

MAYOR:
John Labriola

TOWN ADMINISTRATOR:
Stephanie Monroe Tillerson

TOWN ATTORNEY:
Joseph Wilson



TOWN COUNCIL MEMBERS:
John Moffitt
Bradley D. Belt
Michael Heidingsfelder
Russell A. Berner

TOWN COUNCIL MEETING

Municipal Center Council Chambers

July 11, 2023, 2023; 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 6, 2023 [Tab 1]
 - B. Minutes of the Special Call Town Council Meeting of July 7, 2023 [Tab 2]
- V. **Updates:**
 - A. Mayor
 - B. Council Members
 - C. Administrator
 1. Brief presentation and Discussion by Bruce Spicher, Building Official on FEMA Incentivized Programs to Aid in Developing Resilient Communities
- VI. **Citizens' Comments (Agenda Items Only): Limited to 15 Minutes.**
Each speaker shall be limited to five minutes
- VII. **Old Business:**
None
- VIII. **New Business:**
 - A. To Consider Approval of the Charleston Area Transportation Authority (CARTA) Proposed Fiscal Year 2023-2024 Budget [Tab 3]
 - B. To Consider Approval of the Carolina Waste Contract Amendment [Tab 4]
 - C. To Consider Approval to Conduct a Survey of Beachwalker Drive [Tab 5]
 - D. To Consider Approval of the Beachwalker Drive Landscape Enhancement Project with Artigues Landscaping and Maintenance [Tab 6]
 - E. To Consider Approval of the Proposal from Elko Consulting to Conduct a Feasibility Study for Improvements to the Kiawah River Public Access [Tab 7]
 - F. To Discuss and Consider Approval of a Safety Device that can be Attached to the Existing Pedestrian Signs at the Beachwalker Drive/Kiawah Island Parkway Intersection
 - G. To Consider Approval of **Resolution 2023-01** - A Resolution To Amend The Town Of Kiawah Island Planning Department Fee Schedule. [Tab 8]
 - H. To Consider Approval of **Ordinance 2023-08** - An Ordinance To Amend The Town of Kiawah Island Municipal Code Article 14 - General Regulations, Chapter 1 – Flood Damage Prevention, Division 3 – Provisions For Flood Hazard Reduction, Section 14-173 - Special Standards - **First Reading** [Tab 9]

- I. To Consider Approval of **Ordinance 2023-09** - An Ordinance To Amend The Town of Kiawah Island Municipal Code Article 14 - General Regulations, Chapter 1 – Flood Damage Prevention, Division 3 – Provisions For Flood Hazard Reduction, Section 14-178 – Elevated Buildings – **First Reading** [Tab 10]
- J. To Consider Approval of **Ordinance 2023-10** - An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Property (209-06-00-344) From “Commercial” to “Active Recreation and Open Space” - **First Reading** [Tab 11]
- K. To Consider Approval of **Ordinance 2023-11** - 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 Property (209-06-00-344) from the “Commercial” (C) Zoning District to the “Parks and Recreation” (PR) Zoning District of the Zoning Ordinance of the Town of Kiawah Island, South Carolina - **First Reading** [Tab 12]

IX. **Council Member Comments:**

- X. **Citizens’ Comments: Limited to 15 Minutes.**
Each speaker shall be limited to five minutes

XI. **Adjournment:**



TAB 1

TOWN COUNCIL

Agenda Item

WORK IN PROGRESS

Materials for Tab 1 are completed and are being edited. They will sent to Council Members electronically and added to the July Town Council Agenda and Materials when reviewed.



TAB 2

TOWN COUNCIL

Agenda Item

SPECIAL CALL TOWN COUNCIL MEETING

Kiawah Island Municipal Center

Council Chambers

June 7, 2023; 3:30 pm

Minutes

I. Call to Order: *Mayor Labriola called the meeting to order at 3:30 pm.*

II. Roll Call:

Present at Meeting:

John D. Labriola, Mayor

John Moffitt, Mayor Pro Tem

Russell Berner, Councilmember

Brad Belt, Councilmember

Michael Heidingsfelder, Councilmember

Also Present:

Stephanie Tillerson, Town Administrator

III. Executive Session:

A. Executive Session Pursuant To South Carolina Code Section 30-4-70(A)(1) Receipt of Legal Advice Regarding Employment, Appointment, Compensation, Promotion, Demotion, Discipline or Release of an Employee, or an Appointment to a Public Body.

Councilmember Belt made a motion to move to Executive Session to receive legal advice regarding Employment, Appointment, Compensation, Promotion, Demotion, Discipline or Release of an Employee, or an Appointment to a Public Body. Mayor Pro Tem Moffitt seconded the motion, and it was unanimously approved.

Mayor Pro Tem Moffitt made a motion to come out of Executive Session. Councilmember Belt seconded the motion, and it was unanimously approved.

Mayor Labriola stated that no action was taken, and no decisions were made in the Executive Session.

IV. Adjournment:

Councilmember Berner made a motion to adjourn the meeting at 4:25 pm. Mayor Pro Tem Moffitt seconded the motion, and it was unanimously approved.

Submitted by,

Petra S. Reynolds, Town Clerk

Approved by,

John D. Labriola, Mayor

Date



TAB 3

TOWN COUNCIL

Agenda Item



Charleston Area Regional Transportation Authority

MEMORANDUM

TO: Board of Directors
FROM: Robin W. Mitchum, Deputy Director of Finance and Administration
SUBJECT: FY23/24 Proposed Budget
DATE: June 7, 2023

Please find attached the Proposed FY23/24 Budget for your consideration.

Revenues

A detailed explanation of line-item changes are as follows:

- Farebox and Passes & Mobile Ticketing revenues have been increased based on average and estimated receipts.
- Contract Service revenues for City of Charleston-DASH have increased based on the contract agreement.
- Local contributions are funds received for shelter construction. These contributions are recorded as incurred.
- Federal revenue includes estimated 5307 Urban funds, 5310 Enhanced Mobility for Seniors & Individuals with Disabilities, 5307 CARES Act and ARP Act funds. CARTA receives funds as a direct recipient from FTA and Pass-Through funds from the BCDCOG. Capital funds are reflected in the capital revenues budget. The increase in Federal funding is a projection of federal grant awards.
- State Mass Transit Funds (SMTF) are funds received as matching contributions to 5307 operating. We do not anticipate receiving funds for FY24.
- Sales Tax – Charleston County is the operating funds. The matching requirements for capital are reflected the capital revenues budget line item.
- Insurance proceeds is policy proceeds that are the result of accidents. Insurance proceeds are recorded as received.
- Sale of Assets is the proceeds from the sale of vehicles. These funds are recorded as received.

Expenditures

A detailed explanation of line-item changes are as follows:

- Retiree Benefits is increased for the cost of SCPEBA employer portion of Retiree Insurance.
- Supplies includes office and facility maintenance supplies. The decrease is due to anticipated cost of rebranding materials and signage that we budgeted for FY23.

- Postage decreased due to change in procedure for mailing passes. Most of postage needs are expensed through the IGA with BCDCOG.
- Office Equipment Rental decreased due to cancellation of the postage meter rental agreement.
- Office Equipment Maintenance includes IT services (managed server services, email hosting, and other general IT services), Camera system maintenance, and AVL software maintenance. The increase is anticipated expenditures for CAD/ITS/AVL service agreements.
- Rent includes the Ashley Phosphate Park & Ride Lot, Dorchester Village Shopping Center Park & Ride Lot, Leeds Avenue lot lease from Dominion Energy, SC Works Trident lease space, and document storage. The decrease is due to average and anticipated expenditures for SCWorks MOU space.
- Professional services are being increased for demand response pilot program and auditing services. Professional services is being decreased for the completion of the Electric Bus Master plan and the other-misc services.
- Contract Services is increased for Shared IGA services that includes management, administrative, financial, customer service, cash counting, marketing, advertising, maintenance costs, engineering, and professional services. The overall decrease is inclusive of reducing the estimate for supplemental project contracts such as the Route study, APC Recommendations, and Mt. Pleasant Street Feasibility projects.
- Fixed route is increased for anticipated costs under the new contractor.
- Rebranding services has been reduced. We anticipate these costs occurring during FY23.
- Facility Repair & Maintenance increase for bus wash repairs and maintenance.
- Operating Fees increased due to mobile ticketing processing fees.
- Insurance increased based on the projected cost for the fiscal year.
- Fuel decreased based on operation of electric vehicles.
- Paratransit service increased for anticipated operator costs.
- Non-Capitalized assets include security equipment, cameras, lighting, shelter panels/parts, driver safety barriers, COVID-19 PPE, and radio equipment.

Capital Expenditures (Balance Sheet)

- Rolling Stock includes the purchase of 10 vans.
- Bus Facilities/Charging stations is the purchase of on route charging equipment.
- Facilities Construction is estimated cost for Mt. Pleasant Street park and ride construction.
- Security Cameras and Equipment is funds available and anticipated expenditures to purchase security equipment at our facilities and on rolling stock.
- Capital (IT, Facility Repairs/Maint) is for the facility upgrades or repairs.

We will monitor the budget to ensure revenues and expenditure remain aligned and we will make recommended revisions as necessary.

If you have any questions, please contact me at 843-529-2126 or robinm@bcdcog.com.

CARTA
Proposed FY2024 Budget Revision

	Approved Budget <u>FY 2023</u>	Proposed Budget <u>FY 2024</u>	<u>Variance</u>
<u>Revenues</u>			
Farebox	1,325,675	1,345,886	20,211
Passes & Mobile Ticketing	516,130	527,051	10,921
COC Shuttle	417,104	417,104	-
MUSC	753,157	753,157	-
City of Charleston - DASH	665,000	706,143	41,143
Local Contributions	64,715	-	(64,715)
Federal	7,762,136	8,289,057	526,921
State Mass Transit Funds (SMTF)	464,907	-	(464,907)
Sales Tax - Charleston County	12,354,301	12,759,453	405,152
Advertising	800,000	800,000	-
Insurance Proceeds	100,000	-	(100,000)
Sale of Asset	7,157	-	(7,157)
Miscellaneous	378	-	(378)
TOTAL REVENUES	25,230,660	25,597,851	367,191
<u>Expenditures</u>			
Retiree Benefits	8,848	9,288	440
Supplies	300,000	100,000	(200,000)
Printing	25,000	25,000	-
Automotive	1,000	1,000	-
Postage	500	250	(250)
Dues/Memberships	2,500	2,500	-
Office Equipment Rental	105,336	105,012	(324)
Office Equipment Maintenance	223,527	239,241	15,714
Rent	33,100	32,650	(450)
Communications	166,847	166,847	-
Utilities	313,674	313,674	-
Advertising	7,500	7,500	-
Professional Services			
Auditing	25,000	30,000	5,000
Legal	1,000	1,000	-
Custodial	25,542	25,542	-
Pilot Ride Program	112,850	131,575	18,725
Electric Bus Master Plan	58,353	-	(58,353)
Other	45,000	25,000	(20,000)
Contract Services			
Shared Services - IGA	3,627,902	3,188,074	(439,828)
Fixed Route	14,066,085	14,676,071	609,986
Money Transport	7,500	7,500	-
Security Services	105,560	105,560	-

CARTA
Proposed FY2024 Budget Revision

	Approved Budget FY 2023	Proposed Budget FY 2024	Variance
Rebranding	32,903	-	(32,903)
Vehicle Maintenance	170,000	170,000	-
Facility Repair & Maintenance	52,285	52,835	550
Operating Fees & Licenses	45,300	50,000	4,700
Insurance	1,052,064	1,083,626	31,562
Fuel	1,785,648	1,638,187	(147,461)
Paratransit	2,723,873	3,308,576	584,703
Miscellaneous	3,500	3,500	-
Interest	52,463	47,843	(4,620)
Non-Capitalized Assets	50,000	50,000	-
TOTAL EXPENDITURES	25,230,660	25,597,851	367,191
Excess (Deficit) of Revenues Over (Under) Expenditures	-	-	-

Capital Revenues

Rolling Stock	1,658,772	613,428	(1,045,344)
Bus Facilities/Charging Stations	1,132,402	289,189	(843,213)
Bus Shelter Construction/Bench Install	55,855	18,618	(37,237)
Security Cameras/Equipment	242,398	240,997	(1,401)
Capital (IT, Facility Repairs/Maint)	-	-	-
Facilities Construction	-	5,040,000	5,040,000
Sales Tax - Charleston County	982,449	1,047,297	64,848
TOTAL CAPITAL EXPENDITURES	4,071,876	7,249,529	3,177,653

Capital Expenditures

Rolling Stock	2,073,465	766,785	(1,306,680)
Bus Facilities/Charging Stations	1,422,880	350,000	(1,072,880)
Bus Shelter Construction/Bench Install	230,000	192,763	(37,237)
Land	-	-	-
Security Cameras/Equipment	300,591	295,041	(5,550)
Facilities Construction	-	5,600,000	5,600,000
Capital (IT, Facility Repairs/Maint)	44,940	44,940	-
TOTAL CAPITAL EXPENDITURES	4,071,876	7,249,529	3,177,653

CARTA

***Proposed* Detailed Budgeted Expenditures
FY 2023/2024**

		Approved Budget FY 2023	<i>Proposed</i> Budget FY 2024	Increase (Decrease)
RETIREE BENEFITS	Retiree Insurance	8,848	9,288	440
		<u>8,848</u>	<u>9,288</u>	<u>440</u>
SUPPLIES	Admin/Operations	100,000	50,000	(50,000)
	Rebranding	200,000	50,000	(150,000)
	Total	<u>300,000</u>	<u>100,000</u>	<u>(200,000)</u>
PRINTING	Printing	20,000	20,000	-
	Rebranding	5,000	5,000	-
		<u>25,000</u>	<u>25,000</u>	<u>-</u>
AUTOMOTIVE	Parking/Mileage/Service	1,000	1,000	-
	Total	<u>1,000</u>	<u>1,000</u>	<u>-</u>
POSTAGE		500	250	(250)
		<u>500</u>	<u>250</u>	<u>(250)</u>
DUES & MEMBERSHIPS	Metro Chamber	500	500	-
	TASC (SCAMI)	2,000	2,000	-
	Total	<u>2,500</u>	<u>2,500</u>	<u>-</u>
EQUIPMENT RENTAL	Electric Bus Battery Lease	105,012	105,012	-
	Miscellaneous Equipment	324	-	(324)
	Total	<u>105,336</u>	<u>105,012</u>	<u>(324)</u>
OFFICE EQUIPMENT MAINTENANCE	IT / Camera Maint.	55,000	55,000	-
	Money Counting Equipment	2,000	2,000	-
	AVL Cloud Manager	19,762	35,476	15,714
	CAD/ITS/AVL	146,765	146,765	-
		<u>223,527</u>	<u>239,241</u>	<u>15,714</u>
RENT	Land	6,000	6,000	-
	Park & Ride	19,850	20,150	300
	Document Storage	1,250	1,250	-
	SC Works Charleston Center	6,000	5,250	(750)
		<u>33,100</u>	<u>32,650</u>	<u>(450)</u>
COMMUNICATIONS	Telephone/Internet	44,384	44,384	-
	Tablets - Buses	47,463	47,463	-
	Radios	75,000	75,000	-
	Total	<u>166,847</u>	<u>166,847</u>	<u>-</u>

CARTA

***Proposed* Detailed Budgeted Expenditures
FY 2023/2024**

		Approved Budget FY 2023	<i>Proposed</i> Budget FY 2024	Increase (Decrease)
UTILITIES	Electricity	12,849	12,849	-
	Electricity -Charging Stations	297,000	297,000	-
	Water	3,825	3,825	-
		<u>313,674</u>	<u>313,674</u>	<u>-</u>
ADVERTISING	ALL	-	-	-
	BUS WRAPS	7,500	7,500	-
		<u>7,500</u>	<u>7,500</u>	<u>-</u>
PROFESSIONAL SERVICES	Audit	25,000	30,000	5,000
	Legal	1,000	1,000	-
	Custodial	25,542	25,542	-
	Pilot Ride Program/On Demand	112,850	131,575	18,725
	Electric Bus Master Plan	58,353	-	(58,353)
	Other	45,000	25,000	(20,000)
		<u>267,745</u>	<u>213,117</u>	<u>(54,628)</u>
CONTRACT SERVICES	Management Services	75,000	75,000	-
	Shared Services (IGA)	2,914,142	2,948,184	34,042
	Shelter/Bench Engineering (IGA)	50,000	50,000	-
	APC Recommendations	64,227	-	(64,227)
	Mt. Pleasant St. Feasibility (IGA)	50,913	-	(50,913)
	ITS System (IGA)	97,268	25,000	(72,268)
	Mobile Ticketing (IGA)	13,500	13,500	-
	Route Study (IGA)	362,852	76,390	(286,462)
	Fixed Route	14,066,085	14,676,071	609,986
	Money Transport	7,500	7,500	-
	Super Stop Security Services	105,560	105,560	-
	Rebranding	32,903	-	(32,903)
		<u>17,839,950</u>	<u>17,977,205</u>	<u>137,255</u>
VEHICLE MAINTENANCE		170,000	170,000	-
		<u>170,000</u>	<u>170,000</u>	<u>-</u>
FACILITY REPAIR & MAINTENANCE	Facility Repair Misc	47,335	47,335	-
	Bus Wash Inspection	4,950	5,500	550
		<u>52,285</u>	<u>52,835</u>	<u>550</u>

CARTA

***Proposed* Detailed Budgeted Expenditures
FY 2023/2024**

		Approved Budget FY 2023	<i>Proposed</i> Budget FY 2024	Increase (Decrease)
OPERATING FEES & LICENSES		45,300 <u>45,300</u>	50,000 <u>50,000</u>	4,700 <u>4,700</u>
INSURANCE	Administration	16,203	16,689	486
	Operating	1,035,861 <u>1,052,064</u>	1,066,937 <u>1,083,626</u>	31,076 <u>31,562</u>
FUEL	Fuel	1,785,648 <u>1,785,648</u>	1,638,187 <u>1,638,187</u>	(147,461) <u>(147,461)</u>
PARATRANSIT	Transdev	2,723,873 <u>2,723,873</u>	3,308,576 <u>3,308,576</u>	584,703 <u>584,703</u>
MISCELLANEOUS	Misc	3,500 <u>3,500</u>	3,500 <u>3,500</u>	- <u>-</u>
INTEREST	BB&T - Melnick Property	52,463 <u>52,463</u>	47,843 <u>47,843</u>	(4,620) <u>(4,620)</u>
NON-CAPITALIZED ASSETS	Non-Capitalized Assets	50,000 <u>50,000</u>	50,000 <u>50,000</u>	- <u>-</u>
TOTAL OPERATING		25,230,660	25,597,851	367,191
CAPITAL				
	Rolling Stock/Fleet Repair	2,073,465	766,785	(1,306,680)
	Bus Facilities/Charging Stations	1,422,880	350,000	(1,072,880)
	Bus Shelter Construction/Bench	230,000	192,763	(37,237)
	Facilities Construction	-	5,600,000	5,600,000
	Security/Cameras	300,591	295,041	(5,550)
	Capital (IT, Facility Repairs/Maint)	44,940	44,940	-
TOTAL CAPITAL		4,071,876	7,249,529	3,177,653



TAB 4

TOWN COUNCIL

Agenda Item



Request for Town Council Action

TO: Mayor and Council Members

FROM: Brian Gottshalk, Public Works Manager

SUBJECT: Request for Solid Waste Contract Extension

DATE: 11 July, 2023

BACKGROUND:

Being the responsible party for the health, safety, and welfare of the island, The Town manages the contract for the residential and commercial solid waste operations on the island. This includes household trash, recycling, and yard debris, as well as quarterly brown trash disposal.

ANALYSIS:

The Town currently holds a contract with Carolina Waste for residential and commercial solid waste disposal. The contract has the option for one last 1-year extension before the contract needs to go back out to bid.

ACTION REQUESTED:

Town Staff requests that Town Council approve the last extension of this current contract with Carolina Waste for residential and commercial solid waste services.

BUDGET & FINANCIAL DATA:

If approved there will be no change to financial data.

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)
)

**AMENDMENT TO AGREEMENT BETWEEN
THE TOWN OF KIAWAH ISLAND AND
CAROLINA WASTE SERVICES, LLC**

WHEREAS, the Town of Kiawah Island and Carolina Waste Services, LLC entered into an agreement on July 1, 2018 for the purpose of providing Solid Waste, Recycling, and Yard Debris Collection Services for the Town of Kiawah Island and to provide all labor, materials, equipment, transportation, facilities, services, permits, and licenses necessary to perform the Services

WHEREAS, the Town and Carolina Waste Services wish to amend said agreement in the following particulars:

1. **TERM:** This agreement term shall be extended for an additional one-year term commencing on July 1, 2023 and expiring on June 30, 2024
2. **EFFECTIVE DATE:** This agreement shall be effective on July 11, 2023.

All other provisions of the agreement entered into on July 1, 2018 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment this 11th day of July 2023.

WITNESSES

TOWN OF KIAWAH ISLAND

By: John D. Labriola
Its: Mayor

CAROLINA WASTE SERVICES, LLC

By:
Its:



TAB 5

TOWN COUNCIL

Agenda Item



Request for Town Council Action

TO: Mayor and Council Members

FROM: Brian Gottshalk, Public Works Manager

SUBJECT: Request for Survey for Beachwalker Drive

DATE: 11 July, 2023

BACKGROUND:

At the June Ways and Means meeting, Committee members directed staff to research to see if any surveys exist for Beachwalker Drive. Staff talked to BEC and KICA and reviewed what we currently have in-house in terms of as-builts or surveys. BEC only has information showing the right of way but nothing to show property lines for the Town or adjacent properties, and the survey that KICA has on file is from the late 1970s, which we feel is too outdated to use.

Therefore, it's the staff's recommendation to proceed with obtaining a current survey of the entire road to have one clear and concise package. As the activity along Beachwalker Drive continues to grow, it is important to have a clear and up-to-date survey of the topography, rights of way, and utilities in this area. Staff contacted two firms to send us a quote for this all-inclusive work.

ANALYSIS:

Town Staff received bids from two firms, Southeastern Land Surveying, LLC and A.H. Schwacke & Associates Inc, to provide quotes for rights of way, tree, and topography surveys. Neither firm can survey underground utilities, so they both provided quotes from a subcontractor, Lowcountry Locating, LLC, to provide a quote for utilities. The breakdown of quotes is as follows:

Southeastern Land Surveying, LLC + Lowcountry Locating, LLC
Beachwalker Drive: \$18,720

A.H. Schwacke & Associates, Inc + Lowcountry Locating, LLC
Beachwalker Drive: \$30,750

ACTION REQUESTED:

Town Staff requests Town Council approve the quote from Southeastern Land Surveying, LLC for Beachwalker Drive surveys.

BUDGET & FINANCIAL DATA:

If approved as a capital project, this work would be funded through 70% Restricted Funds and 30% General Fund.

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. COORDINATES ARE BASED ON CONTROL MONUMENTS ESTABLISHED BY DAVIS AND FLOYD, INC. FOR KIAWAH ISLAND COMPANY LIMITED.
4. ACREAGES ARE DETERMINED BY D.M.D. METHOD.
5. ALL LOT CORNERS AND RIGHTS-OF-WAY POINTS OF CURVATURE AND POINTS OF TANGENCY ARE WITNESSED BY CONCRETE MONUMENTS.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	508.98'	428.66'	227.9'	416.11'	N 15°42'46" W	48°15'17"
C2	508.98'	185.03'	83.25'	164.31'	N 17°42'12" E	18°34'40"
C3	288.73'	498.02'	337.03'	438.54'	S 22°25'56" E	98°49'40"
C4	288.73'	22.95'	11.28'	22.64'	S 74°05'01" E	04°28'30"
C5	586.62'	92.74'	46.37'	92.74'	S 71°17'58" E	92°12'28"
C6	586.62'	132.54'	64.22'	127.63'	N 61°01'24" W	12°29'40"
C7	586.62'	67.47'	33.77'	67.43'	N 51°28'53" W	06°38'23"
C8	586.62'	63.44'	31.75'	63.41'	N 45°05'18" W	06°11'47"
C9	699.12'	221.16'	111.51'	220.24'	S 55°13'26" E	18°07'30"
C10	574.10'	181.72'	91.63'	180.96'	S 55°13'21" E	18°08'08"
C11	686.62'	156.68'	55.44'	156.48'	N 00°48'13" E	00°00'29"
C12	686.62'	125.15'	62.75'	124.98'	N 56°28'16" W	10°28'36"
C13	686.62'	164.20'	82.50'	163.81'	N 68°32'38" W	13°42'08"
C14	686.62'	11.23'	5.62'	11.23'	N 75°51'49" W	00°56'15"
C15	188.73'	340.27'	238.56'	296.02'	S 24°40'11" E	103°18'10"
C16	608.98'	113.96'	57.15'	113.79'	N 21°37'53" E	10°43'19"
C17	608.98'	325.24'	162.62'	320.95'	N 30°58'13" E	30°50'11"
C18	608.98'	20.74'	137.86'	268.91'	N 27°05'06" W	25°30'37"

LINE	DIRECTION	DISTANCE
L1	N 26°59'35" E	6.08'
L2	N 41°59'25" W	34.82'
L3	S 50°03'52" E	58.48'
L4	S 50°01'42" E	43.50'
L5	S 50°09'35" W	24.58'
L6	S 50°09'35" W	48.87'
L7	S 50°09'35" E	26.54'
L8	N 14°52'05" E	26.27'
L9	N 01°01'37" E	32.01'
L10	N 07°34'43" W	44.72'
L11	N 05°06'18" W	40.82'
L12	S 52°37'44" E	11.28'
L13	S 03°32'46" E	29.26'
L14	S 08°03'37" E	29.81'
L15	S 05°17'48" E	34.89'
L16	S 11°02'44" E	34.48'
L17	N 15°41'57" W	31.64'
L18	N 17°52'59" W	34.56'
L19	N 23°37'47" W	33.36'
L20	N 01°30'37" E	33.58'
L21	N 25°07'27" W	32.00'
L22	N 24°44'50" W	30.84'
L23	N 37°50'00" W	22.65'
L24	N 43°20'21" W	33.14'
L25	N 39°15'30" W	13.00'
L26	N 10°08'19" W	22.48'
L27	S 74°18'40" W	5.87'
L28	S 09°53'09" W	24.52'
L29	S 01°08'31" W	19.87'
L30	S 08°01'37" W	31.47'
L31	S 00°51'57" E	36.52'
L32	S 01°00'41" E	37.73'
L33	S 04°46'08" E	37.01'
L34	S 09°05'33" E	37.45'
L35	S 15°54'19" E	32.72'
L36	S 16°18'32" E	44.77'
L37	S 22°18'30" E	36.83'
L38	S 28°44'13" E	34.21'
L39	S 30°52'58" E	35.32'
L40	S 34°25'21" E	35.18'
L41	S 34°59'29" E	22.85'
L42	N 74°55'10" E	14.93'
L43	N 84°13'24" E	32.30'
L44	S 88°15'55" E	34.58'
L45	S 75°25'27" E	35.02'
L46	S 75°48'14" E	22.47'
L47	S 63°02'09" E	24.97'
L48	S 55°03'05" E	25.75'
L49	S 49°41'33" E	27.79'
L50	S 42°58'18" E	30.87'
L51	S 32°20'17" E	27.67'
L52	S 22°11'18" E	27.43'
L53	S 21°31'24" E	27.36'
L54	S 11°43'41" E	27.93'
L55	S 04°48'10" E	29.29'
L56	S 04°00'00" W	31.01'
L57	S 13°38'39" W	30.14'
L58	S 24°40'33" W	40.04'
L59	S 25°01'10" W	56.74'
L60	S 27°54'38" W	60.75'
L61	S 27°05'59" W	64.59'
L62	S 28°13'17" W	54.71'
L63	S 26°28'42" W	56.29'
L64	S 25°47'13" W	58.22'
L65	S 26°28'56" W	54.93'
L66	S 25°21'24" W	54.22'
L67	S 25°09'08" W	33.65'
L68	S 28°18'42" W	41.36'

LINE	DIRECTION	DISTANCE
L69	S 14°5'09" E	9.73'
L70	S 16°13'30" W	18.90'
L71	N 76°26'42" E	11.59'
L72	S 5°15'52" W	5.17'
L73	N 82°25'51" W	12.53'
L74	N 23°23'29" W	24.46'
L75	S 63°54'12" W	13.92'
L76	S 68°16'54" E	34.47'
L77	S 70°26'17" E	35.12'
L78	S 66°21'19" E	35.49'
L79	S 53°56'55" E	37.08'
L80	S 46°19'46" E	35.45'
L81	S 40°22'31" E	35.12'
L82	S 36°52'49" E	36.37'
L83	S 27°54'10" E	34.86'
L84	S 20°02'02" E	38.11'
L85	S 08°54'00" E	36.12'
L86	S 02°33'49" E	34.89'
L87	S 15°46'18" W	39.19'
L88	S 18°15'55" W	32.32'
L89	S 21°08'32" W	34.05'
L90	S 23°53'31" W	31.27'
L91	S 23°28'09" W	30.04'
L92	N 56°47'29" E	39.25'
L93	S 32°17'06" W	32.33'
L94	S 57°34'27" W	29.89'
L95	S 38°14'14" E	10.81'
L96	S 36°40'41" W	60.38'
L97	S 58°53'51" E	9.96'
L98	S 34°00'19" W	31.97'
L99	S 27°14'37" W	35.40'
L100	S 25°14'46" W	36.68'
L101	S 24°36'02" W	35.90'
L102	S 28°58'38" W	36.90'
L103	S 28°29'57" W	38.48'
L104	S 25°31'08" W	41.25'
L105	N 71°47'23" W	11.30'
L106	S 27°35'04" E	19.91'
L107	S 24°27'29" W	17.87'
L108	N 57°09'01" W	31.09'
L109	N 62°01'27" W	34.09'
L110	N 68°33'46" W	27.02'
L111	S 74°53'19" W	14.35'
L112	S 53°27'30" W	17.81'
L113	S 44°01'16" W	21.07'
L114	S 34°10'34" E	61.77'
L115	S 44°10'49" E	33.53'
L116	S 51°07'02" E	34.87'
L117	N 38°10'05" E	7.40'
L118	N 19°59'16" E	10.49'
L119	N 16°59'58" E	15.77'
L120	S 36°41'16" W	5.57'
L121	N 72°28'44" W	9.62'
L122	N 63°28'41" W	21.82'
L123	N 52°54'02" W	27.92'
L124	N 60°23'31" W	31.42'
L125	N 26°03'31" W	27.42'
L126	N 13°08'37" W	10.27'
L127	S 83°18'10" E	5.50'
L128	N 09°55'24" W	8.79'
L129	S 80°15'54" E	18.03'
L130	S 82°32'22" E	15.77'
L131	S 63°58'18" E	12.63'
L132	S 51°34'30" E	31.22'
L133	S 43°57'43" E	34.57'
L134	S 41°48'35" E	28.75'
L135	S 46°23'49" E	21.36'
L136	S 42°21'41" W	47.60'
L137	N 72°59'11" W	28.00'

LEGEND

□ CONCRETE MONUMENT, NEW
■ CONCRETE MONUMENT, OLD
△ MEANDER POINT, NO CORNER SET
Marsh

PLAT	BOOK	PAGE
BU		93,9
BW		139
AP		93
CK		122
AL		131
AE		37

TMS # 207-00-00
TMS # 207-02-00
TMS # 205-00-00
TMS # 204-00-00

ACREAGE CHART THIS SHEET	
HIGHLAND	4.537 AC.
MARSH	1.546 AC.
TOTAL	6.083 AC.

ACREAGE CHART	
HIGHLAND	19.655 AC.
MARSH	4.522 AC.
TOTAL	24.177 AC.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN HEREIN OR NOT.

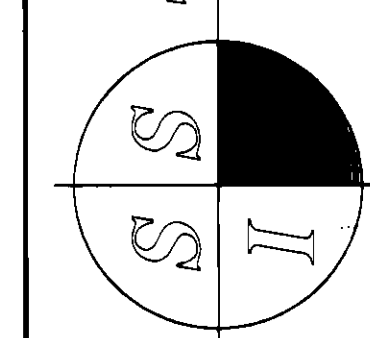
SIGNATURE Geo m jh DATE 6-19-96

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

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

MARK S. BLUSEY S.C. REG. NO. 10032

Southeastern Surveying, Inc.
1147 Warppoo Creek Drive - Suite 102
Charleston, South Carolina 29412
(803) 795-9330 FAX: 795-2007



A BOUNDARY SURVEY OF
KIAWAH ISLAND PARKWAY
CONTAINING 24.177 ACRES
OWNED BY KIAWAH ISLAND COMMUNITY ASSOCIATION, INC.
LOCATED IN THE TOWN OF KIAWAH ISLAND,
CHADWICKSON COUNTY, SOUTH CAROLINA

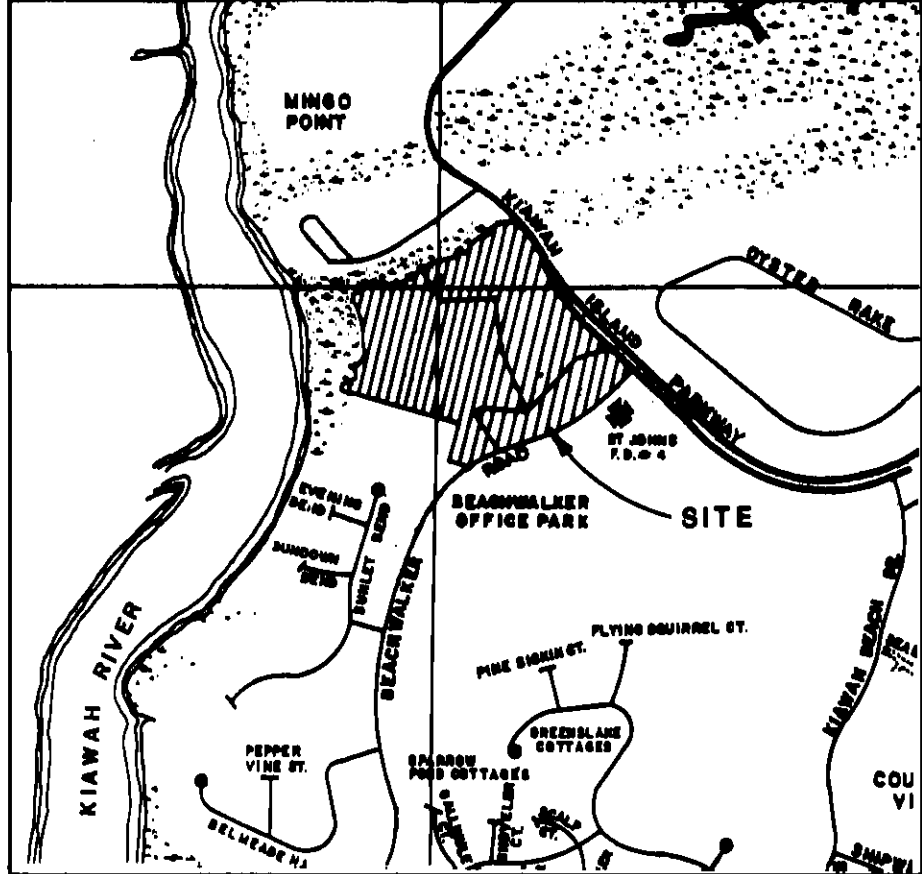
DATE: 5-23-96
DRAWN: CAC
CHECK: MSB
JOB: 94135
DWG: 4135KIP4.DWG
SHEET: 4 OF 4

[illegible]

A BOUNDARY SURVEY OF

KIAWAH ISLAND PARKWAY
CONTAINING 24.177 ACRES

OWNED BY KIAWAH ISLAND COMMUNITY ASSOCIATION, INC.
LOCATED IN THE TOWN OF KIAWAH ISLAND,
CHADWICKSON COUNTY, SOUTH CAROLINA.



LINE DATA FOR MEAN HIGH WATER

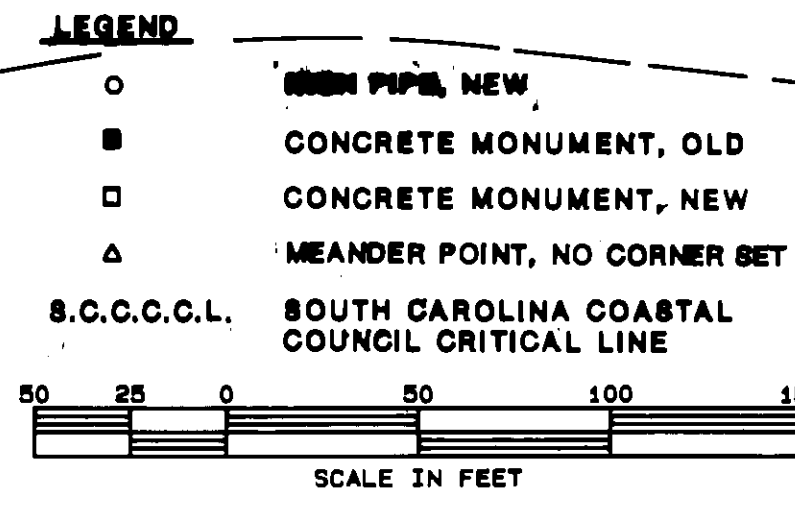
LINE	BEARING	DISTANCE
1	S 70° 13' 18" W	8.00
2	N 23° 53' 43" E	38.42
3	N 38° 18' 07" W	44.72
4	N 01° 22' 19" W	58.20
5	N 18° 19' 50" E	45.61
6	N 32° 01' 45" E	29.53
7	N 24° 32' 18" W	24.89
8	N 05° 40' 14" W	59.44
9	N 05° 52' 41" W	53.88
10	N 08° 28' 15" W	55.07
11	N 27° 03' 42" W	57.28
12	N 28° 08' 33" W	56.43
13	N 36° 18' 28" W	55.13
14	N 32° 17' 40" E	39.87

REFERENCES

PLAT BOOK	PAGE
AG	131
BO	183
AM	72
AQ	125
BS	58

T.M.S. 207-95-00-000

- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY
 2. COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
 3. COORDINATES ARE BASED ON CONTROL MONUMENTS ESTABLISHED BY DAVIS AND FLOYD ENGINEERS FOR KIAWAH ISLAND COMPANY, LIMITED
 4. VERTICAL DATUM FROM MONUMENT "7062-B-1876" ESTABLISHED BY NATIONAL OCEAN SURVEY.
 5. AREA DETERMINED BY D.M.D. METHOD

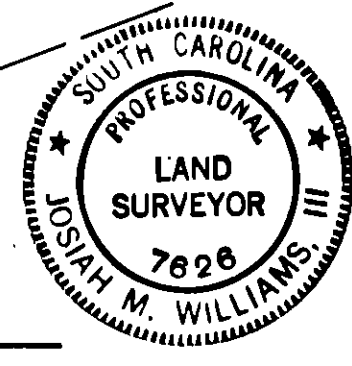


THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF COASTAL COUNCIL PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE COASTAL COUNCIL, THE COASTAL COUNCIL IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT.

Joseph M. Williams
06-06-88

ACREAGE CHART

PHASE I	2.234 AC.
PHASE II	11.172 AC.
TOTAL	13.406 AC.



CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	18° 07' 30"	899.12	221.16	111.51	220.24	S 55° 13' 26" E
2	89° 59' 08"	30.00	47.12	29.99	42.42	S 19° 17' 38" E
3	28° 50' 20"	382.09	178.98	91.18	177.35	S 39° 07' 08" W
4	10° 48' 47"	508.73	95.83	47.98	95.49	S 47° 07' 52" W
5	11° 18' 32"	508.73	95.83	50.02	99.56	S 38° 05' 11" W
6	81° 02' 27"	586.82	30.98	61.82	61.42	S 51° 42' 07" E
7	9° 30' 50"	586.82	25.74	12.87	25.74	S 7° 25' 29" E
8	13° 17' 17"	586.82	136.05	68.33	133.74	N 61° 21' 59" W

I, JOSIAH M. WILLIAMS, III, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THERE ARE NO ENCROACHMENTS OTHER THAN AS SHOWN HEREON AND THE PRECISION IS 1/10000

Josiah M. Williams
JOSIAH M. WILLIAMS, III, S.C. REG. NO. 7626

HIGHLAND (ABOVE S.C.C.C.C.L.) 0.015 AC.
HIGHLAND (ABOVE S.C.C.C.C.L.) 0.055 AC.
MARSH (BELOW S.C.C.C.C.L.) 0.007 AC.

What recorded this 17 day of OCT 1988
attached in Plat Book 87, Page 219, and from which
copy filed in file 5 was drawn on 10-24-88
Original plat (a white print) delivered
to Charleston Planning Board

Robert N. King
The approval of this plat in no way obligates the
County of Charleston to accept for continued
maintenance any of the roads or easements shown
Register Meane, Surveyors

APPROVED PLAT
18/28/88
M. J. Williams, III, M. Miller
DIVISION OF PLANNING
CHARLESTON COUNTY PLANNING BOARD
13070 10-14-88
MPL: m

LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 79° 35' 20" W	35.91	53	S 17° 15' 43" E	21.85
2	S 70° 33' 35" W	67.91	54	N 58° 21' 23" E	22.82
3	N 48° 50' 29" E	6.28	55	N 40° 22' 13" E	22.82
4	N 68° 17' 35" E	41.22	56	N 03° 33' 30" E	27.11
5	N 24° 33' 28" E	26.14	57	S 58° 32' 00" W	17.85
6	N 51° 53' 42" E	10.49	58	S 88° 29' 28" W	21.59
7	N 70° 33' 35" E	22.25	59	N 37° 48' 05" W	28.45
8	N 33° 35' 03" W	10.80	60	N 27° 17' 02" W	20.86
9	N 19° 34' 25" W	10.65	61	N 55° 50' 47" E	37.30
10	N 49° 56' 37" W	39.72	62	N 55° 20' 15" E	40.95
11	N 78° 13' 40" W	9.22	63	N 81° 45' 49" E	17.98
12	S 81° 24' 27" W	32.09	64	S 41° 22' 53" E	21.40
13	N 30° 28' 09" W	21.05	65	S 25° 50' 43" W	18.83
14	N 02° 52' 18" W	30.58	66	S 82° 18' 54" W	22.31
15	N 19° 43' 31" E	18.50	67	S 27° 59' 29" W	33.35
16	N 05° 08' 33" E	18.73	68	S 51° 31' 30" E	22.50
17	N 69° 55' 04" E	23.38	69	S 88° 08' 54" E	11.45
18	N 35° 33' 00" E	17.13	70	S 24° 03' 24" E	21.12
19	N 45° 29' 08" E	15.85	71	S 05° 21' 28" E	30.87
20	N 03° 58' 05" E	18.51	72	S 60° 12' 13" E	9.13
21	N 34° 30' 12" W	11.02	73	N 50° 28' 03" E	27.78
22	S 70° 18' 31" W	21.58	74	S 81° 29' 28" E	21.83
23	N 18° 02' 58" W	34.74	75	N 70° 05' 38" E	32.31
24	N 04° 53' 47" W	42.95	76	N 34° 44' 30" W	35.80
25	N 10° 00' 32" W	50.23	77	N 35° 55' 35" E	30.05
26	N 05° 42' 54" W	49.66	78	N 25° 57' 54" E	37.01
27	N 25° 30' 32" W	49.93	79	S 41° 59' 25" E	44.83
28	N 41° 38' 14" E	41.87	80	S 42° 33' 47" W	21.80
29	N 50° 12' 18" E	24.25	81	S 78° 25' 23" E	15.38
30	N 50° 47' 28" W	20.88	82	N 87° 30' 57" E	18.41
31	N 68° 32' 03" W	26.53	83	N 48° 40' 51" E	86.00
32	N 05° 58' 24" E	45.08	84	S 41° 55' 25" E	24.89
33	S 57° 28' 43" E	30.09	85	N 03° 05' 00" W	15.62
34	N 73° 40' 08" E	52.73	86	N 81° 14' 11" E	18.79
35	N 61° 17' 51" E	41.97	87	S 83° 37' 10" E	26.38
36	N 51° 50' 14" E	26.22	88	N 54° 45' 52" E	18.54
37	N 50° 20' 04" E	25.70	89	N 63° 31' 29" E	11.45
38	N 32° 27' 58" E	44.50	90	S 29° 43' 45" E	18.70
39	N 38° 30' 55" E	23.38	91	S 14° 52' 31" W	15.87
40	N 83° 03' 32" E	29.04	92	S 47° 30' 03" W	18.58
41	S 13° 28' 40" E	24.34	93	N 52° 14' 18" W	27.78
42	N 78° 26' 30" E	18.11	94	S 30° 14' 02" W	18.31
43	N 03° 25' 53" W	50.22	95	S 48° 21' 59" E	18.75
44	S 85° 41' 58" E	19.73	96	S 14° 28' 21" E	17.82
45	N 15° 12' 10" E	27.80	97	N 73° 55' 37" W	25.83
46	N 31° 37' 38" E	35.70	98	N 04° 48' 11" W	17.28
47	S 51° 54' 04" E	21.58	99	N 25° 11' 54" W	14.95
48	S 48° 50' 10" E	32.43	100	N 80° 32' 15" W	15.30
49	N 27° 50' 28" W	29.88	101	S 50° 37' 19" W	23.23
50	N 00° 36' 43" W	17.14	102	N 28° 42' 49" W	33.33
51	S 75° 09' 40" E	18.49	103	N 35° 57' 07" W	36.41
52	S 47° 03' 18" E	13.57	104	N 78° 59' 53" E	18.00

DATE: 21 MAY 1988
DRAWN: WEB
CHECK: RAW
REV: 8 JUNE 1988
18 JUNE 1988
24 JUNE 1988
28 JUNE 1988
22 SEPT: 88: 12 OCT. 1988
FILE: 8177-A
DISC: KIAWAH
JOB: 88177
SHEET 1 OF 1

PHASE I, PHASE II AND PHASE III CORPORATE OFFICES
INTO PHASE I AND PHASE II
OWNED BY KIAWAH RESORT ASSOCIATES
LOCATED ON KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

Southeastern Surveying, Inc.
147 Wappoo Creek Drive, Suite 102 • Charleston, South Carolina 29412
803-795-9330

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°14'21" E	12.83'
L2	N 42°06'04" W	57.77'
L3	S 18°10'26" E	32.61'
L4	S 71°49'34" W	25.00'
L5	N 76°52'54" E	18.00'
L6	N 37°54'23" E	45.39'
L7	N 37°42'23" W	46.11'
L8	N 72°02'08" E	74.99'
L9	N 70°08'21" E	65.51'
L10	S 67°58'33" W	8.11'
L11	N 23°47'04" E	10.41'
L12	N 23°47'04" E	26.01'
L13	N 38°22'46" W	44.72'
L14	N 01°28'58" W	35.20'
L15	N 16°06'11" E	45.61'
L16	N 31°55'06" E	29.53'
L17	N 24°38'58" W	24.89'
L18	N 05°52'48" W	113.30'
L19	N 08°34'54" W	58.07'
L20	N 27°10'21" W	57.28'
L21	N 29°09'12" W	56.43'
L22	S 36°23'07" E	55.13'
L23	S 26°21'01" E	39.67'
L24	N 56°49'07" E	59.67'
L25	N 53°28'22" E	9.87'
L26	N 43°05'13" E	10.35'
L27	S 48°47'51" E	23.28'
L28	S 20°30'41" E	15.83'
L29	S 25°01'50" E	9.06'
L30	S 53°06'40" E	11.49'
L31	N 36°58'15" E	13.03'
L32	S 75°11'58" E	10.68'
L33	S 12°12'31" W	21.99'
L34	N 71°02'35" W	5.00'
L35	S 30°54'37" W	16.96'
L36	S 25°28'42" W	15.63'
L37	S 09°32'15" E	11.96'
L38	S 62°41'44" E	18.65'
L39	S 48°54'34" W	12.49'
L40	S 43°44'52" W	18.51'
L41	N 33°57'56" W	15.45'
L42	S 47°30'56" W	14.51'
L43	N 69°05'42" W	14.23'
L44	S 79°28'58" W	13.93'
L45	S 51°58'59" W	18.26'
L46	N 11°16'36" W	11.55'
L47	N 10°37'53" W	21.00'
L48	N 13°00'12" W	17.82'
L49	N 58°25'32" W	12.07'
L50	S 57°16'54" W	4.65'
L51	S 02°43'40" W	19.94'
L52	S 09°27'13" E	12.97'
L53	S 78°19'29" E	7.27'
L54	S 27°31'42" E	22.43'
L55	S 05°27'43" W	39.01'
L56	S 12°18'29" E	21.53'
L57	S 73°48'21" W	40.84'
L58	N 33°25'57" W	16.68'
L59	N 88°55'57" E	8.08'
L60	N 54°30'17" E	14.50'
L61	N 26°24'07" E	26.73'
L62	N 05°09'37" E	34.16'
L63	S 56°20'39" W	9.87'
L64	N 62°47'58" W	14.31'
L65	S 68°26'25" W	3.96'
L66	S 04°27'16" E	24.61'
L67	S 55°19'53" W	13.63'
L68	S 11°20'57" W	12.37'
L69	S 75°04'54" W	7.69'
L70	N 69°22'29" W	11.95'
L71	S 72°12'53" W	13.44'
L72	S 28°54'28" W	13.43'
L73	S 53°01'15" W	16.58'
L74	N 59°59'16" W	13.14'
L75	N 55°08'10" W	12.31'
L76	N 09°30'06" W	12.28'
L77	N 43°01'58" E	20.34'
L78	S 64°15'59" E	24.36'
L79	N 85°24'27" E	8.63'
L80	N 38°07'04" E	4.65'
L81	N 23°18'42" W	6.83'
L82	N 54°02'02" W	19.83'
L83	N 22°48'18" W	15.48'
L84	N 49°01'23" W	20.18'
L85	S 33°28'38" W	37.62'
L86	S 17°39'14" W	10.99'
L87	S 08°56'41" E	27.23'
L88	N 74°32'17" W	22.36'
L89	S 60°23'38" W	10.57'
L90	S 02°57'04" E	21.20'
L91	S 20°21'55" E	12.57'
L92	S 54°02'02" W	11.50'
L93	N 88°07'30" W	10.90'
L94	N 101°2'55" E	8.54'
L95	N 06°29'27" W	13.39'
L96	N 65°17'16" W	13.18'
L97	S 81°19'14" W	13.50'
L98	S 77°09'32" W	9.74'
L99	S 26°15'20" W	29.10'
L100	S 21°21'52" E	21.66'
L101	S 66°30'36" W	22.63'
L102	S 55°41'31" W	9.13'
L103	S 55°03'15" E	11.72'
L104	S 47°41'53" W	6.56'
L105	S 47°41'53" W	22.09'
L106	S 19°30'45" E	11.20'
L107	S 57°43'41" W	55.50'
L108	S 66°38'04" W	36.23'
L109	S 50°17'30" W	33.21'
L110	N 41°31'30" W	25.86'
L111	N 01°23'00" E	6.59'
L112	N 77°02'16" W	32.16'
L113	S 73°55'18" W	22.00'
L114	S 29°54'35" W	19.06'
L115	S 82°38'13" E	30.79'
L116	S 54°28'27" E	20.72'
L117	S 68°30'20" W	20.66'
L118	S 62°00'41" W	17.09'
L119	S 40°18'05" W	23.81'
L120	S 01°50'56" W	17.18'
L121	S 33°54'12" E	27.39'
L122	S 28°34'00" F	30.08'
L123	S 32°19'52" E	19.55'
L124	S 18°31'45" E	26.65'
L125	S 36°50'28" E	16.69'
L126	S 32°16'44" E	15.86'
L127	S 24°31'55" E	24.63'
L128	S 14°15'56" E	19.33'
L129	S 08°27'47" E	32.71'
L130	S 07°59'47" E	30.92'
L131	S 04°13'16" E	21.70'
L132	S 10°31'47" E	21.50'
L133	S 03°16'07" E	29.95'
L134	S 27°00'00" E	34.67'
L135	N 78°37'53" E	9.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L136	S 74°19'02" E	9.58'
L137	S 12°05'21" E	17.08'
L138	S 46°29'46" W	20.72'
L139	S 37°31'54" W	13.88'
L140	N 80°33'35" W	13.88'
L141	N 84°53'23" W	8.90'
L142	S 40°28'28" W	10.57'
L143	S 07°13'25" W	28.61'
L144	S 03°05'46" E	23.65'
L145	S 16°48'45" E	19.84'
L146	S 37°18'44" E	12.22'
L147	N 75°39'48" E	8.86'
L148	N 75°58'19" E	10.43'
L149	S 84°23'49" E	20.26'
L150	N 72°52'38" E	5.26'
L151	N 45°10'15" E	23.12'
L152	N 60°43'24" E	14.14'
L153	S 37°55'57" E	10.86'
L154	S 18°01'21" E	6.18'
L155	S 74°16'33" W	16.63'
L156	S 51°34'55" W	10.07'
L157	S 51°34'55" W	8.33'
L158	S 26°15'39" W	17.75'
L159	S 35°06'39" W	7.85'
L160	N 89°14'10" W	21.28'
L161	S 50°45'39" W	18.20'
L162	S 65°11'47" W	8.48'
L163	N 75°47'54" W	16.79'
L164	N 07°04'37" E	23.26'
L165	S 66°35'25" E	12.63'
L166	N 89°14'10" W	18.25'
L167	S 41°49'21" W	6.82'
L168	S 79°43'41" E	18.70'
L169	N 57°46'09" E	12.99'
L170	S 35°43'45" E	14.97'
L171	S 77°12'00" E	14.37'
L172	N 43°21'40" E	16.68'
L173	N 09°23'25" E	17.43'
L174	N 37°43'50" W	15.45'
L175	S 79°32'13" W	14.95'
L176	S 39°18'26" W	19.56'
L177	N 56°58'51" W	15.53'
L178	S 71°14'14" W	8.46'
L179	N 85°39'40" W	3.83'
L180	S 64°06'53" W	10.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L181	S 06°28'57" E	14.50'
L182	S 85°43'46" E	9.87'
L183	N 67°53'31" E	30.73'
L184	N 27°35'52" E	16.92'
L185	N 66°45'53" E	15.84'
L186	N 43°36'41" E	16.06'
L187	N 65°53'05" E	15.67'
L188	S 73°09'50" E	17.20'
L189	S 32°20'56" E	9.12'
L190	S 29°57'55" W	12.70'
L191	S 50°19'16" W	9.86'
L192	N 84°22'03" W	15.82'
L193	S 11°19'49" W	12.35'
L194	S 29°39'08" W	16.87'
L195	S 32°49'42" W	11.32'
L196	S 64°49'39" E	18.23'
L197	S 61°02'09" W	8.03'
L198	S 38°58'20" W	15.34'
L199	S 72°03'02" W	18.31'
L200	N 52°47'09" W	13.22'
L201	N 28°22'47" W	13.68'
L202	N 43°55'38" W	26.13'
L203	N 22°26'11" E	4.59'
L204	S 63°11'20" E	18.31'
L205	S 09°22'28" W	20.74'
L206	S 31°58'34" E	12.35'
L207	S 67°24'32" E	16.88'
L208	N 59°23'46" E	8.44'
L209	N 04°08'23" E	13.55'
L210	N 48°15'06" W	12.89'
L211	N 43°58'06" W	11.04'
L212	N 10°44'19" E	7.54'
L213	N 25°45'33" W	14.45'
L214	N 82°21'19" W	18.57'
L215	S 12°07'11" W	11.96'

ACREAGE CHART		
HIGHLAND	9.166 AC	
MARSH	1.869 AC	
TOTAL	11.035 AC	

KIAWAH RESORT ASSOCIATES LP
TMS #207-00-00-008
PLAT BOOK A9,
PAGE 131

LOT 204
KIAWAH RESORT ASSOCIATES LP
TMS #207-02-00-074
PLAT BOOK CK,
PAGE 122

TOTAL
480,665 SF
11.035 AC

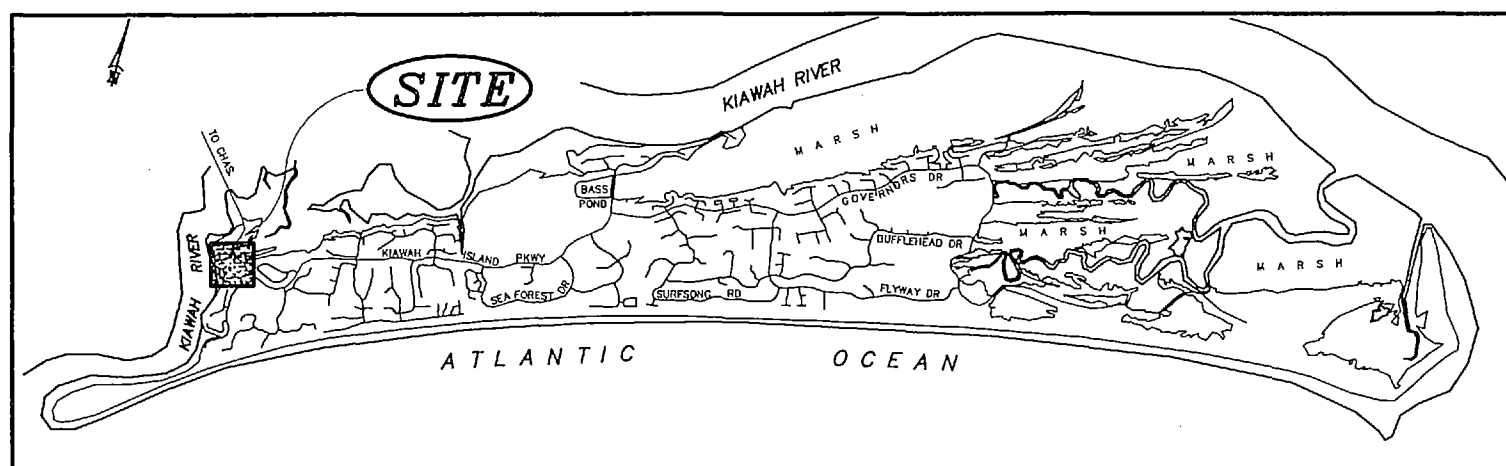
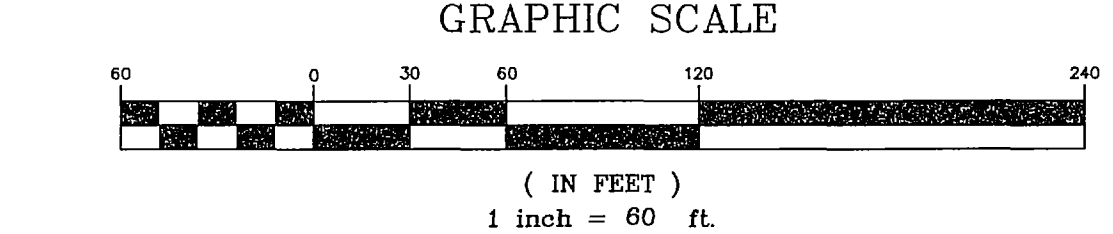
HIGHLAND
388,163 SF
8.911 AC

KIAWAH RESORT ASSOCIATES LP
TMS #207-02-00-072
PLAT BOOK BT,
PAGE 119

EXISTING 50' DRAINAGE EASEMENT
(25' ON EACH SIDE)
PREVIOUSLY APPROVED APPL NO 13070,
PLAT BOOK BT, PAGE 119

UNIT 19
ROBERT C. ASHWORTH III
TMS #207-05-00-015
PLAT BOOK A9,
PAGE 125

UNIT 61
KAY S. EPHRIDGE
& MARK P. EPHRIDGE III
TMS #207-05-00-066
PLAT BOOK A9,
PAGE 125



VICINITY MAP
(NOT TO SCALE)

PLANNING AND RMC USE ONLY

RECORDED

DATE: November 23, 2011 TIME: 1:48:53 PM

Book-Page L11 0298 DocType [Large Plat]

Charlie Lybrand, Register, Charleston County, SC

Record Fee \$ 10.00
Postage \$ 5.00
TOTAL \$ 15.00
Drawer SLW
Clerk

Location: BEACHWALKER RD

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	586.62'	3.64'	1.82'	3.64'	N 67°53'22" W
C2	587.35'	137.14'	68.88'	136.83'	N 61°01'12" W
C3	587.35'	56.53'	28.29'	56.51'	N 51°34'24" W
C4	587.35'	26.44'	13.22'	26.44'	N 47°31'35" W
C5	506.67'	195.35'	88.90'	194.14'	S 41°22'56" W

LEGEND:

- CONCRETE MONUMENT FOUND
- IRON FOUND, AS DESCRIBED
- 5/8" REBAR, SET
- MEANDER POINT, NO CORNER SET
- MARSH

REFERENCES:

PLAT BOOK	PAGE
BT	119
CK	122

TMS #207-02-00-072
TMS #207-02-00-074
TMS #207-02-00-075

NOTES:

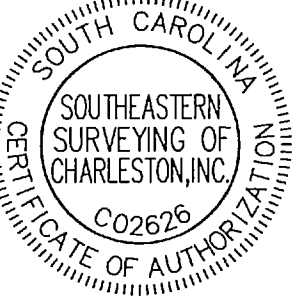
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- AREA DETERMINED BY COORDINATE (DMD) METHOD.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- COORDINATES ARE BASED ON SC STATE PLANE GRID NO 1927.
- PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 12") AS SCALED FROM F.I.R.M. PANEL NO. 45019C 0785, REVISED NOV. 17, 2004.
- PROPERTY SHOWN HAS EXISTING WATER AND SEWER SERVICE PROVIDED BY KIAWAH ISLAND UTILITY COMPANY INC.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

PREVIOUSLY SIGN BY WILLIAM EISER ON 02/17/2010

SIGNATURE _____ DATE _____

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.



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

John T. Byrnes III S.C.P.L.S. No. 16115

NO.	DATE	AS PER COMMENTS APPL #	DESCRIPTION	KC	BY
1.	11/14/11	58611-12352			

Southeastern Surveying

OF CHARLESTON, INC.

1035-B JENKINS ROAD CHARLESTON, SC 29407
843-795-9330 FAX 795-2007 www.sas-sc.com

A BOUNDARY LINE ADJUSTMENT PLAT OF
TMS #207-02-00-072, 074 & 075
CORPORATE OFFICES, SUBDIVISION 416
OWNED BY KIAWAH RESORT ASSOCIATES LP
LOCATED IN THE TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 10/25/11

DRAWN: KC

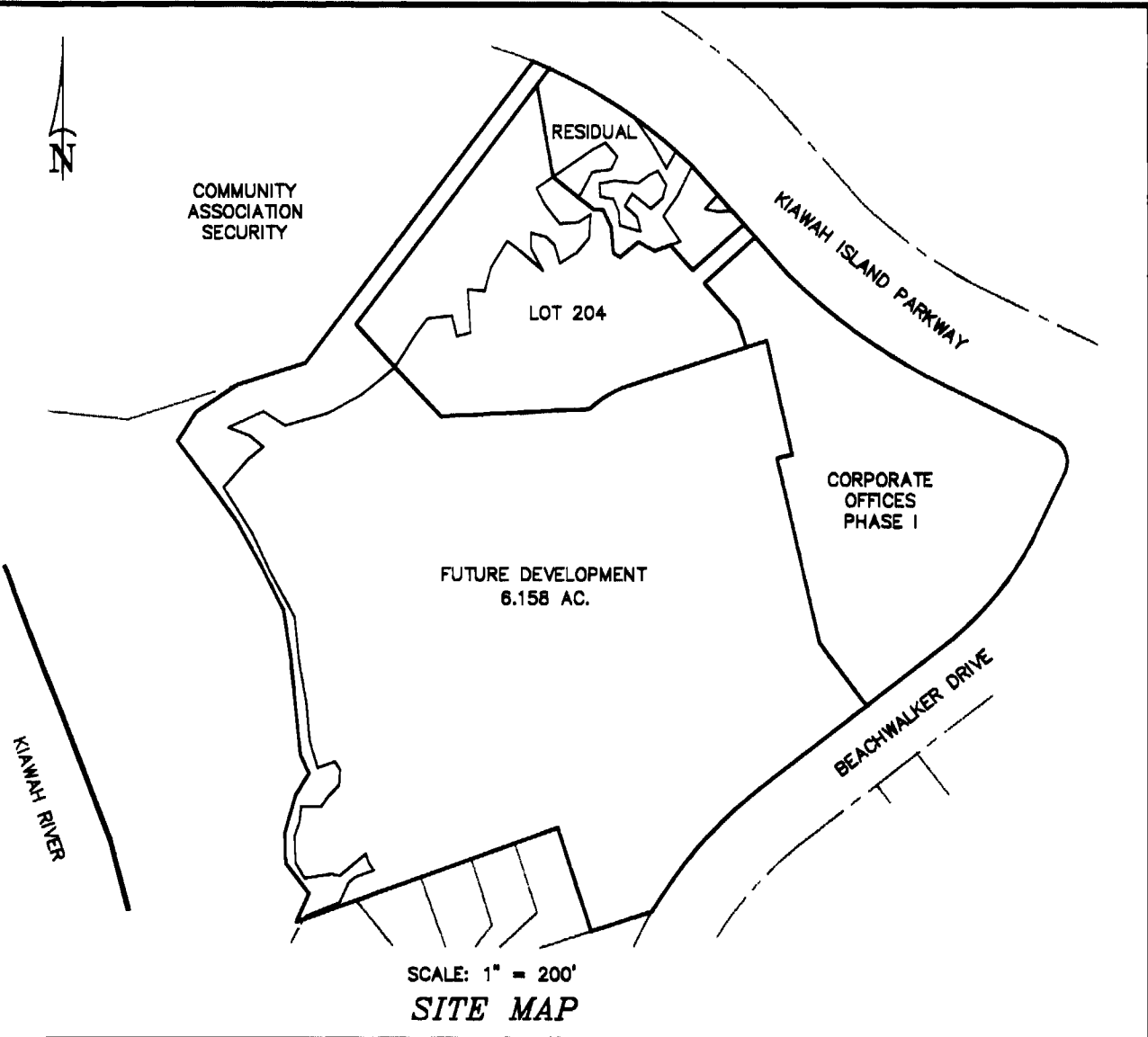
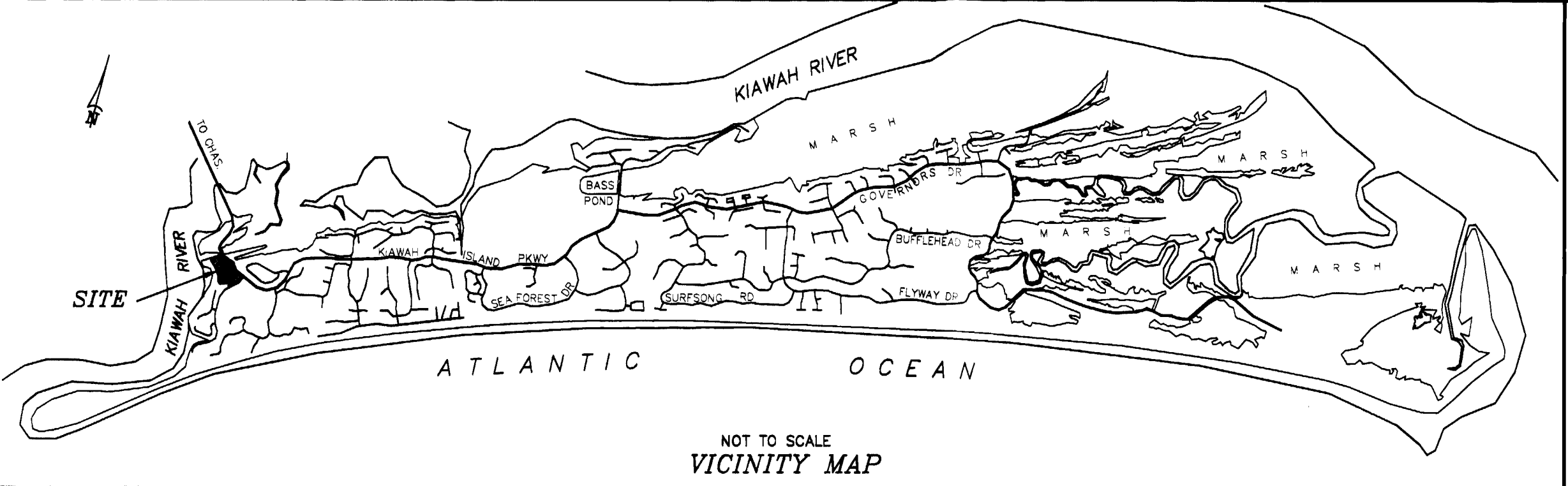
CHECK: JTB

CC:

JOB: 11199

DWG: 11199

SHEET: 1 OF 1



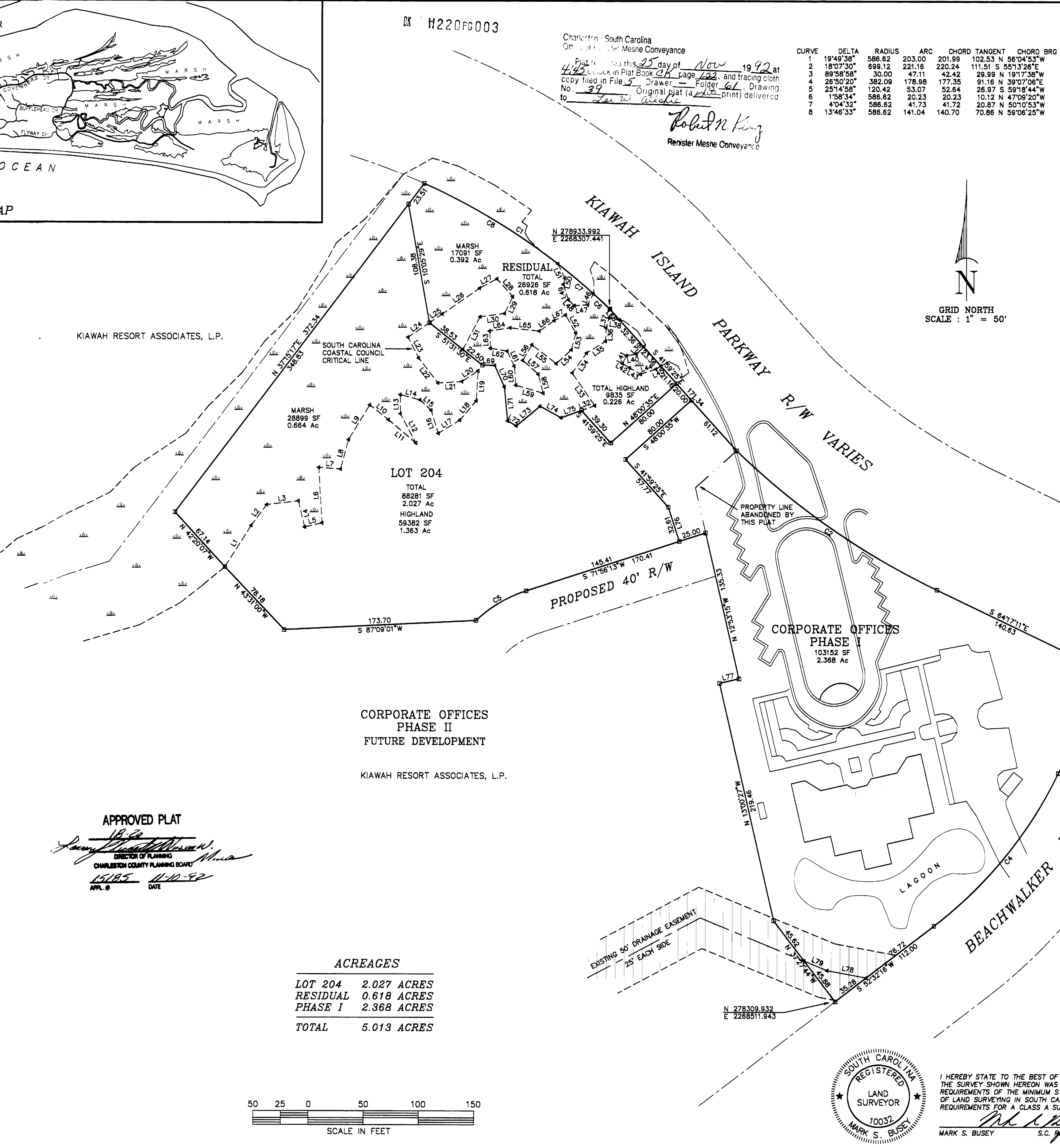
- NOTES:**
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 3. COORDINATES ARE BASED ON CONTROL MONUMENTS ESTABLISHED BY DAVIS AND FLOYD, INC. FOR KIAWAH ISLAND COMPANY LIMITED.
 4. MAINTENANCE OF ROADWAYS AND DRAINAGE SYSTEMS WILL BE THE RESPONSIBILITY OF THE KIAWAH ISLAND COMMUNITY ASSOCIATION, INC.
 5. ACREAGES ARE DETERMINED BY D.M.D. METHOD.
 6. ALL ELEVATIONS ON THIS PLAT ARE BASED ON MEAN SEA LEVEL (MSL).
 7. ALL LOT CORNERS AND RIGHTS-OF-WAY POINTS OF CURVATURE AND POINTS OF TANGENCY ARE WITNESSED BY CONCRETE MONUMENTS.
 8. LOT 204 AND THE 0.618 ACRE RESIDUAL PARCEL ARE NOT WITHIN A KEY LOCATION AS DEFINED IN ORDINANCE 91-2 OF THE TOWN OF KIAWAH ISLAND.

- LEGEND:**
- 4" CONCRETE MONUMENT, OLD
 - 4" CONCRETE MONUMENT, NEW
 - MEANDER POINT, NO CORNER SET

- REFERENCES:**
1. PLAT BOOK AG, PAGE 131
 2. PLAT BOOK AH, PAGE 72
 3. PLAT BOOK AQ, PAGE 125
 4. PLAT BOOK BD, PAGE 163
 5. PLAT BOOK BS, PAGE 58
 6. TMS 207-02-00-72.73

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF COASTAL COUNCIL PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE COASTAL COUNCIL, THE COASTAL COUNCIL IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO HAVE THE LINE CHECKED BY COUNCIL STAFF PRIOR TO CONSTRUCTION OR CLOSING ON THE SALE OF THIS PROPERTY.

PREVIOUSLY SIGNED-OFF 6/6/88 PLAT BOOK BT, PAGE 119

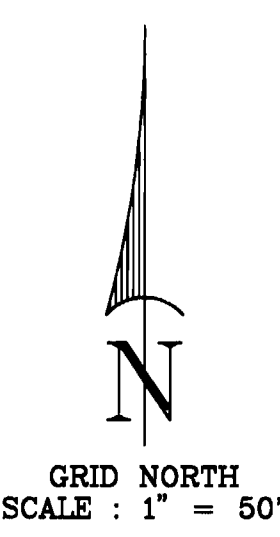


ACREAGES	
LOT 204	2.027 ACRES
RESIDUAL	0.618 ACRES
PHASE I	2.368 ACRES
TOTAL	5.013 ACRES

Charleston, South Carolina
On 11-10-92 Register Mesne Conveyance
Plat Book AG, Page 131, and tracing cloth
copy filed in File 5, Drawer 61, Drawing
to 39 Original plat (a print) delivered
to Lee W. Busey
Robert N. King
Register Mesne Conveyance

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	19°49'38"	586.62	203.00	201.99	102.53	N 56°04'53"W
2	18°07'30"	699.12	221.16	220.24	111.51	S 55°13'28"E
3	89°58'58"	30.00	47.11	42.42	29.99	N 19°17'38"W
4	28°50'20"	392.09	178.88	177.35	91.16	N 39°07'08"E
5	25°14'58"	120.42	53.07	52.64	26.97	S 59°18'44"W
6	1°58'34"	586.62	20.23	20.23	10.12	N 47°09'20"W
7	4°04'32"	586.62	41.73	41.72	20.87	N 50°10'53"W
8	13°46'33"	586.62	141.04	140.70	70.86	N 59°06'25"W

LINE	BEARING	DISTANCE
1	N 32°27'58"E	44.50
2	N 36°30'55"E	23.38
3	N 63°03'32"E	29.04
4	S 13°28'40"E	24.34
5	N 76°28'30"E	16.11
6	N 03°25'53"W	50.22
7	S 85°41'58"E	19.73
8	N 15°12'10"E	27.60
9	N 31°37'58"E	36.70
10	S 51°54'04"E	21.58
11	S 49°50'10"E	32.43
12	N 27°50'26"W	29.86
13	N 00°36'43"W	17.14
14	S 75°09'40"E	18.49
15	S 47°03'18"E	13.37
16	S 17°15'43"E	21.85
17	N 58°21'23"E	22.82
18	N 40°22'13"E	22.92
19	N 03°33'30"E	27.11
20	S 68°32'00"W	17.85
21	S 86°29'28"W	25.88
22	N 37°48'05"W	28.46
23	N 27°17'02"W	20.96
24	N 55°50'47"E	23.28
25	N 55°50'47"E	14.02
26	N 55°20'15"E	40.95
27	N 61°45'49"E	17.98
28	S 41°22'53"E	21.40
29	S 25°50'43"W	16.83
30	S 82°18'54"W	22.31
31	S 27°59'29"W	33.35
32	N 70°05'36"E	12.72
33	N 34°44'30"W	35.80
34	N 35°55'35"E	22.13
35	S 57°50'01"W	20.06
36	S 02°15'18"W	12.18
37	S 16°17'31"W	9.40
38	N 77°46'50"W	13.68
39	N 45°02'50"E	9.36
40	N 81°28'18"E	9.06
41	N 26°49'31"E	7.83
42	N 58°08'19"W	7.89
43	N 60°16'18"W	11.24
44	S 71°56'34"W	14.54
45	S 59°39'28"W	5.37
46	N 26°40'17"E	11.22
47	N 86°00'57"E	12.13
48	S 45°28'45"E	7.82
49	S 18°14'10"E	14.50
50	S 14°14'24"W	5.83
51	S 26°27'01"E	14.31
52	S 29°43'45"E	18.70
53	S 14°52'31"E	15.67
54	S 47°30'03"W	18.55
55	N 52°14'16"W	27.78
56	S 30°14'02"W	16.31
57	S 48°21'59"E	18.75
58	S 14°28'21"E	17.62
59	S 73°55'37"W	25.63
60	N 04°46'11"W	17.28
61	N 25°11'54"W	14.95
62	N 80°32'15"W	15.30
63	N 03°05'00"W	15.62
64	N 81°14'11"E	18.79
65	S 83°37'10"E	26.38
66	N 54°45'52"E	16.54
67	N 63°31'29"E	11.45
68	N 41°59'25"W	13.35
69	S 88°08'54"E	11.45
70	S 24°03'24"E	21.12
71	S 05°21'28"E	30.67
72	S 60°12'13"E	9.13
73	N 50°28'03"E	27.78
74	S 61°29'28"E	21.63
75	N 70°05'36"E	19.59
76	S 18°03'47"E	32.61
77	N 76°59'33"E	18.00
78	N 79°35'20"W	35.91
79	N 67°38'10"W	22.27



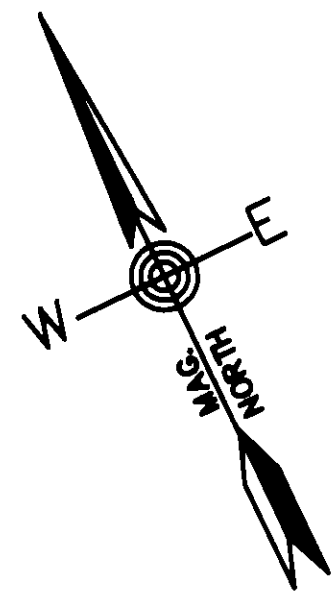
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

MARK S. BUSEY S.C. REG. NO. 10032

Southeastern Surveying, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
(803) 795-9330

CORPORATE OFFICES PHASE I AND A PORTION OF PHASE II SUBDIVISION 416
Owned by Kiawah Resort Associates, L.P.
LOCATED IN THE TOWN OF KIAWAH ISLAND,
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCT. 14, 1992
DRAWN: DLD
CHECK: MSB
JOB: 92292
DWG: 2292-LT4
COGO: 2292
SHEET: 1 OF 1
REV: OCT. 10, 1992



LOCATION MAP

NOTE: THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL # 455413 0440 F MAP REVISED: APRIL 17, 1987

REFERENCE PLATS BY:

1. JERRY LEE RICHARDSON - JAN. 6, 1970 AG - 28

LEGEND

- PROPERTY LINE W/ CONCRETE MONUMENT FOUND
- PROPERTY LINE W/ CONCRETE MONUMENT SET
- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- CENTER LINE
- PROPERTY LINE TO BE ABANDONED
- TREE SPECIES
- CONCRETE SURFACE
- 18" VERTICAL STAND-UP CURB AND GUTTER
- 24" ROLL CURB AND GUTTER

PLAT 13 (22)
John B. Waring FOR William Miller
13211 JAN 12, 1988

PLAT SHOWING
TRACT 4, LOT "B"
TMS 207-05-00-003
AND
PARCEL "A"-POSTAL USE EASEMENT
PROPERTY OF
KIAWAH RESORT ASSOCIATES

LOCATED
TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, S.C.
SCALE 1"= 20'
NOVEMBER 29, 1988

DAVIS & FLOYD, INC.
POST OFFICE BOX 11024
CHARLESTON, S.C.
PHONE (803) 554-8602

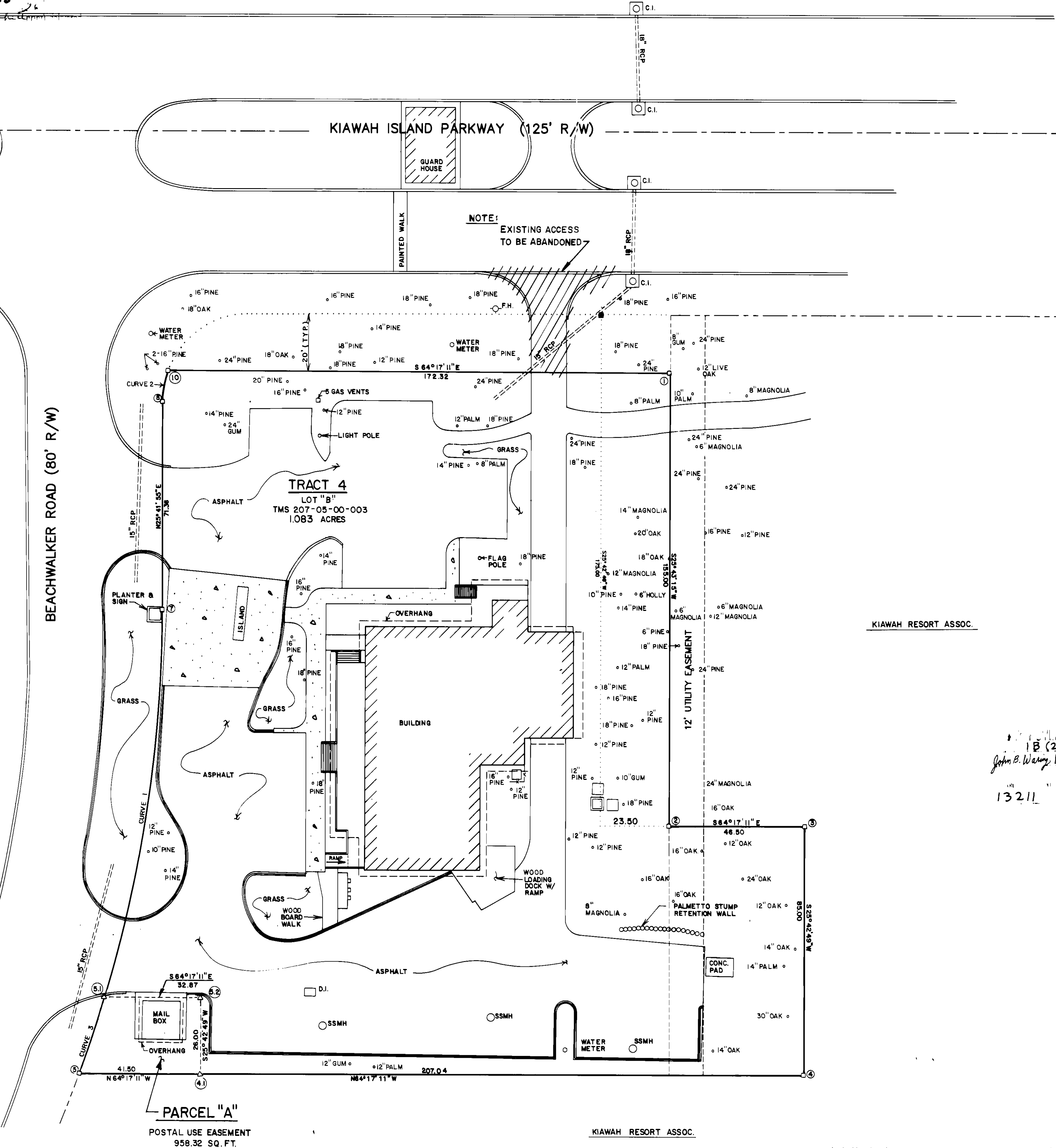
CURVE DATA		TAN. BEARING		CHORD	
CURVE	DELTA	RADIUS	LENGTH		
1	18°40'50"	482.09	134.53	67.74 N34°02'20"E	134.05
2	18°28'10"	30.00	10.20	5.15 N38°28'30"E	10.15
3	3°23'50"	482.09	27.40	13.70 N44°04'40"E	27.40

I, ALBERT HEATLEY JR. A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THIS PROPERTY AND ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS 1/10,000. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.



Albert Heatley Jr.
S.C.R.L.S. No. 3973-B

BEACHWALKER ROAD (80' R/W)





TAB 6

TOWN COUNCIL

Agenda Item



Request for Town Council Action

TO: Ways and Means Committee Members

FROM: Brian Gottshalk, Public Works Manager

SUBJECT: Landscape Improvements on Beachwalker Drive

DATE: 11 July, 2023

BACKGROUND:

In April of 2023, the Town Council approved a proposal from Outdoor Spatial Design, OSD, to develop a landscape design for improvements to certain portions of town property. These areas included the municipal complex, a portion of the Kiawah Island Parkway, and Beachwalker Drive. Since this approval, OSD has worked with town staff, the town's landscape maintenance contractor, Artigues Landscape, and community members to get feedback to help direct their design, specifically for Beachwalker Drive.

ANALYSIS:

After working with the documents provided by OSD (Outdoor Spatial Design), Artigues Landscape has provided town staff with a proposal for landscape improvements along Beachwalker Drive. This proposal, in the amount of \$151,305.85 includes a \$10,000 allowance for irrigation inspection and modification based on the new plant layout. Town staff included \$200,000 in the budget for this project, so this proposal falls within the budgeted amount. This proposal also includes a warranty in perpetuity on all newly installed pant material along Beachwalker Drive to remain consistent with the standing maintenance contract with the town.

If approved to move forward with this proposal, Artigues Landscape will continue to work with OSD and Town staff through inspection, site prep, and installation to ensure a product that satisfies our expectations.

ACTION REQUESTED:

Town staff requests Town Council approve the proposal from Artigues Landscape for the proposed scope of work and cost of \$151,305.85.

BUDGET & FINANCIAL DATA:

If approved, this project will be funded 70% from restricted funds and 30% from the general fund.



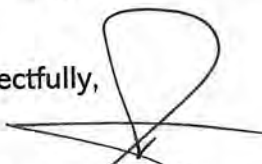

Ms. Stephanie Tillerson, AICP
Town Administrator
Kiawah Island, SC

Ms. Tillerson:

After evaluation of the submitted 'bubble diagram' for the landscape maintenance improvements proposed for Beachwalker Drive, Artigues Landscape and Maintenance, LLC (ALM) is able to perform the work for the Town of Kiawah at a price of \$151,305.85. This total amount includes all prep work, necessary demo, new plantings (plants, trees, palms, and sod) as identified within the 'bubble diagram'. Included in this amount is an allowance of \$10,000.00 for irrigation adjustments / modifications currently functioning from the irrigation controller located at the intersection of Beachwalker Drive and Kiawah Island Parkway (near the stop sign). The only unknown item, as of this submittal, is that of the current functionality of any irrigation along the exit side of Beachwalker Drive, the existence of usable sleeves underneath asphalt as well as any irrigation needs nearest the park entrance along the entrance side of said drive. Should you and your team accept this submittal, Artigues Landscape and Maintenance, LLC will commit in providing a perpetual warranty on any newly installed plant material in so long as ALM maintains the area under contract.

I am happy to be of further assistance as you work towards your decision.

Respectfully,


 **Ron Artigues**
Director of Operations
Artigues Landscape & Maintenance



DESIGN PRINCIPLES

- PROVIDE AN UPDATED, LUSH AESTHETIC FOR BEACHWALKER DRIVE BY REMOVING OUTDATED AND POORLY PERFORMING PLANTS AND REPLACING WITH MORE VIBRANT, MOSTLY NATIVE PLANTINGS
- SCREEN VIEWS OF ADJACENT COMMUNITIES FROM THE DRIVE AND SHARED PATH TO ADD TO THE NATURAL FEEL OF KIAWAH.
- ELIMINATE THE MAJORITY OF SOD IN ENVIRONMENTALLY SENSITIVE AREAS, AND PARTIALLY SHADED AREAS WHERE IT WILL NOT GROW WELL, AND REPLACE WITH NATIVE GRASSES AND POLLINATOR FRIENDLY PERENNIALS FOR ECOLOGICAL BENEFITS
- ALLOW SEVERAL SECTIONS OF SOD ALONG NON-SENSITIVE AREAS IN FULL SUN TO REMAIN WHILE ADDING NEW SHARPER SOD LINES
- ADD PALM TREES IN OPEN AREAS AND UNDER-STORY TREES UNDER CANOPY COVERAGE TO BRING THE LANDSCAPE TOWARDS THE STREET AND ADD COLOR AND TEXTURE
- CREATE A SENSE OF SECURITY FOR SHARED PATH USERS BY ADDING TALLER PLANT MATERIAL THAN SOD BETWEEN THE PATH AND THE DRIVE.

MAY 25, 2023



NORTH

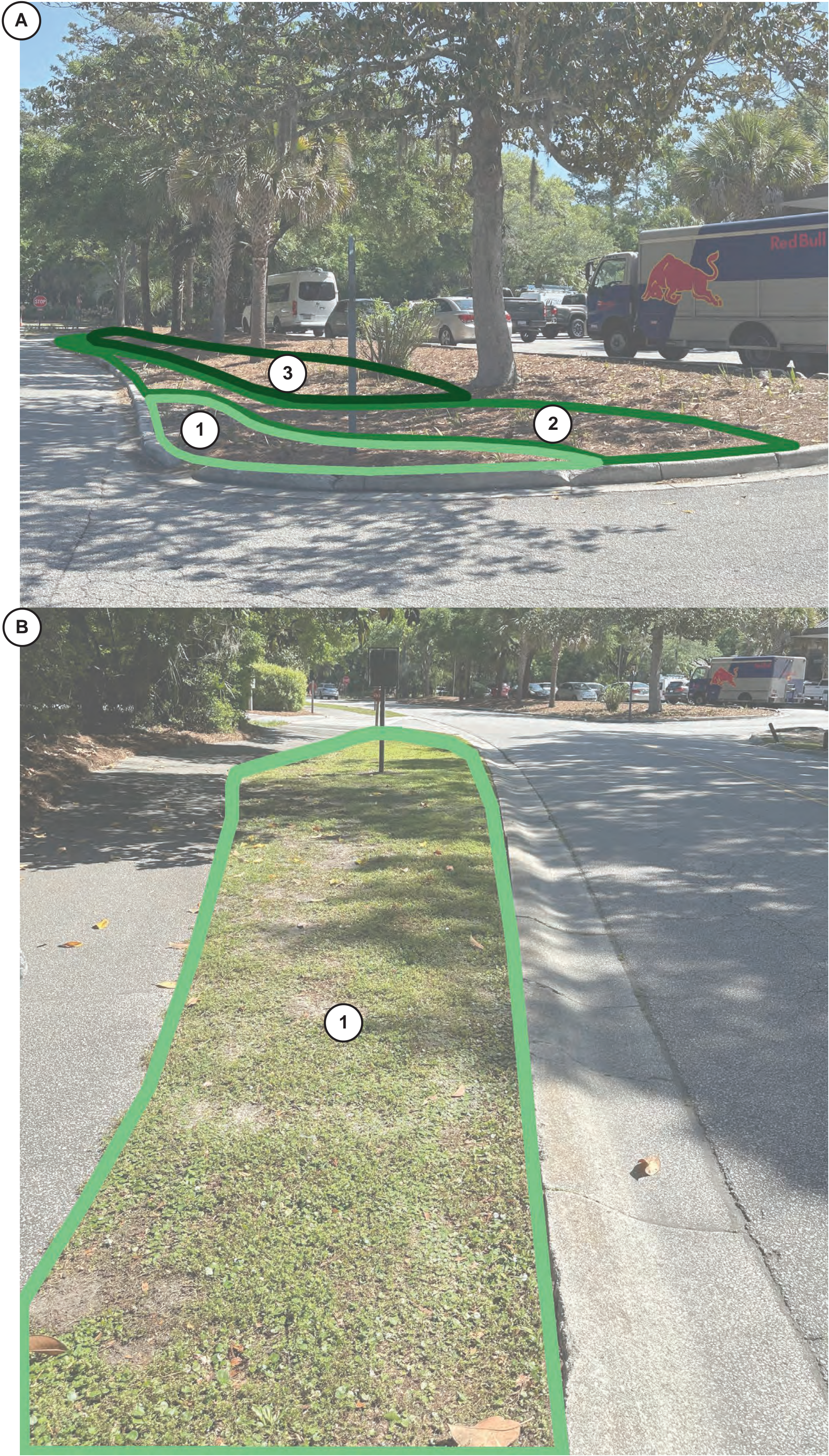
Landscape Maintenance Plans

Beachwalker Drive, Kiawah Island, SC

L01



1349 Ashley River Road
Charleston, SC 29407
Phone: 843.718.5554



PLANT REFERENCE PALLETE

1. NATIVE GRASSES & PERENNIALS



2. LOW EVERGREEN GRASSES & SHRUBS



3. MEDIUM / LARGE SCREENING SHRUBS



Landscape Maintenance Plans

L1

MAY 25, 2023



NORTH



Beachwalker Drive, Kiawah Island, SC



1349 Ashley River Road
Charleston, SC 29407
Phone: 843.718.5554



PLANT REFERENCE PALLETE

1. NATIVE GRASSES & PERENNIALS



2. LOW EVERGREEN GRASSES & SHRUBS



3. MEDIUM / LARGE SCREENING SHRUBS



4. EVERGREEN CANOPY TREE



5. EXISTING LAWN TO REMAIN

Landscape Maintenance Plans

L2

MAY 25, 2023



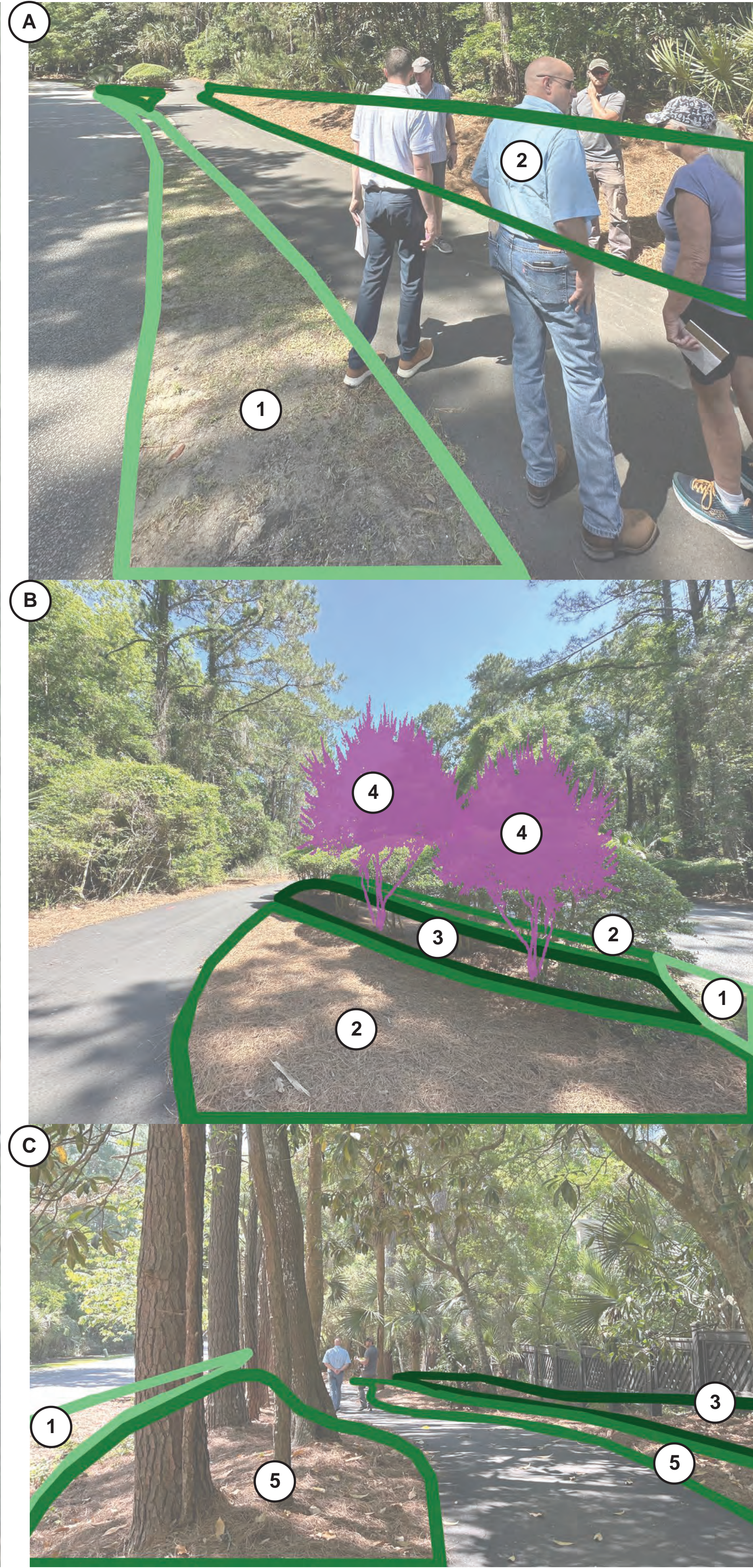
NORTH

0' 25' 50' 75' 100'

Beachwalker Drive, Kiawah Island, SC

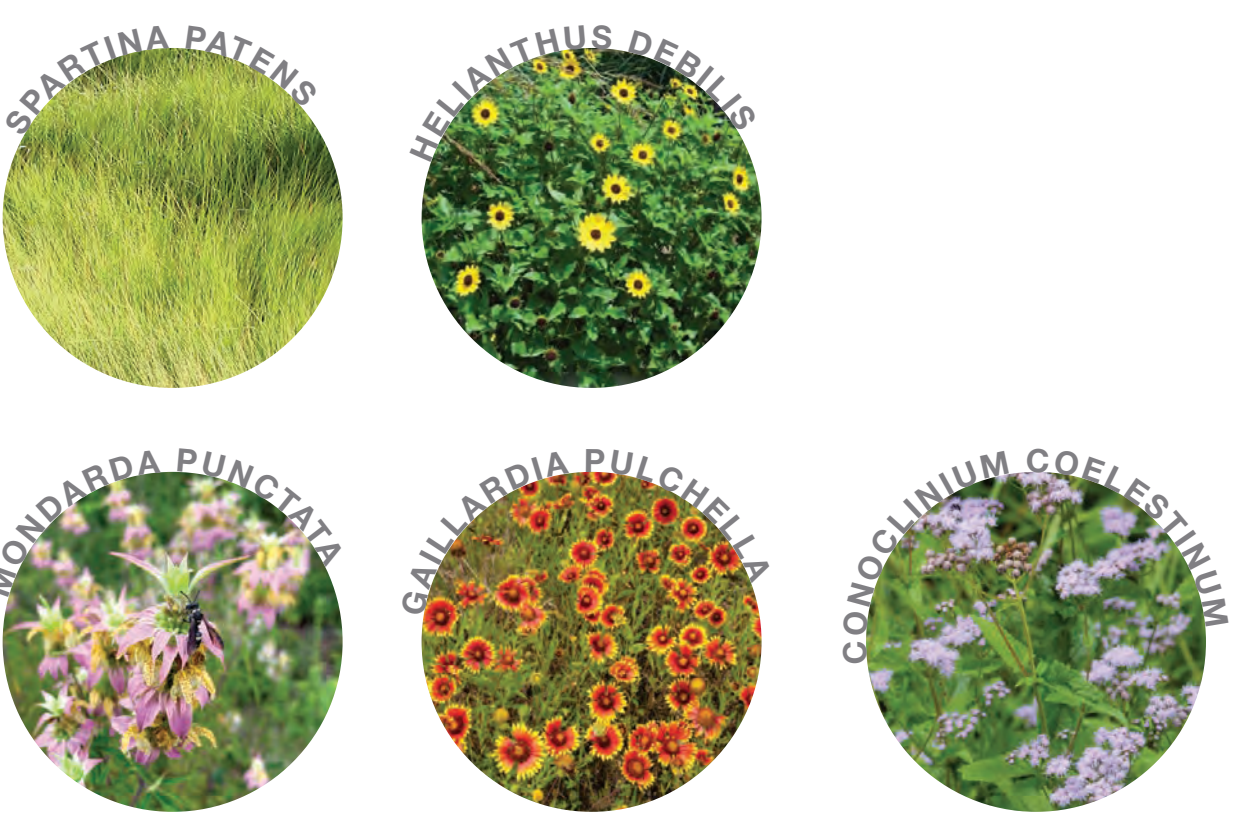
OD OUTDOOR
SPATIAL
DESIGN
LANDSCAPE ARCHITECTURE

1349 Ashley River Road
Charleston, SC 29407
Phone: 843.718.5554



PLANT REFERENCE PALLETE

1. NATIVE GRASSES & PERENNIALS



2. LOW EVERGREEN GRASSES & SHRUBS



3. MEDIUM / LARGE SCREENING SHRUBS



4. UNDERSTORY FLOWERING TREES



5. WOODLAND BIKE PATH PLANTINGS



Landscape Maintenance Plans

L3



**PLANT REFERENCE
PALLETE**

1. NATIVE GRASSES & PERENNIALS



2. LOW EVERGREEN GRASSES & SHRUBS



3. MEDIUM / LARGE SCREENING SHRUBS



4. ADDED PALMETTO TREES



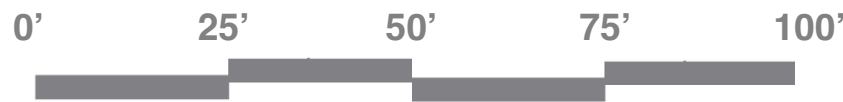
Landscape Maintenance Plans

L4

MAY 25, 2023



NORTH



Beachwalker Drive, Kiawah Island, SC



1349 Ashley River Road
Charleston, SC 29407
Phone: 843.718.5554



PLANT REFERENCE PALLETE

1. NATIVE GRASSES & PERENNIALS



2. LOW EVERGREEN GRASSES & SHRUBS



3. MEDIUM / LARGE SCREENING SHRUBS



Landscape Maintenance Plans

L5

MAY 25, 2023



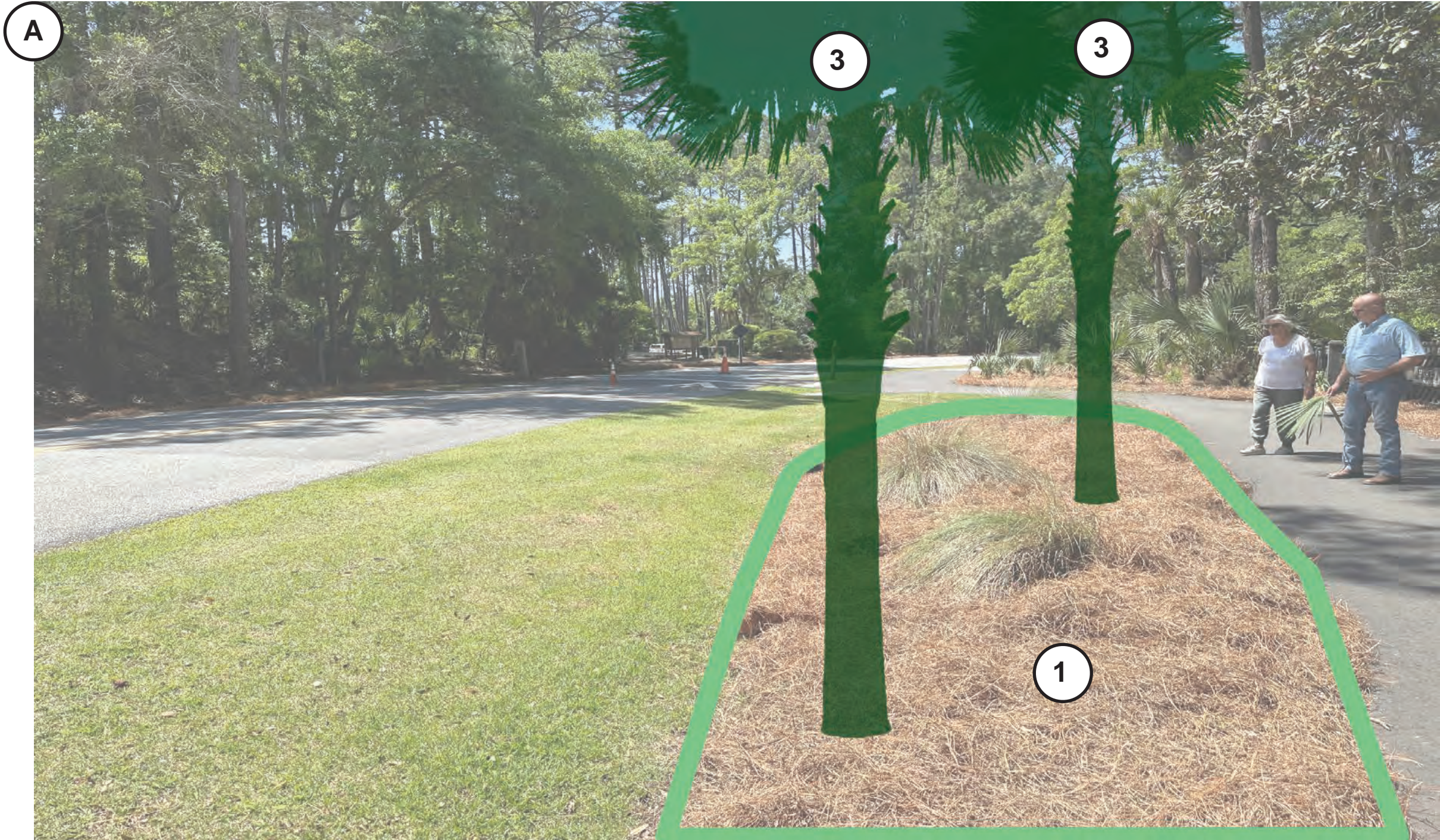
NORTH

0' 25' 50' 75' 100'

Beachwalker Drive, Kiawah Island, SC

OD OUTDOOR
SPATIAL
DESIGN
LANDSCAPE ARCHITECTURE

1349 Ashley River Road
Charleston, SC 29407
Phone: 843.718.5554



PLANT REFERENCE PALLETE

1. NATIVE GRASSES & PERENNIALS



2. LOW EVERGREEN GRASSES & SHRUBS



3. ADDED PALMETTO TREES



Landscape Maintenance Plans

L6

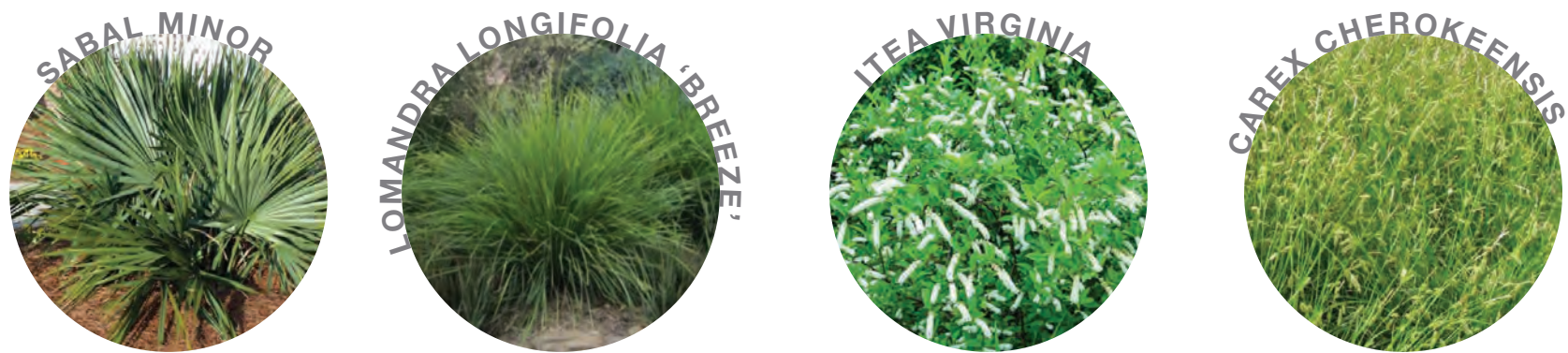


PLANT REFERENCE PALLETE

1. NATIVE GRASSES & PERENNIALS



2. LOW EVERGREEN GRASSES & SHRUBS



3. MEDIUM / LARGE SCREENING SHRUBS

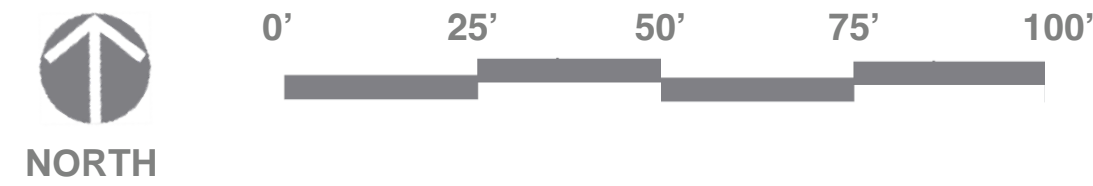


4. ADDED PALMETTO TREES



Landscape Maintenance Plans

MAY 9, 2023



Beachwalker Drive, Kiawah Island, SC



1349 Ashley River Road
Charleston, SC 29407
Phone: 843.718.5554



TAB 7

TOWN COUNCIL

Agenda Item



Request for Town Council Action

TO: Mayor and Council Members

FROM: Jim Jordan

SUBJECT: Request to approve Marsh Restoration and Public Access Feasibility Proposal

DATE: July 11, 2023

BACKGROUND:

Salt marshes are one of the most productive ecosystems in the world. They serve as the ocean's incubator, providing food, refuge, and nursery habitats for more than 75% of fisheries species. They also provide important protection for shorelines from erosion by buffering wave action and trapping sediments. Salt marshes also reduce flooding by slowing and absorbing rainwater and protect water quality by filtering runoff and metabolizing excess nutrients.

The Town of Kiawah Island developed a Marsh Management Plan in 2022 and created a Comprehensive Marsh Management Plan (CMMP) workgroup in 2023 to begin to implement components of the plan. The workgroup has discussed areas of concern and is currently focused on 3 main objectives: 1. Communications, 2. Permeable surfaces, and 3. Kiawah River Bridge access improvements.

ANALYSIS:

The CMMP workgroup has discussed the Kiawah River Bridge Access area and is in agreement that the area needs modification to enhance public access and protect the surrounding marsh. The workgroup recommends the following: 1. No launching of watercraft, 2. Prevent the public from walking in the marsh, 3. Maintain passive access to the marsh and waterway, likely through an overlook and/or fishing pier. 4. Add interpretive signage in the area, 5. Investigate the need for marsh restoration in damaged areas.

The Kiawah River Bridge Access subcommittee was created out of the CMMP workgroup to develop a plan for this area. The subcommittee met on June 29 with Nicole Elko (Elko Coastal Consulting, Inc.) and recommends engaging with Elko Consulting to conduct a feasibility study. The included proposal will include an initial assessment of the area, stakeholder engagement, environmental review, conceptual designs of potential structure(s) to allow public access without damage to the marsh, permitting feasibility, and a final report.

ACTION REQUESTED:

Town Staff requests Town Council approve the proposal from Elko Coastal Consulting, Inc for the above-mentioned tasks for an amount not to exceed \$31,500.00.

BUDGET & FINANCIAL DATA:

If approved, this will be funded through 70% restricted funds and 30% from the General Fund.



July 6, 2023

Jim Jordan
Town of Kiawah Island
4475 Betsy Kerrison Pkwy
Kiawah Island, SC

RE: Marsh Restoration and Complementary Public Access Improvements east of the Kiawah River and Kiawah Island Parkway
2nd REVISION: Proposal for Feasibility Study

Dear Mr. Jordan:

Elko Coastal Consulting, Inc. (ECC) is pleased to offer a feasibility study service for the Town of Kiawah Island in partnership with Weston & Sampson ("the team"). ECC is a local, woman-owned, small business, has been providing coastal management services since 2009. Founded in 1899, Weston & Sampson has been providing public agencies, municipalities, and private sector clients with cost-effective and innovative solutions to their challenges for more than 120 years! Together, our teams are committed to conducting a targeted feasibility study for Kiawah River public access to determine what is environmentally appropriate, permissible, legal, and desired by stakeholders.

The team will develop a final report and up to two conceptual designs informed by information gathered from site assessment and stakeholder engagement as requested by the Town of Kiawah Island and the Marsh Management Subcommittee. We will hold a scoping meeting with key stakeholders from the Kiawah entities, conduct an environmental review, research permit feasibility, and facilitate a meeting with state and federal regulators to ensure a smooth permitting and engagement path as the project moves forward. The deliverable will include a final report with an existing conditions assessment, conceptual designs, and permitting recommendations. Work will be invoiced monthly as completed.

If you agree with this proposal and wish to retain us to provide the proposed services, please sign and return one copy of this proposal to us as authorization to proceed with performance of the services. We appreciate the opportunity to provide a proposal and look forward to working with you. If you have any questions on this matter, please feel free to contact me at the number or email address below.

Sincerely,

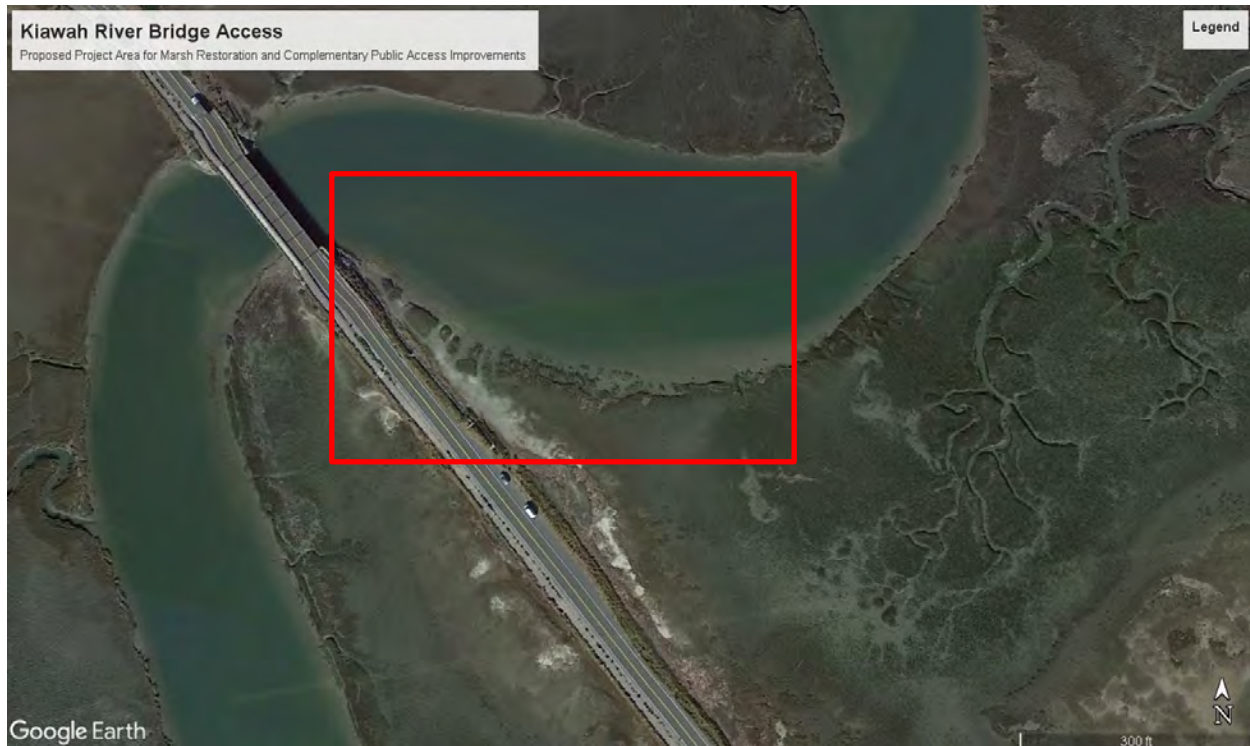
A handwritten signature in blue ink, appearing to read "Nicole Elko", written over a light blue horizontal line.

Nicole Elko, Ph.D.
President

Introduction

The area of focus for this feasibility study is the tidal banks of the Kiawah River east of the Kiawah Island Parkway. This area serves as a passive park; providing recreational access including fishing, kayak launch, and nature viewing. The salt marsh is eroding along the marsh edge as indicated by escarpments. Living shoreline techniques can help to protect existing marsh.

Focus Area:



In terms of marsh restoration, an initial installment of up to 250 linear feet of living shoreline is suggested for the site. Diverse stabilization practices will be assessed, such as those outlined in the [Nature-Based Solutions Manual for Kiawah Island](#), with consideration of other practices which restore and enhance tidal salt marsh habitat using organic materials. Materials may include coir logs, bagged shell, oyster castles, and manufactured wire reefs (MWRs). The diverse methods are not only suited to site specific conditions including slope and sediment softness but will also serve as a demonstration to community members seeking to better understand the practicality of this emerging practice.

In terms of public access, the team will consider various scenarios that will both complement the goals of a marsh restoration project in this area and address site constrictions.



Scope of Work

Conduct a feasibility study for marsh restoration and complementary public access improvements to the existing access point on the outbound lane of the Kiawah Island Parkway at the Kiawah River Bridge. Develop a final report that will include up to two concept designs for each public access improvements and marsh restoration alternatives, permitting recommendations, and an existing conditions assessment as requested by the Town of Kiawah Island (TOKI).

Engagement activities for this project will include working with “key stakeholders” defined as representatives from TOKI, Kiawah Conservancy, Kiawah Resort Associates, Kiawah Island Community Association, and additional representatives from other appropriate Kiawah entities if desired such as the TOKI Architectural Review Board, etc. External public engagement will not take place during this phase.

The feasibility study will include the following tasks:

INITIAL ASSESSMENT

- Understand site conditions and potential features for inclusion as related to the interplay of public access improvements and a marsh restoration (living shoreline) project,
- Facilitate one (1) kick-off meeting with key stakeholders to determine public access, conservation, and restoration goals, as well as site constrictions, and
- Conduct a site assessment with at least two Weston & Sampson staff members.

ENVIRONMENTAL REVIEW

- Document existing conditions to include physical and biological characteristics and indicators to help inform site planning and permitting process.
- Coordinate the establishment of the critical line with DHEC OCRM.
- Conduct a preliminary analysis of the relative impacts of existing public use (kayaks, pedestrians, rack coverage, stormwater runoff).

CONCEPTUAL DESIGNS

- Refine the Conservancy’s proposed living shoreline concept plan as needed to incorporate complementary public access.
- Provide two (2) public access concept designs to balance the entities’ public access, conservation, and restoration objectives,
- Provide two (2) living shorelines concept plans for communication with decision makers and community members,
- Obtain initial community input on concept plans using an online survey,
- Engage key stakeholders in one (1) group meeting which may be conducted on site for feedback to inform and refine the concept drawings, and
- Modify concept designs based on stakeholder feedback.

PERMITTING FEASIBILITY

- Research permitting requirements as it relates to proposed features for inclusion and scope of project.
- Facilitate one (1) scoping meeting with federal and state regulators (US Army Corps of Engineers, SCDHEC Ocean and Coastal Resource Management, and SCDHEC 401 and Navigable Waters Programs) to determine design limitations and to inform future decisions.



FINAL REPORT

The deliverable will be a final report that includes:

- Project goals,
- Mapping/visualization and summarization of existing conditions assessment,
- Site analysis to best determine specific parameters of living shoreline implementation and complementary public access improvements,
- Conceptual designs, and
- Brief summary of agencies' comments and permitting recommendations.

The information in the final report will inform the next steps in project implementation and will assist with broader communication with Kiawah Island's community members. Full public engagement on conceptual designs should occur after this study is complete once permissions are granted from the project area landowner and easement holder.

TIMELINE:

The project team will provide draft concepts for marsh restoration and public access by October 2023 and a final report by May 1, 2024.

Tasks	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1 Initial Assessment										
Kick-off meeting										
Site Assessment										
Monthly meetings with subcommittee										
2 Environmental Review										
Document existing conditions										
Coordinate critical line survey										
Analyze public use impacts										
3 Conceptual Designs										
Refine draft restoration concept										
Provide public access concepts										
Provide restoration concepts										
Initial community input										
Key stakeholders meeting										
Refine concepts										
4 Permitting Feasibility										
Research needed permits										
Meeting with regulators										
5 Final Report										
Prepare draft										
Incorporate feedback										
Submit final report										



COMPENSATION

ECC shall invoice TOKI monthly for services which will be billed hourly at an average rate of \$135/hr on average, depending on team member skill level. Reimbursable expenses are billed at cost + 15%. Costs for this task will **not exceed \$31,500**. Should additional effort or tasks be needed and exceed the stated amount, ECC will inform TOKI and secure written approval prior to initiating the work.

ECC has proposed an aggressive schedule to complete this work by late Spring 2024 but suggests that the contract period run from July 2023 – June 2024, with the ability of the Town to extend the contract annually for up to five years, only if desired.

Approved by:

Owner Name

Signature

Date



TAB 8

TOWN COUNCIL

Agenda Item

THE TOWN OF KIAWAH ISLAND

RESOLUTION 2023-01

**A RESOLUTION TO ADOPT THE TOWN OF KIAWAH ISLAND
PLANNING DEPARTMENT FEE SCHEDULE**

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

WHEREAS, Section 12-30 of the Land Use Planning and Zoning Ordinance states Fees will be levied in order to defray expenditures associated with application processing. The fees are due with submission of an application. Fees shall be determined by the Town Council; and

WHEREAS, the Town's Planning Department Fee Schedule was last amended in 2018; and

WHEREAS, the Town of Kiawah Island now finds that, upon further review of application processing and modified public notification requirements, it is in the public interest to amend the Town of *Kiawah Island Planning Fee Schedule*.

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

Section 1

Resolution

The Town Council for the Town of Kiawah Island hereby resolves to adopt the Town of Kiawah Island Planning Department Fee Schedule (Attachment "A").

Section 2

Effective Date and Duration

This resolution shall become effective on the date of passage of the resolution.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND
ON THIS DAY OF , 2023.**

John Labriola, Mayor

Petra S. Reynolds, Town Clerk



Town of Kiawah Island Planning Department

Fee Schedule

Effective: TBD

<u>Service</u>	<u>Fee</u>
A. ORDINANCES AND PLANS	
1. Town of Kiawah Island Land Use Planning and Zoning Code Ordinance	\$50.00
2. Town of Kiawah Island Comprehensive Plan	\$90.00
3. Ordinance, Plans & documents in digital form	\$10.00
B. COPIES	
1. Black & White Copies 8.5 x 11 (Single-sided pages)	\$0.15
2. Black & White Copies 8.5 x 11 (Double-sided pages)	\$0.25
3. Black & White Copies 11 x17	\$0.75
4. Color Copies 8.5 x11 (Single-sided pages)	\$0.75
5. Color Copies 8.5 x11 (Double-sided pages)	\$1.25
6. Color Copies 11x17	\$2.00
C. MAPS	
1. Entire Town Zoning or Future Land Use data maps 11x17	\$5.00
2. Entire Town Zoning or Future Land Use data maps 24x36	\$20.00
3. Specific Area Town Zoning or Future Land Use data maps 11x17	\$5.00
4. Specific Area Town Zoning or Future Land Use data maps 24x36	\$20.00
5. Special Requests (Customized maps); Example, parcel boundaries with CAMA Data or other associated data, study areas, municipal boundaries, etc.	\$60.00 per hour
D. RECORDINGS	
1. Copies of Tape/Digital Recordings	\$35.00
E. SUBDIVISION PLATS	
1. One Lot or Exempt Plat	\$50.00
2. 2-10 Lots or Minor Subdivision Plat	\$100.00 + \$10/lot
3. 11 or more Lots or Preliminary Plat for Major Subdivision	\$200.00 + \$10/lot
4. Conditional Plat	\$200.00 + \$10/lot
5. Final Plat	\$100.00 + \$10/lot
6. Public Improvement(s) Review (Engineering)	\$100.00 + \$10/lot
7. Appeals of Subdivision Related Administrative Decisions	\$300.00
F. ZONING	
1. Zoning Verification	\$25.00
G. ZONING PERMITS	
1. Temporary Zoning Permit Fee	\$50.00

<u>Service</u>	<u>Fee</u>
2. Protected/Grand Tree Removal Permit (Zoning Permit)	\$75.00
3. Residential Land Disturbance	\$25.00
4. Residential Zoning Permit	\$25.00
5. Home Occupation	\$75.00
6. Commercial and Industrial Zoning Permits:	
a. Up to 5,000 SF and greater building size	\$75.00
b. 5,000 SF and greater building size	\$100.00
H. ZONING AND COMPREHENSIVE PLAN AMENDMENTS	
1. Zoning Map Amendments [Rezoning]s including Form-Based Zoning District Applications	\$325.00 + \$10/acre
2. Planned Development (PD) Zoning District Applications	
a. Less than 10 acres	\$350.00 + \$10/acre
b. 10-99 acres	\$1,000.00 + \$15/acre
c. 100 acres or greater	\$1,500.00 + \$20/acre
3. Amendment to existing Planned Development text	\$350.00 + \$2/acre
4. Sketch Plan Amendment	\$300.00 + \$2/acre
5. Zoning and Land Development Regulations Ordinance Text Amendments	\$325.00
6. Comprehensive Plan Amendments	\$325.00
I. DEVELOPMENT AGREEMENT APPLICATIONS	
1. Development Agreement Application Fees	<ul style="list-style-type: none"> • \$750 + \$10/acre; and • Applicants may be required by Council to provide funds to the Town to hire third party consultants and/or experts necessary to assist the Town in reviewing and evaluating the application.
J. SITE PLAN REVIEW	
1. Limited Site Plan Review	\$150.00
2. Up to 5,000 SF building size or up to 10 acres if no buildings are included in the application	\$300.00
3. Greater than 5,000 SF building size or 10 acres or more if no buildings are included in the application	\$500.00
K. BOARD OF ZONING APPEALS	
1. Appeals of Zoning Related Administrative Decisions	\$325.00
2. Special Exceptions	\$325.00
3. Zoning Variances	\$325.00
L. ADDRESSING	
1. Street Name Change	\$50.00
M. SIGNS	
1. Wall Signs (per use)	\$50.00
2. Free Standing Sign	\$50.00
N. FEE SCHEDULE NOTES	

<u>Service</u>	<u>Fee</u>
1. Zoning and Planning Department fees that are based on acreage include highland acreage and freshwater wetland acreage; OCRM Critical Line acreage is excluded from fee calculations.	
2. Town Council may waive all or a portion of the above fees upon submittal of a request to Council and subsequent approval at a public meeting of Town Council.	
3. If any type of zoning application/permit is required in order to bring properties that have current zoning violations into compliance with the Town of Kiawah Island Land Use Planning and Zoning Ordinance, the zoning application/permit fees shall be doubled.	
4. Separate applications and fees shall be filed for more than one Variance request to each requirement of this Ordinance.	
5. Fees for 911 street signs may be waived.	
6. Fees associated with the Freedom of Information Act adhere to the Town's outlined FOIA Policy.	



TAB 9

TOWN COUNCIL

Agenda Item



Request for Town Council Action

TO: Mayor and Town Council

FROM: Bruce D. Spicher

SUBJECT: Amend Article 14, Section 173, subparagraph O. Add new subparagraph P, with an exception.

DATE: July 11, 2023

BACKGROUND:

Subparagraph O is simply adding the wording "the effects of". Clarifying that the ordinance subparagraph is to address the designed and grading operations to limit the effects of flooding and not to prevent all flooding.

Subparagraph P addition: Several homes on Kiawah use a louvered vent design to mitigate hydrostatic and hydrodynamic loading stresses on a home. This type of venting is referred to as non-engineered vents. The change in the standards a few years ago requires the spacing between the louvers to be no less than 3". The desire of some homeowners and professional designers is to use less than a 3" spacing. The standard referenced in the International Building Code and the International Residential Code offers no guidance when the louvers do not meet the required 3" spacing.

ANALYSIS:

It is my professional opinion that when the non-engineered panel (louvered) does not meet the required 3" spacing the panel must be addressed as a solid wall. The exception would allow for an engineered hydrostatic vent to be placed in the center axis of the panel, with a maximum vertical height as measured from the bottom of the vent not to exceed 12 inches above the final grade.

The addition of subparagraph P has been reviewed and accepted by the State FEMA office.

In summary, Subparagraph P is language directly from the referenced standard ASCE 24-14. The exception simply addresses the modification to a louvered panel when the spacing is not code compliant.

ACTION REQUESTED:

Approval by Town Council.

THE TOWN OF KIAWAH ISLAND

ORDINANCE 2023-08

AN ORDINANCE TO AMEND THE TOWN OF KIAWAH ISLAND MUNICIPAL CODE ARTICLE 14 - GENERAL REGULATIONS, CHAPTER 1 - FLOOD DAMAGE PREVENTION, DIVISION 3 – PROVISIONS FOR FLOOD HAZARD REDUCTION, SECTION 14-173 - SPECIAL STANDARDS

WHEREAS, the Town of Kiawah Island Municipal Code currently contains Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, Section 14-173 - Special Standards and;

WHEREAS, the Town wishes to continue to regulate the provisions for flood hazard reduction, and;

WHEREAS, the Town wishes to add language to Section 14-173 (1)(o) to provide clarity and add Section 14-173 (1)(p) relating to non-engineered louvered venting design.

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 Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, to add language in Section 14-173 (1)(o) and add Section 14-173 (1)(p).

Section 2

Ordinance

Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, Section 14-173 - Special Standards is hereby amended as follows:

Sec. 14-173. - Special Standards.

(1) All buildings in a coastal high-hazard area shall meet the following provisions:

o. All permit applications will be reviewed to determine whether proposed building sites will be reasonably safe from the effects of flooding.

p. Non-engineered louvered venting designed to relieve hydrostatic and hydrodynamic loading shall be spaced a minimum of 3 inches between louvers.

Exception: Non-engineered louvered venting that does not meet the minimum design criteria of Section 14-173 subparagraph p shall have an engineered hydrostatic vent installed in the center axis of the louvered panel within 12 inches of the final grade.

Section 3 **Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances

Section 4 **Effective Date and Duration**

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

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND
ON THIS ____ DAY OF ____ 2023.**

John D. Labriola, Mayor

Petra S. Reynolds, Town Clerk

1st Reading Approval -

2nd Reading Approval -

Sec. 14-173. Special standards.

Special standards for construction in coastal high hazard areas located within the special flood hazard areas identified by the map and report referred to in section 14-114 are areas known as coastal high hazard areas (V-zones) and or Limited Moderate Wave Action Zones, also known as Coastal A Zones. These coastal high hazard areas have special flood hazards associated with high velocity waters from tidal surge and hurricane wave wash and therefore the following special construction standards shall apply in the coastal high hazard areas as determined by the floodplain manager and the building official.

- (1) All buildings in a coastal high hazard area shall meet the following provisions:
 - a. All buildings shall be located landward of the reach of the mean high tide.
 - b. All buildings shall be elevated so that the lowest supporting horizontal member (excluding pilings or columns) is located no lower than one foot above base flood elevation level, with all space below the lowest supporting member open so as not to impede the flow of water. Open lattice work or decorative screening may be permitted for aesthetic purposes only and must be designed to wash away in the event of abnormal wave action. Certification of the elevation of the bottom of the lowest supporting member must be verified and recorded.
 - c. All buildings or structures shall be securely anchored on pilings or columns.
 - d. All pile and column foundations and structures attached thereto shall be anchored to resist flotation, collapse and lateral movement due to the effect of wind and water loads acting on all building components. Water loading values shall equal or exceed base flood. Wind loading values shall be in accordance with the International Building Code Section 1609 and shall correlate to the risk factor specified for the building construction type to be construed.
 - e. A registered professional engineer shall certify that the design, specifications and plans for construction are in compliance with the provisions of this chapter related to construction in coastal high hazard areas.
 - f. There shall be no fill used as structural support. Non-compacted fill may be used around the perimeter of a building for landscaping/aesthetic purposes provided the fill will wash out from storm surge prior to generating excessive loading forces, ramping effects or wave deflection. The building official shall approve design plans for landscaping/aesthetic fill only after the applicant has provided an analysis by an engineer which demonstrates that the following factors have been fully considered:
 1. Particle composition of fill material does not have a lending for excessive natural compaction;
 2. Volume and distribution of fill will not cause wave defection to adjacent properties; and
 3. Slope of fill will not cause wave run-up or ramping.
 - g. There shall be no alternation of sand dunes which would increase potential flood damage.
 - h. Breakaway walls shall be allowed below the base flood elevation to enclose the perimeter foot print of the structure and to provide no more than 300 square feet of storage. A breakaway wall is a wall that is not part of the structural support building, intended through design and construction to collapse under specific lateral (wind and water) loading conditions without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. All CMU walls designed to break-a-way shall be free of rebar reinforcement. To ensure breakaway walls withstand forces from wind and everyday use, yet collapse under storm conditions, current NFIP and FEMA regulations require that a

breakaway wall shall have a safe design loading of not less than ten pounds per square foot (psf) and no more than 20 pounds per square foot (psf). Designation of this limit should be based on such factors as material, cross-section and spacing of pilings or columns upon which the structure sits the elevation above the ground and other assumed loadings on the structure. Breakaway walls shall not have any devices or equipment attached to them. Any type of enclosure that does not meet this design criterion is prohibited. "V" zone, and or Limited Moderate Wave Action zones, and or Coastal A zone, certification documentation; that includes amount of scouring, elevation of the bottom of the lowest horizontal structural member, elevation of the lowest adjacent grade, base flood elevation, embedment depth of pilings or foundations, shall be completed by the design engineer or architect and his/her seal placed on the document.

- i. Lattice work or decorative screening shall be allowed below the base flood elevation provided they are not part of the structural support of the building and are designed so as to break away under high tides or wave action without damage to the structural integrity of the building and provided that:
 - 1. No solid wall shall be allowed;
 - 2. Material is lattice or mesh screening only; and
 - 3. Only class 4 and 5 materials shall be used below base flood elevation.
- j. Such enclosed space (lattice or screening) shall not be designed to be used for human habitation but may be designed to be used only for the parking of vehicles, building access, or limited storage of maintenance equipment used on the premises.
- k. Prior to construction, plans for lattice work or screening must be approved by the building official.
- l. Any alteration, repair, reconstruction or improvement to a structure shall not enclose the space below the lowest floor except with lattice work or decorative screening.
- m. Manufactured homes as defined in section 14-115 shall be prohibited in the geographical boundaries of the Town of Kiawah Island.
- n. All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
- o. All permit applications will be reviewed to determine whether proposed building sites will be reasonably safe from the effects of flooding.
- p. Non-engineered louvered venting designed to relieve hydrostatic and hydrodynamic loading shall be spaced a minimum of 3 inches between louvers.
Exception: Non-engineered louvered venting that does not meet the minimum design criteria of Section 14-173 subparagraph p shall have an engineered hydrostatic vent installed in the center axis of the louvered panel within 12 inches of the final grade.

(Ord. No. 2013-11, 9-3-2013 ; Ord. No. 2014-10 , § 2, 11-4-2014; Ord. No. 2015-03 , § 2.A., 3-10-2015; Ord. No. 2018-09 , § 2, 8-7-2018; Ord. No. 2020-10 , § 2, 10-6-2020; Ord. No. 2021-04 , § 2, 2-9-2021)



TAB 10

TOWN COUNCIL

Agenda Item



Request for Town Council Action

TO: Mayor and Town Council

FROM: Bruce D. Spicher

SUBJECT: Amend Article 14, Section 178, with the addition of subparagraph 8

DATE: July 11, 2023

BACKGROUND:

During our last Community Assistance Visit (CAV), which is a review of items that need to be addressed regarding our CRS (Community Rating Service) rating. It was suggested that we require a non-conversion agreement be implemented. Areas under elevated homes according to FEMA regulations are for parking, minimal storage, and building access. Problems began to arise with real estate agents and contractors referring to these areas as basements. Areas under homes are prohibited from having habitable spaces. The non-conversion agreement is a means of ensuring that no changes are incorporated into the home that would violate this regulation. The non-conversion agreement is required to be recorded at the Charleston County Register of Deeds office. Proof of this recorded document is required to be submitted to the Building Services Department before the issuance of a certificate of occupancy. The enforcement of the requirement for the non-conversion agreement began for all new homes on January 1, 2023, as a departmental policy.

ANALYSIS:

The implementation of the non-conversion agreement ensures that the homeowner is aware of the requirements regarding the space under the home, and it prevents these areas from becoming habitable spaces once the certificate of occupancy has been issued.

ACTION REQUESTED:

Approval by Town Council.

THE TOWN OF KIAWAH ISLAND

ORDINANCE 2023-09

AN ORDINANCE TO AMEND THE TOWN OF KIAWAH ISLAND MUNICIPAL CODE ARTICLE 14 - GENERAL REGULATIONS, CHAPTER 1 - FLOOD DAMAGE PREVENTION, DIVISION 3 – PROVISIONS FOR FLOOD HAZARD REDUCTION, SECTION 14-178 – ELEVATED BUILDINGS

WHEREAS, the Town of Kiawah Island Municipal Code currently contains Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, Section 14-178 – Elevated Buildings and;

WHEREAS, the Town wishes to continue to regulate the provisions for flood hazard reduction, and;

WHEREAS, the Town wishes to add Section 14-178(8) relating to the requirements regarding the space under the home and preventing these areas from becoming habitable spaces once the certificate of occupancy has been issued.

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 Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, to add Section 14-178(8).

Section 2 Ordinance

Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, Section 14-178 – Elevated Buildings is hereby amended as follows:

Sec. 14-178. – Elevated Buildings.

New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

- (8) A non-conversion agreement document shall be completed and filed with the Charleston County Register of Deeds office. Proof of this recording shall be submitted to the Building Services Department as a matter of permanent record

before a certificate of occupancy is granted for all new homes. The Building Official may also request a non-conversion agreement for any permitted work, for non-permitted work, or any time the owner or owner's agent has represented or suggested that the space below flood elevation is habitable or can be used contrary to law.

Section 3 **Severability**

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances

Section 4 **Effective Date and Duration**

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

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND
ON THIS ____ DAY OF ____ 2023.**

John D. Labriola, Mayor

Petra S. Reynolds, Town Clerk

1st Reading Approval -

2nd Reading Approval -

Sec. 14-178. Elevated buildings.

New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

- (1) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
 - a. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - b. The bottom of all openings shall be no higher than one foot above grade; and
 - c. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- (2) Electrical, plumbing, and other utility connections are prohibited below the base flood elevation. Exception: one single gang light suitable and one receptacle with a weatherproof cover. Branch circuit wiring shall be run in PVC conduit, or branch circuit wiring shall be UF grade. Electric main service meters and associated main service disconnects are also exempt from being required to be installed above base flood elevation. Pool pumps and associated pool equipment shall also be exempt.
- (3) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).
- (4) Exception: Non-structural partitioning is acceptable provided these areas are engineered to diminish the effects of hydrostatic forces by the use of hydrostatic flood vents. This exception shall not apply to properties designated on a FEMA FIRM map as "V" zone and or any property designated as an area of Limit of Moderate Wave Action (LIMWA), and or a Coastal A zone. Properties designated as V-zones shall be permitted to have a maximum of 300 square feet of an enclosure with an engineered designed breakaway wall system to be utilized for storage, any other enclosures are prohibited. Exception: Elevator shafts are excluded from this requirement.
- (5) Properties that are located in areas that are designated as an "A" zone shall be permitted to utilize the structures perimeter footprint and an additional 300 square feet of enclosed space within the defined footprint to be used as storage.
- (6) Heating and cooling below base flood is prohibited for all structures; however, access stairwells and anterooms leading from the garage area beneath the home may be heated and cooled provided the total combined square footage shall not exceed 200 square feet.
- (7) Manufactured homes as defined in section 14-115 shall be prohibited in the geographical boundaries of the Town of Kiawah Island.
- (8) A non-conversion agreement document shall be completed and filed with the Charleston County Register of Deeds office. Proof of this recording shall be submitted to the Building Services Department as a matter of permanent record before a certificate of occupancy is granted for all new homes.

(Ord. No. 2013-11, 9-3-2013 ; Ord. No. 2014-10 , § 2, 11-4-2014; Ord. No. 2015-03 , §§ 2.B., C., 3-10-2015; Ord. No. 2017-06 , § 1, 5-2-2017; Ord. No. 2020-14 , § 2, 1-5-2021; Ord. No. 2021-04 , § 2, 2-9-2021)



TAB 11

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-10

**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 PROPERTY (209-06-00-344) FROM “COMMERCIAL” TO “ACTIVE
RECREATION AND OPEN SPACE”**

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 property identified (TMS 209-06-00-344) from Commercial to Active Recreation and Open Space; and

WHEREAS, the amendment would allow for the sensitive integration of recreation and open space 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 7, 2023 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 Town Council that the subject request be approved; and

WHEREAS, a properly noticed Public Hearing was held on July 11, 2023 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; to change the Future Land Use designation for the subject property (209-06-00-344) from “Commercial” to “Active Recreation and Opens Space”.

SECTION 2 Amendment

That the Town of Kiawah Island Comprehensive Plan Map IX.2 Future Land Use, be, and the same hereby amended as follows in “**Attachment A.**”

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.

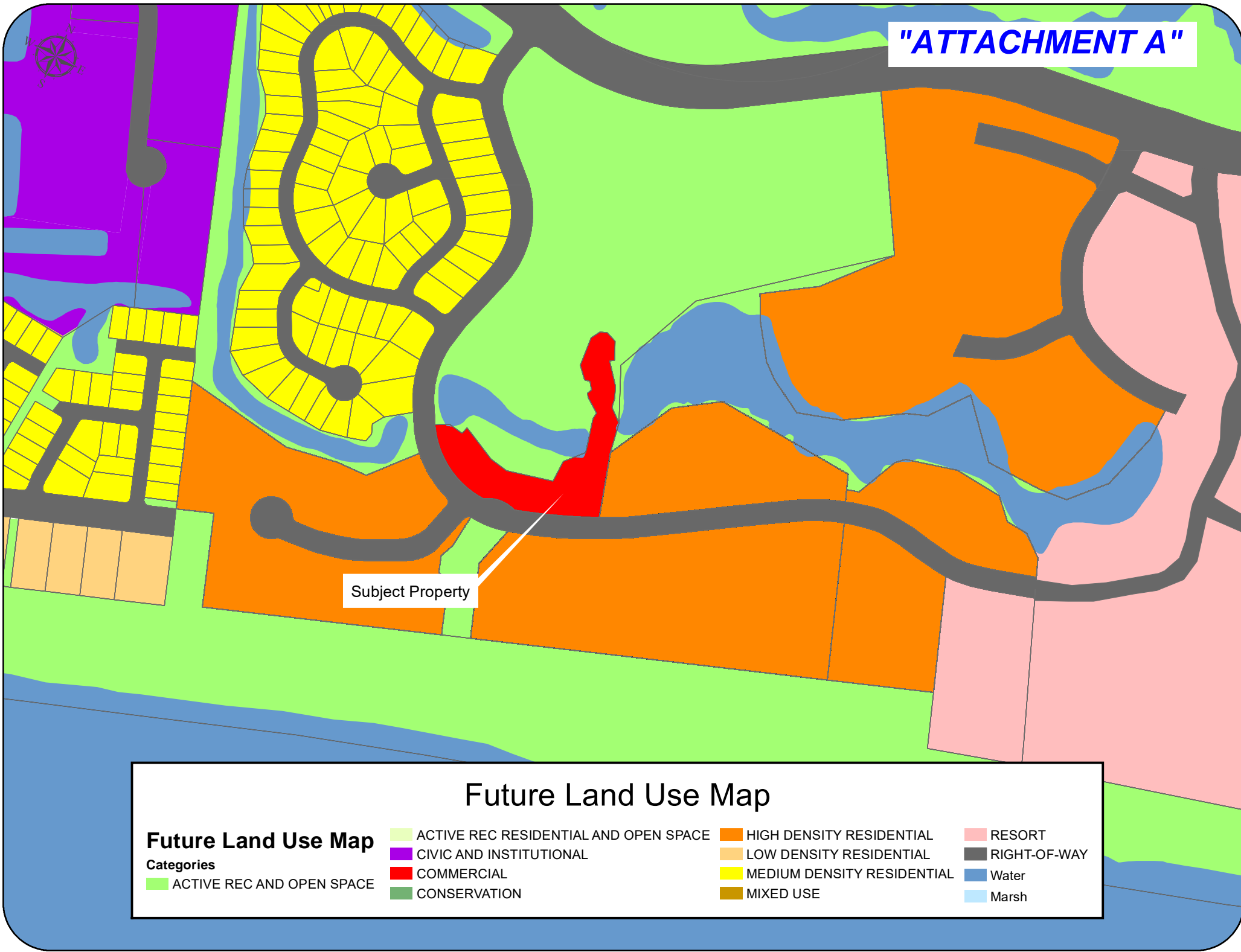
**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND
ON THIS 1ST DAY OF AUGUST, 2023.**

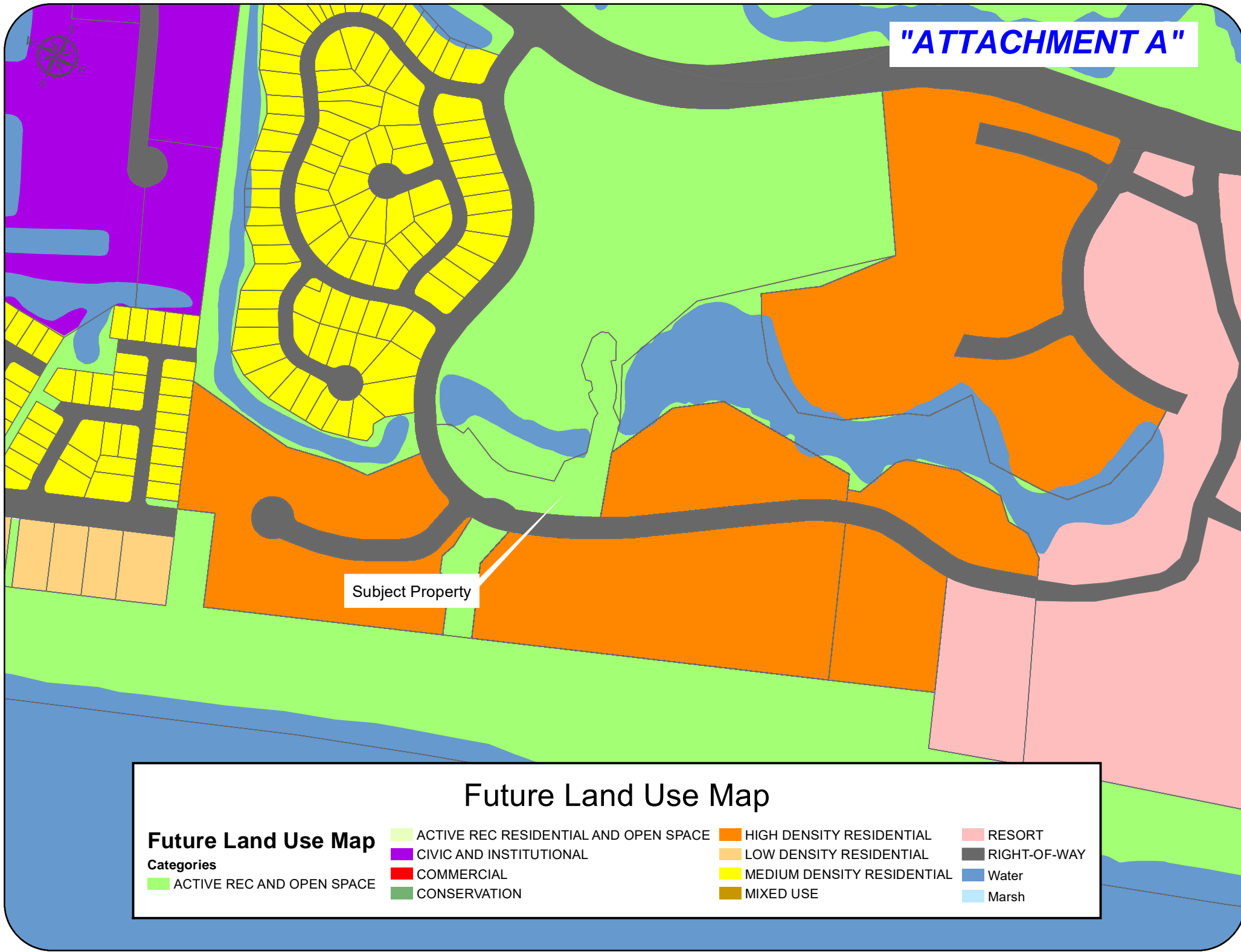
John Labriola, Mayor

Petra Reynolds, Town Clerk

First Reading: July 11, 2023

Second Reading: August 1, 2023







TAB 12

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-11

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 PROPERTY (209-06-00-344) FROM THE “COMMERCIAL” (C) ZONING DISTRICT TO THE “PARKS AND RECREATION” (PR) ZONING DISTRICT OF THE ZONING ORDINANCE OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to rezone the property identified (TMS: 209-06-00-344) from the Commercial (C) Zoning District to the Parks and Recreation (PR) Zoning District; 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 7, 2023, 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 Town Council that the subject request be approved; and

WHEREAS, Town Council held a Public Hearing on July 11, 2023, 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 Amendment

That the Town of Kiawah Island Zoning Ordinance, be, and the same hereby amended as follows in **“Attachment A.”**.

SECTION 2 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 1st DAY OF AUGUST 2023.**

John Labriola, Mayor

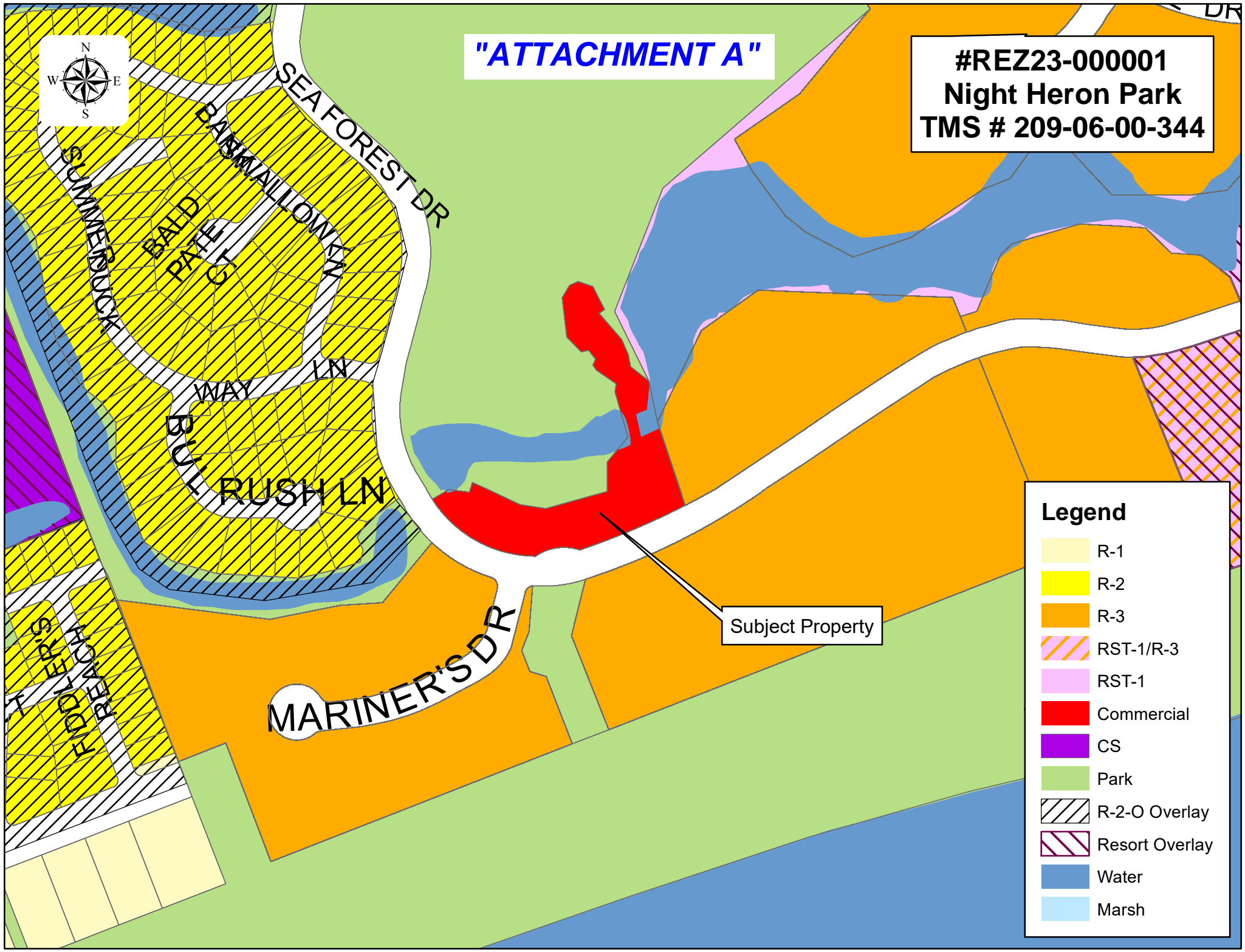
Petra Reynolds, Town Clerk

First Reading: July 11, 2023

Second Reading: August 1, 2023

"ATTACHMENT A"

#REZ23-000001
Night Heron Park
TMS # 209-06-00-344

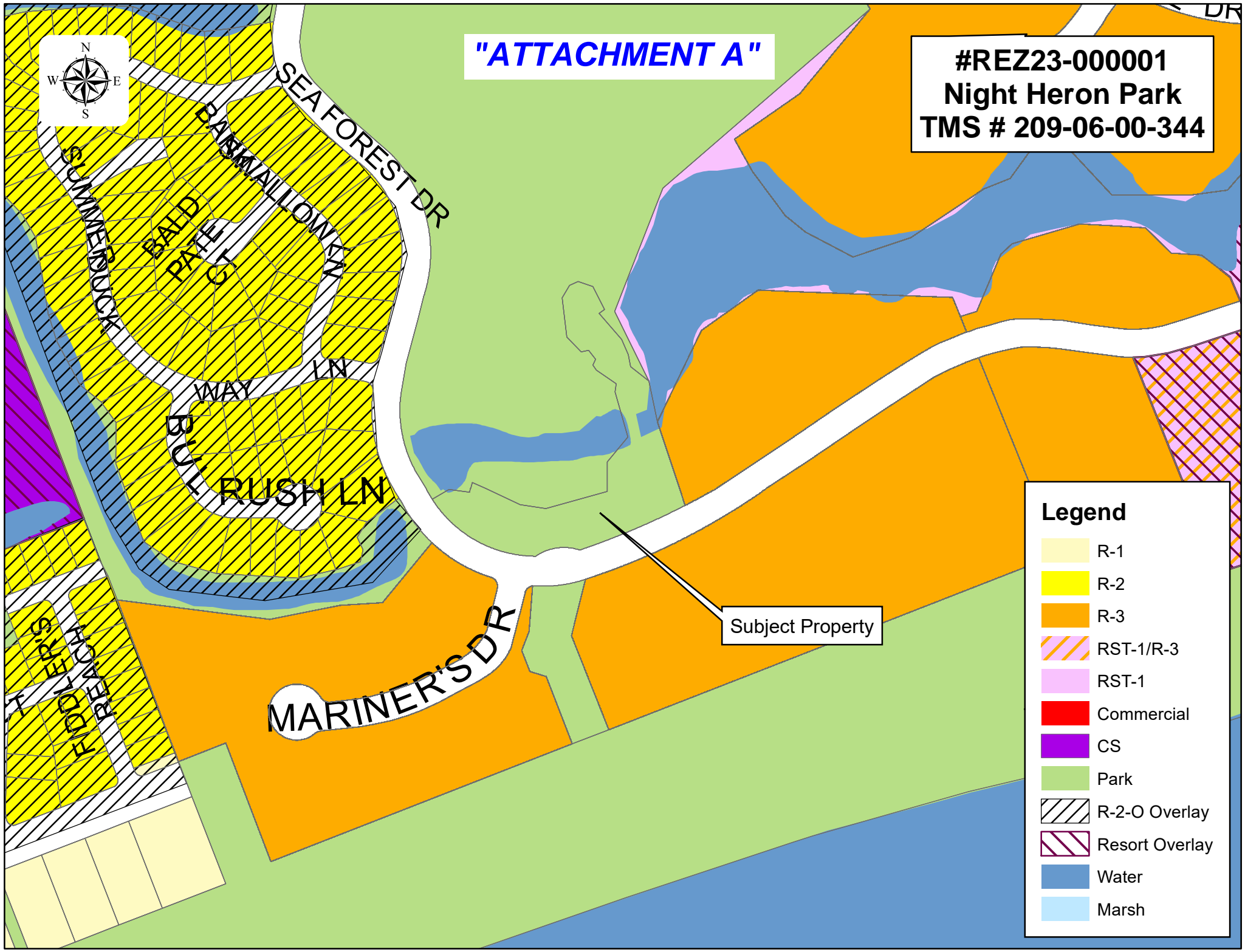


Legend

	R-1
	R-2
	R-3
	RST-1/R-3
	RST-1
	Commercial
	CS
	Park
	R-2-O Overlay
	Resort Overlay
	Water
	Marsh

"ATTACHMENT A"

#REZ23-000001
Night Heron Park
TMS # 209-06-00-344



Legend

- R-1
- R-2
- R-3
- RST-1/R-3
- RST-1
- Commercial
- CS
- Park
- R-2-O Overlay
- Resort Overlay
- Water
- Marsh