZONE

2. **SELECTIVE CLEARING ZONE**
- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
  - All vegetation in this zone shall be preserved until the home is completely framed.
  - Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

Scale : 1" = 100'

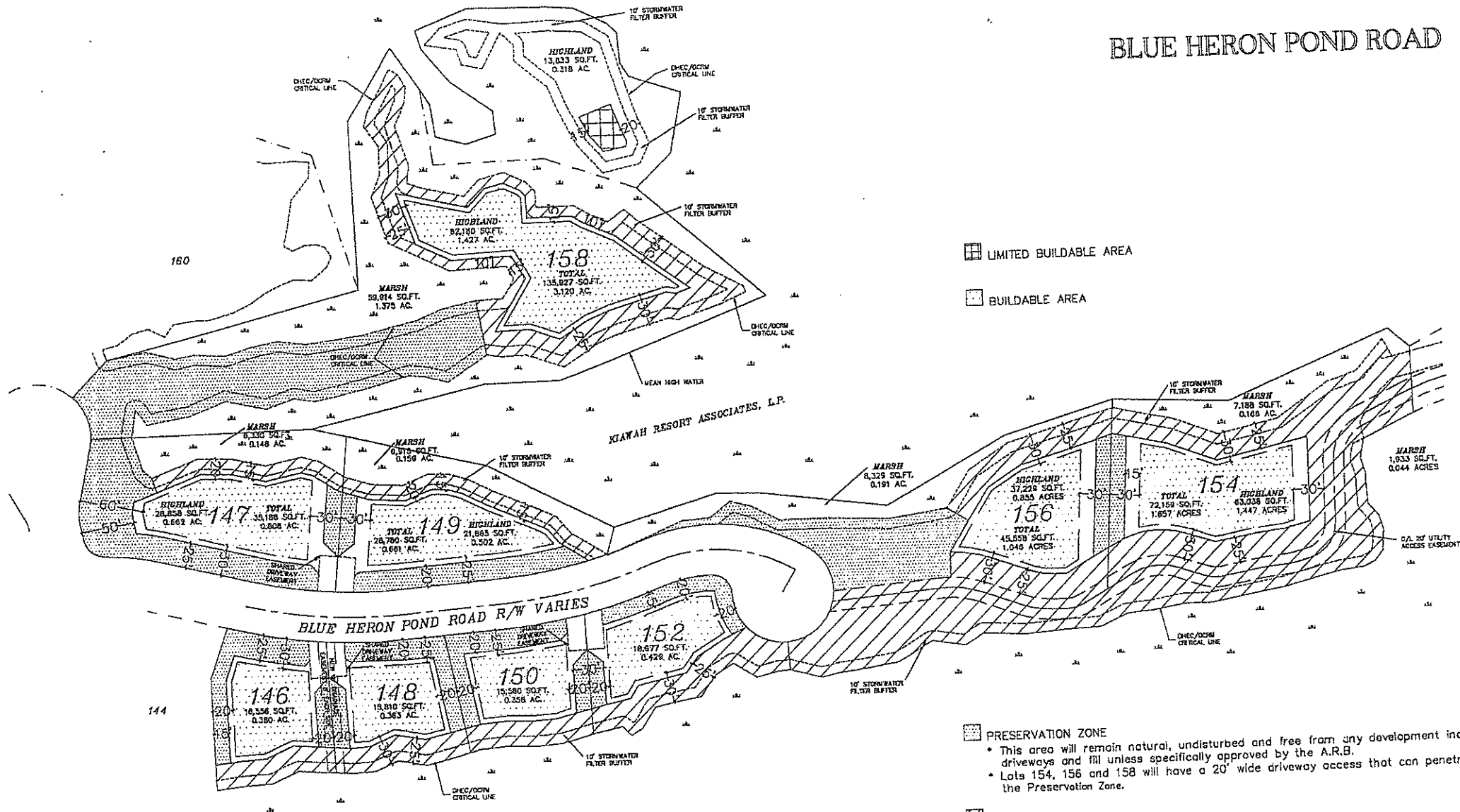
REVISÉ : July 28, 1999

[illegible]

KIAWAH RESORT ASSOCIATES, L.P.

- Scale : 1" = 100'  
REVISED : July 28, 1999

# BLUE HERON POND ROAD



LIMITED BUILDABLE AREA

BUILDABLE AREA

PRESERVATION ZONE

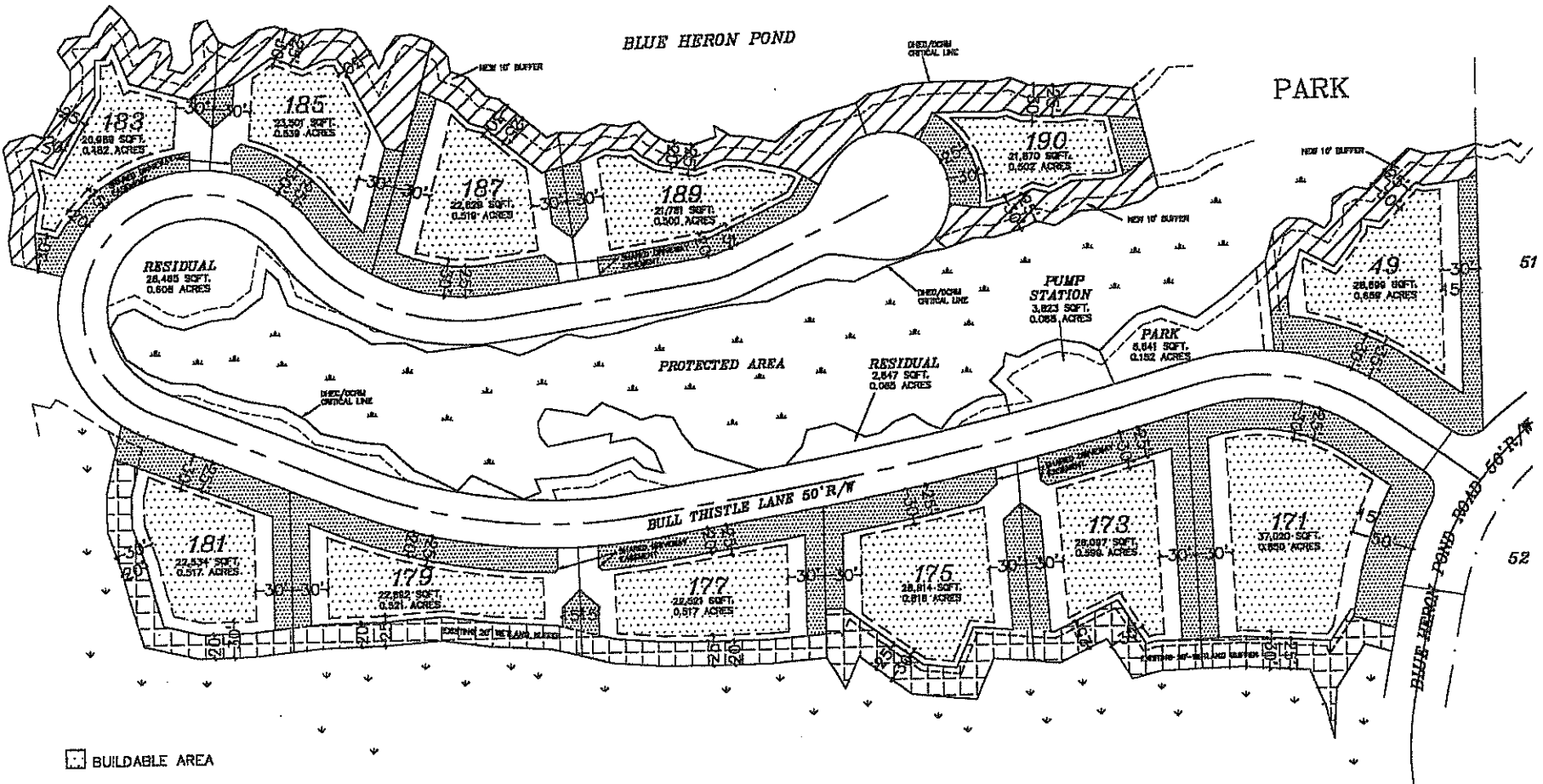
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- Lots 154, 156 and 158 will have a 20' wide driveway access that can penetrate the Preservation Zone.

SELECTIVE CLEARING ZONE

- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- All vegetation in this zone shall be preserved until the home is completely framed.
- Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : July 28, 1999

BULL THISTLE LANE



BUILDABLE AREA

PRESERVATION ZONE

- \* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- \* Lots 49, 171, 181 and 190 will have a 20' wide driveway access that can penetrate the Preservation Zone.

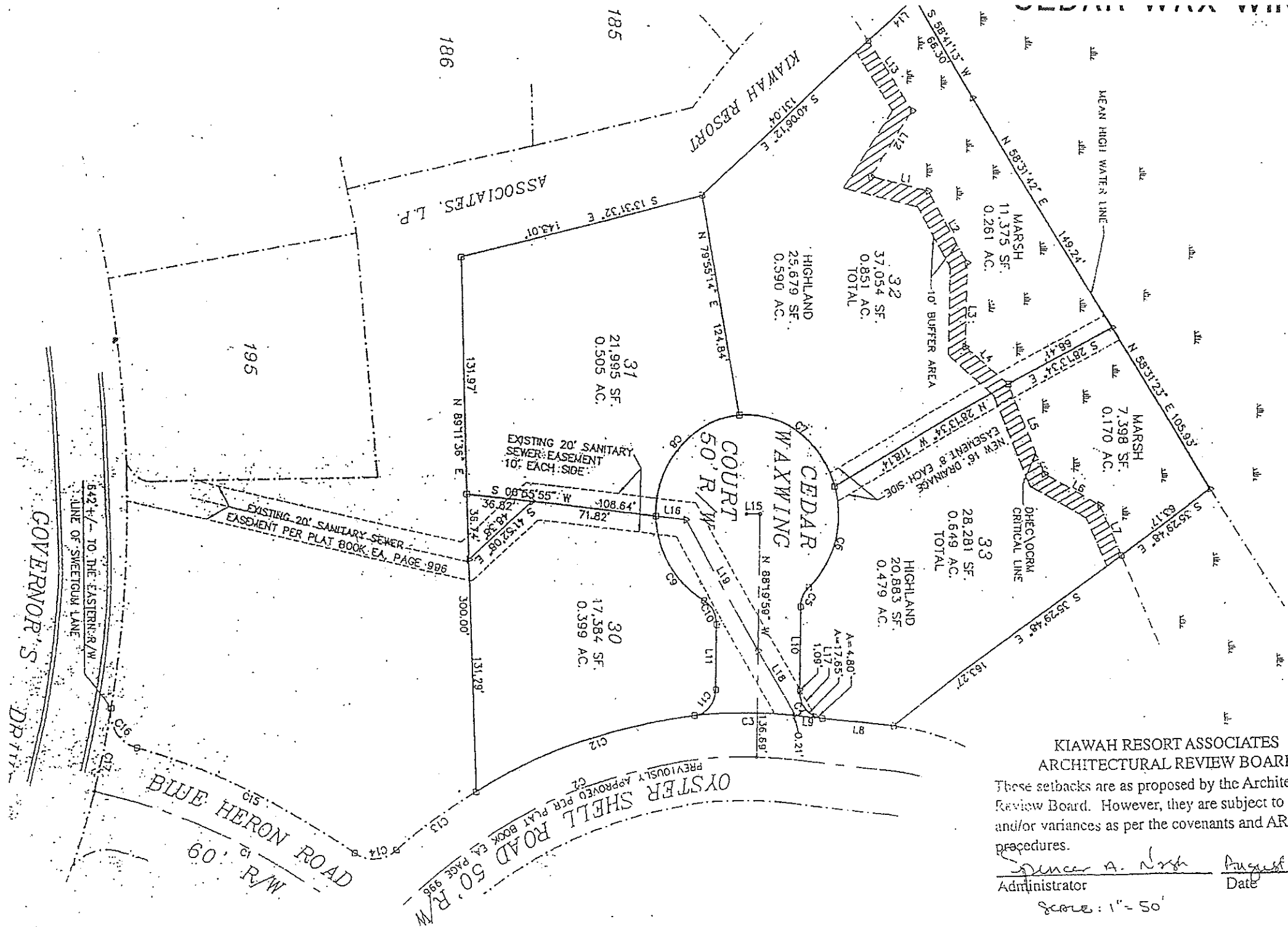
SELECTIVE CLEARING ZONE

- \* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

RESTRICTIVE CLEARING ZONE

- \* In addition to the notations for the Selective Clearing Zone, this designated area is subject to a Declaration of Restrictive Covenants dated September 8, 1999, and recorded in Book J334, page 16, in the Charleston County R.M.C. Office (the "Declaration").
- \* Only limited pruning and thinning of certain shrubs and small trees will be allowed (with A.R.B. approval) to maintain views. Clear cutting of understory shrubs is prohibited.
- \* Reference must be made to the Declaration for specific details as to permitted and prohibited activities within the Restrictive Clearing Zone.

Scale : 1" = 100'  
REVISED : April 5, 2000



# KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nash August 20<sup>th</sup> 1997  
Administrator Date

Scale: 1" = 50'

# CEDAR WAX WING COURT

 BUILDABLE AREA

 PRESERVATION ZONE

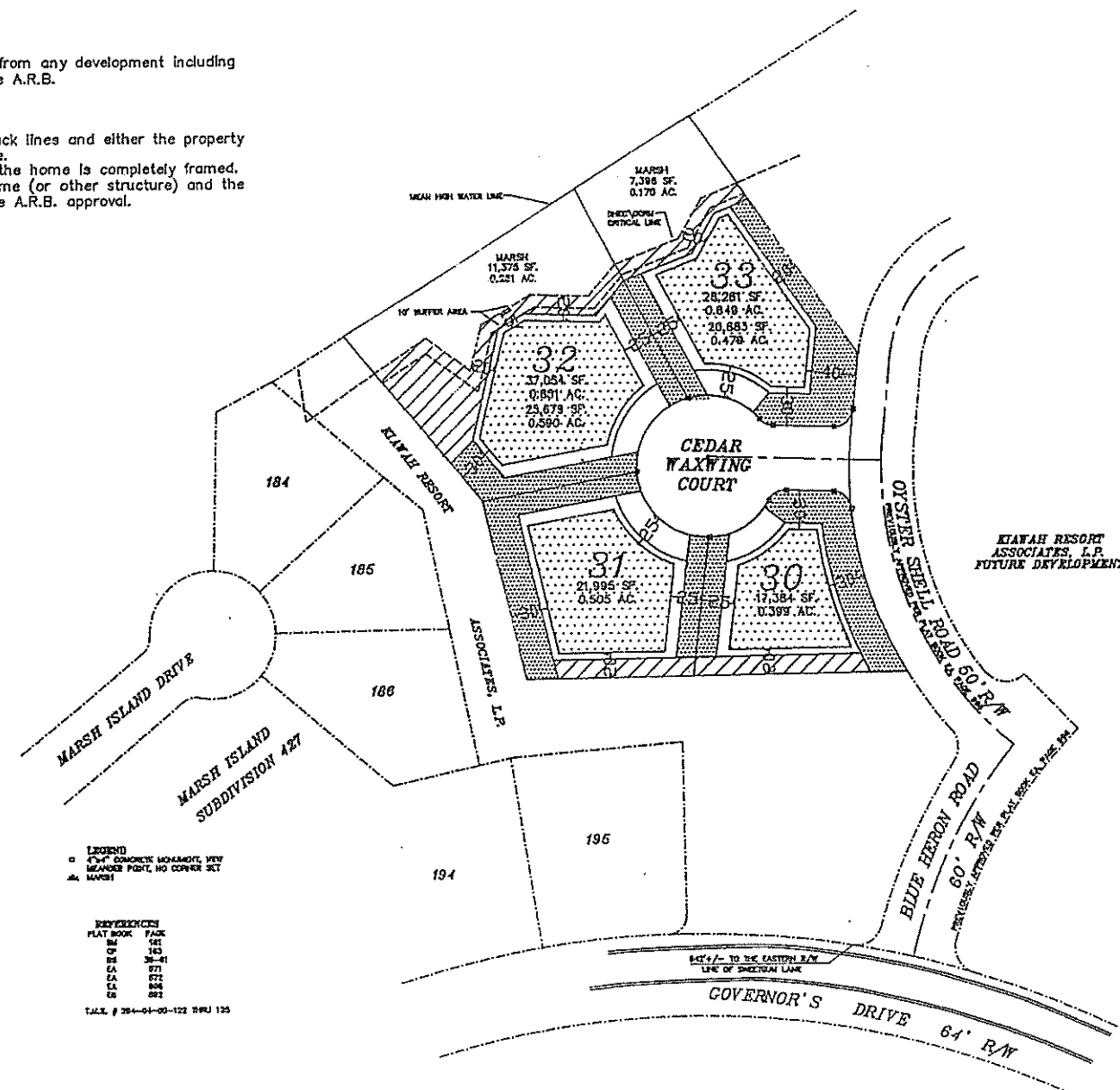
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE VISTA CLEARING

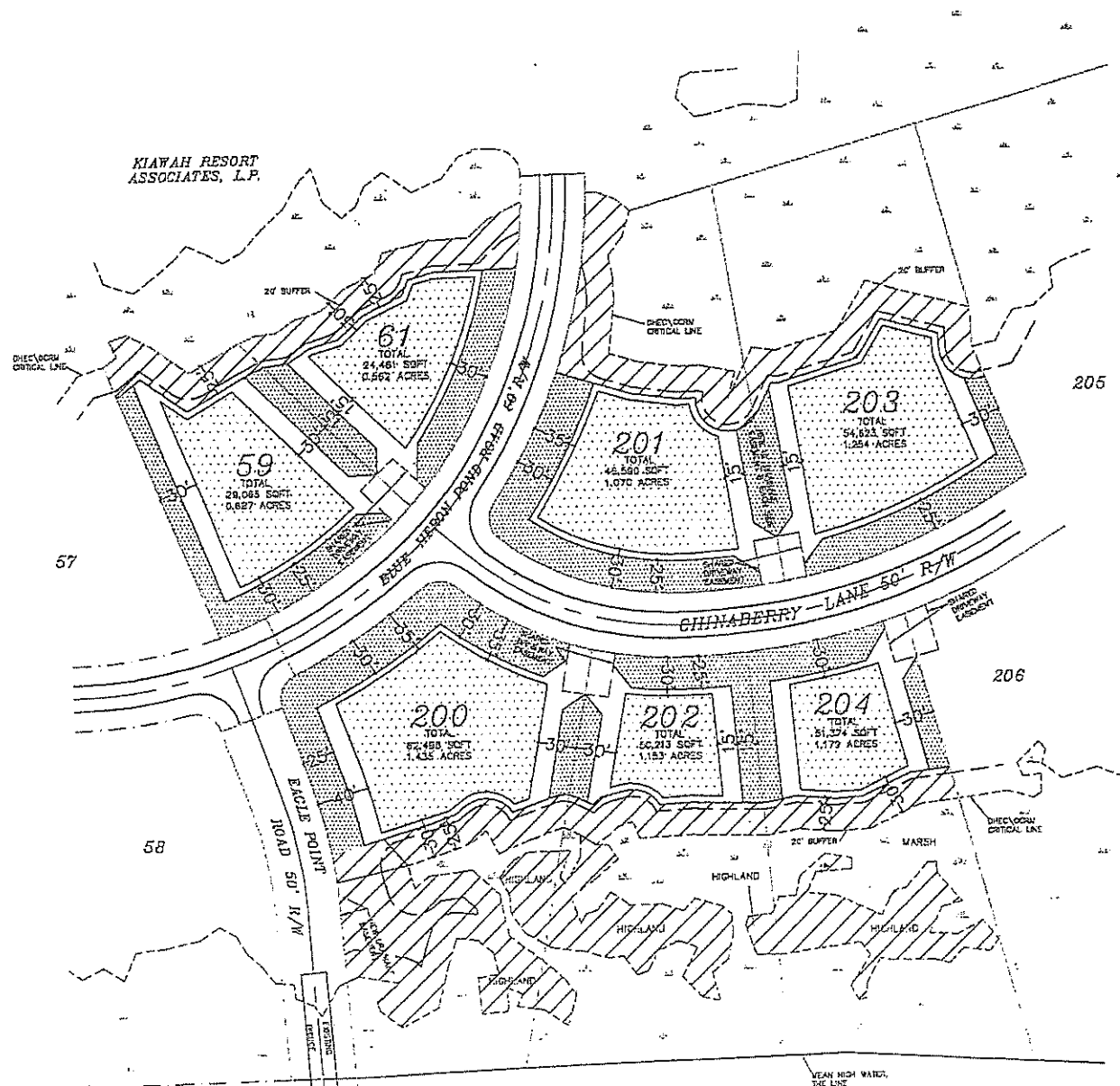
- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- All vegetation in this zone shall be preserved until the home is completely framed.
- Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'

REVISED : June 24, 1998



# BLUE HERON POND ROAD and CHINABERRY LANE



■ BUILDABLE AREA

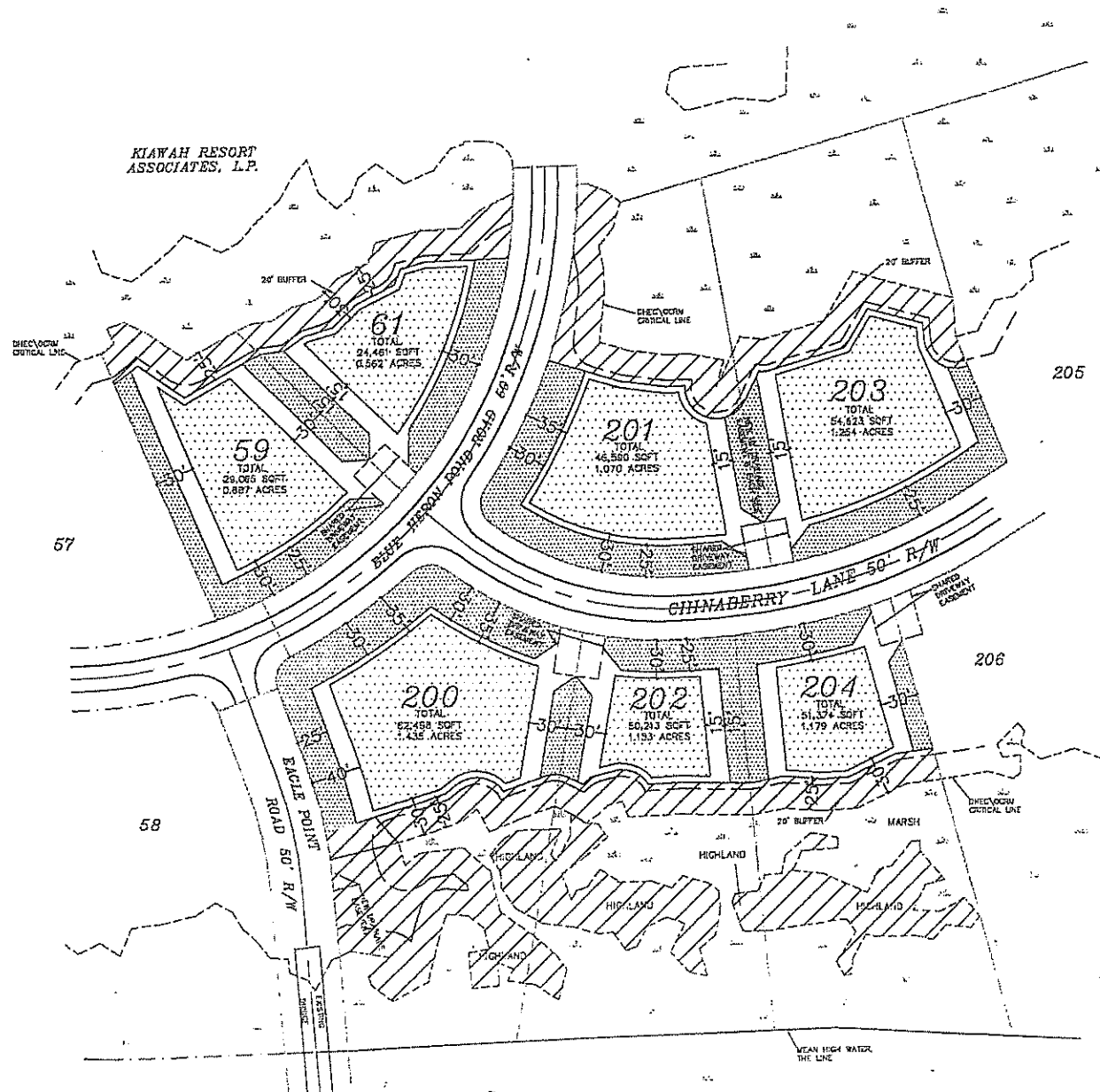
■ PRESERVATION ZONE

\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

■ SELECTIVE CLEARING ZONE

\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-C.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

# BLUE HERON POND ROAD and CHINABERRY LANE



BUILDABLE AREA

PRESERVATION ZONE

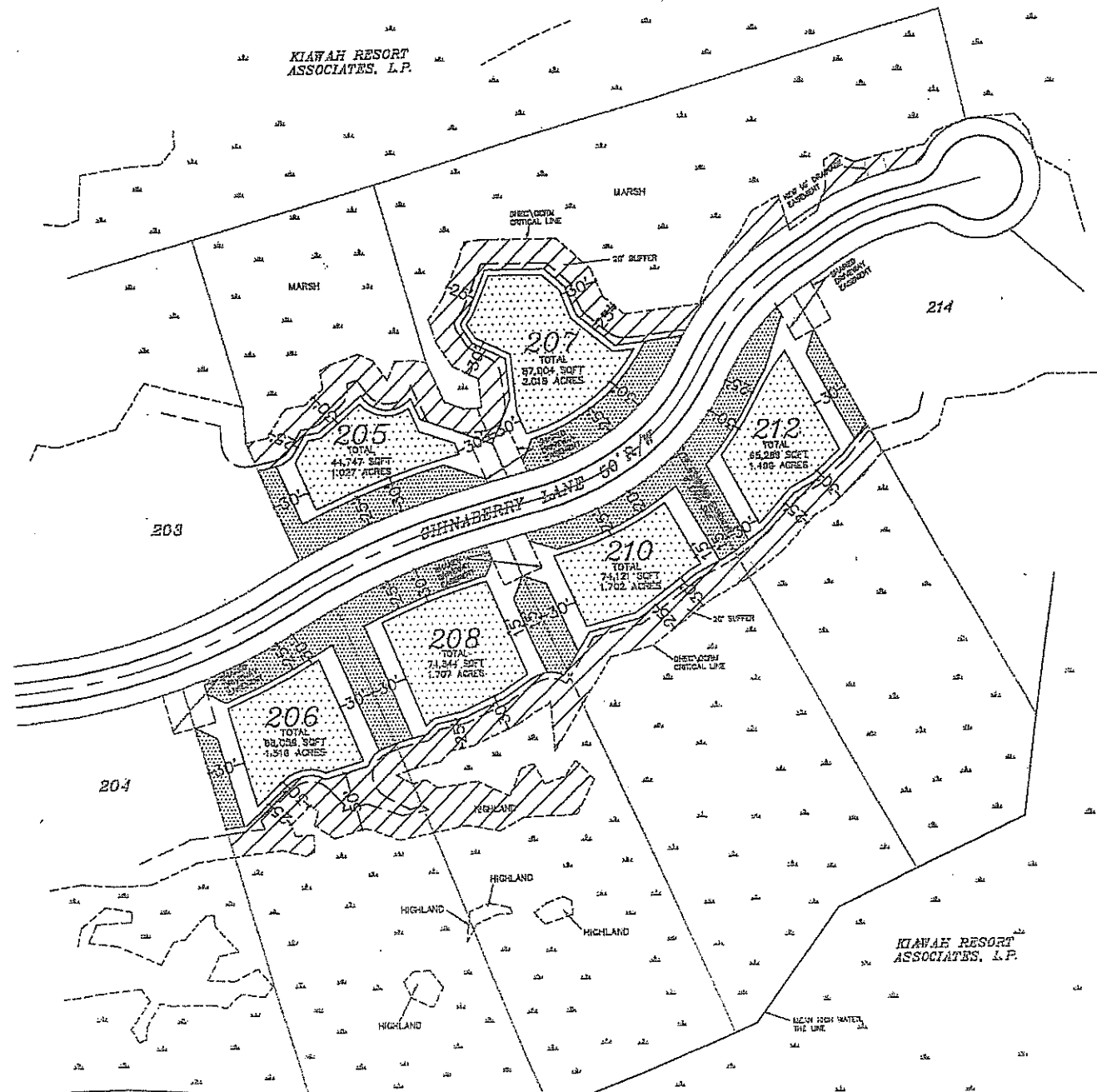
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

SELECTIVE CLEARING ZONE

\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 1, 2001

# CHINABERRY LANE



 BUILDABLE AREA

 PRESERVATION ZONE

\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE CLEARING ZONE

\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 1, 2001

CHINABERRY LANE

KIAWAH RESORT ASSOCIATES, L.P.

KIAWAH RESORT ASSOCIATES, L.P.

CHINABERRY LANE 50' R/W

10' 10'

214  
TOTAL  
67,495 SQ. FT.  
1.549 ACRES

216  
TOTAL  
126,150 SQFT  
2.897 ACRES

21.8  
TOTAL  
93,724 SCFT  
2.162 ACRES

220  
TOTAL  
229,883 SQFT  
5.277 ACRES



 BUILDABLE AREA

 LIMITED BUILDABLE AREA

 PRESERVATION ZONE

**PRESERVATION ZONE**  
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

\* Lots 216 and 218 will have a 20' wide driveway access that can penetrate the Preservation Zone.

 SELECTIVE CLEARING ZONE

• This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-Q.C.R.M. Critical Line.

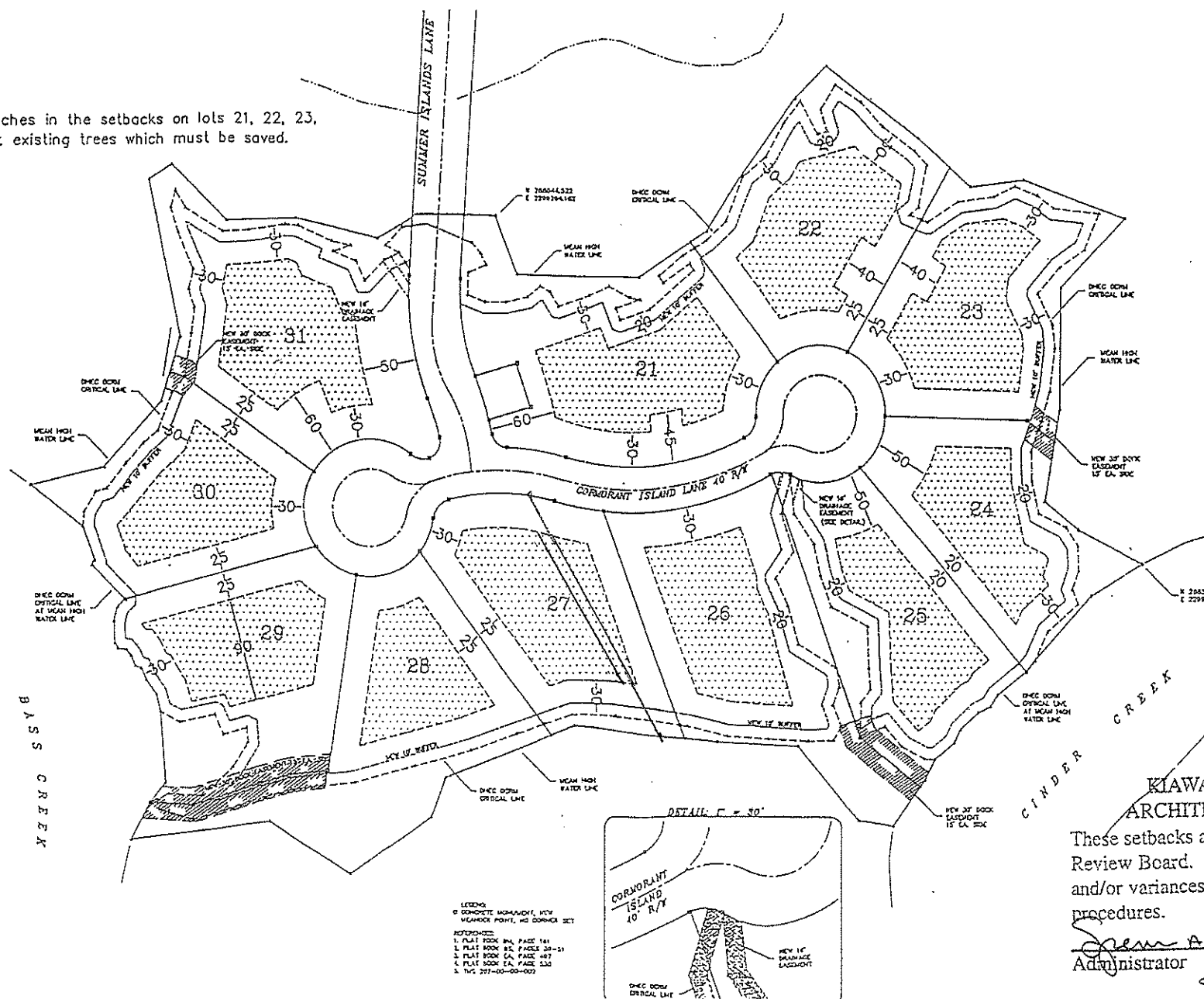
- \* All vegetation in this zone shall be preserved until the home is completely framed.
- \* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 2, 2001

REVISÉ : March 2, 2001

COMMONMAN ISLAND LANE

Note: Irregular notches in the setbacks on lots 21, 22, 23, and 31 reflect existing trees which must be saved.



~~KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD~~

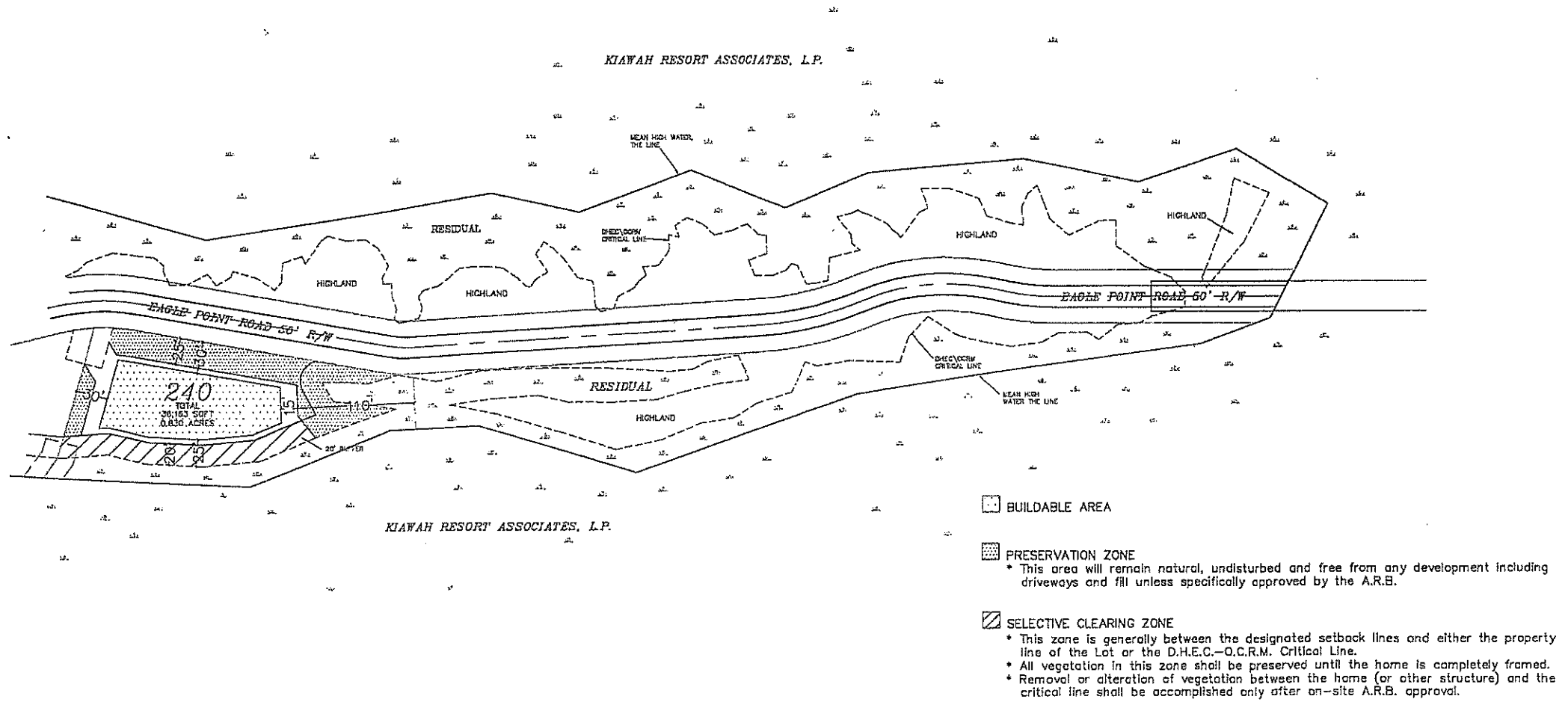
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

procedures.  
Sam A. Nash  
Administrator

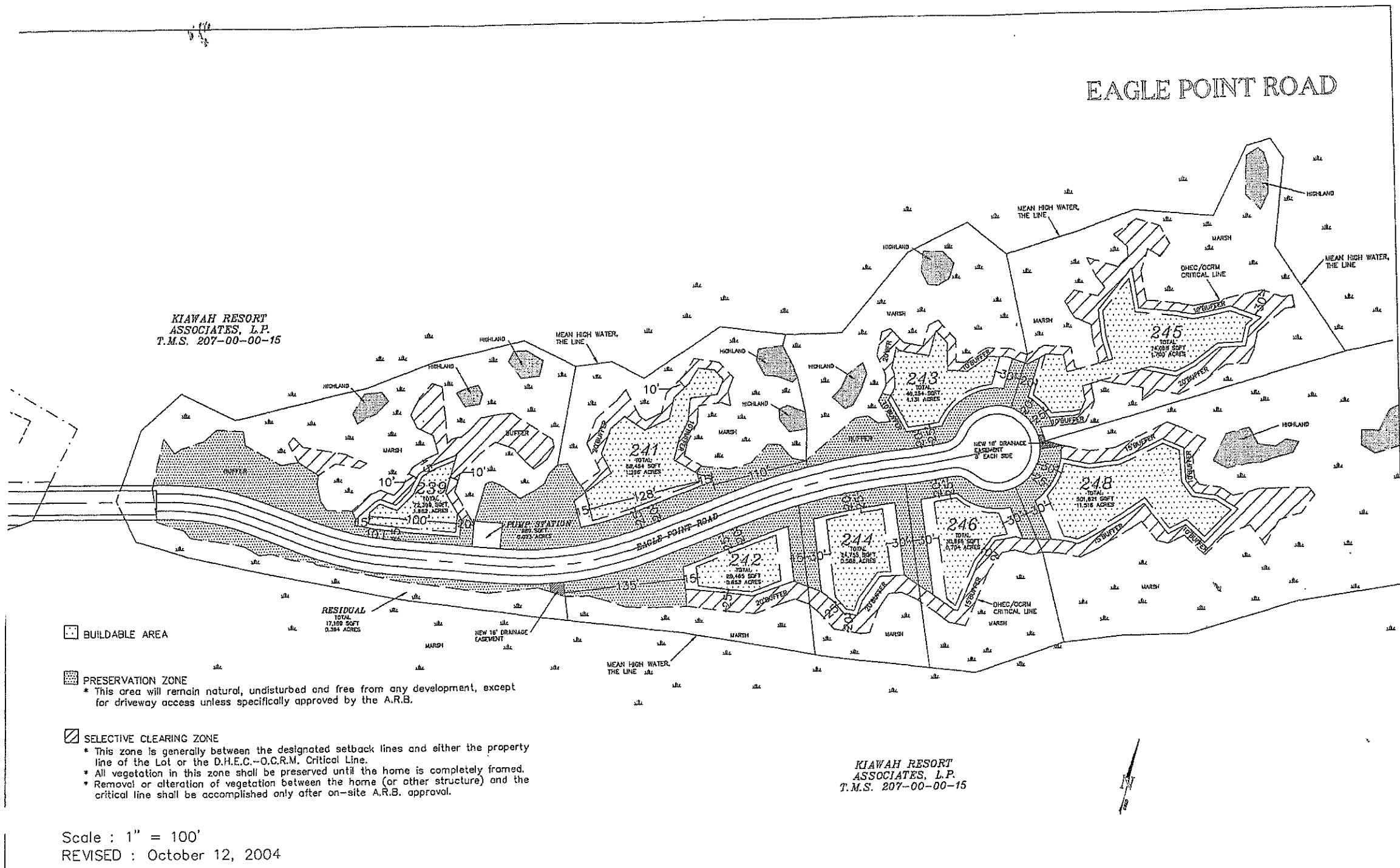
April 30<sup>th</sup> 1997  
Date

Scale:  $1'' = 100'$

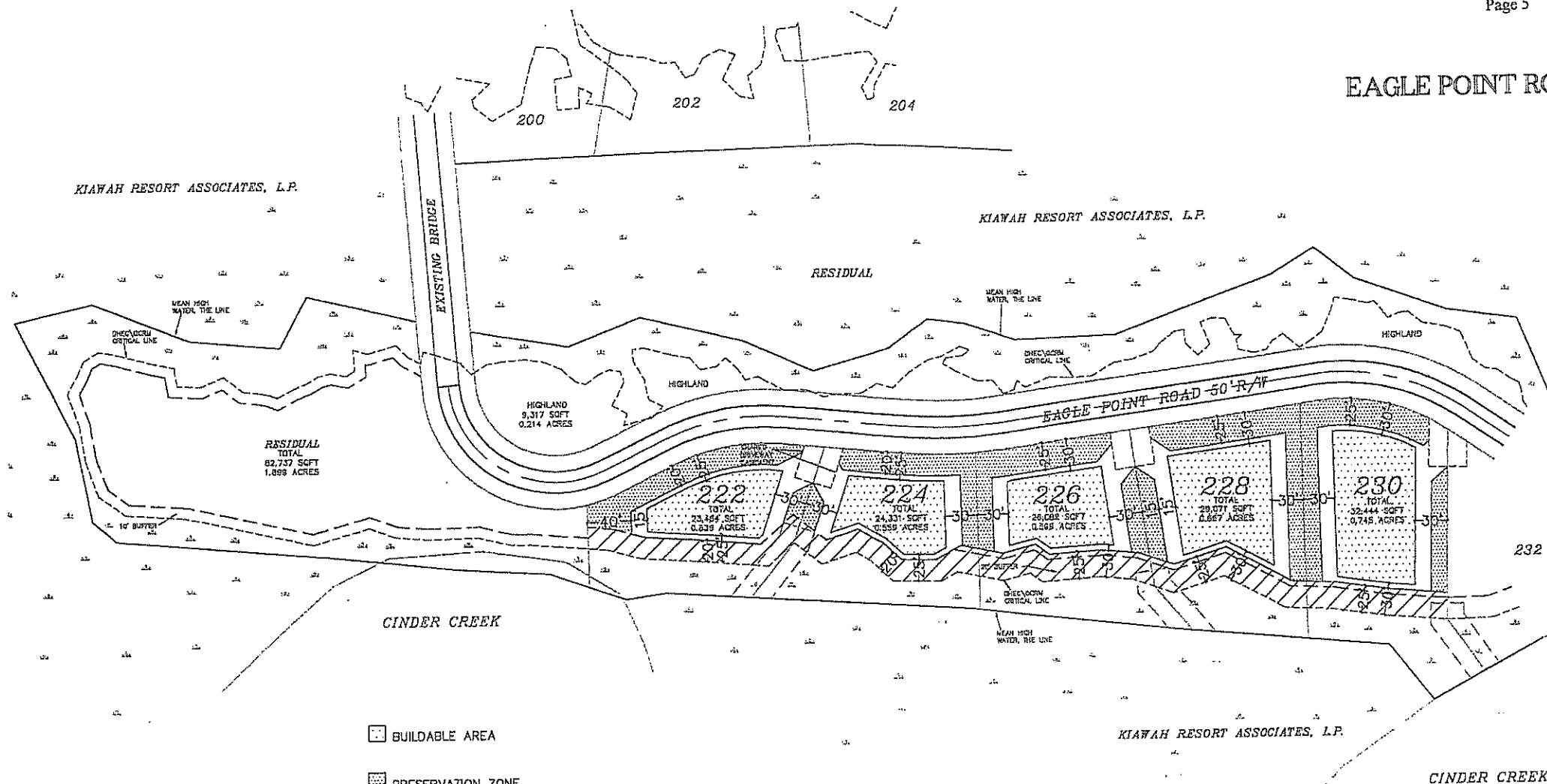
EAGLE POINT ROAD



Scale : 1" = 100'  
REVISED : March 2, 2001



# EAGLE POINT ROAD



BUILDABLE AREA

PRESERVATION ZONE

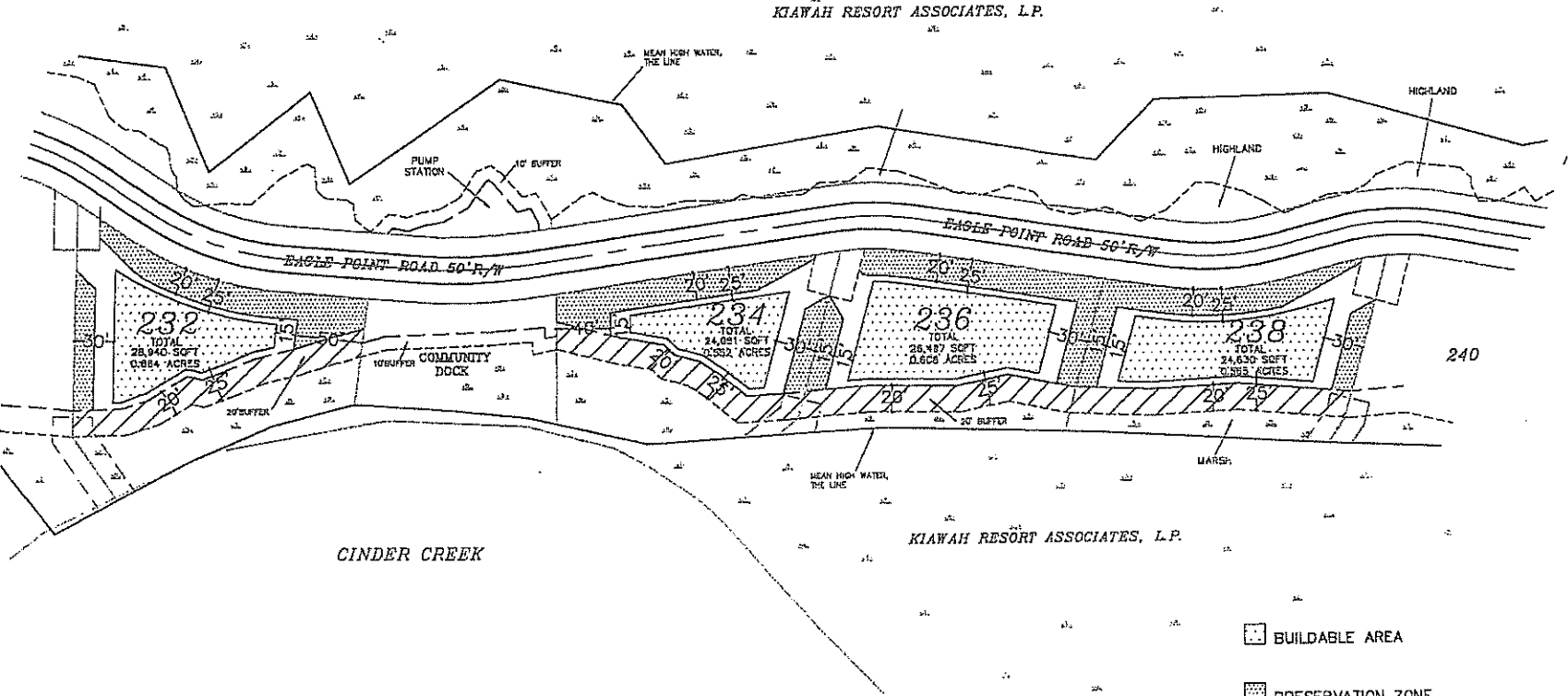
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

SELECTIVE CLEARING ZONE

\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 2, 2001

EAGLE POINT ROAD

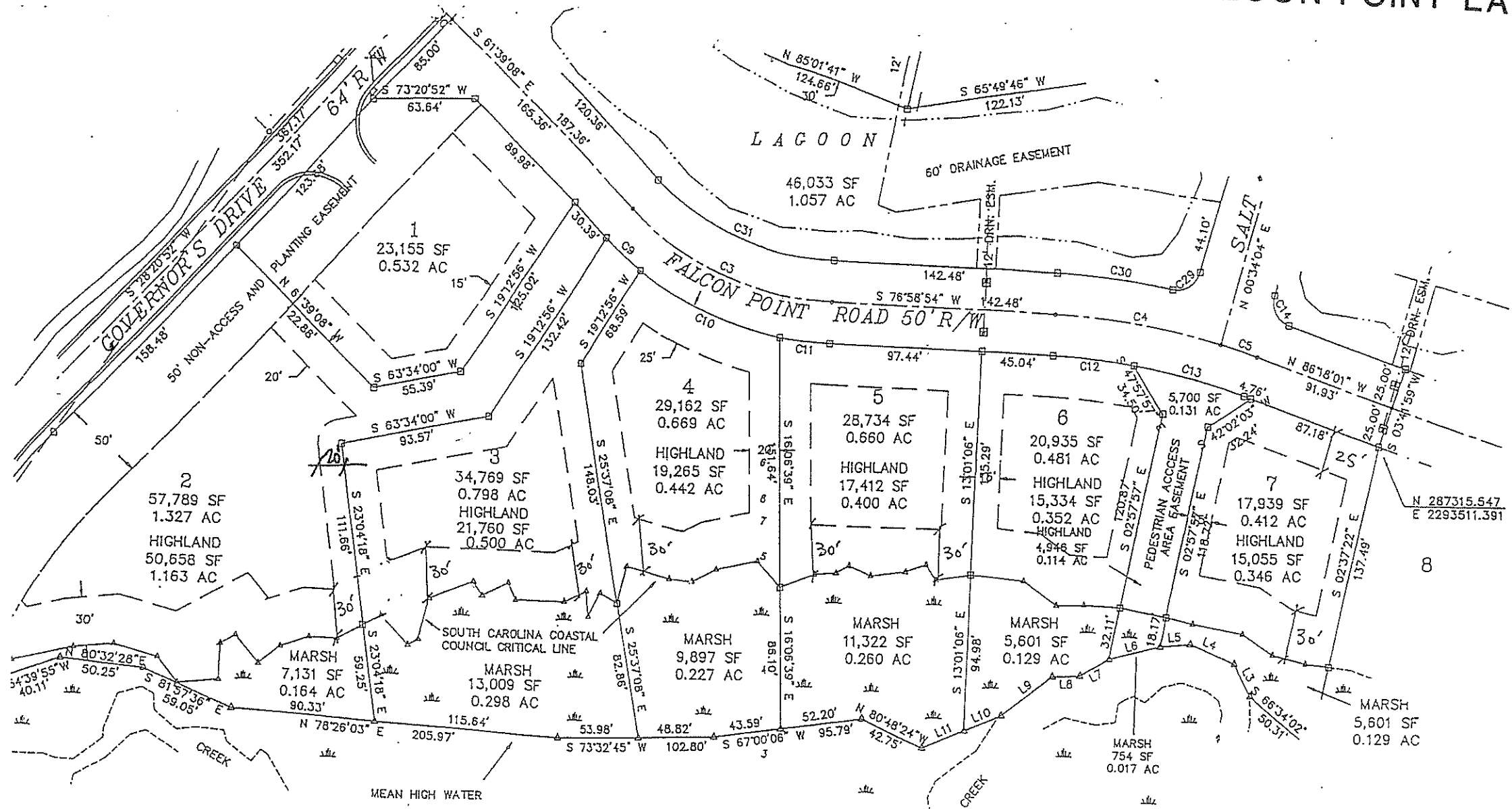


 BUILDABLE AREA

 PRESERVATION ZONE  
\* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE CLEARING ZONE  
\* This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.  
\* All vegetation in this zone shall be preserved until the home is completely framed.  
\* Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.B. approval.

Scale : 1" = 100'  
REVISED : March 2, 2001

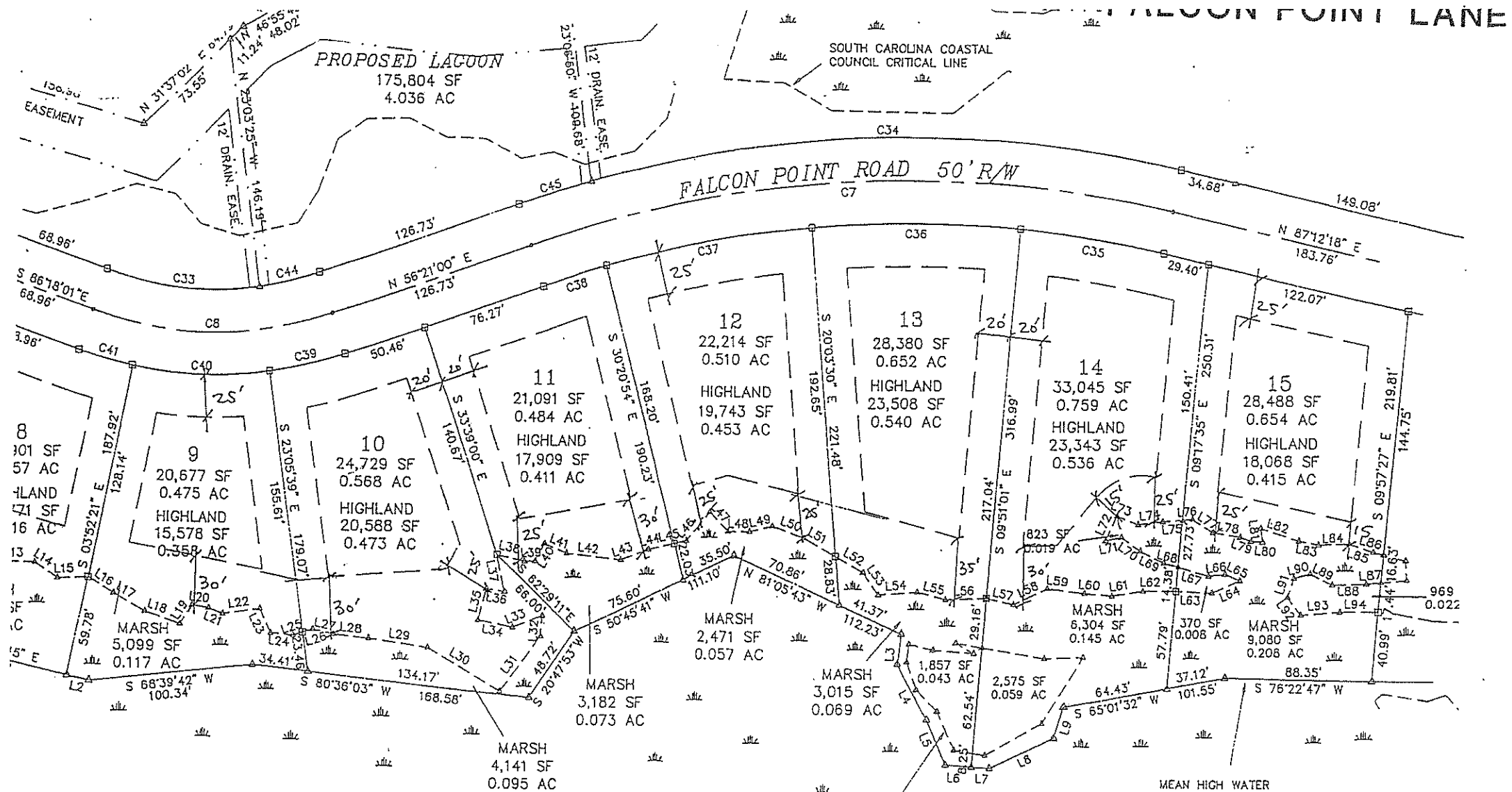


## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Sam A. Nash June 4 1997  
Administrator Date

Scale: 1" = 60'



**KIAWAH RESORT ASSOCIATES**  
**ARCHITECTURAL REVIEW BOARD**

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Date

Scale: 1" = 60'

**PHASE 3**

**FALCON POINT ROAD 50' R/W**

**60' DRAINAGE EASEMENT**

**12' DRAINAGE EASEMENT**

**84' BUFFER AREA**

**10' BUFFER AREA**

**OCRM CRITICAL LINE**

**MEAN HIGH WATER**

**LIMIT BLDG. TO ONE MAIN FLOOR & SECOND FLOOR WITHIN THE ROOF**

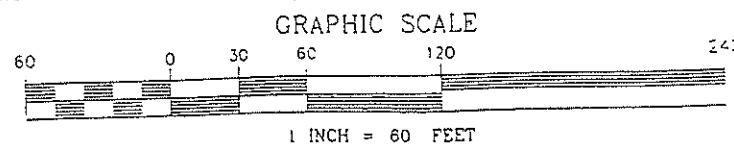
**LIMITED BLDG. ONE STORY BUILDING MAX 500 SQ. FT. (HEATED)**

| Parcel | Bearing       | Distance | SF        | AC       | Notes    |
|--------|---------------|----------|-----------|----------|----------|
| 17     | N 72°06'44" E | 125.37'  | 21,813 SF | 0.501 AC | HIGHLAND |
| 18     | N 72°06'44" E | 125.37'  | 22,200 SF | 0.510 AC | HIGHLAND |
| 19     | N 72°06'44" E | 125.37'  | 18,366 SF | 0.422 AC | HIGHLAND |
| 20A    | N 72°06'44" E | 125.37'  | 25,331 SF | 0.582 AC | HIGHLAND |
| 20B    | N 72°06'44" E | 125.37'  | 19,768 SF | 0.454 AC | HIGHLAND |
| 20C    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20D    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20E    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20F    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20G    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20H    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20I    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20J    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20K    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20L    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20M    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20N    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20O    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20P    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20Q    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20R    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20S    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20T    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20U    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20V    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20W    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20X    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20Y    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20Z    | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AA   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AB   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AC   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AD   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AE   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AF   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AG   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AH   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AI   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AJ   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AK   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AL   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AM   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AN   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AO   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AP   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AQ   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AR   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AS   | N 72°06'44" E | 125.37'  | 11,926 SF | 0.274 AC | HIGHLAND |
| 20AT   | N 72°06'44" E | 125.37'  |           |          |          |

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

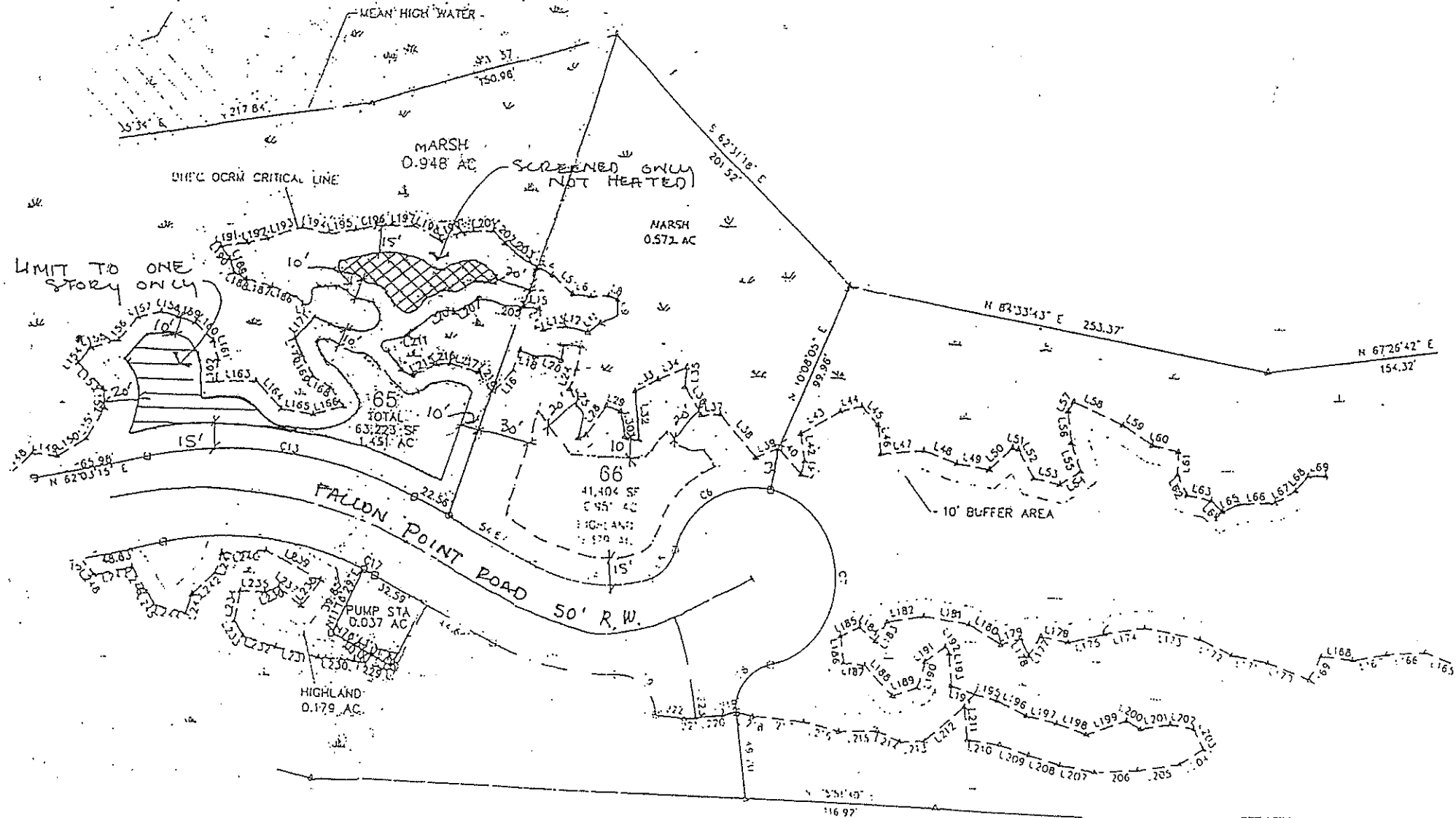
\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Date



# FALCON POINT LANE

KIAWAH RESORT ASSOCIATES, L.P.



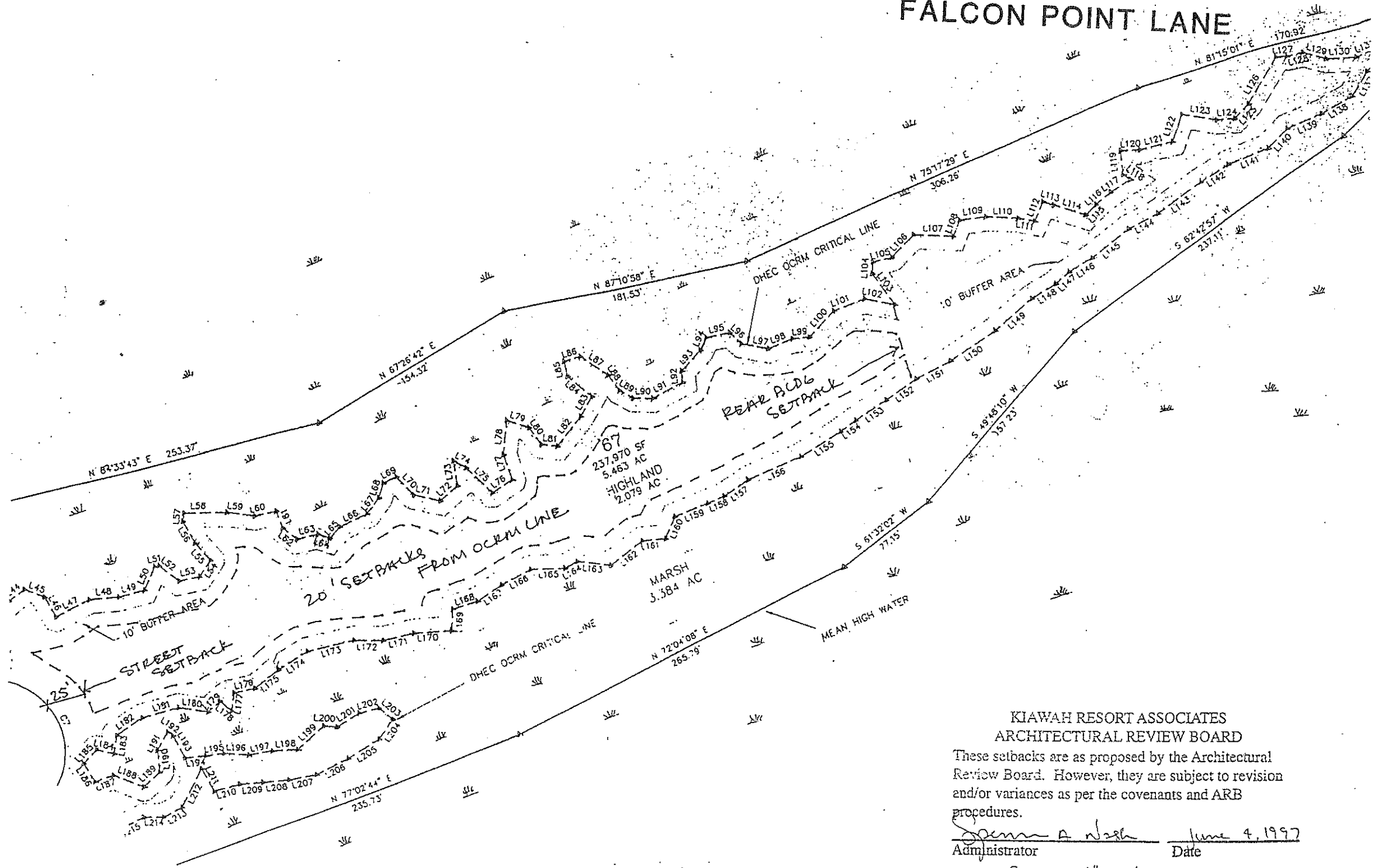
## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

James A. Nazzari June 4, 1997  
Administrator Date

Scale: 1" = 60'

# FALCON POINT LANE



## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

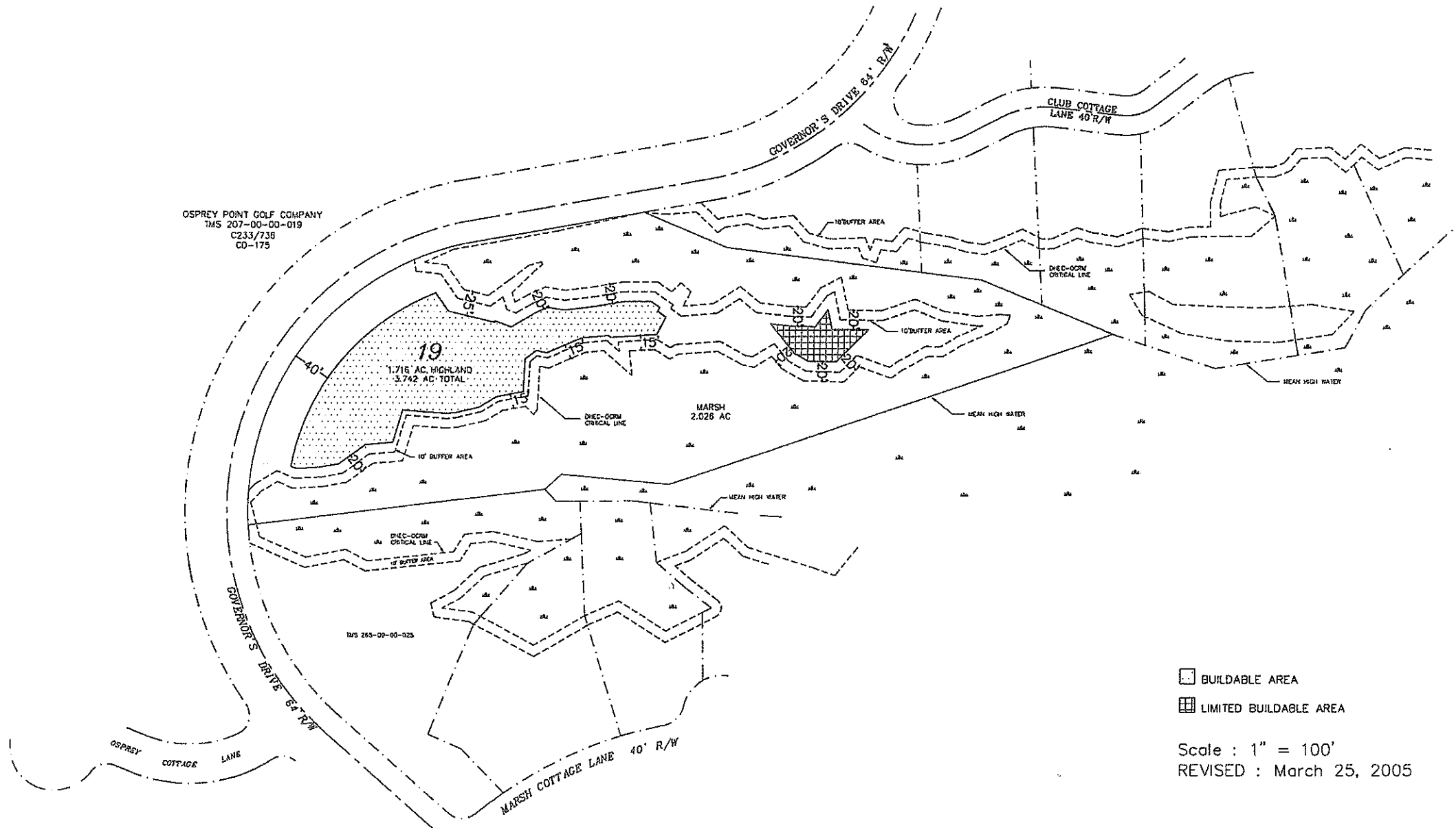
*Donna A. Nash*  
Administrator

*June 4, 1997*  
Date

SCALE: 1" = 60'

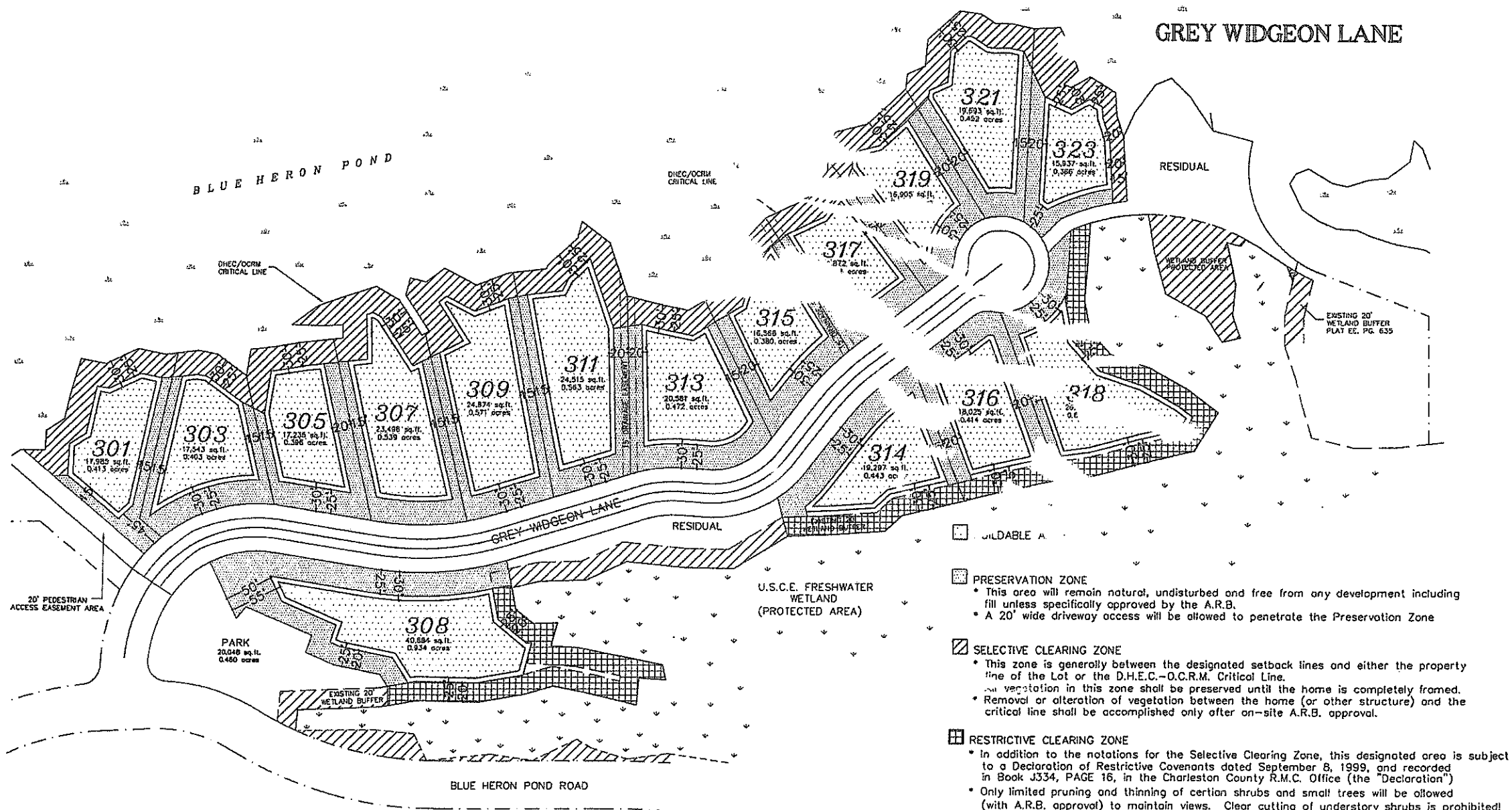
# LOT 19 GOVERNORS DRIVE

OSPREY POINT GOLF COMPANY  
TMS 207-00-00-019  
C233/738  
CD-175

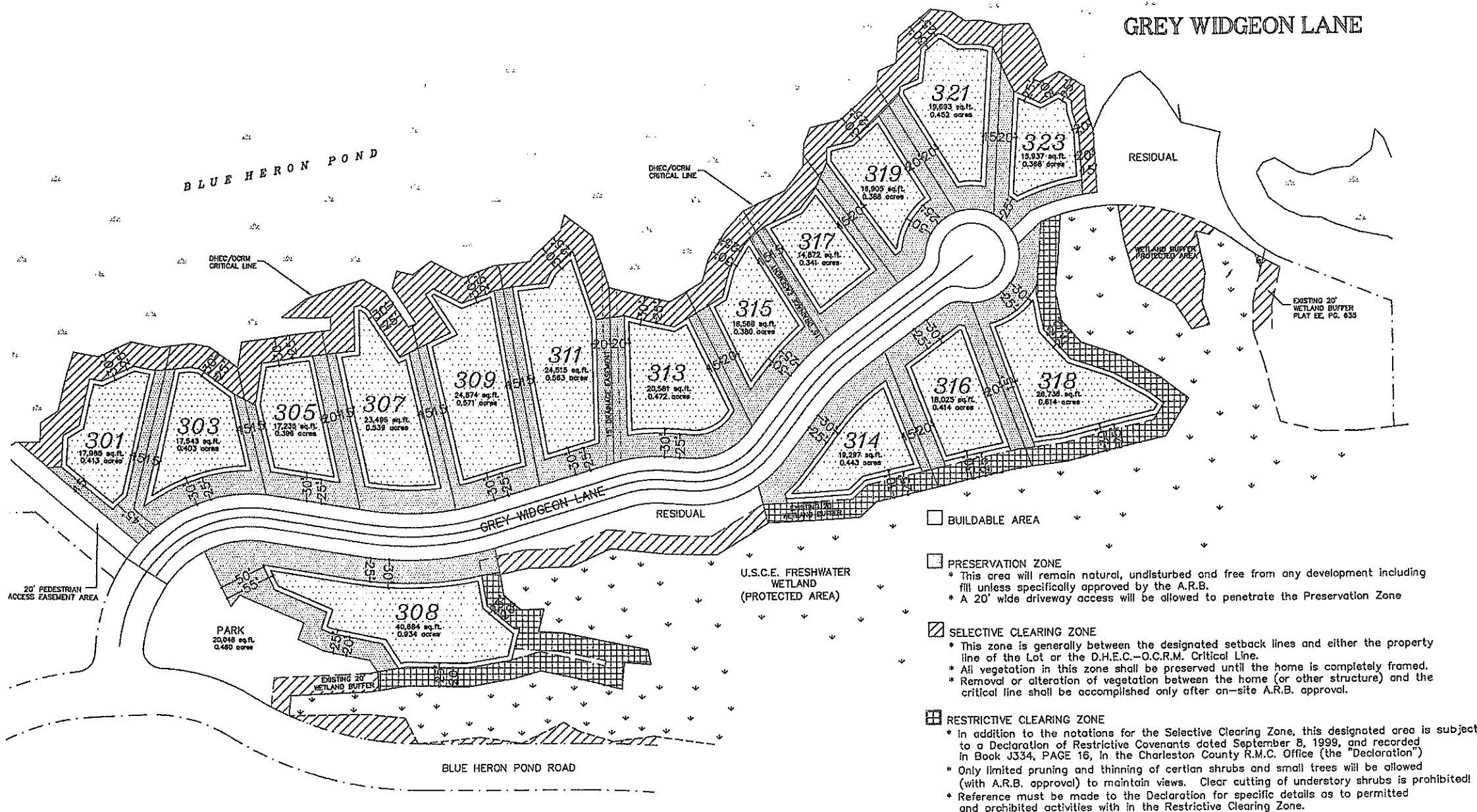


- BUILDABLE AREA
- LIMITED BUILDABLE AREA

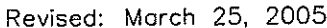
Scale : 1" = 100'  
REVISED : March 25, 2005



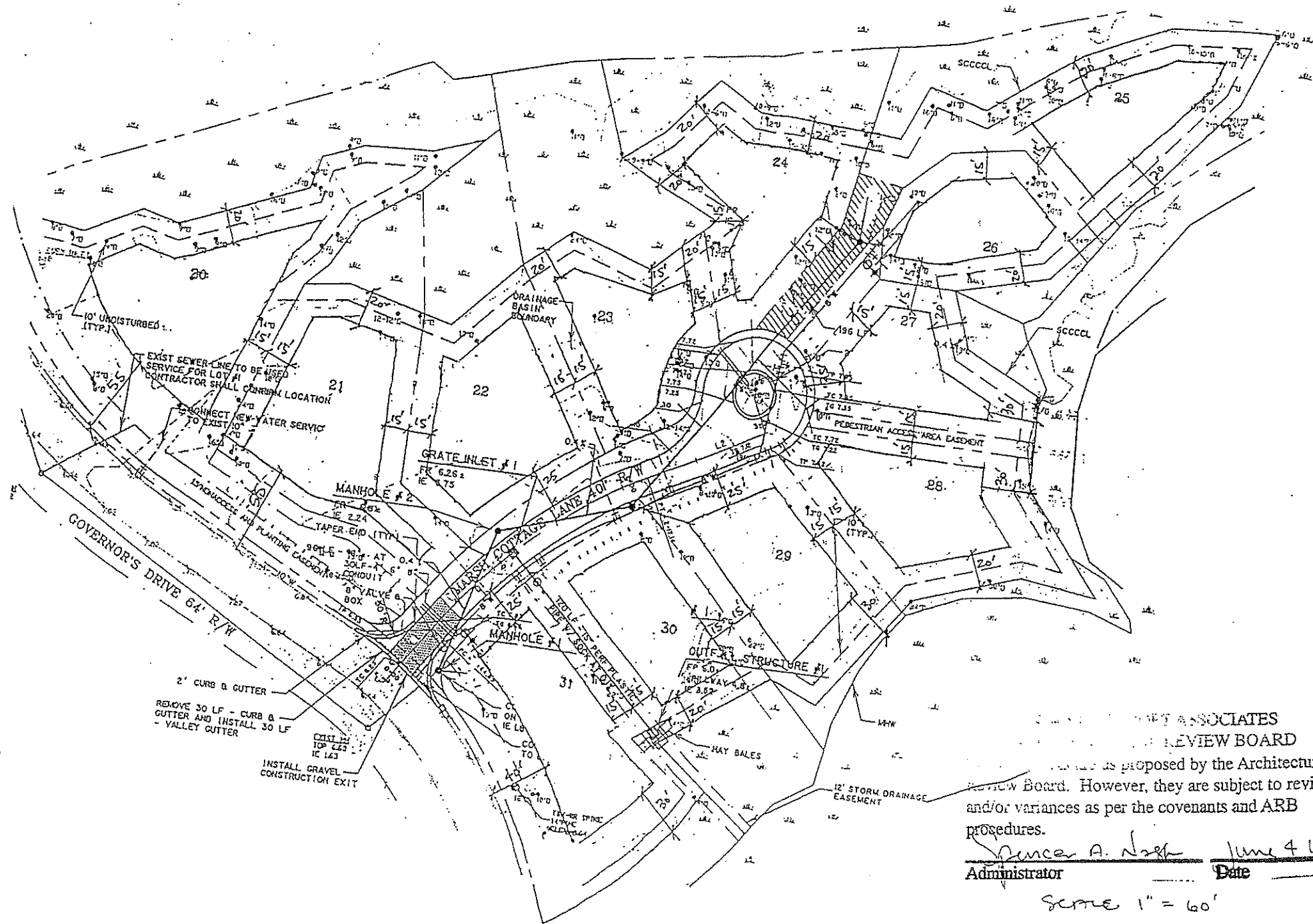
Scale : 1" = 100'  
REVISED : March 25, 2005



# BLACK TUPEO LANE



# MARSH COTTAGE LANE



# MARSH COVE ROAD

## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

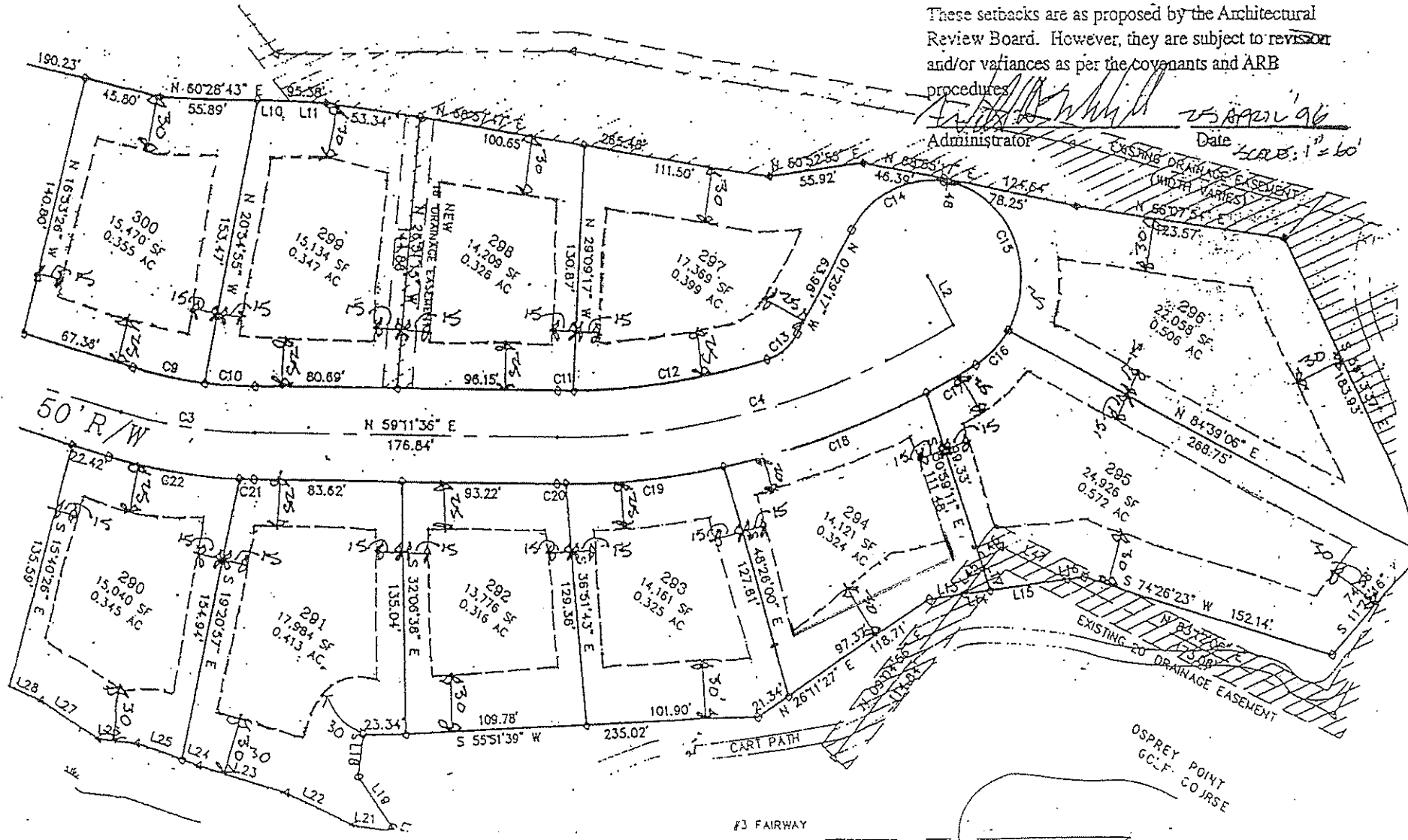
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Administrator

Date

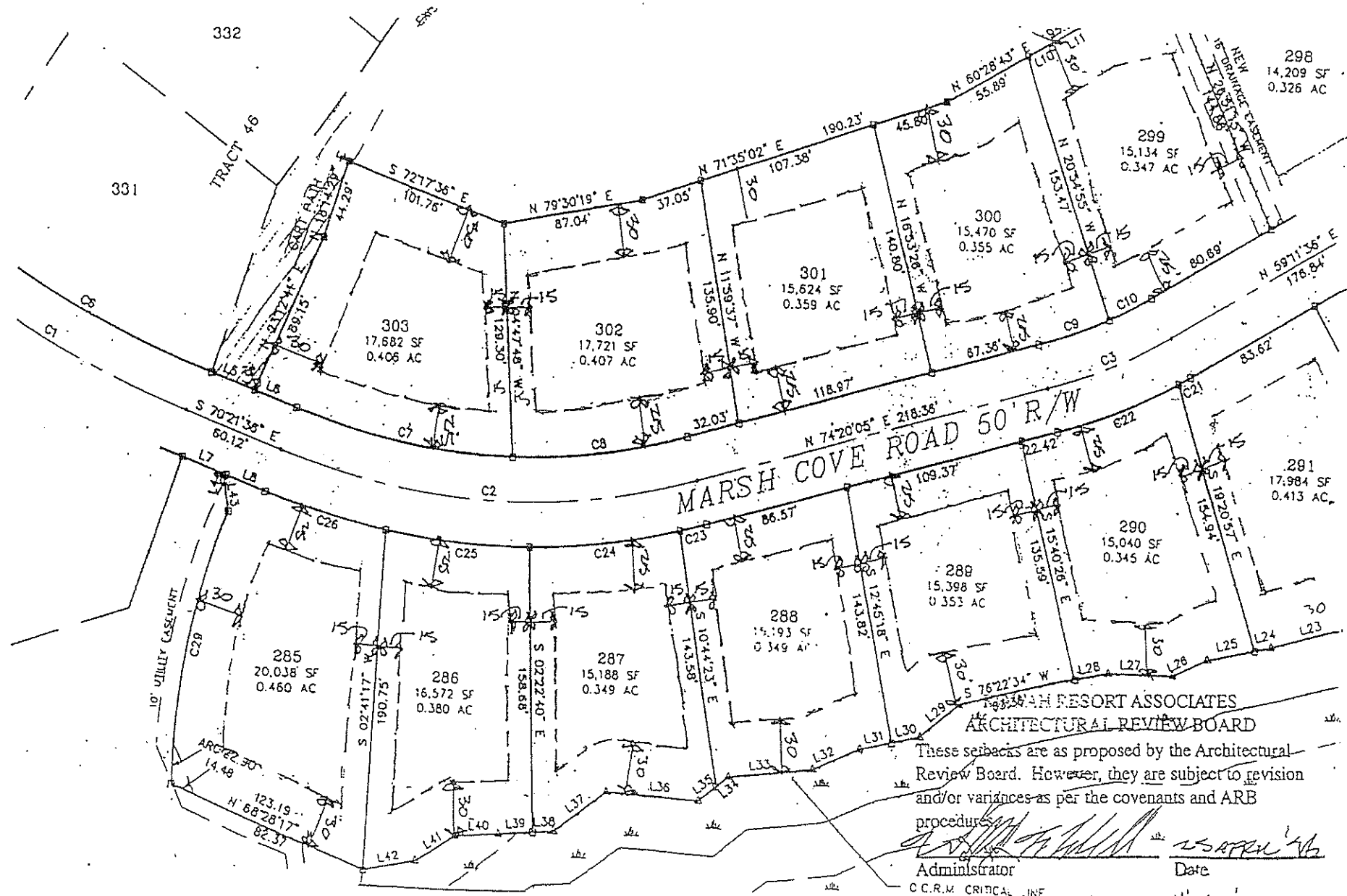
2/5/92

50' R/W



OSPREY POINT  
GC.F. COURSE

# MARSH COVE ROAD



MARSH WREN COURT

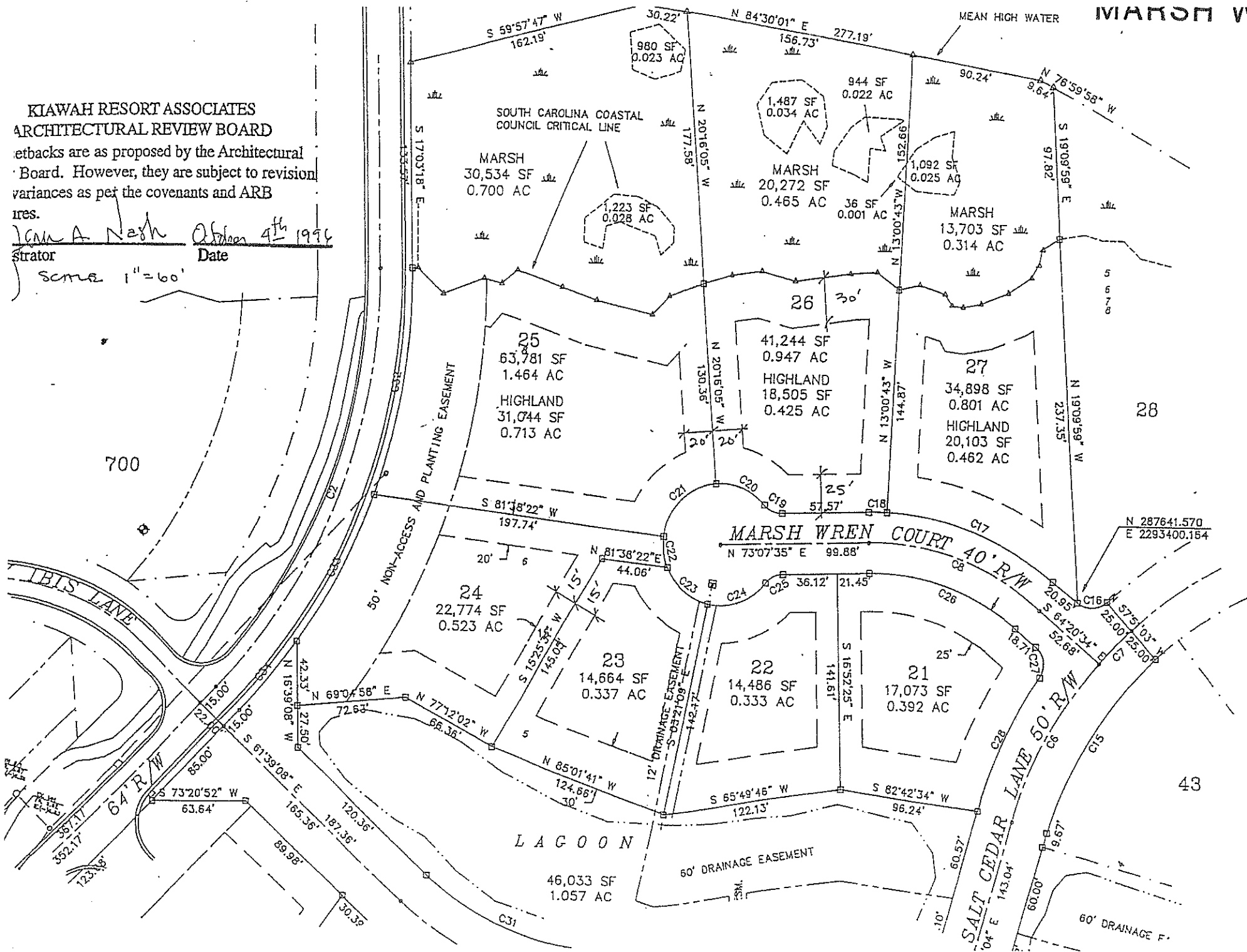
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

setbacks are as proposed by the Architectural  
 Board. However, they are subject to revision  
 variances as per the covenants and ARB  
 res.

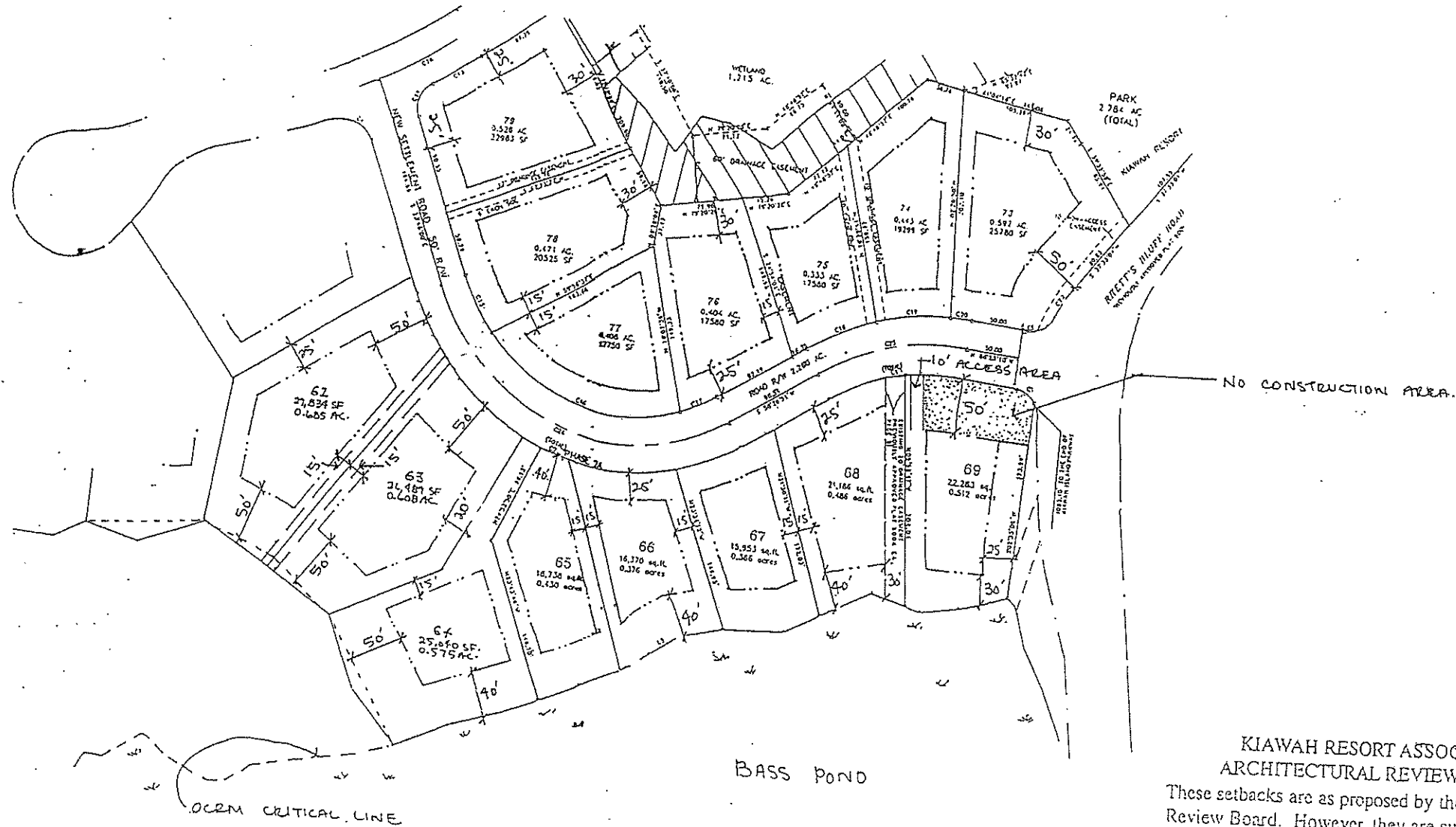
*John A. Nash* *October 4<sup>th</sup> 1996*

Strator Date

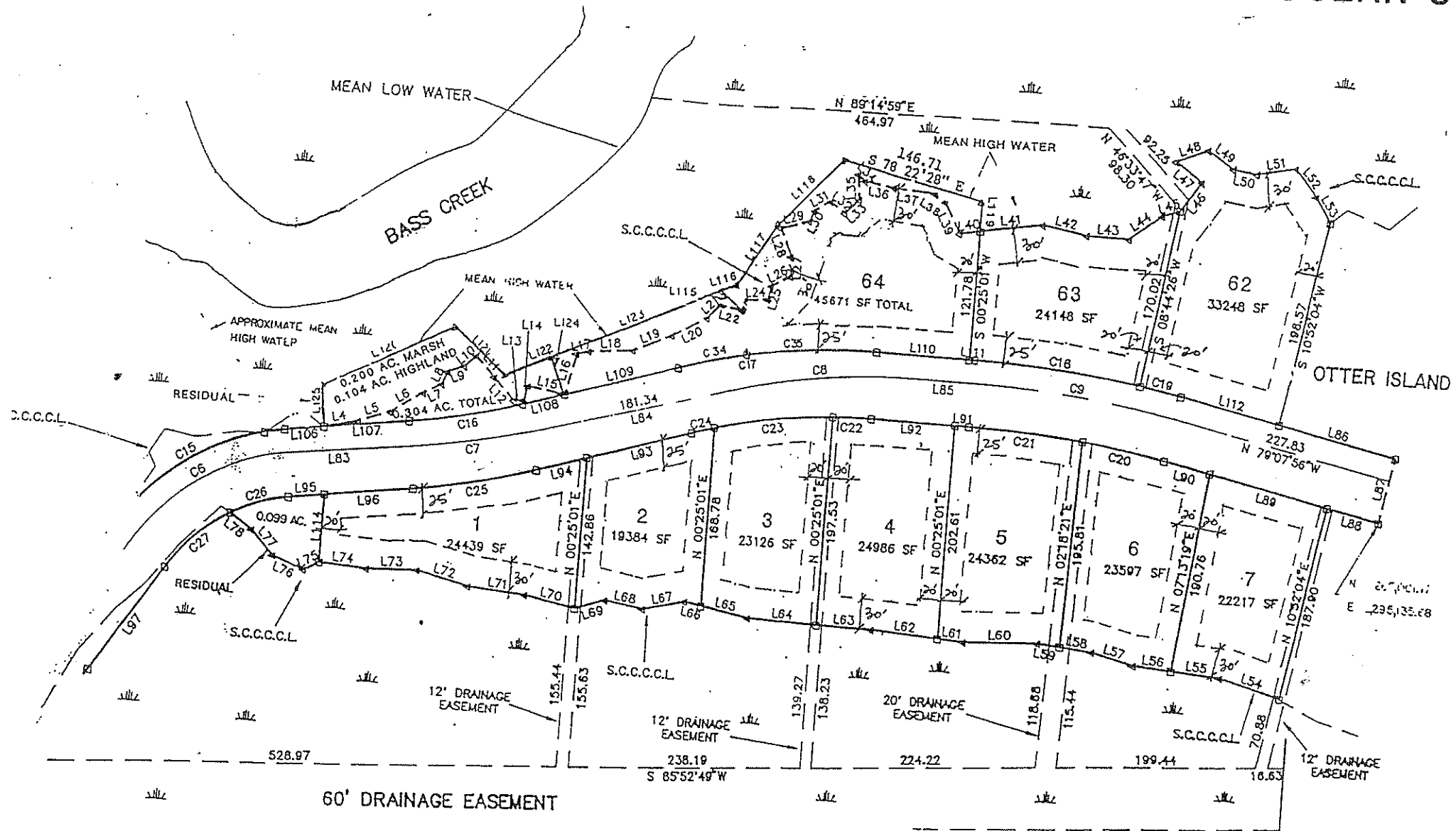
*Scale 1" = 60'*



# NEW SETTLEMENT ROAD



KIAWAH RESORT ASSOCIATES' ARCHITECTURAL REVIEW BOARD  
 These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
Spencer A. Nash Administrator  
 October 4<sup>th</sup> 1974 Date  
 SCALE: 1"=100'



KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Sam A. Nash* *April 30 1997*  
Administrator Date  
Scale: 1" = 100'

PLAT MAP

61 11233 SF

60 29170 SF

59 28719 SF

58 28111 SF

57 20615 SF

56 26000 SF

55 26607 SF

8 55372 SF

9 24823 SF

10 23448 SF

11 21551 SF

12 21393 SF

13 20294 SF

14 23973 SF

OCEAN COURSE DRIVE R/W VARIES

60' DRAINAGE EASEMENT

LEISURE TRAIL 0.173 AC.

SCALE: 1" = 100'

| ACREAGE CHART |            |
|---------------|------------|
| 51 LOTS       | 31.866 AC. |
| RESIDUAL      | 0.373 AC.  |
| TOTAL         | 32.039 AC. |

|         |            |
|---------|------------|
| SHEET 2 | 17.884 AC. |
| SHEET 3 | 6.667 AC.  |
| SHEET 4 | 7.488 AC.  |
| TOTAL   | 32.039 AC. |

\*Lots 48-53\*  
Rear Setbacks are  
5' and not 30'

KIAWAH RESORT ASSOCIATES  
FUTURE DEVELOPMENT

UTILITY TRACT

S.C.C.C.L.

PREVIOUSLY APPROVED  
PLAT BOOK CC, PAGES 60-64

60' DRAINAGE  
EASEMENT

S.C.C.C.L.

55

N 264841.49  
C 2296028.57

14

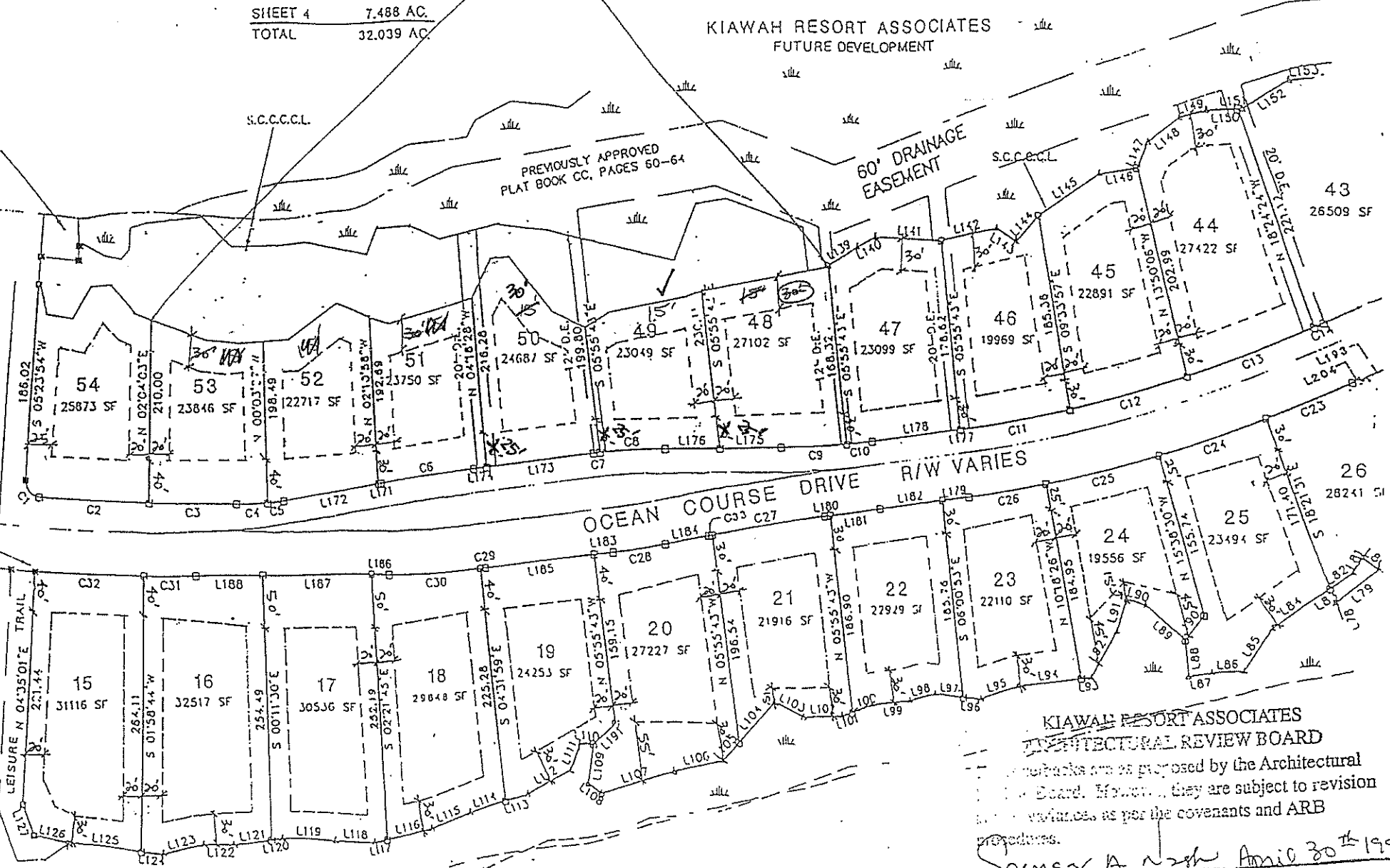
LEISURE N 04°35'01"E TRAIL

OCEAN COURSE DRIVE R/W VARIES

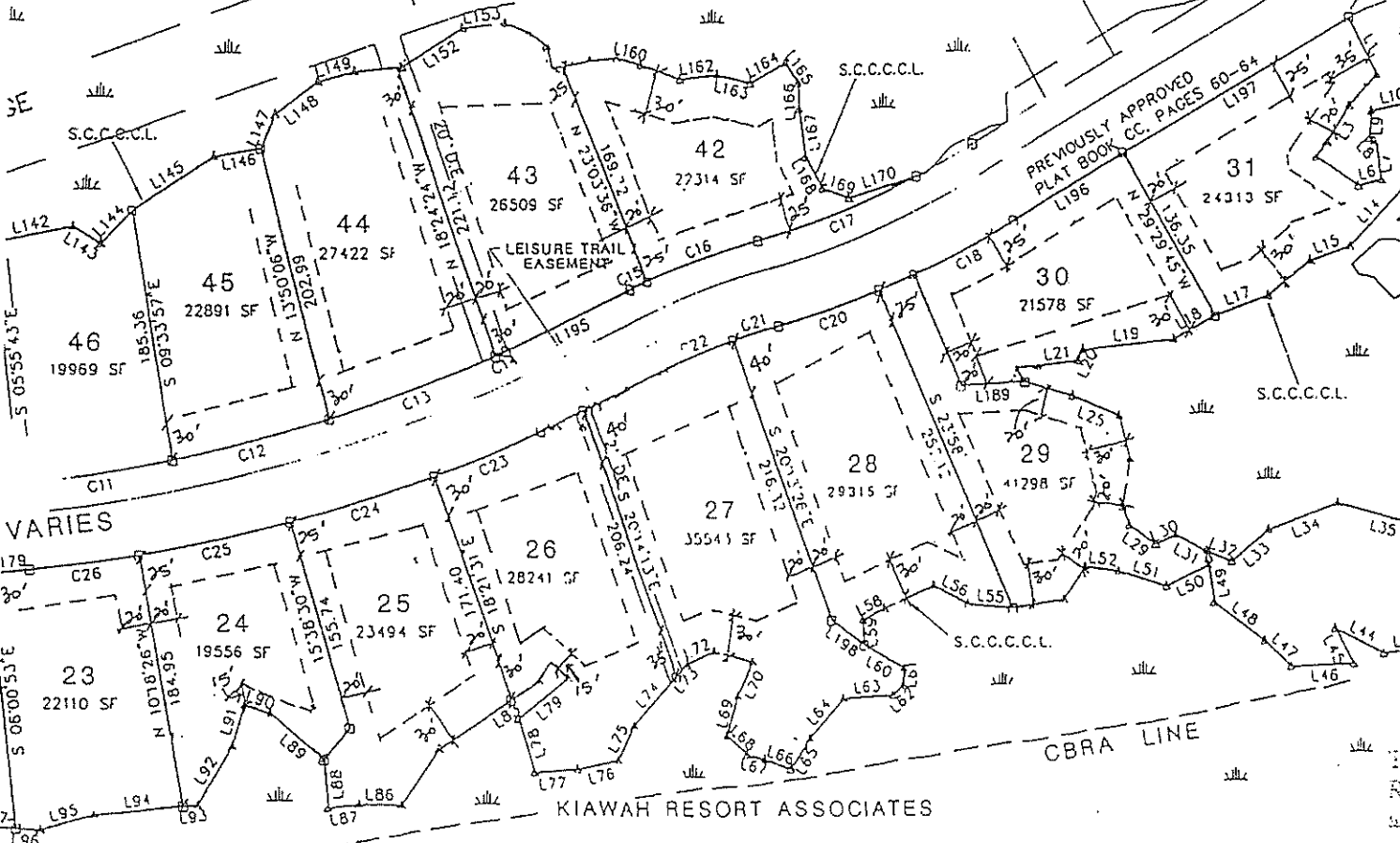
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

Setbacks are as proposed by the Architectural  
Board. However, they are subject to revision  
in accordance with the covenants and ARB  
procedures.

Spencer A. Nash April 30<sup>th</sup> 1997  
Administrator Date  
Scale: 1"=100'



$\frac{1}{2}$ 
 $\frac{1}{2}$



These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spence A. Nash  
Administrator

April 30<sup>th</sup> 1997  
Date

SCALE: 1" = 100'

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

Spencer A. Nash 9.2.97  
Administrator Date

SCALE: 1" = 100'

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

April 30<sup>th</sup> 1996  
Date

SCALE: 1" = 100'

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

Deencer A. Nish 8.30.96  
Administrator Date

\* Ocean Course Drive

5

SOUTH CAROLINA COASTAL  
COUNCIL CRITICAL LINE.

225  
COMMERCIAL  
4.005 A

ARCHITECTURE REVIEW BOARD

These software are prepared by the Architectural Review Board. They are subject to revision and/or various covenants and ARE.

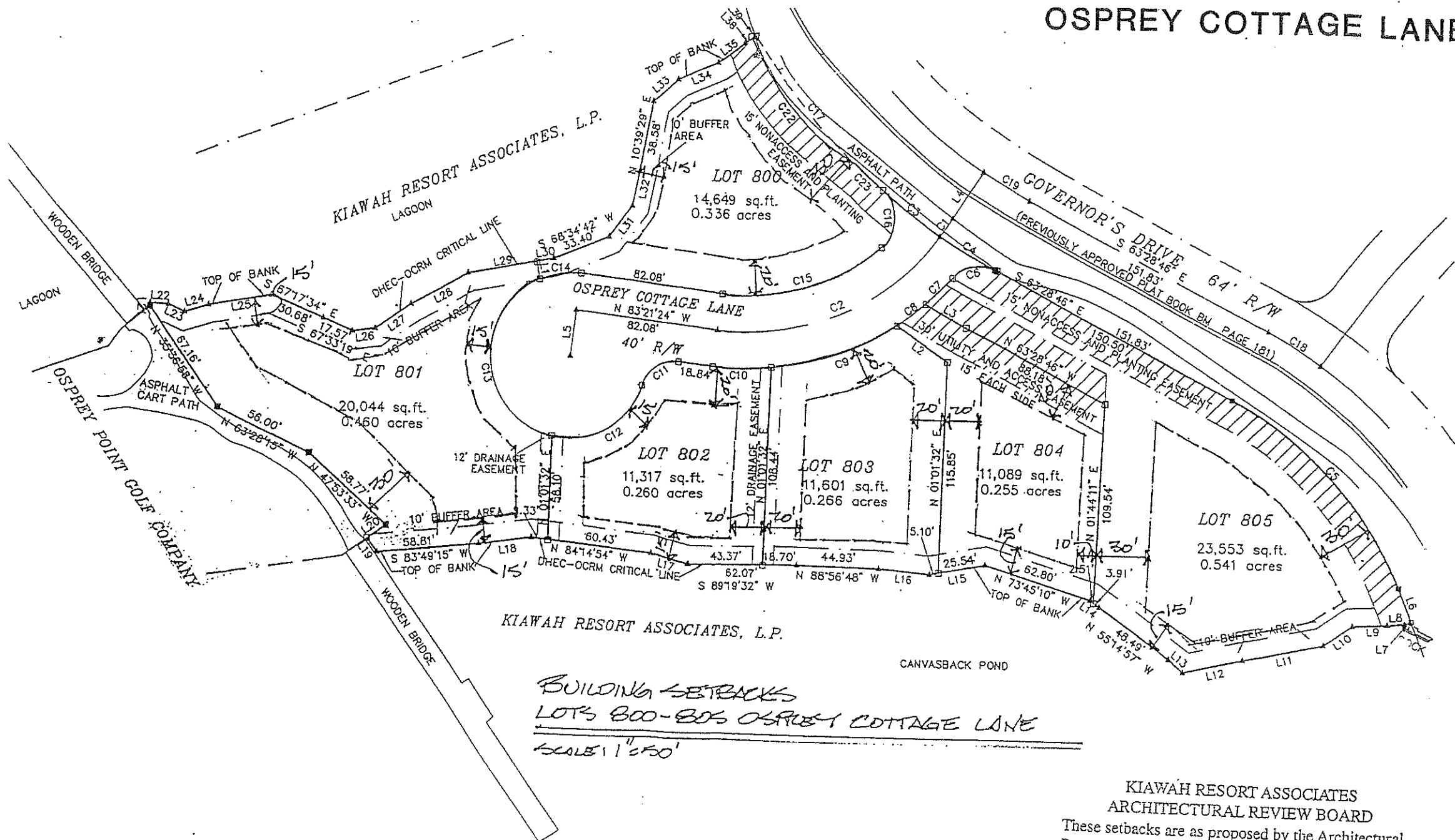
১৯৭০-৭১

Mr. A. N. 28h

October 6<sup>th</sup> 1996  
Date

SCALE : 1" = 100'

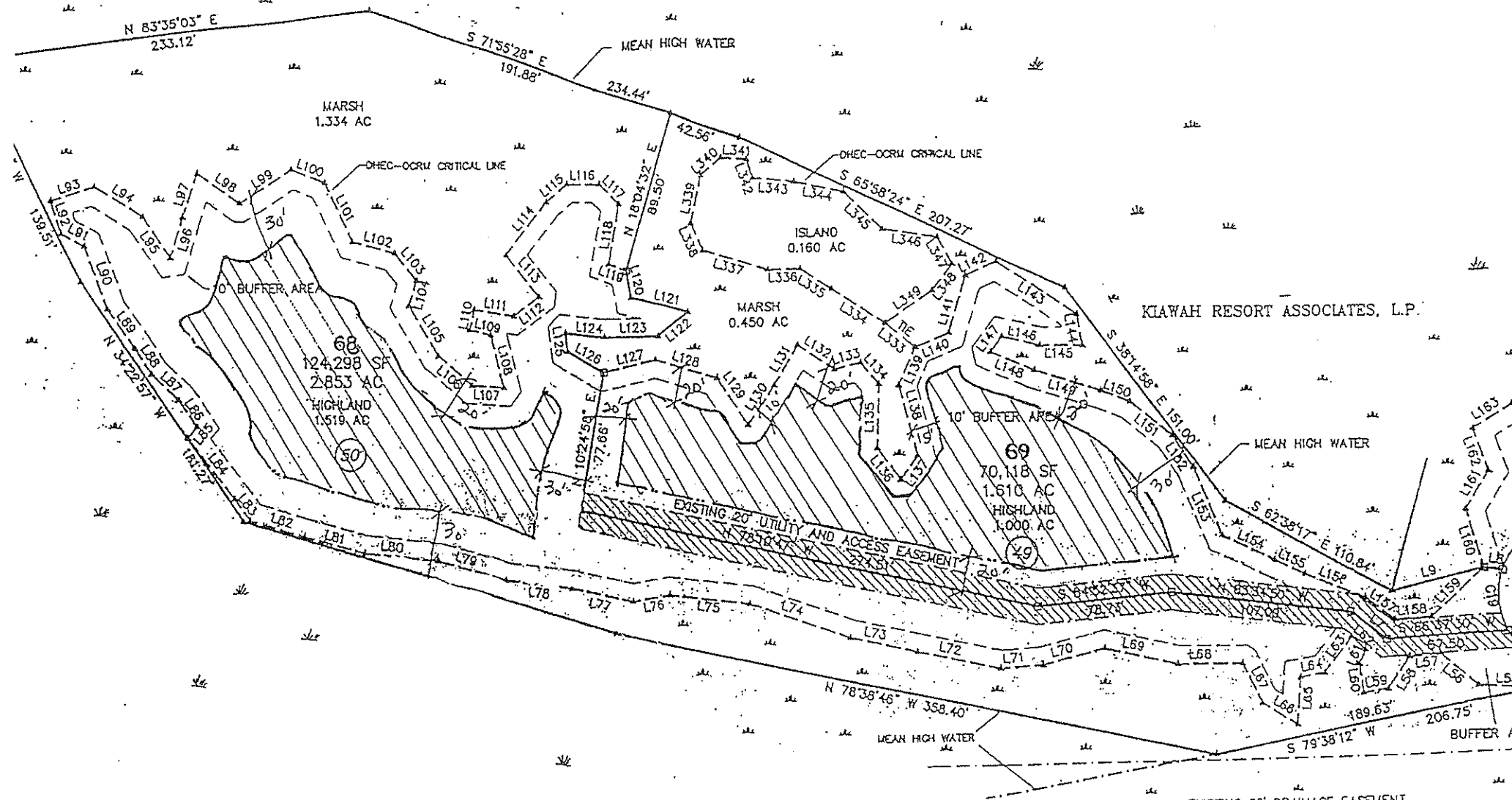
# OSPREY COTTAGE LANE



KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nye October 20, 1995  
Administrator Date



## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

By Spence A. Nash Administrator Date October 20 1995

Scale: 1" = 60'

EXISTING 60' DRAINAGE EASEMENT  
PREVIOUSLY APPROVED PLAT BK. CO. PG. 178

KIAWAH RESORT ASSOCIATES, L.P.

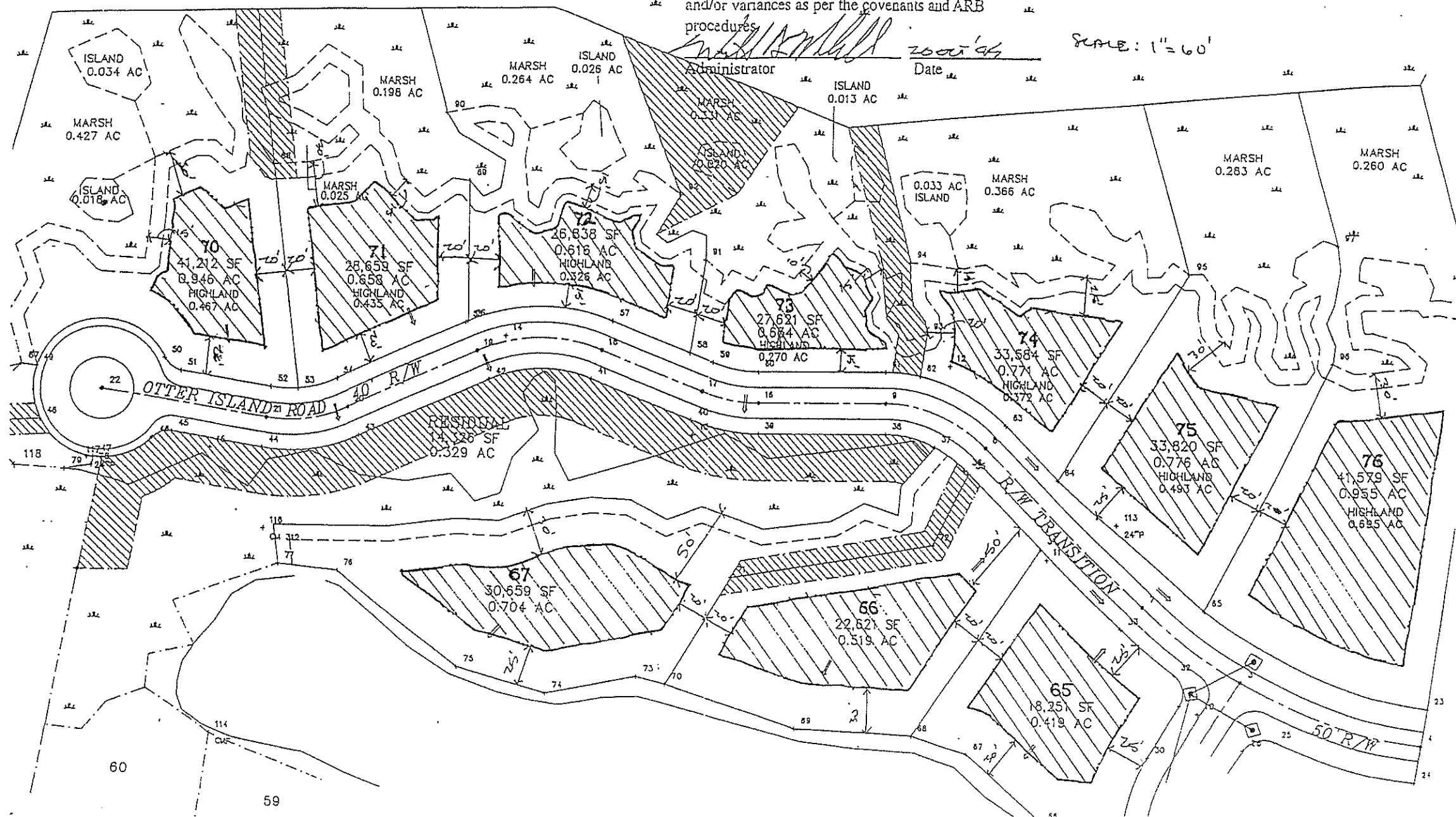
# OTTER ISLAND RD

## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

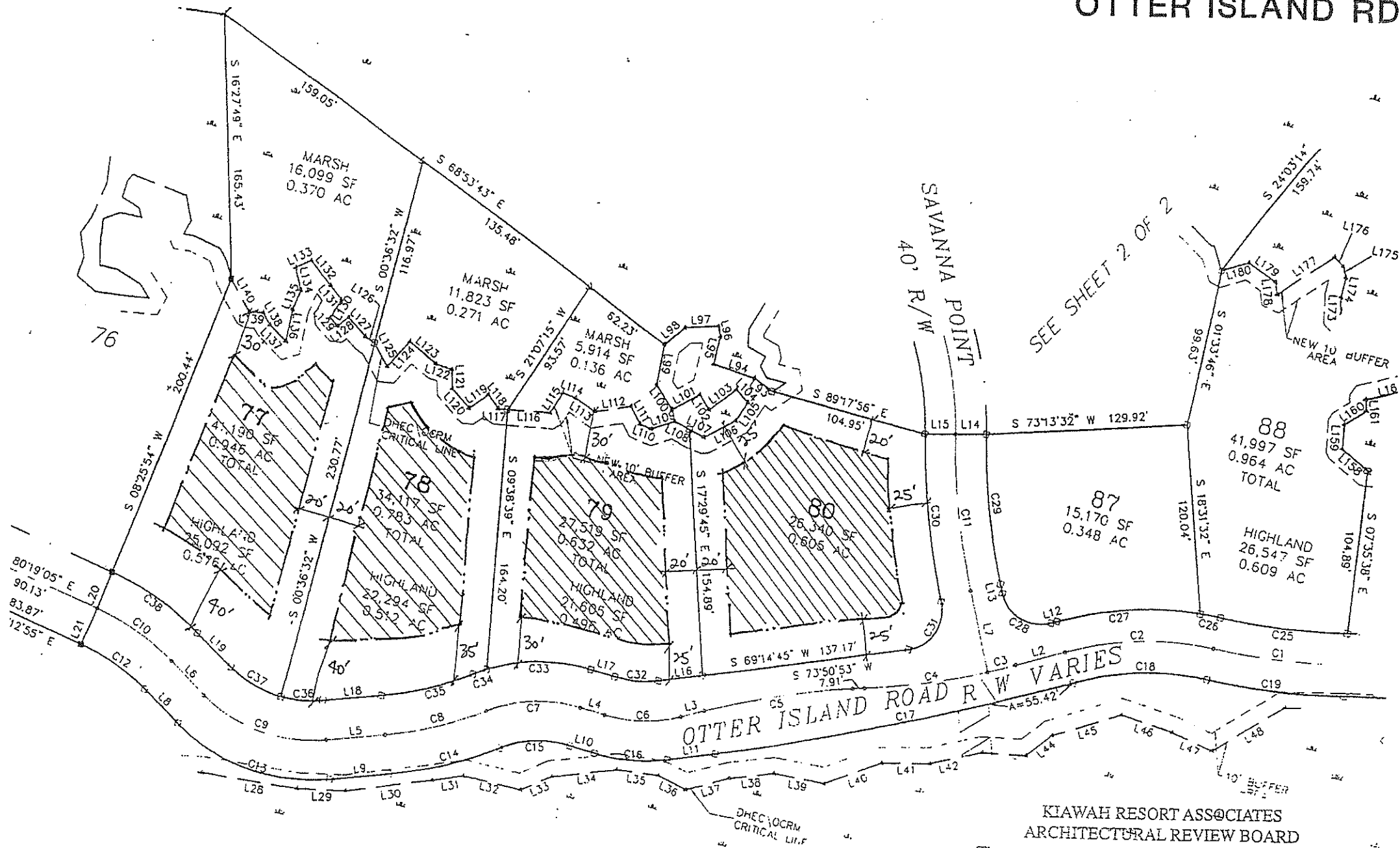
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*[Signature]*  
Administrator  
Date 2000/05

Scale: 1" = 60'



OTTER ISLAND RD

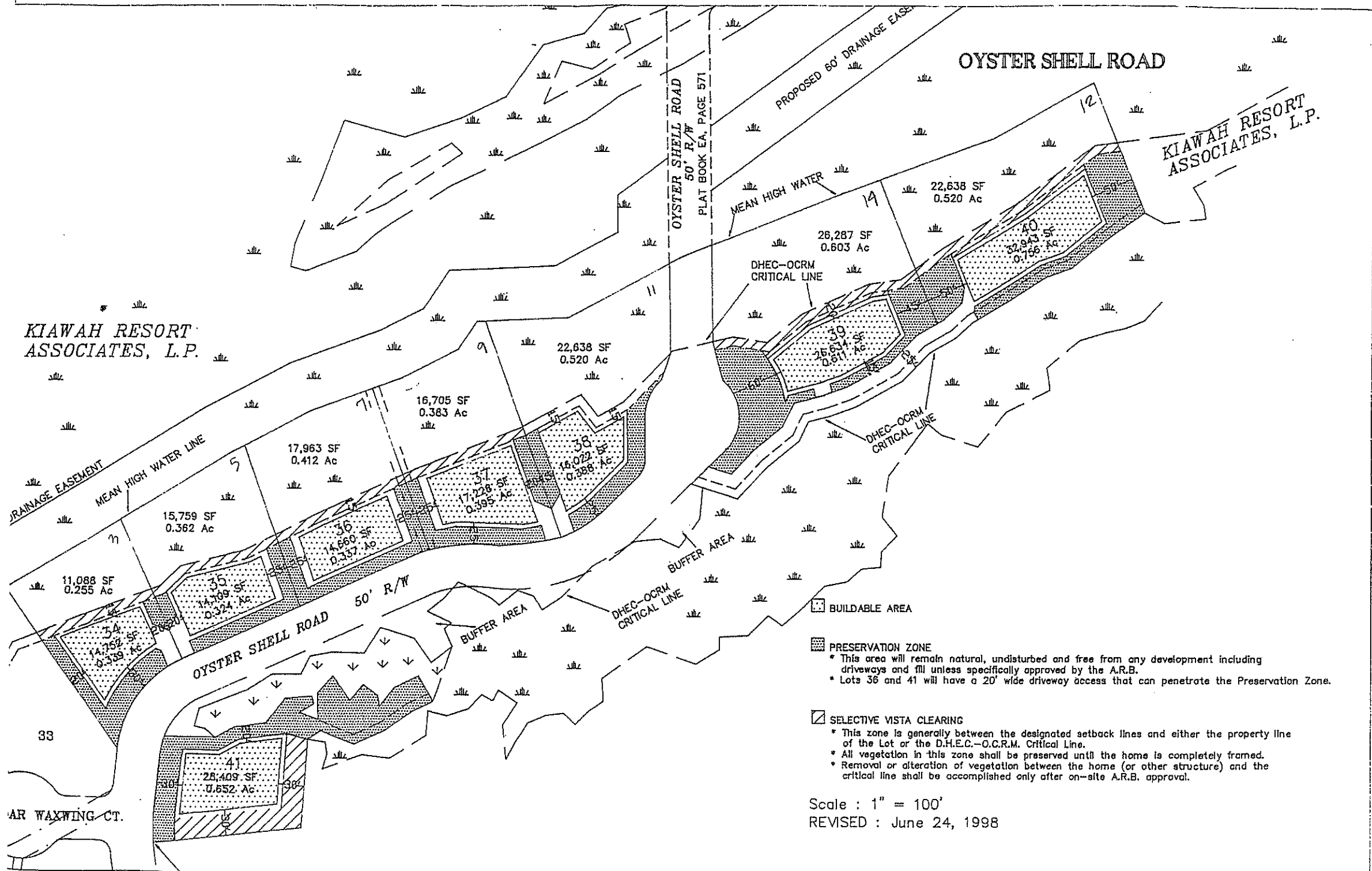


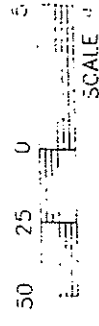
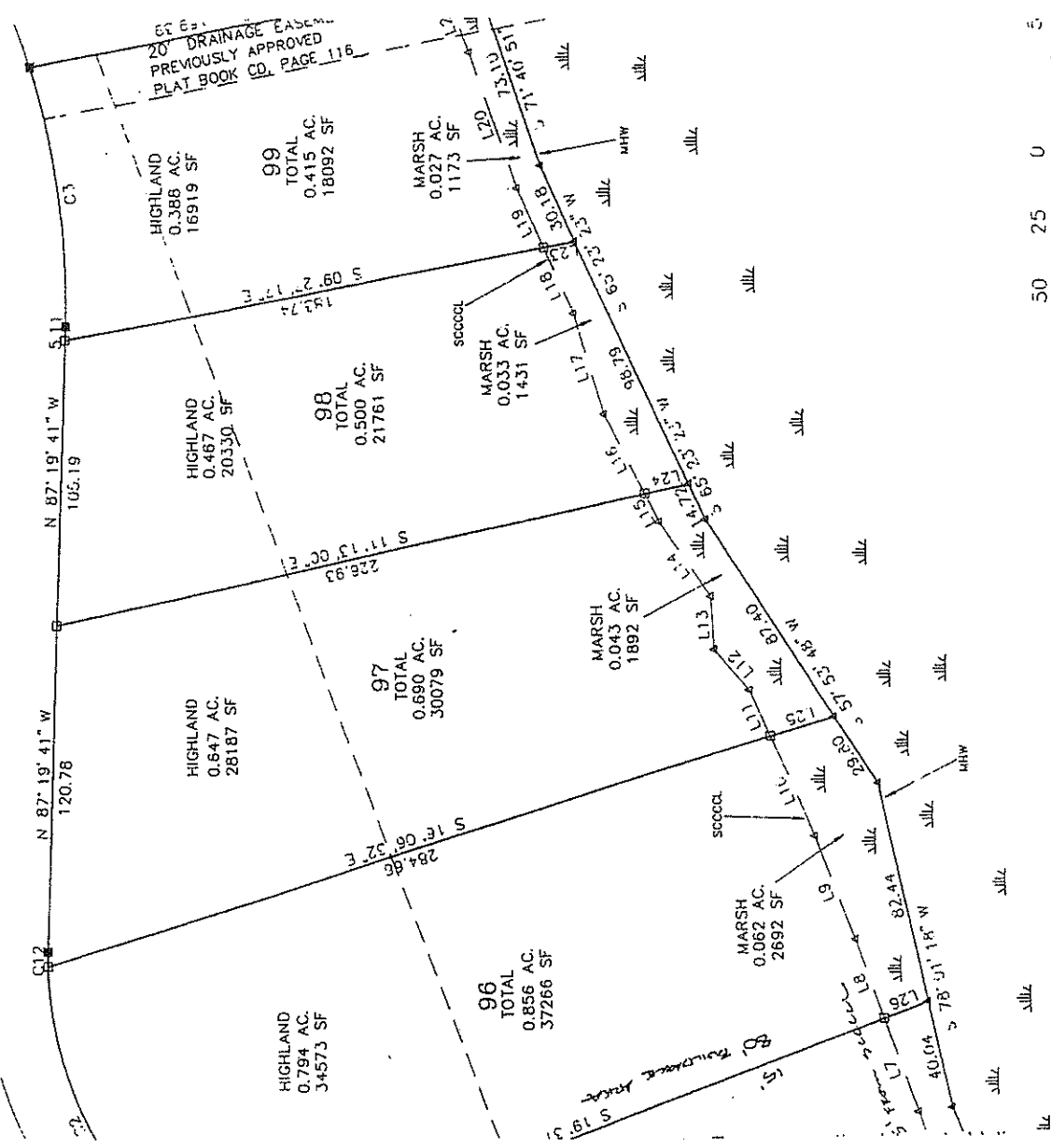
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nash  
Administrator  
October 20 1995  
Date







15/ GUEST PARKING AREAS, SHALL FALL WITHIN THE BUILDABLE  
 IS DEFINED BY THE SETBACKS UNLESS VARIED BY THE ARCHI-  
 AL REVIEW BOARD. THE ACTUAL DRIVEWAY CONNECTION MAY FALL  
 THE STREET SIDE SETBACK, AND ONLY ONE DRIVEWAY CONNECTION  
 PERMITTED PER HOUSE.  
 QUIRED SIZE OF THE HEATED AREA FOR EACH HOUSE STRUCTURE  
 Y LOT SHALL BE A MINIMUM OF 2,000 S.F. WITH A MINIMUM OF  
 .F. OF HEATED AREA ON THE FIRST FLOOR OF THE STRUCTURE  
 VARIED BY THE ARCHITECTURAL REVIEW BOARD.

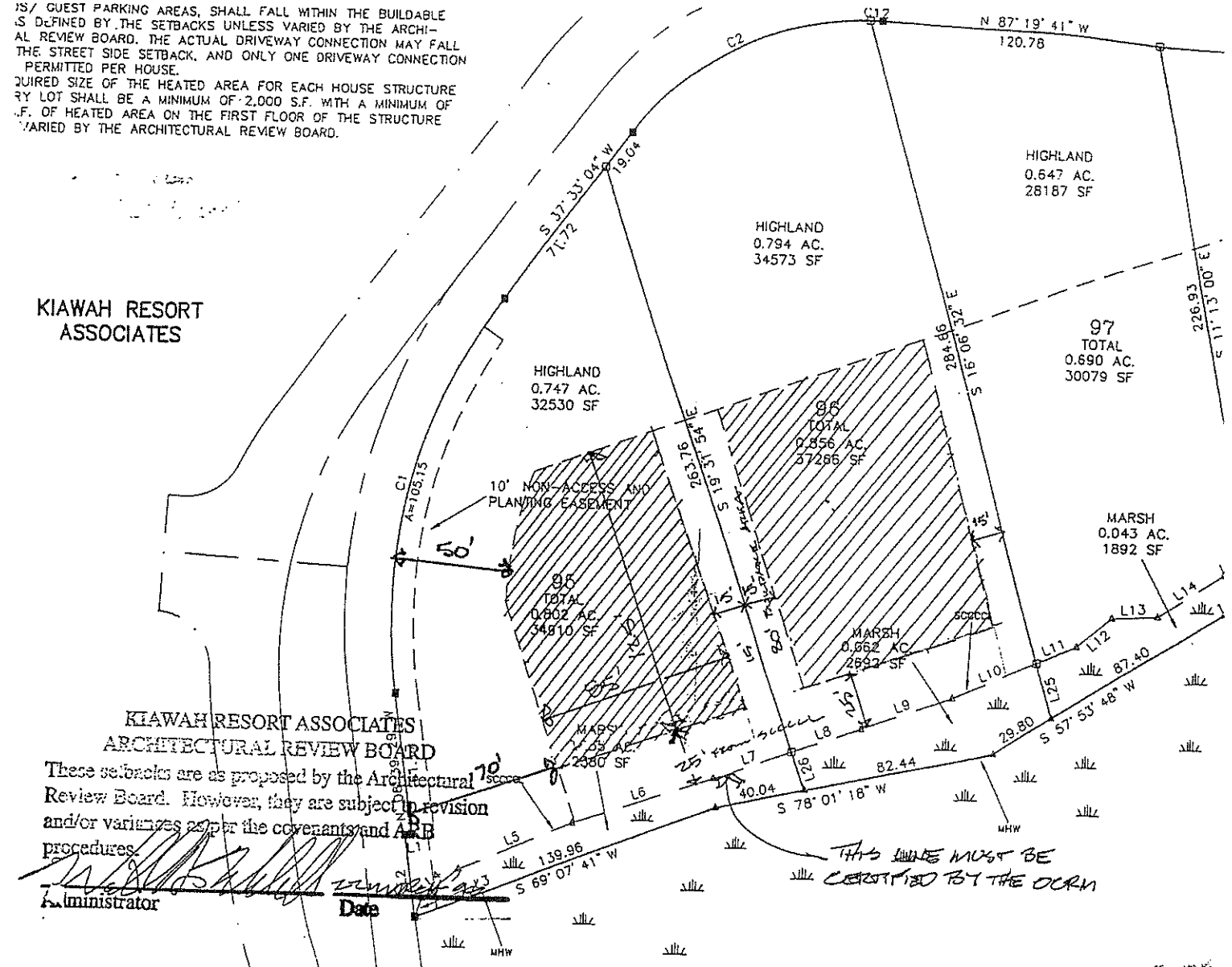
KIAWAH RESORT ASSOCIATES

KIAWAH RESORT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural  
 Review Board. However, they are subject to revision  
 and/or variances as per the covenants and ARB  
 procedures.

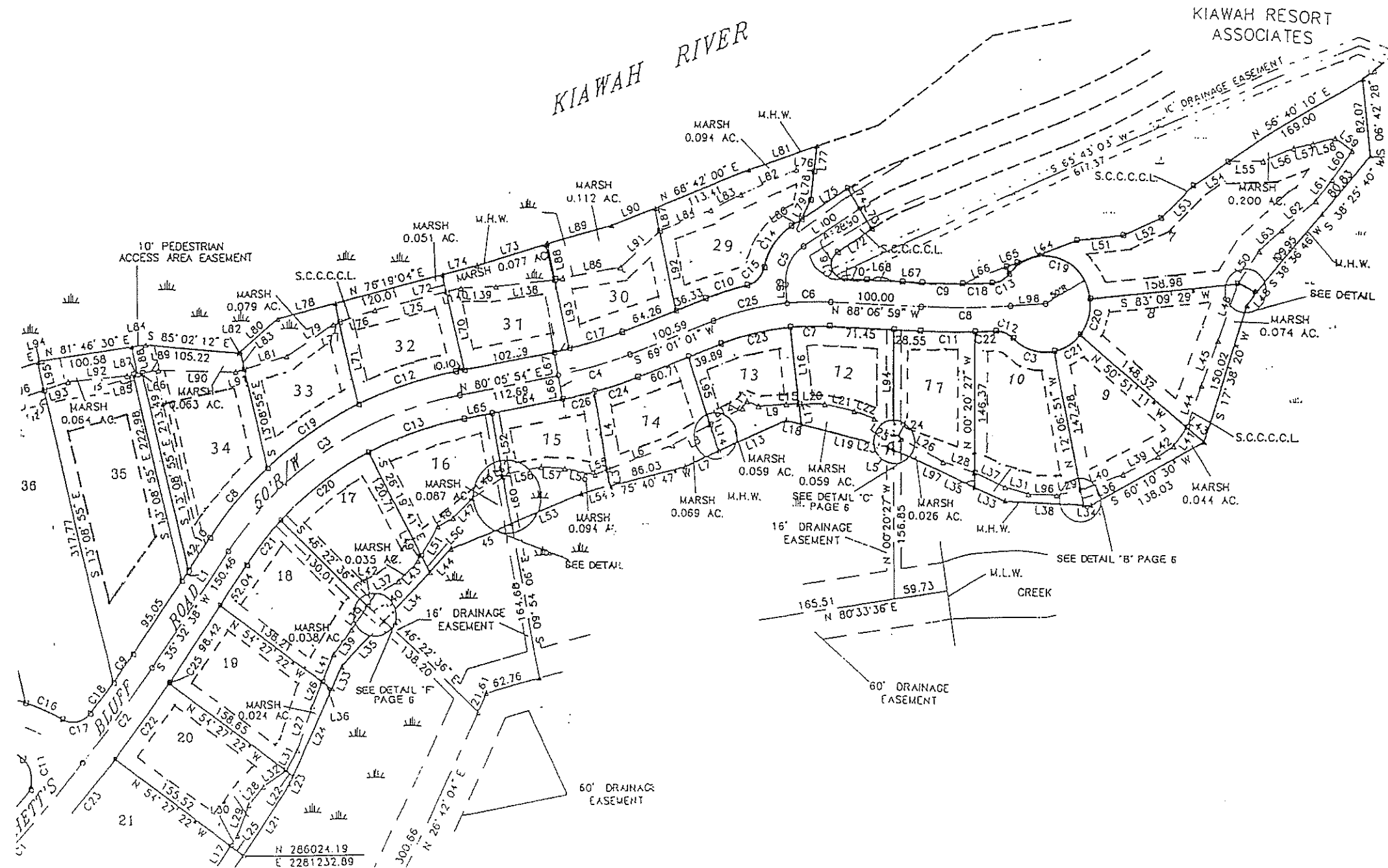
Administrator

Date

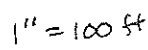


THIS LINE MUST BE  
 CERTIFIED BY THE DORM

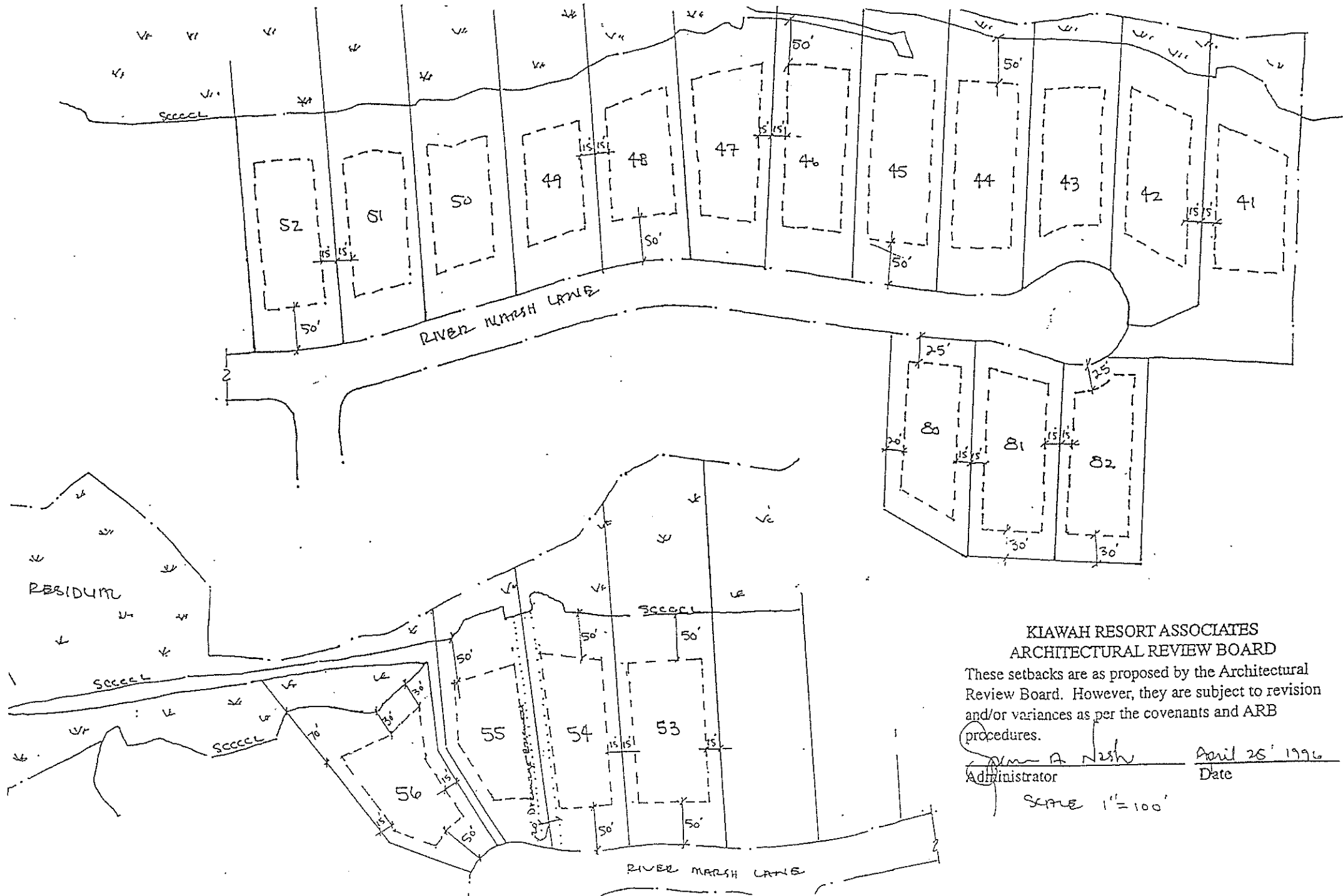
# RHETT'S BLUFF



SHOOLBRED COURT



# RIVER MARSH LANE



## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Sam A. Nash April 25, 1996  
Administrator Date

Scale 1" = 100'

[illegible]

**SALT CEDAR LANE**

**SOUTH CAROLINA COASTAL COUNCIL CRITICAL LINE**

**SALT CEDAR LANE 50' R/W**

**LAGOON**

**DRAINAGE EASEMENT**

**KIAWAR RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD**

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Spencer A. Nash*  
Administrator

June 4, 1996  
Date

**Lot Data:**

| Lot Number | Area (SF) | Area (AC) |
|------------|-----------|-----------|
| 28         | 31,284 SF | 0.718 AC  |
| 29         | 26,689 SF | 0.613 AC  |
| 30         | 30,476 SF | 0.700 AC  |
| 31         | 33,337 SF | 0.765 AC  |
| 32         | 26,650 SF | 0.612 AC  |
| 33         | 24,551 SF | 0.564 AC  |
| 34         | 20,298 SF | 0.466 AC  |
| 35         | 22,289 SF | 0.512 AC  |
| 36         | 22,518 SF | 0.517 AC  |
| 43         | 18,496 SF | 0.425 AC  |
| 44         | 18,061 SF | 0.415 AC  |
| 45         | 16,437 SF | 0.377 AC  |
| 46         | 16,681 SF | 0.383 AC  |
| 47         | 17,080 SF | 0.392 AC  |
| 48         | 16,425 SF | 0.377 AC  |
| 49         | 14,509 SF | 0.333 AC  |

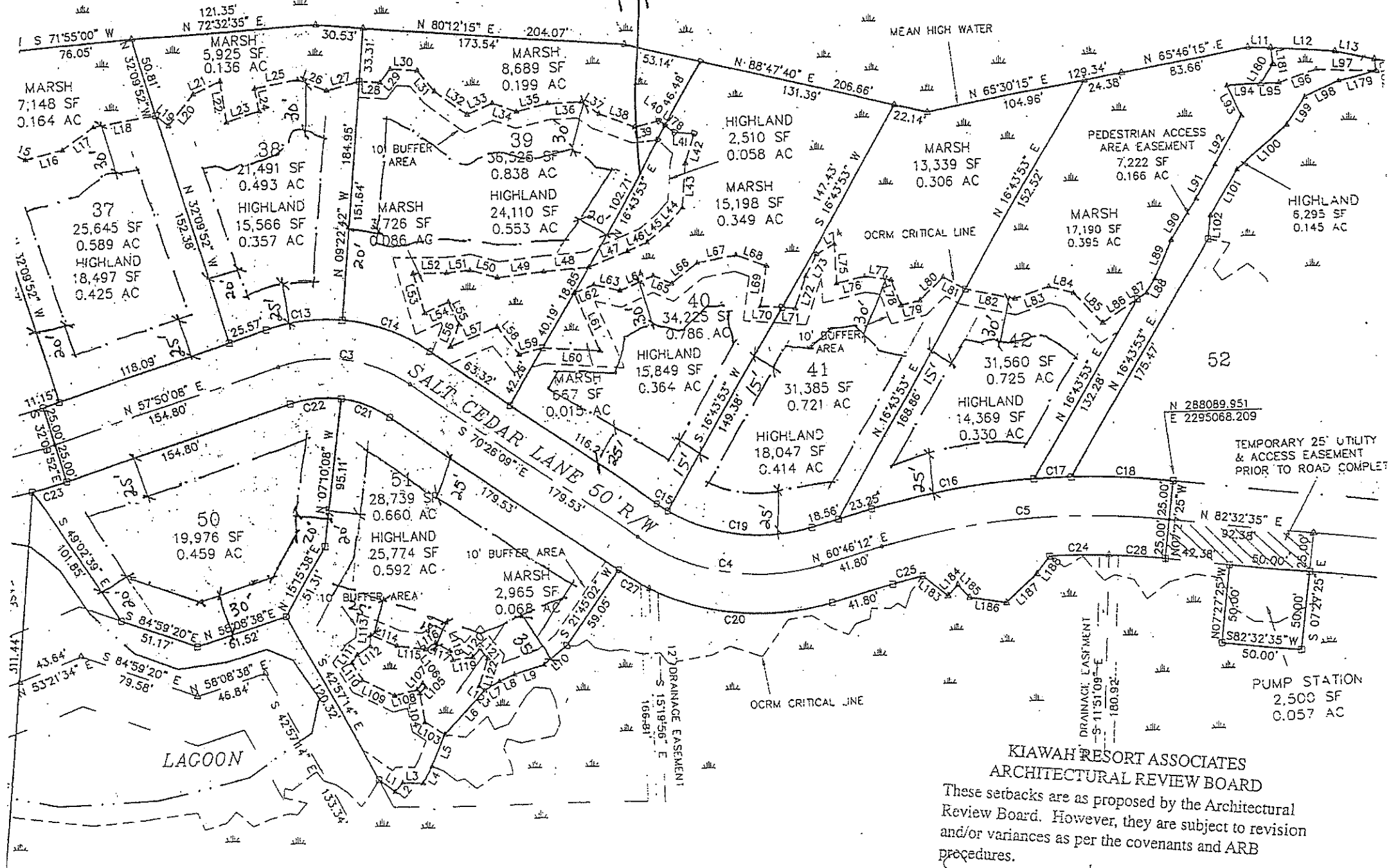
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nash June 4 1996  
Administrator Date

Scanned with CamScanner

# SALT CEDAR LANE

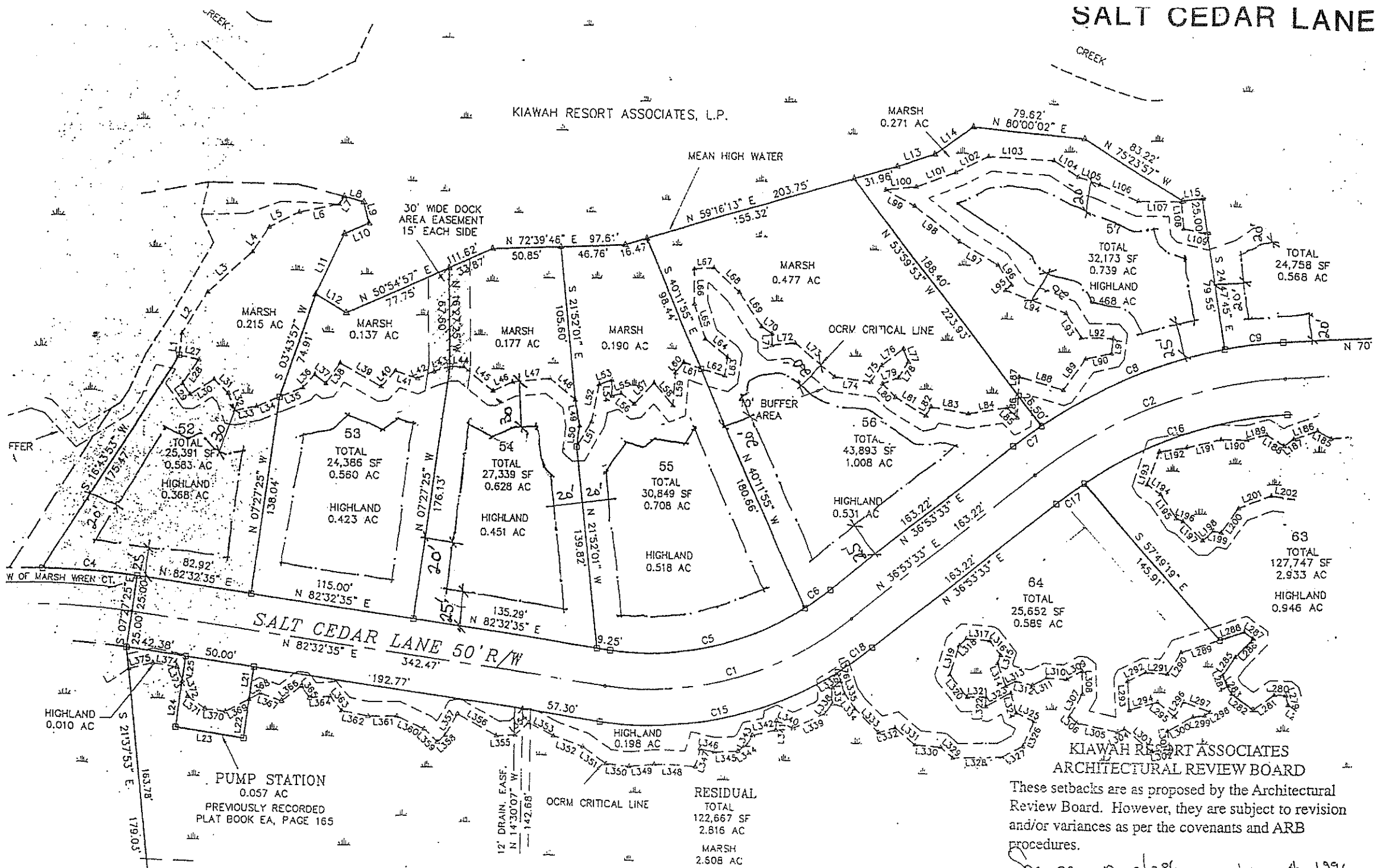
property line altered



KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD  
These setbacks are as proposed by the Architectural  
Review Board. However, they are subject to revision  
and/or variances as per the covenants and ARB  
procedures.  
Spencer A. Nash  
Administrator June 4 1996  
Date

# SALT CEDAR LANE

KIAWAH RESORT ASSOCIATES, L.P.

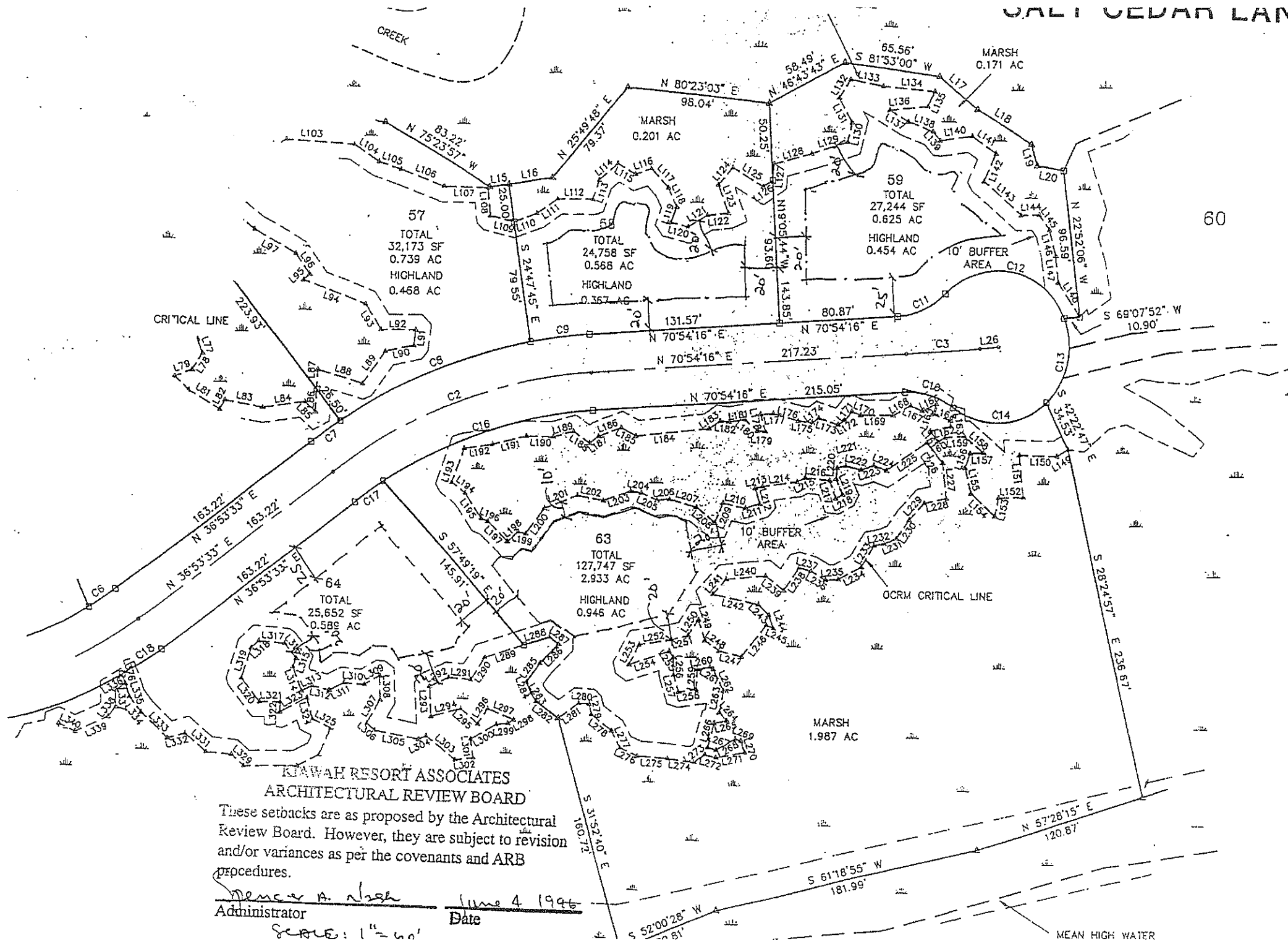


KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

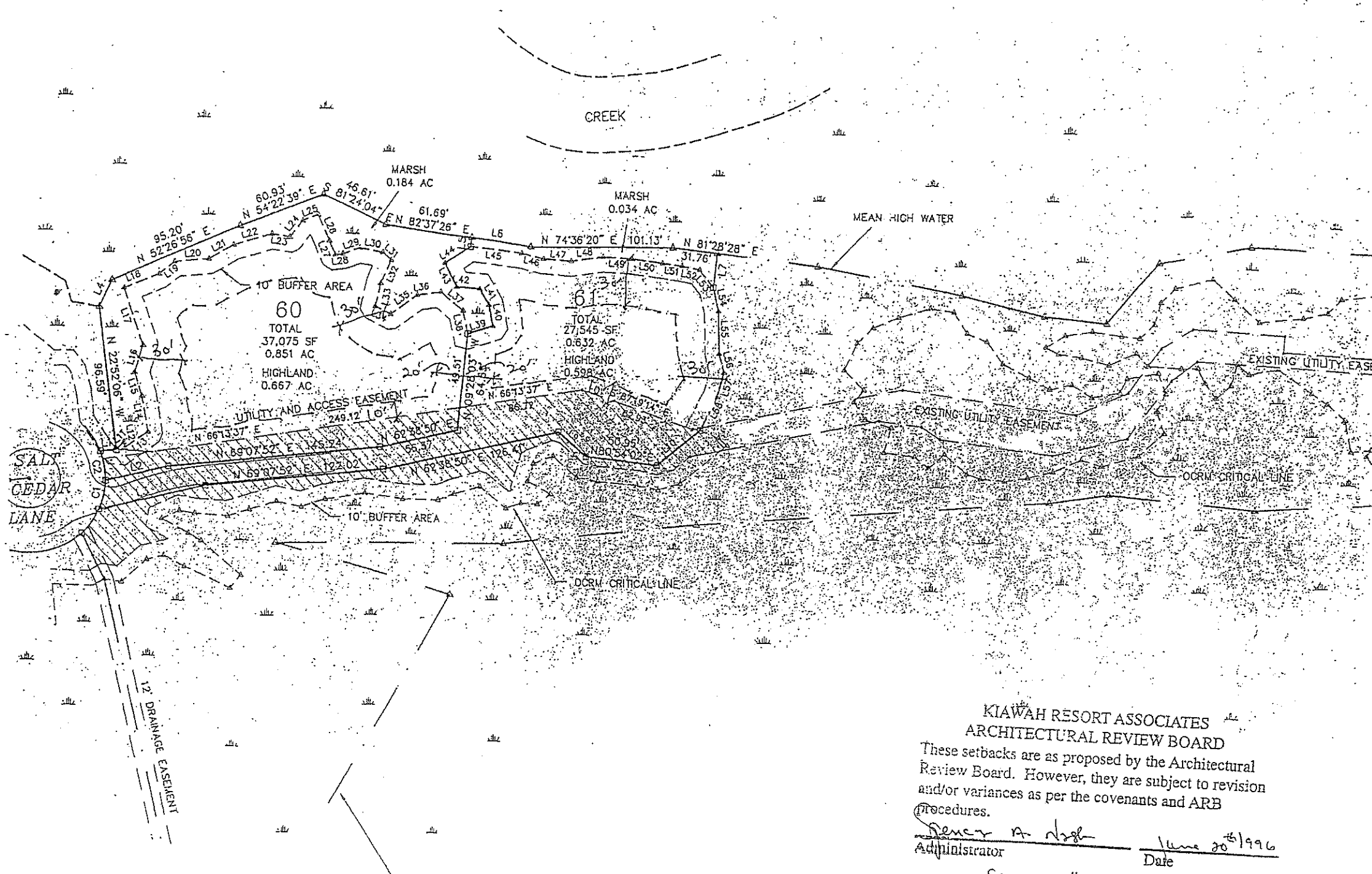
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. N. 286  
Administrator

June 4 1996  
Date



SALT CEDAR LANE



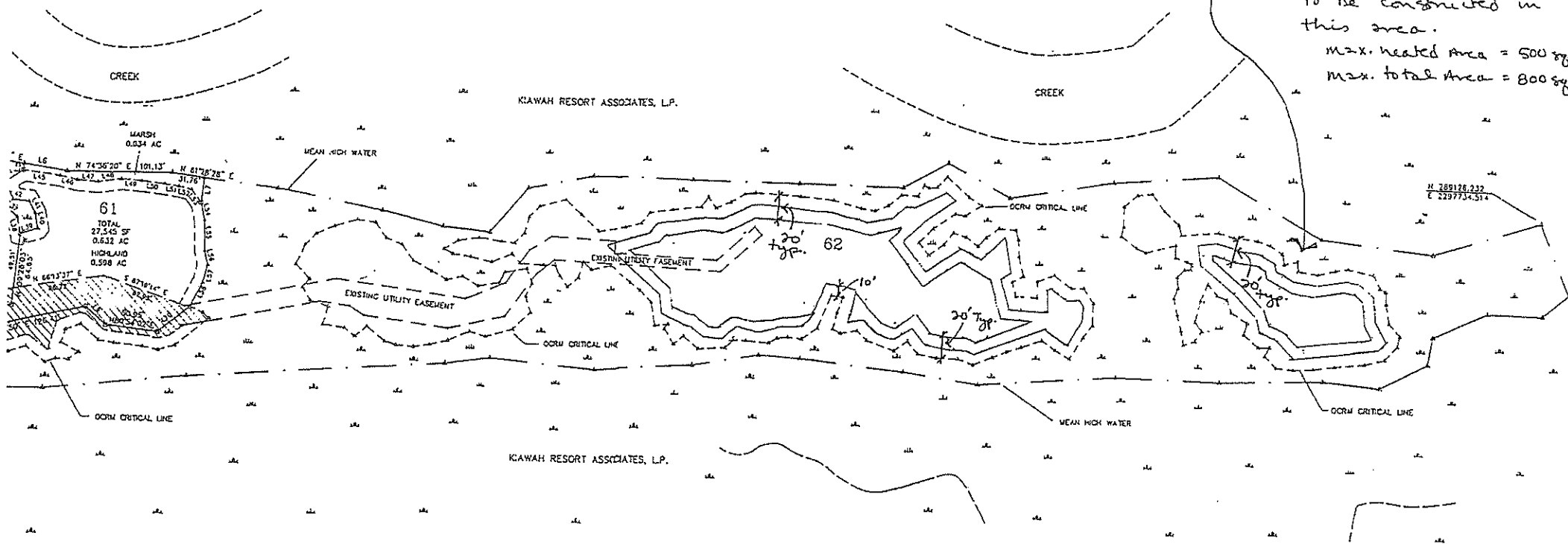
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD  
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.  
Denise A. Nash June 20, 1996  
Administrator Date

SALT CEDAR LANE

3 3" CONCRETE MONUMENT, NEW  
4 MEASURE POINT, NO CORNER SET

REFERENCES:  
1. PLAT BOOK DV, PAGE 181  
2. PLAT BOOK BS, PAGES 39-51  
3. PLAT BOOK EA, PAGE 185  
4. PLAT BOOK EA, PAGE 498  
5. TMS 265-07-00-

\* The ARB may allow for  
A one (1) story element  
to be constructed in  
this area.  
max. heated area = 500 sq. ft.  
max. total area = 800 sq. ft.



KIWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural  
Review Board. However, they are subject to revision  
and/or variances as per the covenants and ARB  
procedures.

Spencer A. North 10.6.96  
Administrator Date

Scale: 1" = 100'

FINAL PLAT  
Robert A. North  
MAJOR TOWN OF KIWAH  
William W. Miller  
DIRECTOR OF PLANNING  
KIWAH RESORT ASSOCIATES, L.P.

# SALTHOUSE LANE

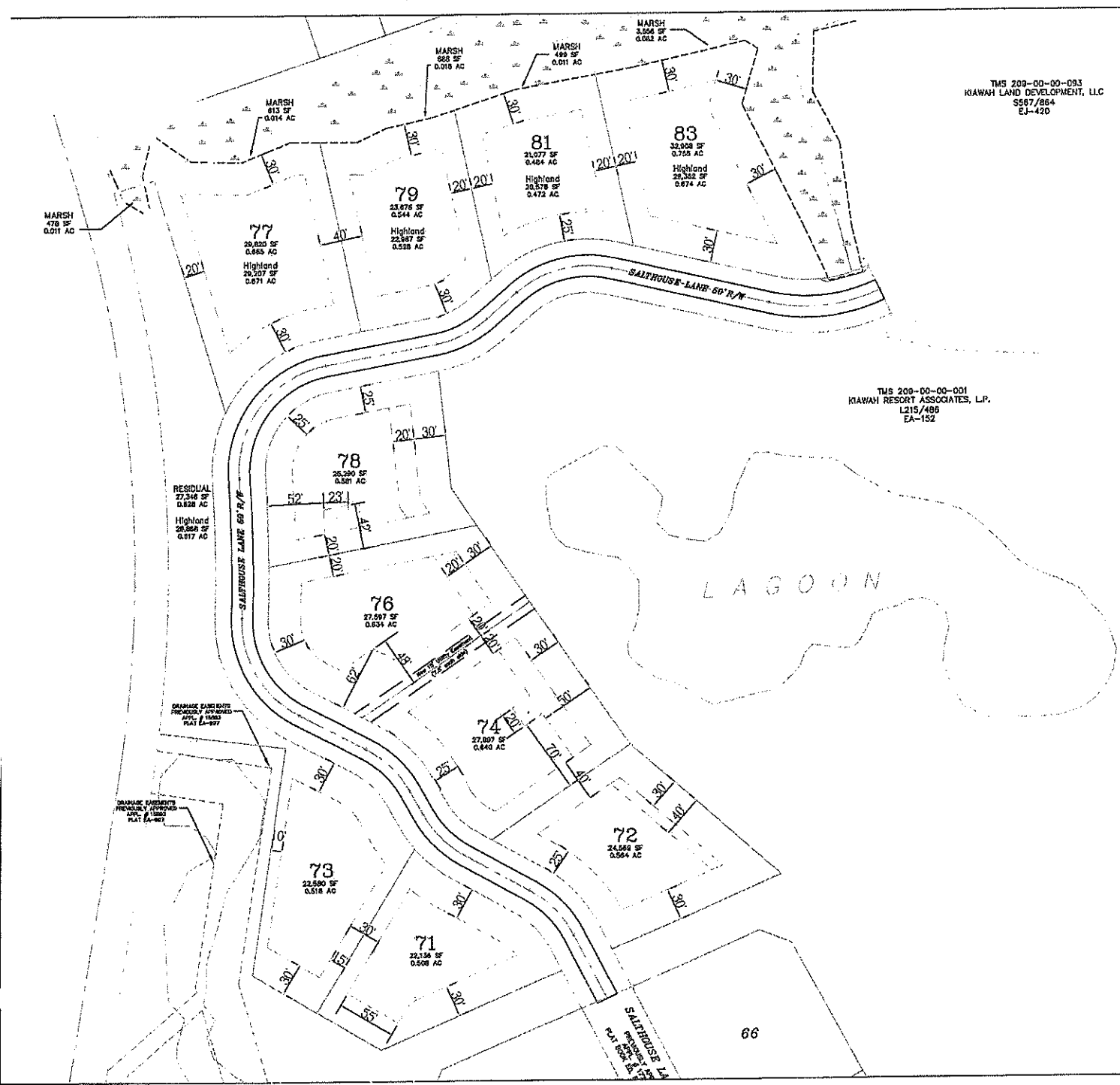


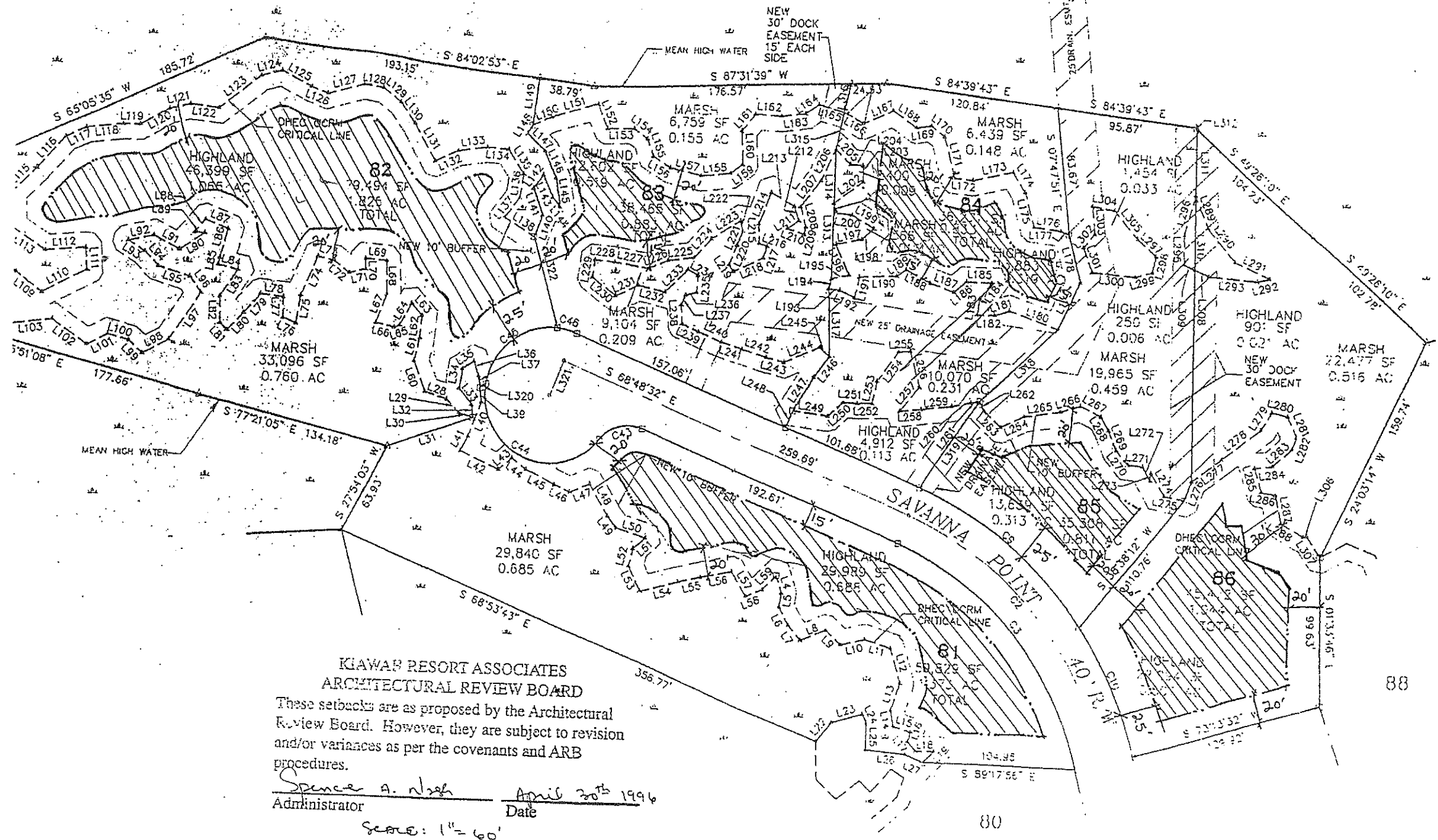
TMS 209-00-00-093  
KIAWAH LAND DEVELOPMENT, LLC  
S567/864  
EU-426

TMS 209-00-00-031  
KIAWAH RESORT ASSOCIATES, L.P.  
L215/486  
EA-152

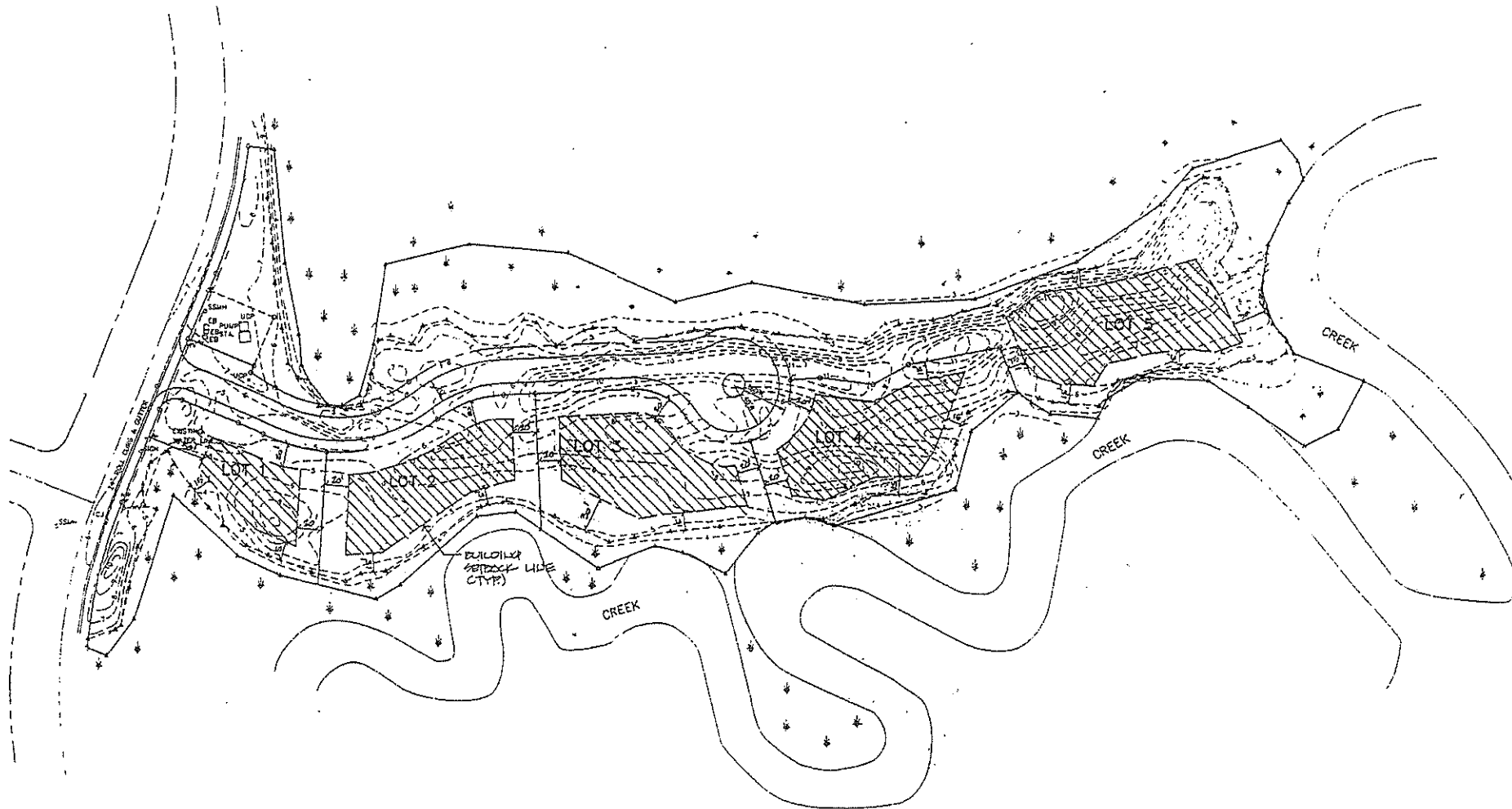
- ☐ Buildable Area
- ☐ Limited Buildable Area
- 15' Driveway Location  
To Be Scaled Off Drawing

Scale : 1" = 100'  
Revised: October 20, 2006



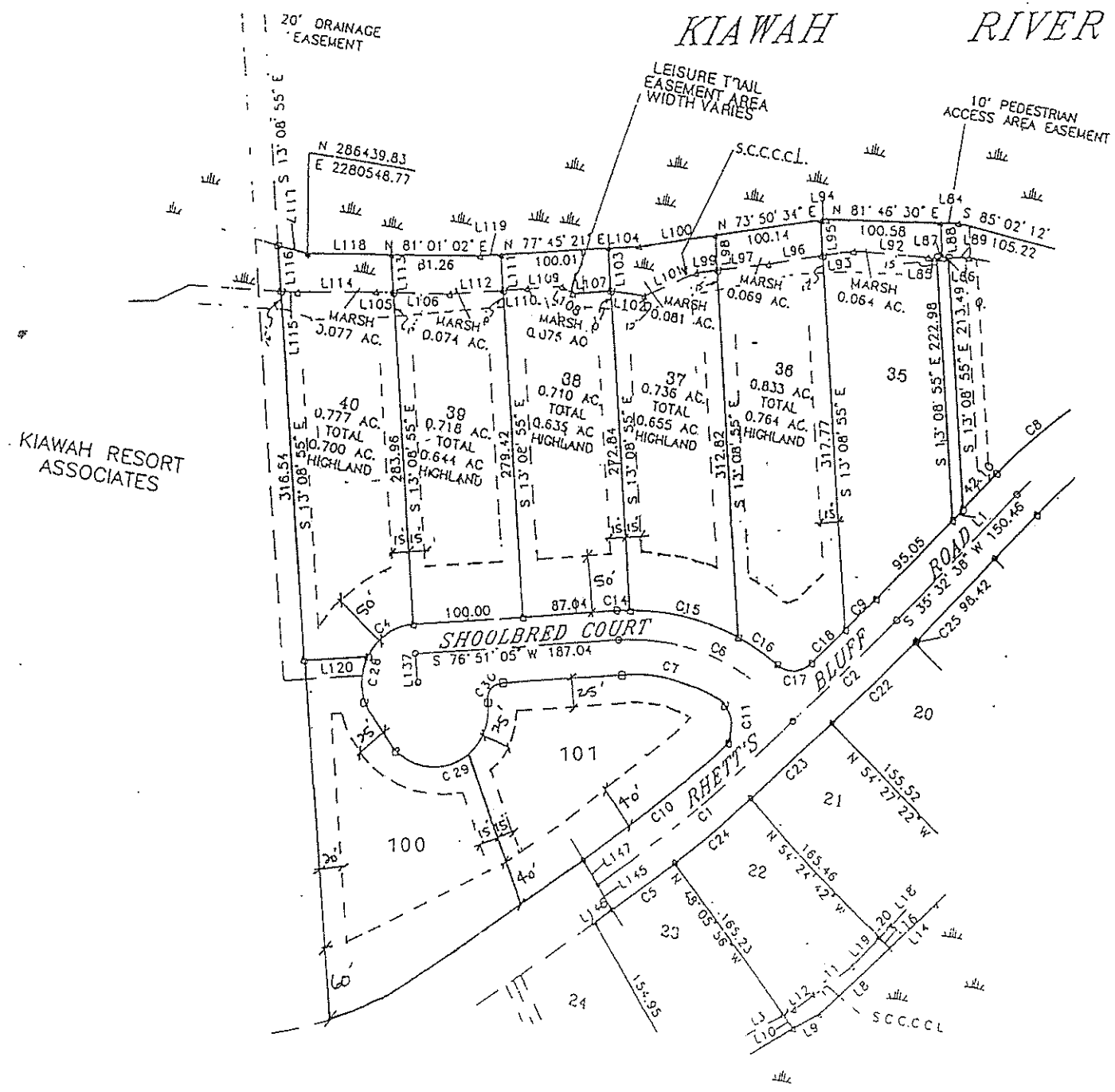


# SHELL CREEK LANDING

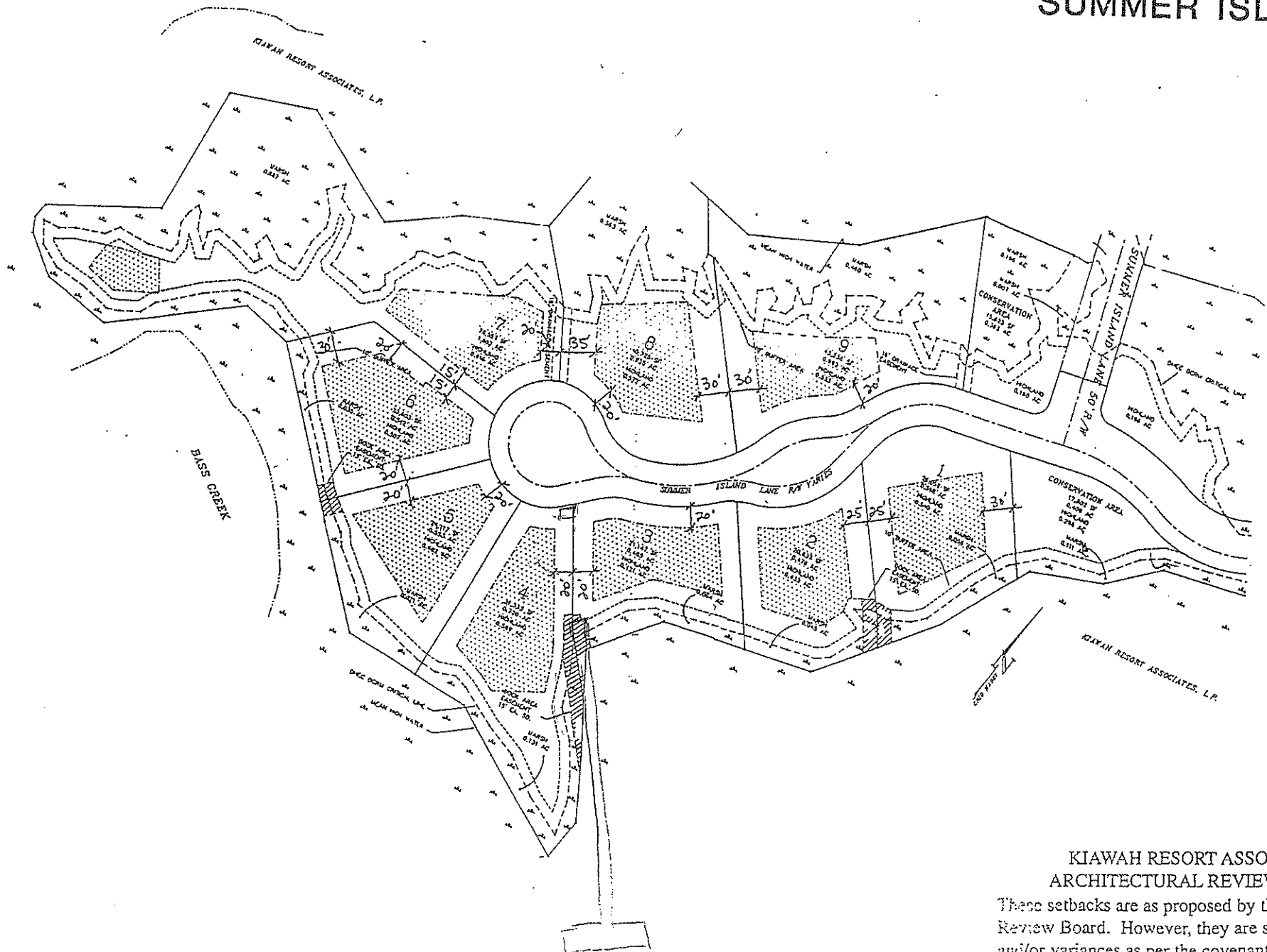


SHELL CREEK LANDING  
BY [signature] 11-80

## SHOOLBRED


$$1'' = 100'$$

SUMMER ISLAND LAN



KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

James A. Nash 8.13.97  
Administrator Date

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

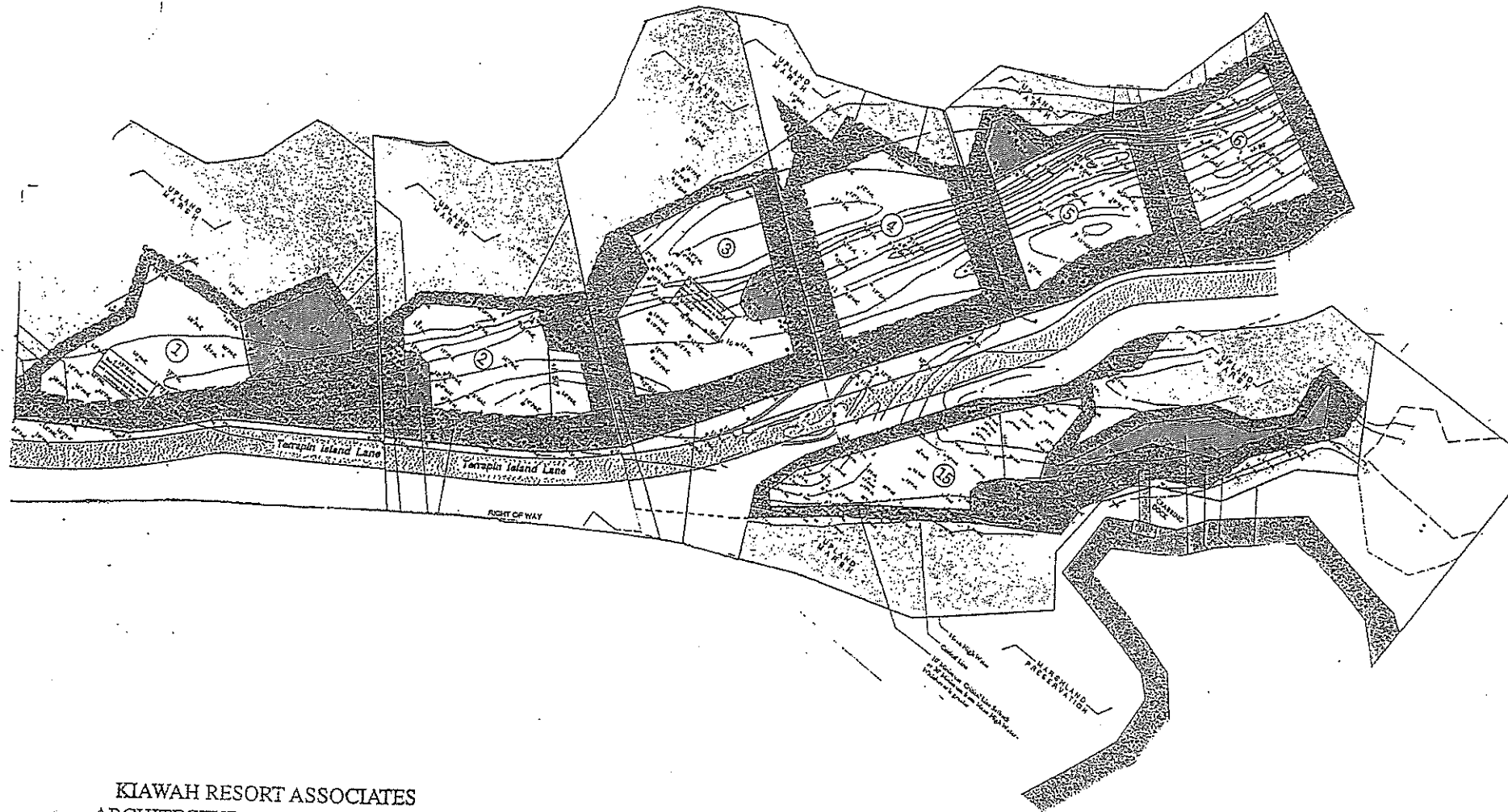
Alan A. Nash 8.13.97  
Administrator Date

KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

Pencer A. Nash 8.13.97  
Administrator Date

[illegible]

# TERAPIN ISLAND LANE



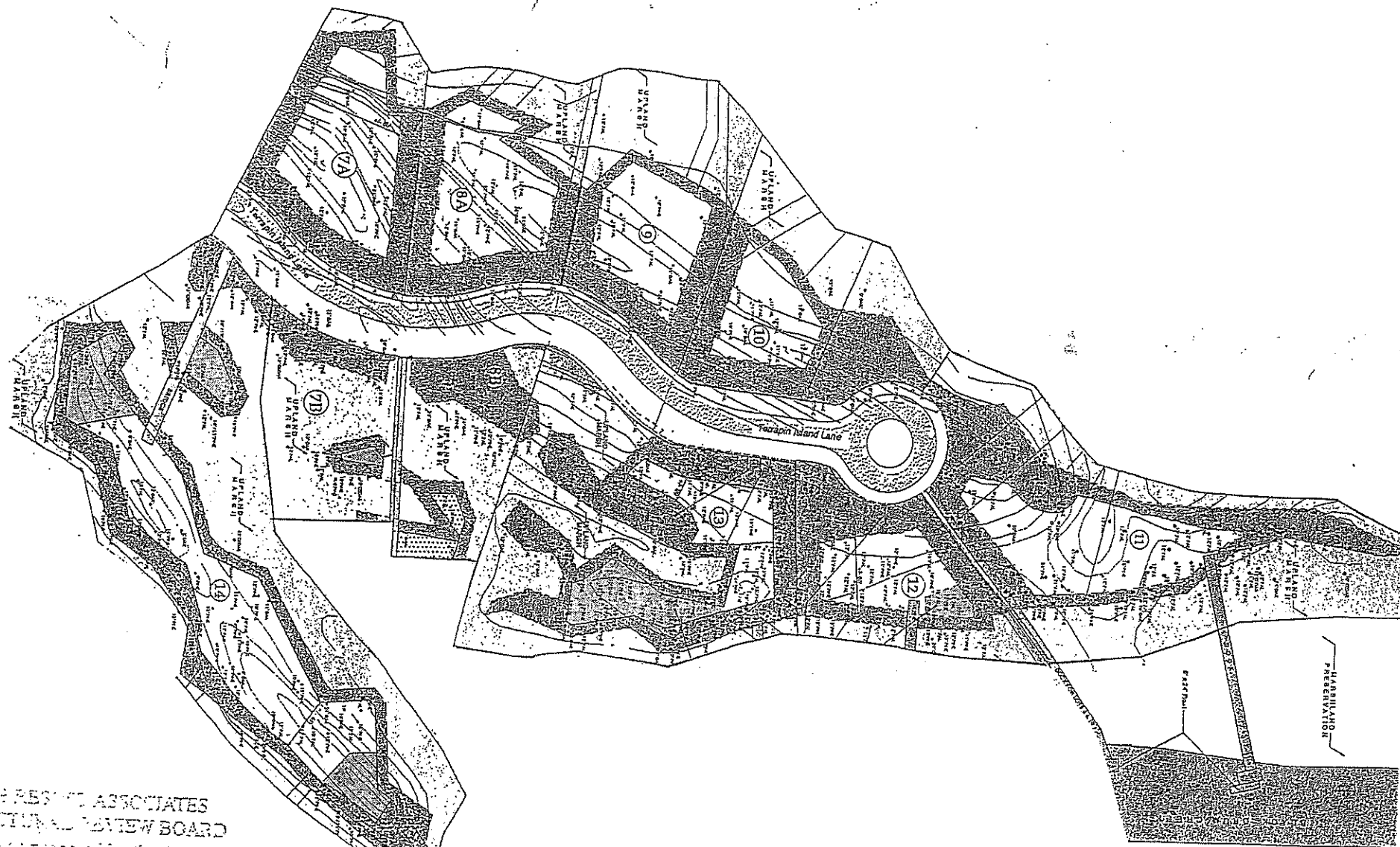
## KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

John A. Nash October 4, 1996  
Administrator Date

SCALE: 1"=100'

# TERAPIN ISLAND LANE



LAVIAN RESIDENT ASSOCIATES  
 ARCHITECTURAL REVIEW BOARD  
 This site is prepared by the Architectural  
 and Planning Dept. are subject to revision  
 based on the covenants and ARE

- A. N. 201 October 4 1976  
 for Date

SCALE: 1"=100'

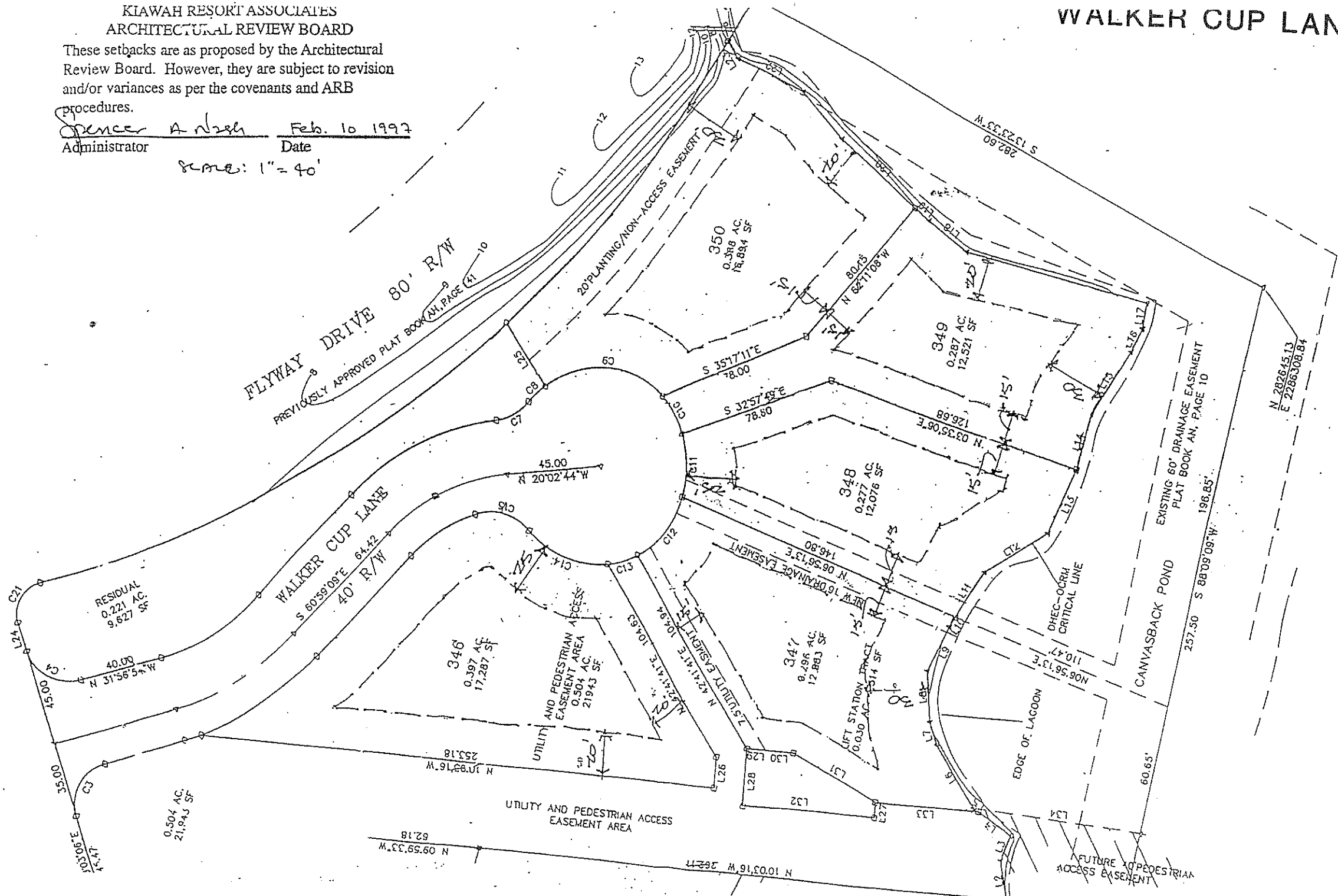
KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

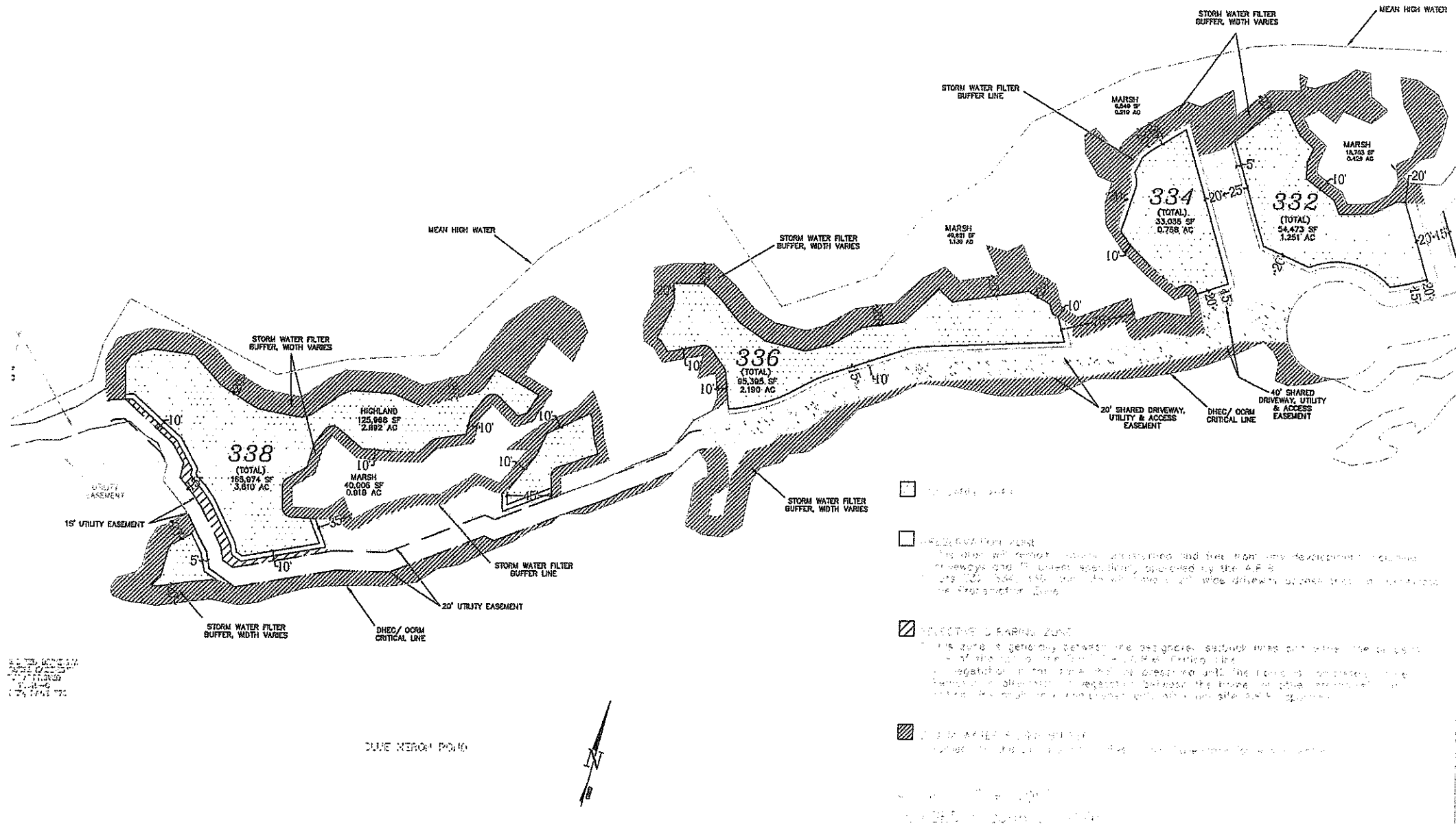
Spencer A. Nash Feb. 10 1997  
Administrator Date

Scale: 1" = 40'

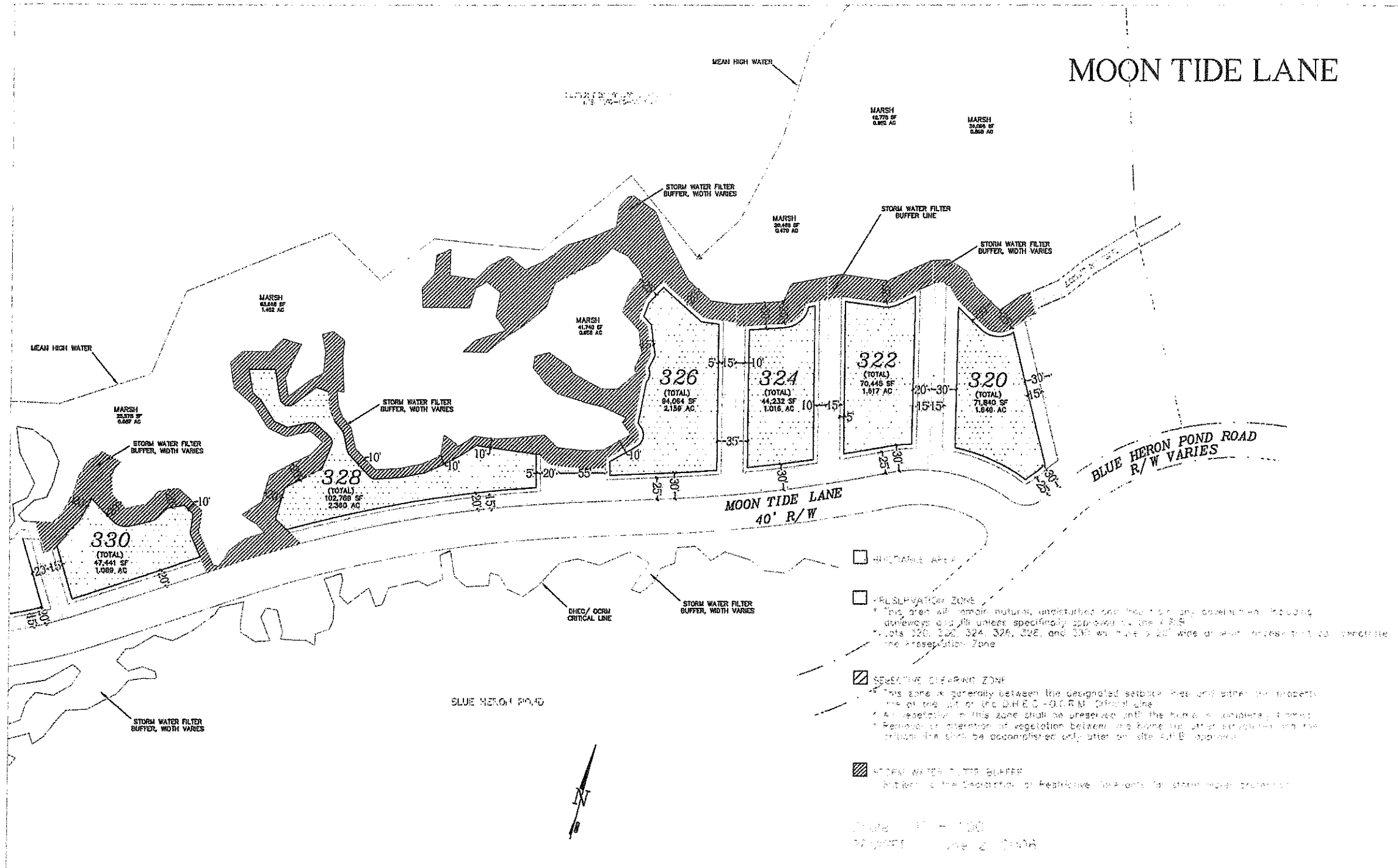
WALKER CUP LANE



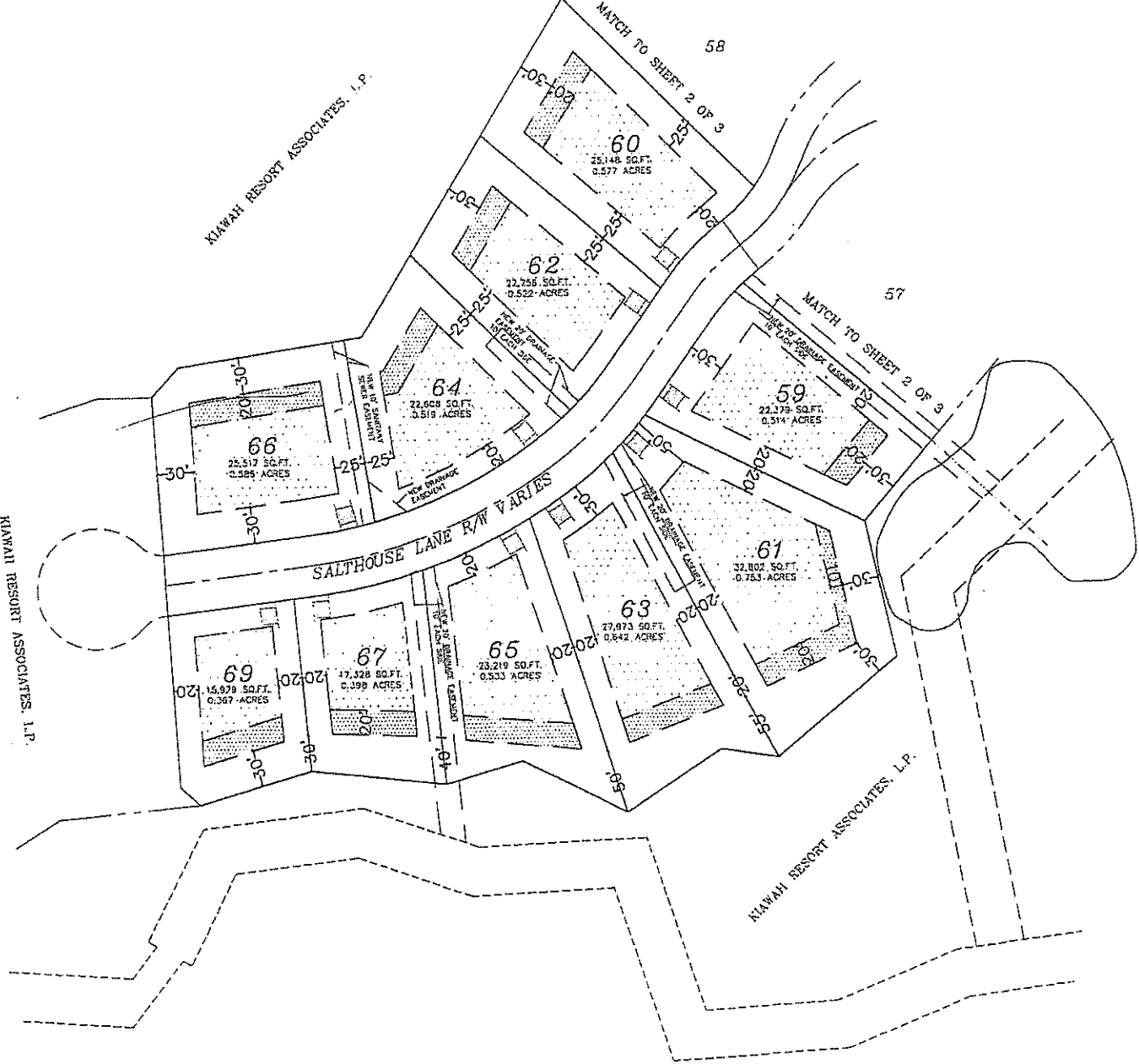
# MOON TIDE LANE



# MOON TIDE LANE



SALTHOUSE LANE



- Buildable Area
- Limited Buildable Area
- 15' Driveway Location  
To Be Scaled Off Drawing

Scale : 1" = 100'  
Revised: March 9, 1999

These pages are extracted from the original  
PDD as **Exhibit "C"** for Ordinance 2023-23

permar

**Freshfields Retail Village**  
Planned Development District Application  
Charleston County, South Carolina



Atlantic Partners, LLC  
211 King Street  
Suite 300  
Charleston, SC 29401

May 2002



permar

May 31, 2002

Ms. Brana S. Rerig, AICP  
Project Officer II  
Charleston County Planning Department  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

RE: Freshfields Retail Village  
Planned Development District Application

Dear Ms. Rerig:

In accordance with provisions of the Charleston County Zoning and Land Development Regulations, Articles 3.4. and 3.5., please find attached an application for a zoning map amendment request to rezone approximately 60 acres of property on Seabrook Island, Charleston County, South Carolina, from an existing RSL to a proposed PDD zoning classification. This application is submitted for your review on behalf of the existing owners of the described property, Atlantic Partners, LLC.

Freshfields Retail Village is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island community. It will include a broad range of retail sales and services, and residential uses that will provide the islands' residents and guests a community center of activity within a beautiful walking environment. The proposed concept is consistent with the Charleston County Comprehensive Plan regarding long-range land use patterns.

Included for your review and evaluation are a Charleston County Zoning Change Application, fee, property description (survey/deeds), project text description, and supporting graphics and exhibits. Particular attention was given to the comments made at the various informal sessions, over the past several months, regarding proposed use types, traffic impact, and development guidelines.

The applicant and associated team members look forward to participating in your review and sharing our long-term vision.

Best regards,



Mark Permar

Cc: Mr. Charles P. Darby, III  
Mr. Trenholm Walker  
Mr. Ed Goodwin

**Freshfields Retail Village**  
Planned Development District Application

Charleston County, South Carolina

Atlantic Partners, LLC  
211 King Street  
Suite 300  
Charleston, SC 29401

Application History:

Submittal .....  
Charleston County Planning .....  
Charleston County Council .....  
First Reading .....  
Final Reading .....

## TABLE OF CONTENTS

|                                                                                               |     |
|-----------------------------------------------------------------------------------------------|-----|
| LIST OF EXHIBITS .....                                                                        | iii |
| PROJECT TEAM .....                                                                            | iv  |
| SECTION 1                                                                                     |     |
| STATEMENT OF INTENT .....                                                                     | 1   |
| SECTION 2                                                                                     |     |
| OWNERSHIP AND PROPERTY DESCRIPTION .....                                                      | 2   |
| 2.01 <u>Short Title</u> .....                                                                 | 2   |
| 2.02 <u>Intent and General Location</u> .....                                                 | 2   |
| 2.03 <u>Legal Description of the Real Property</u> .....                                      | 2   |
| SECTION 3                                                                                     |     |
| GENERAL PLAN OF DEVELOPMENT .....                                                             | 3   |
| 3.01 <u>Purpose</u> .....                                                                     | 3   |
| 3.02 <u>Master Land Use Plan</u> .....                                                        | 6   |
| 3.03 <u>Land Use Density</u> .....                                                            | 6   |
| 3.04 <u>Development Sequence, Scheduling, Phasing</u> .....                                   | 6   |
| 3.05 <u>Relationship to Zoning and Land Development Regulations</u><br><u>Ordinance</u> ..... | 7   |
| 3.06 <u>Utility Services and Easements</u> .....                                              | 8   |
| 3.07 <u>Roadways/Traffic Study</u> .....                                                      | 8   |
| 3.08 <u>Signage, Buffers &amp; Fencing, Tree Replacement</u> .....                            | 9   |
| SECTION 4                                                                                     |     |
| PROPOSED DEVELOPMENT STANDARDS .....                                                          | 10  |
| 4.01 <u>Permitted Uses</u> .....                                                              | 10  |
| 4.02 <u>Dwelling Units</u> .....                                                              | 10  |
| 4.03 <u>Building Development Standards</u> .....                                              | 10  |
| SECTION 5                                                                                     |     |
| GENERAL DEVELOPMENT COMMITMENTS .....                                                         | 14  |
| SECTION 6                                                                                     |     |
| DEFINITIONS AND ABBREVIATIONS .....                                                           | 15  |

LIST OF EXHIBITS

A. Location Map.....

B. Survey of Real Property/Deed of Real Property .....

C. Aerial Photography.....

D. Natural Features .....

E. Master Land Use Plan.....

F. Traffic Study.....

G. Utility Service Letters/Letters of Coordination.....

H. Modifications to Charleston County Zoning and Land Development Regulations  
Ordinance .....

I. Conceptual Organization of ARB Guidelines .....

PROJECT TEAM

Master Developer/Planning

Kiawah Development Partners, Inc.  
P. O. Box 12001  
Charleston, SC 29422

Archeology

Chicora Foundation  
P. O. Box 8664  
861 Arbutus Drive  
Columbia, SC 29202

Civil Engineering

Thomas and Hutton Engineering Company  
935 Houston Northcutt Boulevard – Suite 100  
Mt. Pleasant, SC 29464

Legal

Pratt-Thomas, Pearce, Epting & Walker, P.A.  
16 Charlotte Street  
P. O. Drawer 22247  
Charleston, SC 29413-2247

Conceptual Planning/Market Research

Permar Inc.  
76 Wentworth Street  
Suite 400  
Charleston, SC 29401

Land Planning/Landscape Development

Design Works  
50 George Street  
Charleston, SC 29401

Surveying

Southeastern Surveying, Inc.  
147 Wappoo Creek Drive  
Suite 102  
Charleston, SC 29412

Traffic Analysis

Transportation Planners – Engineers, Inc.  
6620 Southpoint Drive South  
Suite 120  
Jacksonville, FL 32216

## SECTION 1 STATEMENT OF INTENT

The Freshfields Retail Village is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island community. It will feature a range of commercial and residential uses that will provide the islands' residents and guests a center of activity within a beautiful walking environment. Drawing from the long heritage of agriculture use on the site and immediate area, the village will blend the beauty of the low country agricultural landscape, parks and gardens, and intimate rural architecture.

Freshfields consists of approximately 60 acres generally bounded by Seabrook Island Drive and Kiawah Island Parkway on the north and open farm fields on the remaining property lines. A portion of the total acreage is adjacent to Haulover Creek that separates Seabrook Island and Johns Island.

Freshfields is conceived as a mixed-use activity center predominately composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural village settings. The applicant is requesting rezoning the property to a Planned Development District (PDD) to allow for flexibility during the planning and development process, while maintaining the overall goals and objectives of the Charleston County Comprehensive Plan.

The proposed concept of a local village center providing a broad range of retail sales and services to the Johns Island, Seabrook Island and Kiawah Island area will be consistent with established and anticipated Charleston County growth policies and applicable comprehensive planning objectives. The applicant commits that the proposed Project development is in conformance with such criteria for the following reasons:

- A. The Project development is compatible with and complementary to the surrounding land uses.
- B. Project improvements are planned to be in substantial compliance with all applicable regulations.
- C. The Project development will promote design excellence by featuring amenities and permitting variations in siting, land usage, and diverse commercial and residential uses that respond to existing natural features.
- D. The Project development will result in an efficient, economical extension of community facilities and services.
- E. The Project development will be implemented in a manner that balances the community and natural environment.

## SECTION 2 OWNERSHIP AND PROPERTY DESCRIPTION

### 2.01 Short Title

This ordinance shall be known and cited as "The Freshfields Retail Village PDD \_\_\_\_\_ Ordinance".

### 2.02 Intent and General Location

It is the intent of the Developer to plan and develop a Planned Development Project on approximately 60 acres located in the unincorporated area of Charleston County, South Carolina. The site is depicted on the Location Map attached as Exhibit A.

The Real Property is on Seabrook Island, as depicted on the Survey of Real Property attached as Exhibit B. The site is bounded by the Kiawah Island Parkway and Seabrook Island Road on the north, and extensive open agricultural fields along the balance of the property to the east, south and west.

### 2.03 Legal Description of the Property

#### Tract I-D

All that certain piece, parcel, or tract of land situate, lying and being on Seabrook Island, County of Charleston, State of South Carolina, containing 52.659 acres, more or less, and shown and designated as "Tract D" on a plat prepared by Southeastern Surveying, Inc., entitled "A SUBDIVISION PLAT OF TRACT I-D OWNED BY HAULOVER CREEK DEVELOPMENT COMPANY, LLC, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated June 22, 1999, last revised on July 13, 2000, and recorded in Plat Book EE at page 192, in the R.M.C. office for Charleston County, South Carolina, said property having such location, butts and bounds, metes, courses and distances as will by reference to said plat more fully appear.

#### Tract VII

All that certain piece, parcel, or trace of land situate, lying and being on Seabrook Island, County of Charleston, State aforesaid, know and designated at "Tract VII" containing 4.277 acres of highland above the DHEC-OCRM Critical Line, more or less, and 2.489 acres of marsh lying below the DHEC-OCRM Critical Line, more or less, as shown on a plat prepared by Southeastern Surveying, Inc., entitles "A SUBDIVISION PLAT OF TRACTS I-A, I-B, I-C, II, III, III-A, IV THRU X, C, D, AND A PUMP STATION OWNED BY EAST SEABROOK LIMITED PARTNERSHIP LOCATED IN THE TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated January 2, 1998, last revised on January 20, 1998, and recorded in Plat Book EE at pages 194 through 202, in the R.M.C. Office for Charleston County, South Carolina, said property having such location, butts and bounds, metes, courses, and distances as will by reference to said plat more fully appear.

### SECTION 3 GENERAL PLAN OF DEVELOPMENT

#### 3.01 Purpose

The Project will be a mixed-use commercial village serving the retail sales and service needs of the lower portion of Johns Island, and the residential resort communities of Seabrook and Kiawah Islands. The Project will be located on property that has been identified for such uses as outlined in the Charleston County Comprehensive Plan (April 20, 1999).

This new community village of approximately 60 acres consists of two parcels adjacent to the primary access roadways of Seabrook Island Road and the Kiawah Island Parkway, and is at the terminus of the Betsy Kerrison Parkway. The property has been substantially cleared of vegetation as a result of hundreds of years of agricultural use. The exceptions of this are the tree-lined roadways and the edge along Haulover Creek along the northern property line.

It is the intent of the Developer to create an active village center that combines the best of sales and service for necessities (groceries, pharmacy, dry cleaning, hardware, professional offices, etc.) as well as shopping as entertainment (restaurants, specialty retail, movies, etc.) within a pleasant walking environment. When combined with park space suitable for special events, the Freshfields Retail Village will be a center for community-wide activities.

The project will employ infrastructure design and placement that minimizes disruption to the mix of existing natural features while maintaining a high level of efficiency and economy. The purpose of this ordinance is to encourage environmentally sound development of the Real Property, improve the quality of life for area-wide residents and guests and establish guidelines and standards for development of the Real Property.

The standards provided herein are intended to permit the innovation necessary to accomplish this purpose. This ordinance, therefore, contemplates creative yet slight modifications from the strict application of every requirement found in the County's zoning and other regulations and ordinances. These modifications to the County's Zoning and Land Development Regulations Ordinance are set forth in Exhibit H.

The Developer has had extensive experience applying appropriate criteria in similarly sensitive coastal areas. The proposed standards strike a practical balance between more general countywide performance standards and the particular land areas comprising the Freshfields Retail Village.

The applicant is requesting a Planned Development classification in order to allow a flexible mixed-use development over a multiple phase time period. The proposed PD-FV (Freshfields Village) classification would allow for combined retail sales/services, office, and residential uses in a rural village setting. To address specific requirements of the Planned Development approach, the applicant outlines the following:

Art. 3.5. Planned Development  
3.5.3. Results

A. Greater choice in the type of environment and living units available to the public.

The proposed concept plan will include a composition of multiple uses (retail sales/services, offices, and residential) in single use and combined use structures. Living units of varying sizes will be located above some of the retail buildings, as well as freestanding buildings. This form of residential type, within a village setting, will be a positive addition to the range of residential types that presently exist. This housing type (in a village setting) is not presently available within the immediate market area, and will therefore provide additional diversity to the range of existing residential types.

B. More open space

The proposed concept plan approach includes substantial buffers along the major contiguous roadways (Kiawah Island Parkway 100', Seabrook Island Road 50' to the South and 30' to the North). In addition, the plan proposes a combination of planted open fields, interior gardens, "garden like" streetscapes, and a large open water area in order to provide contrast in the open space system. It is estimated that approximately one third of the land area will be one of the variable categories of open space noted above. Maximum building cover will be limited to no greater than 40% of the total area. Additional efficiency will be gained by locating select office and residential uses on upper floors.

C. A creative approach to the use of land and related physical development.

A key structuring element of the proposed concept plan is concentrating uses in a village setting that is characterized by reasonable walking distances from one point to another. The garden like atmosphere will be further accentuated with public gathering areas adjacent to diverse retail uses. This would include outdoor seating/eating areas, parks, and an outdoor amphitheatre designed specifically for community-wide special events throughout the year.

D. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs.

The concept plan will be developed in a way that concentrates retail sales/services for the John's Island, Seabrook Island, and Kiawah Island market area. This concentration of community-wide commercial in a central, easily accessible location will be a clear alternative to continuous strip commercial development that is often the norm for rural retail growth.

It is further anticipated moderate density housing over retail and freestanding village residential structures is an alternative to the continuous pattern of low density detached residential development throughout the area. While addressing a market need for the area, by locating residential units within a short walking distance of the village retail, many of the vehicular trips between uses will be reduced. This will have a positive impact on existing and anticipated traffic patterns in the islands' area.

E. Implementation of the Comprehensive Plan

The Comprehensive Plan for this location within Charleston County anticipated the need for community oriented retail sales/services as well as nearby residential uses. By concentrating such convenience uses at the intersection of three significant roadways, it is further predicted that the village will have a positive impact on circulation flow patterns.

### 3.02 Master Land Use Plan

Exhibit E, the Master Land Use Plan, is a conceptual design plan, which illustrates tentative, schematic land uses and locations of potential use types. The Master Land Use Plan is not intended to show the final land uses and Parcel boundaries. The final design of development use and locations as well as Parcel boundaries may be shifted to satisfy market objectives, respond to natural conditions, and be consistent with the overall general goals and approach for development provided herein. When used herein, the Master Land Use Plan shall mean the Master Land Use Plan then in effect. The Master Land Use Plan establishes an overall Project limit of 480,000 sq. ft. of commercial uses (including 100 hotel/inn rooms), and 200 dwelling units of residential uses.

### 3.03 Land Use Density

The Real Property encompasses approximately 60 acres within the unincorporated area of Charleston County, South Carolina. Approximately 240 residential Dwelling Units would be authorized under current zoning within the entire Project, which would result in an average overall Density of 4 Dwelling Units per highland acre. The Master Land Use Plan suggests a commercial land use type and residential density type that is consistent with the Charleston County Comprehensive Plan (April 20, 1999).

The intent of this Development and this application is that the Developer will have multiple alternatives in assigning Densities and commercial types to the various Parcels. Therefore, the Developer may vary Densities of individual tracts or building Parcels including the type of structures to be placed on such tract, and the final configuration of that tract, provided the overall Density Cap of 480,000 sq. ft. of commercial uses (350,000 on the first floor, and 130,000 on the second floor), 200 units of residential uses, and 100 hotel rooms, is not exceeded.

The proposed density and use allowance increase was based upon research evaluation of existing and future growth patterns of the immediate area. This included projections of permanent resident housing units and population, and resort guest and non-owner resident patterns.

It is anticipated that as the village is phased, both categories will not be maximized. This theoretical allowance results in an overall density of 3 dwelling units per acre and 8,000 square feet of non-residential per acre; however, the exact mix and final composition of residential/non-residential cannot be determined. As part of each phase, the applicant will provide the planning staff an accounting of residential density and retail area.

### 3.04 Development Sequence, Scheduling, Phasing

Phasing for the Project will ultimately be based on economic and marketing factors influencing applicable demands. Throughout the development process, phasing will vary, as refinements of these demands are determined along with preferences of the residential markets served by this community. It is the intent of the Developer to complete the land development over a 12-15 year program. Phases would generally be in segments of 100,000 to 150,000 sq. ft. of retail sales/services and offices, and 20-50 dwelling units. Three to four primary phases are anticipated.

3.05 Relationship to Zoning and Land Development Regulations Ordinance

The Project is consistent with the primary objectives of the Zoning and Land Development Regulations Ordinance (Nov 20, 2001), as outlined in Article 1.5 Purpose and Intent; however, the Developer is proposing certain alternatives or modifications to select sections of the Ordinance so as to allow for innovative solutions consistent with such objectives. Alternatives to specific sections of the Ordinance, as outlined in Exhibit H, are intended to enhance the flexibility of achieving the objectives without adversely impacting goals of other sections of the Ordinance.

This flexibility is critical to creating a multi-phased development that must respond to changes in market conditions, and consumer preferences while balancing long range community-wide goals and objectives.

### 3.06 Utility Services and Easements

The Developer anticipates the Real Property will be served by a community water and sewer system. The Developer shall grant the easements necessary and/or required to insure the continued operation and maintenance of all storm water management features, utilities, and other essential services. The Developer anticipates that utility services will be provided by the following:

|           |                                    |
|-----------|------------------------------------|
| Electric: | Berkeley Electric Cooperative      |
| Telephone | BellSouth                          |
| Water:    | St. John's Water Company           |
| Sewer:    | Seabrook Island Utility Commission |

Attached as Exhibit G are copies of letters from these utility providers indicating their willingness to provide service to the Real Property.

Water and sewer infrastructure shall be installed by the Developer and then transferred to the service provider.

### 3.07 Roadways/Traffic Study

The developer will construct the roadways serving the Project. The Master Land Use Plan, Exhibit E, illustrates the approximate location of the circulation systems. These locations are subject to change by the Developer depending on topography, natural features, subdivision layouts, amenities, utilities' locations, and other pertinent considerations.

Major collector/minor collector and local roads within the Project will be private. Certain road improvements immediately adjacent to the Project are anticipated as a result of the Project. The Developer has indicated to the appropriate governing bodies its willingness to contribute resources in order to advance improvements to existing road infrastructure. Specifically, the Applicant has presented to the towns of Seabrook Island and Kiawah Island road improvements for intersections that will provide ingress and egress for users.

The County shall have no maintenance obligation or responsibility for those roadways that remain private, which shall be maintained by the Developer and/or one or more duly organized homeowners' associations.

The Developer agrees to participate in such roadway improvements adjacent to the Property as deemed required as part of the Traffic Study (Exhibit F), required as a part of this application. In particular, a coordinated effort by Charleston County and the towns of Seabrook and Kiawah Island is presently evaluating proposed improvements at the intersection of Betsy Kerrison Parkway, Seabrook Island Road, and the Kiawah Island Parkway that will be coordinated with the planning of the Project. The Applicant has agreed to contribute up to 3.8 acres of land area to properly execute the future intersection improvement.

### 3.08 Signage, Buffers & Fencing, Tree Replacement

The Developer shall provide a uniform and integrated program of signage, buffers and fencing, and tree replacement, which will be enforced through restrictive covenants imposing architectural controls. This program will be implemented through the ARB standards adopted therefore, which shall be in place prior to the construction of any Lots, tracts, or building parcels and prior to the issuance of any building certificates of occupancy. The ARB standards shall contain criteria governing placement, size, shape, and color, and shall conform to the following standards:

1. Signage, related feature walls, and landscaping shall be located such that they do not materially detract from the natural scenic beauty of the Project site.
2. Signage, related feature walls, and landscaping shall be located such that they do not obscure other identification, informational, or vehicular control signs.
3. Signage, related feature walls and landscaping, shall be permitted within rights-of-way providing they do not interfere with traffic or pedestrian safety.

These standards shall meet all development standards as outlined in the Charleston County Zoning and Development Regulations with the following exceptions that would be integrated in the PD-FV district:

#### Signage

##### 9.11.1.C.

##### Prohibited Signs

The following signs shall be allowed:

##### 10. Banners (for special events only)

Time period limited to two weeks prior to and including special event.

##### 11. Sandwich Signs

Reason: These signs are consistent with the character of rural villages.

##### 9.11.1.E.

##### Illumination

The first listing shall read as follows:

1. All lighted On-Premises signs shall be set back at least 100 feet from property in an PD-FV district except Freshfields Village identity signs, which may be located within 25 feet of the property line. Only exterior lighting sources will be permitted (no interior lighting).

##### 9.11.2.A.

##### Table for Free-Standing On-Premises Signs

Maximum area will be limited to 100 sq.ft.

## SECTION 4 PROPOSED DEVELOPMENT STANDARDS

### 4.01 Permitted Uses

All uses listed under the heading PDD-FV (Freshfields Village) within the Zoning and Land Development Regulations Ordinance, as modified by Exhibit H shall apply as a matter of right to the Property. This listing includes a range of residential and non-residential uses that is consistent with the vision of a rural village serving the three islands area.

### 4.02 Dwelling Units

The total number of single-family detached, single-family attached, or multi-family residential Dwelling Units within the Project shall not exceed 200 ("Project Cap").

Specific housing types will be evaluated prior to each phase based upon market demand and appropriate fit with the village concept. Based upon analysis at the time of application, the following is a listing and mix of housing types:

|                           |                |
|---------------------------|----------------|
| a. Single Family Detached | 0              |
| b. Town Homes             | 40 D.U.        |
| c. Apartments             | 160 D.U.       |
| - Over Retail             | 40             |
| - Freestanding            | 120            |
| TOTAL                     | <hr/> 200 D.U. |

### 4.03 Building Development Standards

It is the intent of the developer to establish a Freshfields Village Architectural Review Board to oversee the implementation of development standards and specific design guidelines for architecture and landscape architecture. These guidelines will be organized by the ARB prior to submittal of the initial phase of development. A general representation of the framework for these guidelines is as indicated by Exhibit I.

The ARB shall prescribe and determine Lot area, Lot width, Lot depth, Lot coverage, setback and yard requirements, square footage limitations, building heights, number of structures per Lot, in accord with the County's Zoning and Land Development Regulations Ordinance as modified below.

All development in the PDD-FV district shall be subject to the following density, intensity and dimensional standards:

| <b>PDD-FV<br/>DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b> |                                                       |
|---------------------------------------------------------------|-------------------------------------------------------|
| <b>MINIMUM LOT AREA</b>                                       | 4,000 square feet                                     |
| <b>MINIMUM LOT WIDTH</b>                                      | 50 feet                                               |
| <b>MINIMUM SETBACKS</b>                                       |                                                       |
| Front/Street side                                             | None                                                  |
| Interior Side                                                 | None                                                  |
| Rear                                                          | None                                                  |
| OCRM Critical Line                                            | 25 feet (Ave.)<br>* No less than 20 feet              |
| <b>MAXIMUM BUILDING COVER</b>                                 | 40% of lot                                            |
| <b>MAXIMUM HEIGHT</b>                                         | 3 Habitable Floors<br>(55' from F.F.E. to roof ridge) |

**I. Statement of Purpose, Intent, Objectives**

The Freshfields Village district is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island Community. The district is composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural villages.

**II. Land Uses:**

The uses will be as outlined in Table 6.1-1 (Exhibit H)

| <u>Description</u>         | <u>Acreage</u> | <u>Units</u>      | <u>Density</u>     |
|----------------------------|----------------|-------------------|--------------------|
| A. Residential             |                |                   |                    |
| 1. Town Homes              | Mixed Use      | 40 D.U.           | *                  |
| 2. Apartments              | Mixed Use      | 160 D.U.          | *                  |
| - Over Retail              | 40             |                   |                    |
| - Freestanding             | 120            |                   |                    |
|                            |                | 200 D.U.          |                    |
| * Overall density 3D.U./Ac |                |                   |                    |
|                            | <u>Acreage</u> | <u>Structures</u> | <u>Sq. Footage</u> |
| B. Commercial              |                |                   |                    |
| - Retail Sales/Services    | Mixed Use      | 10 -16            | 350,000            |
| C. Office                  | Mixed Use      | 4 - 8             | 130,000            |

- D. Recreational
  - Buffer Areas 4 Ac.
  - Parks, Gardens, Ponds 10 Ac.

**III. Setback Criteria**

Setback and dimensional standards are as outlined above.

**IV. Lot Size Criteria**

It is the intent of the applicant to own the entire development and not further subdivide; however, if subdivision occurs, the minimum lot size is 4,000 Sq. Ft.

**V. Lighting Plan**

A lighting plan will be developed with each phase that is consistent with S 9.6.4.C. Site Lighting.

**VI. Off-Street Parking**

Off-street parking will meet all dimensional requirements as outlined in Art. 9.3. The concept plan is based upon a walking distance village concept that encourages shared parking. The applicant requests that an overall parking ratio for all uses be established at 1 space for 300 Sq. Ft. of all non-residential, and 1.5 spaces for the standard 2 bedroom dwelling unit. Restaurant use will require one space per 150 sq. ft. of seating area, plus one space per employee. Provisions will be made for peak use times and special events on adjacent grass areas.

**VII. Tree Survey**

The property is substantially open fields void of trees that would require survey location. Trees existing on the property area are generally included in buffer areas along Seabrook Island Road (50' on the South and 30' on the North) and the Kiawah Island Parkway (100')

**VIII. Screening/Buffer Areas**

Proper screening of uses as required will be identified on detailed site plans for each phase. Landscaping will meet or exceed Charleston County planting requirements at time the site is developed.

**IX. Fences and Walls**

If included in future development, fences and walls will be so indicated, and will meet existing criteria.

**X. Streets**

It is intent of the applicant to design, construct, and maintain all roadway and drainage improvements privately. Detailed drawings of the proposed improvements will be prepared and advanced to Charleston County for record purposes.

**XI. Phasing**

It is the intent of the applicant to phase the proposed development over a 12-15 year period. Phases would generally be in segments of 20-50 Dwelling Units and 100,000 to 150,000 Sq. Ft. of retail sales/services, and offices. Three to four primary phases are anticipated.

**XII. Signs**

The graphic system will meet the requirements of Art. 9.11, with exceptions noted.

SECTION 5  
GENERAL DEVELOPMENT COMMITMENTS

The Developer agrees, on behalf of itself, its successors and assigns, to the following commitments as part of the development of the Freshfields Retail Village:

- To act in good faith to implement the plan as described herein.
- To institute architectural restrictions and covenants ensuring quality development and augmenting governmental regulations.
- To establish the legal framework for one or more associations or some other appropriate organization to assume responsibility for any "common area" and community supported areas such as parks, wooded preserves, bike trails, private roads, etc.
- To employ high standards of planning, design, and management in all phases of development.
- To evaluate all express conditions adopted as part of this application, and if they are accepted, to faithfully abide by them.

SECTION 6  
DEFINITIONS AND ABBREVIATIONS

In this Agreement, unless the word or phase is non-capitalized:

- (a) "Agreement" means this Planned Development District Application, including the recitals and exhibits attached hereto.
- (b) "ARB" means the architectural review board appointed by the Developer that will be established under a binding declaration of covenants, conditions, and restrictions imposed on the Real Property.
- (c) "Comprehensive Plan" means the master plan for the County including the official map, adopted pursuant to S.C. Code § 6-29-310 et seq.
- (d) "County" is Charleston County, South Carolina, a local governmental entity organized and existing under the laws of South Carolina.
- (e) "Density" means the number of Dwelling Units per acre. Parcel Density equals the number of Dwelling Units divided by the gross acreage above DHEC-OCRM's critical line, including fresh water Wetlands and Water Bodies. In locations where the Property Owner has created new fresh water Water Bodies or Wetlands, the calculation of Parcel Density shall include newly created lagoon acreage in determining gross acreage.
- (f) "Developer" means Kiawah Development Partners, Inc., Kiawah Resort Associates, L.P., (or any one of them) and their successors in interest or successors in title and/or assigns.
- (g) "Development" means the planning for or carrying out of a building activity or mining operation, the making of a material change in the use or appearance of any structure or property, or the dividing of land into three or more parcels. "Development", as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, development refers to the planning for or the act of developing or to the result of development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit generality of this item.
- (h) "Development Parcel" means any tract of land on which Development may occur, including platted Lots and unplatted parcels, but excluding street rights-of-way.
- (i) "Dwelling Unit" has the same meaning as "Dwelling" in the County Zoning and Land Development Regulations Ordinance as modified by Exhibit H.
- (j) "Guest Lodging" means a room, suite, or cottage designed for occupancy as a single unit. Ancillary uses shall include meeting rooms, break rooms, dining areas and other similar spaces in support of the primary use of Guest Lodge.

- (k) "Lot" means Development Parcel identified in a Subdivision Plat recorded in the Charleston County RMC office.
- (l) "Open Areas" means areas of Pervious Cover and includes, but is not limited to, yards, vegetated areas, lagoons, lakes, Wetlands, and Water Bodies.
- (m) "Parties" are the Developer and Charleston County.
- (n) "Parcel" means any of those tracts of the Real Property that are located in the approximate areas identified on the Master Plan.
- (o) "Pervious Cover" Means land which permits the absorption of stormwater into the ground. This may include walkways and driveways, which are pervious to stormwater.
- (p) "Project" is the Development that has occurred and will occur on the Real Property.
- (q) "Project Cap" means the total number of Dwelling Units on the Real Property shall not exceed 200, the commercial uses shall not exceed 480,000 sq. ft., and hotel rooms shall not exceed 100 rooms.
- (r) "Real Property" is the real property described in Section 2.03 and includes any improvements or structures customarily regarded as part of real property.
- (s) "Setback" means and refers to the minimum distance to the nearest adjacent property line, street, or right-of-way.
- (t) "Single Family Detached Dwelling" means a building containing one Dwelling Unit that is not attached to any other Dwelling Unit and is surrounded by yards or open space.
- (u) "Subdivision Plat" means a recorded graphic description of property prepared and approved in compliance with the County's Zoning and Land Development Regulations Ordinance as modified by Exhibit H.
- (v) "Water Bodies" means property determined to be under water no less than eleven (11) months of the year and under such standing water for a continuous period of no less than nine (9) months of the year.
- (w) "Wetlands" means those properties with elevations below the mean high water line, and properties within a pond, lagoon, or other Water Bodies.
- (x) "Zoning Board of Adjustment" or "ZBA" means the duly appointed Zoning Board of Adjustment for the County.

EXHIBIT H  
Modifications To Charleston County Zoning And Land Development  
Regulations Ordinance

---

DESCRIPTION

The applicant proposes certain modifications or replacement wording to select sections of the Zoning and Land Development Regulations Ordinance (As adopted November 20, 2001). These proposed modifications are intended to allow additional flexibility in meeting the intent of the ordinance as outlined in Art. 1.5 Purpose and Intent while responding to unique siting conditions and concept development for the Freshfields Retail Village.

These proposed modifications are specifically intended to address the unique attributes located near the resident neighborhoods of Johns Island, Seabrook and Kiawah as well as unique characteristics of the seasonal population of the coastal islands. The proposed mixed use village concept combining both residential and retail sales/services can best be executed when certain development standards (such as shared parking) are integrated. Additionally, a balance between technical requirements and aesthetics (such as signage and landscape design) is addressed by an Architectural Review Board.

All development in the PDD-FV district shall be subject to the following density, intensity and dimensional standards:

| <b>PDD-FV<br/>DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b> |                                                       |
|---------------------------------------------------------------|-------------------------------------------------------|
| <b>MINIMUM LOT AREA</b>                                       | 4,000 square feet                                     |
| <b>MINIMUM LOT WIDTH</b>                                      | 50 feet                                               |
| <b>MINIMUM SETBACKS</b>                                       |                                                       |
| Front/Street side                                             | None                                                  |
| Interior Side                                                 | None                                                  |
| Rear                                                          | None                                                  |
| OCRM Critical Line                                            | 25 feet (Ave.)<br>* No less than 20 feet              |
| <b>MAXIMUM BUILDING COVER</b>                                 | 40% of lot                                            |
| <b>MAXIMUM HEIGHT</b>                                         | 3 Habitable Floors<br>(55' from F.F.E. to roof ridge) |

**I. Statement of Purpose, Intent, Objectives**

The Freshfields Village district is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island Community. The district is composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural villages.

**II. Land Uses:**

The uses will be as outlined in Table 6.1-1 (Exhibit H)

| <u>Description</u>         | <u>Acreage</u> | <u>Units</u>      | <u>Density</u>     |
|----------------------------|----------------|-------------------|--------------------|
| A. Residential             |                |                   |                    |
| 1. Town Homes              | Mixed Use      | 40 D.U.           | *                  |
| 2. Apartments              | Mixed Use      | 160 D.U.          | *                  |
| - Over Retail              | 40             |                   |                    |
| - Freestanding             | 120            |                   |                    |
|                            |                | 200 D.U.          |                    |
| * Overall density 3D.U./Ac |                |                   |                    |
|                            | <u>Acreage</u> | <u>Structures</u> | <u>Sq. Footage</u> |
| B. Commercial              |                |                   |                    |
| - Retail Sales/Services    | Mixed Use      | 10 -16            | 350,000            |
| C. Office                  | Mixed Use      | 4 - 8             | 130,000            |

- D. Recreational
  - Buffer Areas 4 Ac.
  - Parks, Gardens, Ponds 10 Ac.

### **III. Setback Criteria**

Setback and dimensional standards are as outlined above.

### **IV. Lot Size Criteria**

It is the intent of the applicant to own the entire development and not further subdivide; however, if subdivision occurs, the minimum lot size is 4,000 Sq. Ft.

### **V. Lighting Plan**

A lighting plan will be developed with each phase that is consistent with S 9.6.4.C. Site Lighting.

### **VI. Off-Street Parking**

Off-street parking will meet all dimensional requirements as outlined in Art. 9.3. The concept plan is based upon a walking distance village concept that encourages shared parking. The applicant requests that an overall parking ratio for all uses be established at 1 space for 300 Sq. Ft. of all non-residential, and 1.5 spaces for the standard 2 bedroom dwelling unit. Restaurant use will require one space per 150 sq. ft. of seating area, plus one space per employee. Provisions will be made for peak use times and special events on adjacent grass areas.

### **VII. Tree Survey**

The property is substantially open fields void of trees that would require survey location. Trees existing on the property area are generally included in buffer areas along Seabrook Island Road (50' on the South and 30' on the North) and the Kiawah Island Parkway (100')

### **VIII. Screening/Buffer Areas**

Proper screening of uses as required will be identified on detailed site plans for each phase. Landscaping will meet or exceed Charleston County planting requirements at time the site is developed.

### **IX. Fences and Walls**

If included in future development, fences and walls will be so indicated, and will meet existing criteria.

### **X. Streets**

It is intent of the applicant to design, construct, and maintain all roadway and drainage improvements privately. Detailed drawings of the proposed improvements will be prepared and advanced to Charleston County for record purposes.

### **XI. Phasing**

It is the intent of the applicant to phase the proposed development over a 12-15 year period. Phases would generally be in segments of 20-50 Dwelling Units and 100,000 to 150,000 Sq. Ft. of retail sales/services, and offices. Three to four primary phases are anticipated.

### **XII. Signs**

The graphic system will meet the requirements of Art. 9.11. with exceptions noted.

TABLE 6.1-1

PDD-FV (Freshfields Village)

- Use permitted as a Matter-of-Right

| AGRICULTURAL USES                                                                                         |   |  |
|-----------------------------------------------------------------------------------------------------------|---|--|
| ANIMAL PRODUCTION                                                                                         |   |  |
| Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds) |   |  |
| Apiculture (Bee Keeping)                                                                                  |   |  |
| Horse or Other Animal Production                                                                          |   |  |
| Concentrated Animal Feeding Operations                                                                    |   |  |
| CROP PRODUCTION                                                                                           |   |  |
| Greenhouse Production or Food Crops Grown Under Cover                                                     | ● |  |
| Horticultural Production or Commercial Nursery Operations                                                 | ● |  |
| Hydroponics                                                                                               |   |  |
| Crop Production                                                                                           |   |  |
| FORESTRY AND LOGGING                                                                                      |   |  |
| Commercial Timber Operations                                                                              |   |  |
| Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching                                       |   |  |
| STABLE                                                                                                    |   |  |
| Stable                                                                                                    |   |  |
| SUPPORT ACTIVITIES FOR AGRICULTURE USES                                                                   |   |  |
| Agricultural Processing                                                                                   |   |  |
| Agricultural Sales or Services                                                                            |   |  |
| Roadside Stands, including the sale of sweetgrass baskets                                                 | ● |  |
| RESIDENTIAL                                                                                               |   |  |
| Congregate Living for the elderly (up to 15 residents)                                                    |   |  |
| Duplex                                                                                                    | ● |  |
| Dwelling Group                                                                                            | ● |  |
| Farm Labor Housing (up to 10 residents)                                                                   |   |  |
| Farm Labor Housing (Dormitory) (more than 10 residents)                                                   |   |  |
| Child Caring Institution (more than 20 children)                                                          | ● |  |
| Group Care Home, Residential (up to 20 children)                                                          |   |  |
| Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls               |   |  |
| Manufactured Housing Unit                                                                                 |   |  |
| Manufactured Housing Unit, Replacement                                                                    |   |  |
| Manufactured Housing Park                                                                                 |   |  |
| Multi-Family, including Condominiums or Apartments                                                        | ● |  |
| Retirement Housing                                                                                        | ● |  |
| Retirement Housing, Limited (up to 10 residents)                                                          |   |  |
| Single-Family Attached, also known as Townhouses or Rowhouses                                             | ● |  |
| Single-Family Detached                                                                                    | ● |  |
| Single-Family Detached [affordable]                                                                       |   |  |
| Single-Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)        |   |  |

TABLE 6.1-1

PDD-FV (Freshfields Village)

- Use permitted as a Matter-of-Right

|                                              |                                                                                                                                                   |   |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                              | Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses                               |   |
| <b>CIVIC/INSTITUTIONAL</b>                   |                                                                                                                                                   |   |
| <b>COURTS AND PUBLIC SAFETY</b>              |                                                                                                                                                   |   |
|                                              | Court of Law                                                                                                                                      |   |
|                                              | Correctional Institutions                                                                                                                         |   |
|                                              | Parole Offices or Probation Offices                                                                                                               |   |
|                                              | Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection                                          | ● |
| <b>DAY CARE SERVICES</b>                     |                                                                                                                                                   |   |
|                                              | Adult Day Care Facilities                                                                                                                         | ● |
|                                              | Child Day Care Facilities, including Group Day Care Home or Child Care Center                                                                     | ● |
|                                              | Family Day Care Home                                                                                                                              |   |
| <b>DEATH CARE SERVICES</b>                   |                                                                                                                                                   |   |
|                                              | Cemeteries or Crematories                                                                                                                         |   |
|                                              | Funeral Services, including Funeral Homes or Mortuaries                                                                                           |   |
| <b>EDUCATIONAL SERVICES</b>                  |                                                                                                                                                   |   |
|                                              | Pre-school or Educational Nursery                                                                                                                 | ● |
|                                              | School, Primary                                                                                                                                   |   |
|                                              | School, Secondary                                                                                                                                 |   |
|                                              | College or University Facility                                                                                                                    |   |
|                                              | Business or Trade School                                                                                                                          |   |
|                                              | Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools                                                         |   |
| <b>HEALTH CARE SERVICES</b>                  |                                                                                                                                                   |   |
|                                              | Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities | ● |
|                                              | Community Residential Care Facilities                                                                                                             | ● |
|                                              | Convalescent Services, including Nursing Homes                                                                                                    |   |
|                                              | Counseling Services, including Job Training or Placement Services                                                                                 |   |
|                                              | Intermediate Care Facility for the Mentally Retarded                                                                                              |   |
|                                              | Public or Community Health Care Centers                                                                                                           |   |
|                                              | Health Care Laboratories, including Medical Diagnostic or Dental Laboratories                                                                     | ● |
|                                              | Home Health Agencies                                                                                                                              |   |
|                                              | Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices           |   |
|                                              | Outpatient Facilities for Chemically Dependent or Addicted Persons                                                                                |   |
|                                              | Rehabilitation Facilities                                                                                                                         |   |
|                                              | Residential Treatment Facility for Children or Adolescents (mental health treatment)                                                              |   |
| <b>MUSEUMS, HISTORICAL SITES AND SIMILAR</b> |                                                                                                                                                   |   |
|                                              | Historical Sites (Open to the Public)                                                                                                             | - |
|                                              | Libraries or Archives                                                                                                                             | ● |
|                                              | Museums                                                                                                                                           | ● |

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

|                                                                                                                                                                    |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Nature Exhibition                                                                                                                                                  | ● |
| Botanical Gardens                                                                                                                                                  | ● |
| Zoos                                                                                                                                                               |   |
| <b>POSTAL SERVICE</b>                                                                                                                                              |   |
| Postal Service, United States                                                                                                                                      | ● |
| <b>RECREATION AND ENTERTAINMENT</b>                                                                                                                                |   |
| Community Recreation, including Recreation Centers                                                                                                                 | ● |
| Fishing or Hunting Guide Service (Commercial)                                                                                                                      | ● |
| Fishing or Hunting Lodge (Commercial)                                                                                                                              |   |
| Golf Courses or Country Clubs                                                                                                                                      |   |
| Parks and Recreation                                                                                                                                               | ● |
| Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades | ● |
| Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas                    | ● |
| Drive-In Theaters                                                                                                                                                  |   |
| Golf Driving Ranges                                                                                                                                                |   |
| Outdoor Shooting Ranges                                                                                                                                            |   |
| Recreation or Vacation Camps                                                                                                                                       |   |
| <b>RELIGIOUS, CIVIC, PROFESSIONAL AND SIMIL</b>                                                                                                                    |   |
| Business, Professional, Labor, or Political Organizations                                                                                                          | ● |
| Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities                                                                          | ● |
| Religious Assembly                                                                                                                                                 | ● |
| Social Club or Lodge                                                                                                                                               | ● |
| <b>UTILITIES AND WASTE-RELATED USES</b>                                                                                                                            |   |
| Utility Service, Major                                                                                                                                             |   |
| Electric or Gas Power Generation Facilities                                                                                                                        |   |
| Utility Substation                                                                                                                                                 | ● |
| Electrical or Telephone Switching Facility                                                                                                                         | ● |
| Sewage Collector or Trunk Lines                                                                                                                                    | ● |
| Sewage Disposal Facilities                                                                                                                                         |   |
| Utility Pumping Station                                                                                                                                            | ● |
| Water Mains                                                                                                                                                        | ● |
| Water or Sewage Treatment Facilities                                                                                                                               |   |
| Water Storage Tank                                                                                                                                                 |   |
| Utility Service, Minor                                                                                                                                             |   |
| Electric or Gas Power Distribution                                                                                                                                 | ● |
| Sewage Collection Service Line                                                                                                                                     | ● |
| Water Service Line                                                                                                                                                 | ● |
| Waste-Related Uses                                                                                                                                                 |   |
| Hazardous Waste Treatment or Disposal                                                                                                                              |   |
| Nonhazardous Waste Treatment or Disposal                                                                                                                           |   |
| Septic Tank Installation, Cleaning, or Related Services                                                                                                            |   |
| Solid Waste Combustors or Incinerators, including Cogeneration Plants                                                                                              |   |
| Solid Waste Landfill (Public)                                                                                                                                      |   |

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

|                                          |                                                                                                                                                                                               |   |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                          | Waste Collection Services                                                                                                                                                                     | ● |
|                                          | Waste Transfer Facilities                                                                                                                                                                     |   |
| <b>COMMERCIAL</b>                        |                                                                                                                                                                                               |   |
| <b>ACCOMODATIONS</b>                     |                                                                                                                                                                                               |   |
|                                          | Bed and Breakfast Inns                                                                                                                                                                        | ● |
|                                          | Hotels or Motels                                                                                                                                                                              | ● |
|                                          | Rooming or Boarding Houses                                                                                                                                                                    |   |
|                                          | RV (Recreational Vehicle) Parks or Campgrounds                                                                                                                                                |   |
| <b>ANIMAL SERVICES</b>                   |                                                                                                                                                                                               |   |
|                                          | Kennel                                                                                                                                                                                        | ● |
|                                          | Pet Stores or Grooming Salons                                                                                                                                                                 | ● |
|                                          | Small Animal Boarding (enclosed building)                                                                                                                                                     | ● |
|                                          | Veterinary Services                                                                                                                                                                           | ● |
| <b>FINANCIAL SERVICES</b>                |                                                                                                                                                                                               |   |
|                                          | Banks                                                                                                                                                                                         | ● |
|                                          | Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers                                                                              | ● |
| <b>FOOD SERVICES AND DRINKING PLACES</b> |                                                                                                                                                                                               |   |
|                                          | Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges                                                                                 | ● |
|                                          | Catering Service                                                                                                                                                                              | ● |
|                                          | Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars                                                                                                                          | ● |
|                                          | Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants                                                                                                 | ● |
|                                          | Sexually Oriented Business                                                                                                                                                                    |   |
| <b>INFORMATION INDUSTRIES</b>            |                                                                                                                                                                                               |   |
|                                          | Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices | ● |
|                                          | Communications Towers                                                                                                                                                                         |   |
|                                          | Data Processing Services                                                                                                                                                                      |   |
|                                          | Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers                                                                                                | ● |
| <b>OFFICES</b>                           |                                                                                                                                                                                               |   |
|                                          | Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services  | ● |
|                                          | Government Office                                                                                                                                                                             | ● |
|                                          | Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services                                                                                     | ● |
| <b>OTHER NONRESIDENTIAL DEVELOPMENT</b>  |                                                                                                                                                                                               |   |
|                                          | Convention Center or Visitors Bureaus                                                                                                                                                         | ● |
|                                          | Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction                                                                          | ● |
|                                          | Office/Warehouse Complex                                                                                                                                                                      |   |
|                                          | Off-Premises Sign (e.g. Billboard)                                                                                                                                                            |   |

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

|                                                                                                                                                                                                                            |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Special Trade Contractors (Offices)                                                                                                                                                                                        | ● |
| Building Equipment or other Machinery Installation Contractors                                                                                                                                                             |   |
| Carpentry Contractors                                                                                                                                                                                                      | ● |
| Concrete Contractors                                                                                                                                                                                                       | ● |
| Drywall, Plastering, Acoustical or Insulation Contractors                                                                                                                                                                  | ● |
| Electrical Contractors                                                                                                                                                                                                     | ● |
| Excavation Contractors                                                                                                                                                                                                     | ● |
| Masonry or Stone Contractors                                                                                                                                                                                               | ● |
| Painting or Wall Covering Contractors                                                                                                                                                                                      | ● |
| Plumbing, Heating or Air-Conditioning Contractors                                                                                                                                                                          | ● |
| Roofing, Siding or Sheet Metal Contractors                                                                                                                                                                                 | ● |
| Tile, Marble, Terrazzo or Mosaic Contractors                                                                                                                                                                               | ● |
| <b>PARKING, COMMERCIAL</b>                                                                                                                                                                                                 |   |
| Parking Lots                                                                                                                                                                                                               | ● |
| Parking Garages                                                                                                                                                                                                            | ● |
| <b>RENTAL AND LEASING SERVICES</b>                                                                                                                                                                                         |   |
| Charter Boat or other Recreational Watercraft Rental Services                                                                                                                                                              | ● |
| Commercial or Industrial Machinery or Equipment Rental or Leasing                                                                                                                                                          |   |
| Construction Tools or Equipment Rental                                                                                                                                                                                     | ● |
| Consumer Goods Rental Centers                                                                                                                                                                                              | ● |
| Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items                                                 | ● |
| Heavy Duty Truck or Commercial Vehicle Rental or Leasing                                                                                                                                                                   |   |
| Self-Service Storage / Mini Warehouses                                                                                                                                                                                     |   |
| Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles                                                                        | ● |
| <b>REPAIR AND MAINTENANCE SERVICES</b>                                                                                                                                                                                     |   |
| Boat Yard                                                                                                                                                                                                                  |   |
| Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops                                                                                                         | ● |
| Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops |   |
| Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops                                                                                                       | ● |
| Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes                                                                                                                              | ● |
| <b>RETAIL SALES</b>                                                                                                                                                                                                        |   |
| Nonstore Retailers                                                                                                                                                                                                         |   |
| Direct Selling Establishments                                                                                                                                                                                              |   |

Office Use ( No Material Storage )

"

"

"

"

"

"

"

"

"

TABLE 6.1-1

PDD-FV (Freshfields Village)

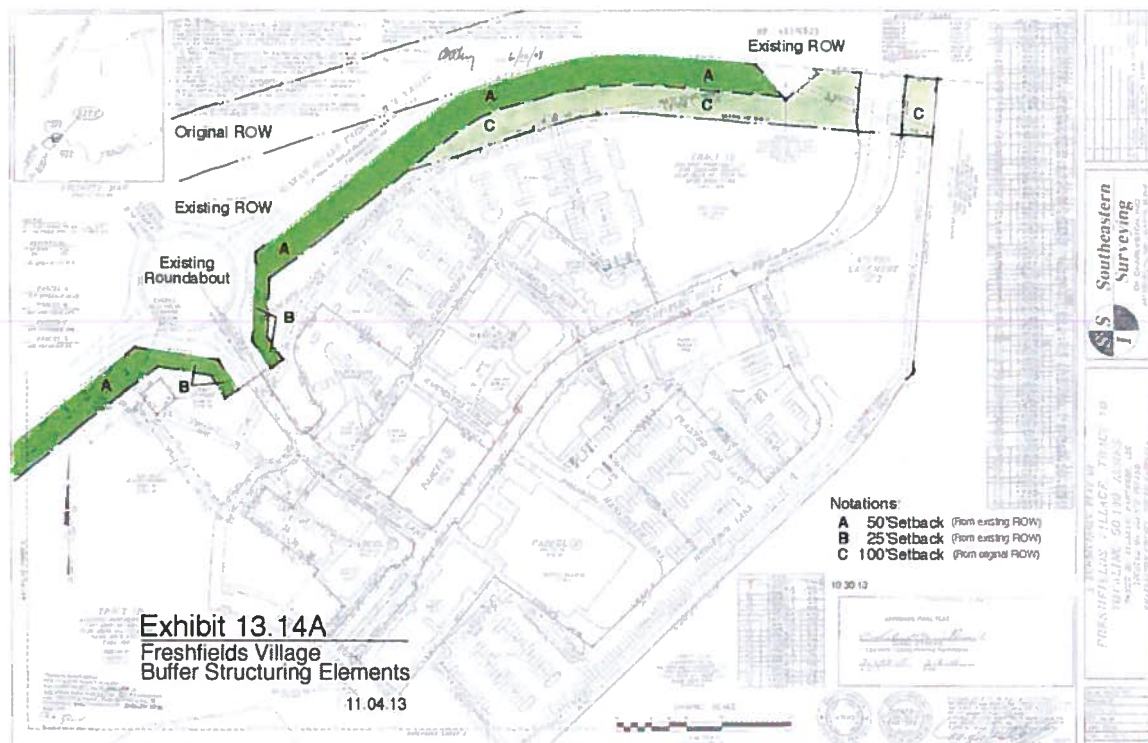
- Use permitted as a Matter-of-Right

|                                                                                                 |   |
|-------------------------------------------------------------------------------------------------|---|
| Electronic Shopping or Mail-Order Houses                                                        |   |
| Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers                    |   |
| Liquefied Petroleum Gas (Bottled Gas) Dealers                                                   |   |
| Vending Machine Operators                                                                       |   |
| Building Materials or Garden Equipment and Supplies Retailers                                   | ● |
| Hardware Stores                                                                                 | ④ |
|                                                                                                 | ④ |
| Garden Supplies Centers                                                                         | ● |
| Outdoor Power Equipment Stores                                                                  | ④ |
| Paint, Varnish, or Wallpaper Stores                                                             | ④ |
| Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops | ● |
| Liquor, Beer, or Wine Sales                                                                     | ● |
| Retail Sales or Services, General                                                               | ● |
| Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store                  | ④ |
| Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store         | ● |
| Convenience Stores                                                                              | ④ |
| Drug Stores or Pharmacies                                                                       | ● |
| Duplicating or Quick Printing Services                                                          | ● |
| Electronics, Appliance, or Related Products Store                                               | ④ |
| Florist                                                                                         | ④ |
| Furniture, Cabinet, Home Furnishings, or Related Products Store                                 | ● |
| Pawn Shop                                                                                       |   |
| Private Postal or Mailing Service                                                               | ④ |
| Tobacconist                                                                                     | ④ |
| Warehouse Clubs or Superstores                                                                  |   |
| Service Stations, Gasoline (with or without convenience stores)                                 | ● |
| Truck Stop                                                                                      |   |
| Vehicle Sales (new or used)                                                                     |   |
| Automobile, or Light or Medium Duty Truck Dealers                                               |   |
| Heavy Duty Truck or Commercial Vehicle Dealers                                                  |   |
| Manufactured (Mobile) Home Dealers                                                              |   |
| Motorcycle, Watercraft, or Recreational Vehicle Dealers                                         |   |
| Vehicle Parts, Accessories or Tire Stores                                                       | ● |
| <b>RETAIL OR PERSONAL SERVICES</b>                                                              |   |
| Consumer Convenience Service                                                                    | ④ |
| Automated Bank / Teller Machines                                                                | ④ |
| Drycleaners or Coin-Operated Laundries                                                          | ● |
| Drycleaning or Laundry Pick-up Service Stations                                                 | ④ |
| Locksmith                                                                                       | ④ |
| One-Hour Photo Finishing                                                                        | ④ |
| Tailors or Seamstresses                                                                         | ④ |
| Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons                      | ● |

Design Source Center

**EXHIBIT 13.14.A**  
**VEGETATIVE BUFFER – FRESHFIELDS VILLAGE**  
**11.05.2013**

1. The following setback zones will be established along the Kiawah Island Parkway to screen existing and future parking areas (as indicated on graphic below):
  - A. 50' vegetative setback from the existing Kiawah Island Parkway R.O.W. composed of trees, plant material and/or berms. Trails, utility easements and fencing will be permitted in this area provided that the goal of the parking area screening is substantially maintained.
  - B. 25' vegetative setback from the existing roundabout R.O.W. composed of trees, plant material and/or berms. Trails, utility easements and fencing will be permitted in this area provided that the goal of the parking area screening is substantially maintained.
  - C. 100' open field and or vegetative setback from the original Kiawah Island Parkway composed of trees, plant material and grassy areas. Trails, utility easements, road accessways and fencing will be permitted in this area. This area may also be used for overflow parking as may be needed or required for special events. It should be noted that an area to the east and west of the existing intersection of Freshfields Village Drive and the Kiawah Island Parkway is partially open fields to improve the visibility of egressing/ingressing traffic.





**TAB 4**

---

# **TOWN COUNCIL**

## **Agenda Item**

**Town of Kiawah Island**  
**Comprehensive Plan Amendment Request and**  
**Zoning Map Amendment Request**  
**ACP25-000001 & REZ25-000001 Case History**

**Planning Commission Meeting: June 4, 2025**  
**Public Hearing and First Reading: July 1 2025**  
**Second Reading:**

**CASE INFORMATION**

Applicant: Town of Kiawah Island

Subject Properties: Several properties located within or near the Ocean Park Neighborhood. (Identified below)

Property Owners: Subject properties are owned by multiple property owners. (identified below)

Application:

**Case #ACP25-000001** | The applicant is requesting to amend the Town of Kiawah Island Comprehensive Plan IX.2, Future Land Use Map, to change the future land use designation for the subject properties located within or near Ocean Park neighborhood from Medium Density Residential to Low Density Residential, Civic and Institutional or Active Recreation, Residential and Open Space.

**Case #REZ25-000001** | The applicant is requesting to amend the Town of Kiawah Island Zoning Map to change the zoning classification for the subject properties located within or near Ocean Park neighborhood from R-2, Residential to R-1, Residential, Parks and Recreation or Community Support.

The applicant is requesting to rezone the subject properties from R-2 Residential Zoning District to R-1 Residential Zoning District for all platted single family residential homesites in order to more accurately represent existing and anticipated home construction of the current land use pattern. Properties which are not single family residential homesites are being recommended to be rezone to most compatible zoning district or retain current zoning designation. Please see maps attached.

Background:

Beginning in 1994, with the original Development Agreement and continues with subsequent renewals in 2005 and 2013, Ocean Park (formerly known as Cougar Island) was designated as R-2 with a density limit of 1.5 DU/ac (360 Dus) and dwelling unit types allowing for single family detached, including patio homes and zero lot line types. Since initiation of development in 2013, 198 homesites have been platted of which five are non-buildable member lots. To date, approximately 134 homes have been completed or are under construction with another 20 homes in ARB design review.

Upon the expiration of the 2013 ARDA on December 4, 2023 all development standards reverted to the existing Town of Kiawah Island Zoning Ordinance Chapter 12, Article II, Division2, Section 12-66 for R-2 residential district. The standards are the same as the 2013 ARDA except for the minimum side yard for lot sizes 8,000 sf - 11,999 sf category which changed from 10' minimum side setback to 15' minimum side setback. This impacts some of the smaller lots within Front Nine Lane and the Marsh Walk area that flank the Marsh House, approximately 57 homes (50 existing/7 future) that were platted anticipating 10' side yards.

The Ocean Park Homeowners Association sent a letter dated April 22, 2025 to Mayor Bradley Belt and Joanne Hennessey, Chair of the Planning Commission requesting the Town of Kiawah Island initiate a Map

amendment to change from R-2 to R-1 zoning classification within Ocean Park for the 198 homesites to more closely align with the existing /future single family residential development pattern. Their request does not include the KIGR holdings within Ocean Park or Kiawah Island Utility tract.

#### Future Land Use Categories:

##### Medium Density Residential

This category promotes medium density single family residential development, allowing up to six dwelling units per acre. It accommodates patio homes and zero lot line homes, unlike the Low Density Residential district. Examples include Inlet Cove and Night Heron Cottages.

##### Low Density Residential

This category is intended to promotes lower density single family residential areas, with a maximum of three dwelling units per acre. Infill and redevelopment should respect the surrounding character and adhere to the density requirements.

##### Active Recreation and Open Space

This category provides and is intended to promote the development of community parks and recreational facilities including parks, golf courses, and tennis courts. This category also provides for lands that are intended to remain in their natural state; this includes land that have been protected through conservation easements or that are publicly or privately owned. Some examples include the Tennis Center, Night Heron Park, and the Property Owners Beach and Recreation Center.

##### Active Recreation, Residential and Open Space

This category provides and is intended to promote the development of recreational facilities, including golf courses, with limited Residential in varied format, including single family detached/attached, duplexes and multifamily within a natural setting.

#### Zoning Classification:

The purpose of the R-2 zoning district is to promote stable residential neighborhoods consisting of medium density residences surrounded by parks, golf courses and open spaces. The district is intended for a variety of dwelling unit types.

The purpose of the R-1 zoning district is to promote stable residential neighborhoods consisting of low density, detached, single-family dwellings and surrounding parks, golf courses, and open spaces. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.

The purpose of the CS, Community Support District is to provide for supporting community facilities and services including, but not limited to, utilities, street maintenance facilities and other necessary uses that may not otherwise be compatible with uses permitted in other districts in the Town of Kiawah Island.

The purpose of the PR, Parks and Recreation District is to provide community parks and recreation facilities, including parks, open spaces, golf courses and tennis courts. This district provides for both active and passive use of land.

The purpose of the PR-OC, Parks and Recreation - Ocean Course District is to provide community parks and recreation facilities, including parks, open spaces, golf courses, tennis courts and limited residential associated with the golf course operation. This district provides for both active and passive use of land.

The purpose of the KC, Conservation District is to protect and preserve areas which are outside the OCRM critical line or define other sensitive areas, which are unsafe or unsuitable for permanent structures or

developments.

### **RECOMMENDATION BY THE PLANNING COMMISSION**

**Comprehensive Plan Amendment:** Pursuant to §12-157 (4) of the *Land Use Planning and Zoning Ordinance* “The Planning Commission shall review the proposed amendment and adopt a resolution recommending that the Town Council approve, deny or approve with conditions the proposed amendment, based on the approval criteria of subsection (7) of this section. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. A simple majority vote of Planning Commission members present and voting shall be required to approve the amendment. Following an unfavorable finding on the application, the Planning Commission shall notify the applicant and report the reasons for the finding.

**Zoning Map Amendment:** 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 the Planning Commission members present and voting shall be required to approve the amendment.

### **DECISION ON AMENDMENT BY THE TOWN COUNCIL**

Pursuant to §12-157 (6) of the *Land Use Planning and Zoning Ordinance* Following receipt of a copy of the proposed comprehensive plan text or land use diagram amendment from the Planning Commission, along with the Planning Commission's report and recommendation, the Town Council shall schedule one or more public hearings in accordance with State Law to decide whether to adopt the amendment. For amendments to the land use diagram, personal and posted notice also shall be given in the manner provided in section 12-156. Any time after the close of the public hearing, Town Council shall act to approve, approve with conditions, or deny the proposed comprehensive plan amendment, based on the approval criteria of subsection (7) of this section. A simple majority vote of Town Council members present and voting shall be required to approve the amendment.

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

### **APPROVAL CRITERIA**

Pursuant to §12-157 (7) of the *Land Use Planning and Zoning Ordinance*, Comprehensive Plan amendments may be approved by the Town Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the comprehensive plan. Any amendment to the land use diagram and/or other maps shall be consistent with the vision and goals in the text of the comprehensive plan.

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;**

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

**Staff Review:**

- The proposed zoning and future land use designation align with the existing land use patterns for the subject property.
- The proposed rezoning supports the goal to *“Complete the Island’s development in a way that maintains the Island’s environmental integrity and natural beauty and is consistent with the Vision of the Town.”* and to *“Develop and maintain an environmentally sustainable system of parks and open spaces which provide access to the beach and river; preserves, protects and enhances natural resources; and meets the diverse recreational needs of the Town’s population.”*
- The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan.
- Specific properties identified which are not single-family residential lots, would be compatible with land use designations of active recreation and open space.

**Planning staff finds the proposed amendment satisfies the approval criteria and recommends approval.**

**PLANNING COMMISSION MEETING June 4<sup>th</sup>, 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.

**Planning Commission approved unanimously (6-0) staff recommendation with the following amendments:**

- **Willet Island TMS# 2651600086**
  - Future Land Use Designation: Active Recreation & Open Space
  - Zoning Designation: PR, Parks & Recreation Zoning District
- **Ocean Course Maintenance TMS# 2651600185**
  - Future Land Use Designation: Low Density Residential
  - Zoning Designation: R-1, Residential District Zoning District
- **Ocean Park HOA TMS#2651600165**
  - Future Land Use Designation: Conservation
  - Zoning District: Conservation
- **Ocean Park Parklands TMS# 207000015**
  - Deferred action

Please see ordinance exhibits which reflect subject parcels Planning Commission recommendations.

**TOWN COUNCIL MEETING JULY 1, 2025**

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

## TOWN OF KIAWAH ISLAND

### ORDINANCE 2025- 12

#### **TO AMEND THE TOWN OF KIAWAH ISLAND COMPREHENSIVE PLAN – LAND USE ELEMENT FUTURE LAND USE CATEGORIES AND – COMPREHENSIVE PLAN MAP IX.2, FUTURE LAND USE; TO CHANGE THE FUTURE LAND USE DESIGNATION FOR THE SUBJECT PARCELS WITHIN OR NEAR THE OCEAN PARK NEIGHBORHOOD**

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to change the Future Land Use category of for the subject properties located within or near the Ocean Park Neighborhood; and

**WHEREAS**, the amendment would allow for the consistent development of properties of existing and future development, including, as appropriate, the integration of residential uses, recreation and open space uses, and civic and institutional uses; and

**WHEREAS**, this Comprehensive Plan Map amendment is compatible with surrounding land uses and is not detrimental to the public health, safety, and welfare; and

**WHEREAS**, the Planning Commission held a meeting on June 4, 2025, at which time a presentation was made by staff and the applicant, and an opportunity was given for the public to comment on the amendment request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, subsequently voted at that meeting to recommend to the Town Council that the subject request be approved; and

**WHEREAS**, a properly noticed Public Hearing was held on July 1, 2025, providing the public an opportunity to comment on the proposed amendment; and

**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**

This Ordinance is adopted to amend the Town of Kiawah Island Comprehensive Plan Future Land Use Element, Future Land Use categories, and Comprehensive Plan Map IX.2, Future Land Use;

- (a) To change the Future Land Use designation from “Medium Density Residential” to “Low Density Residential” for the subject properties (TMS# 265-16-00-001, 265-16-00-002, 265-16-00-003, 265-16-00-004, 265-16-00-005, 265-16-00-006, 265-16-00-007, 265-16-00-008, 265-16-00-009, 265-16-00-010, 265-16-00-011, 265-16-00-012, 265-16-00-017, 265-16-00-018, 265-16-00-019, 265-16-00-020, 265-16-00-021, 265-16-00-022, 265-16-00-024, 265-16-00-025, 265-16-00-

027, 265-16-00-030, 265-16-00-032, 265-16-00-033, 265-16-00-034, 265-16-00-035, 265-16-00-036, 265-16-00-041, 265-16-00-042, 265-16-00-043, 265-16-00-044, 265-16-00-045, 265-16-00-046, 265-16-00-047, 265-16-00-048, 265-16-00-049, 265-16-00-050, 265-16-00-051, 265-16-00-052, 265-16-00-053, 265-16-00-054, 265-16-00-055, 265-16-00-056, 265-16-00-057, 265-16-00-058, 265-16-00-059, 265-16-00-060, 265-16-00-061, 265-16-00-062, 265-16-00-064, 265-16-00-065, 265-16-00-066, 265-16-00-067, 265-16-00-068, 265-16-00-069, 265-16-00-070, 265-16-00-071, 265-16-00-072, 265-16-00-077, 265-16-00-078, 265-16-00-079, 265-16-00-080, 265-16-00-081, 265-16-00-082, 265-16-00-083, 265-16-00-084, 265-16-00-085, 265-16-00-088, 265-16-00-089, 265-16-00-090, 265-16-00-091, 265-16-00-092, 265-16-00-093, 265-16-00-094, 265-16-00-095, 265-16-00-096, 265-16-00-097, 265-16-00-098, 265-16-00-099, 265-16-00-100, 265-16-00-101, 265-16-00-102, 265-16-00-103, 265-16-00-104, 265-16-00-105, 265-16-00-106, 265-16-00-107, 265-16-00-108, 265-16-00-109, 265-16-00-110, 265-16-00-111, 265-16-00-112, 265-16-00-113, 265-16-00-114, 265-16-00-115, 265-16-00-122, 265-16-00-123, 265-16-00-124, 265-16-00-125, 265-16-00-126, 265-16-00-127, 265-16-00-128, 265-16-00-129, 265-16-00-130, 265-16-00-131, 265-16-00-132, 265-16-00-136, 265-16-00-137, 265-16-00-138, 265-16-00-139, 265-16-00-140, 265-16-00-141, 265-16-00-142, 265-16-00-143, 265-16-00-144, 265-16-00-145, 265-16-00-146, 265-16-00-147, 265-16-00-149, 265-16-00-150, 265-16-00-151, 265-16-00-152, 265-16-00-153, 265-16-00-154, 265-16-00-155, 265-16-00-156, 265-16-00-157, 265-16-00-158, 265-16-00-161, 265-16-00-163, 265-16-00-166, 265-16-00-167, 265-16-00-169, 265-16-00-170, 265-16-00-171, 265-16-00-172, 265-16-00-173, 265-16-00-174, 265-16-00-175, 265-16-00-176, 265-16-00-177, 265-16-00-178, 265-16-00-179, 265-16-00-181, 265-16-00-182, 265-16-00-183, 265-16-00-189, 265-16-00-190, 265-16-00-191, 265-16-00-192, 265-16-00-193, 265-16-00-194, 265-16-00-195, 265-16-00-196, 265-16-00-197, 265-16-00-198, 265-16-00-199, 265-16-00-200, 265-16-00-201, 265-16-00-202, 265-16-00-203, 265-16-00-204, 265-16-00-205, 265-16-00-206, 265-16-00-207, 265-16-00-208, 265-16-00-209, 265-16-00-210, 265-16-00-211, 265-16-00-212, 265-16-00-213, 265-16-00-214, 265-16-00-215, 265-16-00-216, 265-16-00-217, 265-16-00-218, 265-16-00-219, 265-16-00-220, 265-16-00-221, 265-16-00-222, 265-16-00-223, 265-16-00-224, 265-16-00-225, 265-16-00-226, 265-16-00-228, 265-16-00-229, 265-16-00-230, 265-16-00-231, 265-16-00-232, 265-16-00-233, 265-16-00-234, 265-16-00-235, 265-16-00-236, 265-16-00-237, 265-16-00-238, 265-16-00-239, 265-16-00-241, 265-16-00-242, 265-16-00-243, 265-16-00-244, 265-16-00-245, 265-16-00-246, 265-16-00-247, 265-16-00-248, 265-16-00-249, 265-16-00-250, 265-16-00-251,); and

- (b) To change the Future Land Use designation from “Medium Density Residential” to “Active Recreation & Open Space” for the subject properties (TMS# 265-16-00-013, 265-16-00-028, 265-16-00-073, 265-16-00-086, 265-16-00-148, 265-16-00-227, 265-16-00-240); and
- (c) To change the Future Land Use designation from “Medium Density Residential” to “Active Recreation, Residential & Open Space” for the subject property (TMS# 265-16-00-186); and
- (d) To change the Future Land Use designation from “Medium Density Residential” to “Civic and Institutional” for the subject property (TMS# 207-00-00-030); and

- (e) To change the Future Land Use designation from “Medium Density Residential” to “Conservation” for the subject property (TMS# 265-16-00-165); and
- (f) To change the Future Land Use designation from “Low Density Residential” to “Active Recreation & Open Space” for the subject property (TMS# 207-00-00-020).

## **SECTION 2    Ordinance**

- (a) The Town hereby adopts the future land use designations for the subject properties listed and attached hereto and incorporated herein by reference as **“Exhibit A”**.
- (b) That the Town of Kiawah Island Comprehensive Plan Map IX.2 Future Land Use, be, and the same hereby amended as follows in **“Exhibit B.”**

## **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 of property, 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 second reading approval.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS \_\_\_ DAY OF \_\_\_\_\_ 2025.**

---

**Bradley D. Belt, Mayor**

---

**Petra Reynolds, Town Clerk**

First Reading:

Public Hearing

Second Reading:

| Subject Properties | Comprehensive Plan - Future Land Use Designation |                                    | Zoning Designation |                                    |
|--------------------|--------------------------------------------------|------------------------------------|--------------------|------------------------------------|
| Parcel ID          | Current                                          | Planning Commission Recommendation | Current            | Planning Commission Recommendation |
| 2070000020         | Low Density Residential                          | Active Recreation & Open Space     | PR                 | No change                          |
| 2070000030         | Medium Density Residential                       | Civic and Institutional            | R-2                | Community Support                  |
| 2651600001         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600002         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600003         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600004         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600005         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600006         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600007         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600008         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600009         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600010         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600011         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600012         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600013         | Medium Density Residential                       | Active Recreation & Open Space     | R-2                | PR                                 |
| 2651600017         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600018         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600019         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600020         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600021         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600022         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600024         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600025         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600027         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600028         | Medium Density Residential                       | Active Recreation & Open Space     | R-2                | PR                                 |
| 2651600030         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600032         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600033         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600034         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600035         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600036         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600041         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600042         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600043         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600044         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600045         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600046         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600047         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600048         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600049         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600050         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600051         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600052         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600053         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600054         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600055         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600056         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600057         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600058         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600059         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600060         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600061         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600062         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600064         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600065         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600066         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600067         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600068         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600069         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600070         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600071         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600072         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600073         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | PR                                 |  |
| 2651600077         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600078         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600079         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600080         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600081         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600082         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600083         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600084         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600085         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600086         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | PR                                 |  |
| 2651600088         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600089         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600090         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600091         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600092         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600093         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600094         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600095         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600096         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600097         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600098         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600099         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600100         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600101         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600102         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600103         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600104         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600105         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600106         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600107         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600108         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600109         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600110         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600111         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600112         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600113         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600114         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600115         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600122         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600123         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600124         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600125         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600126         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600127         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600128         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600129         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600130         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600131         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600132         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600136         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600137         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600138         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600139         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600140         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600141         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600142         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600143         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600144         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600145         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600146         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600147         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600148         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | Parks and Recreation               |  |
| 2651600149         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600150         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600151         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600152         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600153         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600154         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600155         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600156         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600157         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600158         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600161         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600163         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600165         | Medium Density Residential | Conservation                                     | R-2     | Conservation                       |  |
| 2651600166         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600167         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600169         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600170         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600171         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600172         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600173         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600174         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600175         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600176         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600177         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600178         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600179         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600181         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600182         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600183         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600185         | Low Density Residential    | No Change                                        | R-2     | R-1                                |  |
| 2651600186         | Medium Density Residential | Active Recreation, Residential & Open Space      | PR      | PR-OC                              |  |
| 2651600189         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600190         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600191         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600192         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600193         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600194         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600195         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600196         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600197         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600198         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600199         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600200         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600201         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600202         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600203         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600204         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600205         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600206         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

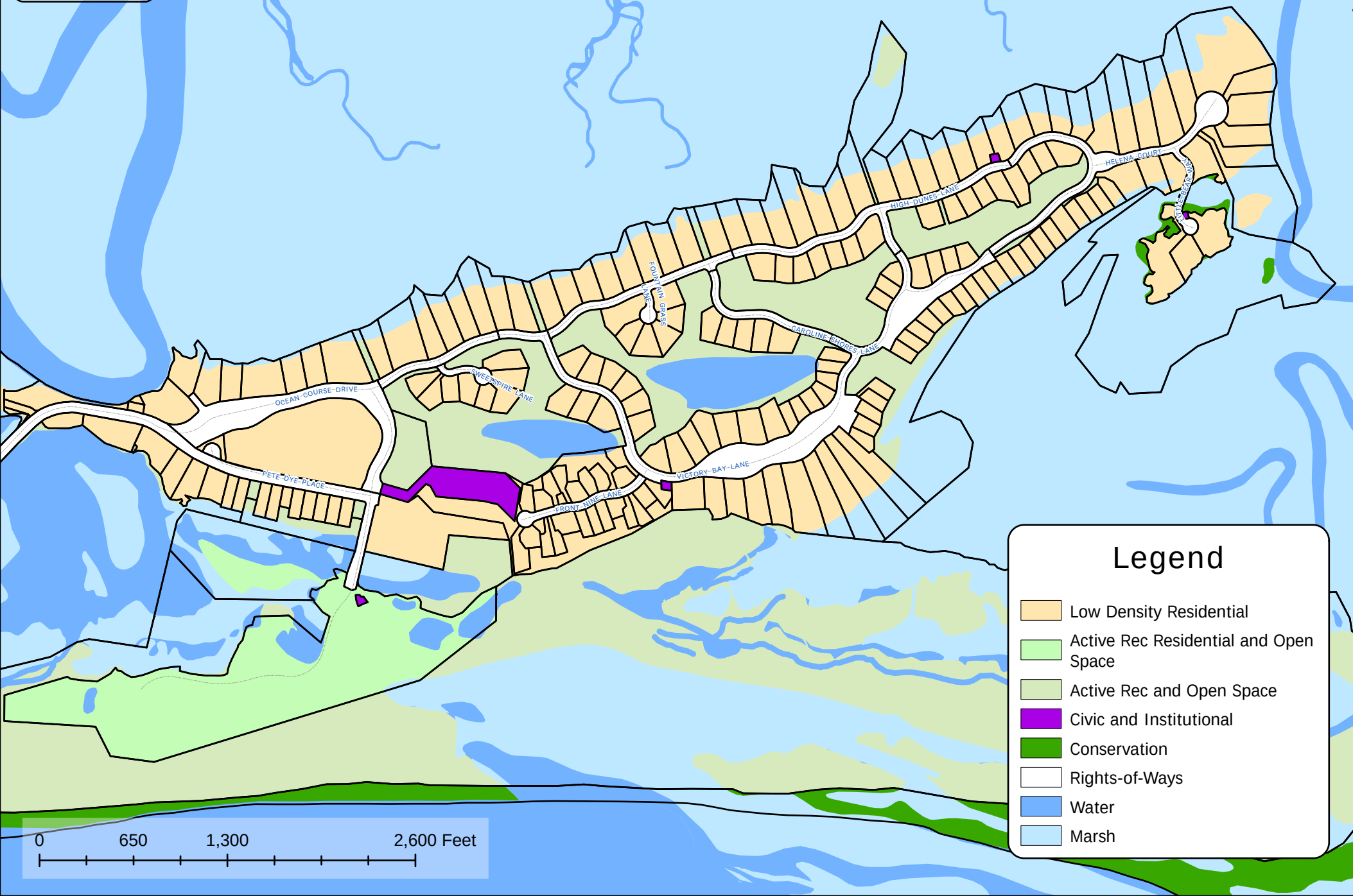
| Subject Properties | Comprehensive Plan - Future Land Use Designation |                                    | Zoning Designation |                                    |
|--------------------|--------------------------------------------------|------------------------------------|--------------------|------------------------------------|
| Parcel ID          | Current                                          | Planning Commission Recommendation | Current            | Planning Commission Recommendation |
| 2651600207         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600208         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600209         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600210         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600211         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600212         | Medium Density Residential                       | Low Density Residential            | R-2                | PR                                 |
| 2651600213         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600214         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600215         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600216         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600217         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600218         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600219         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600220         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600221         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600222         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600223         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600224         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600225         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600226         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600227         | Medium Density Residential                       | Active Recreation & Open Space     | R-2                | PR                                 |
| 2651600228         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600229         | Medium Density Residential                       | Low Density Residential            | R-2                | PR                                 |
| 2651600230         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600231         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600232         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600233         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600234         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600235         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600236         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600237         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600238         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600239         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600240         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | PR                                 |  |
| 2651600241         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600242         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600243         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600244         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600245         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600246         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600247         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600248         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600249         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600250         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600251         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |



# Proposed Future Land Use Map

ACP25-000001  
Ocean Park Area



## Legend

- Low Density Residential
- Active Rec Residential and Open Space
- Active Rec and Open Space
- Civic and Institutional
- Conservation
- Rights-of-Ways
- Water
- Marsh

0 650 1,300 2,600 Feet



**TAB 5**

---

# **TOWN COUNCIL**

**Agenda Item**

**Town of Kiawah Island**  
**Comprehensive Plan Amendment Request and**  
**Zoning Map Amendment Request**  
**ACP25-000001 & REZ25-000001 Case History**

**Planning Commission Meeting: June 4, 2025**  
**Public Hearing and First Reading: July 1 2025**  
**Second Reading:**

**CASE INFORMATION**

Applicant: Town of Kiawah Island

Subject Properties: Several properties located within or near the Ocean Park Neighborhood. (Identified below)

Property Owners: Subject properties are owned by multiple property owners. (identified below)

Application:

**Case #ACP25-000001** | The applicant is requesting to amend the Town of Kiawah Island Comprehensive Plan IX.2, Future Land Use Map, to change the future land use designation for the subject properties located within or near Ocean Park neighborhood from Medium Density Residential to Low Density Residential, Civic and Institutional or Active Recreation, Residential and Open Space.

**Case #REZ25-000001** | The applicant is requesting to amend the Town of Kiawah Island Zoning Map to change the zoning classification for the subject properties located within or near Ocean Park neighborhood from R-2, Residential to R-1, Residential, Parks and Recreation or Community Support.

The applicant is requesting to rezone the subject properties from R-2 Residential Zoning District to R-1 Residential Zoning District for all platted single family residential homesites in order to more accurately represent existing and anticipated home construction of the current land use pattern. Properties which are not single family residential homesites are being recommended to be rezone to most compatible zoning district or retain current zoning designation. Please see maps attached.

Background:

Beginning in 1994, with the original Development Agreement and continues with subsequent renewals in 2005 and 2013, Ocean Park (formerly known as Cougar Island) was designated as R-2 with a density limit of 1.5 DU/ac (360 Dus) and dwelling unit types allowing for single family detached, including patio homes and zero lot line types. Since initiation of development in 2013, 198 homesites have been platted of which five are non-buildable member lots. To date, approximately 134 homes have been completed or are under construction with another 20 homes in ARB design review.

Upon the expiration of the 2013 ARDA on December 4, 2023 all development standards reverted to the existing Town of Kiawah Island Zoning Ordinance Chapter 12, Article II, Division2, Section 12-66 for R-2 residential district. The standards are the same as the 2013 ARDA except for the minimum side yard for lot sizes 8,000 sf - 11,999 sf category which changed from 10' minimum side setback to 15' minimum side setback. This impacts some of the smaller lots within Front Nine Lane and the Marsh Walk area that flank the Marsh House, approximately 57 homes (50 existing/7 future) that were platted anticipating 10' side yards.

The Ocean Park Homeowners Association sent a letter dated April 22, 2025 to Mayor Bradley Belt and Joanne Hennessey, Chair of the Planning Commission requesting the Town of Kiawah Island initiate a Map

amendment to change from R-2 to R-1 zoning classification within Ocean Park for the 198 homesites to more closely align with the existing /future single family residential development pattern. Their request does not include the KIGR holdings within Ocean Park or Kiawah Island Utility tract.

#### Future Land Use Categories:

##### Medium Density Residential

This category promotes medium density single family residential development, allowing up to six dwelling units per acre. It accommodates patio homes and zero lot line homes, unlike the Low Density Residential district. Examples include Inlet Cove and Night Heron Cottages.

##### Low Density Residential

This category is intended to promotes lower density single family residential areas, with a maximum of three dwelling units per acre. Infill and redevelopment should respect the surrounding character and adhere to the density requirements.

##### Active Recreation and Open Space

This category provides and is intended to promote the development of community parks and recreational facilities including parks, golf courses, and tennis courts. This category also provides for lands that are intended to remain in their natural state; this includes land that have been protected through conservation easements or that are publicly or privately owned. Some examples include the Tennis Center, Night Heron Park, and the Property Owners Beach and Recreation Center.

##### Active Recreation, Residential and Open Space

This category provides and is intended to promote the development of recreational facilities, including golf courses, with limited Residential in varied format, including single family detached/attached, duplexes and multifamily within a natural setting.

#### Zoning Classification:

The purpose of the R-2 zoning district is to promote stable residential neighborhoods consisting of medium density residences surrounded by parks, golf courses and open spaces. The district is intended for a variety of dwelling unit types.

The purpose of the R-1 zoning district is to promote stable residential neighborhoods consisting of low density, detached, single-family dwellings and surrounding parks, golf courses, and open spaces. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.

The purpose of the CS, Community Support District is to provide for supporting community facilities and services including, but not limited to, utilities, street maintenance facilities and other necessary uses that may not otherwise be compatible with uses permitted in other districts in the Town of Kiawah Island.

The purpose of the PR, Parks and Recreation District is to provide community parks and recreation facilities, including parks, open spaces, golf courses and tennis courts. This district provides for both active and passive use of land.

The purpose of the PR-OC, Parks and Recreation - Ocean Course District is to provide community parks and recreation facilities, including parks, open spaces, golf courses, tennis courts and limited residential associated with the golf course operation. This district provides for both active and passive use of land.

The purpose of the KC, Conservation District is to protect and preserve areas which are outside the OCRM critical line or define other sensitive areas, which are unsafe or unsuitable for permanent structures or

developments.

### **RECOMMENDATION BY THE PLANNING COMMISSION**

**Comprehensive Plan Amendment:** Pursuant to §12-157 (4) of the *Land Use Planning and Zoning Ordinance* “The Planning Commission shall review the proposed amendment and adopt a resolution recommending that the Town Council approve, deny or approve with conditions the proposed amendment, based on the approval criteria of subsection (7) of this section. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. A simple majority vote of Planning Commission members present and voting shall be required to approve the amendment. Following an unfavorable finding on the application, the Planning Commission shall notify the applicant and report the reasons for the finding.

**Zoning Map Amendment:** 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 the Planning Commission members present and voting shall be required to approve the amendment.

### **DECISION ON AMENDMENT BY THE TOWN COUNCIL**

Pursuant to §12-157 (6) of the *Land Use Planning and Zoning Ordinance* Following receipt of a copy of the proposed comprehensive plan text or land use diagram amendment from the Planning Commission, along with the Planning Commission's report and recommendation, the Town Council shall schedule one or more public hearings in accordance with State Law to decide whether to adopt the amendment. For amendments to the land use diagram, personal and posted notice also shall be given in the manner provided in section 12-156. Any time after the close of the public hearing, Town Council shall act to approve, approve with conditions, or deny the proposed comprehensive plan amendment, based on the approval criteria of subsection (7) of this section. A simple majority vote of Town Council members present and voting shall be required to approve the amendment.

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

### **APPROVAL CRITERIA**

Pursuant to §12-157 (7) of the *Land Use Planning and Zoning Ordinance*, Comprehensive Plan amendments may be approved by the Town Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the comprehensive plan. Any amendment to the land use diagram and/or other maps shall be consistent with the vision and goals in the text of the comprehensive plan.

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;**

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

**Staff Review:**

- The proposed zoning and future land use designation align with the existing land use patterns for the subject property.
- The proposed rezoning supports the goal to *“Complete the Island’s development in a way that maintains the Island’s environmental integrity and natural beauty and is consistent with the Vision of the Town.”* and to *“Develop and maintain an environmentally sustainable system of parks and open spaces which provide access to the beach and river; preserves, protects and enhances natural resources; and meets the diverse recreational needs of the Town’s population.”*
- The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan.
- Specific properties identified which are not single-family residential lots, would be compatible with land use designations of active recreation and open space.

**Planning staff finds the proposed amendment satisfies the approval criteria and recommends approval.**

**PLANNING COMMISSION MEETING June 4<sup>th</sup>, 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.

**Planning Commission approved unanimously (6-0) staff recommendation with the following amendments:**

- **Willet Island TMS# 2651600086**
  - Future Land Use Designation: Active Recreation & Open Space
  - Zoning Designation: PR, Parks & Recreation Zoning District
- **Ocean Course Maintenance TMS# 2651600185**
  - Future Land Use Designation: Low Density Residential
  - Zoning Designation: R-1, Residential District Zoning District
- **Ocean Park HOA TMS#2651600165**
  - Future Land Use Designation: Conservation
  - Zoning District: Conservation
- **Ocean Park Parklands TMS# 207000015**
  - Deferred action

Please see ordinance exhibits which reflect subject parcels Planning Commission recommendations.

**TOWN COUNCIL MEETING JULY 1, 2025**

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

## TOWN OF KIAWAH ISLAND

### ORDINANCE 2025-13

#### **AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING, ARTICLE II. - ZONING, DIVISION 2. - ZONING MAP/DISTRICTS, SECTION 12-62. - ZONING MAP BY REZONING THE SUBJECT PARCELS LOCATED WITHIN OR ADJACENT TO THE OCEAN PARK NEIGHBORHOOD.**

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to rezone the subject properties located within or near the Ocean Park Neighborhood; and by amending the zoning map with its permitted uses by right and by condition; and

**WHEREAS**, the zoning map amendment would be compatible with surrounding land uses and would not be detrimental to the public health, safety, and welfare; and

**WHEREAS**, the Planning Commission held a meeting on June 4, 2025, at which time a presentation was made by staff and the applicant, 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 at that meeting to recommend to the Town Council that the subject request be approved; and

**WHEREAS**, the Town Council held a Public Hearing on July 1, 2025, providing the public an opportunity to comment on the proposed amendments; and

**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**

This Ordinance is adopted to amend the Town of Kiawah Island Zoning Map;

- (a) To change the zoning designation from “R-2, Residential” to “R-1, Residential” for the subject properties (TMS# 265-16-00-001, 265-16-00-002, 265-16-00-003, 265-16-00-004, 265-16-00-005, 265-16-00-006, 265-16-00-007, 265-16-00-008, 265-16-00-009, 265-16-00-010, 265-16-00-011, 265-16-00-012, 265-16-00-017, 265-16-00-018, 265-16-00-019, 265-16-00-020, 265-16-00-021, 265-16-00-022, 265-16-00-024, 265-16-00-025, 265-16-00-027, 265-16-00-030, 265-16-00-032, 265-16-00-033, 265-16-00-034, 265-16-00-035, 265-16-00-036, 265-16-00-041, 265-16-00-042, 265-16-00-043, 265-16-00-044, 265-16-00-045, 265-16-00-046, 265-16-00-047, 265-16-00-048, 265-16-00-049, 265-16-00-050, 265-16-00-051, 265-16-00-

052, 265-16-00-053, 265-16-00-054, 265-16-00-055, 265-16-00-056, 265-16-00-057, 265-16-00-058, 265-16-00-059, 265-16-00-060, 265-16-00-061, 265-16-00-062, 265-16-00-064, 265-16-00-065, 265-16-00-066, 265-16-00-067, 265-16-00-068, 265-16-00-069, 265-16-00-070, 265-16-00-071, 265-16-00-072, 265-16-00-077, 265-16-00-078, 265-16-00-079, 265-16-00-080, 265-16-00-081, 265-16-00-082, 265-16-00-083, 265-16-00-084, 265-16-00-085, 265-16-00-088, 265-16-00-089, 265-16-00-090, 265-16-00-091, 265-16-00-092, 265-16-00-093, 265-16-00-094, 265-16-00-095, 265-16-00-096, 265-16-00-097, 265-16-00-098, 265-16-00-099, 265-16-00-100, 265-16-00-101, 265-16-00-102, 265-16-00-103, 265-16-00-104, 265-16-00-105, 265-16-00-106, 265-16-00-107, 265-16-00-108, 265-16-00-109, 265-16-00-110, 265-16-00-111, 265-16-00-112, 265-16-00-113, 265-16-00-114, 265-16-00-115, 265-16-00-122, 265-16-00-123, 265-16-00-124, 265-16-00-125, 265-16-00-126, 265-16-00-127, 265-16-00-128, 265-16-00-129, 265-16-00-130, 265-16-00-131, 265-16-00-132, 265-16-00-136, 265-16-00-137, 265-16-00-138, 265-16-00-139, 265-16-00-140, 265-16-00-141, 265-16-00-142, 265-16-00-143, 265-16-00-144, 265-16-00-145, 265-16-00-146, 265-16-00-147, 265-16-00-149, 265-16-00-150, 265-16-00-151, 265-16-00-152, 265-16-00-153, 265-16-00-154, 265-16-00-155, 265-16-00-156, 265-16-00-157, 265-16-00-158, 265-16-00-161, 265-16-00-163, 265-16-00-166, 265-16-00-167, 265-16-00-169, 265-16-00-170, 265-16-00-171, 265-16-00-172, 265-16-00-173, 265-16-00-174, 265-16-00-175, 265-16-00-176, 265-16-00-177, 265-16-00-178, 265-16-00-179, 265-16-00-181, 265-16-00-182, 265-16-00-183, 265-16-00-185, 265-16-00-189, 265-16-00-190, 265-16-00-191, 265-16-00-192, 265-16-00-193, 265-16-00-194, 265-16-00-195, 265-16-00-196, 265-16-00-197, 265-16-00-198, 265-16-00-199, 265-16-00-200, 265-16-00-201, 265-16-00-202, 265-16-00-203, 265-16-00-204, 265-16-00-205, 265-16-00-206, 265-16-00-207, 265-16-00-208, 265-16-00-209, 265-16-00-210, 265-16-00-211, 265-16-00-213, 265-16-00-214, 265-16-00-215, 265-16-00-216, 265-16-00-217, 265-16-00-218, 265-16-00-219, 265-16-00-220, 265-16-00-221, 265-16-00-222, 265-16-00-223, 265-16-00-224, 265-16-00-225, 265-16-00-226, 265-16-00-230, 265-16-00-231, 265-16-00-232, 265-16-00-233, 265-16-00-234, 265-16-00-235, 265-16-00-236, 265-16-00-237, 265-16-00-238, 265-16-00-239, 265-16-00-241, 265-16-00-242, 265-16-00-243, 265-16-00-244, 265-16-00-245, 265-16-00-246, 265-16-00-247, 265-16-00-248, 265-16-00-249, 265-16-00-250, 265-16-00-251); and

- (b) To change the zoning designation from “R-2, Residential” to “PR, Parks and Recreation” for the subject properties (TMS# 265-16-00-013, 265-16-00-028, 265-16-00-073, 265-16-00-086, 265-16-00-212, 265-16-00-227, 265-16-00-229, 265-16-00-240); and
- (c) To change the zoning designation from “R-2, Residential” to “PR, Parks and Recreation—Ocean Course” for the subject property (TMS# 265-16-00-186) and
- (d) To change the zoning designation from “R-2, Residential” to “Community Support” for the subject property (TMS# 207-00-00-030); and
- (e) To change the zoning designation from “R-2, Residential” to “Conservation” for the subject property (TMS# 265-16-00-165); and

- (f) To change the zoning designation from “R-2, Residential” to “R-1, Residential” for the subject property (TMS# 265-16-00-185).

## **SECTION 2    Ordinance**

- (a) The Town hereby adopts the zoning designations for the subject properties listed and attached hereto and incorporated herein by reference as **“Exhibit A”**.
- (b) That the Town of Kiawah Island Zoning Map be, and the same hereby amended as follows in **“Exhibit B.”**

## **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 of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

## **SECTION 3    Effective Date and Duration**

This Ordinance shall be effective upon second reading approval.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND  
ON THIS \_\_\_ DAY OF \_\_\_\_ 2025.**

---

Bradley D. Belt, Mayor

---

Petra Reynolds, Town Clerk

First Reading:

Public Hearing

Second Reading:

| Subject Properties | Comprehensive Plan - Future Land Use Designation |                                    | Zoning Designation |                                    |
|--------------------|--------------------------------------------------|------------------------------------|--------------------|------------------------------------|
| Parcel ID          | Current                                          | Planning Commission Recommendation | Current            | Planning Commission Recommendation |
| 2070000020         | Low Density Residential                          | Active Recreation & Open Space     | PR                 | No change                          |
| 2070000030         | Medium Density Residential                       | Civic and Institutional            | R-2                | Community Support                  |
| 2651600001         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600002         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600003         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600004         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600005         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600006         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600007         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600008         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600009         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600010         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600011         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600012         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600013         | Medium Density Residential                       | Active Recreation & Open Space     | R-2                | PR                                 |
| 2651600017         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600018         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600019         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600020         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600021         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600022         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600024         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600025         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600027         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600028         | Medium Density Residential                       | Active Recreation & Open Space     | R-2                | PR                                 |
| 2651600030         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600032         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600033         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600034         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600035         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600036         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600041         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600042         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600043         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600044         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600045         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600046         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600047         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600048         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600049         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600050         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600051         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600052         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600053         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600054         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600055         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600056         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600057         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600058         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600059         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600060         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600061         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600062         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600064         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600065         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600066         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600067         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600068         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600069         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600070         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600071         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600072         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600073         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | PR                                 |  |
| 2651600077         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600078         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600079         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600080         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600081         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600082         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600083         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600084         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600085         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600086         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | PR                                 |  |
| 2651600088         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600089         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600090         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600091         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600092         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600093         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600094         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600095         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600096         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600097         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600098         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600099         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600100         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600101         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

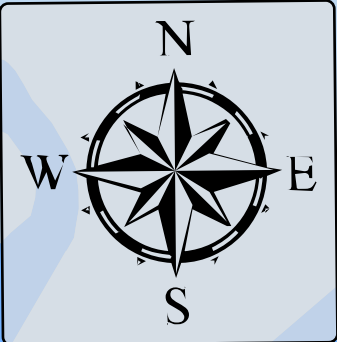
| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600102         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600103         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600104         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600105         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600106         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600107         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600108         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600109         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600110         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600111         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600112         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600113         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600114         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600115         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600122         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600123         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600124         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600125         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600126         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600127         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600128         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600129         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600130         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600131         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600132         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600136         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600137         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600138         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600139         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600140         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600141         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600142         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600143         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600144         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600145         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600146         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600147         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600148         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | Parks and Recreation               |  |
| 2651600149         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600150         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600151         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600152         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600153         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600154         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600155         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600156         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600157         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600158         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600161         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600163         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600165         | Medium Density Residential | Conservation                                     | R-2     | Conservation                       |  |
| 2651600166         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600167         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600169         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600170         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600171         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600172         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600173         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600174         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600175         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600176         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600177         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600178         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600179         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600181         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600182         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600183         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600185         | Low Density Residential    | No Change                                        | R-2     | R-1                                |  |
| 2651600186         | Medium Density Residential | Active Recreation, Residential & Open Space      | PR      | PR-OC                              |  |
| 2651600189         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600190         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600191         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600192         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600193         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600194         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600195         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600196         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600197         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600198         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600199         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600200         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600201         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600202         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600203         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600204         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600205         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600206         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |

| Subject Properties | Comprehensive Plan - Future Land Use Designation |                                    | Zoning Designation |                                    |
|--------------------|--------------------------------------------------|------------------------------------|--------------------|------------------------------------|
| Parcel ID          | Current                                          | Planning Commission Recommendation | Current            | Planning Commission Recommendation |
| 2651600207         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600208         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600209         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600210         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600211         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600212         | Medium Density Residential                       | Low Density Residential            | R-2                | PR                                 |
| 2651600213         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600214         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600215         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600216         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600217         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600218         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600219         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600220         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600221         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600222         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600223         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600224         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600225         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600226         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600227         | Medium Density Residential                       | Active Recreation & Open Space     | R-2                | PR                                 |
| 2651600228         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600229         | Medium Density Residential                       | Low Density Residential            | R-2                | PR                                 |
| 2651600230         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600231         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600232         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600233         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600234         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |
| 2651600235         | Medium Density Residential                       | Low Density Residential            | R-2                | R-1                                |

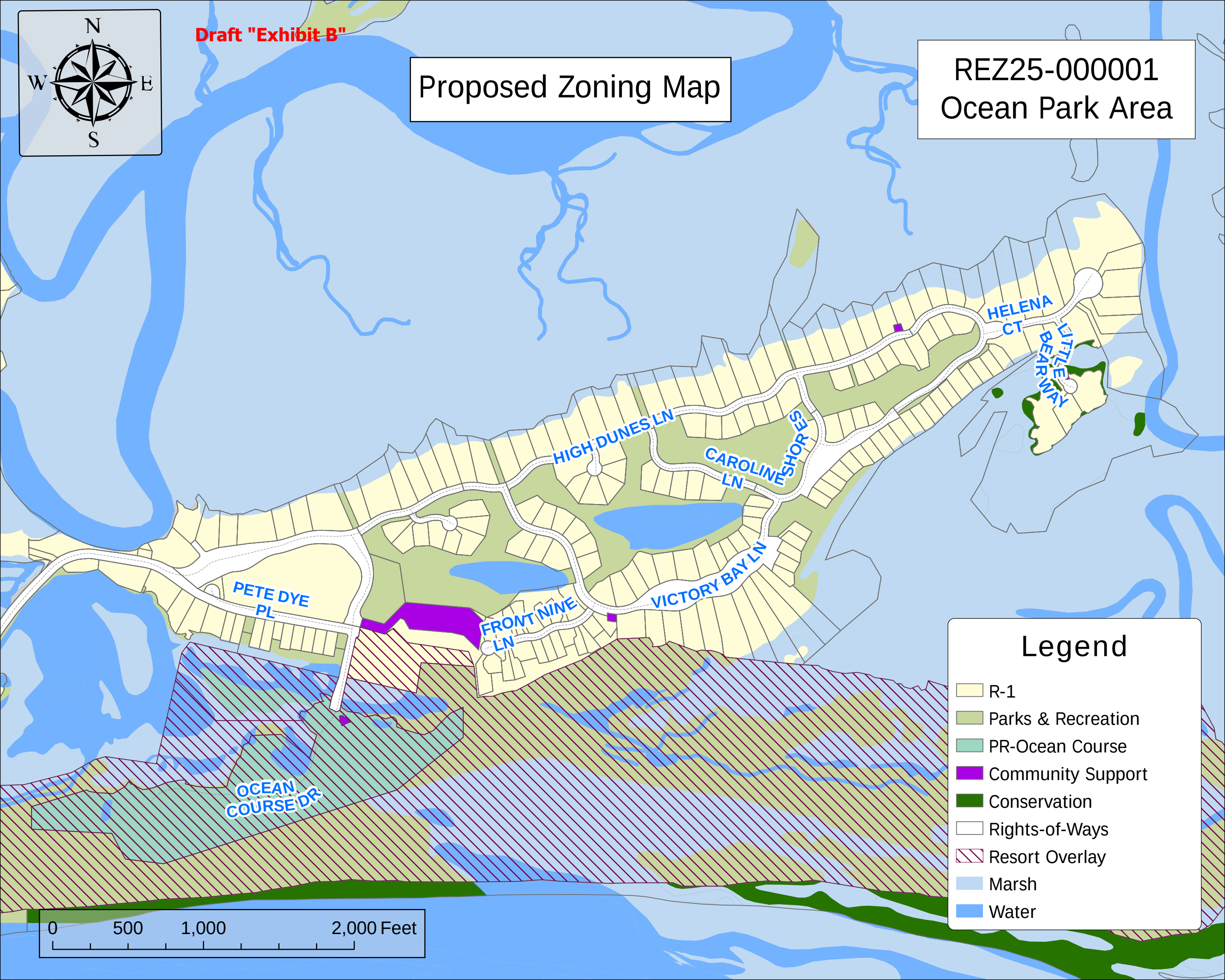
| Subject Properties |                            | Comprehensive Plan - Future Land Use Designation |         | Zoning Designation                 |  |
|--------------------|----------------------------|--------------------------------------------------|---------|------------------------------------|--|
| Parcel ID          | Current                    | Planning Commission Recommendation               | Current | Planning Commission Recommendation |  |
| 2651600236         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600237         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600238         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600239         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600240         | Medium Density Residential | Active Recreation & Open Space                   | R-2     | PR                                 |  |
| 2651600241         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600242         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600243         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600244         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600245         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600246         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600247         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600248         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600249         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600250         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |
| 2651600251         | Medium Density Residential | Low Density Residential                          | R-2     | R-1                                |  |



Draft "Exhibit B"

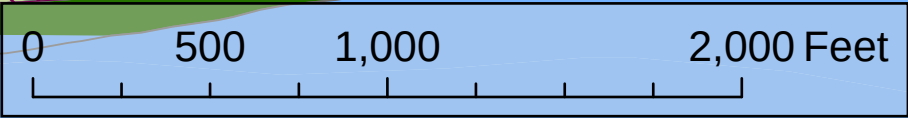
# Proposed Zoning Map

REZ25-000001  
Ocean Park Area



### Legend

- R-1
- Parks & Recreation
- PR-Ocean Course
- Community Support
- Conservation
- Rights-of-Ways
- Resort Overlay
- Marsh
- Water





**TAB 6**

---

# **TOWN COUNCIL**

**Agenda Item**

TOWN OF KIAWAH ISLAND

**ORDINANCE 2025-14**

**AN ORDINANCE TO AMEND ARTICLE 4 – FINANCE AND TAXATION, CHAPTER 4. -  
PURCHASING**

**WHEREAS**, the Town Council has determined that the procurement ordinance requires amendment to clarify small purchases and to include artistic services among exempted items.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, IN COUNCIL ASSEMBLED:**

**Section 1**                      **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 2**                      **Effective Date and Duration**

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

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON  
THIS \_\_ DAY OF \_\_\_\_ 2025.**

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

**ATTEST:**

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

1<sup>st</sup> Reading: July 1, 2025

2<sup>nd</sup> Reading:

**PROCUREMENT POLICY OF THE TOWN OF KIAWAH, SOUTH CAROLINA**  
**(THE “TOWN”)**

I. General Provisions

A. Purpose and Policies. The underlying purposes and policies of the procedures set forth herein (the “Procedures”) are to adopt for the Town procurement practices that are appropriately competitive and that serve the mission of the Town.

B. Application of Procedures.

1. General Application. These Procedures apply only to contracts, purchases and other procurements that are solicited or entered into after the effective date of these Procedures.

2. Reporting to and Approval of Town Council. It shall be the policy of the Town that any contractual obligation, including a Change Order, of \$20,000 or greater shall be reported to the Ways and Means Committee of Town Council prior to execution of the contract and any proposed contractual obligation, including a Change Order, of \$100,000 or greater must also be approved by Town Council.

C. Definitions.

1. “Change order” means any written alteration in specifications, delivery point, rate of delivery, period of performance, price, quantity, or other provisions of any contract accomplished by mutual agreement of the parties to the contract.

2. “Construction Management at-Risk” means a project delivery method in which the Town awards separate contracts, one for design services to design a project and the second to a construction manager at-risk for both construction of the project according to the design and construction management services, which include but are not limited to those professional services associated with contract administration, project

management, and other services provided in connection with the administration of a construction project.

3. “Co-operative Purchasing Entity” means an organization or alliance of municipalities and/or other governmental bodies throughout the United States established in part to achieve economies of scale and/or innovations through group purchasing strategies, shared resources and/or centrally administered competitive procurement processes to afford value and discount pricing programs to its members.
4. “Design-bid-build” means a project delivery method in which the Town sequentially awards separate contracts, the first for design services to design a project and the second for construction of the project according to the design.
5. “Design Services” means those professional services associated with the practice of architecture, professional engineering, land surveying, landscape architecture, and interior design pertaining to construction, as well as incidental services that members of these professions and those in their employ may logically or justifiably perform, including without limitation studies, investigations, surveys, evaluations, consultations, planning, programming, conceptual design, plans and specifications, construction documents, cost estimates, construction observations, shop drawing reviews, sample recommendations, preparation of operating and maintenance manuals and other related services.

6. “Design-build” means a project delivery method in which the Town enters into a single contract for design and construction of a project.
7. “Design-build-finance-operate-maintain” means a project delivery method in which the Town enters into a single contract for design, construction, finance, maintenance, and operation of a project over a contractually defined period.
8. “Design-build-operate-maintain” means a project delivery method in which the Town enters into a single contract for design, construction, maintenance, and operation of a project over a contractually defined period.
9. “Mayor” means the elected mayor of the Town, or his or her designee, such designation to be set forth in writing. The Mayor shall make all decisions required under these Procedures.
10. “Operations and maintenance” means a project delivery method in which the Town enters into a single contract for the routine operation, routine repair, and routine maintenance of a building project.
11. “Procure” or “Procurement” means buying, purchasing, renting, leasing or otherwise acquiring any supplies, services, equipment or construction.
12. “Public Procurement Unit” means any agency of the Federal Government, the State of South Carolina (the “State”), any agency of the State, and any county, municipality, special purpose district or any other subdivisions of the State or public agency of any such subdivision, public authority,

educational, health, or other institution, and any other entity which expends public funds for procurement of property, supplies, services, or construction.

13. “Responsible/responsive bidder” means a person or entity who (1) has the capability in all respects to perform fully the contract requirements, and has the integrity and reliability which, as substantiated by past performance and reputation, will assure good faith quality performance, and (2) has submitted a bid or proposal which conforms in all material aspects to the Invitation for Bids or Request for Proposals.
14. "Reverse Auction method" means a real-time bidding process taking place at a previously scheduled time and Internet location in which multiple suppliers, anonymous to each other, submit bids to provide the designated goods.

D. Severability.

If any provision of these Procedures or any application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of these Procedures which can be given effect without the invalid provisions or application, and to this end the provisions of these Procedures are declared to be severable.

E. Effective Date.

These Procedures shall become effective upon approval by Town Council.

## II. Source Selection and Contract Formation

A. Methods of Source Selection. Except where noted herein, all Town contracts shall be awarded by one of the following methods:

1. Invitation for Bids; (Paragraph II. B);
2. Request for Proposals (Paragraph II. C);
3. Emergency Procurement (Paragraph II. D);
4. Sole Source (Paragraph II. E);
5. Small Purchases (Paragraph II. F);
6. Qualifications Based Selection (Paragraph II. G);
7. Reverse Auction (Paragraph II. H).

B. Invitation for Bids.

1. Selection Committee. For each supply, service, equipment or construction item that the Town is seeking in which the Invitation for Bids procurement selection method is used, the Mayor will establish a selection committee (the "Bid Committee"). The Mayor may be a member of that Bid Committee.
2. Notice of Invitation for Bids. An Invitation for Bids shall include (or state where such information is to be made available) a description of the supplies, services, equipment or construction item that the Town is seeking, and all contractual terms and conditions applicable to the procurement. The Invitation for Bids shall be publicly announced on the Town's website and/or South Carolina Business Opportunities, provided

that nothing herein shall prevent the Bid Committee or anyone acting on their behalf from notifying particular companies or individuals of the Invitation for Bids.

3. Receipt and Opening of Bids. All bids shall be received electronically, and any bids received prior to the bid due date shall be kept secure and unopened. Bids will be opened electronically in the presence of one or more members of the Bid Committee at the time and place designated in the invitation for bids. The amount of each bid, and such other relevant information as may be deemed appropriate by the Bid Committee, together with the name of each bidder, shall be tabulated by the Mayor. The ranking of each bidder, which need not include the dollar amounts of the bids, shall be made available to all bidders after contract award.
4. Bid Acceptance and Bid Evaluation. Subject to the Town's right not to accept any bid, as determined by the Bid Committee, the selected bid shall be accepted unconditionally without alteration or correction, except as otherwise authorized in these Procedures or by the Bid Committee. The Invitation for Bids shall set forth the evaluation criteria to be used. No criteria may be used in bid evaluation that is not set forth in the invitation for bids or addenda to such bids. The Bid Committee shall evaluate bids based on the requirements set forth in the Invitation for Bids and addenda.
5. Correction or Withdrawal of Bids; Cancellation of Awards. Correction or withdrawal of erroneous bids before or after award, or cancellation of

awards or contracts based on such bid mistakes, may be permitted where appropriate, but only upon the written approval of the Mayor, such approval not to be unreasonably withheld. After final bids are entered, no changes in bid prices or other provisions of bids prejudicial to the interest of the Town or fair competition shall be permitted.

6. Award. If an award is to be made, the contract shall be awarded by written notice to the lowest responsible/responsive bidder. If the presumptive low bidder is disqualified or fails to proceed as set forth in the Invitation for Bids, the Bid Committee may cancel that award and award the contract to the next lowest responsible/responsive bidder. In the event two or more bidders are tied in price while otherwise meeting all of the required conditions, an award shall be determined in the discretion of the Bid Committee.
7. Right of Rejection and Resolicitation. The Bid Committee has the right, prior to award of the contract, to reject any and all bids for cause, or without cause, as it deems appropriate. The Town, as determined by the Bid Committee, has the right to determine not to award the contract to any bidder or to determine to re-solicit bids based upon modified terms and conditions.

C. Request for Proposals.

1. Selection Committee. For each supply, service, equipment or construction item that the Town is seeking in which the Request for Proposal

procurement selection method is used, the Mayor will establish a selection committee (the "RFP Committee"). The Mayor may be a member of that RFP Committee.

2. Notice of Request for Proposals. The Request for Proposals shall be publicly announced on the Town's website and/or South Carolina Business Opportunities, provided that nothing herein shall prevent the RFP Committee or anyone acting on their behalf from notifying particular companies or individuals of the Request for Proposals. The Request for Proposals shall include a description of the supplies, services, equipment or construction item being sought, enumerating all requirements for same (or stating where such information is to be made available).
3. Receipt and Safeguarding of Proposals. All proposals shall be received electronically, and any proposals received prior to the proposal due date shall be kept secure and unopened.
4. Evaluation Factors. The Request for Proposals shall state the relative importance of each evaluation factor but need not require numerical weightings for each factor. No other factors or criteria shall be used in evaluation and there shall be adherence to any weightings (if such are used) for each factor in the Request for Proposals. The contract file shall contain the basis on which the award is made. A determination of responsibility shall be made before award.
5. Negotiation. The RFP Committee will review all submissions, hold

interviews if desired as deemed by the RFP Committee, determine the most qualified proposer, and negotiate a contract with the most qualified proposer.

In the event a satisfactory contract cannot be negotiated with the most qualified proposer, the Mayor will negotiate a contract with the next most qualified proposer, and so on, until a satisfactory contract can be negotiated.

Nothing contained herein will require the RFP Committee to negotiate a contract with an unqualified proposer or with a proposer who submits an unresponsive proposal.

6. Right to Withdraw and Re-solicit. Until award, the RFP Committee has the right to determine not to award the contract to any proposer or to determine to re-solicit proposals based upon modified terms and conditions.

- D. Emergency Procurement. Notwithstanding any other provision of this procedure, the Mayor may make an emergency procurement when there exists a threat to public health, welfare or safety under emergency conditions or where normal daily operations are affected; The purchasing limits, as provided for in Section I(B)(2), will be suspended during the emergency situation to prevent an interruption or delay in emergency response. The maximum amount of the emergency purchase will be limited to \$150,000. Purchases above this amount will require approval by a quorum of Town Council.

- E. Sole Source. A contract may be awarded for supply, service or construction item without competition when the Mayor determines in writing that there is only one

source for the required supply, service, or construction item. Such written documentation must include the determination for using sole source and a reasonably detailed description of the reasons justifying the proposed sole source procurement. A requirement for a particular proprietary item does not justify a sole source procurement if there is more than one potential bidder or offeror for that item. The following are some (but not all) examples of circumstances which could necessitate sole source procurement:

- (1) where the compatibility of equipment, accessories, services, systems, software, or replacement parts is the paramount consideration;
- (2) where the service provider or supplier has knowledge, skills, abilities, information, or other relevant criteria specifically unique to the required supply, service, or construction item;
- (3) where a sole supplier's item is needed for trial use or testing; and
- (4) where the item is one of a kind.

F. Small Purchases. The following procedures shall pertain to purchases under \$20,000.00:

1. Purchases \$0.01—\$5,000.00. A department head, with the concurrence of the Town Administrator or Treasurer, may purchase items and/or services under \$5,000.00 as they are needed without competition where funds for such purchases are included within the budget of the Town.
2. Purchases \$5,000.01—\$10,000. Subject to Section II(F)(4~~5~~<sup>6</sup>) below, the Town Administrator, with the concurrence of the Treasurer, may purchase items and/or services between \$5,000.01—\$10,000 as they are needed

without competition where funds for such purchases are included within the budget of the Town.

3. Purchases \$5,000.01-\$10,000. Subject to Section II(F)(6) below, the Mayor may purchase items and/or services that were not included within the budget.

4. Purchases \$10,000.01-\$20,000. Subject to Section II(F)(6) below, the Mayor may purchase items and/or services between \$10,000.01 - \$20,000 as needed without competition, where funds for such purchases are included within the budget of the Town.

5. Purchases \$~~5~~10,000.01—\$20,000. Subject to Section II(F)(~~4~~6) below, the Mayor, with the concurrence of another council member, may purchase items and/or services between \$~~5~~10,000.01 and \$20,000 that were not included within the budget.

~~4~~6. All purchases between \$5,000.01 and 20,000 shall require solicitation of written quotations, or in the alternative, firm pricing obtained through internet searches, from a minimum of three qualified sources (or, if in the Mayor's judgment, there are fewer than three qualified sources, from all qualified sources), and the contract shall be offered to the lowest responsible/responsive vendor. The Mayor may waive the foregoing requirement when he or she determines in writing that such a waiver is in the best interests of the Town.

No contract or purchase shall be subdivided to avoid the requirements of this section.

G. Qualifications Based Selection.

1. Preparation of Project Description. The Mayor shall be responsible for developing a description of the proposed professional services project, listing the required professional services for that project, and preparing a formal invitation to firms for submission of information
2. Public Announcement. The formal invitation shall be publicly announced on the Town's website and/or South Carolina Business Opportunities, provided that nothing herein shall prevent the RFQ Committee or anyone acting on their behalf from notifying particular companies or individuals of the invitation. Nothing contained herein shall preclude the Mayor from directly inviting any person to submit information.
3. Selection Committee. The Mayor shall choose a selection committee (the "RFQ Committee") whom the Mayor determines to be qualified to make an informed decision as to the most competent and qualified firm for the proposed project.
4. Interviews with Interested Firms. Following receipt of information from all interested persons and firms, the RFQ Committee may hold interviews with at least three firms who have responded to the RFQ Committee's advertisement and who are deemed most qualified on the basis of information available prior to the interviews, or if less than three persons or firms have responded to the advertisement, the RFQ Committee may hold interviews with those that did respond. The purpose of the

interviews, if any, shall be to provide such further information as may be required by the selection committee to fully acquaint itself with the relative qualifications of the interested firms.

5. Selection and Ranking of the Most Qualified. The RFQ Committee, of which the Mayor may be a member, shall evaluate each of the firms interviewed based upon criteria set forth in the invitation. Based upon these evaluations, the RFQ Committee shall select the firms which, in its judgment, are the best qualified. The RFQ Committee's report ranking the firms shall be in writing and will be made available to all firms interviewed upon written request from the interviewed firms.
6. Negotiation of Contract. The Mayor shall negotiate a contract for services with the most qualified firm at a compensation that is fair and reasonable to the Town. Should the Mayor be unable to negotiate a satisfactory contract with the firm, negotiations shall be formally terminated. Negotiations shall commence in the same manner with the second and then the third, until a satisfactory contract has been negotiated. If no agreement is reached with one of the three, additional persons or firms in order of their competence and qualifications may be selected after consultation with the selection committee, and negotiations shall be continued in the same manner until agreement is reached.

H. Reverse Auction.

1. Conditions for Use. In addition to the competitive sealed bid or

competitive sealed proposal methods of procurement, contracts for the sale of goods which exceed the sum of Twenty-Five Thousand Dollars (\$25,000) may be awarded by utilization of a Reverse Auction method as set forth herein.

2. Reverse Auction Procedures. In using the Reverse Auction method, the Mayor shall follow the following procedures:

a. Invitation for Reverse Auction Bids. The Mayor shall issue an invitation for Reverse Auction Bids, which shall include all requirements for the bids, include the specifications for the required goods, the time of delivery and the quantities required.

b. Public Notice. Public notice of the bids shall be given not less than seven (7) days prior to the date set forth therein for the commencement of the Reverse Auction, and such notice shall be by publication on the Town's website and/or South Carolina Business Opportunities, provided that nothing herein shall prevent the Mayor from notifying particular companies or individuals of the bid opportunity.

c. Receiving Bids. Bids shall be received as set forth in the notice and other rules applicable to the Reverse Auction as may be promulgated by the Mayor and designated in the invitation for bids. The final amount of each bid and such other relevant information, together with the name of each bidder, shall be recorded in writing. This record, and each final bid, shall be open to public inspection after award.

d. Bid Acceptance, Evaluation and Award. Bids shall be

unconditionally accepted without alteration or correction except as authorized in this Policy. The bidder with the lowest responsive, responsible bid will be awarded the contract.

e. Correction or Withdrawal of Bids; Cancellation of Awards.

Correction or withdrawal of erroneous bids before or after award, or cancellation of awards or contracts based on such bid mistakes, may be permitted where appropriate, but only upon the written approval of the Mayor, such approval not to be unreasonably withheld. After final bids are entered, no changes in bid prices or other provisions of bids prejudicial to the interest of the Town or fair competition shall be permitted.

f. Determination of Responsibility upon Award. Responsibility shall be determined by the bidder's demonstrated ability to provide the goods required in conformity with the invitation for bids. In making this determination the Mayor may examine such factors as may be appropriate and relevant to the peculiar requirements of the particular contract.

g. Prequalification of Bidders. The Mayor may prequalify all prospective bidders as set forth in Section II(I) below.

I. Prequalification of Bidders.

1. The Mayor may pre-qualify all prospective bidders or proposers.
2. Notice of pre-qualification shall be publicly announced on the Town's website and/or South Carolina Business Opportunities and shall set forth the criteria (or state where such criteria are to be made available) by which

the qualifications and appropriateness of prospective bidders shall be determined. Only those criteria set forth in the pre-qualification notice may be considered in pre-qualifying bidders. The Mayor shall make all pre-qualification decisions in the exercise of his reasonable discretion, and shall make a written record of the bases for its pre-qualification determinations. Prior to issuance of the Invitation for Bids or Request for Proposals, all prospective bidders or proposers that were provided with pre-qualification notice will be notified of the Mayor's decisions relating to pre-qualification.

J. Exempted Items. The following services and/or procurements shall be exempt from the provisions of these Procedures.

1. Town Council, upon recommendation of the Mayor, may exempt by ordinance specific items, services, or projects from these Procedures when Town Council finds that such exemption is in the interest of the Town.
2. Purchases \$5,000.00 and under. These Procedures do not apply to any procurement equal to or less than \$5,000.00 where funds for such purchases are included within the budget of the Town. No contract or purchase shall be subdivided to avoid the requirements of this section.
3. The following ~~Professional~~ Services:
  - a. Accounting services;
  - b. Advertising and marketing services;
  - c. Artistic services

- d. Governmental relations services;
- de. Insurance consulting and procurement services;
- ef. Legal services;
- fg. Public relations services; and
- gh. Underwriting and financial services.

In connection with choosing a certain individual or firm to provide professional services, the Mayor shall prepare a written determination setting forth the reasons the certain individual or firm was chosen. Nothing herein shall preclude the Mayor from selecting any of the foregoing professional services pursuant to a competitive selection process.

- 4. Real Property. The purchase, leasing and/or sale of real property by the Town.
- 5. Cooperative Purchasing. The Mayor may participate in, sponsor, conduct, or administer a cooperative purchasing agreement for the procurement of products, supplies, or services with one or more Public Procurement Units or Co-operative Purchasing Entities in accordance with an agreement entered into or guidelines agreed upon among the participants.
- 6. Existing Contracts and Approved Vendor Lists of Other Public Procurement Units. The Mayor may Procure goods or services pursuant to an existing contract held by another Public Procurement Unit or from vendors included in a Public Procurement Unit's approved vendor list, upon a determination that such contract was awarded or vendor list approved pursuant to appropriately competitive procedures by the

applicable Public Procurement Unit. Without limiting the generality of the foregoing, it is hereby declared that contracts held or vendor lists approved by the State of South Carolina or the County of Charleston for the purchase of goods or supplies were awarded or approved pursuant to appropriately competitive procedures.

### III. Delivery Methods

#### A. Construction Project Delivery

The following construction project delivery methods are authorized:

1. Design-Bid-Build;
2. Construction Management at-Risk;
3. Operations and Maintenance;
4. Design-Build;
5. Design-Build-Operate-Maintain;
6. Design-Build-Finance-Operate-Maintain;
7. Vendor List
8. Such other project delivery method that the Mayor may approve combining one or more aspects of the delivery methods in items 1-6 above in this Section III(A).

#### B. Source Selection

Except as provided in Sections II(D) (Emergency Procurements) and II(E) (Small Purchases), source selection methods applicable to procurements for the project delivery methods identified in Section III(A) above shall be as follows:

1. Design-bid-build:
  - a. Design. Request for Proposals in Section II(C) above or the Qualifications Based Selection Process in Section II(G) above must be used to procure architect, engineer, and other design or professional services (including construction management where

the construction manager serves as the Owner's Agent).

- b. Construction. Invitation for Bids or Request for Proposals must be used to procure construction in design-bid-build procurements.
2. Construction Management at-risk. Invitation for Bids or Request for Proposals must be used to procure contracts for construction management at-risk.
3. Design-build. Request for Proposals must be used for the procurement of design-build.
4. Design-build-operate-maintain and Design-build-finance-operate-maintain. Request for Proposals must be used for the procurement of contracts for Design-build-operate-maintain and Design-build-finance-operate-maintain.
5. Operations and Maintenance. Invitation for Bids or Request for Proposals must be used to procure contracts for operations and maintenance.
6. Vendor's List. The Mayor is authorized to select a group or groups of pre-qualified firms to provide services and/or supplies to the Town for one or more types of Procurements over an extended period of time (not to exceed two years).
  - a. Such group(s) of pre-qualified firms shall be selected pursuant to a Request for Proposals or Request for Qualifications process as set forth in this Policy.
  - b. The Mayor may procure services from such group(s) of pre-qualified firms through Sealed Bids or Request for Proposals, except that:
    - (1) Public notice shall not be required; and

- (2) Where necessary, the Mayor may require bids or proposals on an expedited basis (as early as Twenty-Four (24) hours).

7. Other. Invitation for Bids or Request for Proposals must be used to procure contracts for other project delivery methods authorized pursuant to Section II(A).

C. Bond and Security.

1. Bid security shall be required for all Invitations to Bid for construction contracts entered into pursuant to Article II(B). Bid security shall be one or more bonds provided by one or more surety companies meeting the criteria established by the Mayor. Bid security shall be in an amount equal to at least five percent of the bid unless a higher percentage is specified in the invitation for bids. Any bid, which does not comply with the bid security requirements, shall be rejected.
2. When a contract to improve real property exceeding \$50,000 is awarded, the following bond security shall be delivered to the Town upon or within a reasonable time after the execution of the contract and shall be binding on the parties:
  - a. A performance bond satisfactory to the Town, executed by one or more surety companies meeting the criteria established in the invitation for bids or otherwise secured in a manner satisfactory to the Town, in an amount equal to 100% of the contract price;

- b. A payment bond satisfactory to the Town, executed by one or more surety companies meeting the criteria established in the invitation for bids or otherwise secured in a manner satisfactory to the Town, for the protection of all persons supplying labor and material to the contractor or its subcontractors for the performance of the work provided for in the contract. The bond shall be in the amount equal to 100% of the contract price.
- 3. Nothing in subparagraph 2 above shall be construed to limit the authority of the Town to require a performance bond or other security in addition to the bonds specified above.
- 4. Bonding requirements may be waived for any emergency procurement.

IV. Disposal of Surplus Supplies. All surplus supplies, materials and equipment which are considered salvage or surplus, may be sold to the highest responsive bidder in accordance with and upon such terms and conditions as the Mayor shall require with respect to such surplus supplies and materials, provided, however, that the Mayor may sell, lease, or dispose of any supplies, materials, or junk which has a value of less than Two Thousand (\$2,000) Dollars. The use of GovDeals.com or some other similar internet-based auction site may be used to sell surplus supplies, materials or equipment.

V. Resolving Protests

- A. Right to Protest. Any actual or prospective bidder, proposer or contractor, who is aggrieved in connection with the solicitation or award of a contract, may protest to the Mayor. The protest, setting forth the grievance and the grounds therefor, shall be submitted in writing within ten days after such aggrieved person knows

or should have known of the facts giving rise thereto, but in no circumstance after fifteen days of notification of award of contract.

- B. Authority to Resolve Protests. The Mayor shall have the authority to settle and resolve a protest of an aggrieved bidder, proposer or contractor, actual or prospective, concerning the solicitation or award of a contract. If the protest is not resolved by mutual agreement within five calendar days of the notice of protest, the parties may submit the dispute to non-binding mediation, which shall be concluded within ten calendar days of the notice of protest.
- C. Decision. Should the parties fail to resolve the protest in mediation, the Mayor shall promptly issue a decision in writing, stating the reasons for the action taken. A decision of the Mayor shall be final and conclusive, and a copy of the decision shall be mailed or otherwise furnished immediately to the protestor and any other party intervening.

## VI. Conflicts of Interest

- A. No member of the Town Council or any officer or employee of the town shall have a financial interest in any contract or in the sale to the Town or to a contractor supplying the town of any land or rights or interests in any land, material, supplies or services.
- B. Any willful violation of Section VI(A) shall constitute malfeasance in office, and any officer or employee of the Town found guilty thereof shall thereby forfeit his office or position. Any violation of this section with the knowledge, express or implied of the person or corporation contracting with the Town shall render the

contract voidable by the purchasing agent or Town Council.



**TAB 7**

---

# **TOWN COUNCIL**

## **Agenda Item**

**Town of Kiawah Island**  
**SATAX Committee Funding Recommendations**  
**FY 2025/2026**

|  | SATAX Funds - Source                              |                                       | Amount        |  |
|--|---------------------------------------------------|---------------------------------------|---------------|--|
|  | Projected Revenue                                 |                                       | \$ 3,189,161  |  |
|  | Projected Interest                                |                                       | \$ 90,000     |  |
|  | Carry over from FY 2024-2025                      |                                       | \$ 710,916    |  |
|  |                                                   | <b>TOTAL AVAILABLE FUNDS</b>          | \$ 3,990,077  |  |
|  | Statutory (\$25,000 + 5%) – General Fund          |                                       | (\$179,594)   |  |
|  | Statutory (30%) – CVB                             |                                       | (\$902,870)   |  |
|  | Town of Kiawah Island Proposed Budget Allocations | CCSO Deputy Contract                  |               |  |
|  |                                                   | Beach Patrol Contract                 |               |  |
|  |                                                   | Trident Beach Trash Pick-up Contract  |               |  |
|  |                                                   | Arts & Cultural Events                |               |  |
|  |                                                   | <b>TOTAL BUDGETED TOWN ALLOCATION</b> | (\$1,348,779) |  |
|  |                                                   |                                       |               |  |
|  |                                                   | <b>REMAINING FUNDS</b>                | \$1,558,834   |  |

| Tab # | Project                                                 | Applicant Sponsor                                     | 2025/2026<br>Application Request | SATAX Committee<br>Funding<br>Recommendation |
|-------|---------------------------------------------------------|-------------------------------------------------------|----------------------------------|----------------------------------------------|
| 6     | Rentals Advertising and Marketing                       | Akers Ellis                                           | \$ 156,000.00                    | 120,800                                      |
| 7     | Destination Marketing & Advertising                     | Andell Inn                                            | \$ 295,000.00                    | \$ 247,200                                   |
| 8     | Maybank Fields Renovation/Upgrade Project               | Barrier Island Little League                          | \$ 100,000.00                    | \$ 8,333                                     |
| 9     | Vacation Rentals and Marketing                          | ESPM Vacation Rentals                                 | \$ 35,000.00                     | \$ 21,833                                    |
| 10    | Events Promotion                                        | Freshfields Village / Freshfileds (EDENS) LLC         | \$ 35,000.00                     | \$ 35,000                                    |
| 11    | Garden & Gun + Freshfields Village / Kiawah Partnership | Freshfields Village / Freshfileds (EDENS) LLC         | \$ 211,396.00                    | \$ 208,465                                   |
| 12    | Tourism Marketing & Advertising                         | Freshfields Village / Freshfileds (EDENS) LLC         | \$ 65,000.00                     | \$ 62,000                                    |
| 13    | Low Counrty Festivus: Arts& Culture Series              | Heal with Hearts                                      | \$ 8,000.00                      | \$ 833                                       |
| 14    | Keeper of the Wild Wildlife Rescue and Sanctuary        | Keeper of the Wild Wildlife Rescue and Sanctuary Inc. | \$ 5,239.05                      | \$ 4,040                                     |
| 15    | Beneath the Oaks with Rebecca McMackin                  | Kiawah Conservancy                                    | \$ 10,000.00                     | \$ 5,000                                     |
| 16    | Kiawah River Bridge Living Shorelines Project           | Kiawah Conservancy                                    | \$ 340,000.00                    | \$ 118,333                                   |
| 17    | Marketing of KI Events and Holiday Programing           | Kiawah Island Golf Resort                             | \$ 475,000.00                    | \$ 475,000                                   |
| 18    | The Angel Oak Preserve                                  | Lowcountry Land Trust                                 | \$ 1,000,000.00                  | \$ 43,333                                    |
| 19    | Enhancing the Dolphin Experience of Kiawah Island       | Lowcountry Marine Mammal Network                      | \$ 25,850.00                     | \$ 16,833                                    |
| 20    | Advanced Medical Support                                | St. Johns Fire District                               | \$ 110,060.00                    | \$ 81,843                                    |
|       |                                                         | <b>Totals for Year Ending</b>                         | \$ 2,871,545.05                  | \$ 1,448,849                                 |

Total Available for Funding

\$1,558,834

\$1,558,834

Total in excess of Funding

\$ (1,312,711.05)

\$ 109,986

**Tourism-related expenditures include:**

- 1** advertising and promotion of tourism so as to develop and increase tourist attendance through the generation of publicity
- 2** promotion of the arts and cultural events
- 3** construction, maintenance, and operation of facilities for civic and cultural activities including construction and maintenance of access and other nearby
- 4** roads and utilities for the facilities  
the criminal justice system, law enforcement, fire protection, solid waste collection, and health facilities when required to serve tourists and tourist
- 5** facilities. This is based on the estimated percentage of costs directly attributed to tourists  
public facilities such as restrooms, dressing rooms, parks, and parking lots
- 6** tourist shuttle transportation
- 7** control and repair of waterfront erosion
- 8** operating visitor information centers