

MAYOR:

John Labriola

TOWN ADMINISTRATOR:

Stephanie Monroe Tillerson

TOWN ATTORNEY:

Joseph Wilson

TOWN OF



TOWN COUNCIL MEMBERS:

John Moffitt

Bradley D. Belt

Michael Heidingsfelder

Russell A. Berner

TOWN COUNCIL

Municipal Center Council Chambers

November 7, 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 September 5, 2023 [Tab 1]
 - B. Minutes of the Special Call Town Council Meeting of October 3, 2023 [Tab 2]
 - C. Minutes of the Town Council Meeting of October 3, 2023 [Tab 3]
- V. **Presentations:**
 - A. MUSC – Dr. Patrick Cawley
 - B. Fiscal Year 2022/2023 Audit Presentation – Mauldin Jenkins
- VI. **Updates:**
 - C. Mayor
 - D. Council Members
 - E. Administrator
- VII. **Citizens' Comments (Agenda Items Only):**
- VIII. **Old Business:**
 - A. To Consider Approval of **Ordinance 2023-17** – An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan – Land Use Element – Future Land Use Categories and Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Properties (TMS# 207-00-00-040; 265-16-00-159; 265-16-00-160) from “Medium Density Residential” to “Active Recreation and Open Space.”- **Second and Final Reading** [Tab 4]
 - B. To Consider Approval of **Ordinance 2023-18** – 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 Properties (TMS# 207-00-00-040;265-16-00-159;265-16-00-160) from “R-2 Residential” to “Parks and Recreation - **Second and Final Reading** [Tab 5]
 - C. To Consider Approval of **Ordinance 2023-19** - An Ordinance to Amend the Town of Kiawah Island Article 2, General Government and Administration, Chapter 2 – Municipal Council, Section 2-205 – Mayor Pro Tempore – **Second and Final Reading** [Tab 6]
- IX. **New Business:**
 - A. To Consider Approval of the Appointment of the Mayor pro Tempore
 - B. To Consider Approval of the Re-Appointment of Sanford Ain as Municipal Chief Court Judge [Tab 7]
 - C. To Consider Approval of the 2024 Ways and Means and Town Council meeting dates [Tab 8]

- D. To Consider Approval of **Ordinance 2023-20** – An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan – Land Use Element – Future Land Use Categories and Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Parcels Within the 2013 Amended and Restated Development Agreement – **First Reading** [Tab 9]
- E. To Consider Approval of **Ordinance 2023-21** – 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 Specific Parcels Within the 2013 Amended and Restated Development Agreement – **First Reading** [Tab 10]
- F. To Consider Approval of **Ordinance 2023-22** – An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning, Article II. – Zoning, Division 3. – Use Regulations, Section 12-103. – Conditions Of Use - **First Reading** [Tab 11]
- G. To Consider Approval of **Ordinance 2023-23** – An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning Ordinance Pursuant to Existing Ordinance 2013-14 to Remove the 2013 Amended and Restated Development Agreement from the Zoning Code as an Appendix – **First Reading** [Tab 12]

- X. Council Member Comments:
- XI. Citizens' Comments:
- XII. Adjournment:



TAB 1

TOWN COUNCIL

Agenda Item

TOWN COUNCIL
Municipal Center Council Chambers
September 5, 2023, 1:00 pm

Minutes

- I. **Call to Order:** Mayor Labriola called the meeting to order at 1:00 pm.
- II. **Pledge of Allegiance**
- III. **Roll Call:**

Present at the Meeting: John D. Labriola, *Mayor*
John Moffitt, *Mayor Pro Tem*
Brad Belt, *Council Member*

Present Via Zoom: Russell Berner, *Council Member*
Michael Heidingsfelder, *Council Member*

Also Present: Stephanie Tillerson, *Town Administrator*
Dorota Szubert, *Finance Director*
Joe Wilson, *Town Attorney*
John Taylor, Jr., *Planning Manager*
Bruce Spicher, *Building Inspector*
Jim Jordan, *Wildlife Biologist*
Erin Pomrenke, *Communications Manager*
David Wahl, *Arts and Cultural Events Council*
Duncan Webb, *Webb Management*

- IV. **Approval of Minutes:**
 - A. Minutes of the Town Council Meeting of August 9, 2023Approval of the August 9th minutes was deferred to the next meeting.

V. **Updates:**

A. Mayor

Mayor Labriola thanked Town and Community Association staff for the work done in preparing and informing the community of the clean-up following the hurricane.

B. Council Members

Council Member Berner stated that he walked the beach from boardwalks 31 to 38 following the storm, noting a pattern. Breeches in the first dunes occurred at locations where private boardwalks came down and where residents walked over the dunes to access the beach. He stated that the dunes protect the entire island and discussion of further measures to protect them should be part of the discussion at the upcoming fall Council Retreat.

Council Member Belt presented a slide from the work being done on the update of the Comprehensive Plan, posing questions on the survey conducted and the language of the results included in the *Economic Development* and *Diversity of Housing* elements. Mr. Taylor responded by stating that much of the information was pulled from plans and studies in the past, including the 2019 Housing Study conducted by the Town. He also noted that the Planning Commission will delve into the survey topics and the results surrounding housing in their workshop on the following day.

Council Members engaged in an in-depth discussion of the information presented with Council Member Belt reviewing comparisons to other resort communities that have more recently built or enhanced their Arts and Cultural facilities.

Council Member Heidingsfelder expressed the opinion that a facility can only be carried by the community and should not be carried by the municipality and that it is an independent, not Town-related, steering committee that pushes this idea forward.

Mayor Pro Tem Moffitt expressed the opinion that the information provided be taken under advisement, and it was premature to make any hard decisions before the ACEC had met and was allowed to discuss the information and formulate a plan.

Mayor Labriola stated that it would be a long journey and that the issues surrounding governance, control, and fiduciary responsibility would be worked out in time by an extremely talented and engaged Arts Council and steering committee.

B. Sea Turtle Research Donation

Ms. Pomrenke presented a request for the Town's support of the Turtle Research fundraising letter and for the Town to assist in sending out this information through the Town's e-news distribution.

The University of Georgia's Northern Recovery Unit Loggerhead DNA Project collects data on maternal DNA from turtle eggs to identify the individual female associated with each egg and develop a census of the nesting population. Typically, this project is funded through a federal grant but is now dependent on state grants and individual contributions.

The Kiawah Turtle Patrol is in support of the project, with Ms. Sager signing the letter. The Kiawah Island Community Association (KICA) is also on the letter, is supporting the project, and will be sending it out through their e-news as well.

Ms. Tillerson clarified that this was not a request for Town funding. The request is for Council approval to add the Town's name and logo to the letterhead.

Council members engaged in an in-depth discussion of the request. While supporting the effort, concerns were expressed about putting the letter on Town letterhead, associating it as soliciting donations, but that a letter from the fundraising organization could be published in the e-news distribution. Also discussed was that the Turtle Patrol was a volunteer organization under the Town.

Ms. Sager, permit holder for the Kiawah Turtle Patrol, explained the request was made to the Conservancy because of its previous help in raising funds for the project. The Conservancy was also looking to gain support from the Town along with KICA, and it was her understanding that the letter would be on the Conservancy's letterhead.

Council Members agreed to support a letter from the Conservancy that could be republished.

Council Member Belt motioned approval of a letter contingent upon it being signed by or from the Kiawah Island Conservancy and that the Town of Kiawah Island Turtle Patrol and Town of Kiawah Island mastheads would not be part of that letter. Mayor Pro Tem Moffitt seconded the motion.

Following further discussion, the motion was unanimously approved.

C. To Consider Approval of the Proposal for Municipal Banking Services

Mayor Pro Tem Moffitt stated that the Way and Means Committee requested Ms. Szubert investigate the options available for banking relationships. The Ways and Means Committee discussed her recommendation to remain with Wells Fargo and requested that she return to Wells

Fargo to see if some of the rates could be adjusted. Wells Fargo stated that as a small entity, the best rates were given, and with the costs involved with switching to a new bank, Ms. Szubert still requests to remain with Wells Fargo.

Ms. Schubert stated that every service provided at a new bank will bring some additional cost, including setting up a new lock box and new equipment for deposits. She noted that the rates being proposed would be going into effect on July 1st and provide additional savings.

Mayor Pro Tem Moffitt motioned to approve the proposal from Wells Fargo for municipal banking services and maintaining the current banking relationship with Wells Fargo. Council Member Belt seconded the motion.

Council Member Belt noted that the Ways and Means thoroughly discussed the financial elements along with the additional qualitative aspects that staff identified.

Following further discussion, the motion was unanimously approved.

D. To Consider Approval of the Amendment to the Town Attorney Contract Services Agreement with Joseph Wilson

Ms. Tillerson Stated that the Ways and Means Committee recommended that the current contract service agreement for Town Attorney remain in place, just changing the compensation rate from fixed to hourly.

After consulting with the labor attorney, he recommended a new, clean contract, but the decision was to deal just with the wages at this time. Being presented is the current contract with changes to the compensation along with amendments made to some of the language, modifying those things that are not appropriate, going from an hourly to a fixed rate. Reviewing some of the changes made, she noted that additional changes could be made at the request of Council.

Mayor Pro Tem Moffitt stated that the Ways and Means Committee agreed to recommend changing only the rate in the current contract to \$200.00 per hour, with no changes to the language, and suggested that any additional adjustments should be discussed at the Retreat taking place on Monday.

Council Member Belt motioned that Council approve the changed agreement that was recommended by the Ways and Means Committee, changing the fixed rate to an hourly rate. Mayor Pro Tem Moffitt seconded the motion.

There was an extensive discussion that edits would need to be made to the current contract in addition to changing the compensation. Mayor Labriola suggested taking an additional month to review a redline of the recommended changes. Mr. Wilson stated his request to Council was \$200.00 per hour, \$200.00 for expenses, and an increase in the litigation rate from 225.00 to \$250.00.

Council Members agreed only to change the rate of the compensation as recommended by the Ways and Means Committee, and any other changes to the current contract were not approved to be made. The redline document of the changes will be presented at the next Ways and Means Committee meeting.

Following the discussion, the motion was unanimously approved.

E. To Consider Approval of Resolution 2023-01 - A Resolution to Amend the Town of Kiawah Island Planning Department Fee Schedule

Mr. Taylor stated that the Ways and Means Committee recommended approval of the fee schedule with the understanding that staff would adjust the fees according to some comments that were made. The presented Planning Fee schedule showed the current planning fees schedule and a comparison that is highlighted in the two green columns: proposed A, which Ways and Means approved, and then proposed B, the proposed changes representing an approximately 20% increase on all the fees that are associated either with a public hearing process or a more extensive review from planning staff's perspective. The increase is comparable to other municipalities within the area.

Mayor Pro Tem Moffitt motion to approve Resolution 2023-01 to Amend the Town of Kiawah Island Planning Department Fee Schedule. Council Member Belt seconded the motion.

Council Member Heidingsfelder questioned the rate proposed for site plan review of a building greater than 5000 SF compared to the rate charged by the City of Charleston. Mr. Taylor stated that the City of Charleston fees encompassed review by their Board of Architectural Review as well as the additional three different technical committees included in their review process.

Following the discussion, the motion was unanimously approved.

F. To Consider Approval of Resolution 2023-03 - A Resolution to Adopt the Conflict-Of-Interest Policy

Council Member Heidingsfelder stated at the February Retreat, a small group was tasked with the development of a Conflict-of-Interest Policy. Despite being covered by South Carolina law, it was felt that more specificity was needed on how the policy should be handled.

Council Member Heidingsfelder stated that his first comprehensive draft was shared with Ms. Tillerson, HR Consultant, and Mr. Wilson. The current draft was revised and included items that were debated by the workgroup without a clear decision.

1. If the policy would apply to every volunteer involved with the Town (i.e., Turtle Patrol)
2. Agreement with the values stated in the policy, highlighting potential conflicts of interest that could arise.

Council Member Heidingsfelder motioned to approve Resolution 2023-03 to Adopt the Conflict-Of-Interest Policy. Council Member Berner seconded the motion.

Mayor Pro Tem Moffitt expressed concern with the language in the policy that states that "All Conflict-of-Interest disclosures are held in the strictest confidence possible and are shared only on a need-to-know basis." asking for clarification on the purpose of the statement. He pointed out that publicizing a potential conflict of interest, the examination, the determination made, and any resolution would remove any appearance of a conflict of interest.

Council Members engaged in an in-depth discussion of the concern with the language, who receives the annual conflict of interest disclosure forms and evaluates completeness and accuracy, who is involved with reviewing the disclosure forms, who determines if there is a conflict and what action should be taken based on what criteria, what process followed when the determination is made that a conflict was failed to be disclosed, and the need for further review and/or revisions.

Mayor Pro Tem Moffitt made a motion to table Resolution 2023-03 to Adopt the Conflict-Of-Interest Policy. Council Member Belt seconded the motion, and it was unanimously approved.

G. To Consider Approval of Ordinance 2023-15 - An Ordinance to Amend the Town of Kiawah Island Municipal Code Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Chapter 5 - Rental Applications and Regulations, Section 14-503 – Permit and Operating Requirements-First Reading

Mr. Spicher stated that the adoption of the 2021 series of codes included all the building codes and their various editions. It was recently discovered there was a conflict between the International Residential Code (IRC), used for new home construction, and the Property Maintenance Code (PMC), used for rental inspections.

Mr. Spicher explained that the conflict stems from when a homeowner attempts to utilize a room with a sloped ceiling for a bedroom. The IRC requires that 50 percent of the measured area of a room has a seven-foot ceiling height. The PMC has the same verbiage; the only difference is that one-third of the measured area of a room has a seven-foot ceiling height. The problem stems from the fact that new homes are inspected using the 50 percent guideline, and when going back to inspect that same house for a rental, it is inspected using the one-third guideline.

Mr. Spicher recommended changing the Town's rental ordinance to reflect the 50 percent language to resolve the conflict and make inspections consistent from new construction through the rental program.

Mayor Pro Tem Moffitt motioned to approve the first reading of Ordinance 2023-15 to amend Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Chapter 5 - Rental Applications and Regulations, Section 14-503 – Permit and Operating Requirements. Council Member Belt seconded the motion.

Council Members discussed the language in the ordinance stating that “all rental properties shall remain compliant with all currently adopted codes and ordinances,” questioning the impact of the ordinance change on older homes being inspected for a short-term rental license and if any changes would be retroactive.

The clarification was made that any short-term rental currently holding a license with a previously approved room will not be expected to comply with the ordinance change. Mr. Spicher stated that moving forward, the change would only affect a rental homeowner wishing to convert a room with a sloping ceiling to add an additional bedroom or habitable space; the room would have to comply with the 50 percent requirement.

Following the in-depth discussion, the motion was unanimously approved.

H. To Consider Approval of Ordinance 2023-16 - An Ordinance to Amend the Town of Kiawah Island Article 2 – General Government and Administration, Chapter 5 – Offices and Departments, Section 2-505, - Town Treasurer – First Reading

Mayor Pro Tem Moffitt stated that in the phrase stating, “pay all bills owed by the Town when approved by Council,” the proposed change would remove “when approved by Council” because Council does not approve payment of electric and water bills.

Mayor Pro Tem Moffitt motioned to approve the first reading of Ordinance 2023-16 to amend Article 2 – General Government and Administration, Chapter 5 – Offices and Departments, Section 2-505 - Town Treasurer. Council Member Berner seconded the motion.

Council Member Belt asked when the Treasurer knows a bill/invoice is okay to be paid. Ms. Tillerson reviewed the process when a bill or invoice comes in, which includes attaching supporting documentation, approval by a department head, and then review and approval by the Town Administrator.

Council Member Belt pointed out that Council approval is required to appropriate funds, and when directed to pay a bill, how the Treasurer knows that Council has appropriated the funds. Ms. Tillerson stated that the budget appropriates funds, and if not budgeted, any invoice over \$ 5,000

goes through the process of getting approved by the Mayor or by the Mayor and Mayor Pro Tem, depending on the cost. Invoices over \$10,000 have to have Ways and Means and Council approval.

After the discussion, Council Member Belt stated the point was that Council does not approve each and every bill but suggested that the phrase should be modified to “pay all bills owed by the Town to the extent that funds have been appropriated.” Mayo Pro Tem suggested modifying the phrase to “pay all bills owed by the Town with proper approvals.”

Mayor Pro Tem Moffitt amended his motion to approve the first reading of Ordinance 2023-16 with the modification of the phrase to “pay all bills owed by the Town subject to proper approval.” Council Member Belt seconded the motion, and it was unanimously approved.

I. To Consider Approval to Complete the Marsh Restoration and Public Access Feasibility Proposal

Mr. Jordan stated that the feasibility proposal study had been discussed in the last two Ways and Means Committee meetings. At the last meeting, the contract was approved with a hard stop after the initial assessment phase, which has been completed along with the preliminary report from Elko Consulting.

Mr. Jordan stated that as part of the initial assessment phase, meetings were held with the Kiawah River Bridge Access Subcommittee and with the full Marsh Management Workgroup. In the meeting with the workgroup, which has representatives from all entities, there was a hundred percent support for the five main goals and objectives, as well as a hundred percent support for continuing with the feasibility study.

Mr. Jordan also stated there had been a lot of discussions about the legal ramifications of the conservation easement. Based on the consultations between the Town Attorney and two attorneys for the Partners, they agree that the easement in this area does not begin until a hundred feet from the platted property line. He provided a map showing the hundred-foot buffer on both sides of the road, noting the Conservancy does not have a conservation easement on the left side of the road but on the right side. While not an impediment to the project moving forward, it would be incredibly unlikely that any potential work would extend outside of the hundred-foot buffer.

Council Member Belt motioned to approve the completion of the Marsh Restoration and Public Access Feasibility Study proposal. Mayor Pro Tem Moffitt seconded the motion.

Mr. Jordan confirmed to Council Member Berner that the Conservancy, with representatives on both the subcommittee, the full committee, and the workgroup, were one hundred percent supportive of the five objectives and moving forward with the study. Council Member Belt also confirmed that the hundred-foot easement had been looked at and resolved.

Following the discussion, the motion was unanimously approved.

Mayor Pro Tem Moffitt motioned to go into the Executive Session Pursuant to Section 30-4-70(a)(2) – Contractual, Real Estate Building and Site located at 1 Kiawah Island Parkway. To Discuss the Negotiation of the Purchase and Site of the Kiawah Island Real Estate Office. Council Member Heidingsfelder seconded the motion.

A request was made to consider amending the agenda to allow for Citizens’ Comments before going into the Executive Session.

Mayor Pro Tem Moffitt rescinded his motion to go into the Executive Session.

Council Member Belt motioned to amend the agenda to allow Citizens’ Comments as agenda item IX. Mayor Pro Tem Moffitt seconded the motion, and it was unanimously approved.

IX. Citizens' Comments:

Dave DeStefano – 1 Boroughs Hall

Mr. DeStefano commented on the earlier informal mention to do with either Workforce or low-income housing. He shared his involvement with a project in Rhode Island where low-income housing was built in an exclusive, high-end community. People did not move in because there was nothing for people of that socioeconomic background to do. He discussed his concerns with building low-income housing in the immediate area and his opinion that a more suitable geographic location would be halfway between Kiawah and Charleston.

Mr. DeStefano also commented on the discussion of a Performing Arts Center, comparing some of the numbers on rental days and income in the presentation to those of the Charleston Music Hall, noting that much more explanation would be needed. He also commented on the statistics provided in the first presentation on the target audience.

Maura McIlvain – 146 Blue Heron Pond Road

Ms. McIlvain commended Council Member Heidingsfelder for beginning the discussion of the conflict-of-interest policy and that she appreciated the work he and the staff working with him did. She noted that the document leads the community to believe we have protection, so the elements of the document, what is required, and the enforcement needs to meet that expectation as well. She asked that Council keep in mind that saying there is a conflict-of-interest policy and then putting it into a drawer makes the community think that something's being done about conflicts that really isn't.

Roger Warren – President of the Kiawah Island Golf Resort

Mr. Warren stated that he, too, was intrigued by the early discussion on Workforce housing. As the largest employer on the island, he stated it was a significant issue for all those who were looking to get employees. He stated that he didn't think the community should feel responsible for Workforce housing but does believe that if there were a positive way to do Workforce housing, support from the community would be appreciated.

Mr. Warren stated that many challenges come along with trying to plan where to build Workforce housing. The negative input received on any suggested locations, employees not wanting to live close to their jobs, providing daycare, and the current average cost of rent are problems that are in the best interest of a business to solve.

Mr. Warren indicated that building on land owned at Andell West, where the county is offering incentives to build Workforce housing, was an option, along with building on land owned between Kiawah and Maybank. The county would support it, but the Johns Island Community Association would not; they want it on Kiawah.

Mr. Warren stated that he would provide updates on what is being done, and, having a vested interest in the community, he would try to find a solution that works for everybody.

Mr. Warren also commented on the Performing Arts Center; he found it interesting that one of the proposals was to put it on Andell West, which he hadn't heard about, and that he would talk to Mr. Corrada. He stated it was an interesting concept and would be happy to be involved in any discussions.

Council Member Belt clarified there had been a couple of conversations with Mr. Corrada at the highest level about looking at potential spaces where a Performing Arts Center might be located. Mr. Corrada said that, conceptually, having something like that at Andell West would be worth considering. There was nothing ever specifically talked about that one particular parcel or anything else; it was just a concept.

Mayor Pro Tem Moffitt motioned to go into the Executive Session Pursuant to Section 30-4-70(a)(2) – Contractual, Real Estate Building and Site located at 1 Kiawah Island Parkway. To Discuss the Negotiation of the Purchase and Site of the Kiawah Island Real Estate Office. Council Member Belt seconded the motion.

X. Executive Session:

- A. Executive Session Pursuant to Section 30-4-70(a)(2) – Contractual, Real Estate Building and Site located at 1 Kiawah Island Parkway. To Discuss the Negotiation of the Purchase and Site of the Kiawah Island Real Estate Office**

Coming out of the Executive Session, no actions were taken, and no decisions were made. Council has previously authorized to submit a non-binding letter of intent with regard to the subject property, and there has been no change in that status.

XI. Council Member Comments:

None

XII. Adjournment:

The meeting was adjourned at 3:46 pm.

Submitted by,

Petra S. Reynolds, Town Clerk

Approved by,

John D. Labriola, Mayor

Date



TAB 2

TOWN COUNCIL

Agenda Item

**TOWN COUNCIL
SPECIAL CALL MEETING
Kiawah Island Municipal Center
Council Chambers
October 3, 2023, 12:00 pm**

Minutes

I. Call to Order: *Mayor Labriola called the meeting to order at 12:10 pm.*

II. Roll Call:

Present at the Meeting: John D. Labriola, *Mayor*
John Moffitt, *Mayor Pro Tem*
Brad Belt, *Council Member*
Russell Berner, *Council Member*

Present Via Zoom: Michael Heidingsfelder, *Council Member*

Also Present: Stephanie Tillerson, *Town Administrator*
Joe Wilson, *Town Attorney*

III. Executive Session:

A. Executive Session to receive legal advice regarding the 2013 Amended and Restated Development Agreement and Vested Rights pursuant to South Carolina Code Section 30-4-70(a)(2).

Council Member Berner motion to move into Executive Session to receive legal advice regarding the 2013 Amended and Restated Development Agreement and Vested Rights pursuant to South Carolina Code Section 30-4-70(a)(2). Mayor Pro Tem Moffitt seconded the motion.

Council Member Belt stated he had raised the issue previously, that it is not clear to him that this is an adequate basis for going into Executive Session. He reminded his fellow Council Members that in 1998, the State Legislature changed this provision to remove simply receiving legal advice as a basis for going into Executive Session. The now basis in 30-40-70 is the discussion of negotiations incident to a proposed contractual arrangement. There are no negotiations regarding the 2013 Amended Restated Development Agreement (ARDA). Vested rights are a matter of interpretation under the state statute, and the Council can certainly discuss the applicability of State Statute to amend the ARDA in public session unless the purpose is to receive legal advice relating to a pending threat or potential claim, which I may be, but he had not been apprised of that. Then, there would not be an adequate basis for going into Executive Session.

Council Member Belt stated that the second point he would make is that in addition to discussing vested rights publicly, he would hope that what is not going to be heard from Council is a request by the community to retain the services of a Consulting Engineer, a municipal engineer, or a civil engineer to review the proposed site plan would somehow result in a threat of liability for the Town on the part of Kiawah Partners because for some reason it might delay their attainment of vested rights under the state Vested Rights Act.

Following the discussion, the motion was unanimously approved.

Council Member Berner motioned to come out of the Executive Session. Mayor Pro Tem Moffitt seconded the motion, and it was unanimously approved.

*The motion to close the Executive Session was made after the October 3rd Town Council meeting was started.

IV. Adjournment:

The meeting was adjourned at 1:04 pm.

Submitted by,

Petra S. Reynolds, Town Clerk

Approved by,

John D. Labriola, Mayor

Date



TAB 3

TOWN COUNCIL

Agenda Item

WORK IN PROGRESS

The minutes of the October 3rd Town Council Meeting are complete and will be posted when they have been reviewed on Monday.

Thank you, Petra



TAB 4

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-17

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 PROPERTIES (TMS# 207-00-00-040; 265-16-00-159; 265-16-00-160) FROM “MEDIUM DENSITY RESIDENTIAL” 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 for the subject properties identified (TMS# 207-00-00-040; 265-16-00-159; 265-16-00-160) from Medium Density Residential 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 September 6, 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 the Town Council that the subject request be approved; and

WHEREAS, a properly noticed Public Hearing was held on October 3, 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 properties (TMS# 207-00-00-040; 265-16-00-159; 265-16-00-160) from “Medium Density Residential” 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 7TH DAY OF NOVEMBER 2023.

John Labriola, Mayor

Petra Reynolds, Town Clerk

First Reading: October 3, 2023

Second Reading: November 7, 2023



Future Land Use Map

Future Land Use Map

Categories

ACTIVE REC AND OPEN SPACE

ACTIVE REC RESIDENTIAL AND OPEN SPACE

CIVIC AND INSTITUTIONAL

COMMERCIAL

CONSERVATION

HIGH DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

MIXED USE

RESORT

RIGHT-OF-WAY

Water

Marsh

Town of Kiawah Island Future Land Use Map

*SUBJECT TO ANY CURRENT DEVELOPMENT AGREEMENT

THIS MAP HAS BEEN PREPARED FROM DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA RECORDED TO DATE. PROPERTY LINES DEPICTED DO NOT NECESSARILY REPRESENT ACTUAL LAND SURVEYS. THIS MAP IS NOT A LEGAL DOCUMENT. GRID IS BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATES.

Print Date: 07/03/2019
File: TOKI_GIS_ZONINGMASTER
Town of Kiawah Island
Community Development Department
Zoning & Planning
Prepared By: JWTJ

Adopted October 5, 2010
As Amended

0 0.03 0.06 0.12 0.18 0.24 Miles



TAB 5

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-18

**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 PROPERTIES (TMS# 207-00-00-040; 265-16-00-159;
265-16-00-160) FROM “R-2 RESIDENTIAL” TO “PARKS AND RECREATION” 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 properties identified (TMS# 207-00-00-040; 265-16-00-159; 265-16-00-160) from the R-2, Residential (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 September 6, 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 the Town Council that the subject request be approved; and

WHEREAS, Town Council held a Public Hearing on October 3, 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 7th DAY OF NOVEMBER 2023.**

John Labriola, Mayor

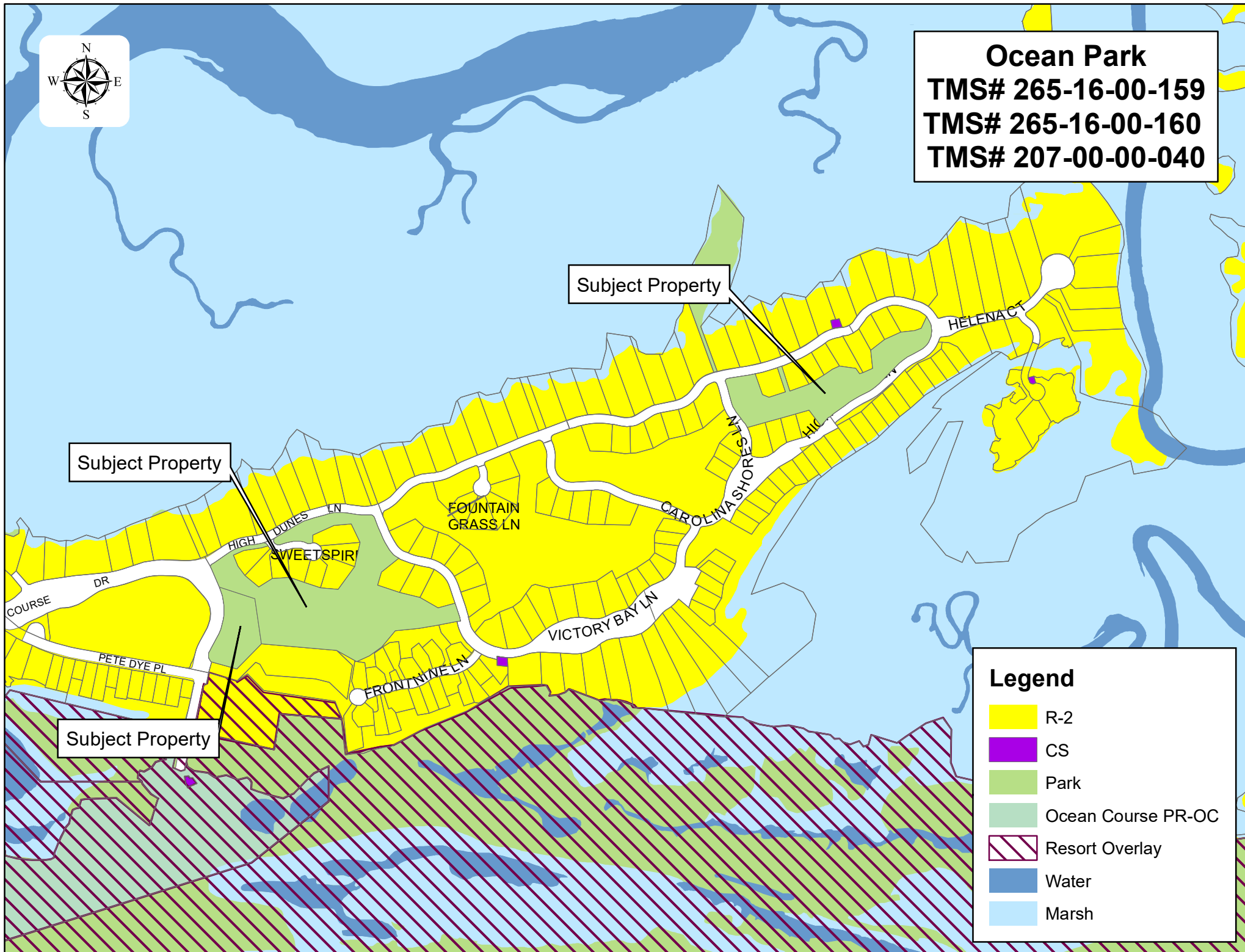
Petra Reynolds, Town Clerk

First Reading: October 3, 2023

Second Reading: November 7, 2023



Ocean Park
TMS# 265-16-00-159
TMS# 265-16-00-160
TMS# 207-00-00-040



Legend

- R-2
- CS
- Park
- Ocean Course PR-OC
- Resort Overlay
- Water
- Marsh



TAB 6

TOWN COUNCIL

Agenda Item

ORDINANCE 2023-19

AN ORDINANCE TO AMEND THE TOWN OF KIAWAH ISLAND MUNICIPAL CODE ARTICLE 2 – GENERAL GOVERNMENT AND ADMINISTRATION, CHAPTER 2. – MUNICIPAL COUNCIL, SECTION 2-205. – MAYOR PRO TEMPORE

WHEREAS, the Town of Kiawah Island Code of Ordinances currently contains Article 2 – General Government and Administration, Chapter 2. – Municipal Council, Section 2-205 governing the Mayor Pro Tempore; and

WHEREAS, the Town of Kiawah Island now finds that, upon further review, amending Section 2-205(a), governing the term of the Mayor Pro Tempore is in the best interest of the Town and will promote continuity in the Town Council; and

WHEREAS, the Town Council wishes to amend Section 2-205(a) to adopt changing the term of the Mayor Pro Tempore to four years.

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 2 – General Government and Administration, Chapter 2. – Municipal Council, Section 2-205(a) governing the Mayor Pro Tempore.

Section 2 Ordinance

The Town hereby amends Section 2-205 – Mayor Pro Tempore as follows:

Sec. 2-505. – Mayor Pro Tempore.

- (a) After any general election for Council, the Council shall, at the first meeting of the newly constituted Council, elect from its membership a Mayor Pro Tempore to serve for a term of not more than four years.
- (b) The Mayor Pro Tempore shall act as mayor during the absence or disability of the mayor. If a vacancy occurs in the office of the Mayor, the Mayor Pro Tempore shall serve until a successor is elected.
- (c) In the event of sickness or temporary absence of the Mayor Pro Tempore while acting as Mayor, the Council Members present shall elect a presiding officer. In the event of the resignation or permanent absence of the Mayor Pro Tempore, the Mayor, and Council shall elect a Council Member to serve as Mayor Pro Tempore until the next council election.

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 7TH DAY OF NOVEMBER 2023.

John Labriola, Mayor

ATTEST:

By: _____
Petra Reynolds, Town Clerk

1st Reading: October 3, 2023

2nd Reading: November 7, 2023



TAB 7

TOWN COUNCIL

Agenda Item

Article 6; Section 6-104. - Appointment of Municipal Judge

The Town Council shall appoint a Municipal Judge who shall serve for a fixed term of not less than two years but not more than four years and until his successor is appointed and qualified. Such municipal judge may be a county magistrate, as provided by law.

(Code 1993, § 6-104; Ord. No. 2004-5, 9-14-2004)

Article 6; Section 6-105. - Jurisdiction

The Municipal Judge shall hear and determine all cases within the jurisdiction of municipal courts under state law, including violations of municipal ordinances.

(Code 1993, § 6-105)



TAB 8

TOWN COUNCIL

Agenda Item

2024
Town Council and Ways & Means
Proposed Meeting Dates

Ways and Means Committee

10:00 am

Town Council

1:00 pm

January	9 th	- New Year's Day January 1 st
February	6 th	
March	5 th	
April	2 nd	
May	7 th	
June	4 th	
July	2 nd	
August	6 th	
September	10 th	- Labor Day September 2 nd
October	1 st	
November	5 th	
December	3 rd	



TAB 9

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-20

**AN ORDINANCE TO AMEND THE TOWN OF KIAWAH ISLAND COMPREHENSIVE PLAN
– LAND USE ELEMENT – FUTURE LAND USE CATEGORIES AND COMPREHENSIVE
PLAN MAP IX.2, FUTURE LAND USE; TO CHANGE THE FUTURE LAND USE
DESIGNATION FOR THE SUBJECT PARCELS WITHIN THE 2013 AMENDED AND
RESTATED DEVELOPMENT AGREEMENT AND PROPERTY LOCATED AT
BEACHWALKER DRIVE (TMS# 207-05-00-116)**

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

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

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

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

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to change the Future Land Use category of for the subject properties identified within the 2013 Amended and Restated Development Agreement; and

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 TMS# 207-05-00-116 which is not part of the 2013 Amended and Restated Development Agreement; 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 October 4, 2023 and October 19, 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 October 24, 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 properties Within The 2013 Amended and Restated Development Agreement and the subject parcel TMS# 207-05-00-116.

SECTION 2 Amendment

The Town hereby amends the Future Land Use Designation for the referenced parcels attached hereto and incorporated herein by reference as “*Exhibit A.*”

SECTION 3 Ordinance

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

SECTION 4 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 5 Effective Date and Duration

This Ordinance shall be effective upon second reading approval.

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

John Labriola, Mayor

Petra Reynolds, Town Clerk

First Reading:

Second Reading:

2013 ARDA Beachwalker Parcels Proposed Rezonings

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Rezoning Staff Recommendaition (Revised 10.19.23)	Planning Commission Recommendation 10.19.2023
Parcel 8 - Parkway Gate (shared parcel 207-05-00-120)				
Future Land Use	Commercial	Commercial	Mixed Use	Medium Density Residential
Zoning	Commercial	Commercial	BW-1, Beachwalker 1	R-2, Residential
Building Height (R)	no residential	no residential	2.5 stories / 40'	2.5 stories / 40'
(C)	2.5 stories / 35' height	2.5 stories / 35'	2.5 stories / 35'	
Dwelling Units per Acre (Density)	F.A.R. 0.20-0.25	F.A.R. 0.20	6 DUs per acre	6 DUs per acre
Dwelling Units per Building			4 DUs per building	4 DUs per building
*Parcel 8 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identided by ARDA share the same TMS # as created through the subdivision process.				
Property Description: This parcel is currently undeveloped.				
Parcel 9 - Beachwalker Office Park (207-05-00-004)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-2 / C	R-2 / C	R-2	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
Property Description: This parcel is currently undeveloped and being used as parking. Historically a commerial use with former Beachwalker office park and temporary KICA fitness center.				
Parcel 10 - Marsh Point Residual (shared parcel 207-05-00-120)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	Medium Density Residential
Zoning	R-2 / C	R-2 / C	BW-1	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'	2.5 stories / 35'	
Dwelling Units per Acre (Density)	6 DUs per acre (4 Total Units)	6 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Parcel 10 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identided by ARDA share the same TMS # as created through the subdivision process.				
Property Description: This parcel is currently undeveloped.				
Parcel 11 - Beachwalker Lagoon (207-05-00-117)				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3	R-3, Residential
Building Height (R)	4 stories / 50'	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.				
Former Church Parcel (207-05-00-116)				
Future Land Use		Mixed Use	High Density Residential	High Density Residential

Zoning		R-3 / C	R-3	R-3, Residential
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		4 DUs per building	4 DUs per building	4 DUs per building
*This parcel is not part of ARDA; *rezoned in 2016				
Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.				
Parcel 13				
(Lot 1) (Third ARDA Amendment)(207-05-00-118)				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Lot 1 Limited Height Zone based on ARDA 3rd Amendment	Limited Height Zone 3 stories / 55'			
***Lot 1 Varied DUs per building based on ARDA 3rd Amendment	two (no more than 14 DUs); two up to 10 DUs; remainder no more than 8 DUs)			
Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.				
The Cape (Second ARDA Amendment)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
*Area Limited Height Zone based on ARDA 2nd Amendment	Limited Height Zone 25' Height Zone A; 35' Height Zone B		**Structures within in 30' of any property line may not exceed 40' in height.	
***Varied DUs per building based on ARDA 2nd Amendment	two (up to 20 DUs); two (up to 12 DUs); remainder (not more than 8 DUs)			
Property Description: This parcel is currently under construction for permitted multifamily development and western beach club.				
Timbers				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
			**Structures within in 30' of any property line may not exceed 40' in height.	
Property Description: This parcel is currently developed as multifamily development.				
Parcel 12				

Parcel 12A Beachwalker Park (207-05-00-001)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-3 / C	R-3 / C	R-2	R-2, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Parcel 12A is not a unique parcel with a separate TMS # identified by ARDA. Parcel 12A contains Parcel 207-05-00-001 and overlays Parcel 207-05-00-0011 (The eastern portion of Captain Sams)				
Property Description: This parcel is currently the site of existing Beachwalker County Park facilities and parking.				
Parcel 12B - Captain Sams				
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	R-1	R-1, Residential
Building Height (R)	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)	no commercial	no commercial		
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre	3 DUs per acre
Dwelling Units per Building				
*A portion of this parcel 207-05-00-0011 contains ARDA overlay.				
Property Description: This parcel is currently undeveloped.				
Parcel 16 - The Settlement				
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2, PR. C	R-2, PR	R-2, PR*	R-1, Residential PR, Parks and Recreation*
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
			*area for existing club facility including spa, proposed text amendment for use conditions	*Residential lots (R-1); River Course (PR) *Proposed text amendment to Sec. 12-10 Conditions of Use. (Area for existing club facility including spa to be allowed under The PR zoning designation)
Property Description: This parcel is currently developed as single family residential and includes the River Course.				
Parcel 41 - Osprey Beach				
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential, Active Recreation and Open Space	Low Density Residential, Active Recreation and Open Space
Zoning	R-1, C	R-1, PR	R-1, PR	R-1, Residential PR, Parks and Recreation*
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
Property Description: This parcel is currently developed as single family residential and includes the East Beach Club.				*Residential lots (R-1); East Beach Club (PR)



TAB 10

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-21

**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 SPECIFIC PARCELS WITHIN THE 2013 AMENDED
AND RESTATED DEVELOPMENT AGREEMENT AND PROPERTY LOCATED AT
BEACHWALKER DRIVE (TMS# 207-05-00-116)**

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

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

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

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

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to rezone the subject properties identified within the 2013 Amended and Restated Development Agreement; and

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to rezone the property located at Beachwalker Drive (TMS#207-05-00-116), which is not part of the 2013 Amended and Restated Development Agreement; 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 October 4, 2023, and October 19, 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, a properly noticed Public Hearing was held on October 24, 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 Purpose

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning, Article II. – Zoning, Division 2. - Zoning Map/Districts, Section 12-62. – Zoning Map

SECTION 2 Amendment

The Town hereby amends the zoning classification for the referenced parcels attached hereto and incorporated herein by reference as “*Exhibit A.*”

SECTION 3 Ordinance

The Town of Kiawah Island Zoning Map, be, and the same hereby amended as follows in “*Exhibit B.*”

SECTION 4 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 5 Effective Date and Duration

This Ordinance shall be effective upon second reading approval.

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

John Labriola, Mayor

Petra Reynolds, Town Clerk

First Reading:

Second Reading:

2013 ARDA Beachwalker Parcels Proposed Rezonings

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Rezoning Staff Recommendaition (Revised 10.19.23)	Planning Commission Recommendation 10.19.2023
Parcel 8 - Parkway Gate (shared parcel 207-05-00-120)				
Future Land Use	Commercial	Commercial	Mixed Use	Medium Density Residential
Zoning	Commercial	Commercial	BW-1, Beachwalker 1	R-2, Residential
Building Height (R)	no residential	no residential	2.5 stories / 40'	2.5 stories / 40'
(C)	2.5 stories / 35' height	2.5 stories / 35'	2.5 stories / 35'	
Dwelling Units per Acre (Density)	F.A.R. 0.20-0.25	F.A.R. 0.20	6 DUs per acre	6 DUs per acre
Dwelling Units per Building			4 DUs per building	4 DUs per building
*Parcel 8 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identided by ARDA share the same TMS # as created through the subdivision process.				
Property Description: This parcel is currently undeveloped.				
Parcel 9 - Beachwalker Office Park (207-05-00-004)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-2 / C	R-2 / C	R-2	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
Property Description: This parcel is currently undeveloped and being used as parking. Historically a commerial use with former Beachwalker office park and temporary KICA fitness center.				
Parcel 10 - Marsh Point Residual (shared parcel 207-05-00-120)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	Medium Density Residential
Zoning	R-2 / C	R-2 / C	BW-1	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'	2.5 stories / 35'	
Dwelling Units per Acre (Density)	6 DUs per acre (4 Total Units)	6 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Parcel 10 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identided by ARDA share the same TMS # as created through the subdivision process.				
Property Description: This parcel is currently undeveloped.				
Parcel 11 - Beachwalker Lagoon (207-05-00-117)				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3	R-3, Residential
Building Height (R)	4 stories / 50'	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.				
Former Church Parcel (207-05-00-116)				
Future Land Use		Mixed Use	High Density Residential	High Density Residential

Zoning		R-3 / C	R-3	R-3, Residential
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		4 DUs per building	4 DUs per building	4 DUs per building
*This parcel is not part of ARDA; *rezoned in 2016				
Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.				
Parcel 13				
(Lot 1) (Third ARDA Amendment)(207-05-00-118)				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Lot 1 Limited Height Zone based on ARDA 3rd Amendment	Limited Height Zone 3 stories / 55'			
***Lot 1 Varied DUs per building based on ARDA 3rd Amendment	two (no more than 14 DUs); two up to 10 DUs; remainder no more than 8 DUs)			
Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.				
The Cape (Second ARDA Amendment)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
*Area Limited Height Zone based on ARDA 2nd Amendment	Limited Height Zone 25' Height Zone A; 35' Height Zone B		**Structures within in 30' of any property line may not exceed 40' in height.	
***Varied DUs per building based on ARDA 2nd Amendment	two (up to 20 DUs); two (up to 12 DUs); remainder (not more than 8 DUs)			
Property Description: This parcel is currently under construction for permitted multifamily development and western beach club.				
Timbers				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
			**Structures within in 30' of any property line may not exceed 40' in height.	
Property Description: This parcel is currently developed as multifamily development.				
Parcel 12				

Parcel 12A Beachwalker Park (207-05-00-001)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-3 / C	R-3 / C	R-2	R-2, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Parcel 12A is not a unique parcel with a separate TMS # identified by ARDA. Parcel 12A contains Parcel 207-05-00-001 and overlays Parcel 207-05-00-0011 (The eastern portion of Captain Sams)				
Property Description: This parcel is currently the site of existing Beachwalker County Park facilities and parking.				
Parcel 12B - Captain Sams				
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	R-1	R-1, Residential
Building Height (R)	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)	no commercial	no commercial		
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre	3 DUs per acre
Dwelling Units per Building				
*A portion of this parcel 207-05-00-0011 contains ARDA overlay.				
Property Description: This parcel is currently undeveloped.				
Parcel 16 - The Settlement				
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2, PR. C	R-2, PR	R-2, PR*	R-1, Residential PR, Parks and Recreation*
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
			*area for existing club facility including spa, proposed text amendment for use conditions	*Residential lots (R-1); River Course (PR) *Proposed text amendment to Sec. 12-10 Conditions of Use. (Area for existing club facility including spa to be allowed under The PR zoning designation)
Property Description: This parcel is currently developed as single family residential and includes the River Course.				
Parcel 41 - Osprey Beach				
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential, Active Recreation and Open Space	Low Density Residential, Active Recreation and Open Space
Zoning	R-1, C	R-1, PR	R-1, PR	R-1, Residential PR, Parks and Recreation*
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
Property Description: This parcel is currently developed as single family residential and includes the East Beach Club.				*Residential lots (R-1); East Beach Club (PR)



TAB 11

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-22

AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING, ARTICLE II. – ZONING, DIVISION 3. – USE REGULATIONS, SECTION 12-103. – CONDITIONS OF USE

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

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance, Sec. 12- 103. Conditions of Use* to modify the conditions for personal improvement services as a permitted use associated within the PR, Parks and Recreation Zoning Category; and

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

WHEREAS, the Planning Commission held a meeting on October 4, 2023, and October 19, 2023, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

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

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

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

Section 1 **Purpose**

The purpose of this Ordinance is to amend Chapter 12. Article II. Zoning Division 2. Zoning Map/Districts. Section 12-103. Conditions of Use.

Section 2 **Ordinance**

The Town hereby amends Section 12-103. as shown in the attached “Exhibit 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 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 Labriola, Mayor

ATTEST:

By: _____
Petra Reynolds, Town Clerk

1st Reading:

2nd Reading:

EXHIBT A

Sec. 12-103. Conditions of use.

- (a) *Planned development.* Planned developments shall follow the planned development provisions contained in sections 12-73 and 12-159, and the code text and zoning district map amendments provisions contained in section 12-158.
- (b) *Educational services.* Educational services are those services offered for the exclusive use of residents, on island employees and guests of Kiawah Island for instruction and care of their dependent children. The following conditions must be met for an educational services use:
 - (1) Proof of application for the facilities license from the South Carolina Department of Social Services where appropriate;
 - (2) Play areas within 50 feet of a residential zoning district shall be buffered pursuant to section 12-127;
 - (3) Off-street parking requirements contained within this article are met and are buffered in accordance with section 12-128;
 - (4) Site plans for ingress/egress, loading/unloading and the location of the parking areas are approved by the Planning Director; and
 - (5) Proposed outdoor lighting of the facility does not negatively impact neighboring properties or the beachfront.
- (c) *Health care services.* These services include medical clinics with outpatient services, physicians' and dentist's offices. Outpatient clinics, including offices for physicians or dentists, shall be limited to 2,000 square feet of floor area and shall not provide a base for emergency medical vehicles or service unless approved as a special exception pursuant to special exception provisions contained in this article.
- (d) *Museums, historical sites and similar institutions.*
 - (1) Historical sites within residential areas shall be restricted to the hours between 7:00 a.m. and 8:00 p.m.
 - (2) Historical sites, libraries, archives, museums and/or art galleries shall be completely housed within the principal use.
 - (3) Nature exhibitions.
 - a. Where nature exhibitions are of public ownership or listed in the National Registry of Natural Landmarks or registered as a Heritage Site with the South Carolina Heritage Trust in accordance with the provisions of Act No. 600 of the 1976 Acts and Joint Resolutions, either in public or private ownership, accessory uses to acquire maintenance revenue are permitted.
 - b. Accessory uses are limited to the retail sale of gifts, novelties, souvenirs, and food services. Accessory structures so used shall not exceed ten percent in size of the principal structures when the nature exhibit is housed, or 1,200 square feet for each acre when the nature exhibit is not enclosed.
 - c. Parking requirements for each accessory use, in addition to the parking requirements for the principal use, shall comply with the parking requirements of section 12-128.
 - d. Signs advertising accessory uses shall be located on the premises and not visible from a public road.
 - (4) Botanical gardens and/or arboretums shall be housed completely on the grounds of the principal use.

EXHIBIT A

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

EXHIBIT A

- i. Cable television amplifiers.
- j. Other such similar equipment, typically installed above ground.
- (4) *Utility cabinets, utility structures.* For utility cabinets which measure approximately nine feet in length by six feet in width, and once installed, stand approximately five feet above grade, and for any other utility structures which the zoning administrator determines are similar in size and impact on the community shall be treated as accessory structures and the following standards shall apply:
 - a. Structure shall not be located on property zoned for residential use and must be located a minimum of ten feet from any residential property line.
 - b. Structure shall be surrounded by a landscaped buffer, pursuant to section 12-127.
- (h) *Commercial accommodations.* Hotels or inns providing more than 50 guestrooms shall comply with the special exception provisions of this article or shall be a part of a development agreement.
- (i) *Financial services.*
 - (1) Automated teller machines (ATM), stand-alone.
 - (2) ATMs shall be walk-up style and shall be permitted as accessory uses.
- (j) *Food and beverage services.*
 - (1) *Bars, cocktail lounges, taverns.*
 - a. Bars or lounges, including taverns, cocktail lounges or member exclusive bars or lounges serving alcoholic beverages are only permitted in restaurants, private clubs, hotels, inns, or country clubs.
 - b. Where applicable, these uses shall comply with the special exception provisions of this article.
 - (2) *Catering services.* Catering service facilities shall only prepare and store food in permitted restaurants, private clubs, hotels, inns, or country clubs.
 - (3) *Restaurant, general.* All general restaurants not a part of a hotel, inn, private club or country club and occupying over 2,000 square feet of floor area shall comply with the special exception provisions of this article.
 - (4) Restaurant, café, coffee shop or snack bar is only permitted in the CS-2 as an ancillary use to the building's primary function as office and meeting space.
 - (5) Be designed so that light sources are shielded from adjacent single-family residential properties, and property zoned R-2.
- (k) *Information industries.*
 - (1) *Advertising services.* All advertising associated with this use shall be contained within the structure and not visible, except for any permitted sign, on the exterior of the structure.
 - (2) *Radio and television broadcasting studios.* All radio or television broadcast studios shall be located within a structure. No mobile radio or television broadcast stations are permitted as a permanent use. Temporary use permits may be granted if applicant complies with temporary use permit requirements.
- (l) *Government offices.* Government offices shall:
 - (1) Meet the buffer requirements of section 12-127;
 - (2) Provide off-street parking as required in section 12-128; and
 - (3) Be designed so that light sources are shielded from adjacent single-family residential properties.

EXHIBIT A

(m) *Communications towers.*

- (1) *Purpose and legislative intent.* The Federal Telecommunications Act of 1996 affirmed the Town of Kiawah Island's authority concerning the placement, construction and modification of wireless telecommunications facilities. The regulations of this section are designed to site communications towers on Kiawah Island. It is the intent of this article to allow for the harmonious co-existence of communications towers and other land uses. It is also the intent of this article to reduce the overall negative impact of communications towers by:
 - a. Reducing the number of towers needed through a policy of encouraging collocation; and
 - b. Encouraging the following, if collocation is not feasible:
 1. The use of stealth tower design, as defined in subsection (m)(3) of this section;
 2. The clustering of towers (tower farms);
 3. The placement of towers away from roadways;
 4. The provision of effective screening; and
 5. The location of communications equipment on existing structures.
- (2) *Collocation exemption.* Proposed communications equipment collocating on existing towers and structures without adding to their height shall require only a zoning permit and shall not be subject to the requirements of this section.
- (3) *Stealth tower provision.*
 - a. For the purposes of this section, the term "stealth tower" means a communications tower not exceeding 120 feet in height designed to unobtrusively blend into its existing surroundings so as not to have the appearance of a communications tower and is designed to hide, obscure, or conceal the presence of the towers and antennas. Examples of stealth towers include, but are not limited to, antenna tower alternative structures, architecturally roof-mounted antennas, building-mounted antennas painted to match the existing or proposed trees and landscaping, antenna structures designed to look like light poles or electrical utility poles, artificial trees, clock towers, flagpoles, steeples, water towers or water tanks.
 - b. All proposed stealth tower designs must be approved by the Planning Director.
 - c. A complete zoning permit application for a stealth tower that meets all requirements of this article shall be approved.
- (4) *Preapplication meeting.* Prior to submitting a formal application for a zoning permit for a communications tower the applicant is required to attend one or more preapplication meetings. The purpose of the preapplication meeting is to address key issues which will help to expedite the review and permitting process. The Planning Director may conduct a site visit at the preapplication meeting.
- (5) *Zoning permit submittal requirements.* Prior to zoning permit approval, all applications for communications towers shall complete the site plan review process as provided in section 12-162. In addition to any site plan review requirements, the application must contain the following items:
 - a. A site plan, drawn to engineer's scale, showing the location of the tower guy anchors (if any), existing or proposed buildings and structures or improvements, including parking, driveways or access roads, fences and protected Grand trees affected by the proposed construction. If there are no Grand trees affected, a surveyor's statement on the site plan must be shown. Adjacent land uses shall also be noted on the site plan, with precise measurements noted between the proposed tower and any residential structures on surrounding properties.

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

- a. In order to better inform the public, in the case of a new communications towers, the applicant shall hold a balloon test as follows:
 - 1. Applicant shall arrange to fly, or raise upon a temporary mast, a minimum of three-foot diameter brightly colored balloon at the maximum height of the proposed new tower.
 - 2. The dates, (including a second date, in case of poor visibility on the initial date) shall be provided to the Planning Director ten days after receipt of the complete application notice.
 - 3. The dates shall be set at minimum 15 days prior to the Planning Director making a final decision on the zoning permit.
 - 4. The balloons shall be flown for ten consecutive hours between 8:00 a.m. and 6:00 p.m.
 - b. Once the application is deemed complete by the Planning Director for a communications tower zoning permit, the Planning Department shall provide parties in interest, personal, posted and newspaper notice in accordance with the requirements of section 12-156. The public notice shall include the dates of the balloon tests as provided by the applicant and the date the Planning Director must make a final decision on the zoning permit.
- (8) *Time limit for staff review.* Upon receipt of an application deemed complete by the Planning Director for a communications tower zoning permit, the Planning Director shall have a maximum of 45 days to act on the application. The 45 days begins from the date the applicant is sent written notice of a complete application from the Planning Director. Failure to act on the application within 45 days will result in the applicant being granted a zoning permit.
- (9) *Zoning permit approval criteria.*
- a. A complete zoning permit application for a stealth tower that meets all requirements of this article shall be approved.
 - b. Upon review of a complete application, no zoning permit shall be issued for a communications tower, until the Planning Director determines that the proposed tower complies with the following criteria and standards:
 - 1. The location and height of the proposed tower will not substantially impact the character of property listed in or eligible for the National Register of Historic Places, other significant environmental, cultural or historical site officially designated scenic roads or rivers and that the tower is designed to blend into the environment and minimize visual impact.
 - 2. If a completely new tower is necessary, the applicant must provide written proof of attempts at collocation and siting a tower on the same lot near an existing tower were proven not feasible or practical.
 - 3. The applicant has pursued any available publicly owned sites and privately owned sites occupied by a compatible use, and if not utilized, that these sites are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements.
 - 4. Staff shall review and approve the color and materials to be used for the proposed tower.
 - 5. If the Planning Director finds a proposed communications tower will have a substantially negative impact on a surrounding area or adjoining property, the use shall fall under the special exception (S) provisions of this article.
 - c. In determining whether the use shall fall under the special exception (S) provisions the Planning Director may consider one or more of the following items:
 - 1. The proposed use will be detrimental to adjacent land uses including historical sites;

EXHIBT A

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

EXHIBT A

- (1) Maximum dimensions: nine feet in length by six feet in width, and once installed, stands no more than five feet above grade.
 - (2) Structure shall not be located on property zoned for residential use and must be located a minimum of ten feet from any residential property line.
 - (3) Structure shall be surrounded by a landscaped buffer, as determined by the Planning Director pursuant to section 12-127.
 - (u) *Transportation; bus passenger stands.* The design and location of bus passenger stands shall only be approved after completing the site plan review procedures contained within section 12-162.
- (Code 1993, § 12A-302; Ord. No. 2005-08, § 12A-302, 10-12-2005; Ord. No. 2006-08, § 2.1(12A-302), 11-7-2006; Ord. No. 2016-04 , § 1, 9-6-2016)



TAB 12

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

Ordinance 2023-23

**“AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING
ORDINANCE PURSUANT TO EXISTING ORDINANCE 2013-14 TO REMOVE THE 2013
AMENDED AND RESTATED DEVELOPMENT AGREEMENT FROM THE ZONING CODE AS
AN APPENDIX”**

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

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

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

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

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

WHEREAS, this amendment would retain residential graphic setback standards identified by Exhibit 13.10 within the Amended and Restated Development Agreement adopted by ordinance 2013-014; and

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

WHEREAS, this amendment would rezone and establish designated future land categories for properties identified within the 2013 Amended and Restated Development Agreement, Exhibit 13.2 to be consistent with the purposes and intent of the adopted Comprehensive Plan and would not be detrimental to the public health, safety, and welfare of the Town of Kiawah Island; and

WHEREAS, the Planning Commission provided a recommendation on October 4, 2023, and October 19, 2023, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the amendment request; and

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

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

Section 1

Purpose

The purpose of this Ordinance is to amend the Land Use Planning and Zoning Ordinance to remove the 2013 Amended and Restated Development Agreement from the Zoning Code as an appendix.

Section 2

Ordinance

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

Section 3

Severability

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

Section 4

Effective Date and Duration

This Ordinance shall be effective upon its enactment by 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 Labriola, Mayor

ATTEST:

By:

Petra Reynolds, Town Clerk

1st Reading:

2nd Reading:

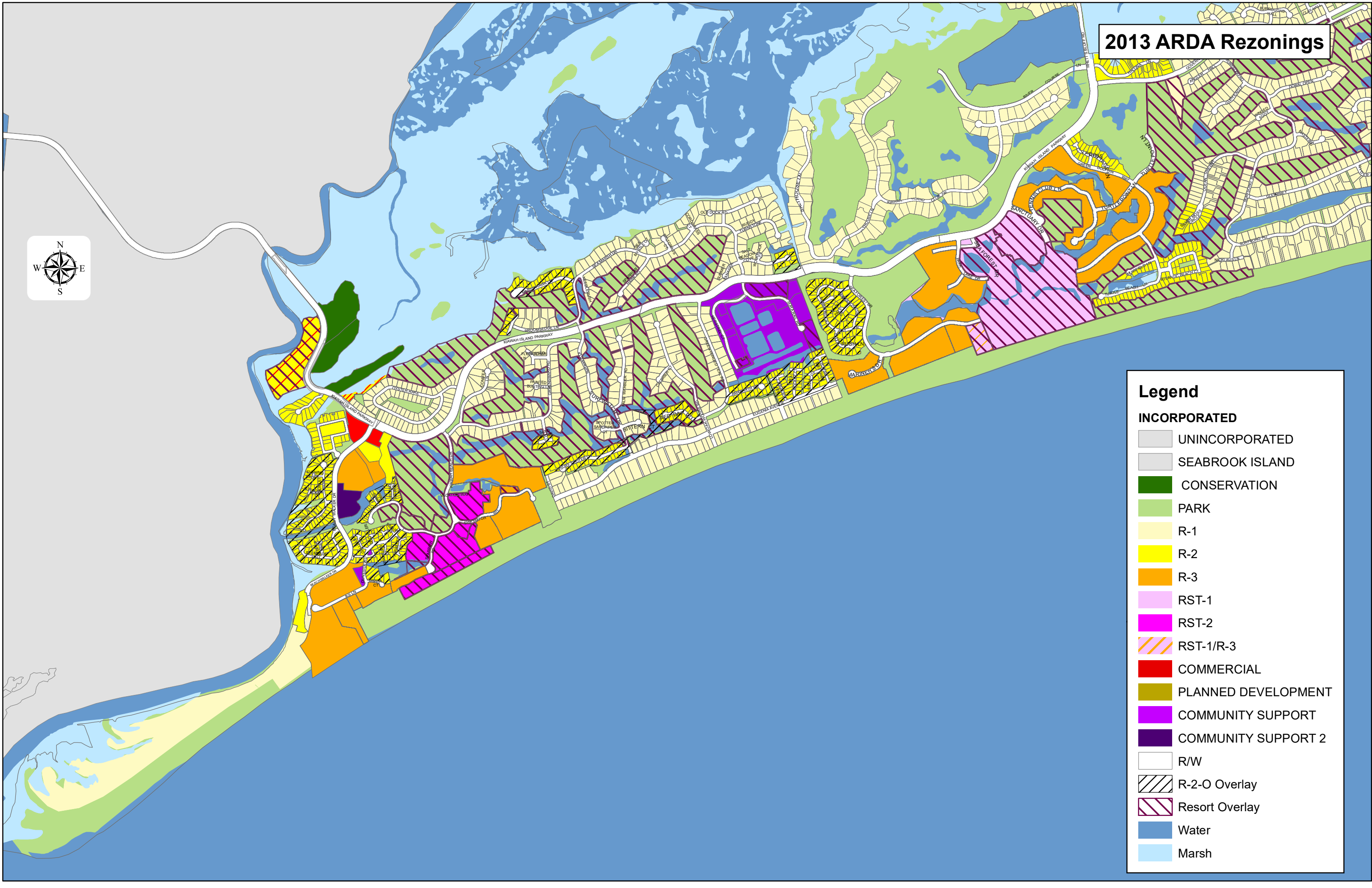
2013 ARDA Rezonings



Legend

INCORPORATED

- UNINCORPORATED
- SEABROOK ISLAND
- CONSERVATION
- PARK
- R-1
- R-2
- R-3
- RST-1
- RST-2
- RST-1/R-3
- COMMERCIAL
- PLANNED DEVELOPMENT
- COMMUNITY SUPPORT
- COMMUNITY SUPPORT 2
- R/W
- R-2-O Overlay
- Resort Overlay
- Water
- Marsh



ARTICLE 12-G

Kiawah Island Property Setback Requirements Appendix

(R-1 and R-2 Properties shown)

The information contained within this appendix has been created from:

- The 1994 Development Agreement between the Town of Kiawah Island and Kiawah Resorts Associates (KRA), "Kiawah Island Property Setback Requirements,"
- Plats plotted subsequent to the Development Agreement and up to July 10, 2007; and
- Plats showing specific Office of Ocean and Coastal Resources Management (OCRM) Critical Line setbacks.

All other lots not listed in this appendix fall under Article 12, Land Development Regulations, Town of Kiawah Island, dated October 12, 2005, as amended; or under the Development Agreement between the Town of Kiawah Island and Kiawah Island Resorts Associates, L.L.C. dated October 12, 2005, as amended. A master copy of this appendix is maintained by the Town Clerk for the Town of Kiawah Island.

PROPERTIES FOR EXHIBIT INCLUSION

Setbacks R-1 without graphics

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

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

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

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

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

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

AIRY HALL (DEVELOPED LANDS)

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

AMARANTH RD - PATIO LOTS (DEVELOPED LANDS)

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

ANGLER HALL (DEVELOPED LANDS)

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

ANHINGA COURT (SPARROW POND) (DEVELOPED LANDS)

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

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

ARROWHEAD HALL (DEVELOPED LANDS)

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

ARROWHEAD HALL (DEVELOPED LANDS) cont.

23	25 (Arrowhead Hall)	15	20 (open space)
24	25 (Arrowhead Hall)	15 (lot 23) 20 (open space) 15 (lot 25)	20 (open space)
25	25 (Arrowhead Hall)	15 (lot 24) 30 (lagoon)	20 (open space)

ATLANTIC BEACH COURT (DEVELOPED LANDS)

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

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

AUGUSTA NATIONAL (DEVELOPED LANDS)

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

AVOCET LANE (DEVELOPED LANDS)

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

BALLY BUNION (DEVELOPED LANDS)

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

(*) = Setbacks not graphically depicted.

BALDPATE COURT (NIGHT HERON COTTAGES) (DEVELOPED LANDS)

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

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

BANK SWALLOW (NIGHT HERON COTTAGES)

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

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

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

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

BASS CREEK LANE (UNDEVELOPED LANDS) *cont.*

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

BELMEADE HALL (INLET COVE) (DEVELOPED LANDS)

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

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

101-108 20 7 15

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

BELTED KINGFISHER ROAD (DEVELOPED LANDS)

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

BERKSHIRE HALL (DEVELOPED LANDS)

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

BITTERN COURT (DEVELOPED LANDS)

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

BLACK DUCK COURT (DEVELOPED LANDS)

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

BLUEBILL COURT (DEVELOPED LANDS)

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

BLUE HERON POND ROAD (UNDEVELOPED LANDS)

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

BROOMSEDGE LANE (DEVELOPED LANDS)

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

Patio Lots

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

BUFFLEHEAD DRIVE (DEVELOPED LANDS)

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

BUFFLEHEAD DRIVE (DEVELOPED LANDS) cont.

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

BULRUSH LANE (NIGHT HERON COTTAGES) (DEVELOPED LANDS)

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

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

BURROUGHS HALL (DEVELOPED LANDS)

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

CATBRIAR COURT (DEVELOPED LANDS)

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

CEDAR WAX WING (UNDEVELOPED LANDS)

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

CLAY HALL (DEVELOPED LANDS)

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

CORMORANT ISLAND (UNDEVELOPED LANDS)

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

20 (easement & See Graphics)

CORMORANT ISLAND (UNDEVELOPED LANDS) cont.

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

CONIFER LANE (DEVELOPED LANDS)

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

CORDGRASS COURT (DEVELOPED LANDS)

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

COTTON HALL (DEVELOPED LANDS)

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

COTTON HALL (DEVELOPED LANDS) cont.

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

CRESTED FLYCATCHER (DEVELOPED LANDS)

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

CURLEW COURT (DEVELOPED LANDS)

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

CURLEW COURT (DEVELOPED LANDS) cont.

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

DIODIA COURT (SPARROW POND) (DEVELOPED LANDS)

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

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DORAL OPEN (DEVELOPED LANDS)

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

DUNESIDE ROAD (SPARROW POND COTTAGES) (DEVELOPED LANDS)

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

DUNGANNON HALL (DEVELOPED LANDS)

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

DUNGANNON HALL (DEVELOPED LANDS) cont.

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

EUGENIA AVENUE (DEVELOPED LANDS)

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

EUGENIA AVENUE (DEVELOPED LANDS) cont.

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

EVENING BEND (INLET COVE) (DEVELOPED LANDS)

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

FALCON POINT (UNDEVELOPED LANDS)

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

FALCON POINT (UNDEVELOPED LANDS) *cont.*

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

FIDDLERS REACH (OCEANWOODS) (DEVELOPED LANDS)

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

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

FISH HAWK LANE (DEVELOPED LANDS)

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

FLETCHER HALL (DEVELOPED LANDS)

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

FLETCHER HALL (DEVELOPED LANDS) *cont.*

66	25	15 (lot 65) 30 (utility easement)	30
67-72	25	15	30

FLYING SQUIRREL COURT (GREENSLAKE) (DEVELOPED LANDS)

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

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

FLYWAY DRIVE (DEVELOPED LANDS)

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

FLYWAY DRIVE (DEVELOPED LANDS) *cont.*

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

FLYWAY DRIVE (DEVELOPED LANDS) *cont.*

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

FLYWAY DRIVE (DEVELOPED LANDS) *cont.*

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

*Setbacks on plat

FORESTAY COURT (DEVELOPED LANDS)

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

FRIENDFIELD HALL (DEVELOPED LANDS)

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

FRIENDFIELD HALL (DEVELOPED LANDS) *cont.*

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

GADWALL LANE (DEVELOPED LANDS)

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

GALLINULE COURT (SPARROW POND COTTAGES) (DEVELOPED)

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

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

GLEN ABBEY (DEVELOPED LANDS)

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

GLEN ABBEY (DEVELOPED LANDS) cont.

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

GLEN EAGLE (DEVELOPED LANDS)

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

GLOSSY IBIS LANE (DEVELOPED LANDS)

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

GOLDENEYE DRIVE (UNDEVELOPED LANDS)

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

GOLDENEYE DRIVE (UNDEVELOPED LANDS) cont.

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

GOLDENROD COURT (DEVELOPED LANDS)

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

GOVERNOR'S DRIVE (DEVELOPED LANDS)

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

GOVERNOR'S DRIVE (DEVELOPED LANDS) cont.

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

GOVERNOR'S DRIVE (DEVELOPED LANDS) cont.

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

GREEN MEADOW LANE (UNDEVELOPED LANDS)

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

GREEN WINGED TEAL ROAD (DEVELOPED LANDS)

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

GREENSWARD ROAD (DEVELOPED LANDS)

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

GREENSWARD ROAD (DEVELOPED LANDS) *cont.*

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

GREY WIDGEON COURT

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

HOODED MERGANSER (DEVELOPED LANDS)

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

HORNED GREBE COURT (DEVELOPED LANDS)

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

JACKSTAY COURT (DEVELOPED LANDS)

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

JACKSTAY COURT (DEVELOPED LANDS) *cont.*

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

KIAWAH BEACH DRIVE (GREENSLAKE) (DEVELOPED LANDS)

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

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

KIAWAH ISLAND CLUB DRIVE (UNDEVELOPED LANDS)

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

KILL-DEE COURT(DEVELOPED LANDS)

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

KINGS ISLAND (DEVELOPED LANDS)

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

LOW OAK WOODS ROAD (DEVELOPED LANDS)

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

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

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

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

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

MARSH EDGE LANE (DEVELOPED LANDS)

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

MARSH ELDER COURT (DEVELOPED LANDS)

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

MARSH HAWK LANE - PATIO LOTS (DEVELOPED LANDS)

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

MARSH ISLAND DRIVE (DEVELOPED LANDS)

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

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

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

MASTERS COURT (DEVELOPED LANDS)

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

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

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

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

NEEDLERUSH COURT (DEVELOPED LANDS)

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

NEW SETTLEMENT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

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

NICKLAUS LANE (DEVELOPED LANDS)

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

NICKLAUS LANE (DEVELOPED LANDS) *cont.*

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

OCEAN COURSE DRIVE (UNDEVELOPED LANDS)

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

OCEAN COURSE DRIVE (UNDEVELOPED LANDS) *cont.*

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

OCEAN GREEN PHASE I (DEVELOPED LANDS)

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

OCEAN GREEN PHASE I (UNDEVELOPED LANDS)

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

OCEAN GREEN PHASE I (DEVELOPED LANDS) cont.

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

OCEAN GREEN PHASE II (UNDEVELOPED LANDS)

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

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

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

OCEAN OAKS (UNDEVELOPED LANDS)

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

KS (UNDEVELOPED LANDS) <i>cont.</i>		
30	15	30 Property Line or 15 Critical Line (most restrictive)
15	15	30 Property Line or 15 Critical Line (most restrictive)
20	15	30 Property Line or 15 Critical Line (most restrictive)
20	15 (lot 408) 10 (access)	30 Property Line or 15 Critical Line (most restrictive)
20	15	20

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

OSPREY COTTAGE LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)			
<u>Lot</u>	<u>Front</u>	<u>Sides</u>	<u>Rear</u>
800	20	30 (Gov. Dr) 15 (lagoon)	See Graphics
801	15	15 (lagoon) 20 (lot 802)	30
802	See Graphics	20	15
803	20	20	15
804	See Graphics	20 (lot 803) 10 (lot 805)	15
805	See Graphics	30 (lot 804) 30 (Gov. Dr)	15 (Canvasback Pond)

OSPREY POINT LANE (DEVELOPED LANDS)			
<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
115	25	20	20
116	25	20 (Canvasback Pond) 20 (lot 117)	50
117	25	20	30
118	25	20	50
119	25	20	50
124	25	20	50

OTTER ISLAND ROAD (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)			
<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
65	25	25 (Otter Isl. Rd) 20 (lot 66)	30
66	50	20 (lot 65/67) 10 (easement)	30
67	50	20 (lot 66) 30 (marsh)	See Graphics
68	See Graphics		
69	See Graphics		
70	25	20 (lot 71) 15 (marsh)	See Graphics
71	20	20	See Graphics
72	15	20	15

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

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

OYSTER RAKE (DEVELOPED LANDS)

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

OYSTER SHELL ROAD (UNDEVELOPED LANDS)

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

PAINTED BUNTING LANE (DEVELOPED LANDS)

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

PALM WARBLER ROAD (DEVELOPED LANDS)

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

PEPPER VINE (DEVELOPED LANDS)

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

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

PERSIMMON COURT (DEVELOPED LANDS)

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

PINE SISKEN COURT (DEVELOPED LANDS)

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

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

PIPING PLOVER (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

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

PLEASANT VALLEY (DEVELOPED LANDS)

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

PLEASANT VALLEY (DEVELOPED LANDS) cont.

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

RED BAY ROAD - PATIO LOTS (DEVELOPED LANDS)

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

RED CEDAR LANE (DEVELOPED LANDS)

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

RED CEDAR LANE (DEVELOPED LANDS) *cont.*

150	25 (Red Cedar)	15 (lot 149) 30 (marsh)	30 (marsh)
151	25 (Red Cedar)	30 (marsh) 15 (lot 153)	30 (lagoon)
152	25 (Red Cedar)	15	30 (lagoon)
153	25 (Red Cedar)	15 (lot 152) 25 (Sawgrass Ln)	30 (lagoon)

RHETT'S BLUFF ROAD (UNDEVELOPED LANDS)

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

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

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

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

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

ROYAL BEACH DRIVE (DEVELOPED LANDS)

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

ROYAL BEACH DRIVE (DEVELOPED LANDS) cont.

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

RUDDY DUCK COURT (DEVELOPED LANDS)

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

RUDDY TURNSTONE (DEVELOPED LOTS)

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

RYDER CUP LANE (DEVELOPED LANDS)

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

RYDER CUP LANE (DEVELOPED LANDS) cont.

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

SALT CEDAR LANE (UNDEVELOPED LANDS)

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

SALTGRASS COURT (DEVELOPED LANDS)

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

SALT MEADOW COVE (DEVELOPED LANDS)

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

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

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

SANDERLING COURT (DEVELOPED LANDS)

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

SAND FIDDLER COURT (DEVELOPED LANDS)

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

SAND FIDDLER COURT (DEVELOPED LANDS) *cont.*

210	30	15	25
211	30	15 (Lot 210) 20 (Ocean Course Dr)	25

SANDWEDGE COURT - PATIO LOTS (DEVELOPED LANDS)

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

SAVANNA POINT (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

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

SCAUP COURT (SPARROW POND) (DEVELOPED LANDS)

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

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

SEA MARSH DRIVE (DEVELOPED LANDS)

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

SEA MARSH DRIVE (DEVELOPED LANDS)

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

SEA MYRTLE COURT (DEVELOPED LANDS)

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

SEA LAVENDER COURT (OCEAN WOODS) (DEVELOPED LANDS)

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

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

437	20	7	15
438	20	7	15
439	20	7	15

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

SEA ROCKET COURT OCEAN WOODS (DEVELOPED LANDS)

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

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

SHOOLBRED COURT (UNDEVELOPED LANDS)

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

SHOVELER COURT (SPARROW POND) (DEVELOPED LANDS)

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

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

SKIMMER COURT (UNDEVELOPED LANDS)

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

SNOWY EGRET LANE (UNDEVELOPED LANDS)

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

SNOWY EGRET LANE (UNDEVELOPED LANDS)

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

SPARROW HAWK ROAD (DEVELOPED LANDS)

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

SPARTINA COURT (DEVELOPED LANDS)

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

SPOTTED SANDPIPER COURT (DEVELOPED LANDS)

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

SUMMER DUCK WAY (NIGHT HERON) (DEVELOPED LANDS)

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

SUMMER DUCK WAY (NIGHT HERON) (DEVELOPED LANDS) <i>cont.</i>			
65	20	7	15
66	25	15	20
67	20	7	15
68-70	15	*	10
71	20	7	15
72	25	15	20
73-75	20	7	15
76	25	15	20
*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.			

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

SUMMER ISLANDS LANE (UNDEVELOPED) <i>cont.</i>			
15	30	30 (lot 16) See Graphics	See Graphics
16	20	20 (lot 15) See Graphics	20 (SCCCL)
17	See Graphics	See Graphics	See Graphics
18	20	50 (open space) See Graphics	See Graphics
19	25	10 (SCCCL)	See Graphics
20	20	See Graphics	See Graphics

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

SUNLET BEND (INLET COVE) (DEVELOPED LANDS)			
<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
19	25	15	20
20	15	*	10
21-28	20	7	15
29	25	15	20
30	20	7	15
31	15	*	10
32	20	7	15
33-36	25	15	20
37-40	20	7	15
41-42	25	15	20
43-45	20	7	15

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

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

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

SUNDOWN BEND (INLET COVE) (DEVELOPED LANDS)

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

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

SURFSCOTER LANE - PATIO LOTS (DEVELOPED LANDS)

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

SURFSONG ROAD (DEVELOPED LANDS)

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

ROAD (DEVELOPED LANDS) *cont.*

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

SURFSONG ROAD (DEVELOPED LANDS) *cont.*

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

SURFSONG ROAD (DEVELOPED LANDS) *cont.*

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

SURFSONG ROAD (DEVELOPED LANDS) *cont.*

342	25 (Surfsong)	15 (beach access) 20 (lot 343)	15 (lot 343)
343	15 (lot 342)	15 (lot 344) 25 (lot 342)	See Plat
344	15 (lot 345)	15 (lot 343) 25 (lot 345)	See Plat
345	25 (Surfsong)	15 (lot 24) 20 (lot 344)	15 (lot 344)

SURFWATCH DRIVE (DEVELOPED LANDS)

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

SWEETGRASS LANE (DEVELOPED LANDS)

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

TALLOW TREE LANE (DEVELOPED LANDS)

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

TERRAPIN COURT (SPARROW POND COTTAGES) (UNDEVELOPED LANDS)

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

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

TERRAPIN ISLAND (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

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

THRASHER COURT (SPARROW POND) (DEVELOPED LANDS)

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

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

TREEDUCK COURT (DEVELOPED LANDS)

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

TRUMPET CREEPER (DEVELOPED LANDS)

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

TURNBERRY LANE (DEVELOPED LANDS)

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

TURNBERRY LANE (DEVELOPED LANDS) *cont.*

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

TURTLE BEACH LANE (DEVELOPED LANDS)

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

VETCH COURT (OCEANWOODS) (DEVELOPED LANDS)

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

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

VIRGINIA RAIL ROAD (DEVELOPED LANDS)

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

VIRGINIA RAIL ROAD (DEVELOPED LANDS) *cont.*

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

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

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

WARBLER COURT (SPARROW POND COTTAGES) (DEVELOPED LANDS)

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

WAX MYRTLE COURT - PATIO LOTS (DEVELOPED LANDS)

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

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

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

WHIMBRELL ROAD (UNDEVELOPED LANDS)

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

WINGED FOOT (DEVELOPED LANDS)

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

WOODCOCK COURT (DEVELOPED LANDS)

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

WOODCOCK COURT (DEVELOPED LANDS) cont.

285	25 (Woodcock Ct)	25 (Salt Meadow) 15 (lot 284) 15 (lot 286)	30 (open space)
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YELLOW THROAT LANE (DEVELOPED LANDS)

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

PROPERTIES FOR EXHIBIT INCLUSION
R-1 Graphics

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

PROPERTIES FOR EXHIBIT INCLUSION
R-1 Graphics

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

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

MASTER COPY

Plots With Graphics Platted Before 10/2005

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

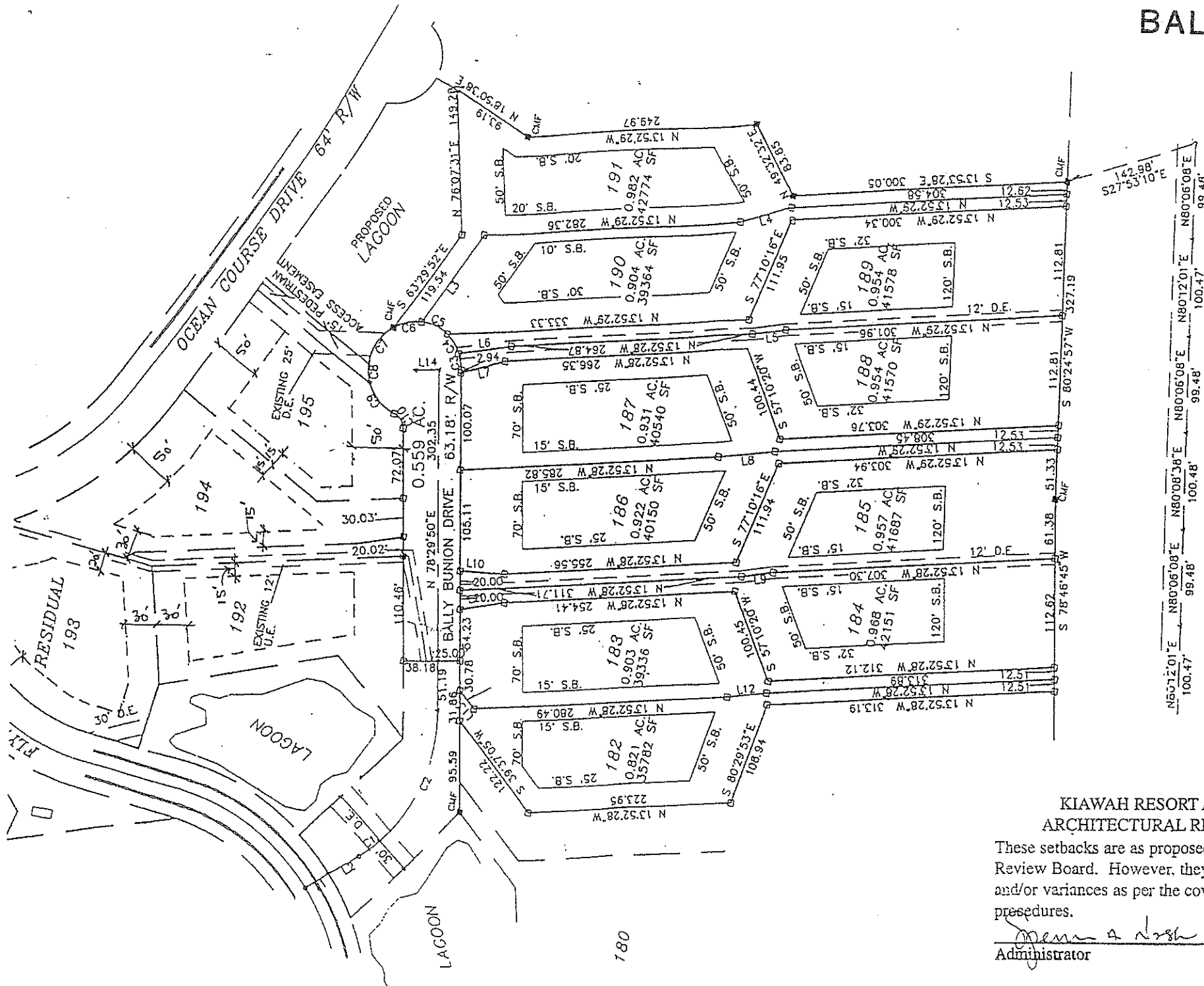
21	Summer Islands Lane	1 - 20
16	Terrapin Island Lane	1 - 15
5	Walker Cup Lane	346 - 350

With Graphics Platted After 10/2005

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

1138 **TOTAL**

BALLY BUNION



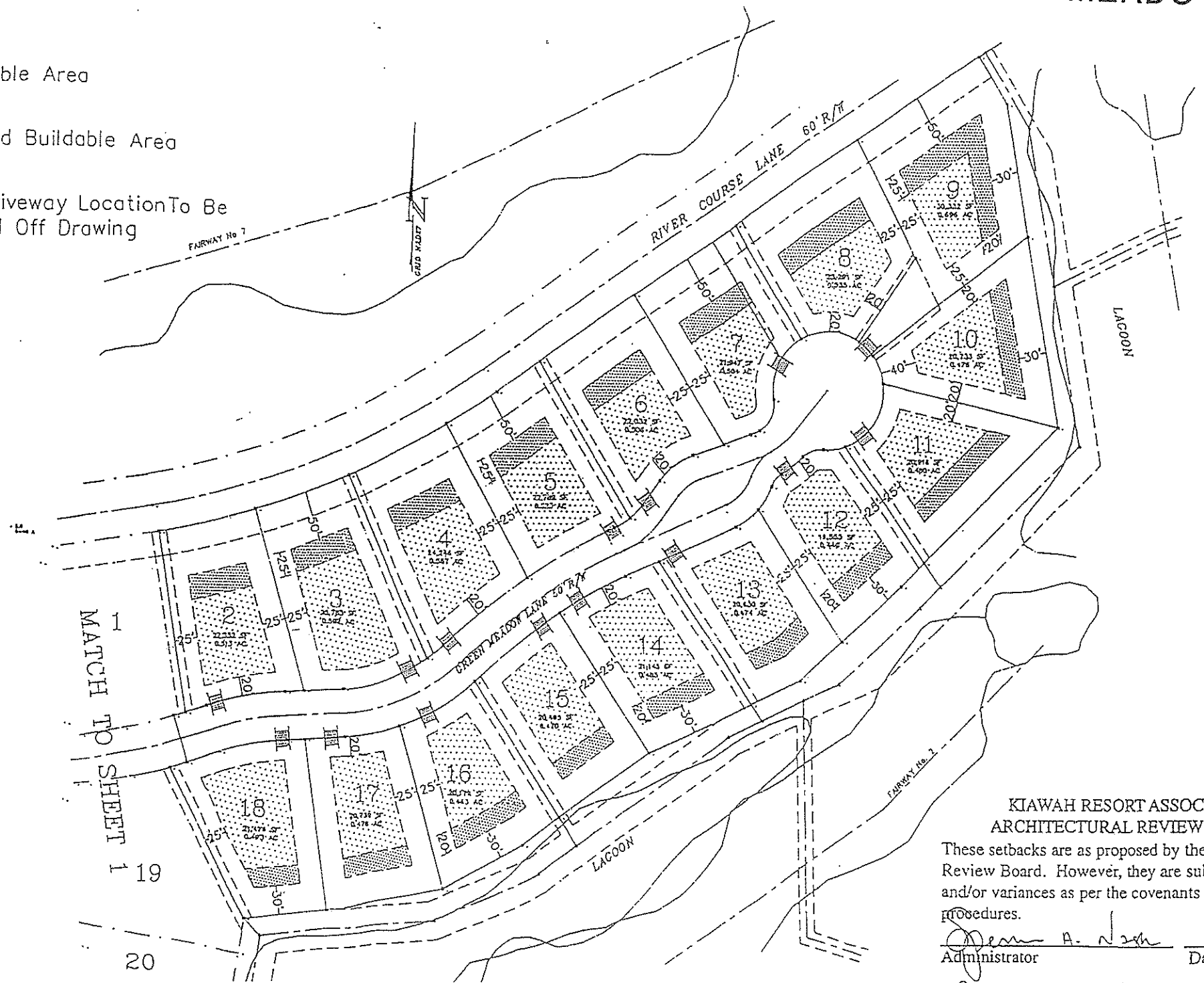
KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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

Mem A Nash April 30th 1991
Administrator Date

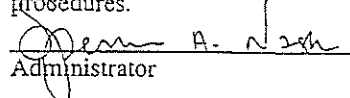
GREEN MEADOW LANE

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



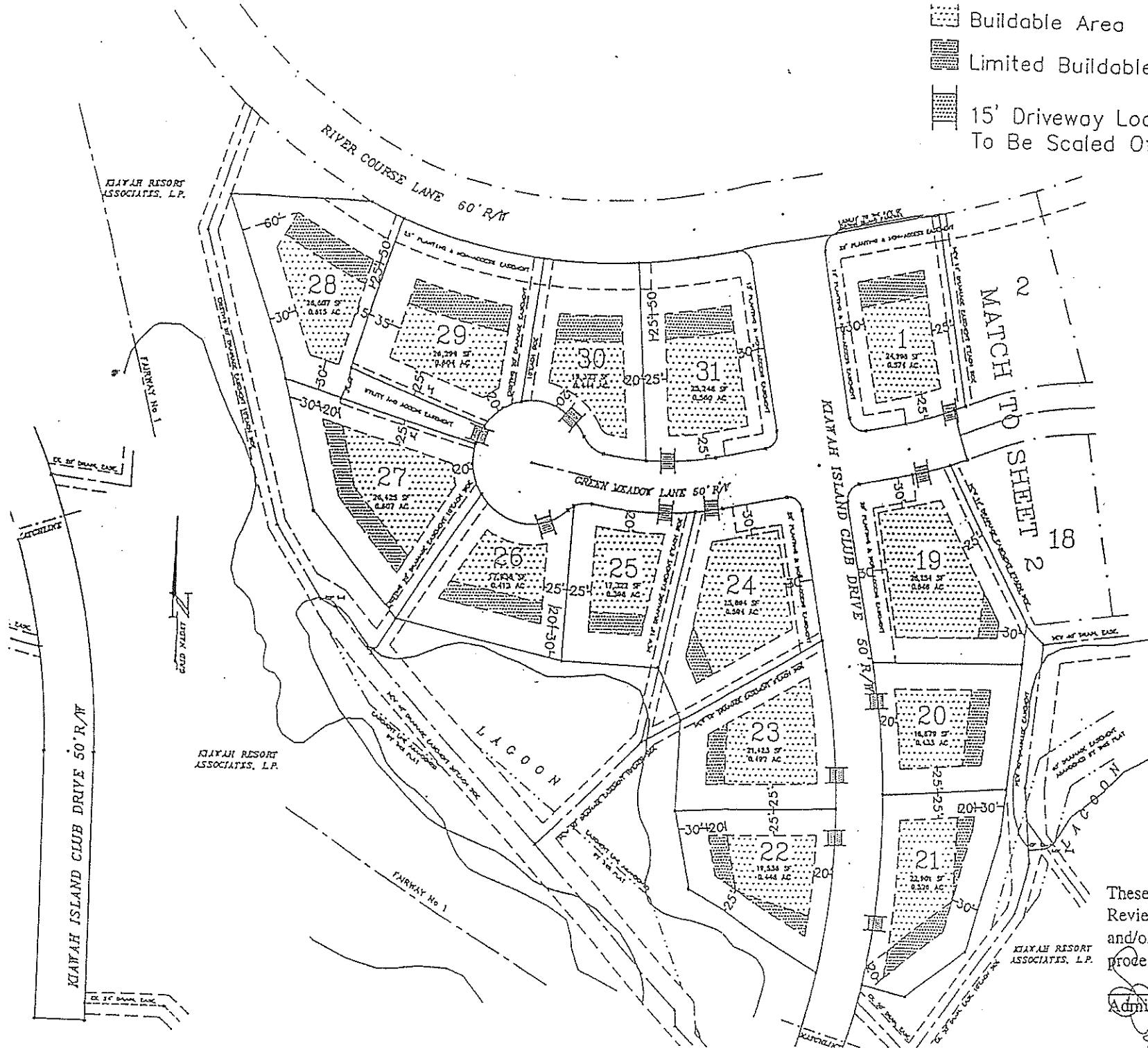
KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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

 A. N. 2nd
Administrator Date 8.13.97

GREEN MEADOW LANE

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

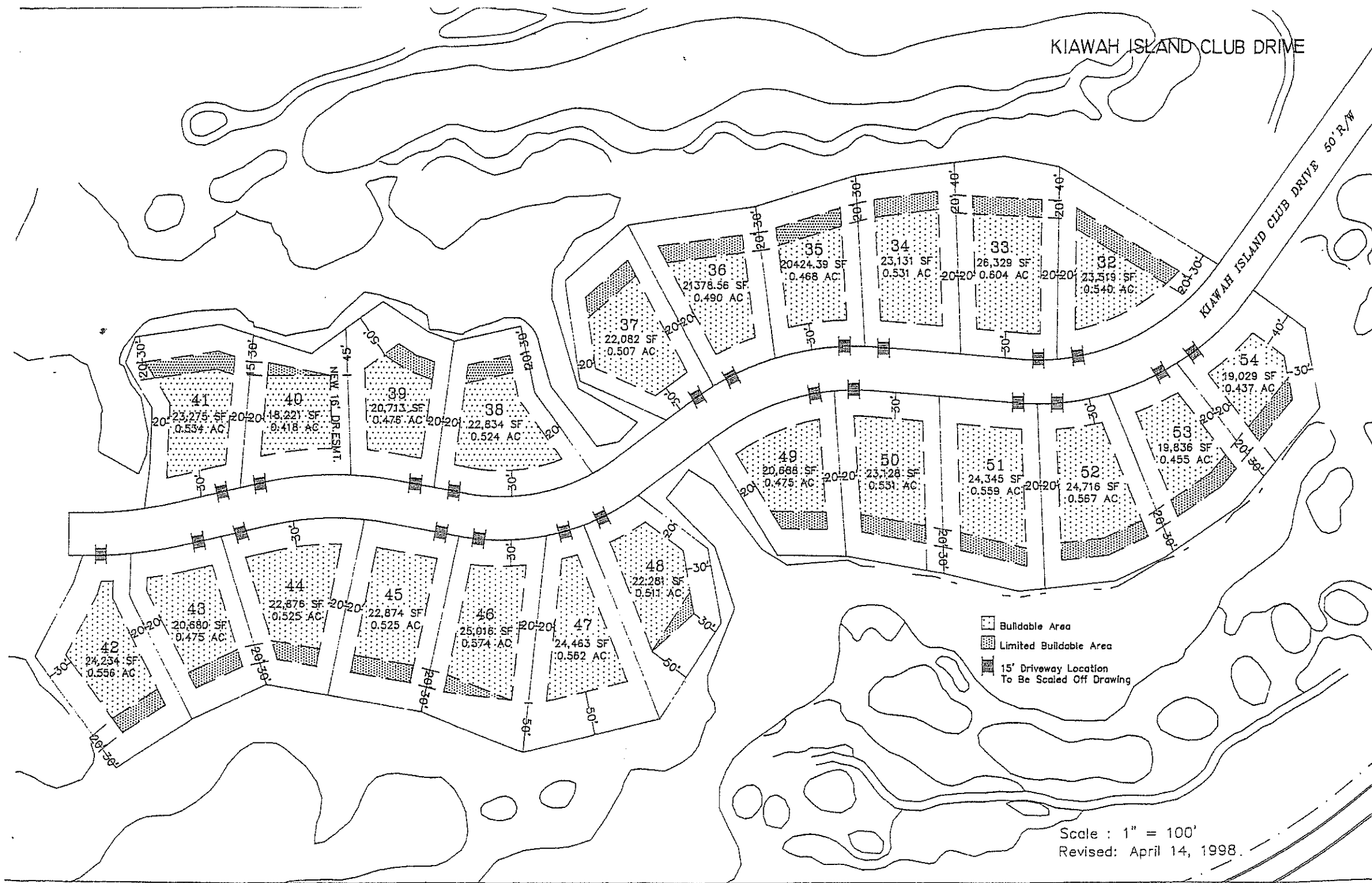


KIawah RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

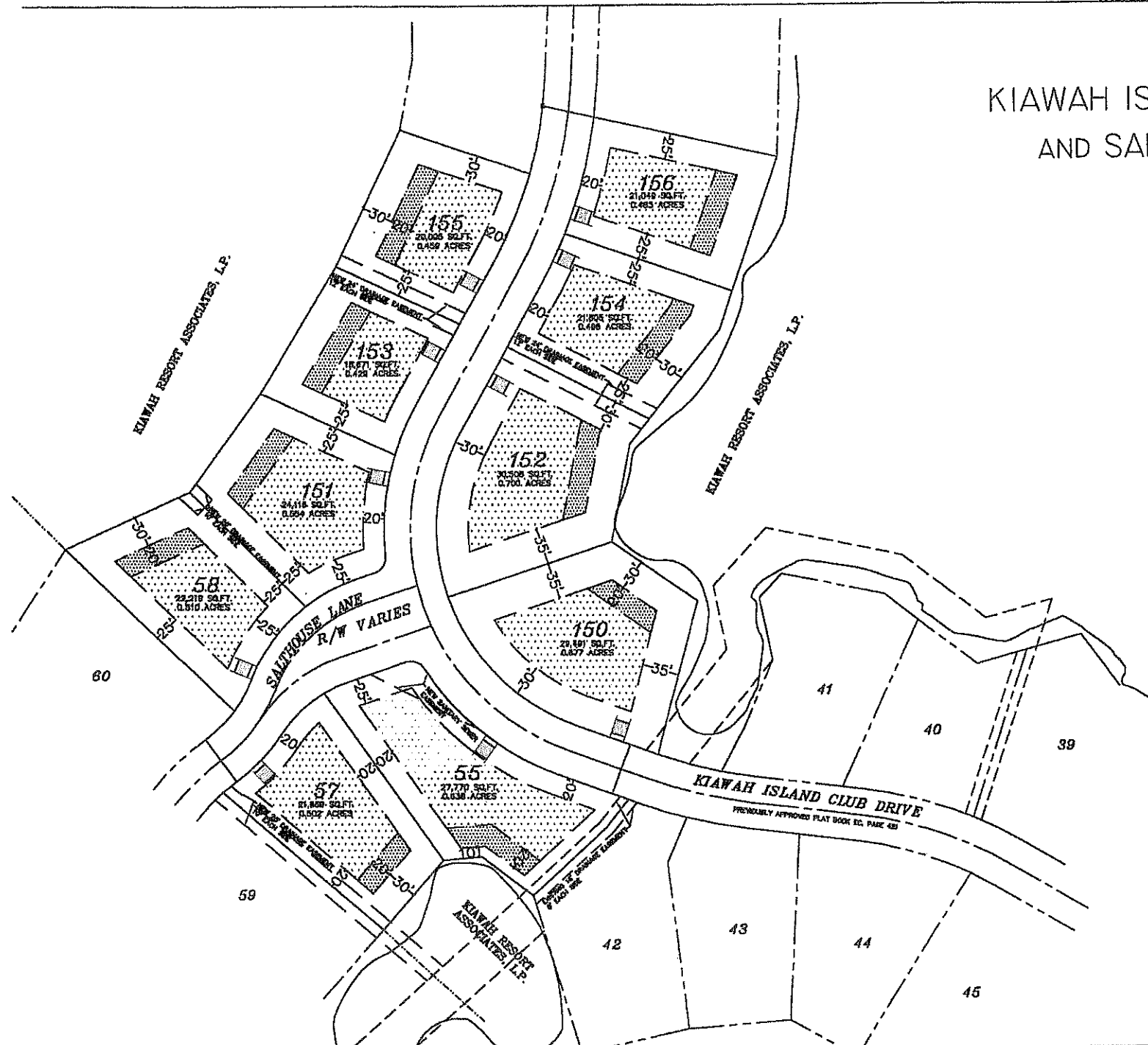
William A. Nash 8.13.97
Administrator Date

Scale: 1" = 100'

KIAWAH ISLAND CLUB DRIVE

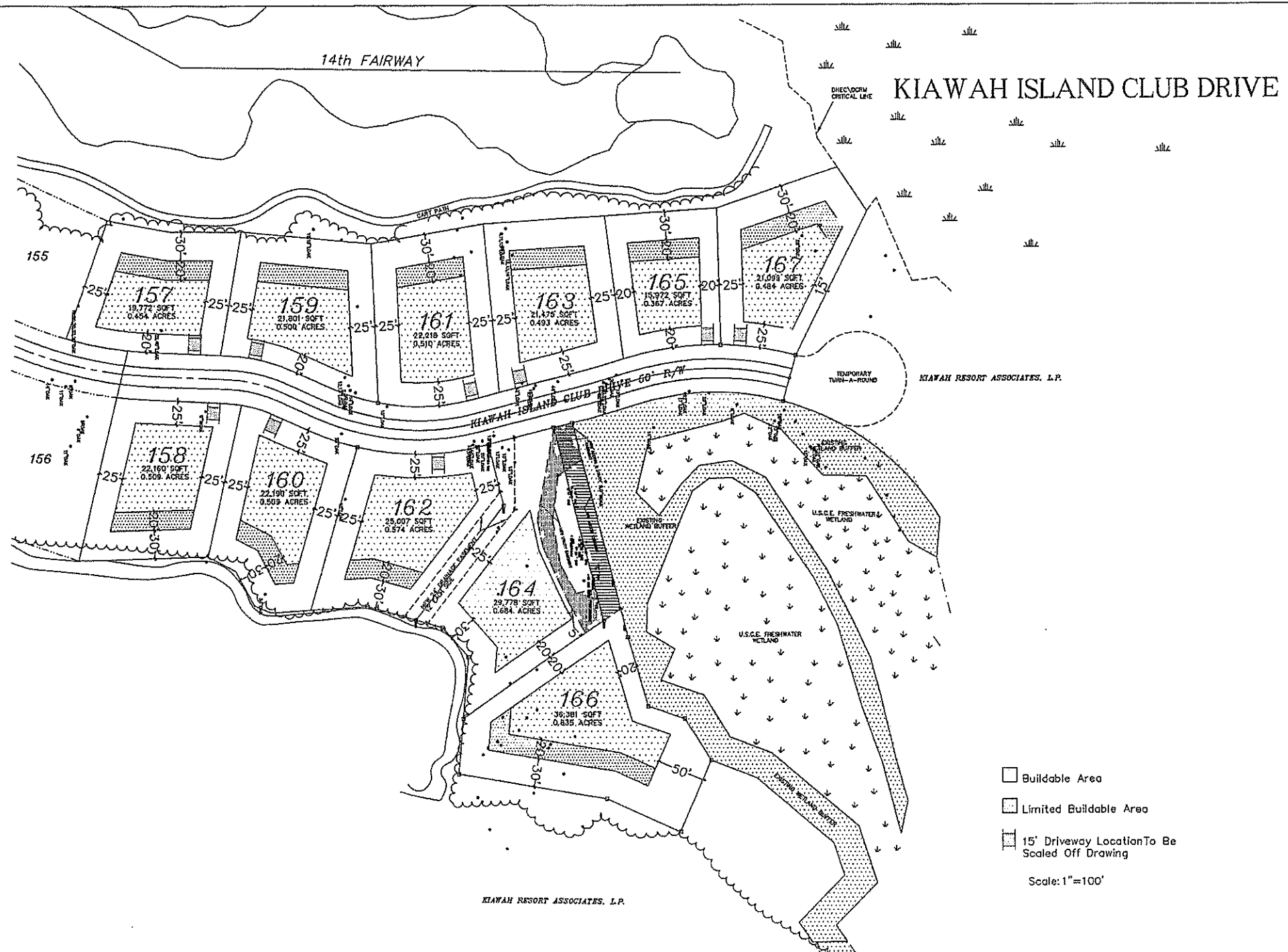


KIAWAH ISLAND CLUB DRIVE AND SALTHOUSE LANE



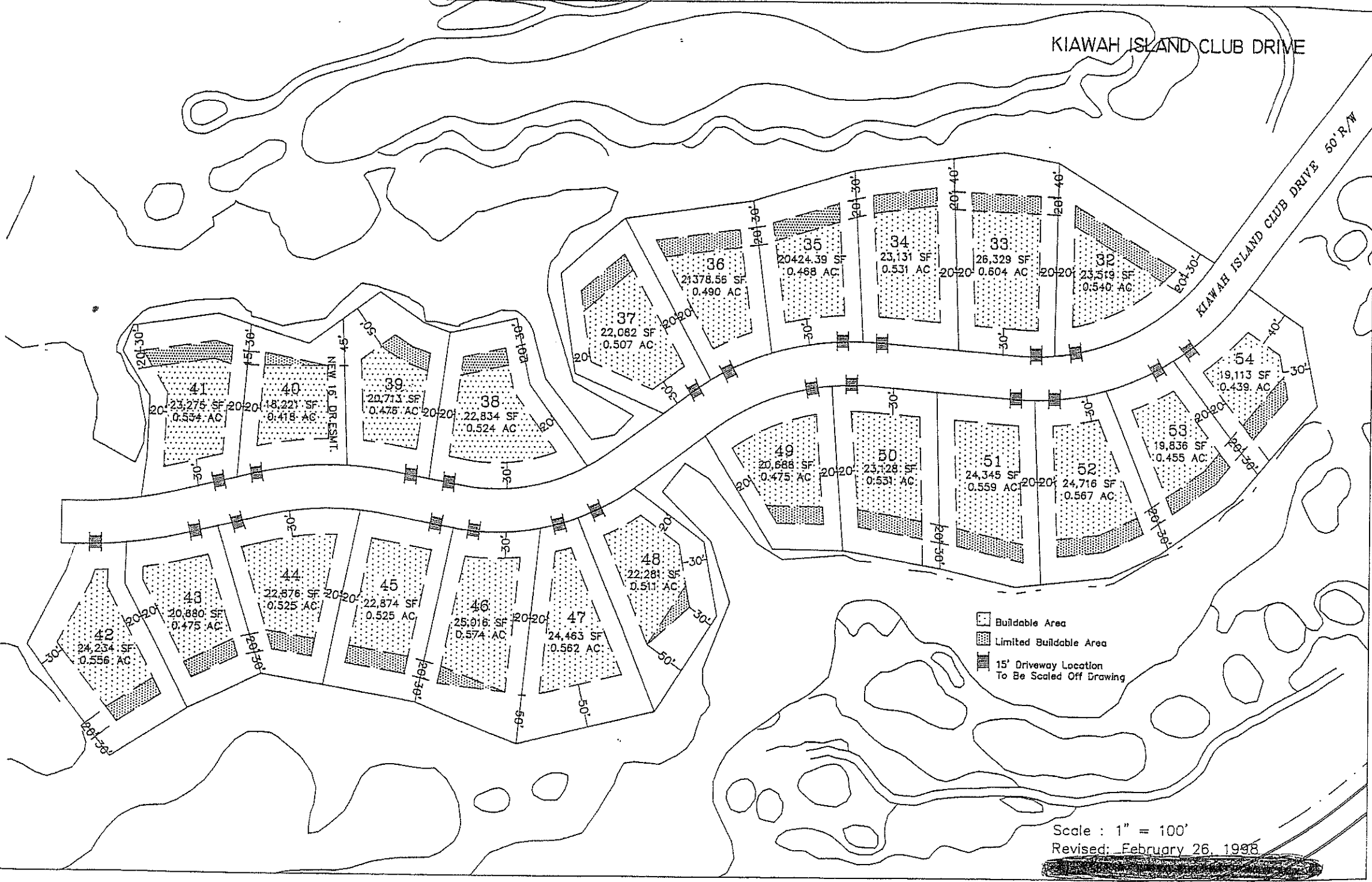
- Bulldable Area
- Limited Bulldable Area
- 15' Driveway Location
To Be Scaled Off Drawing

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



KIAWAH ISLAND CLUB DRIVE

KIAWAH ISLAND CLUB DRIVE 50' R/W



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

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

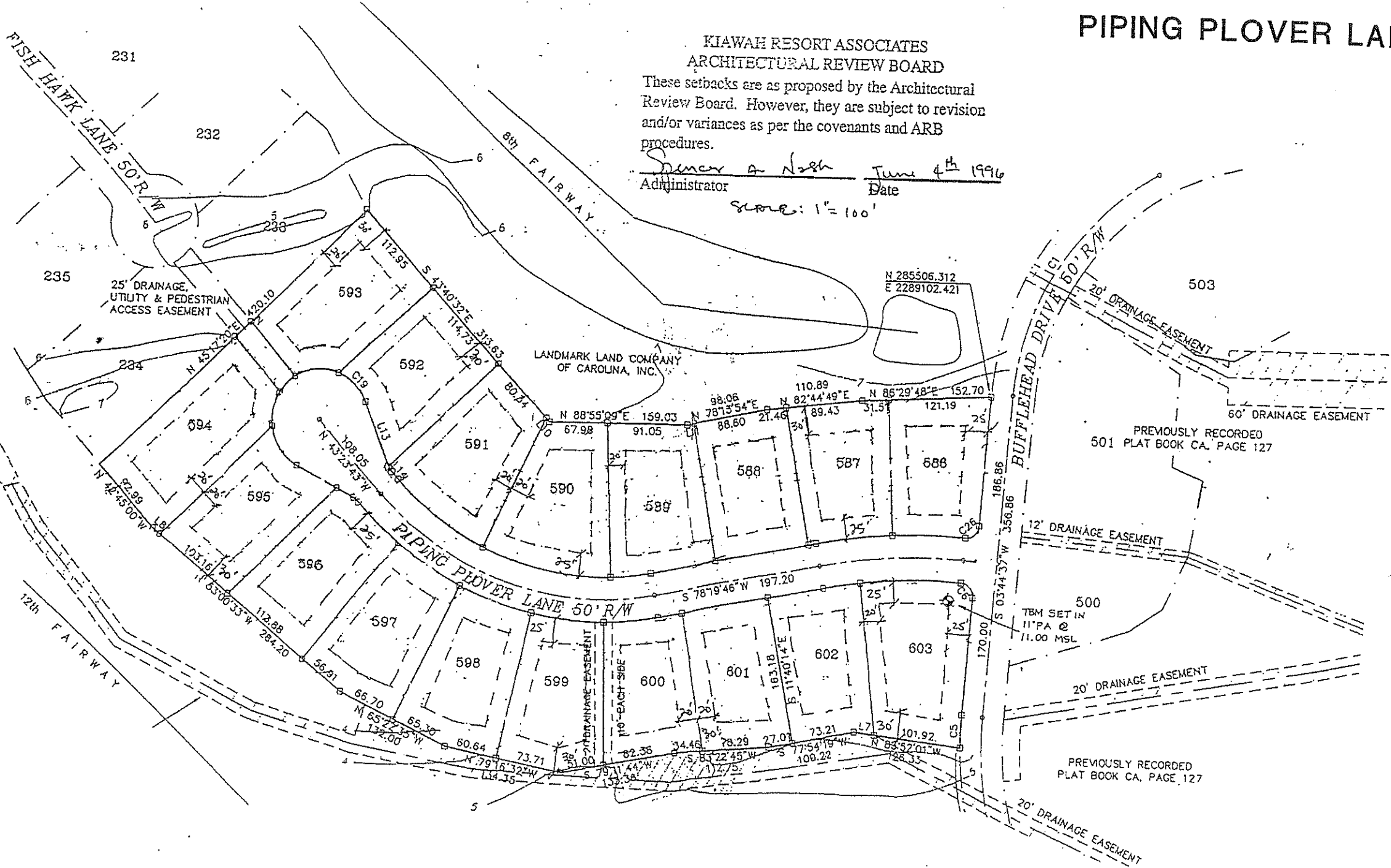
PIPING PLOVER LANE

KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

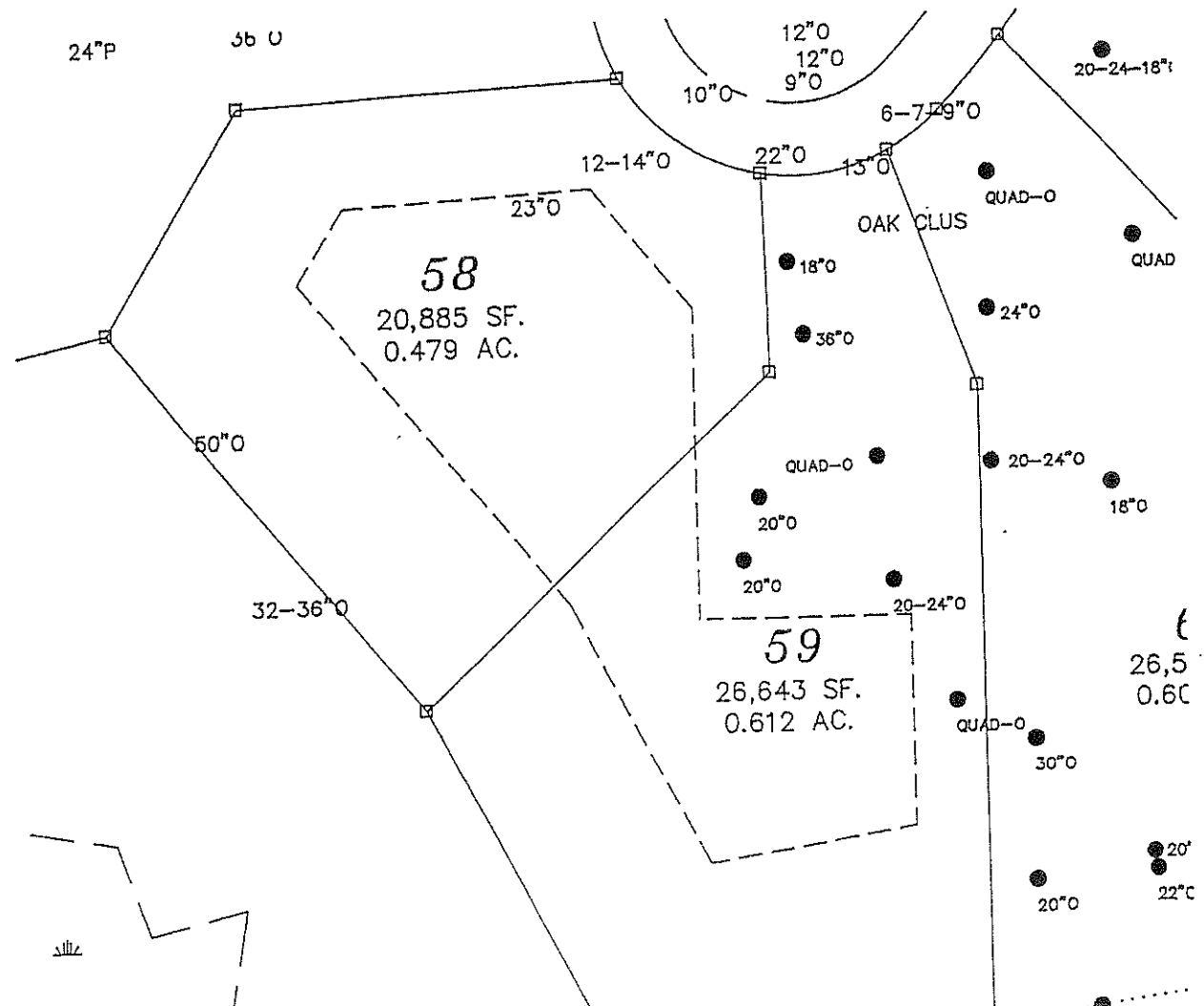
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Spencer A. Nash June 4th 1996
Administrator Date

Scale: 1" = 100'

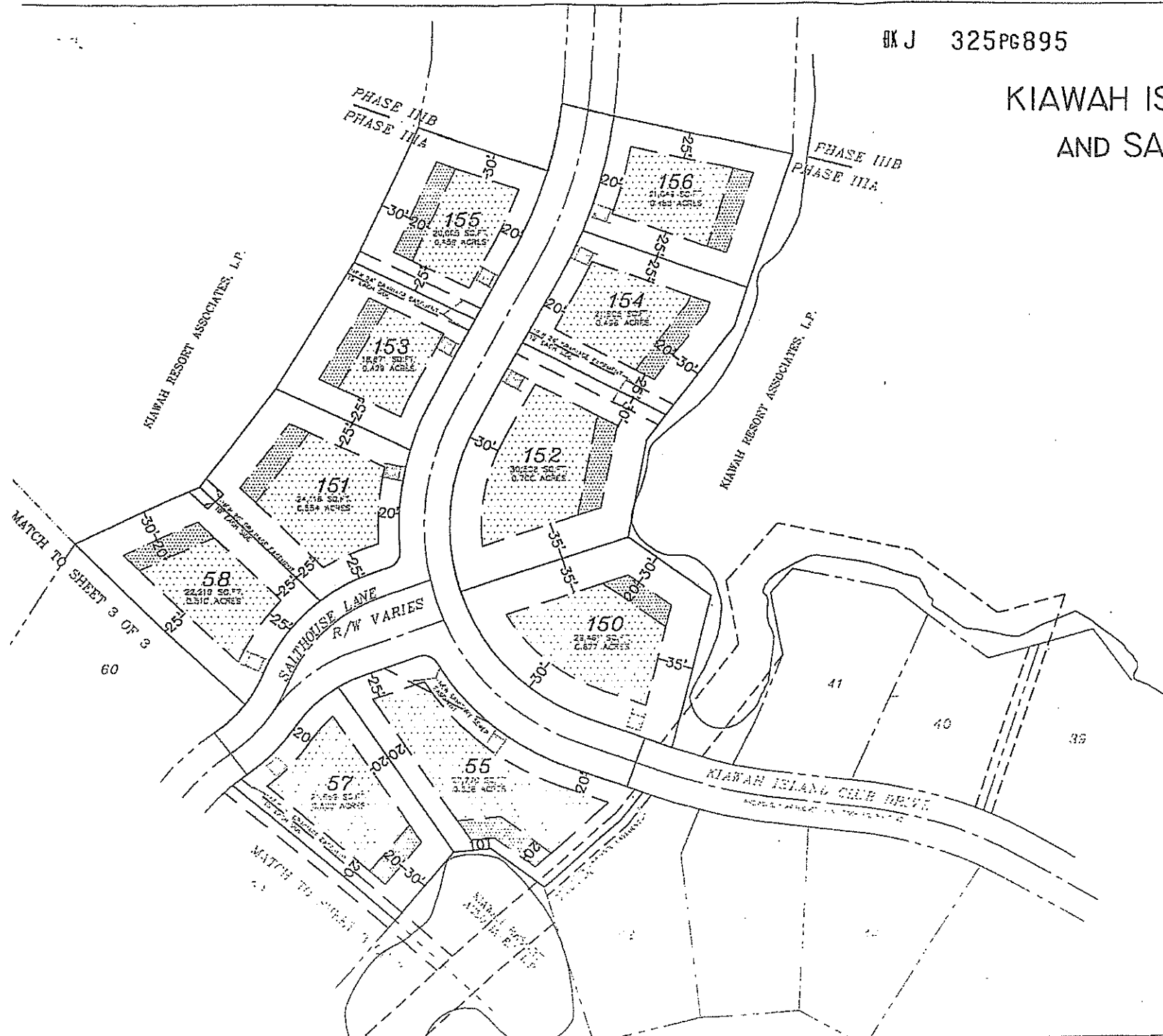


RIVER MARSH LANE



EX J 325PG895

KIAWAH ISLAND CLUB DRIVE AND SALTHOUSE LANE



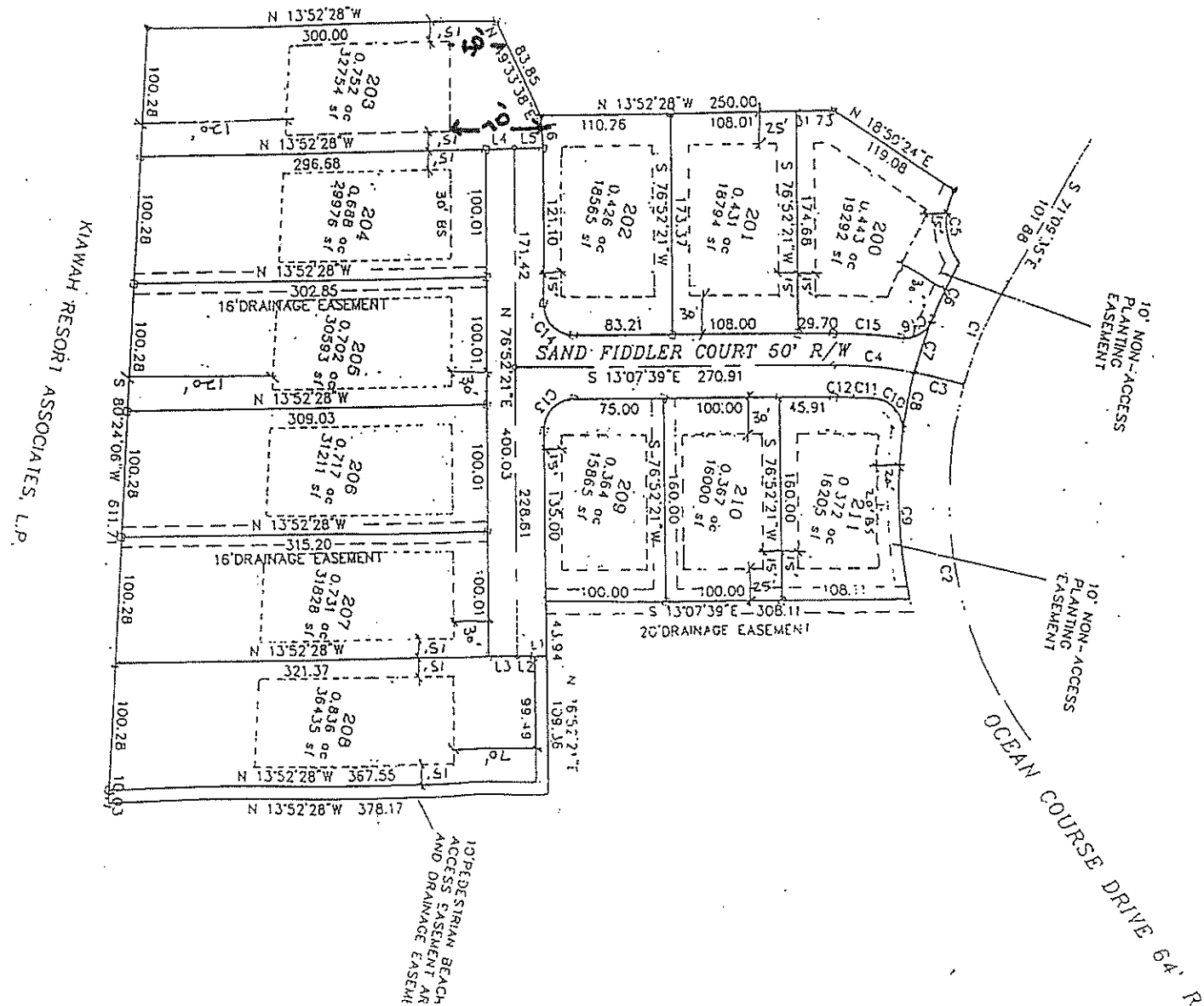
- Buildable Area
- Limited Buildable Area
- 15' Driveway Location
To Be Scaled Off Drawing

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

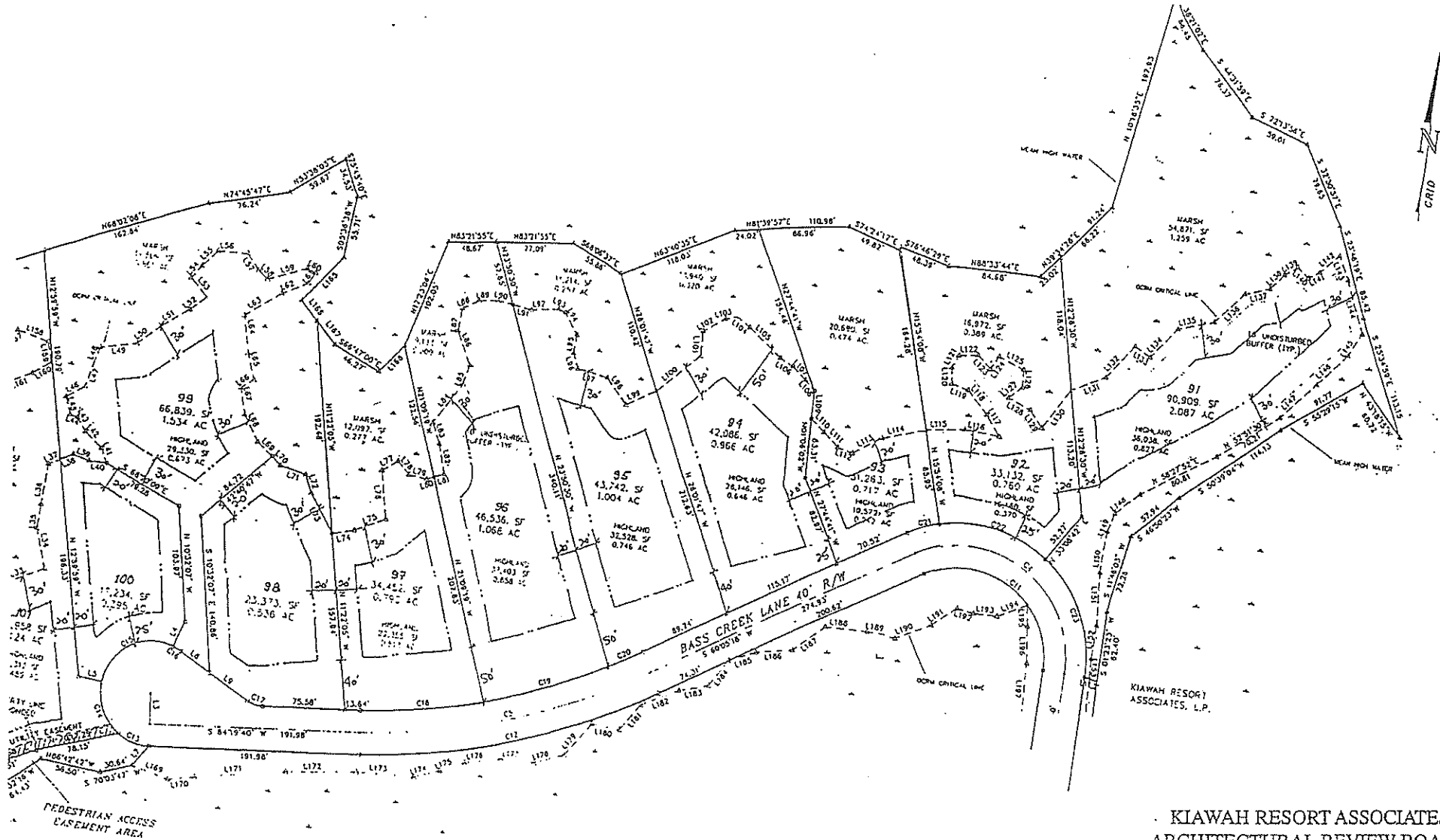
SAND FIDDLER COURT

Spencer A. Nash August 30 1996
Administrator Date

SCALE 1" = 100'



BASS CREEK LANE



KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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

Sam A. Nash April 30th 1997
Administrator Date

BLUE HERON POND ROAD

 BUILDABLE AREA

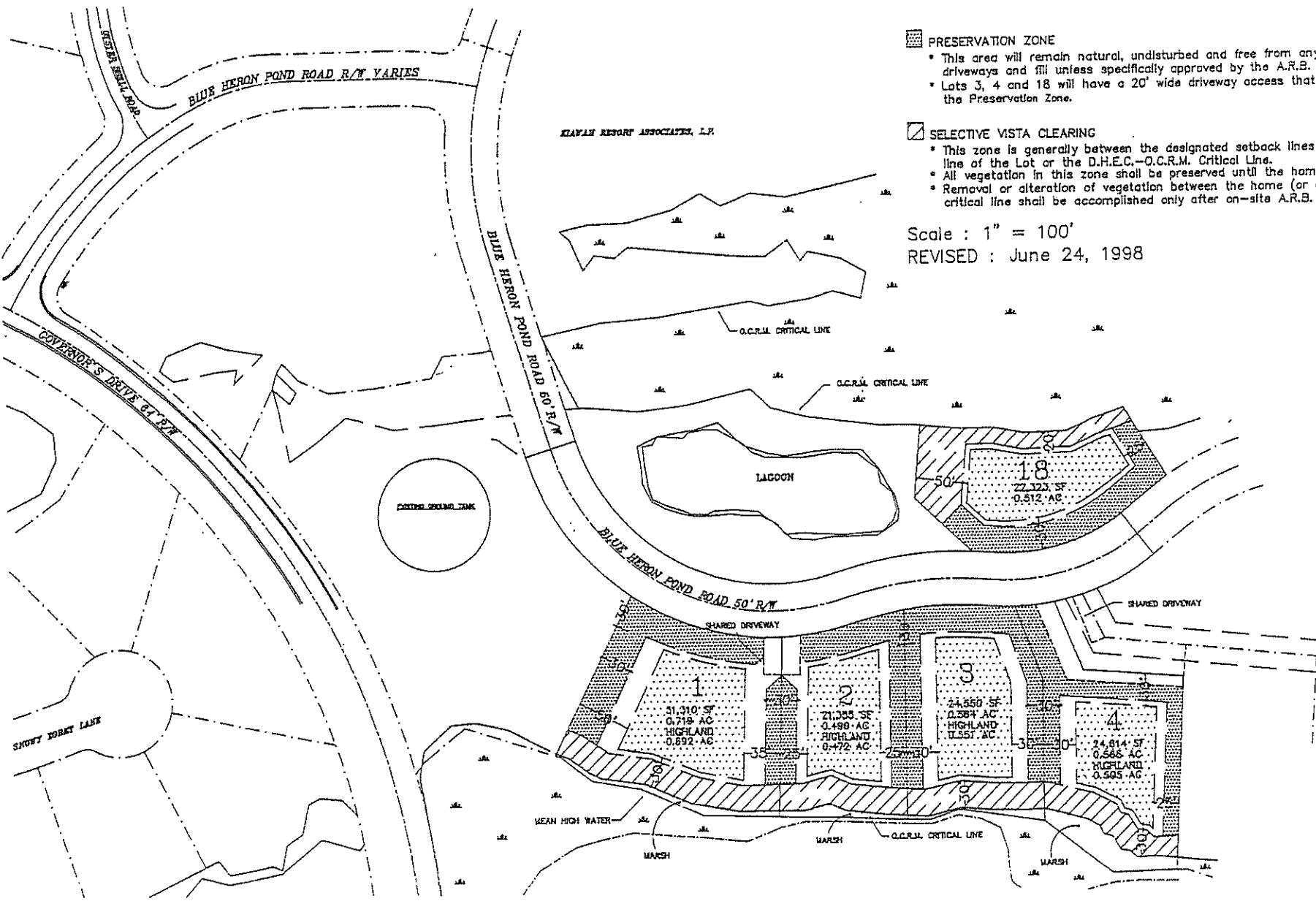
 PRESERVATION ZONE

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

 SELECTIVE VISTA CLEARING

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

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



BLUE HERON POND ROAD

 BUILDABLE AREA

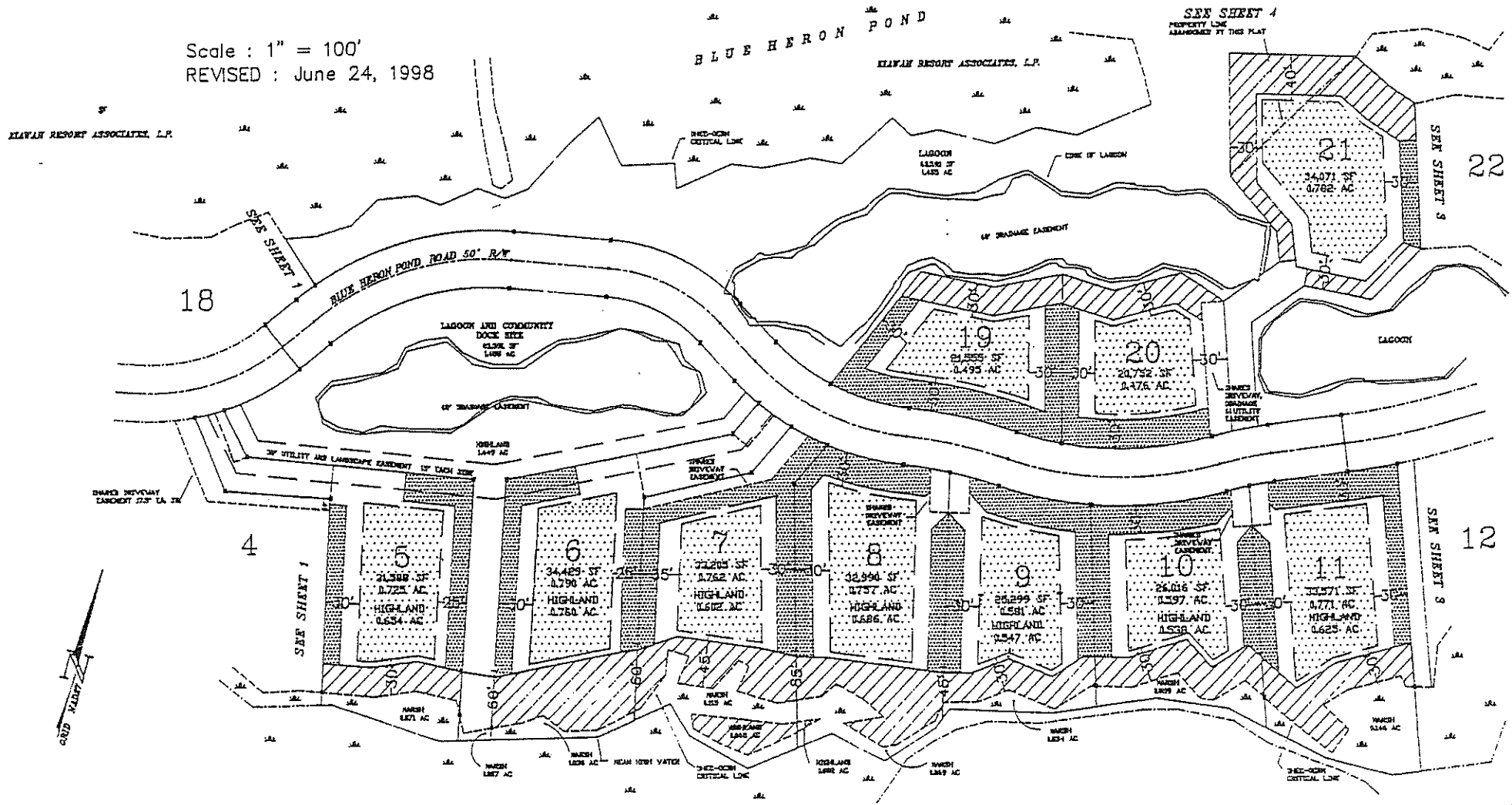
 PRESERVATION ZONE

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

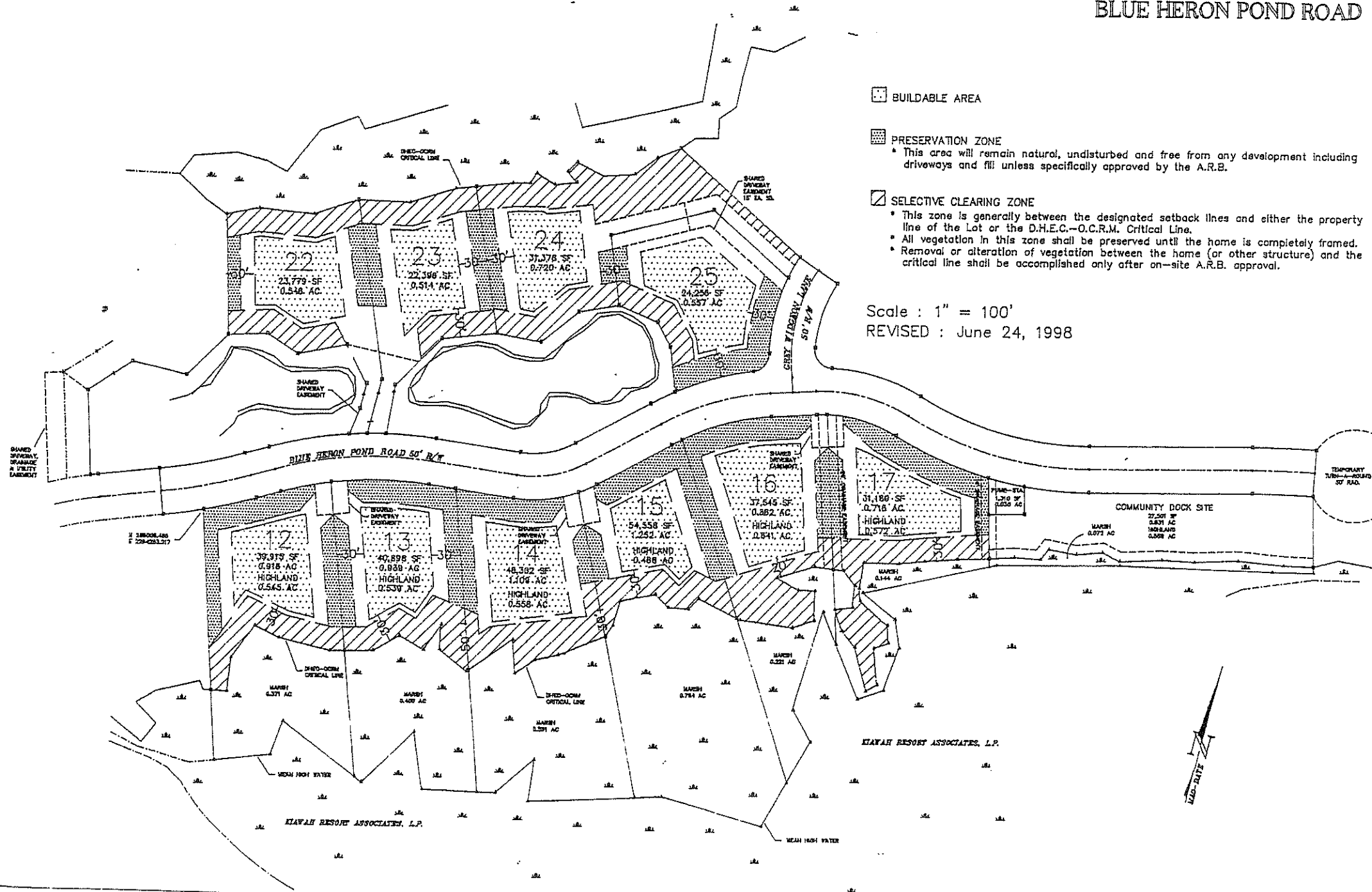
 SELECTIVE VISTA CLEARING

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

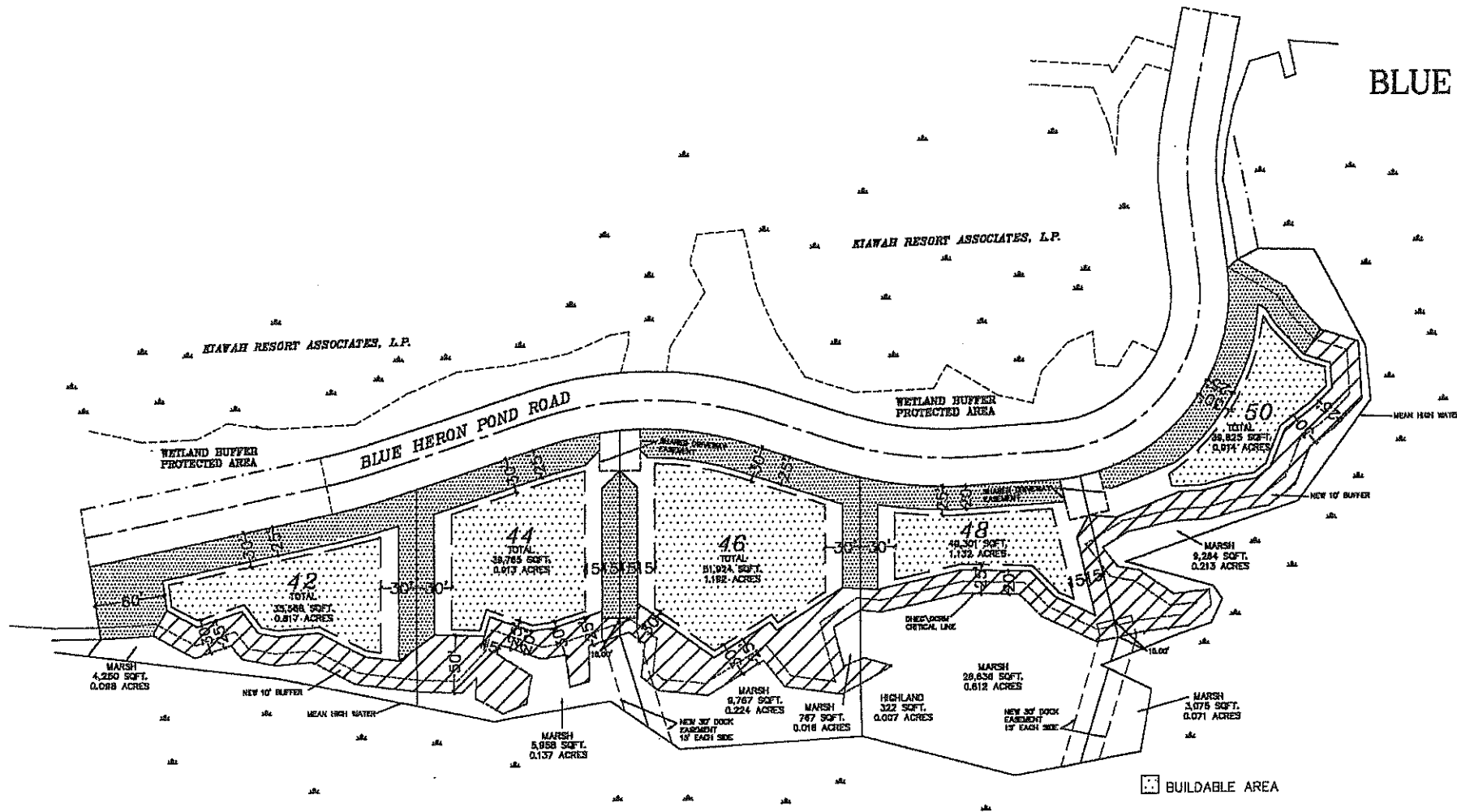
Scale : 1" = 100'
REVISED : June 24, 1998



BLUE HERON POND ROAD



BLUE HERON POND ROAD



■ BUILDABLE AREA

■ PRESERVATION ZONE

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

▨ SELECTIVE CLEARING ZONE

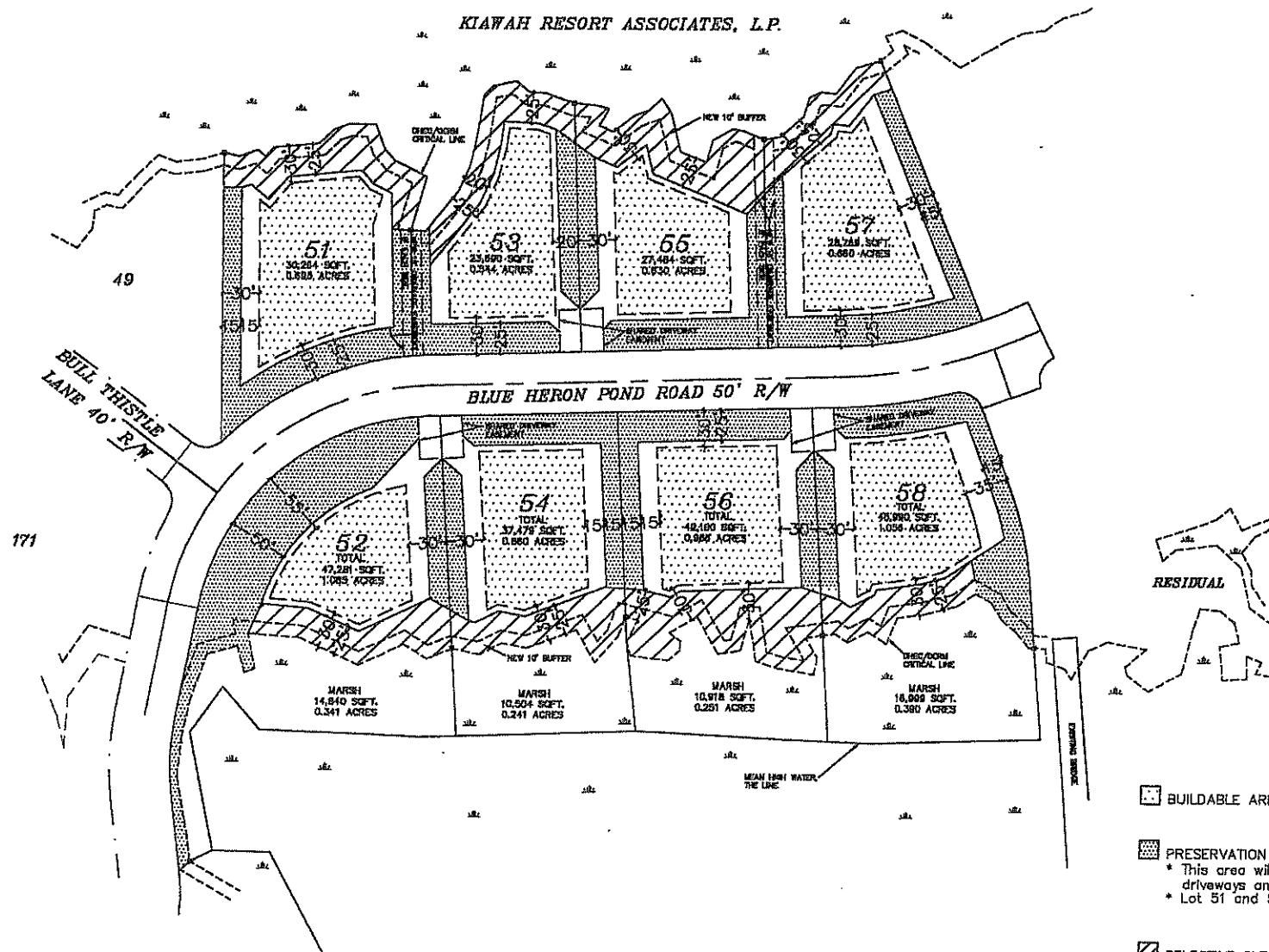
- * This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- * All vegetation in this zone shall be preserved until the home is completely framed.
- * Removal or alteration of vegetation between the home (or other structure)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

Scale : 1" = 100'

REVISED : April 3, 2000

KIAWAH RESORT ASSOCIATES, L.P.

BLUE HERON POND ROAD



BUILDABLE AREA

PRESERVATION ZONE

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

SELECTIVE CLEARING ZONE

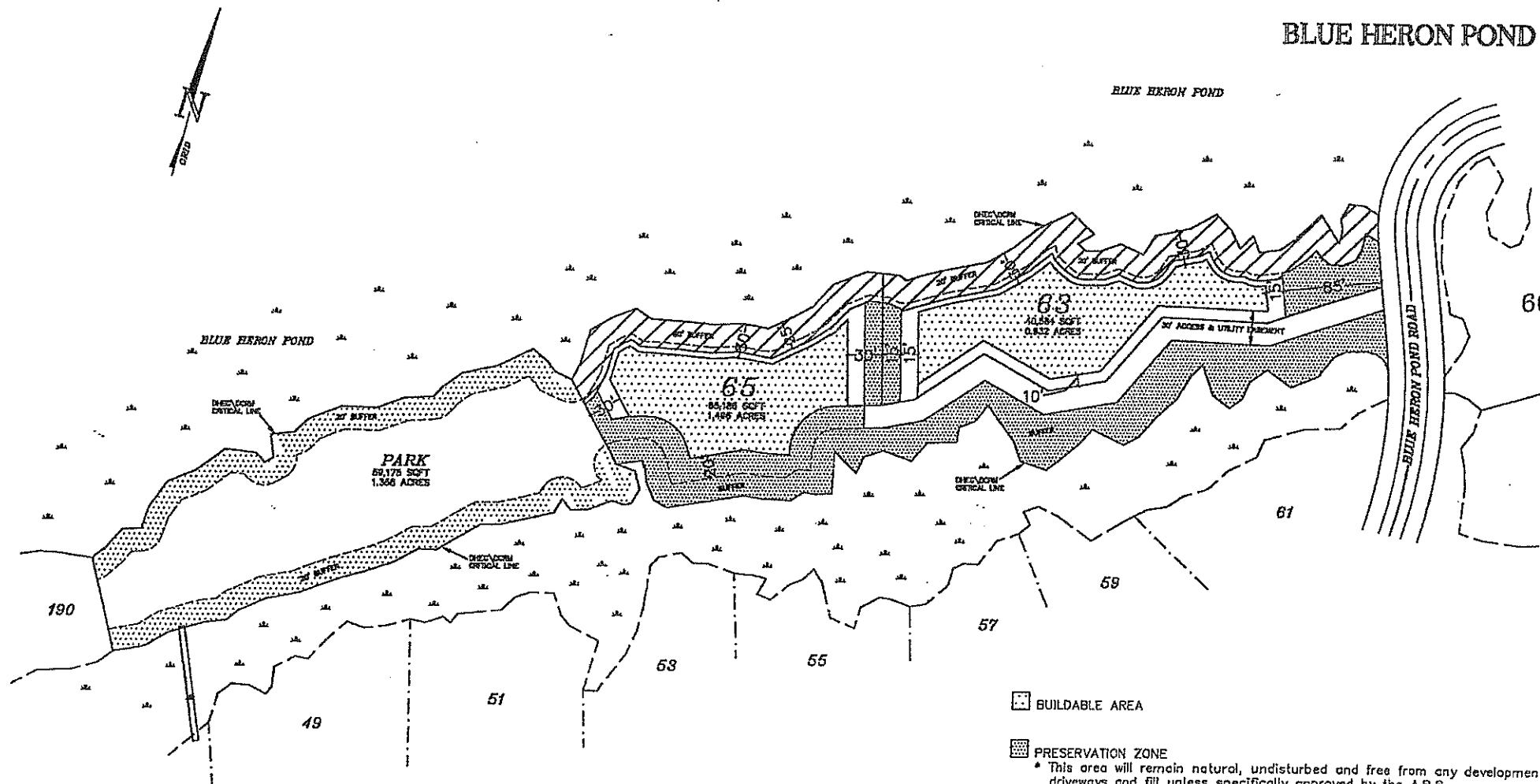
- * This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- * All vegetation in this zone shall be preserved until the home is completely framed.
- * Removal or alteration of vegetation between the home (or other structure)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

Scale : 1" = 100'

REVISED : March 15, 2000

Exhibit "B"

BLUE HERON POND ROAD



 BUILDABLE AREA

 PRESERVATION ZONE

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

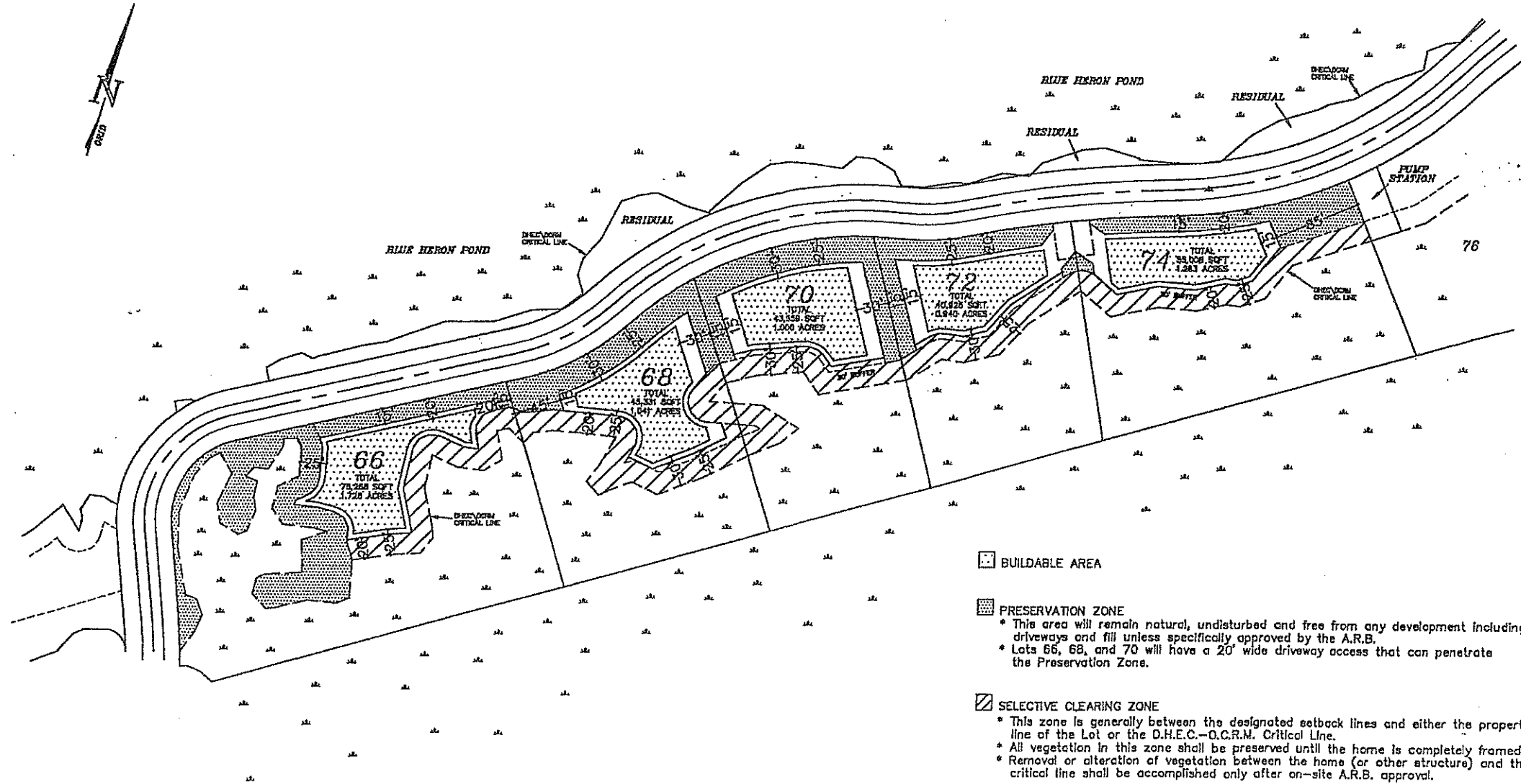
 SELECTIVE CLEARING ZONE

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

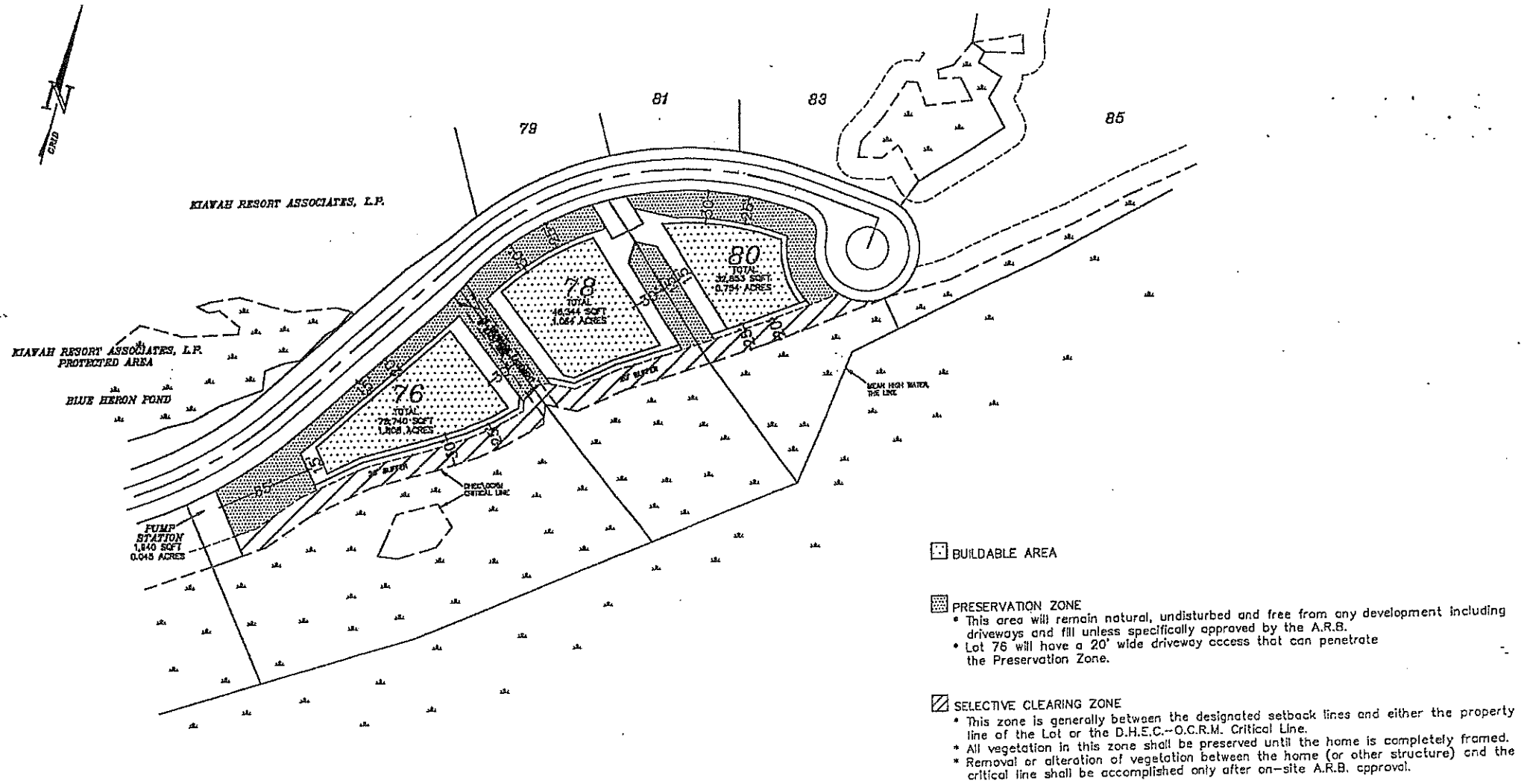
Scale : 1" = 100'

REVISED : March 20, 2002

BLUE HERON POND ROAD



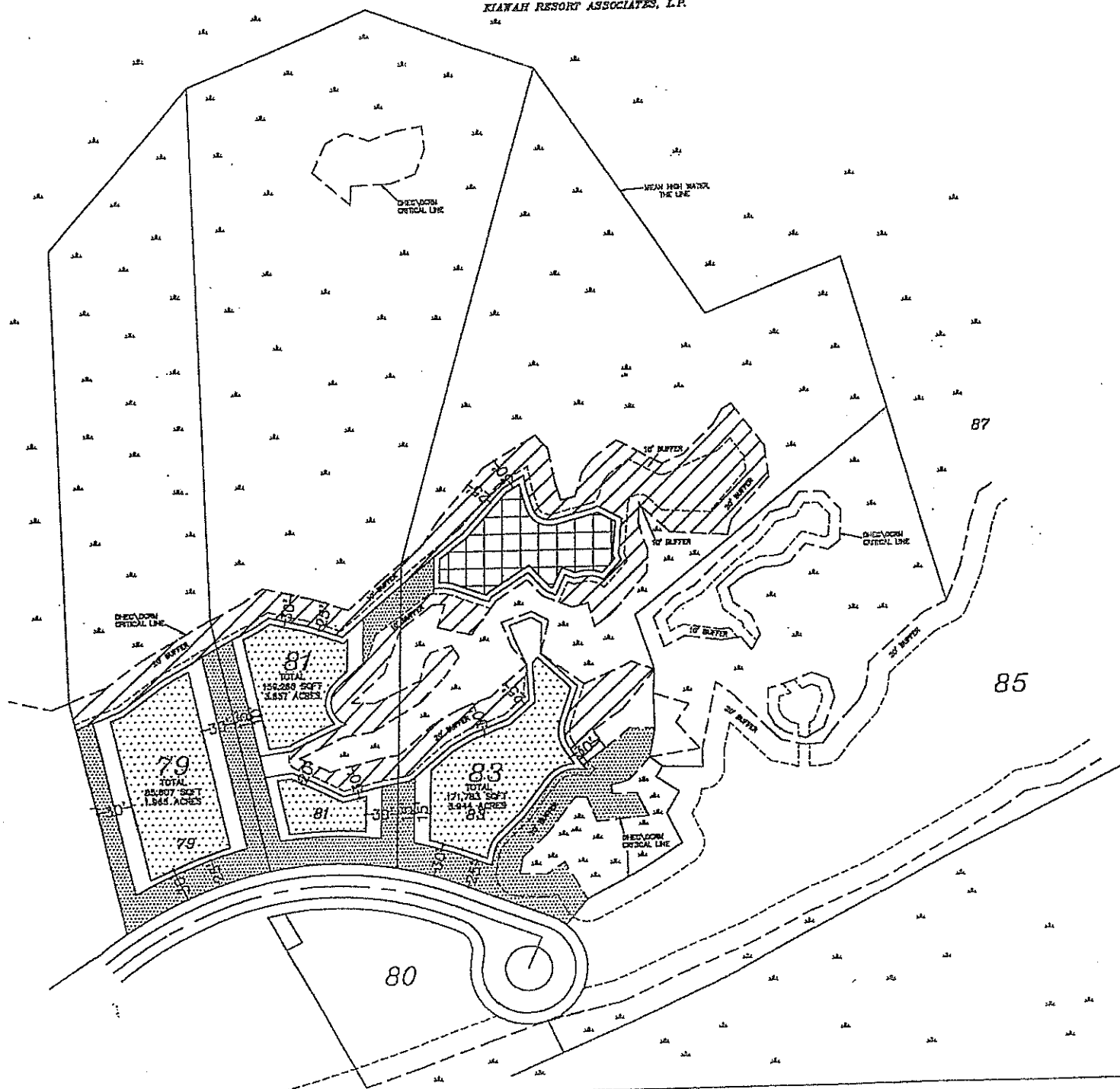
BLUE HERON POND ROAD



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

KIAWAH RESORT ASSOCIATES, L.P.

BLUE HERON POND ROAD



 BUILDABLE AREA

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

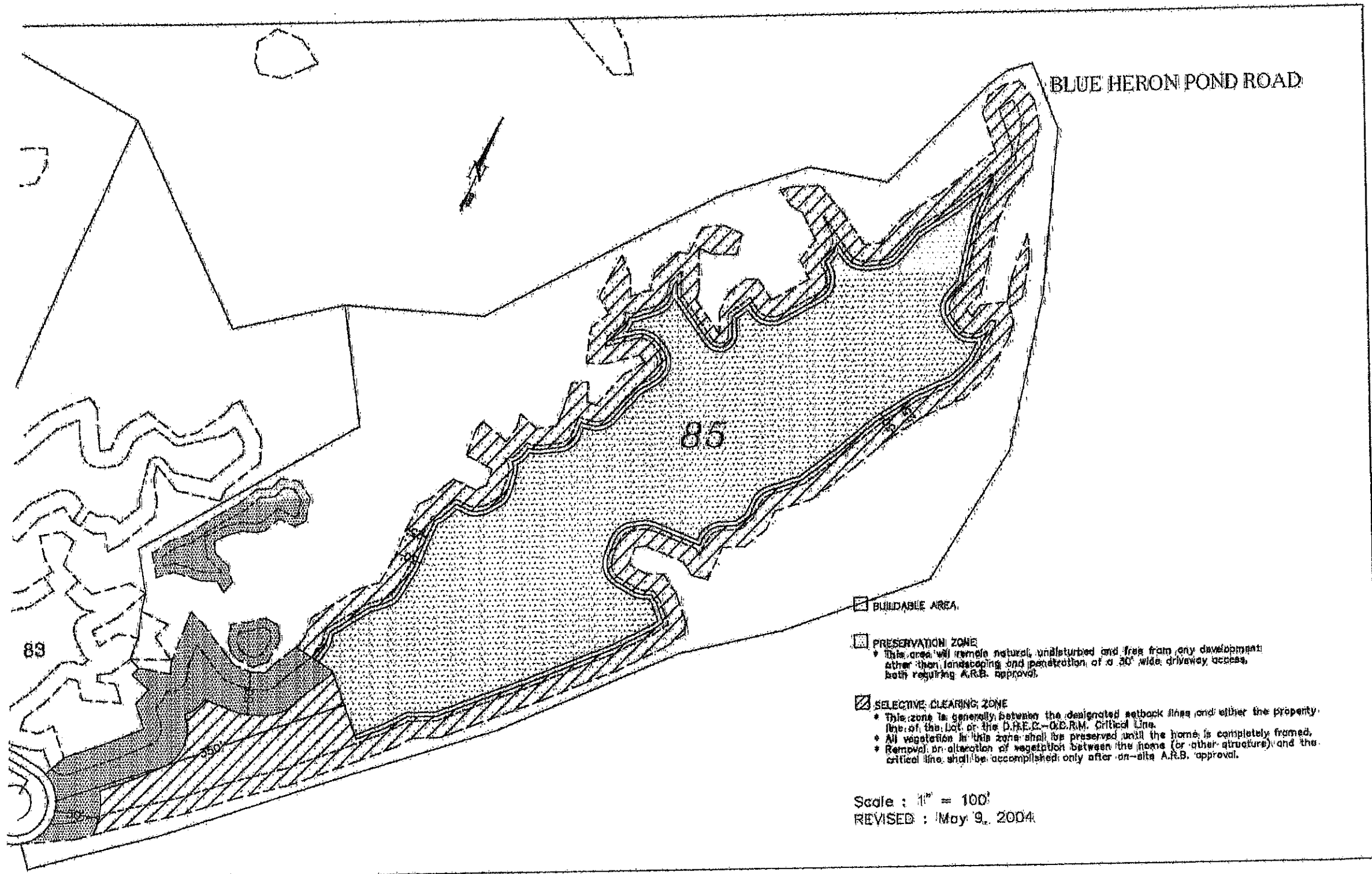
 PRESERVATION ZONE

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

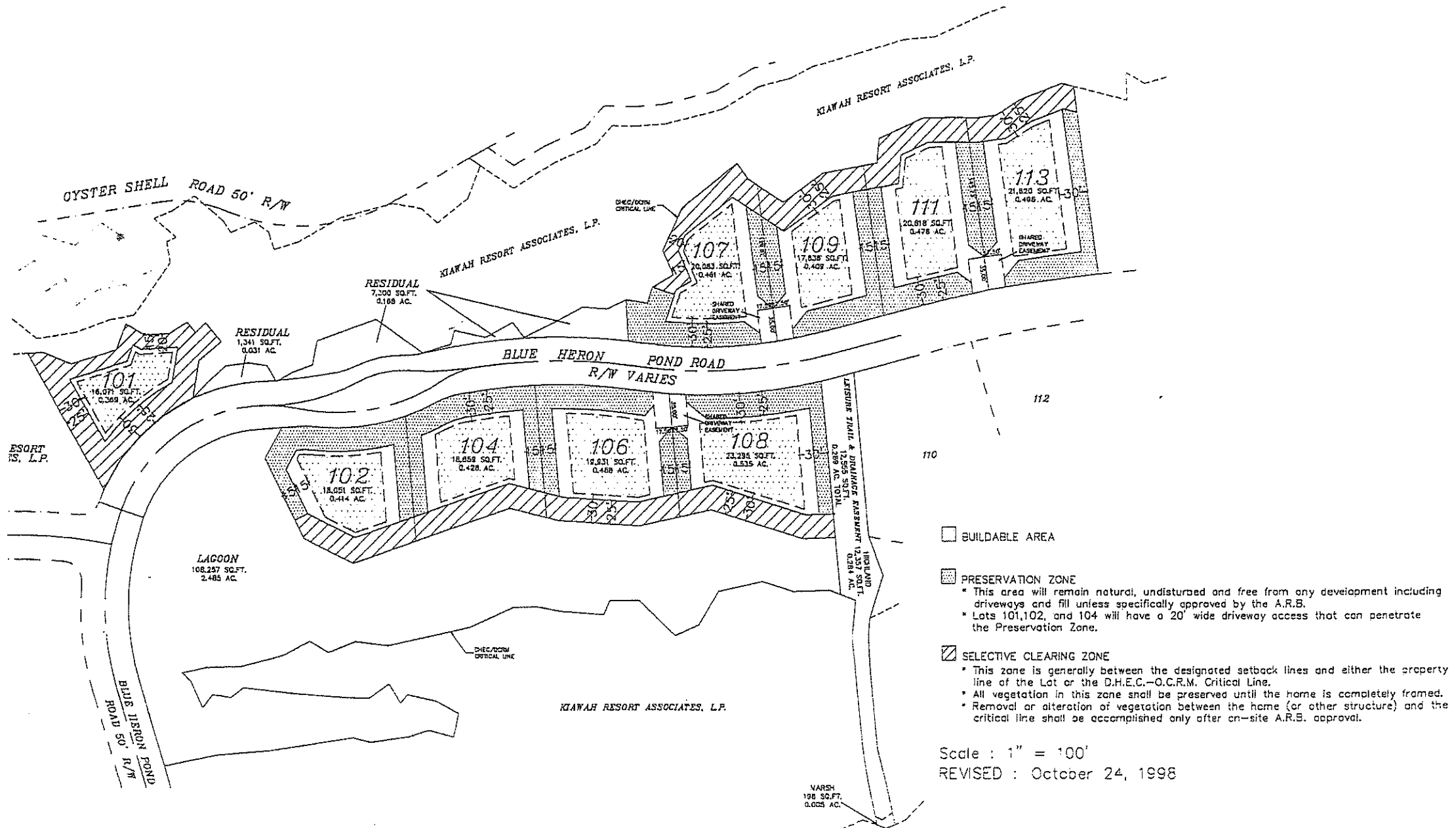
 SELECTIVE CLEARING ZONE

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

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



BLUE HERON POND ROAD



BLUE HERON POND ROAD

KIAWAH RESORT ASSOCIATES, L.P.

SET SHEET 3 OF 3

SEE SHEET 1 OF 3

SEE SHEET 3 OF 3

SEE SHEET 1 OF 3

BLUE HERON POND ROAD
R/W VARIES

KIAWAH RESORT ASSOCIATES, L.P.

BUILDABLE AREA

 PRESERVATION ZONE

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

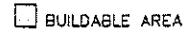
 SELECTIVE CLEARING ZONE

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

Scale : 1" = 100'

REVISED : October 24, 1998

SEE SHEET 2 OF 3



 PRESERVATION ZONE

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

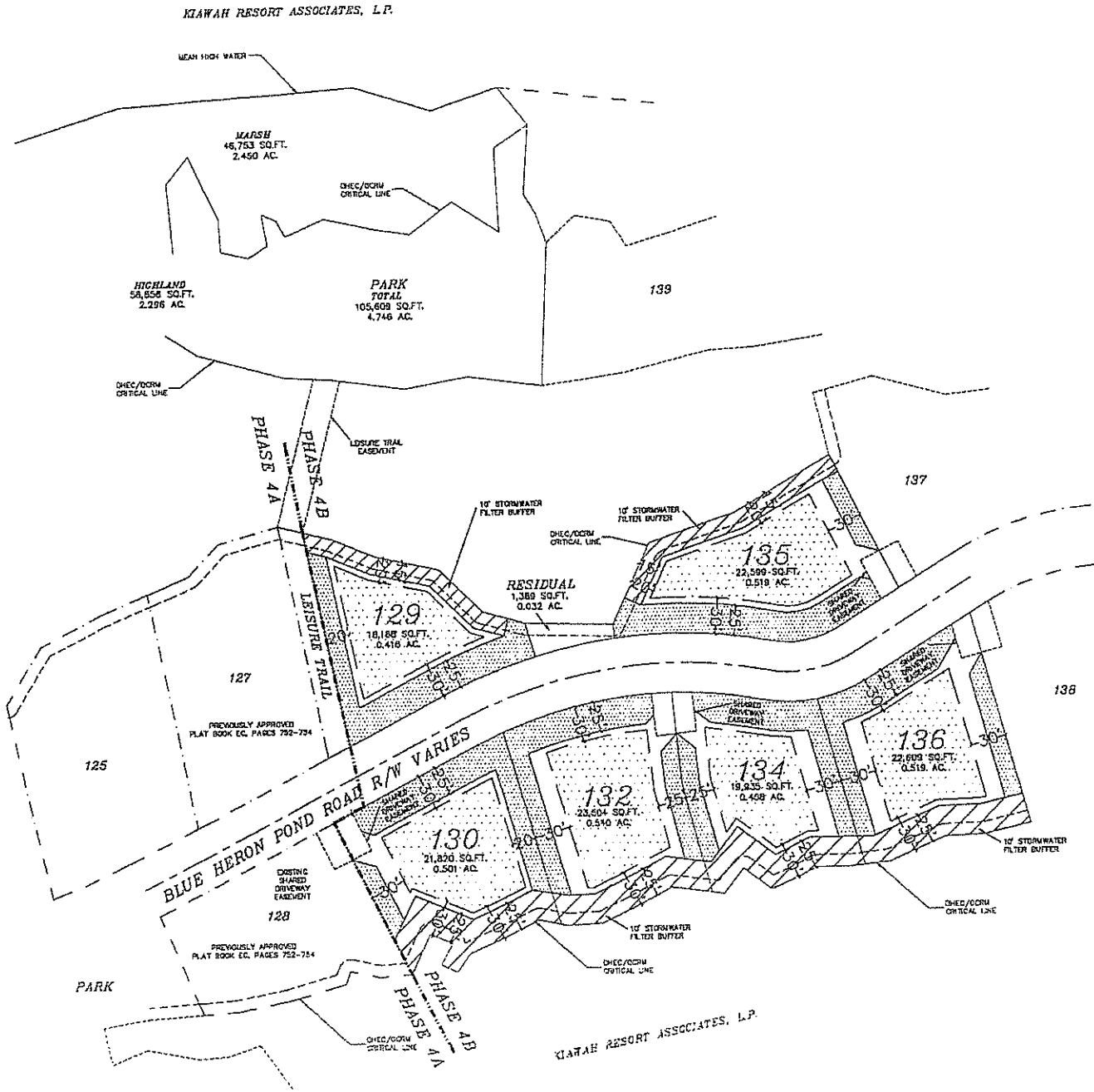
 SELECTIVE CLEARING ZONE

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

Scale : 1" = 100'

REVISED : October 24, 1998

BLUE HERON POND ROAD



□ BUILDABLE AREA

▨ PRESERVATION ZONE

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

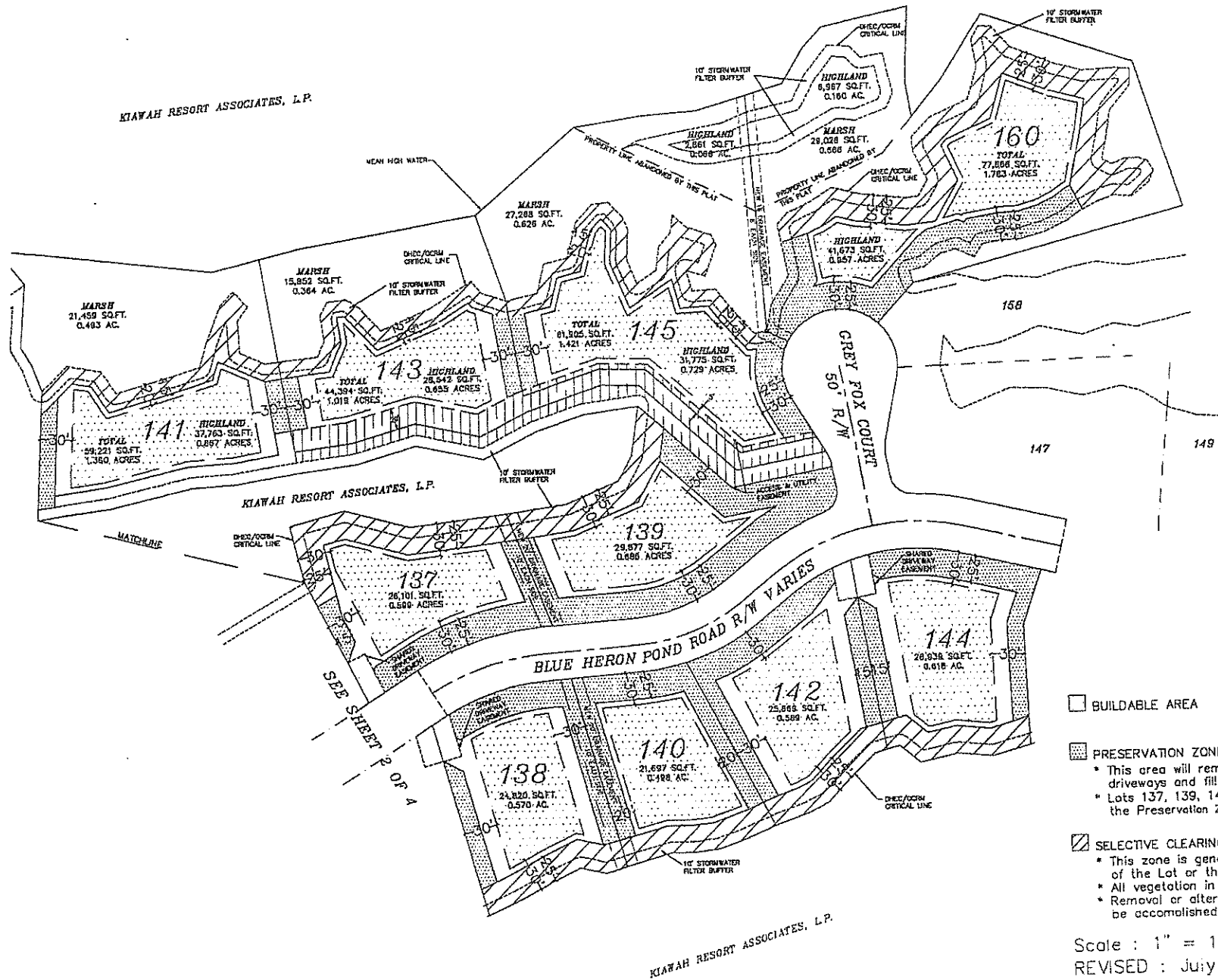
▨ SELECTIVE CLEARING ZONE

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

Scale : 1" = 100'

REVISED : July 28, 1999

BLUE HERON POND ROAD



□ BUILDABLE AREA

▨ PRESERVATION ZONE

- * This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
- * Lots 137, 139, 140 and 160 will have a 20' wide driveway access that can penetrate the Preservation Zone.

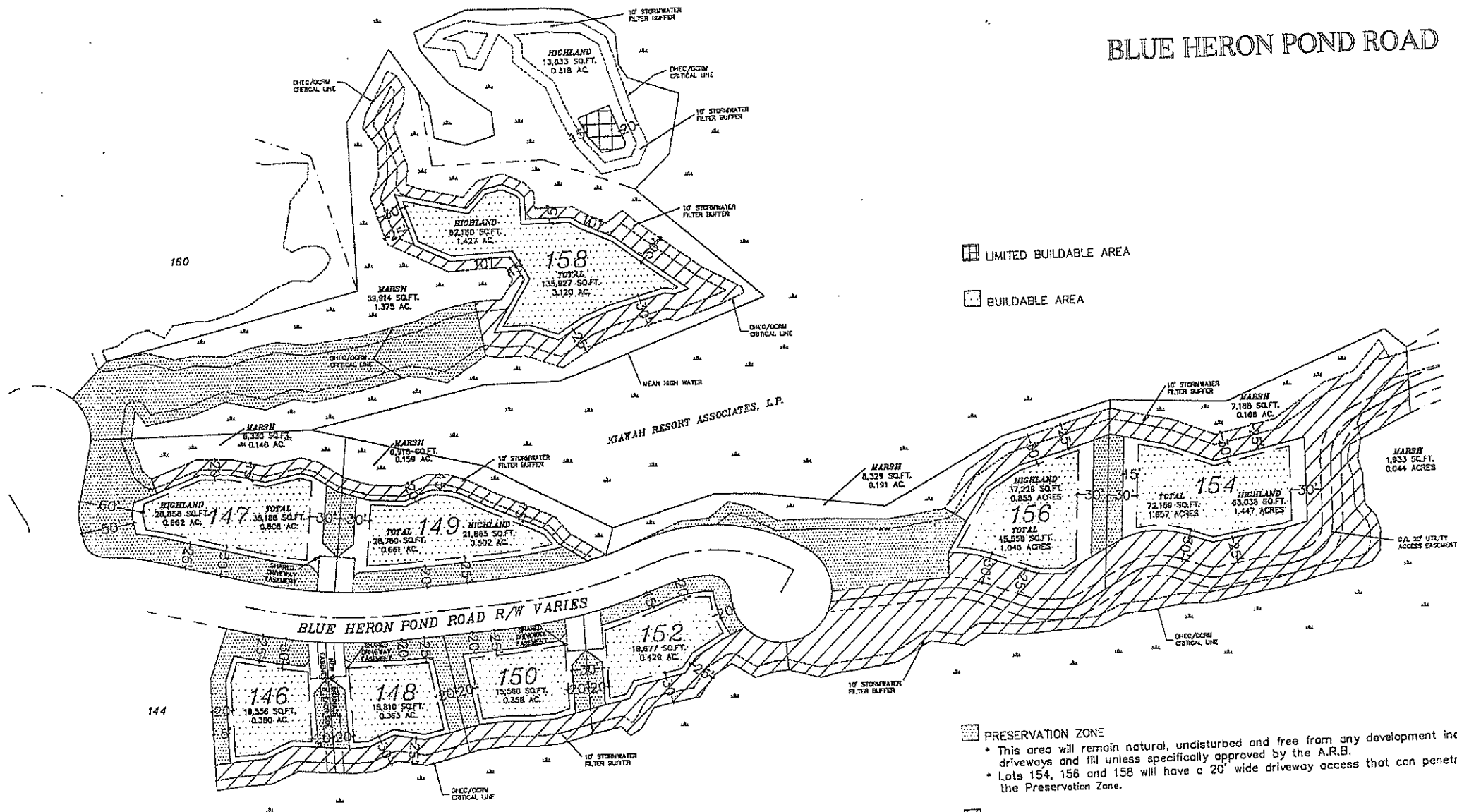
▨ SELECTIVE CLEARING ZONE

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

Scale : 1" = 100'

REVISED : July 28, 1999

BLUE HERON POND ROAD



 PRESERVATION ZONE

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

 SELECTIVE CLEARING ZONE

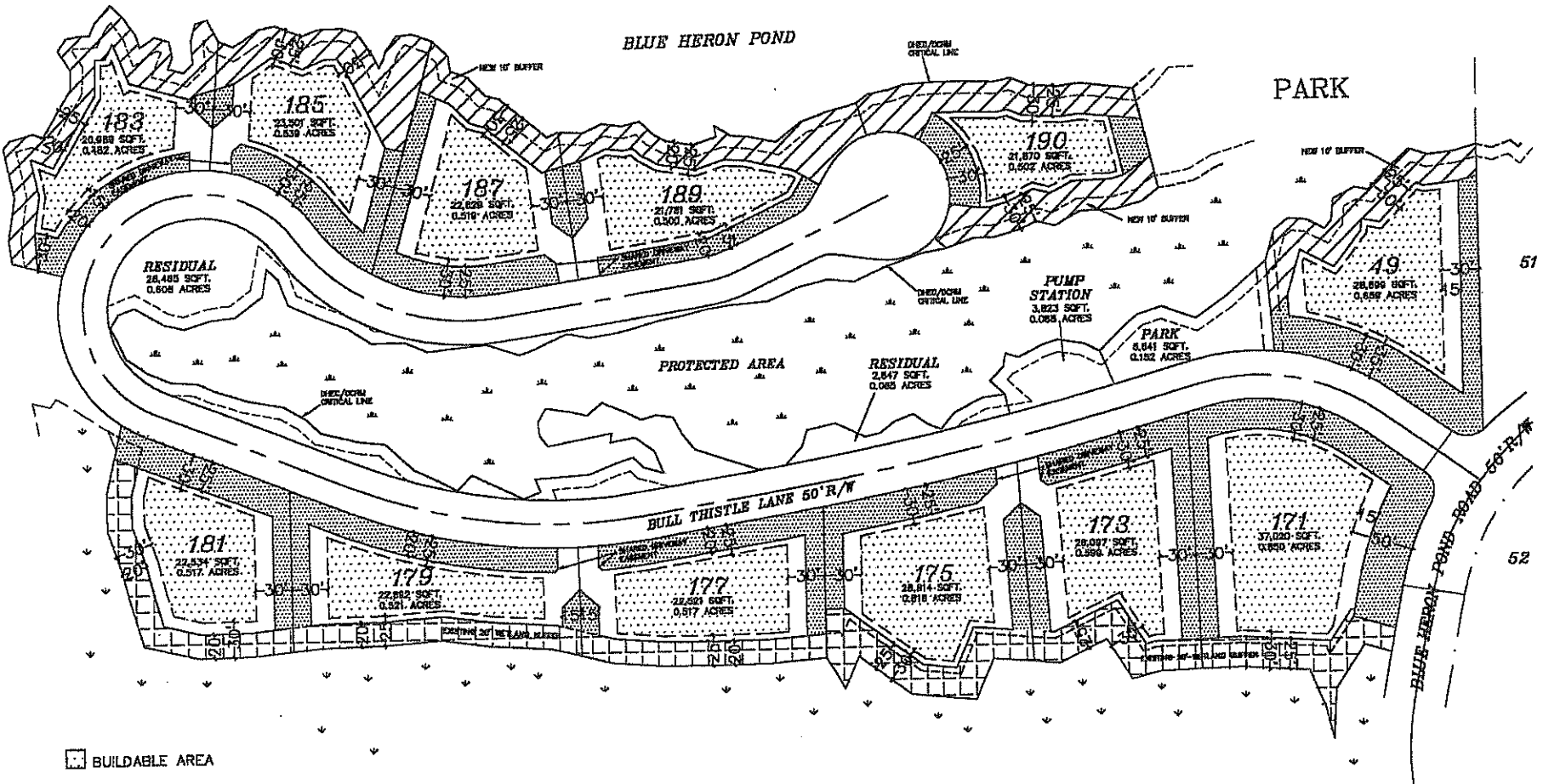
 EXISTING ROAD

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

Scale : 1" = 100'

REVISÉ : July 28, 1999

BULL THISTLE LANE



□ BUILDABLE AREA

▨ PRESERVATION ZONE

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

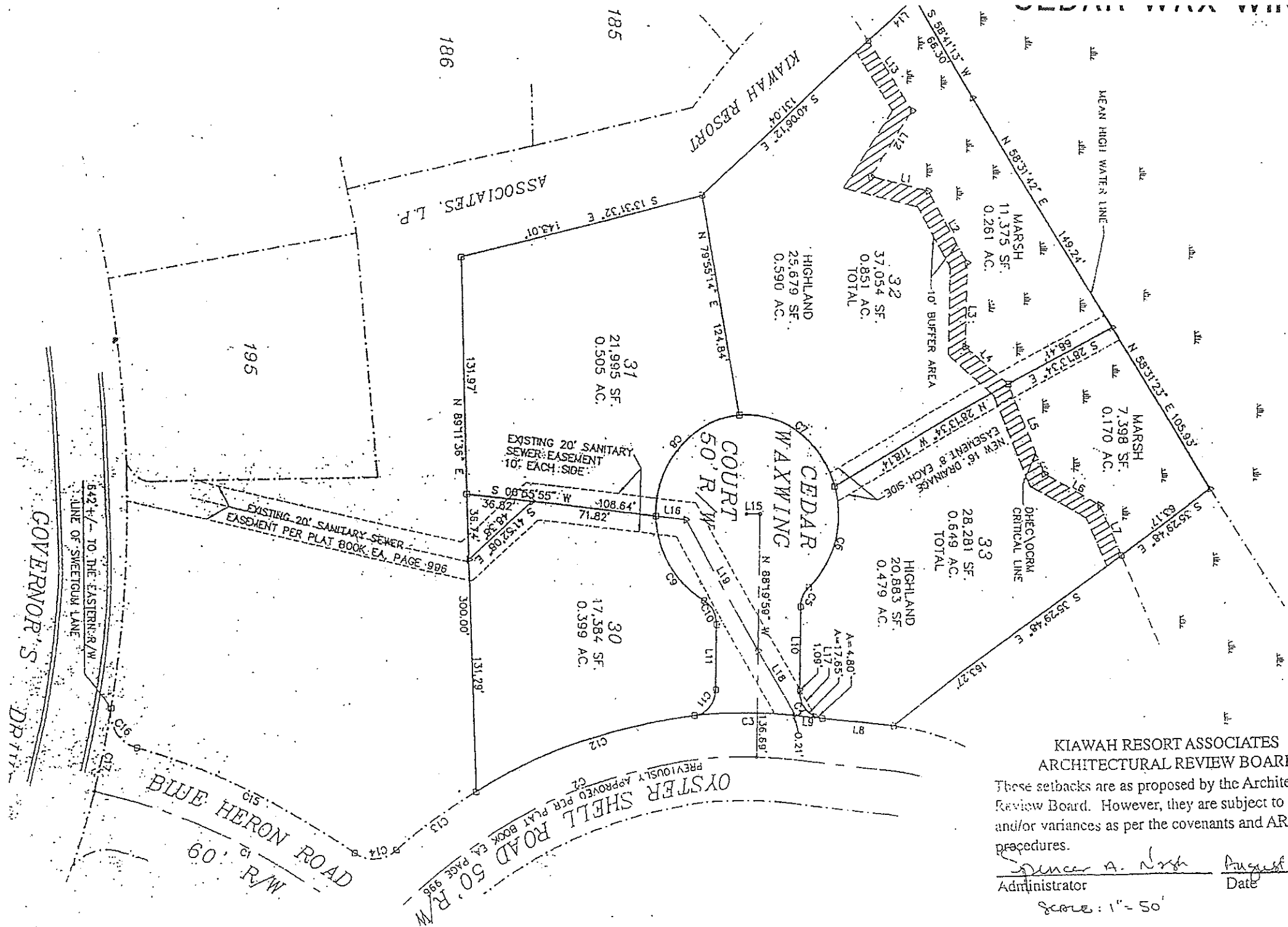
▤ SELECTIVE CLEARING ZONE

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

▦ RESTRICTIVE CLEARING ZONE

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

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



KIWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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

Spencer A. Nash August 20th 1997
Administrator Date

Scale: 1" = 50'

CEDAR WAX WING COURT

 BUILDABLE AREA

 PRESERVATION ZONE

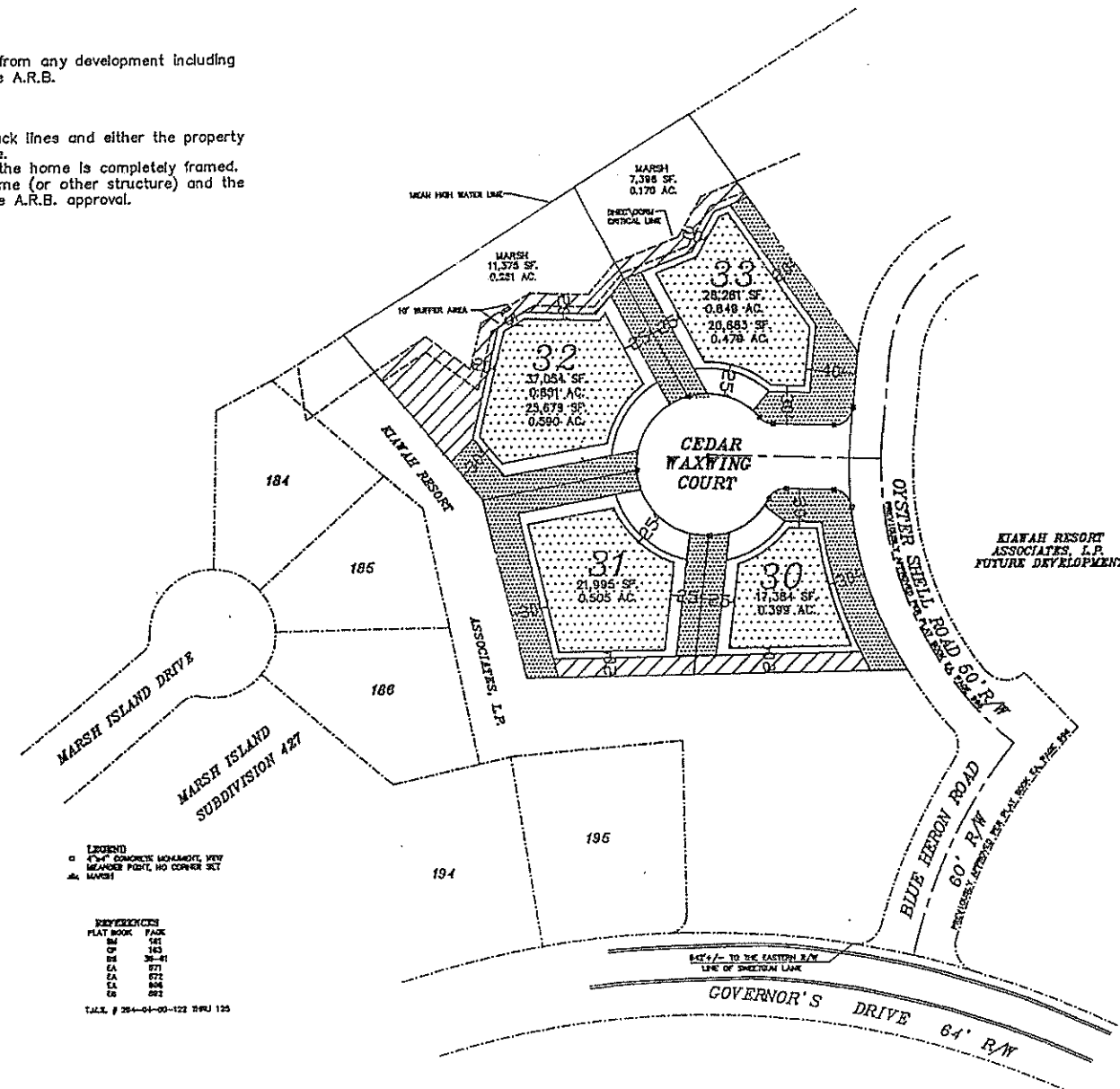
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 SELECTIVE VISTA CLEARING

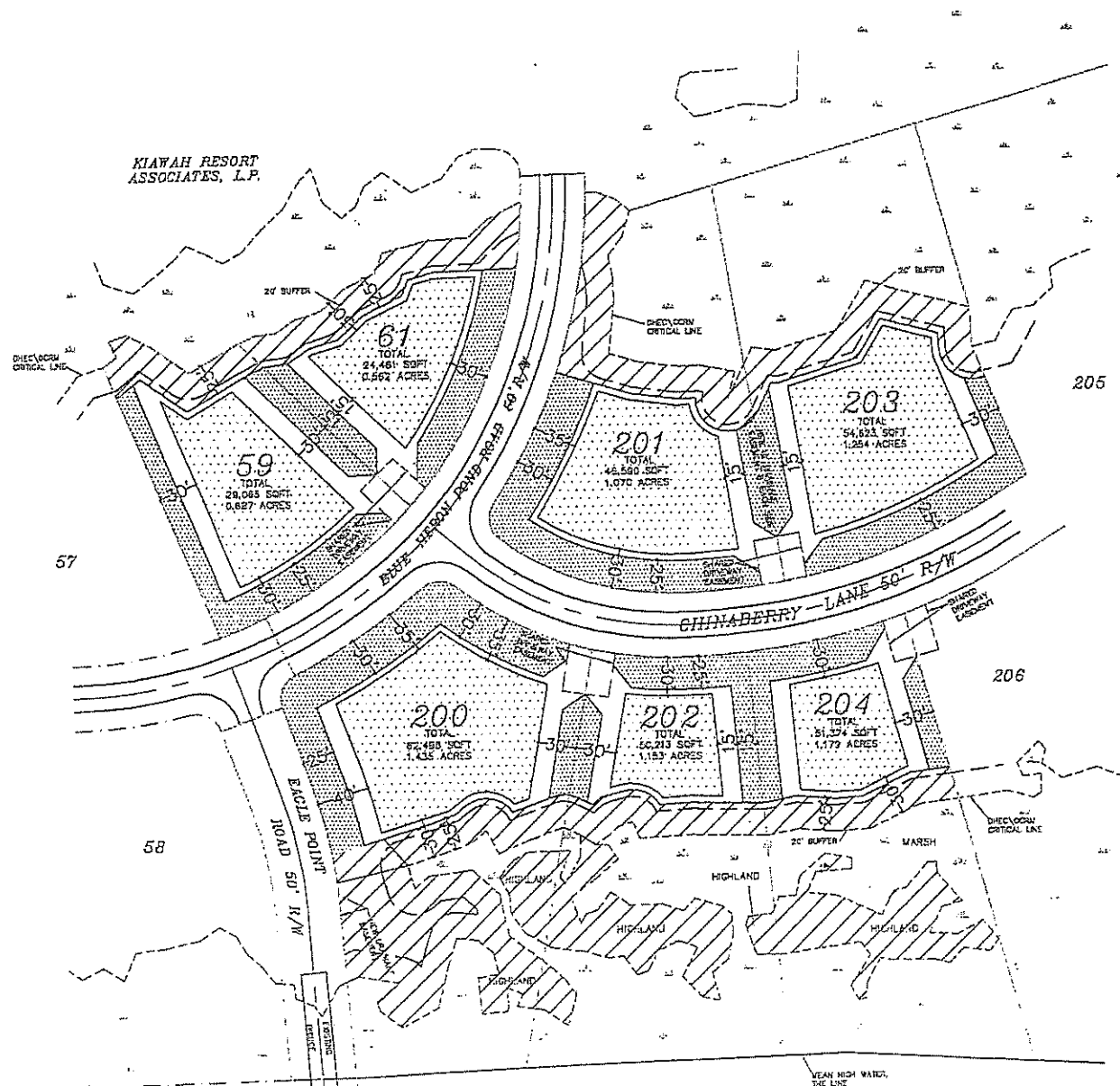
- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
- All vegetation in this zone shall be preserved until the home is completely framed.
- Removal or alteration of vegetation between the home (or other structure)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

Scale : 1" = 100'

REVISED : June 24, 1998



BLUE HERON POND ROAD and CHINABERRY LANE



BUILDABLE AREA

PRESERVATION ZONE

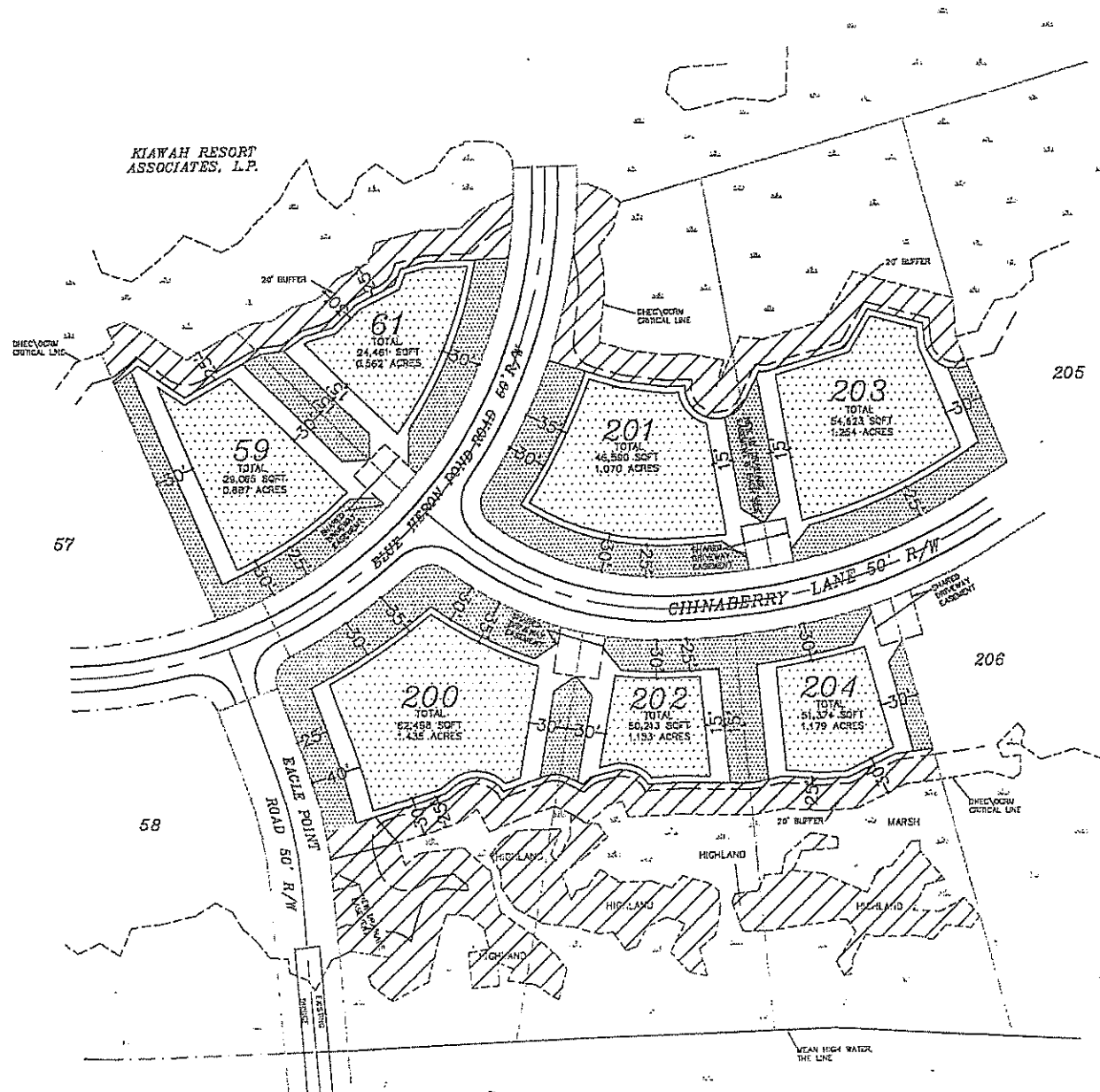
* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

SELECTIVE CLEARING ZONE

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



BLUE HERON POND ROAD and CHINABERRY LANE



BUILDABLE AREA

PRESERVATION ZONE

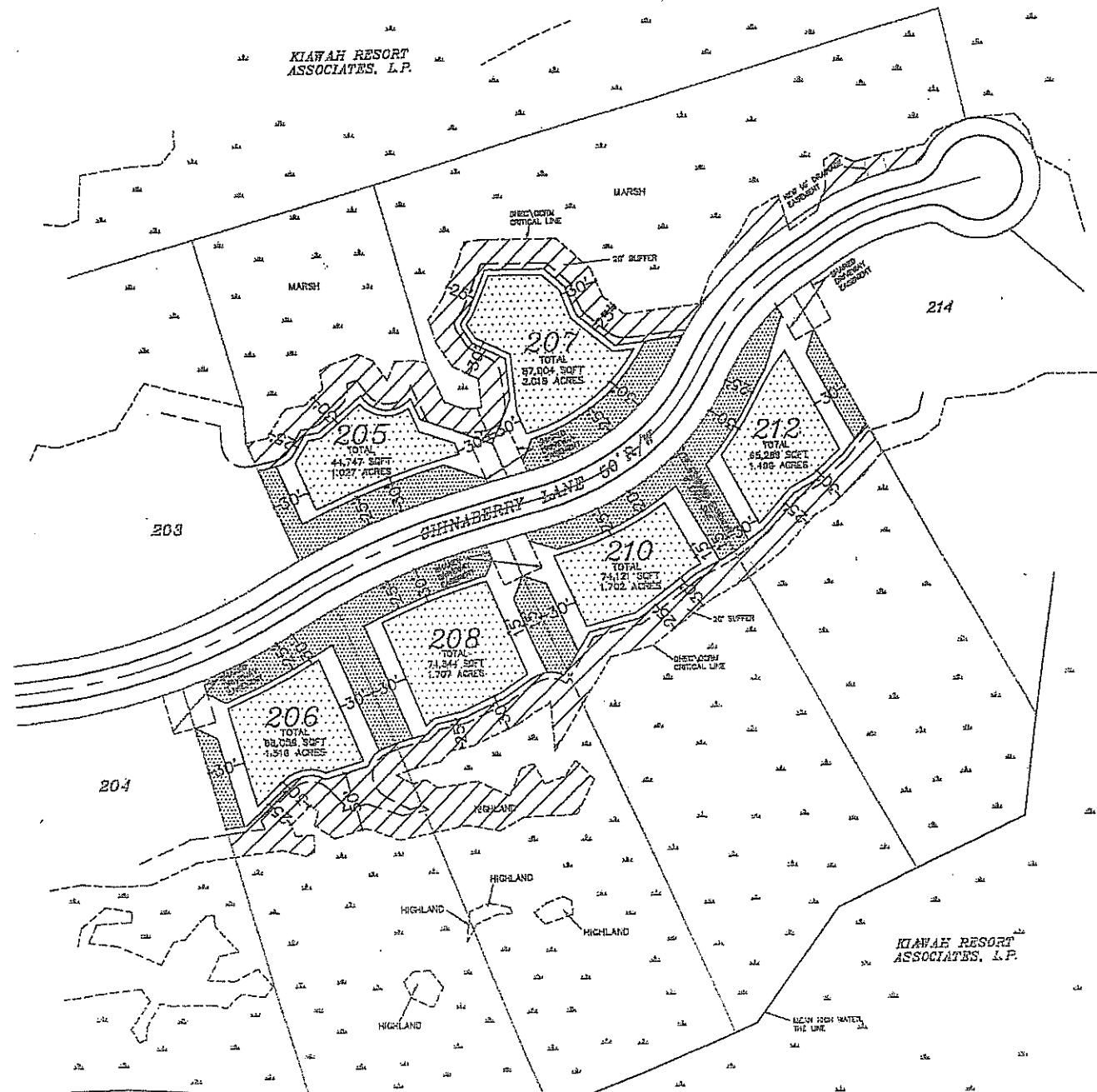
* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

SELECTIVE CLEARING ZONE

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

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

CHINABERRY LANE



 BUILDABLE AREA

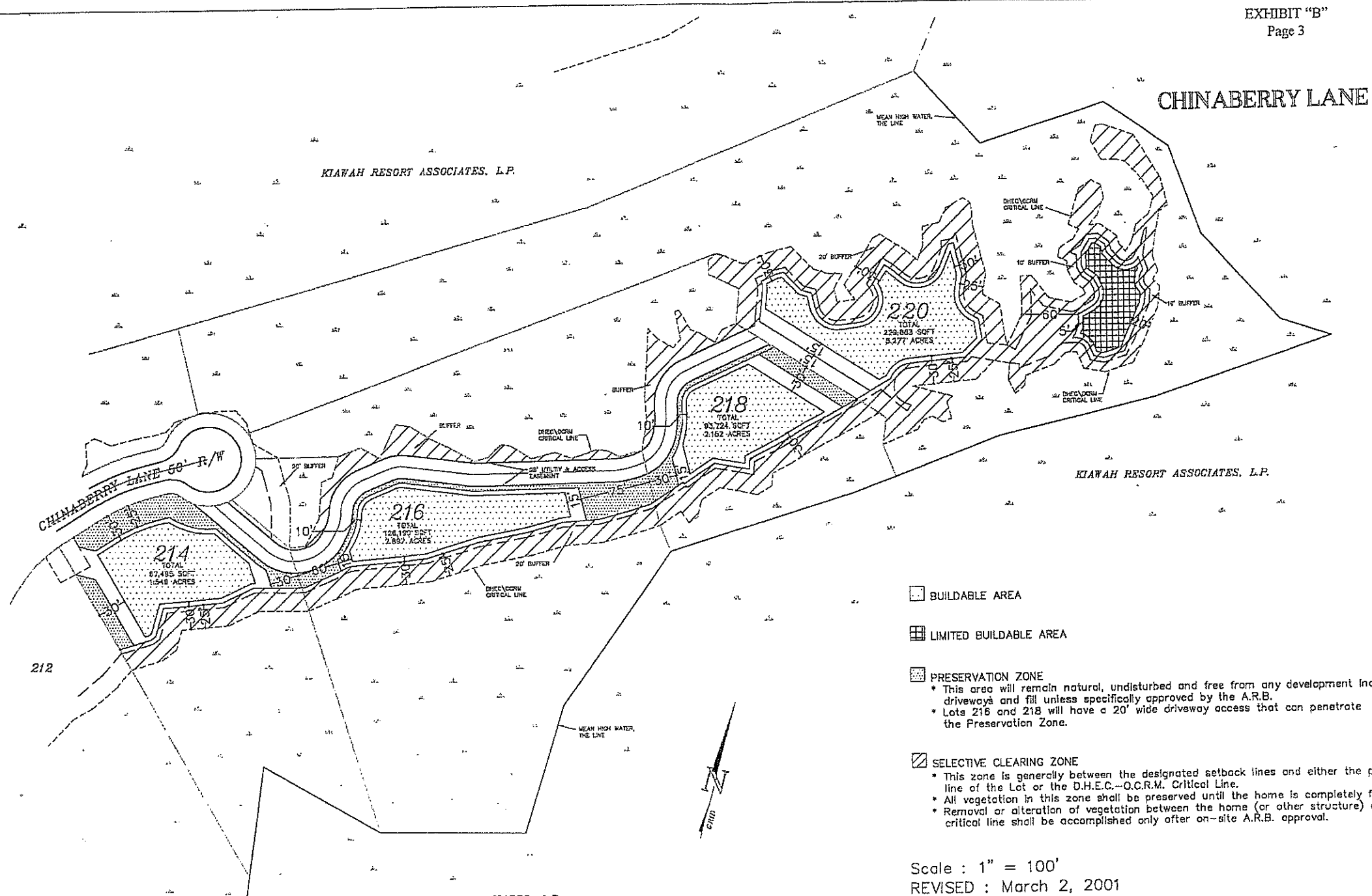
 PRESERVATION ZONE

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

 SELECTIVE CLEARING ZONE

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

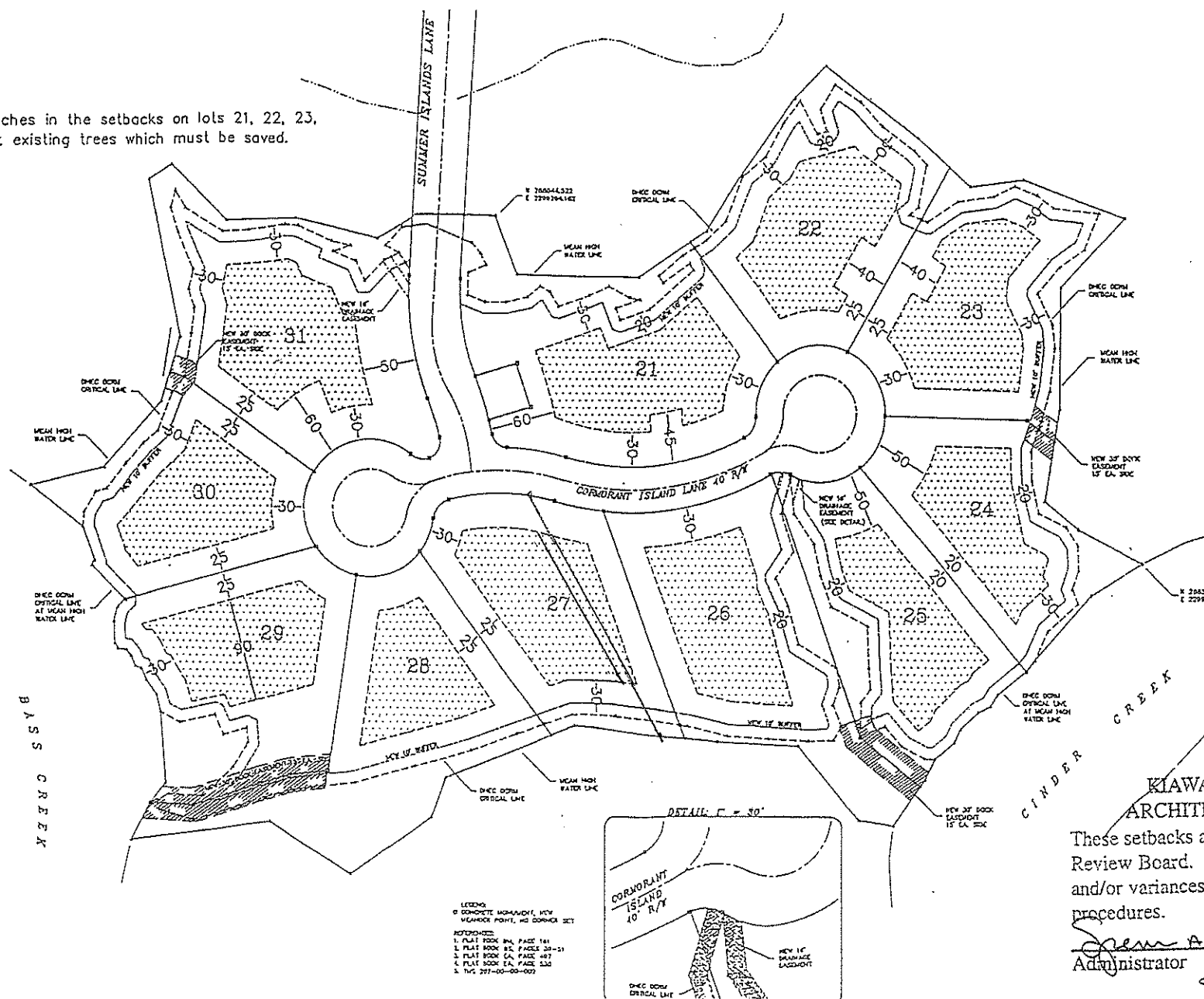
Scale : 1" = 100'
REVISED : March 1, 2001



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

COMMONMAN ISLAND LANE

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



~~KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD~~

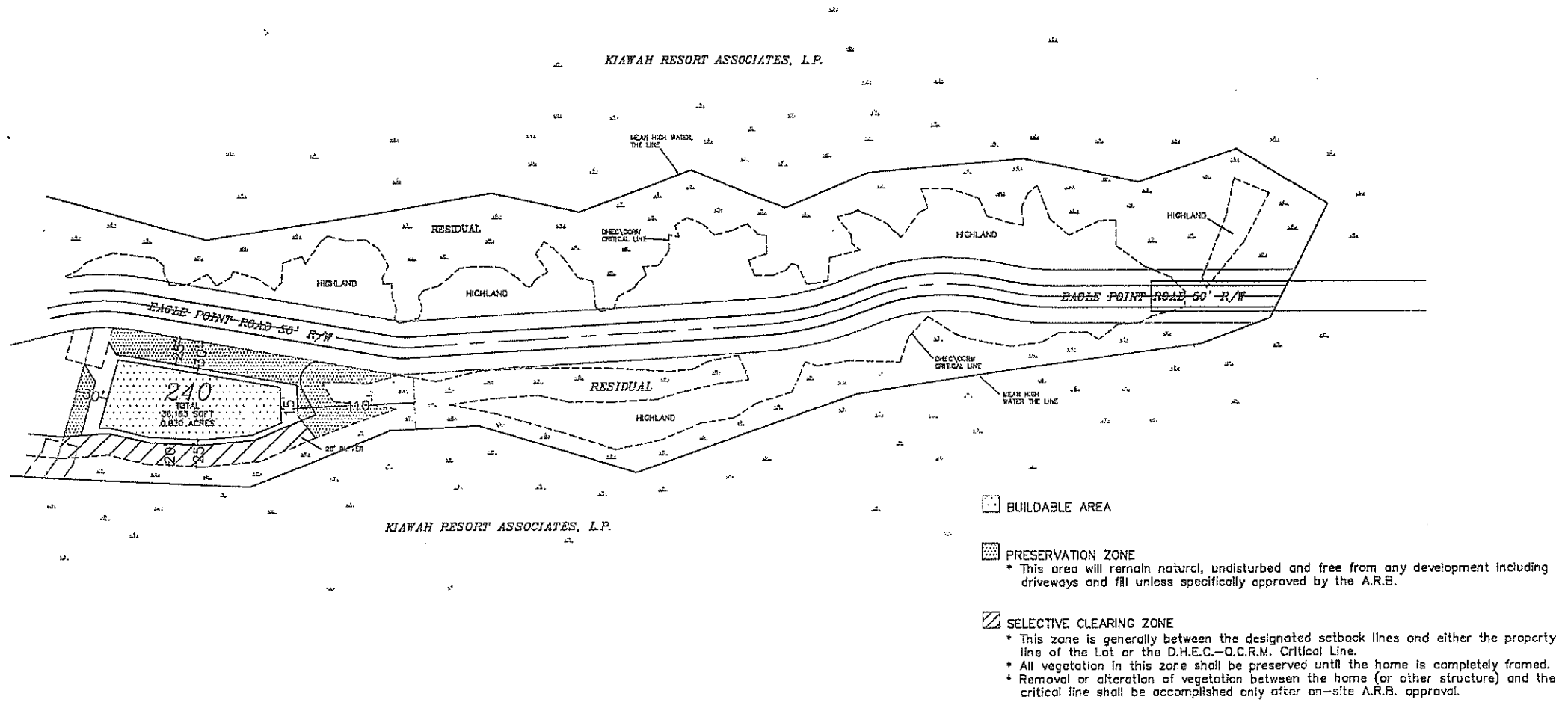
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

procedures.
Sam A. Nash
Administrator

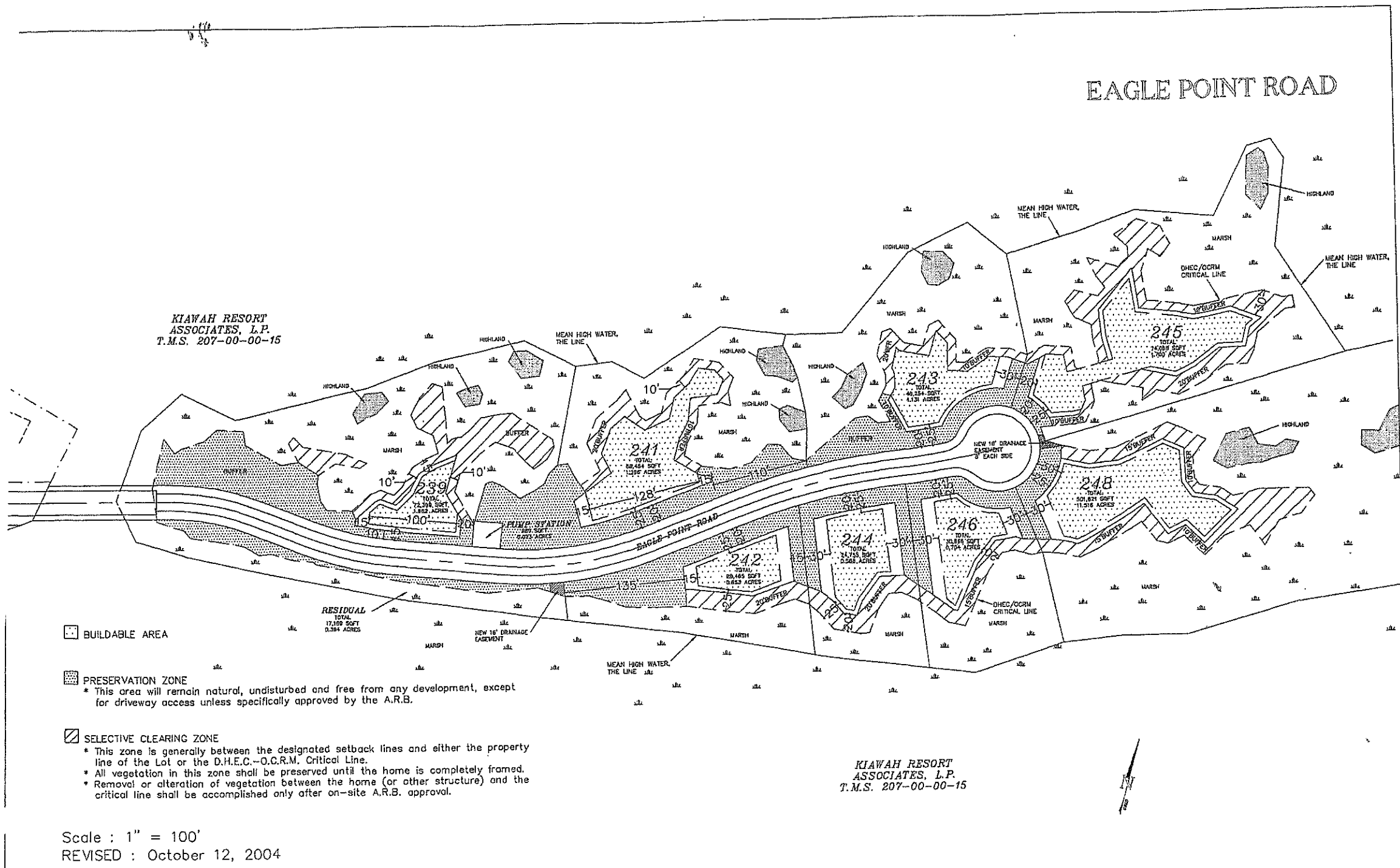
April 30th 1997
Date

Scale: $1'' = 100'$

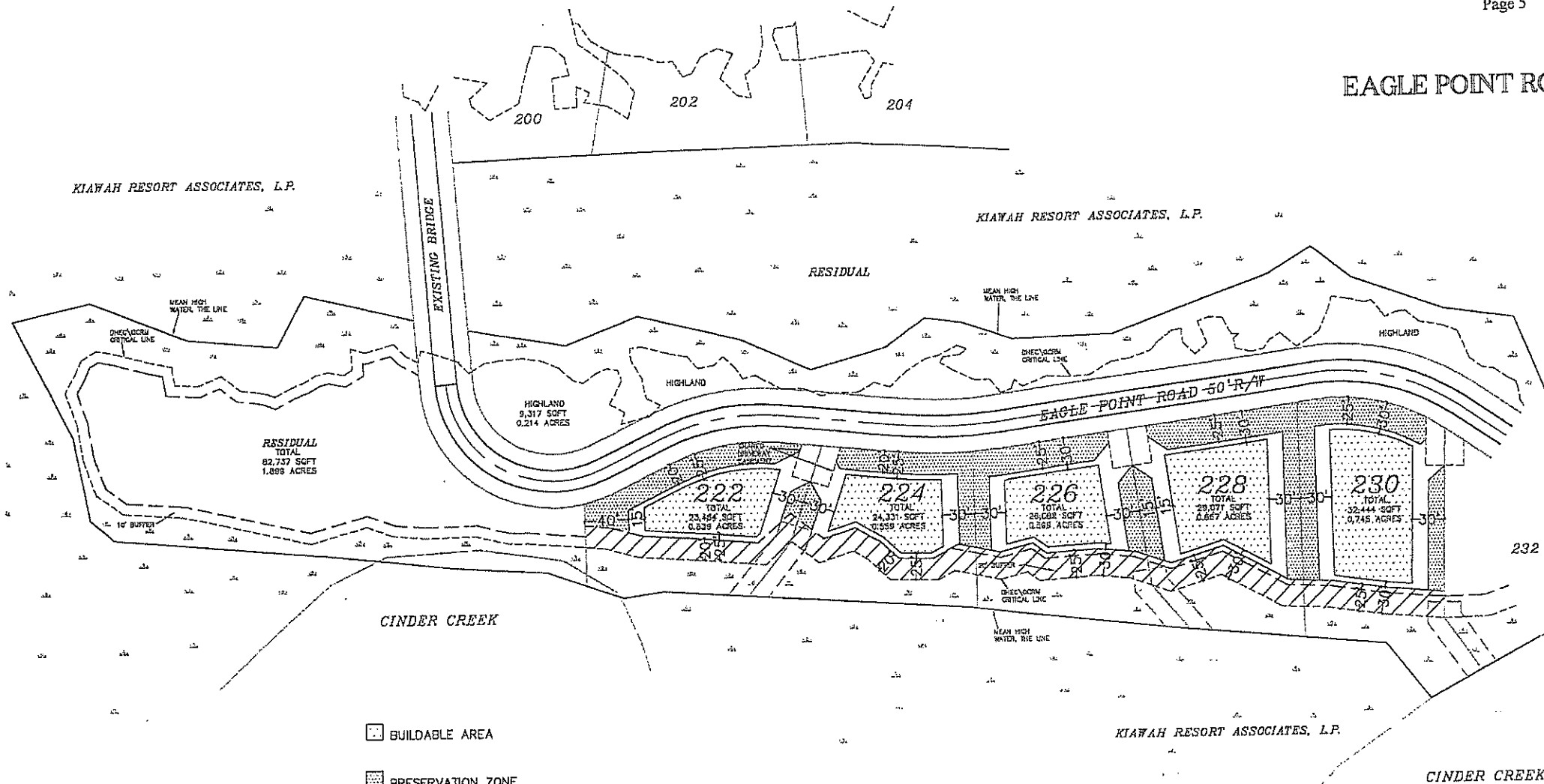
EAGLE POINT ROAD



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



EAGLE POINT ROAD



BUILDABLE AREA

PRESERVATION ZONE

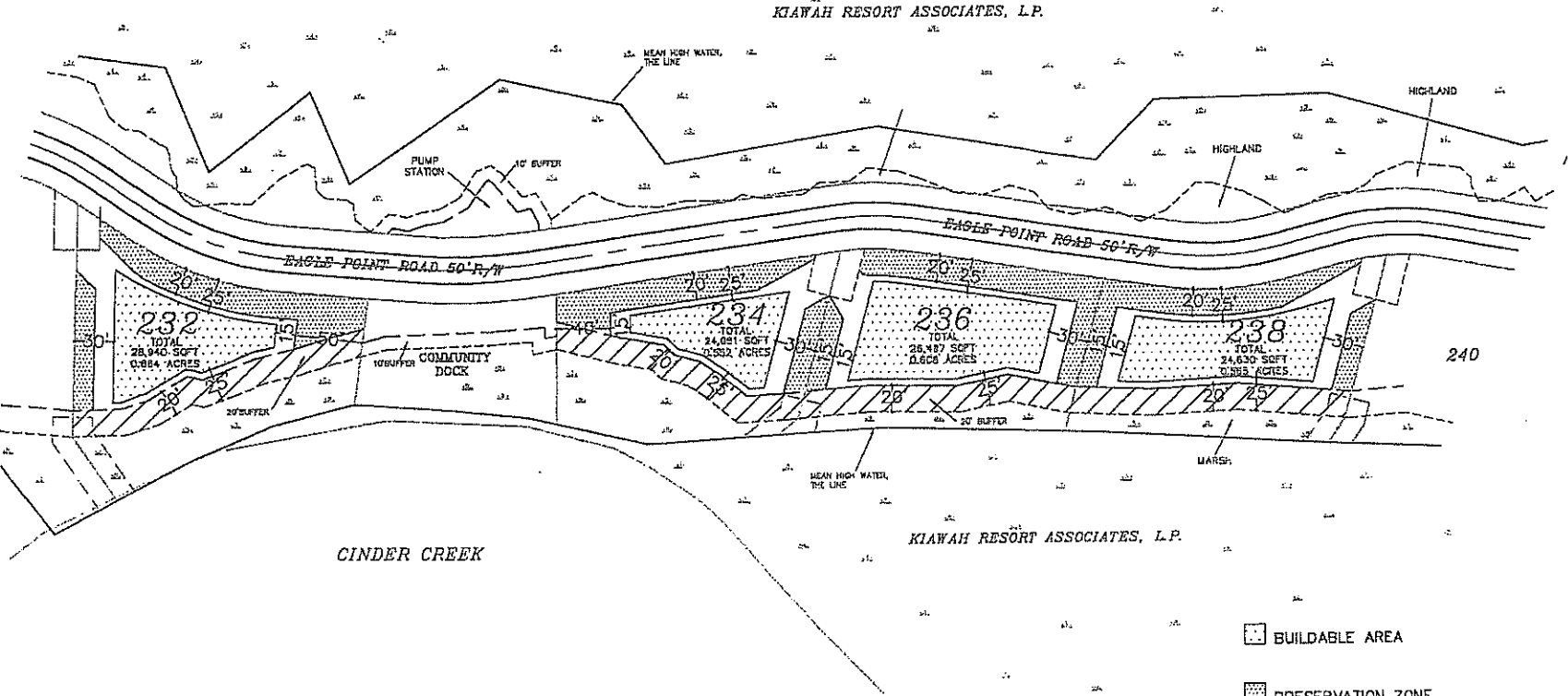
* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

SELECTIVE CLEARING ZONE

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

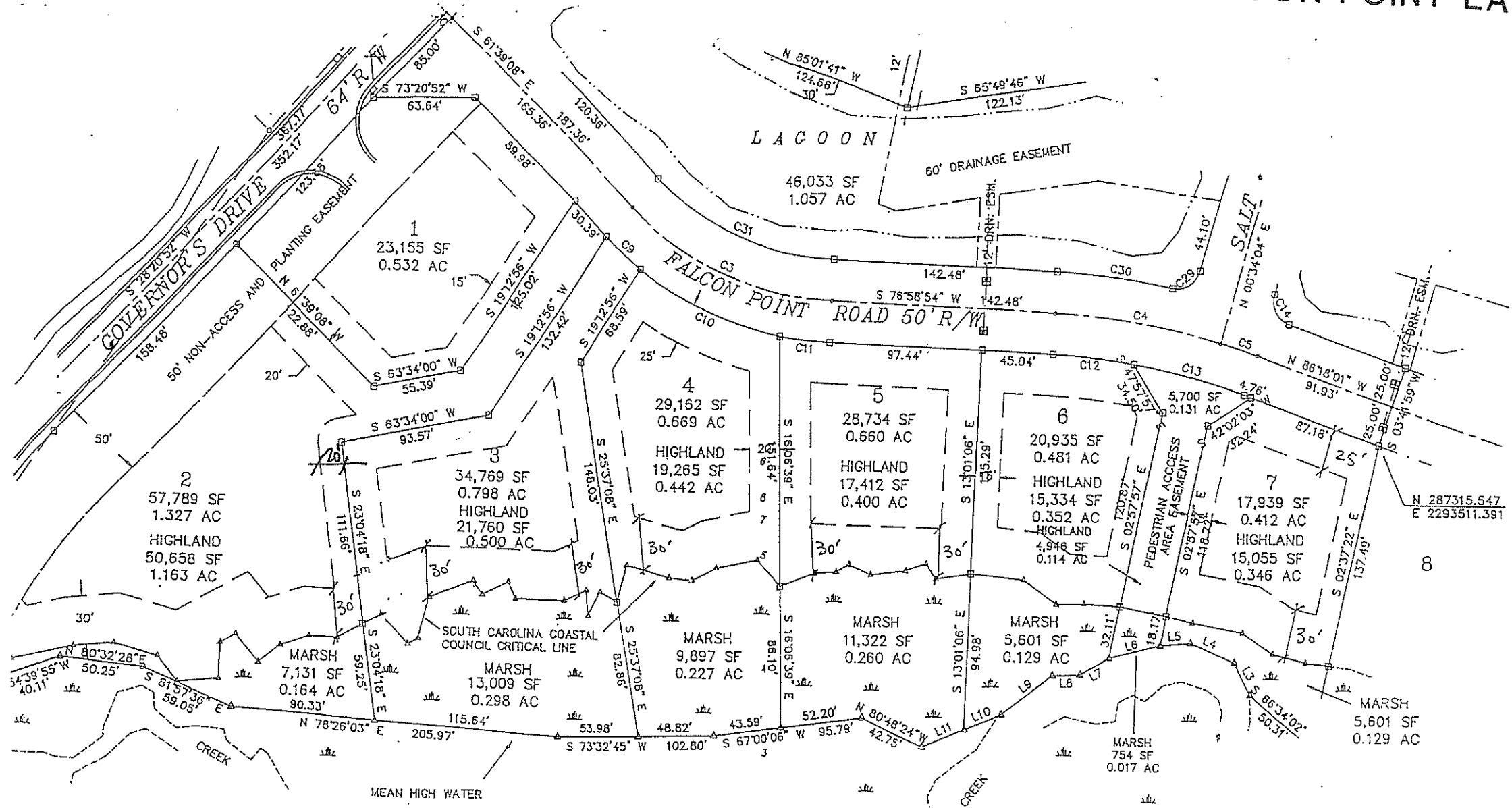
Scale : 1" = 100'
REVISED : March 2, 2001

EAGLE POINT ROAD



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

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

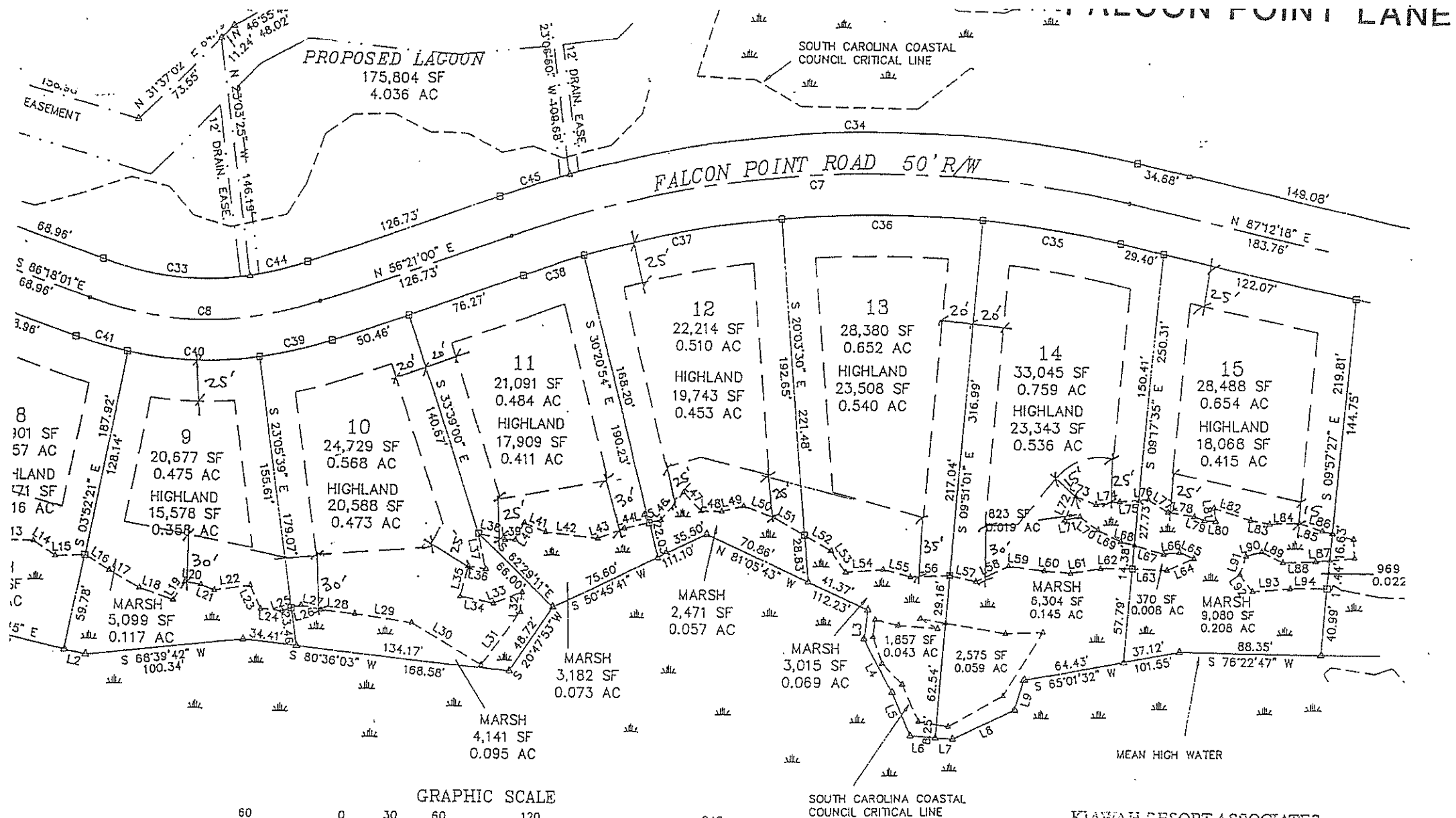


KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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

Sam A. Nash June 4, 1997
Administrator Date

Scale: 1" = 60'



**KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD**

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

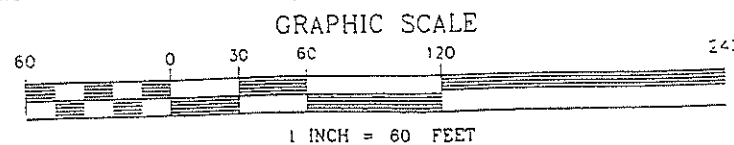
Administrator

Date

Scale: 1" = 60'

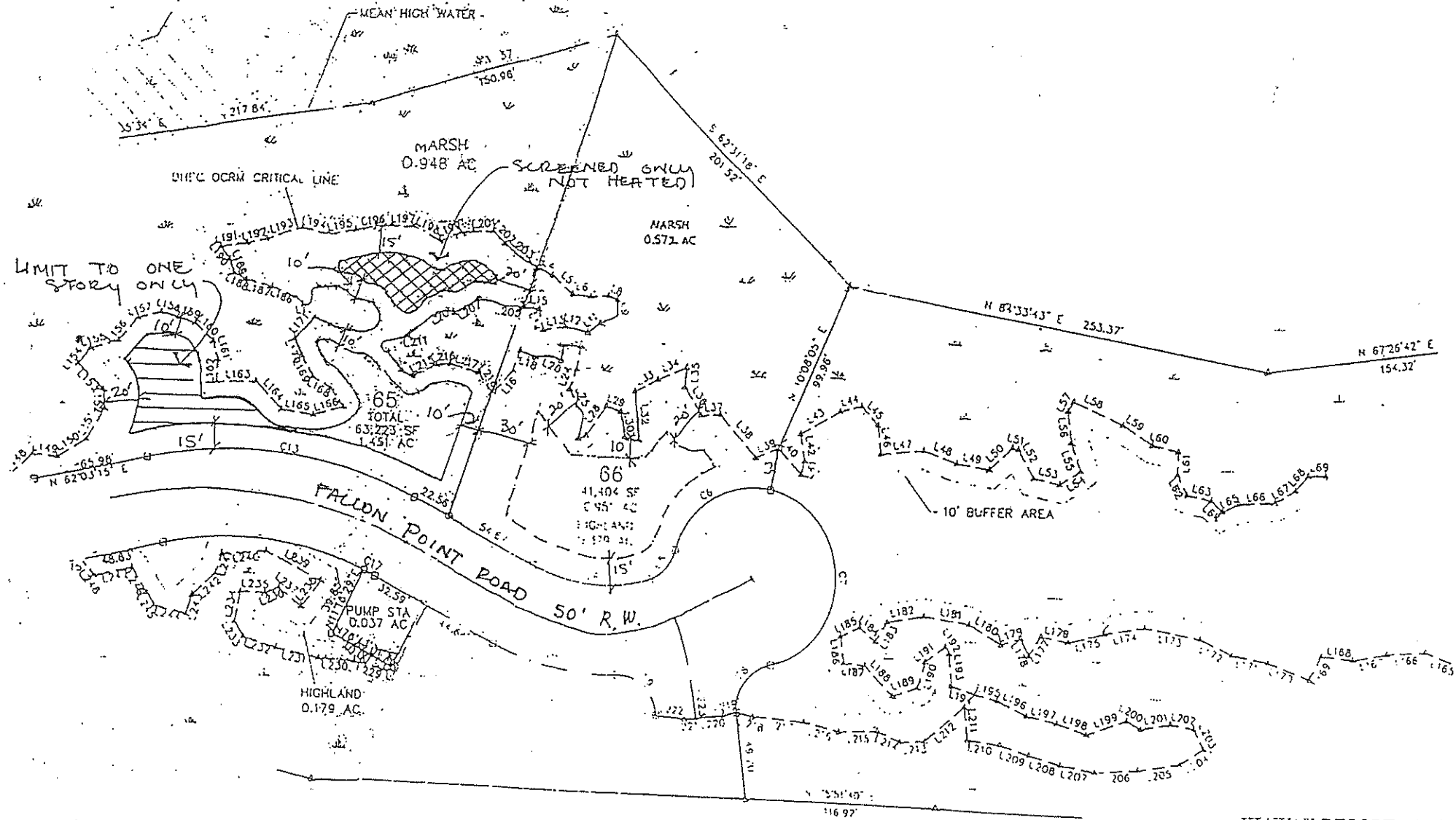
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Administrator Date June 4 1997



FALCON POINT LANE

KIAWAH RESORT ASSOCIATES, L.P.



KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

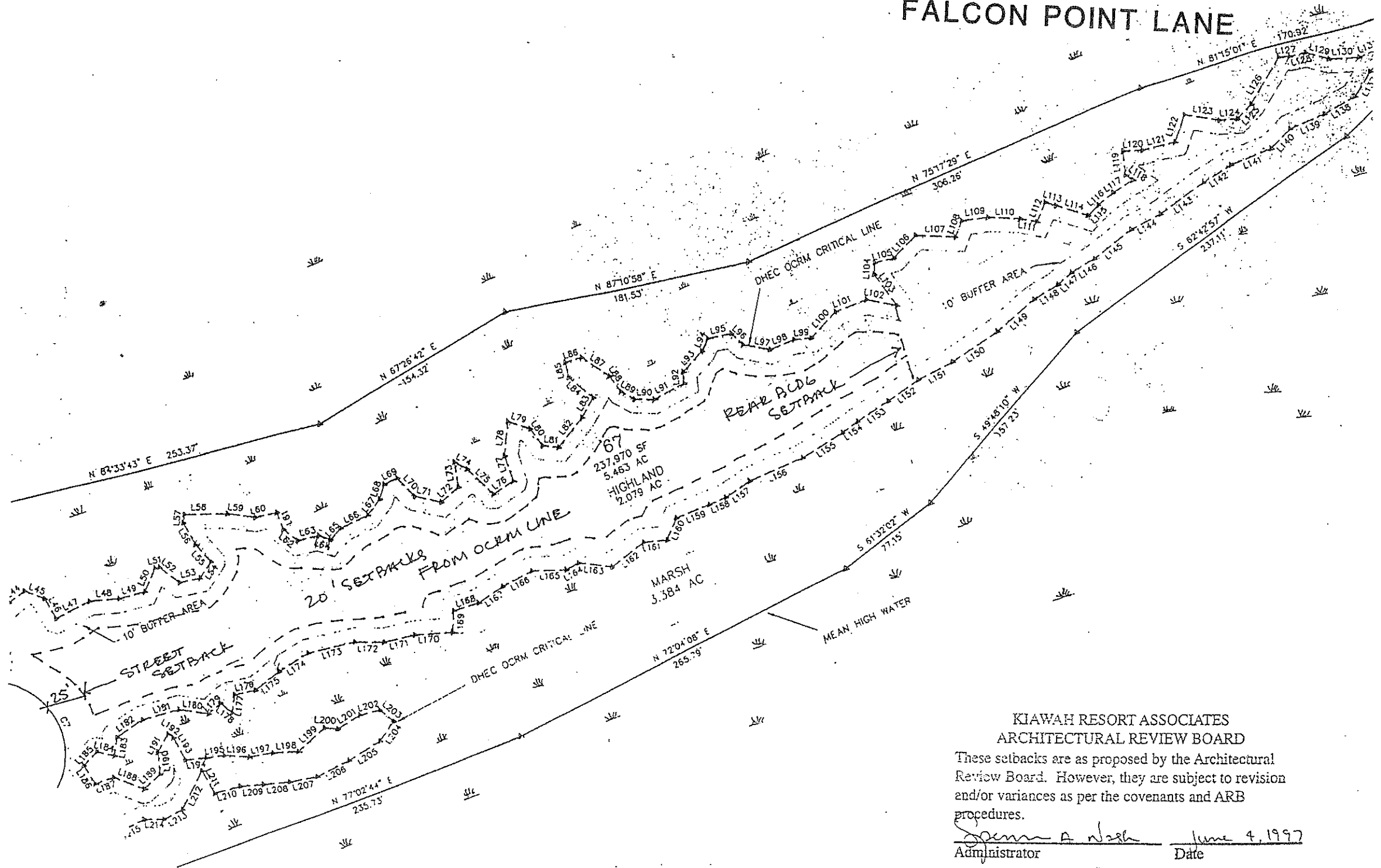
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Administrator

Date

Scale: 1" = 60'

FALCON POINT LANE



KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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

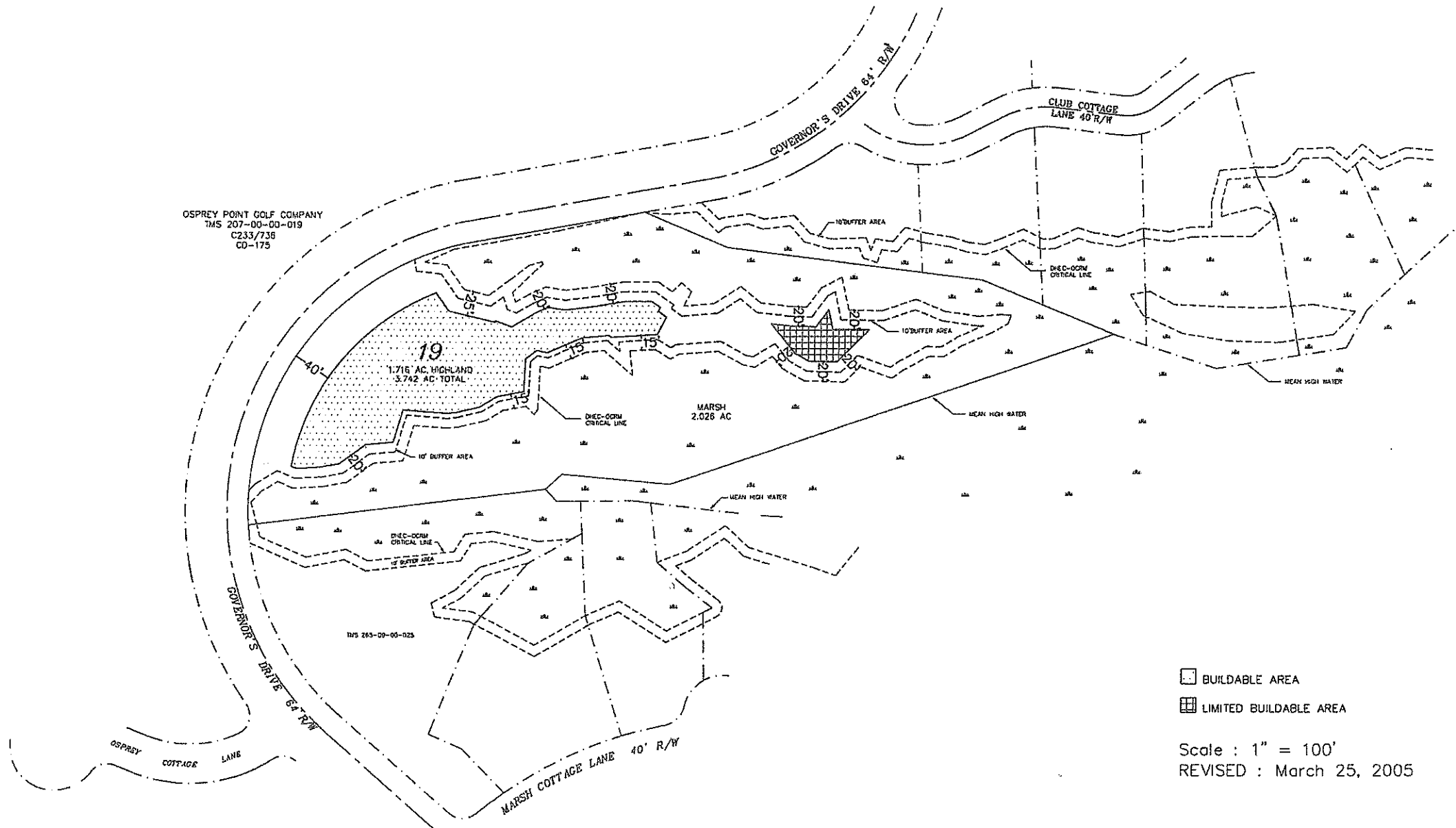
Donna A. Nash
Administrator

June 4, 1997
Date

SCALE: 1" = 60'

LOT 19 GOVERNORS DRIVE

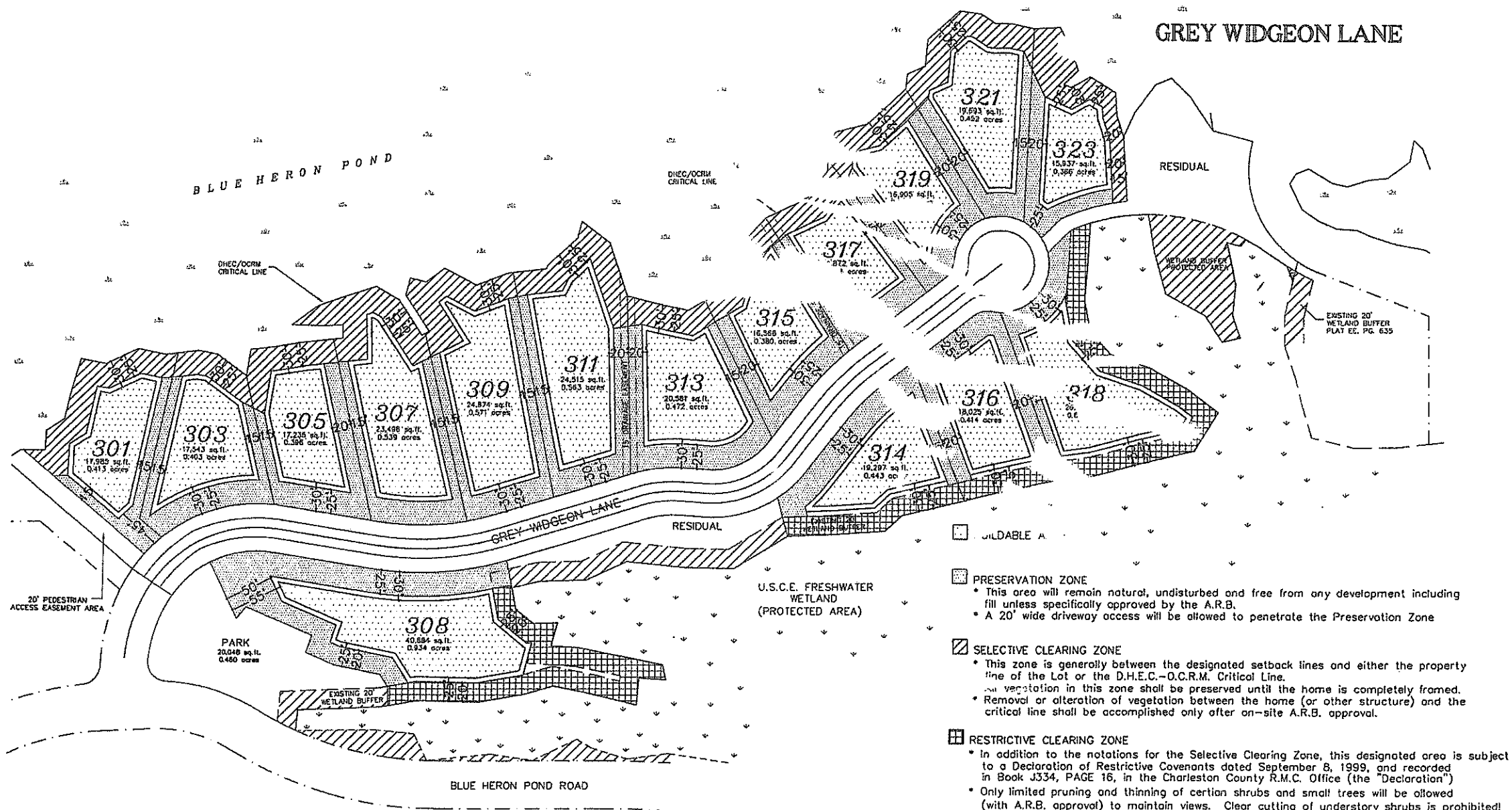
OSPREY POINT GOLF COMPANY
TMS 207-00-00-019
C233/738
CD-175

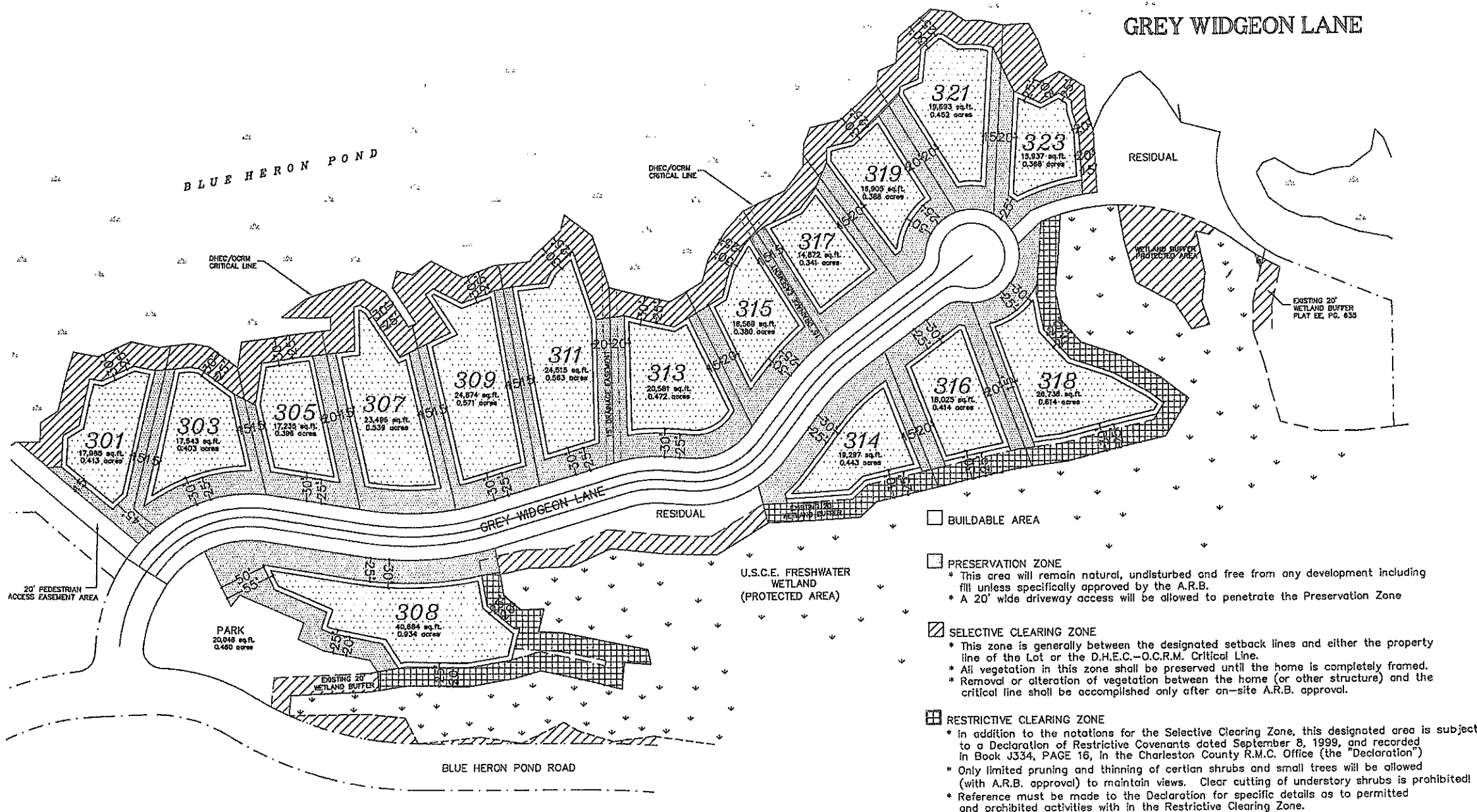


TMS 265-09-00-025

- BUILDABLE AREA
- LIMITED BUILDABLE AREA

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

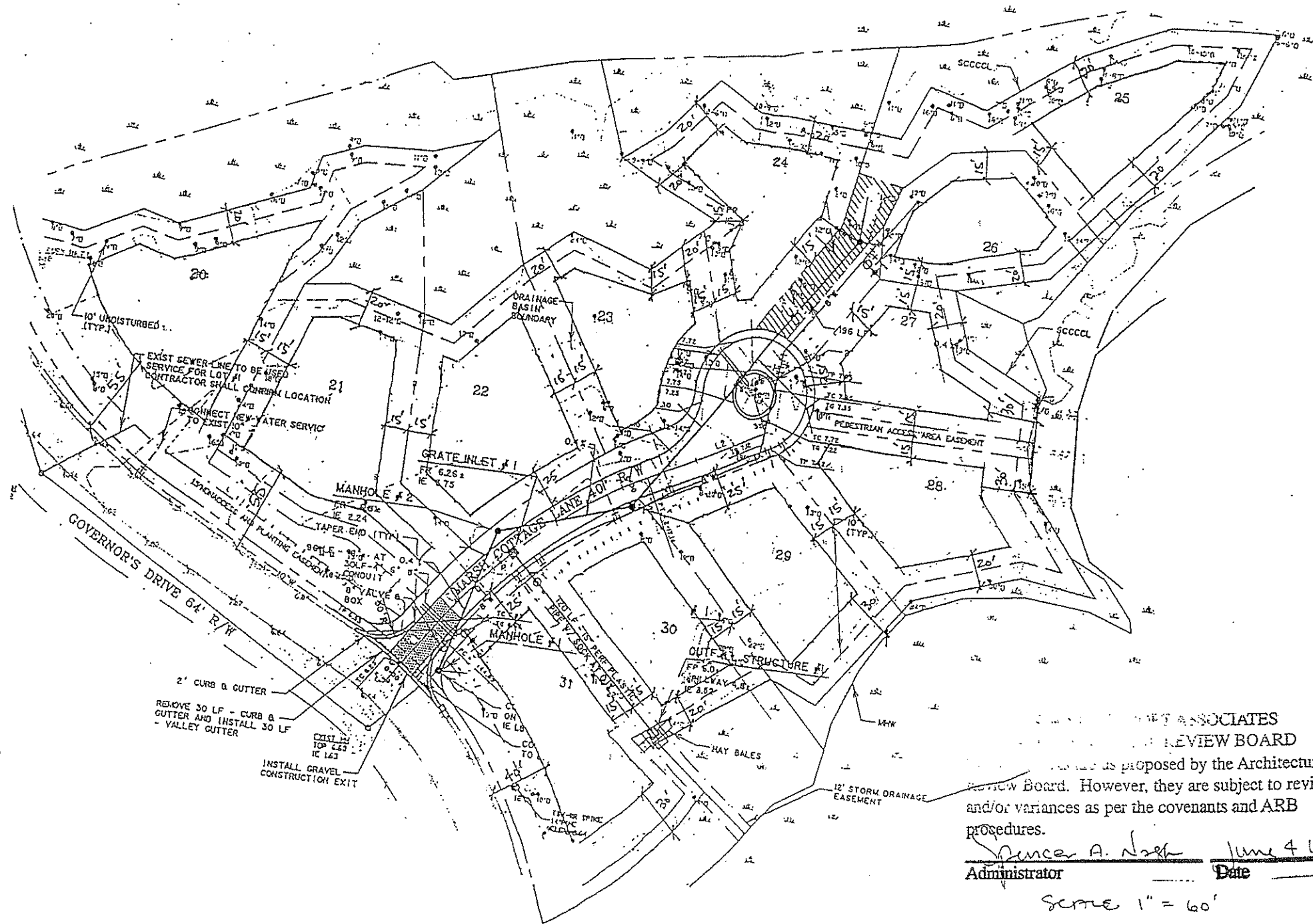




BLACK TUPEO LANE



MARSH COTTAGE LANE



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

Spencer A. Neph June 4 1997
Administrator Date

Scale 1" = 60'

MARSH COVE ROAD

KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

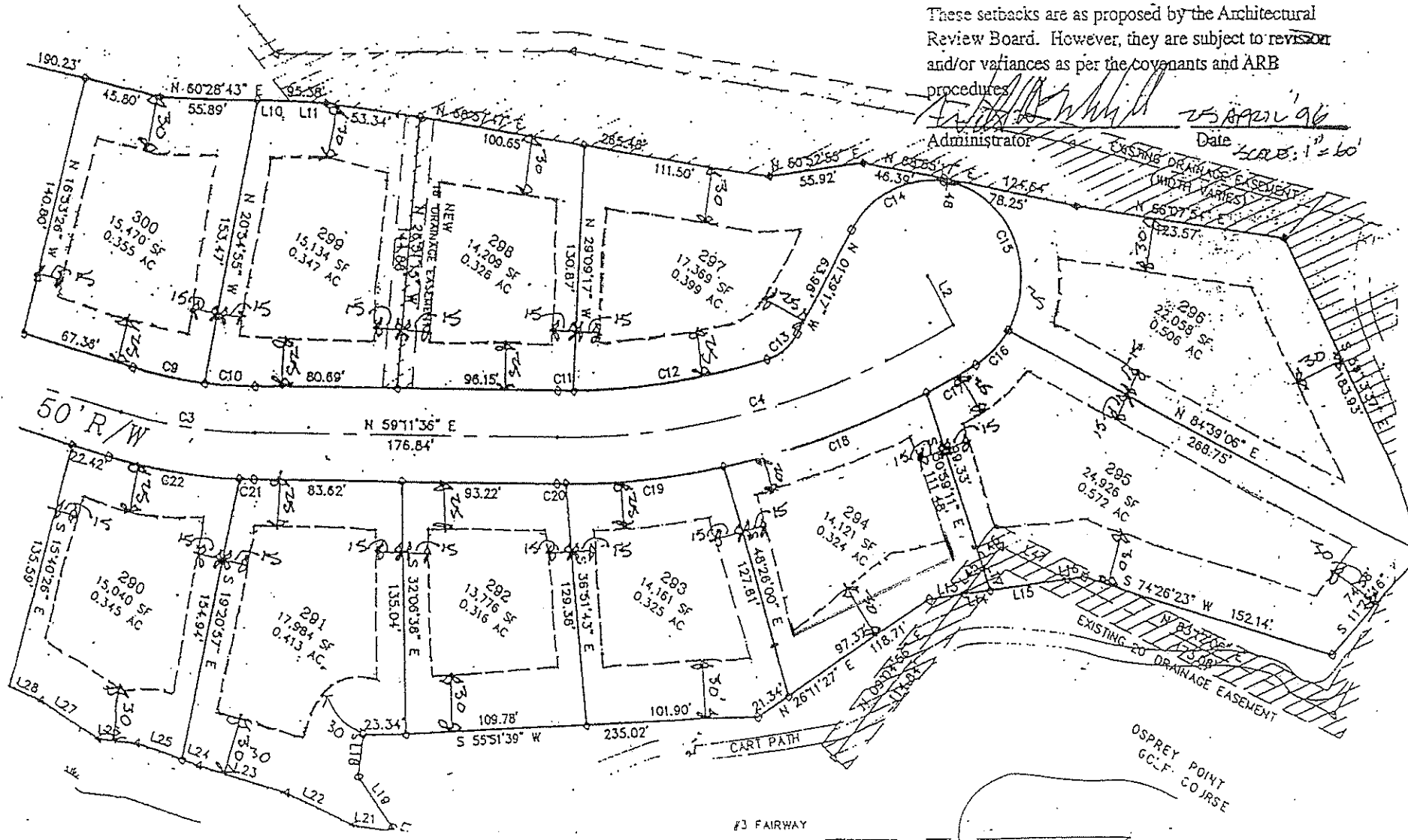
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Administrator

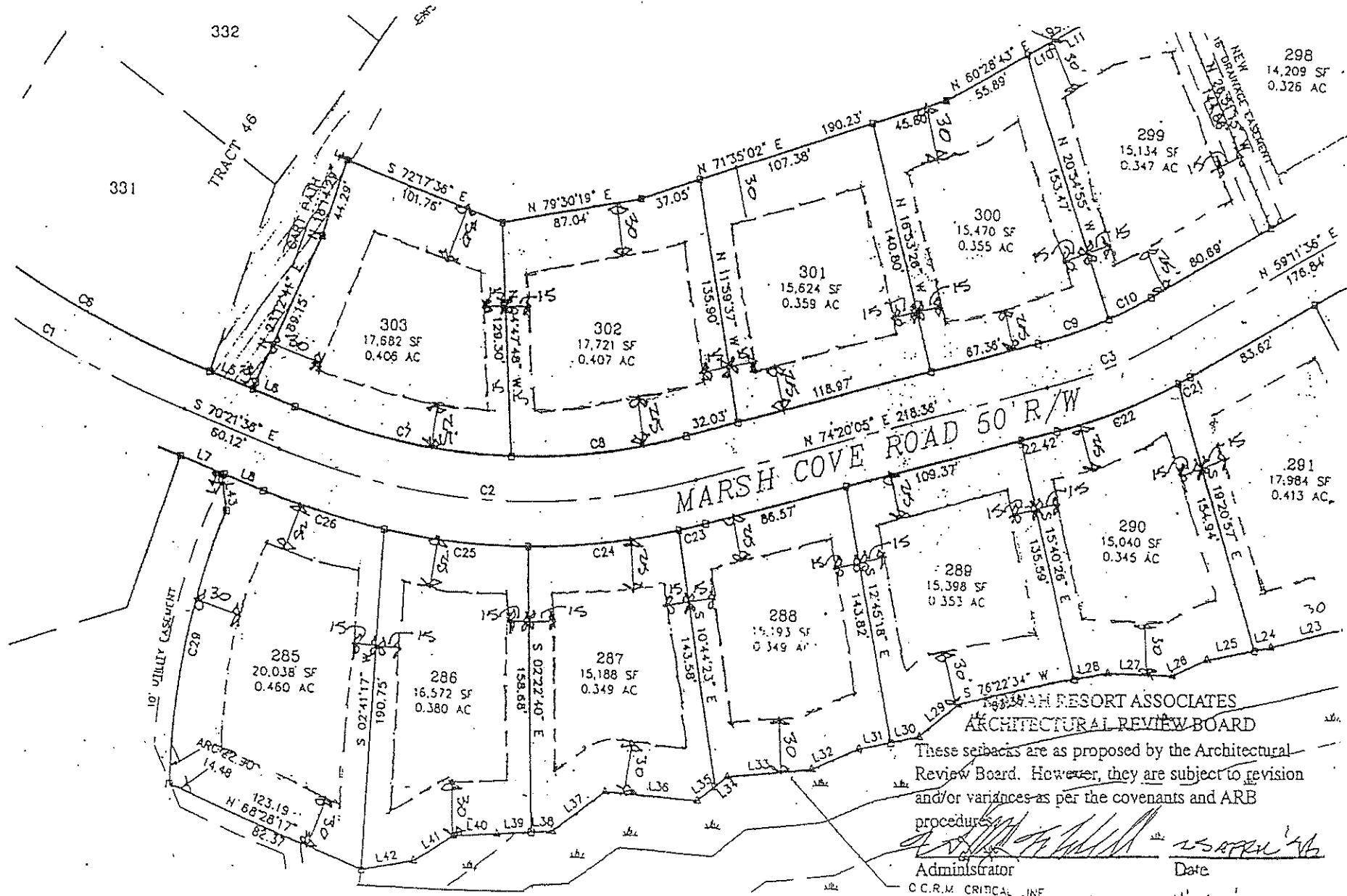
Date

2/5/92

Scale: 1" = 60'



MARSH COVE ROAD



MARSH WREN COURT

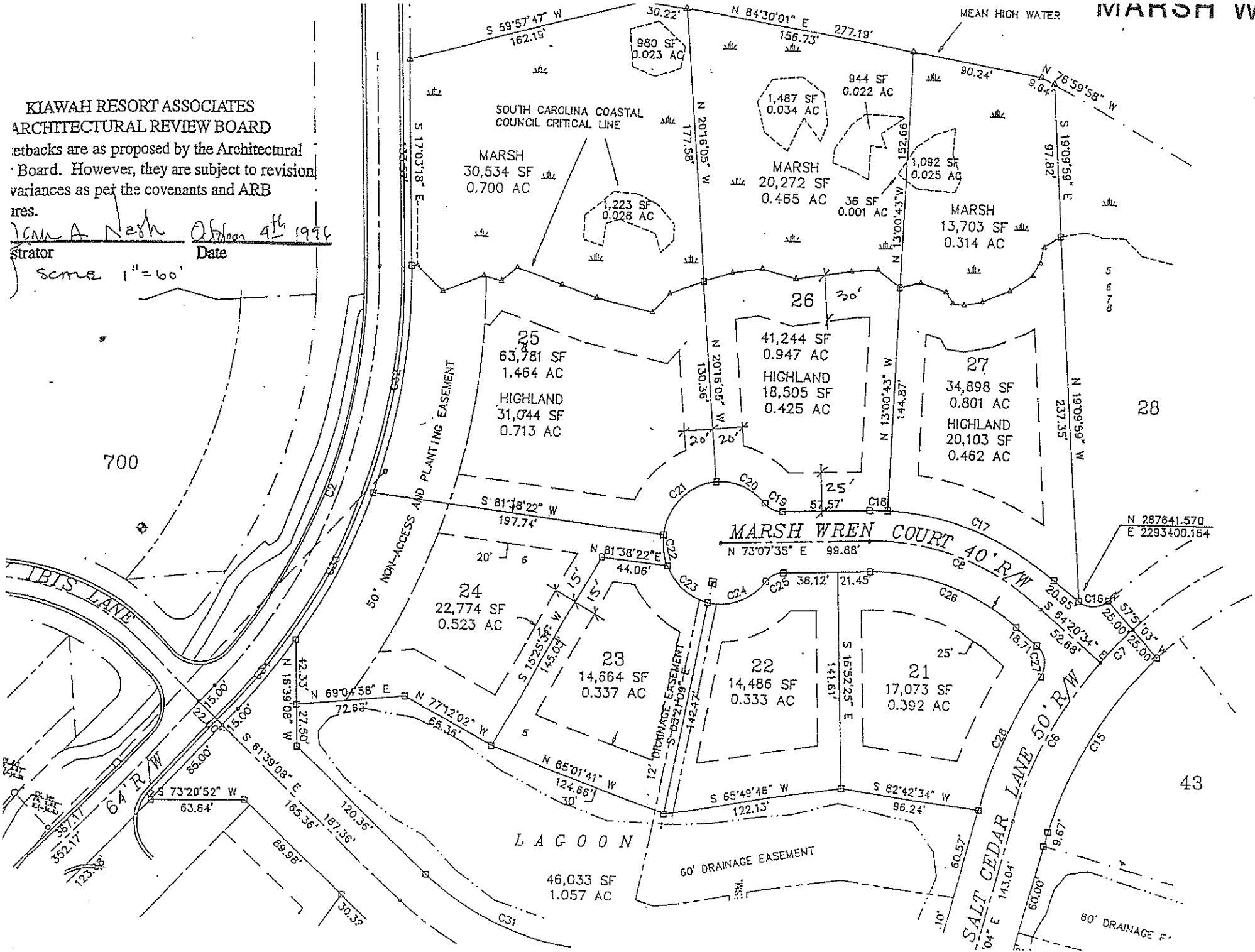
KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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

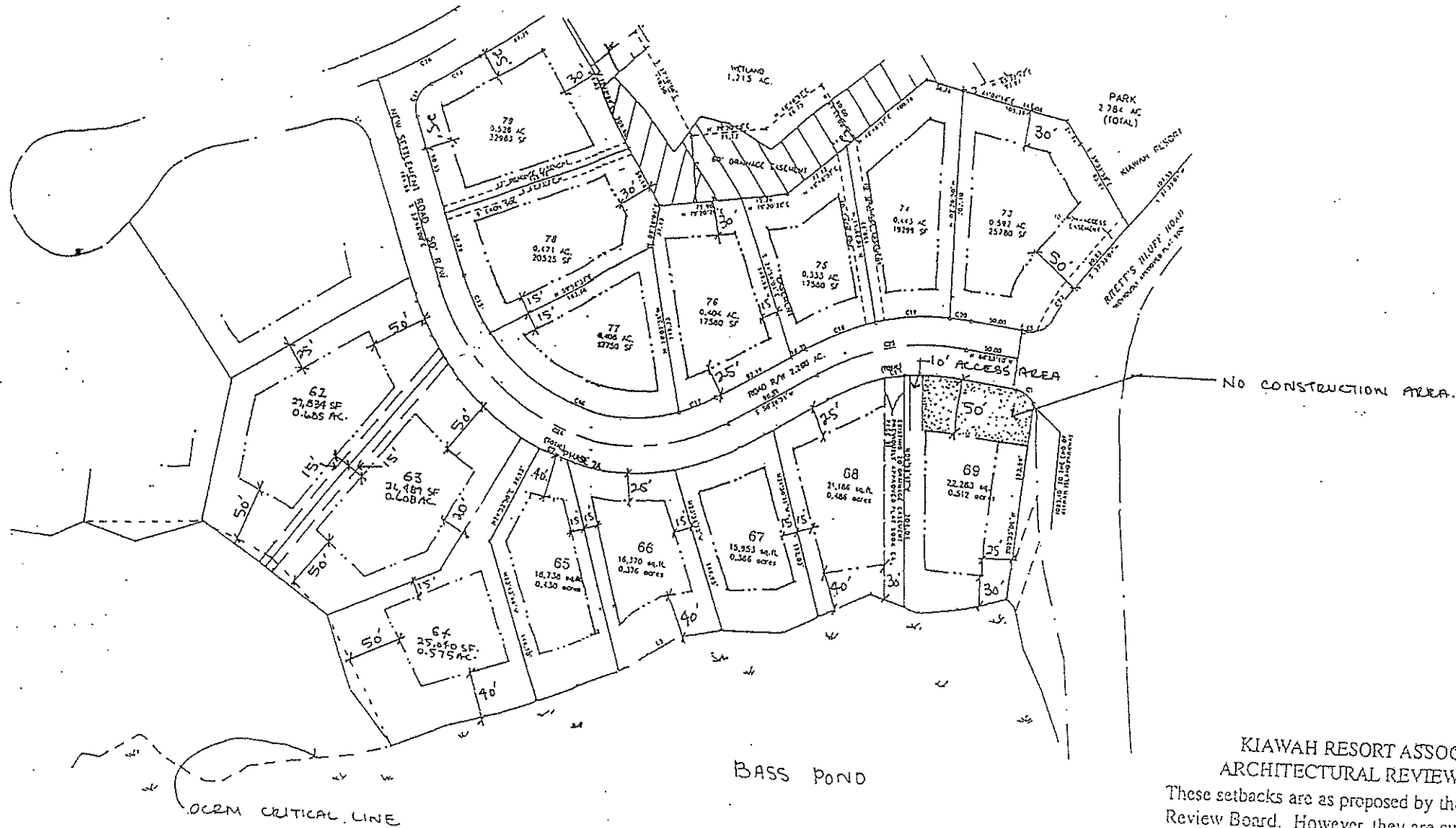
John A. Nash *October 4th 1996*

Strator Date

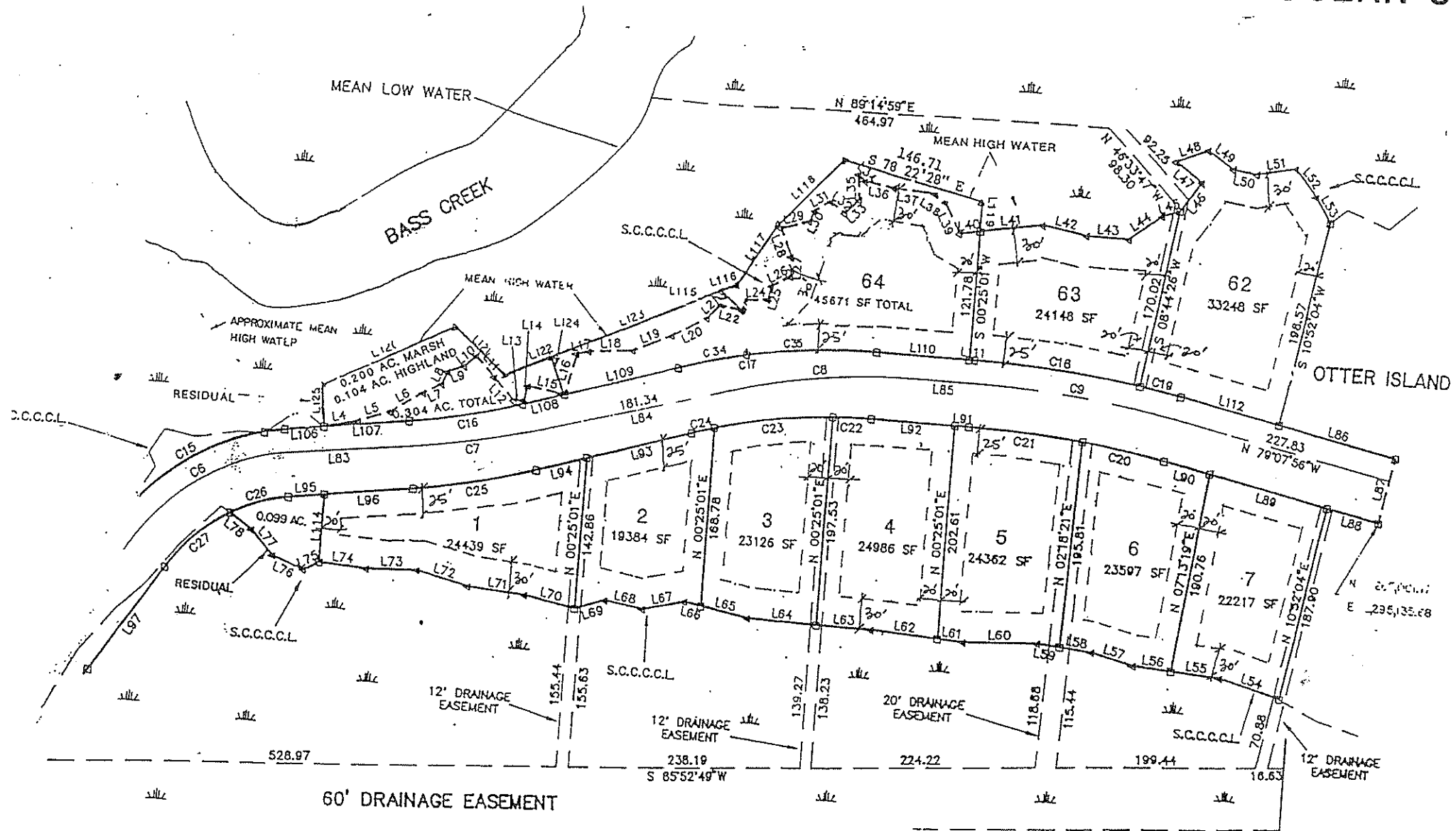
Scale 1" = 60'



NEW SETTLEMENT ROAD



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

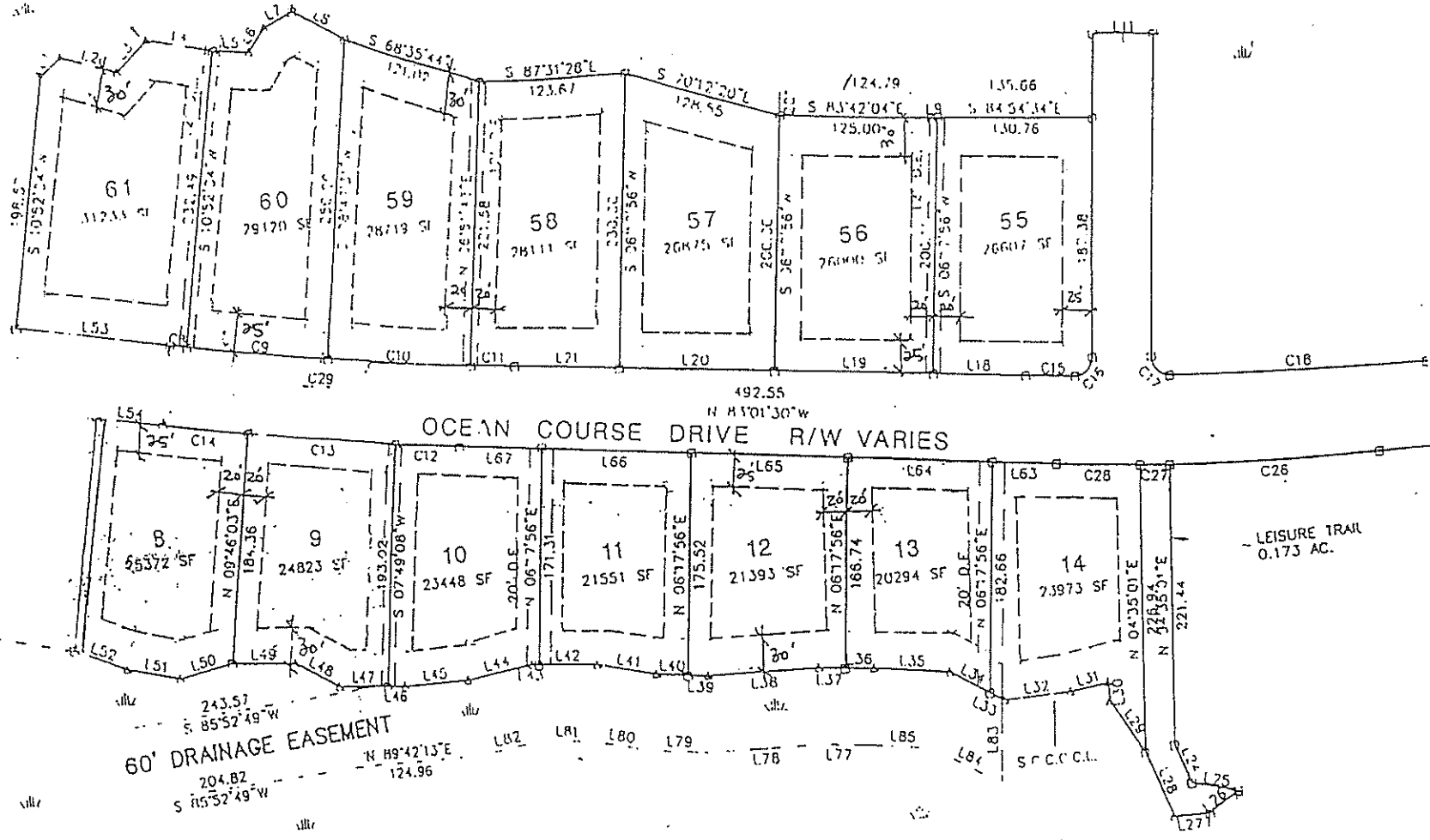


KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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

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

OCEAN COURSE DR



KIAWAH RESORT ASSOCIATES

KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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

James A. Nash April 30th 1997
Administrator Date

Scale: 1" = 100'

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

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

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

KIAWAH RESORT ASSOCIATES FUTURE DEVELOPMENT

UTILITY TRACT

S.C.C.C.L.

PREVIOUSLY APPROVED
PLAT BOOK CC, PAGES 60-64

60' DRAINAGE
EASEMENT

S.C.C.C.L.

55

N 264841.49
C 2296028.57

14

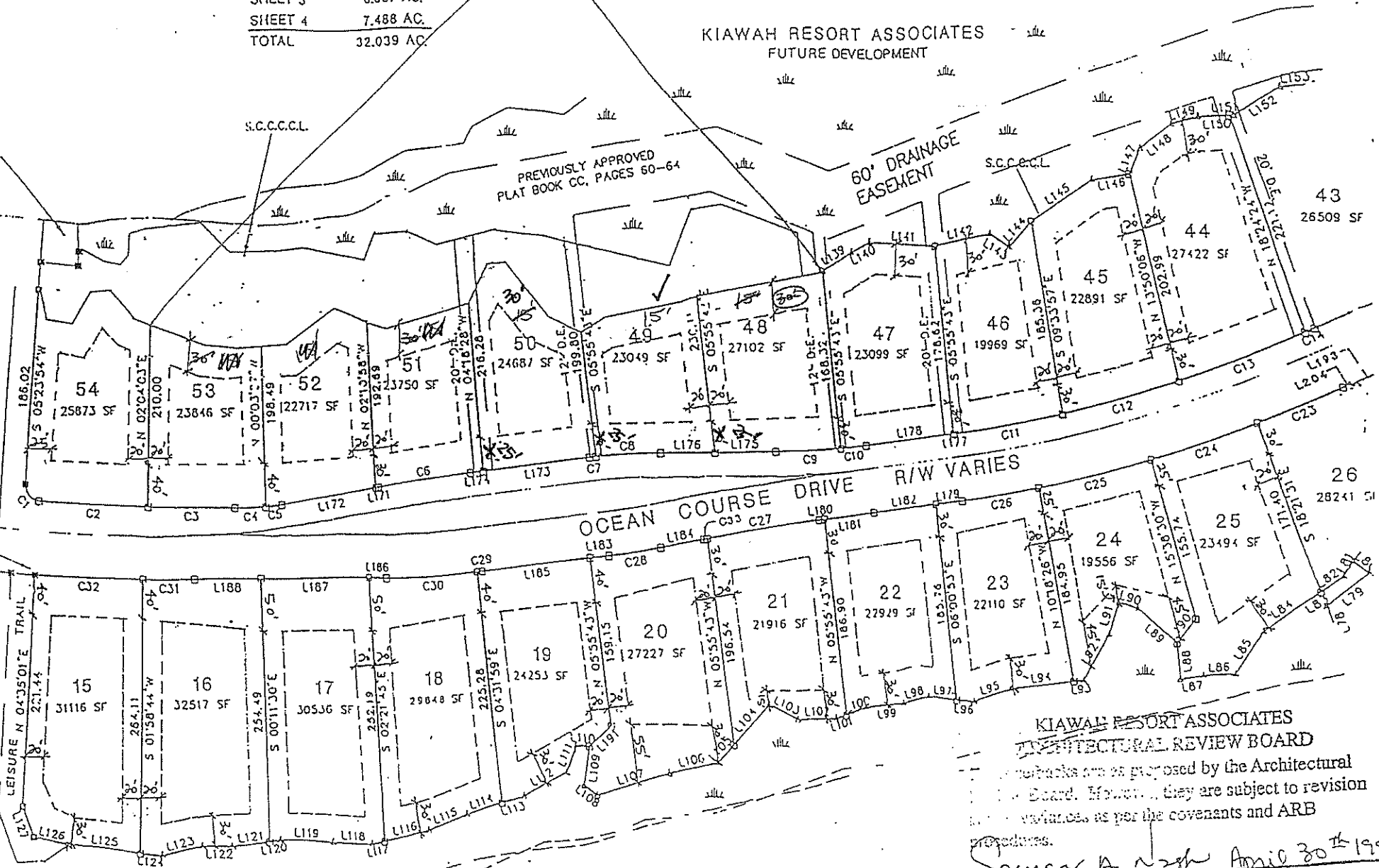
LEISURE N 04°35'01"E TRAIL

OCEAN COURSE DRIVE R/W VARIES

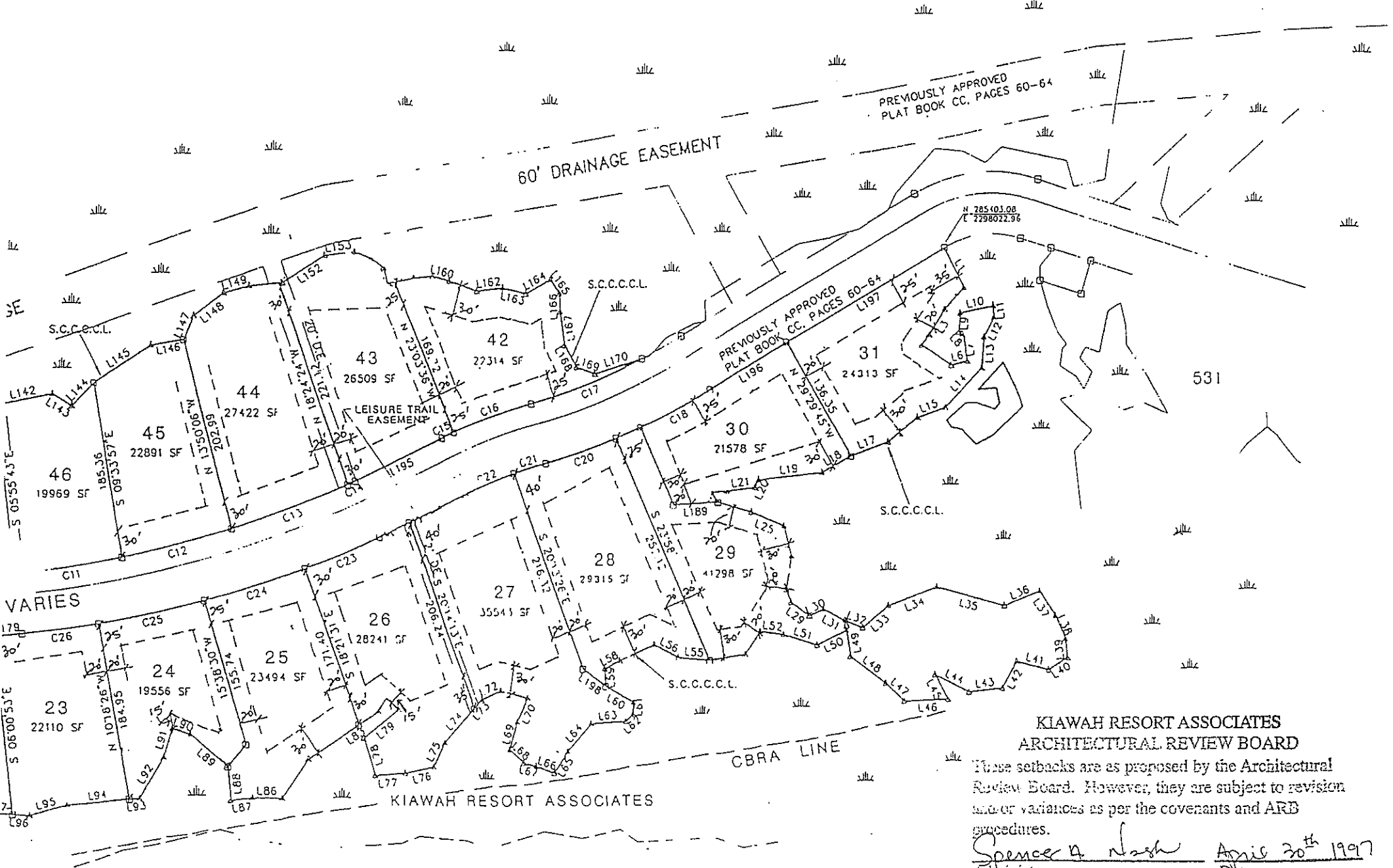
KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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

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



OCEAN COURSE DR



60' DRAINAGE EASEMENT
PREVIOUSLY APPROVED
PLAT BOOK CC, PAGES 60-64

OCEAN COURSE DRIVE
R/W VARIES

CBRA LINE

LOT 32
37928 SF

LOT 33
26462 SF

LOT 34
23876 SF

LOT 35
26973 SF

LOT 36
31282 SF

LOT 37
25233 SF

LOT 38
24037 SF

LOT 39
23401 SF

LOT 40
30459 SF

LOT 41
40766 SF

Other Labels:
S.C.C.C.C.L.
C11, C12, C13, C4, C5, C6, C7, C8
L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90, L91, L92, L93, L94, L95, L96, L97, L98, L99, L100, L101, L102, L103, L104, L105, L106, L107, L108, L109, L110, L111, L112, L113, L114, L115, L116, L117, L118, L119, L120, L121, L122, L123, L124, L125, L126, L127, L128, L129, L130, L131, L132, L133, L134, L135, L136, L137, L138, L139, L140, L141, L142, L143, L144, L145, L146, L147, L148, L149, L150, L151, L152, L153, L154, L155, L156, L157, L158, L159, L160, L161, L162, L163, L164, L165, L166, L167, L168, L169, L170, L171, L172, L173, L174, L175, L176, L177, L178, L179, L180, L181, L182, L183, L184, L185, L186, L187, L188, L189, L190, L191, L192, L193, L194, L195, L196, L197, L198, L199, L200, L201, L202, L203, L204, L205, L206, L207, L208, L209, L210, L211, L212, L213, L214, L215, L216, L217, L218, L219, L220, L221, L222, L223, L224, L225, L226, L227, L228, L229, L230, L231, L232, L233, L234, L235, L236, L237, L238, L239, L240, L241, L242, L243, L244, L245, L246, L247, L248, L249, L250, L251, L252, L253, L254, L255, L256, L257, L258, L259, L260, L261, L262, L263, L264, L265, L266, L267, L268, L269, L270, L271, L272, L273, L274, L275, L276, L277, L278, L279, L280, L281, L282, L283, L284, L285, L286, L287, L288, L289, L290, L291, L292, L293, L294, L295, L296, L297, L298, L299, L300, L301, L302, L303, L304, L305, L306, L307, L308, L309, L310, L311, L312, L313, L314, L315, L316, L317, L318, L319, L320, L321, L322, L323, L324, L325, L326, L327, L328, L329, L330, L331, L332, L333, L334, L335, L336, L337, L338, L339, L340, L341, L342, L343, L344, L345, L346, L347, L348, L349, L350, L351, L352, L353, L354, L355, L356, L357, L358, L359, L360, L361, L362, L363, L364, L365, L366, L367, L368, L369, L370, L371, L372, L373, L374, L375, L376, L377, L378, L379, L380, L381, L382, L383, L384, L385, L386, L387, L388, L389, L390, L391, L392, L393, L394, L395, L396, L397, L398, L399, L400, L401, L402, L403, L404, L405, L406, L407, L408, L409, L410, L411, L412, L413, L414, L415, L416, L417, L418, L419, L420, L421, L422, L423, L424, L425, L426, L427, L428, L429, L430, L431, L432, L433, L434, L435, L436, L437, L438, L439, L440, L441, L442, L443, L444, L445, L446, L447, L448, L449, L450, L451, L452, L453, L454, L455, L456, L457, L458, L459, L460, L461, L462, L463, L464, L465, L466, L467, L468, L469, L470, L471, L472, L473, L474, L475, L476, L477, L478, L479, L480, L481, L482, L483, L484, L485, L486, L487, L488, L489, L490, L491, L492, L493, L494, L495, L496, L497, L498, L499, L500, L501, L502, L503, L504, L505, L506, L507, L508, L509, L510, L511, L512, L513, L514, L515, L516, L517, L518, L519, L520, L521, L522, L523, L524, L525, L526, L527, L528, L529, L530, L531, L532, L533, L534, L535, L536, L537, L538, L539, L540, L541, L542, L543, L544, L545, L546, L547, L548, L549, L550, L551, L552, L553, L554, L555, L556, L557, L558, L559, L560, L561, L562, L563, L564, L565, L566, L567, L568, L569, L570, L571, L572, L573, L574, L575, L576, L577, L578, L579, L580, L581, L582, L583, L584, L585, L586, L587, L588, L589, L590, L591, L592, L593, L594, L595, L596, L597, L598, L599, L600, L601, L602, L603, L604, L605, L606, L607, L608, L609, L610, L611, L612, L613, L614, L615, L616, L617, L618, L619, L620, L621, L622, L623, L624, L625, L626, L627, L628, L629, L630, L631, L632, L633, L634, L635, L636, L637, L638, L639, L640, L641, L642, L643, L644, L645, L646, L647, L648, L649, L650, L651, L652, L653, L654, L655, L656, L657, L658, L659, L660, L661, L662, L663, L664, L665, L666, L667, L668, L669, L670, L671, L672, L673, L674, L675, L676, L677, L678, L679, L680, L681, L682, L683, L684, L685, L686, L687, L688, L689, L690, L691, L692, L693, L694, L695, L696, L697, L698, L699, L700, L701, L702, L703, L704, L705, L706, L707, L708, L709, L710, L711, L712, L713, L714, L715, L716, L717, L718, L719, L720, L721, L722, L723, L724, L725, L726, L727, L728, L729, L730, L731, L732, L733, L734, L735, L736, L737, L738, L739, L740, L741, L742, L743, L744, L745, L746, L747, L748, L749, L750, L751, L752, L753, L754, L755, L756, L757, L758, L759, L760

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

9.2.97
Date

SCALE: 1" = 100'

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

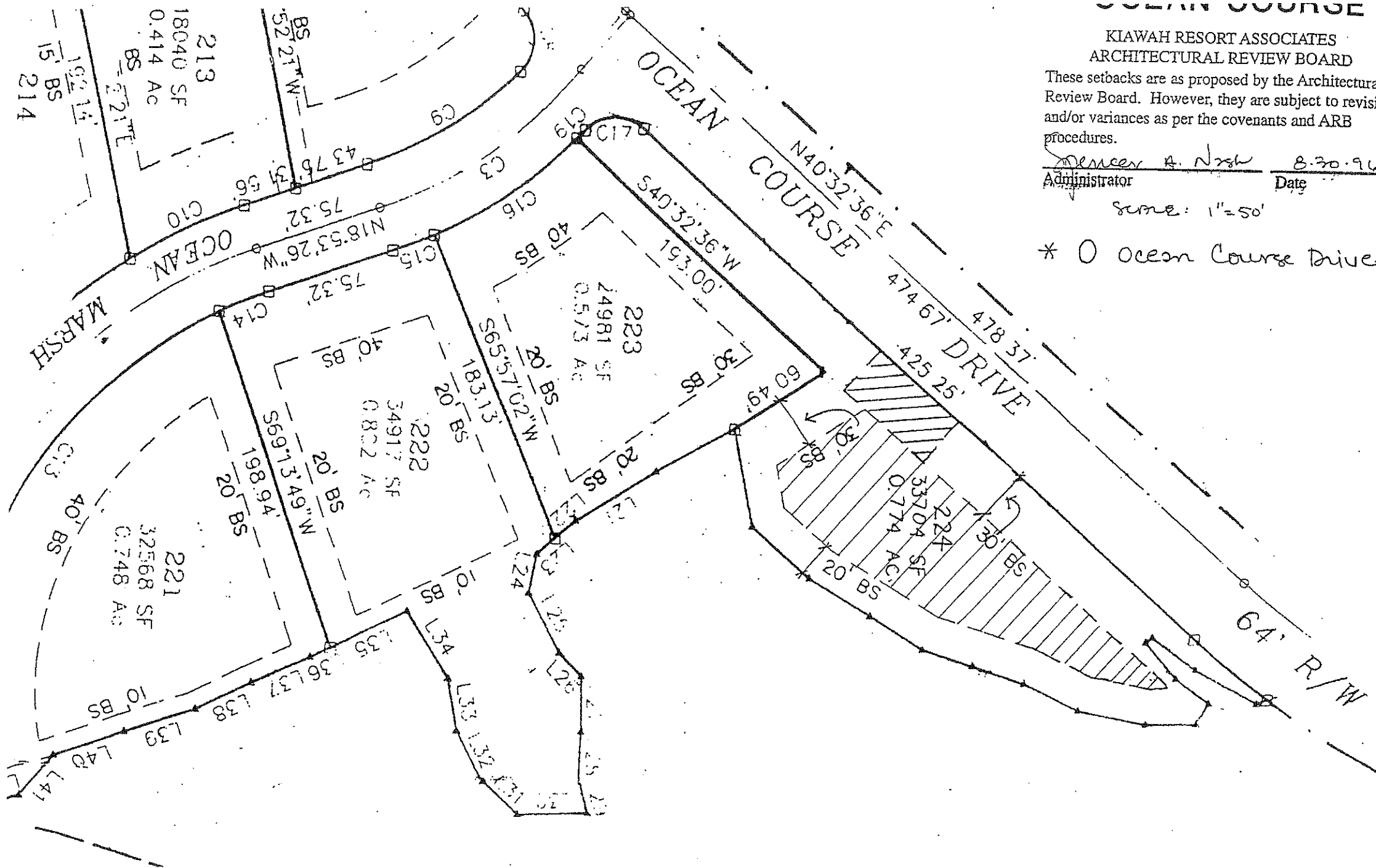
April 30th 1996
Date

SCALE: 1" = 100'

KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

Deencer A. Nish 8.30.96
Administrator Date

* Ocean Course Drive



5

SOUTH CAROLINA COASTAL
COUNCIL CRITICAL LINE.

225
COMMERCIAL SITE
4.005 Ac

ARCHITECTURE REVIEW BOARD

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

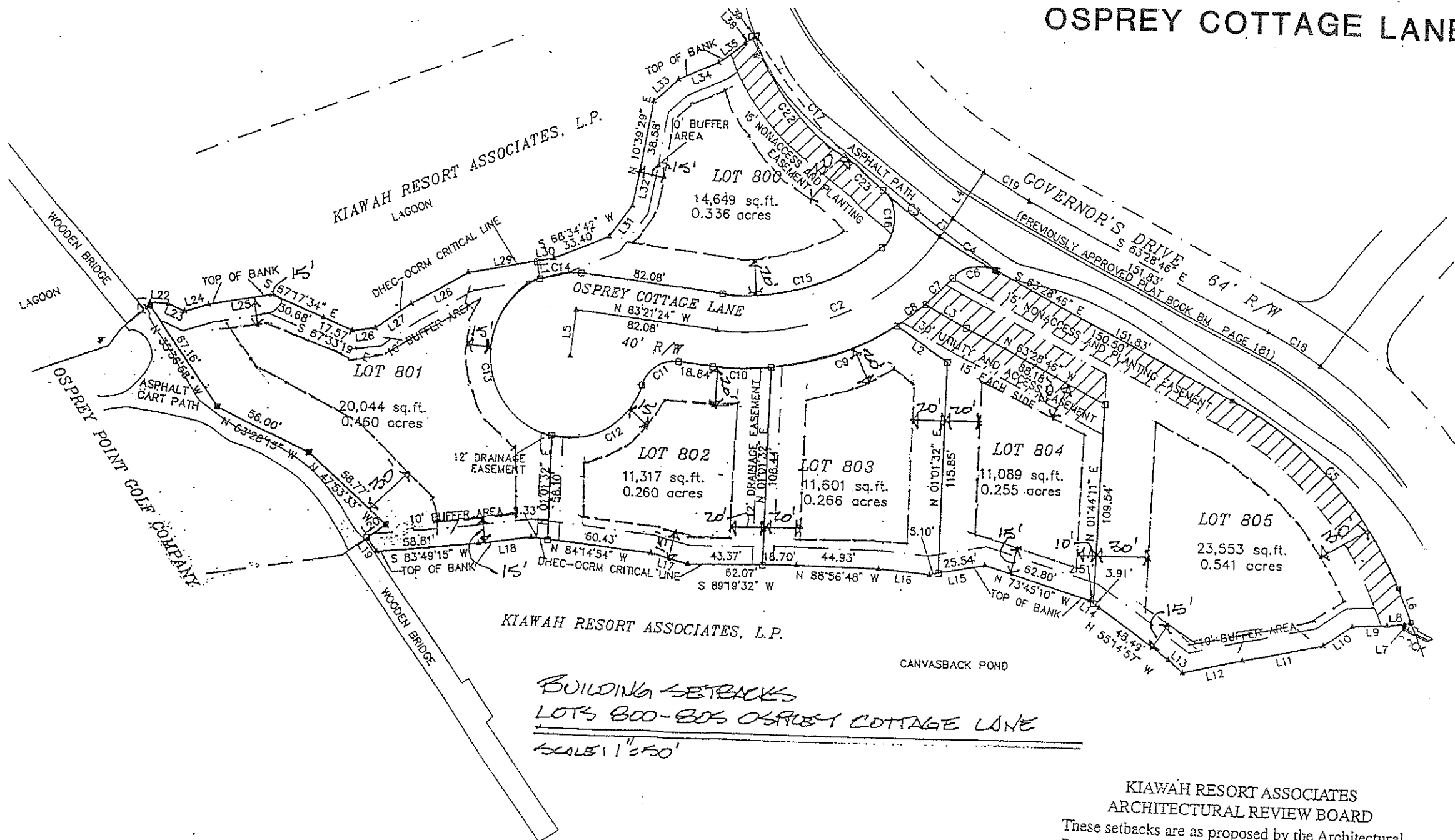
১৯৭০-৭১

Mr. A. N. 28h

October 6th 1996
Date

Scale: 1" = 100'

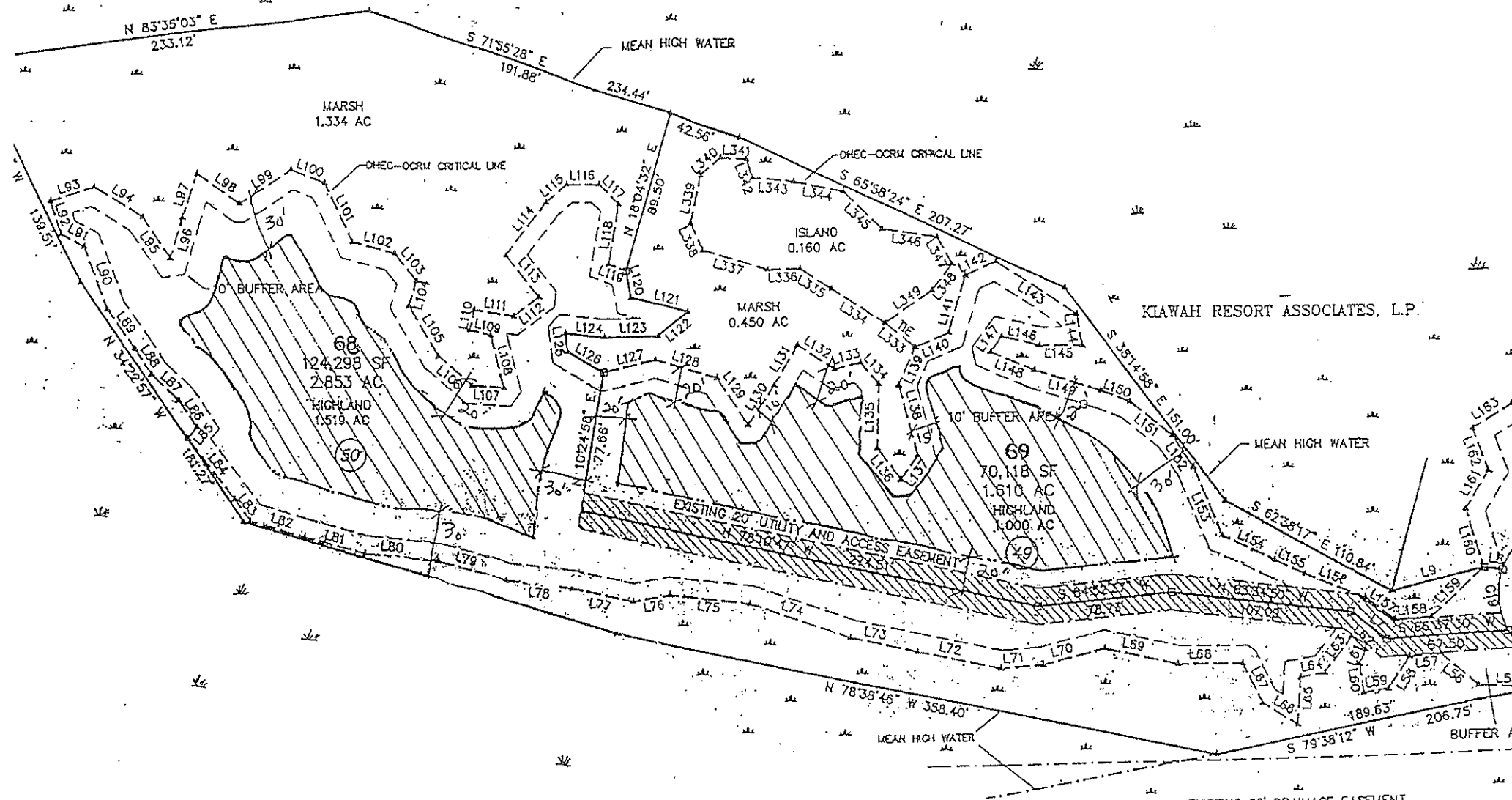
OSPREY COTTAGE LANE



KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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

Spencer A. Nelson October 20, 1995
Administrator Date



KIWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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

By Spence A. New Administrator Date October 20 1995

Scale: 1" = 60'

KIWAH RESORT ASSOCIATES, L.P.

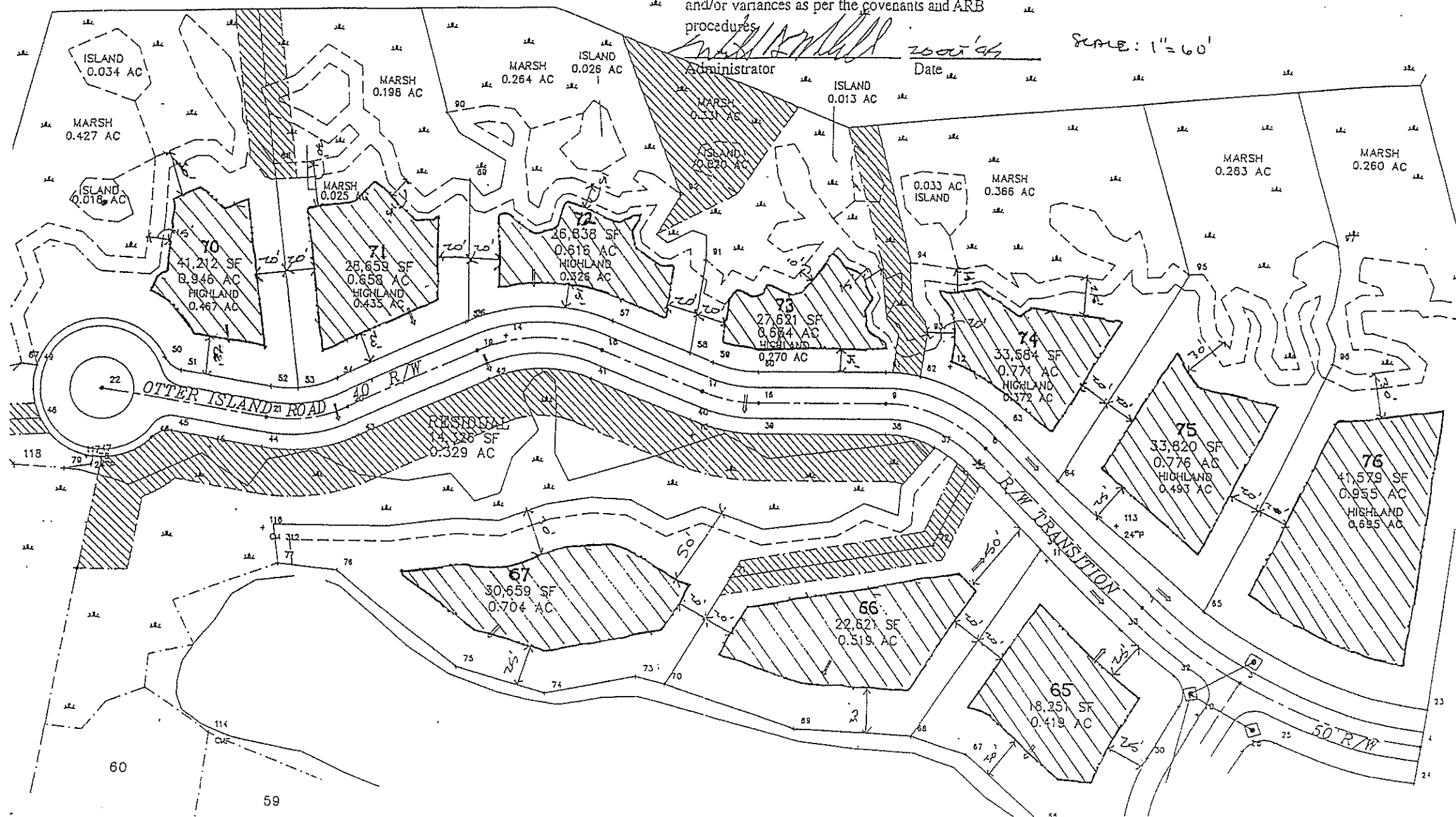
OTTER ISLAND RD

KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

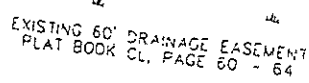
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

[Signature]
Administrator
Date 2000/05

Scale: 1" = 60'

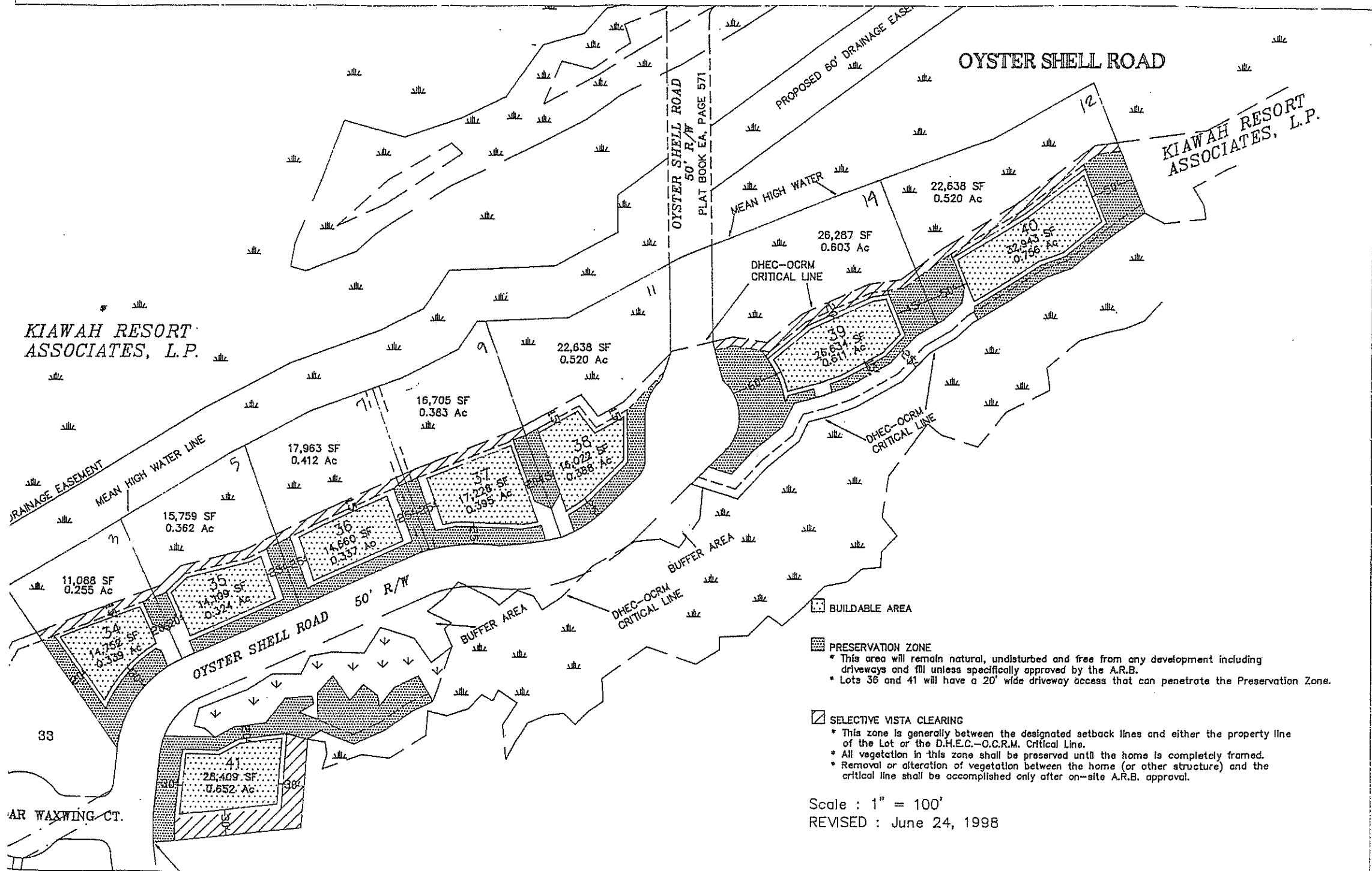


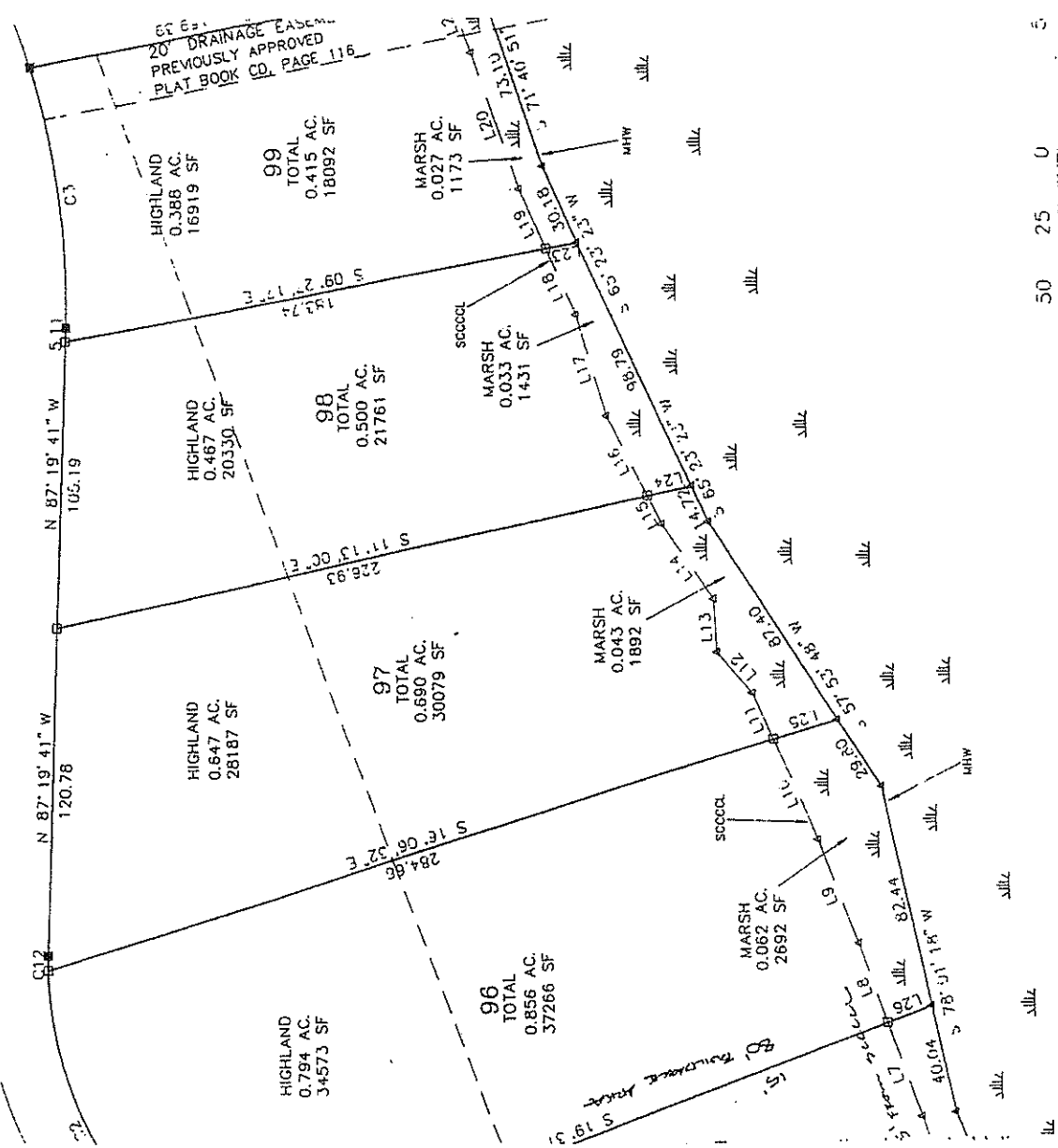
SEE SHEET 2 OF 2



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

Spencer A. Nash
Administrator
October 20 1995
Date





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

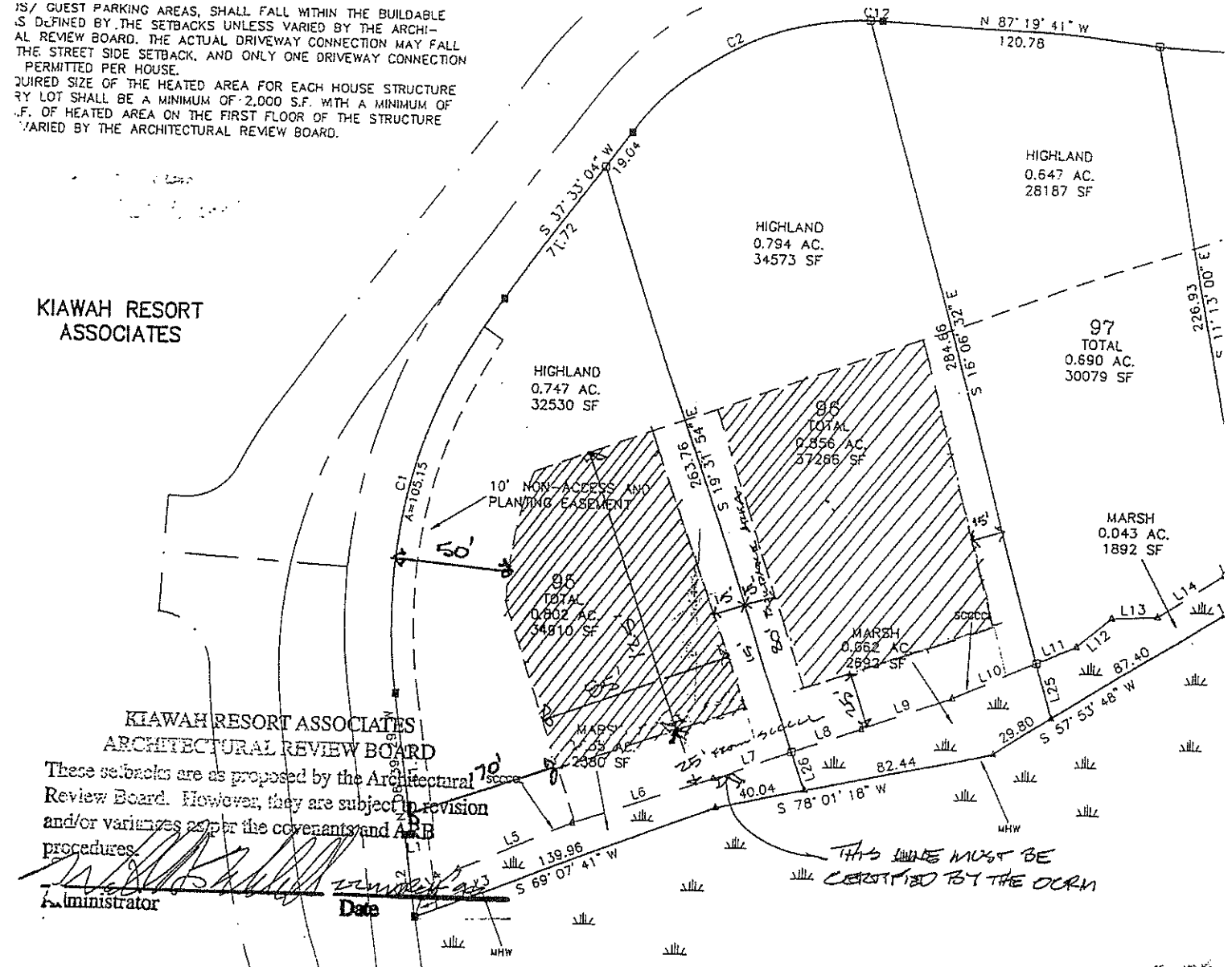
KIAWAH RESORT ASSOCIATES

KIAWAH RESORT ASSOCIATES
 ARCHITECTURAL REVIEW BOARD

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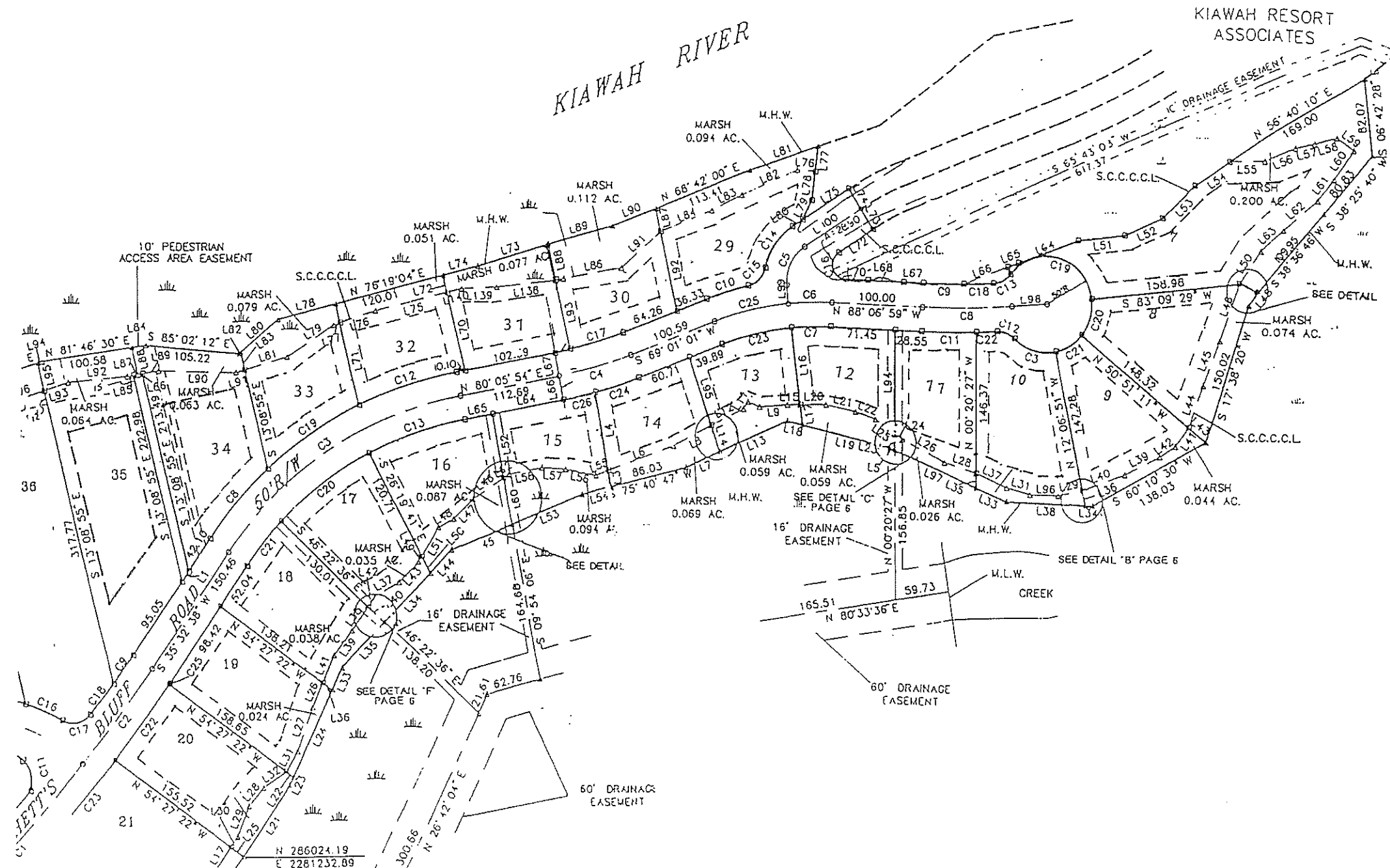
Administrator

Date

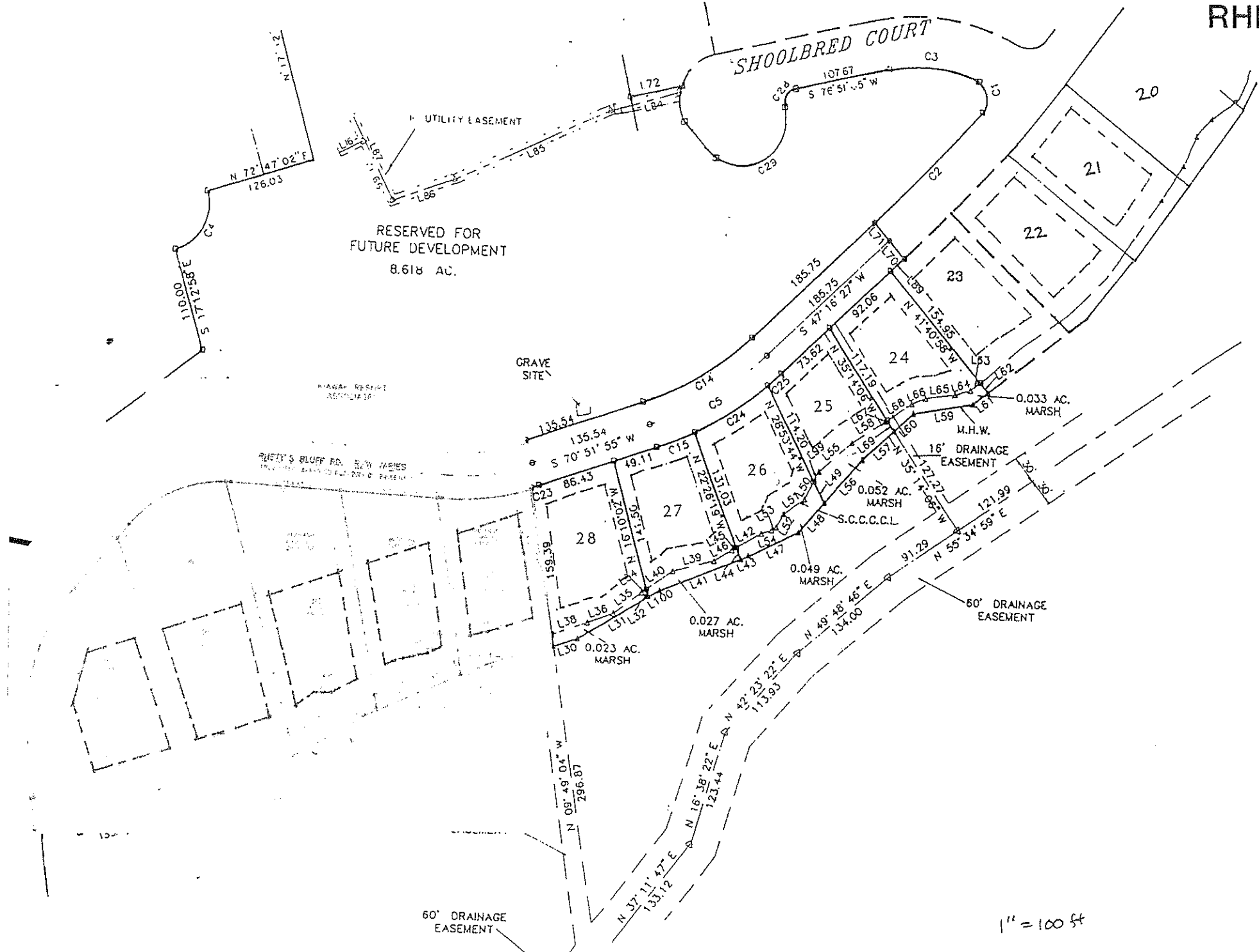


THIS LINE MUST BE
 CERTIFIED BY THE DORM

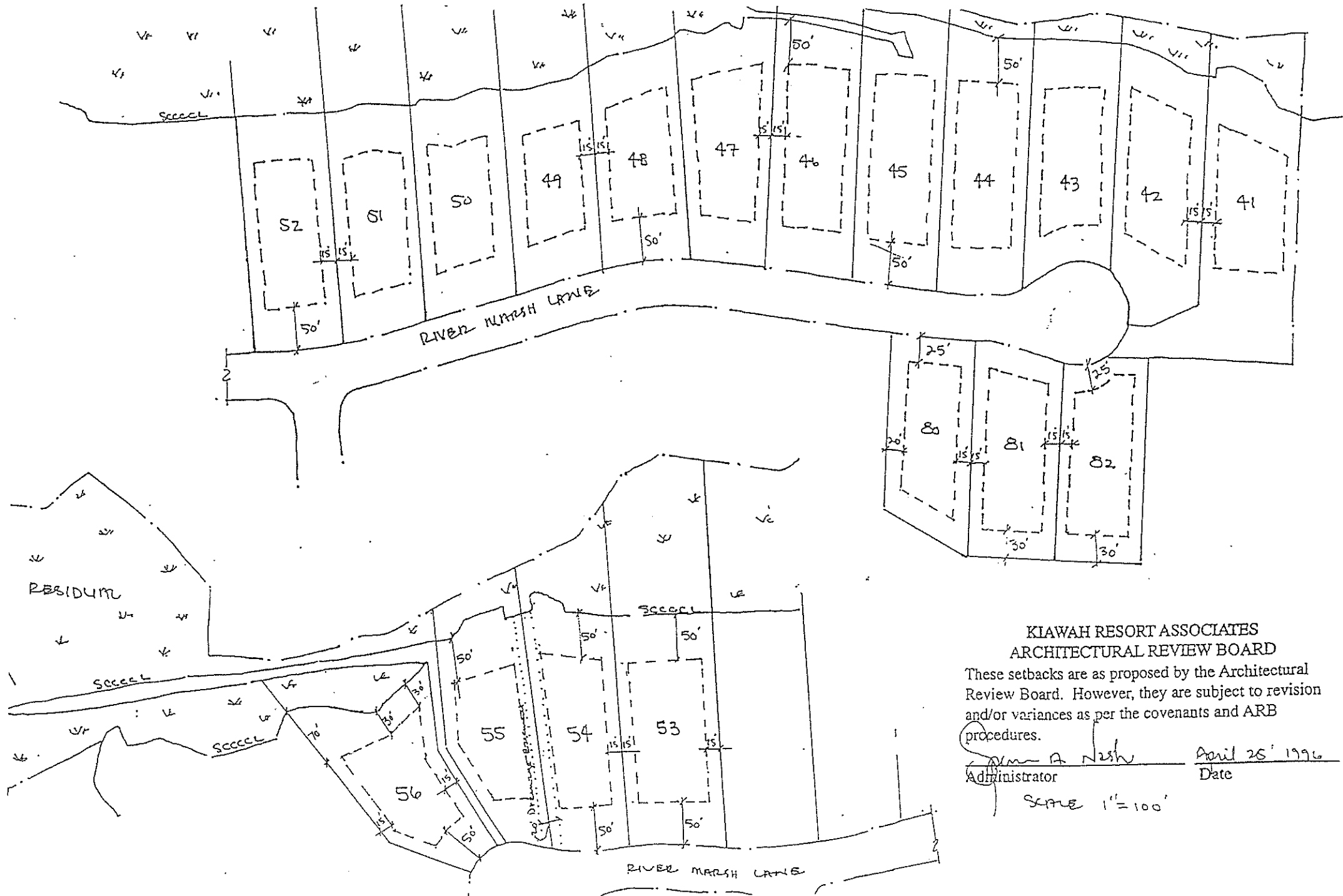
RHETT'S BLUFF



RHETT'S BLUFF



RIVER MARSH LANE



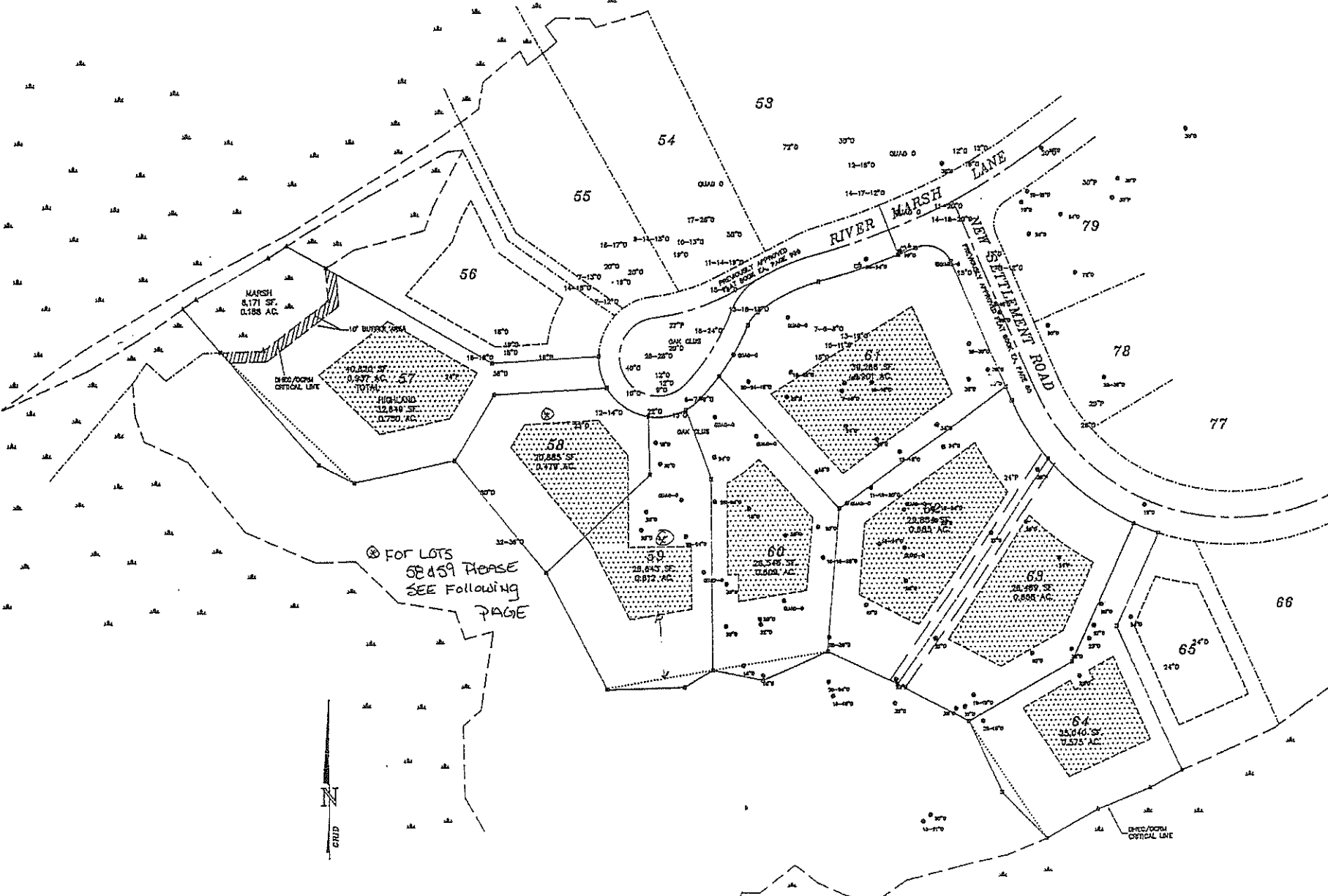
KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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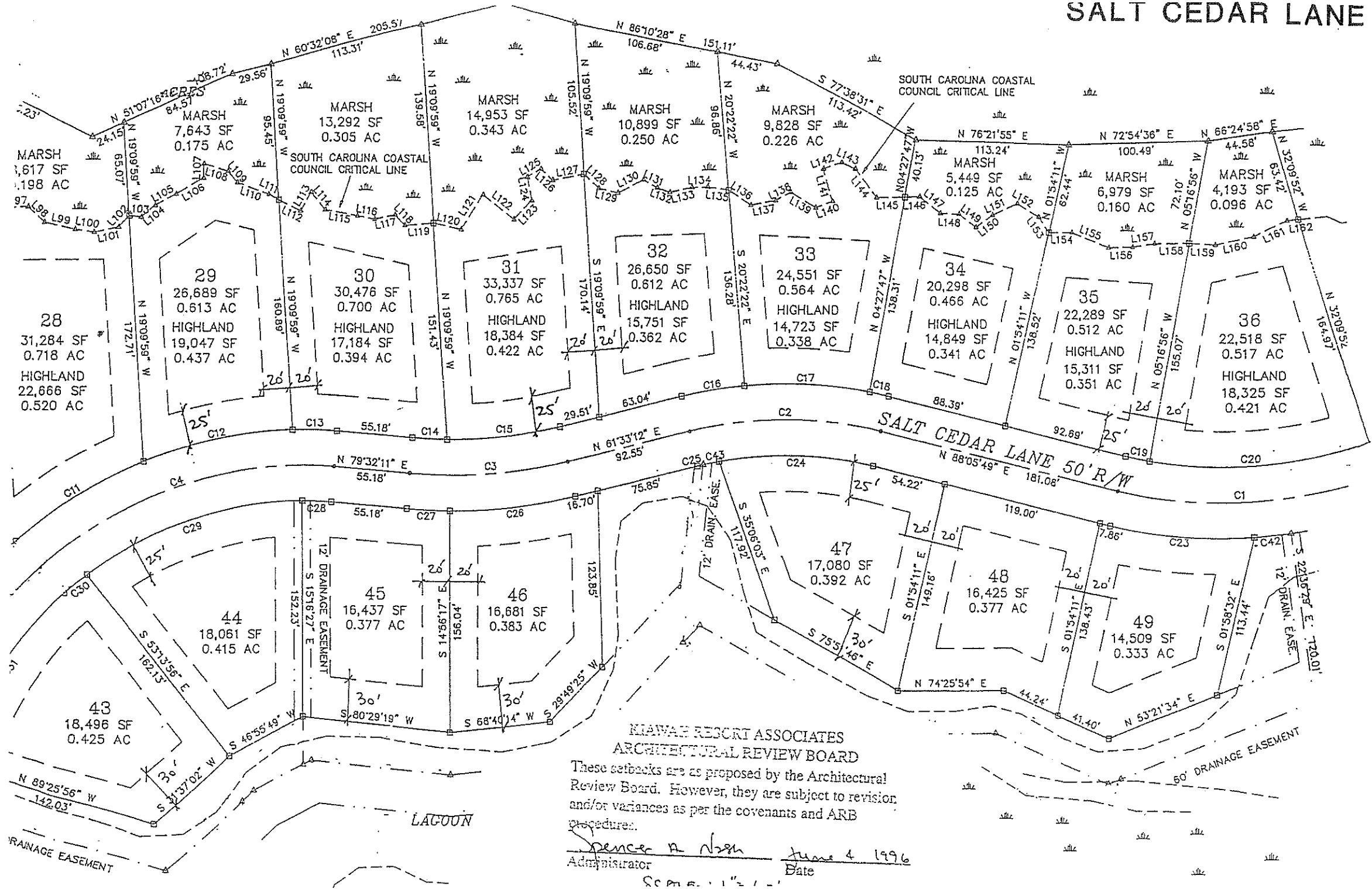
Sam A. Nash April 25, 1996
Administrator Date

Scale 1" = 100'

RIVER MARSH LANE

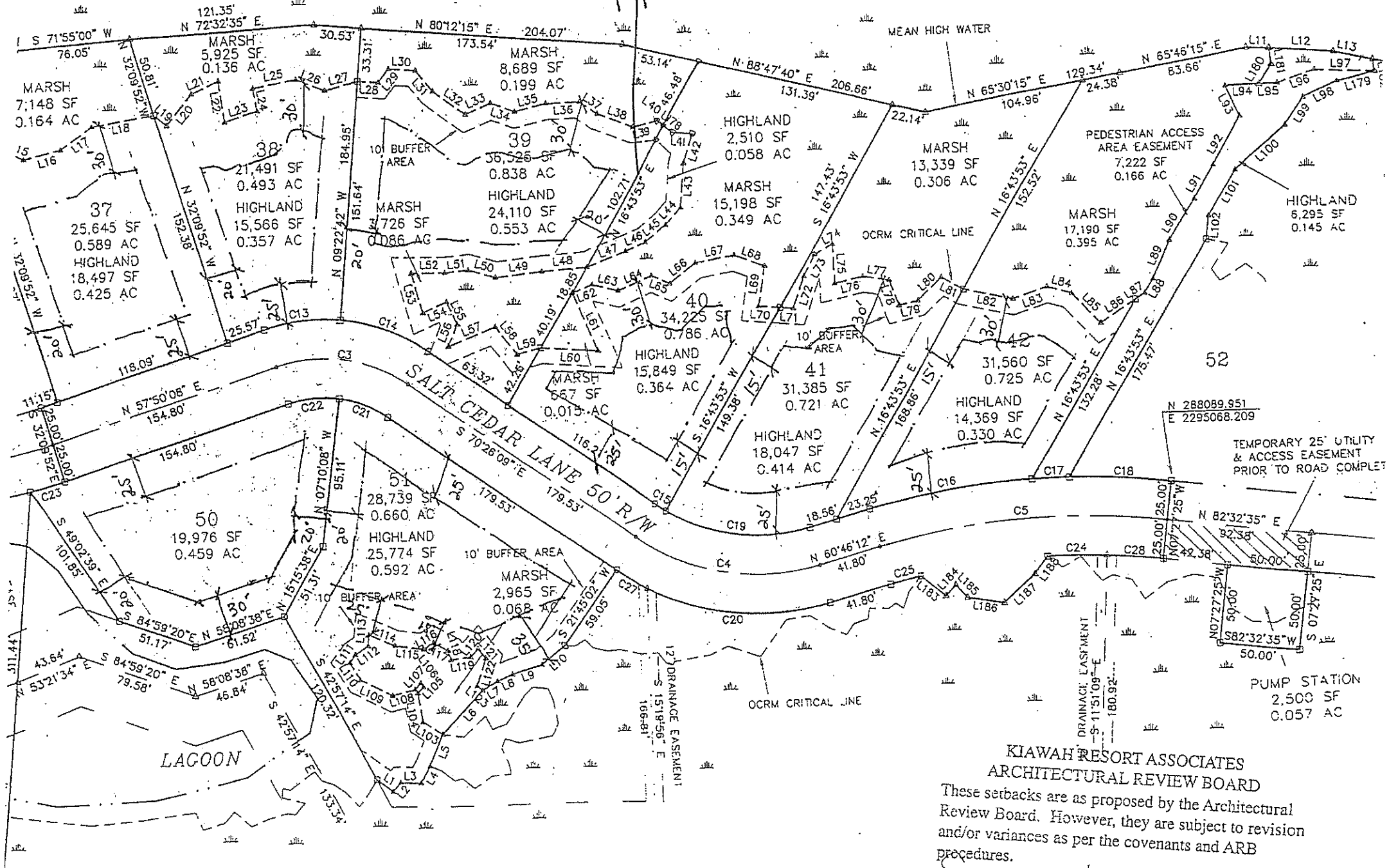


SALT CEDAR LANE



SALT CEDAR LANE

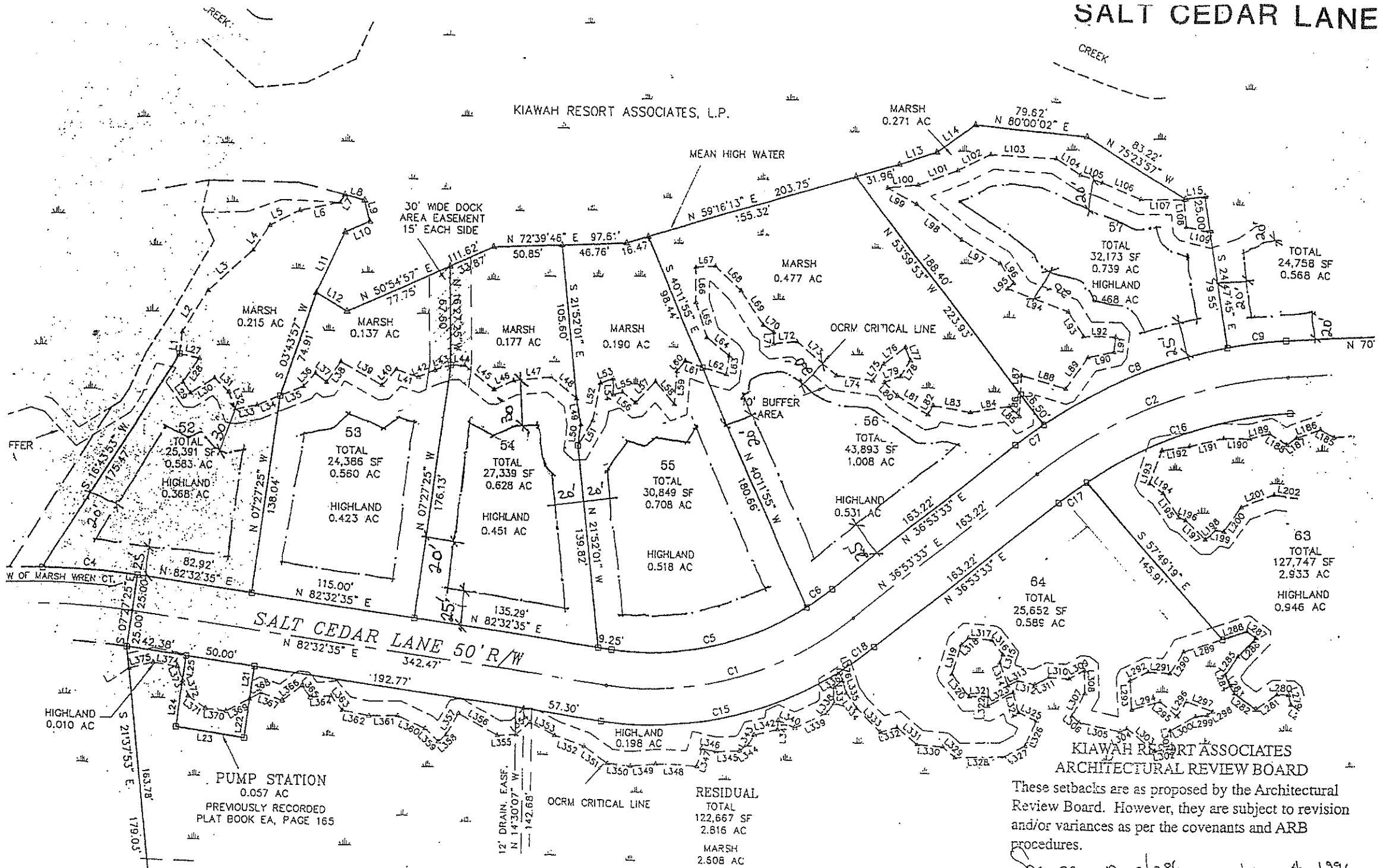
property line altered



KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD
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Spencer A. Nash
Administrator
June 4 1996
Date

SALT CEDAR LANE

KIAWAH RESORT ASSOCIATES, L.P.

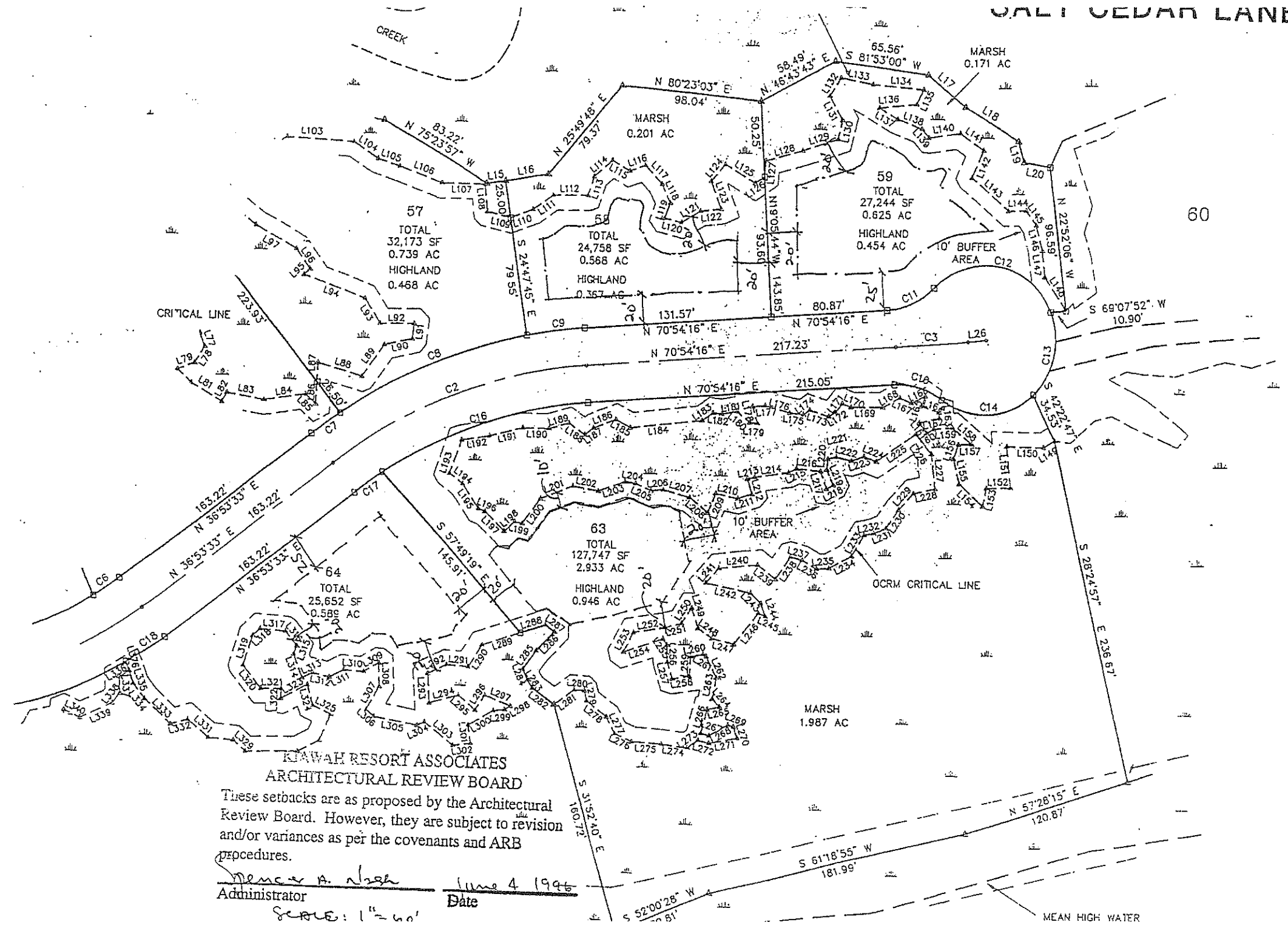


KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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Spencer A. N. 286
Administrator

June 4 1996
Date



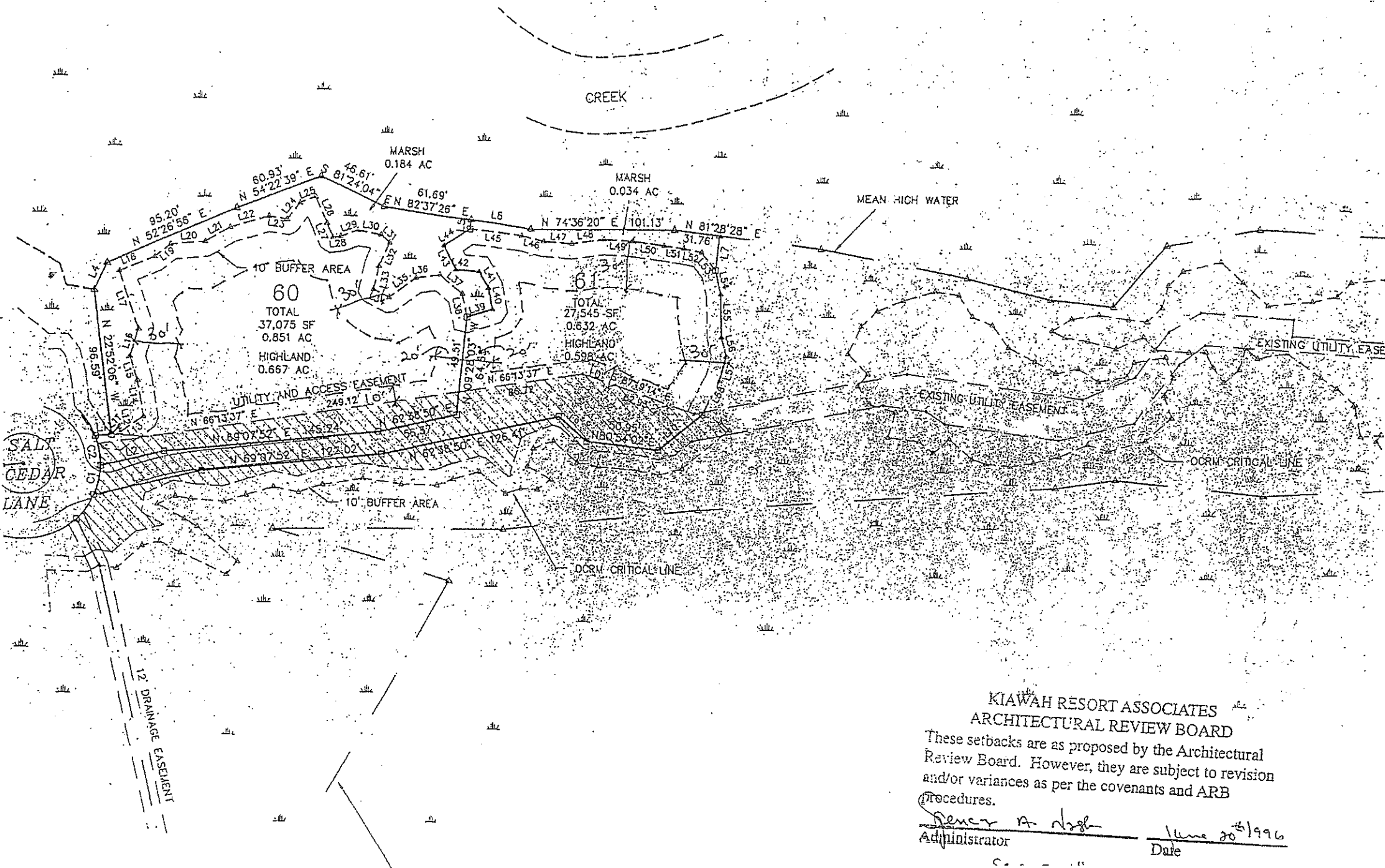
60

KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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Dennis A. Nash June 4 1996
Administrator Date
Scale: 1" = 40'

SALT CEDAR LANE



KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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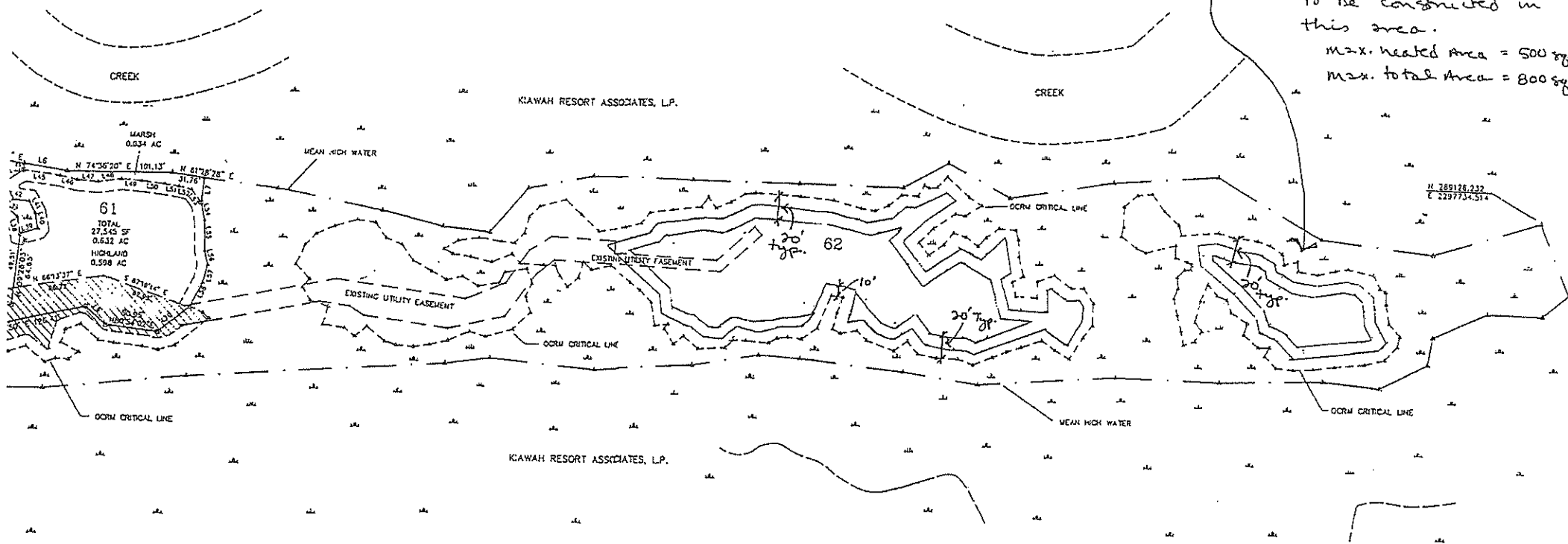
Denise A. Nash June 20, 1996
Administrator Date

SALT CEDAR LANE

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

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

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



KIWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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procedures.

Spencer A. North 10.6.96
Administrator Date

Scale: 1"=100'

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

SALTHOUSE LANE

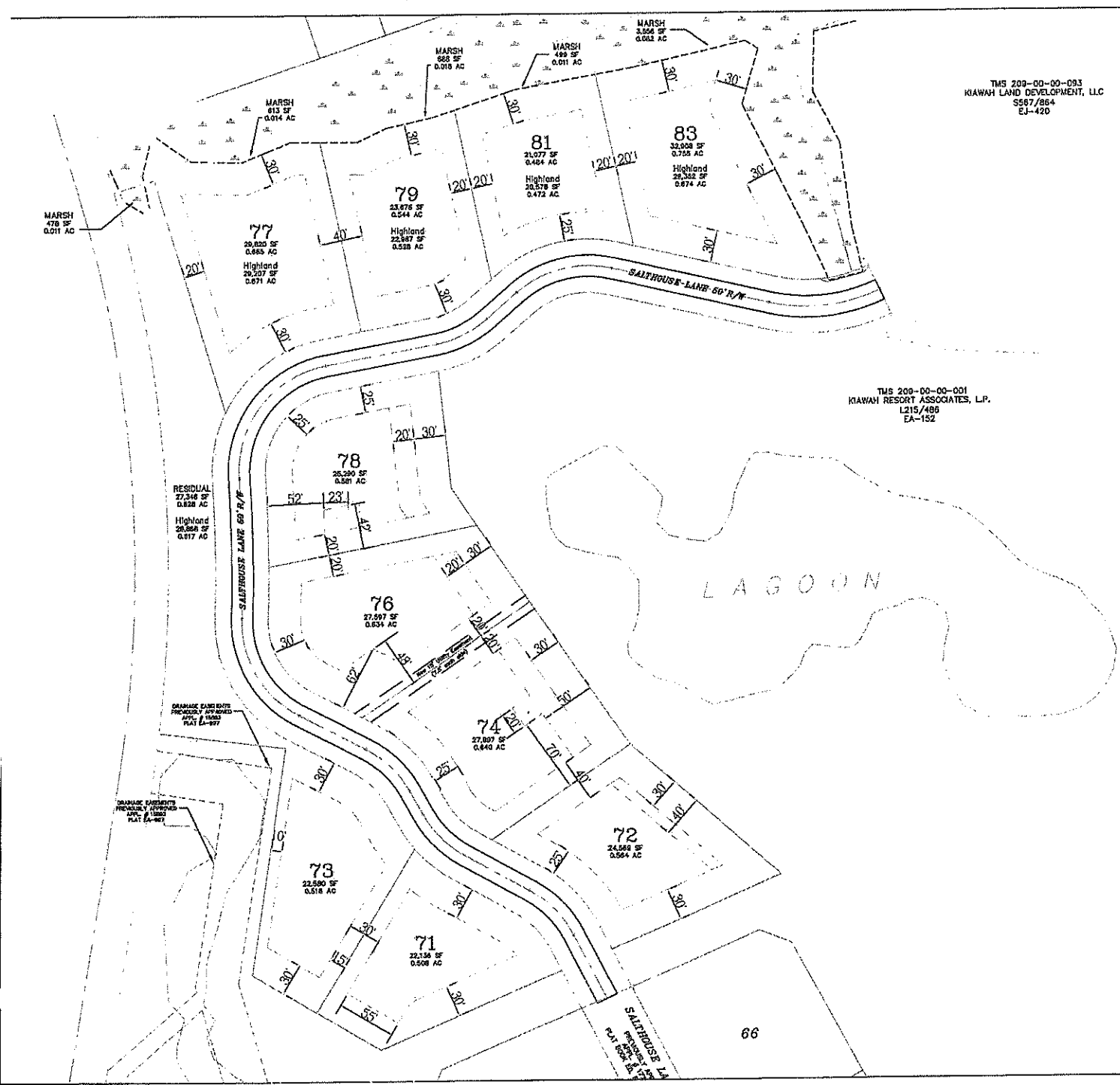


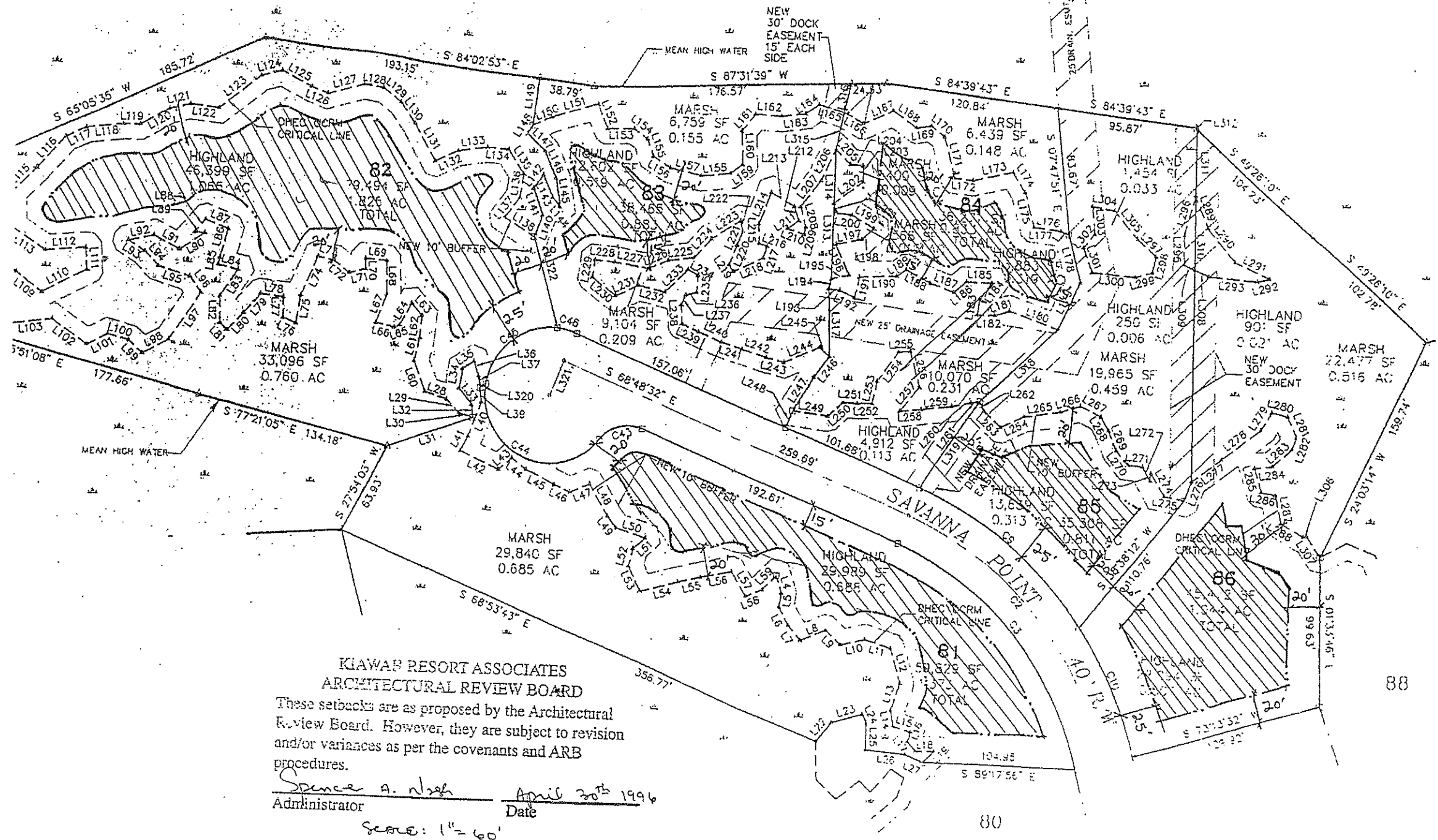
TMS 209-00-00-093
KIAWAH LAND DEVELOPMENT, LLC
S567/864
EU-426

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

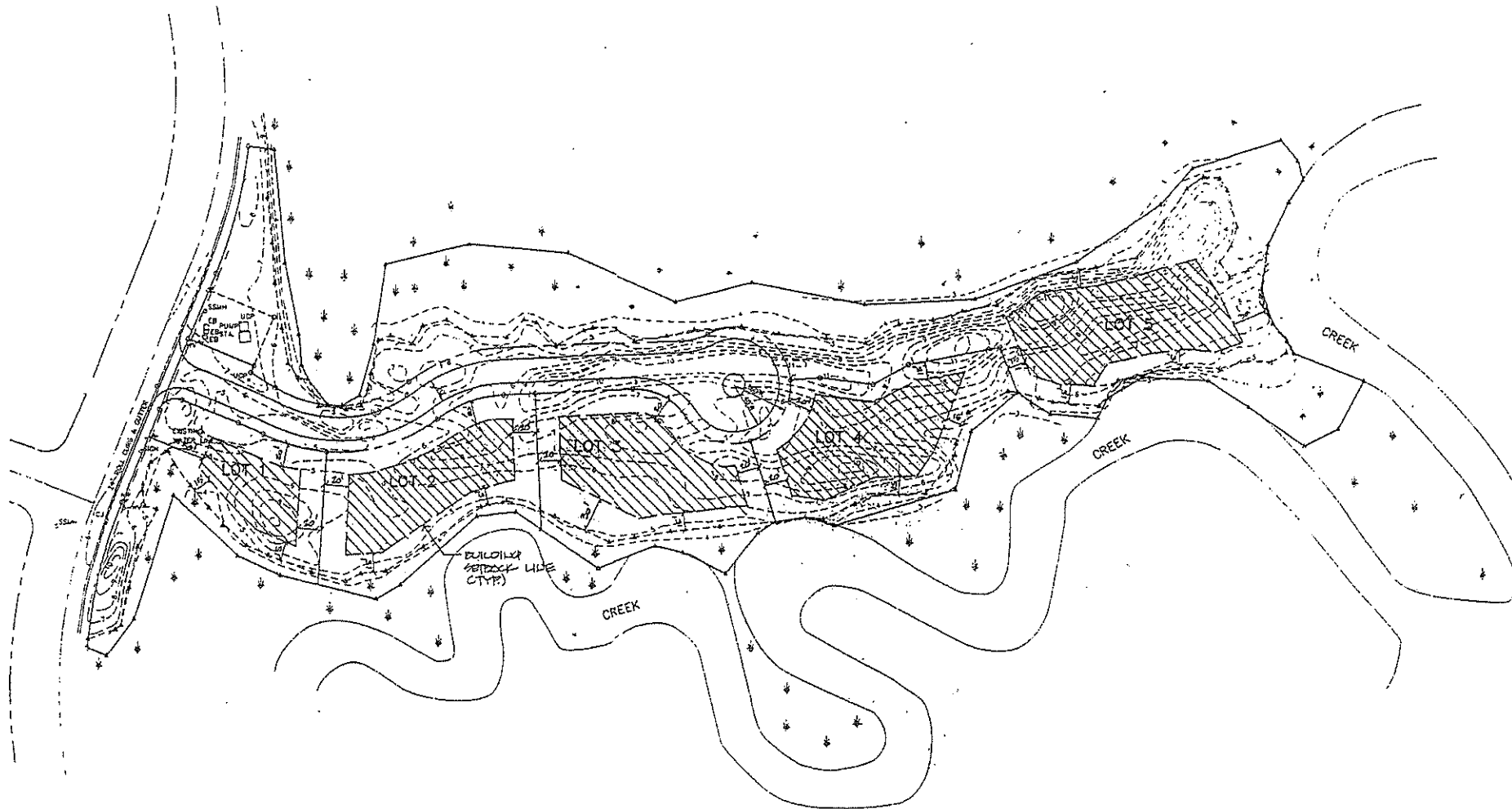
- ☐ Buildable Area
- ☐ Limited Buildable Area
- 15' Driveway Location
To Be Scaled Off Drawing

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



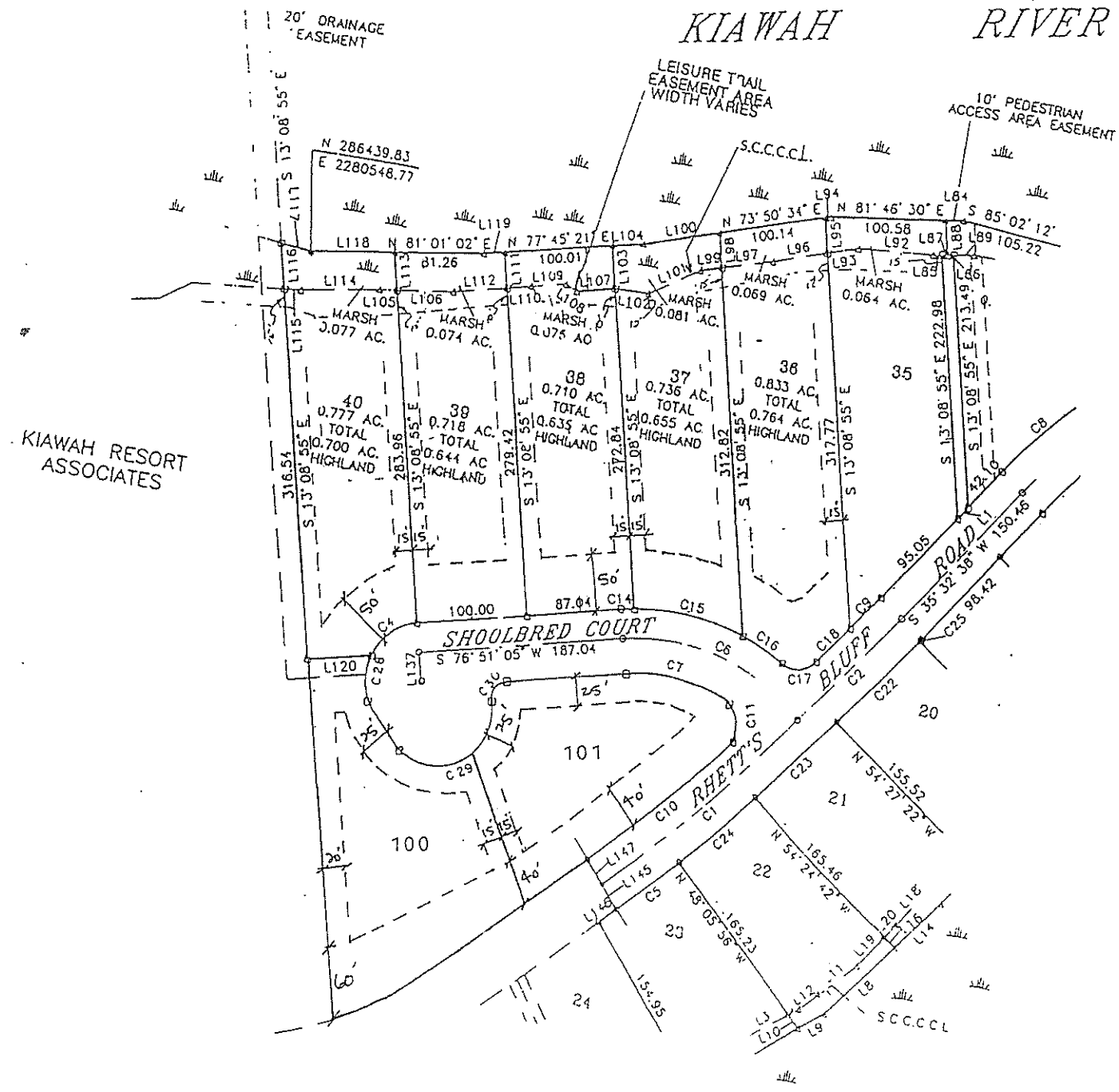


SHELL CREEK LANDING

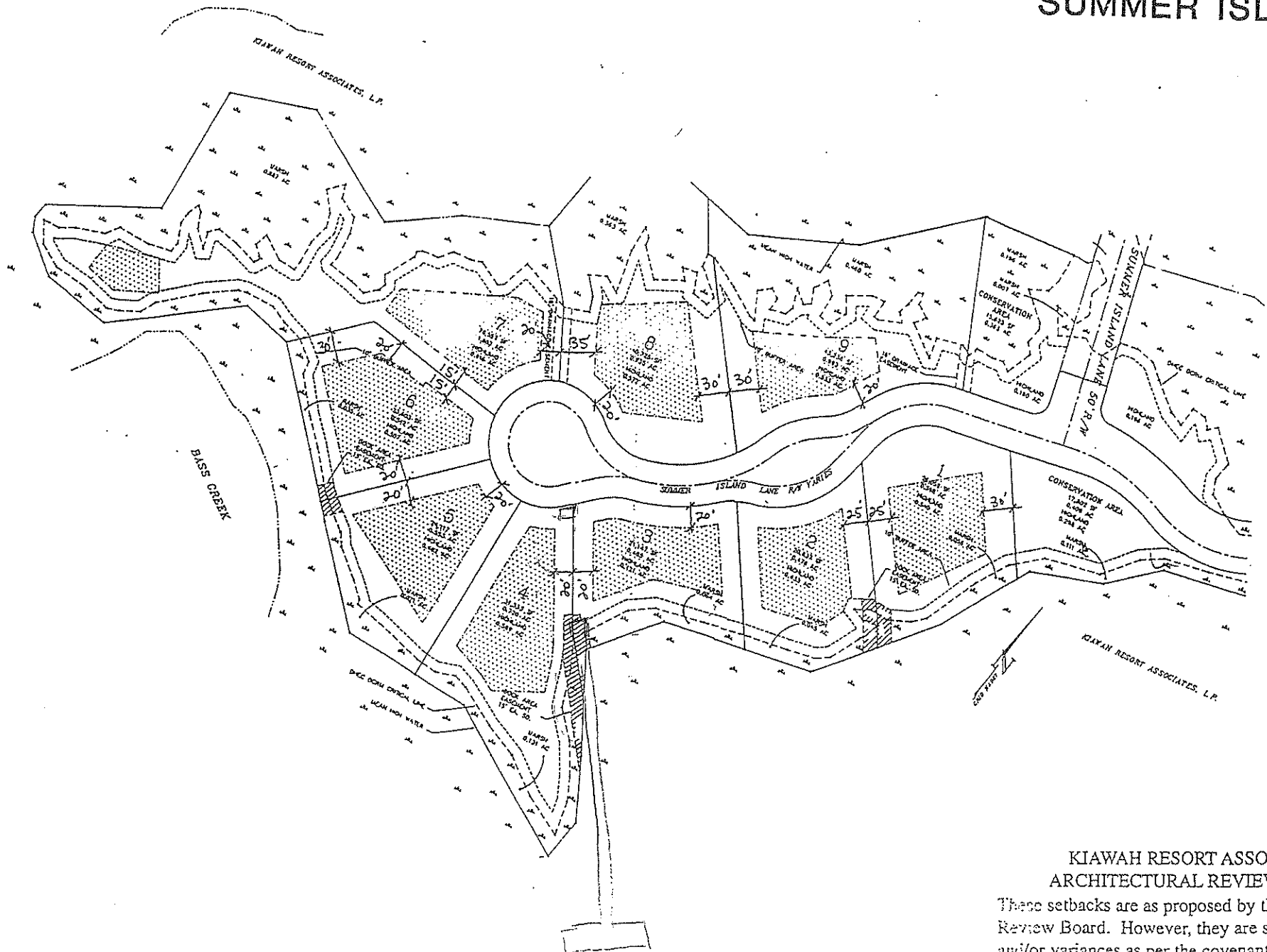


SHELL CREEK LANDING
BY [signature] 11-80

SHOOLBRED


$$1'' = 100^\circ$$

SUMMER ISLAND LAN



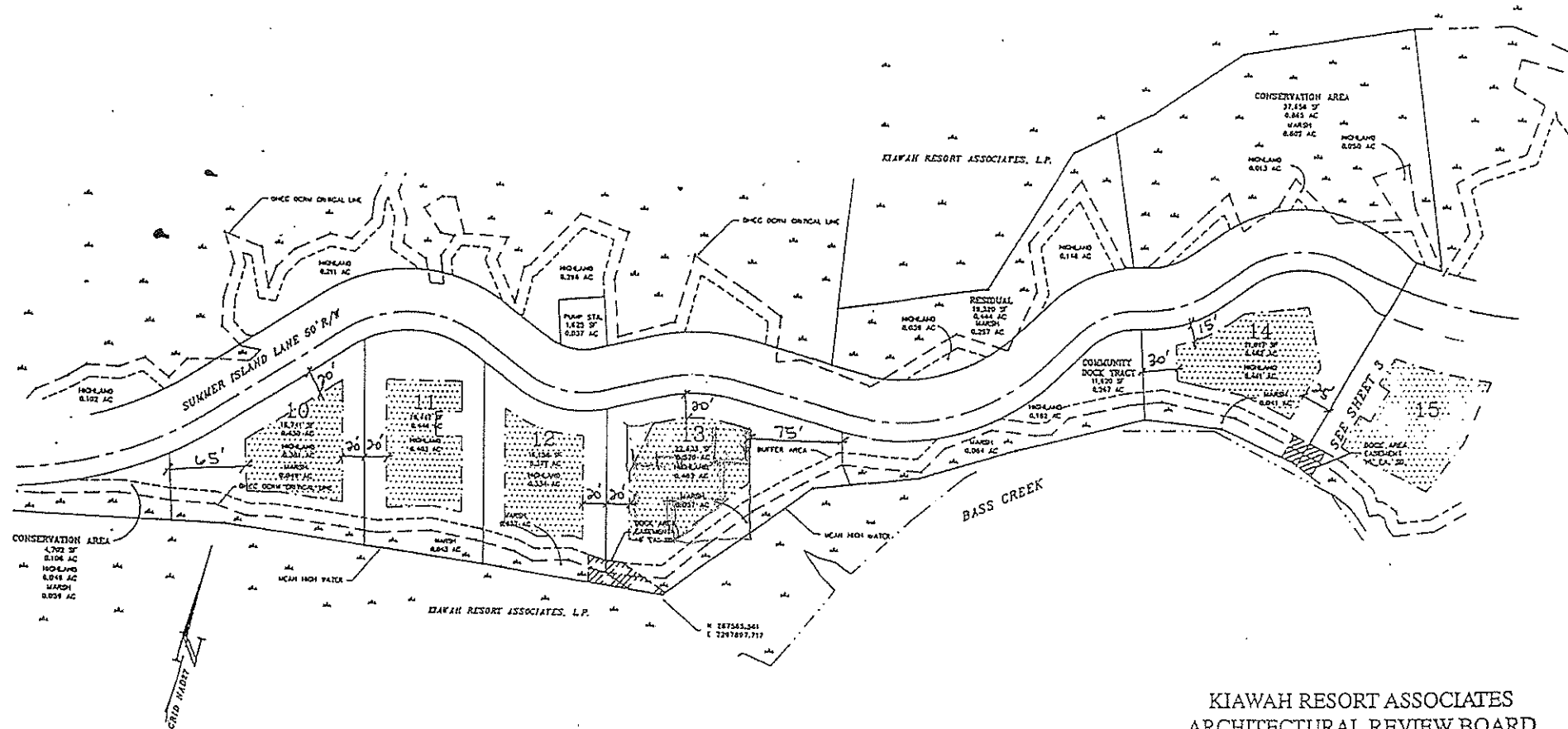
KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

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James A. Nash
Administrator

8.13.97
Date

SUMMER ISLAND LANE



KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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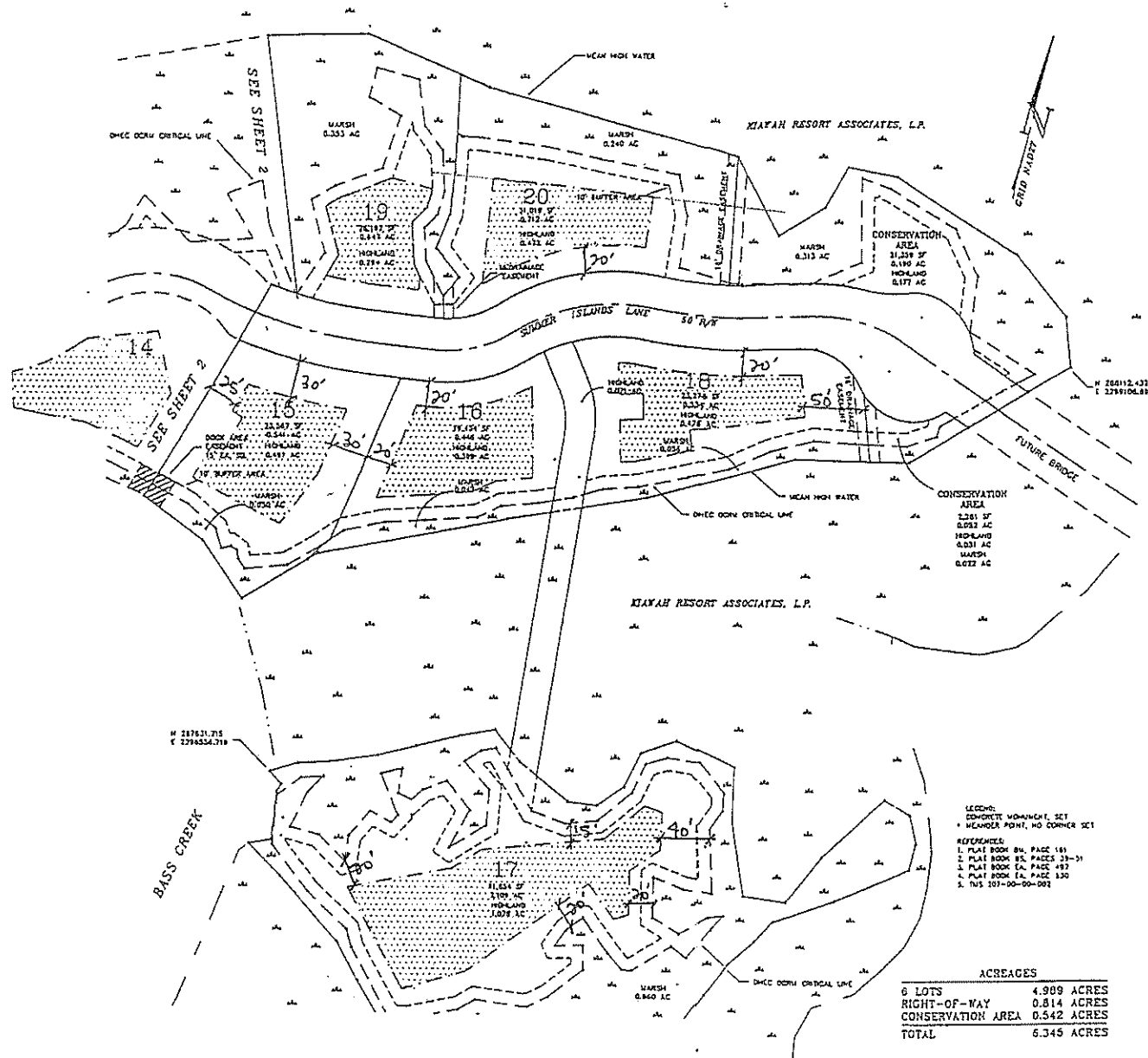
Sam A. Nash 8-13-97
 Administrator Date

KIAWAH RESORT ASSOCIATES
ARCHITECTURAL REVIEW BOARD

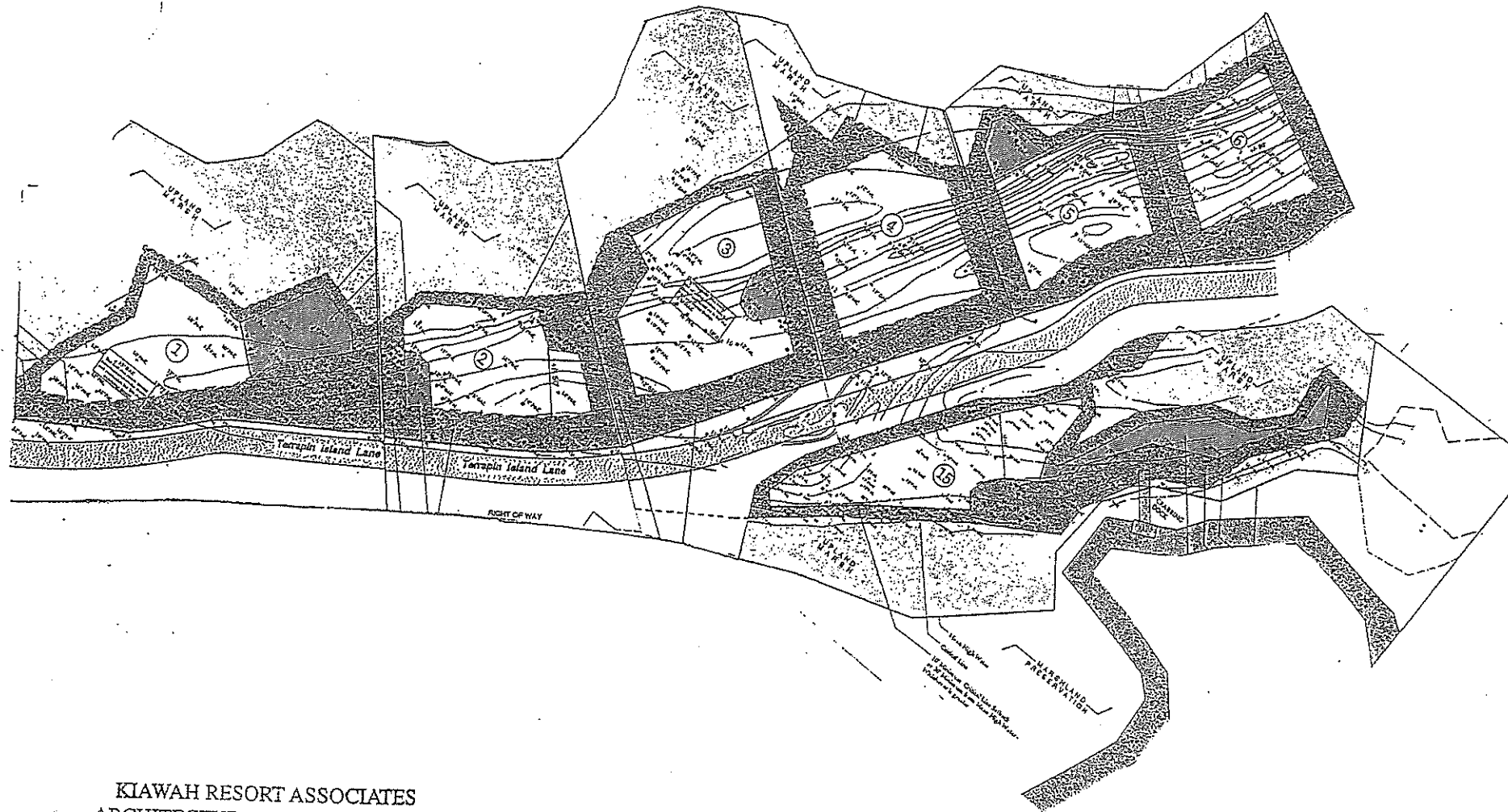
Spencer A. Nash
Administrator

8.13.97
Date

Scale: 1" = 100'



TERAPIN ISLAND LANE



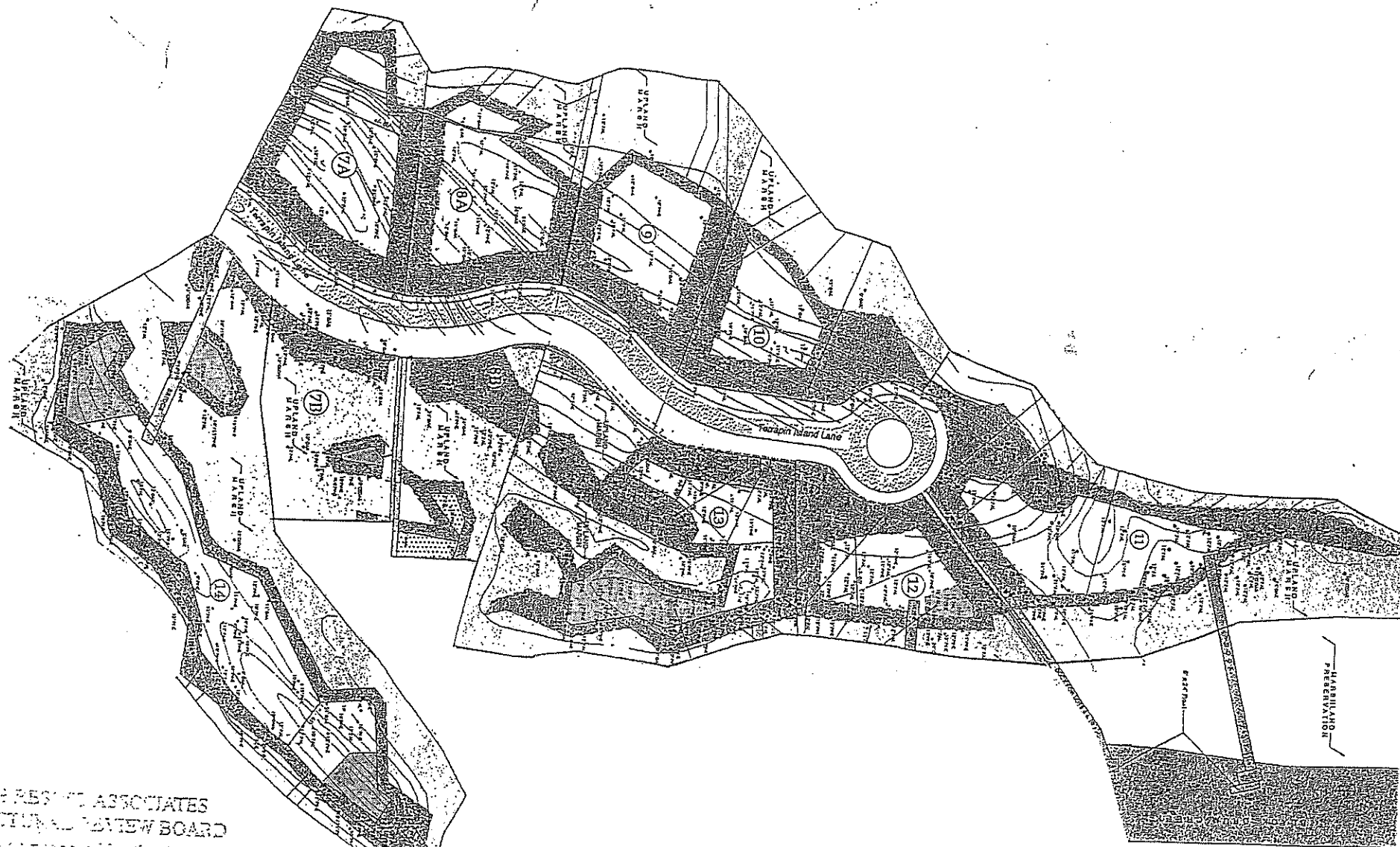
KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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John A. Nash October 4, 1996
Administrator Date

SCALE: 1"=100'

TERAPIN ISLAND LANE



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

- A. N. 28th October 4 1976
 for Date

SCALE: 1"=100'

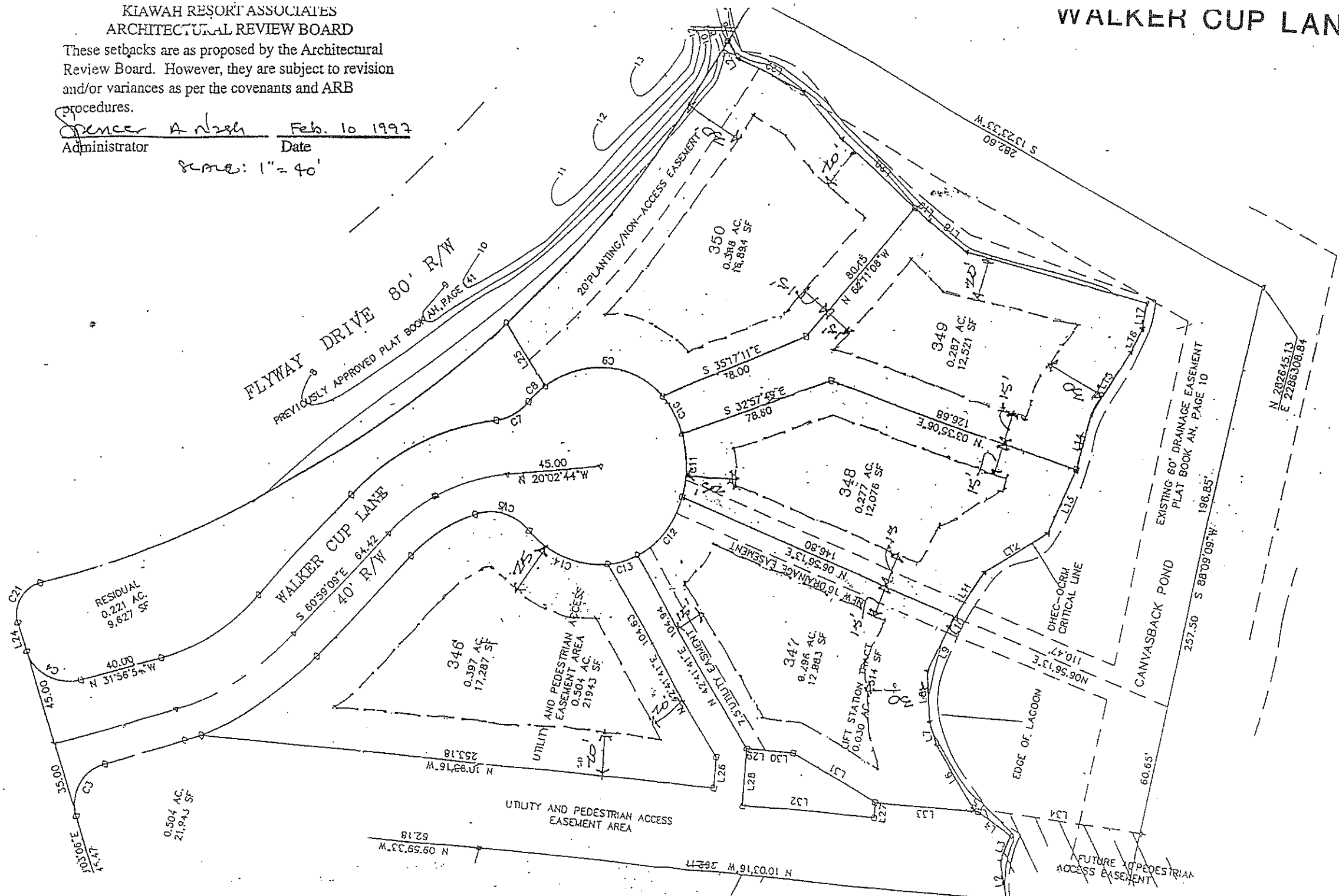
KIAWAH RESORT ASSOCIATES
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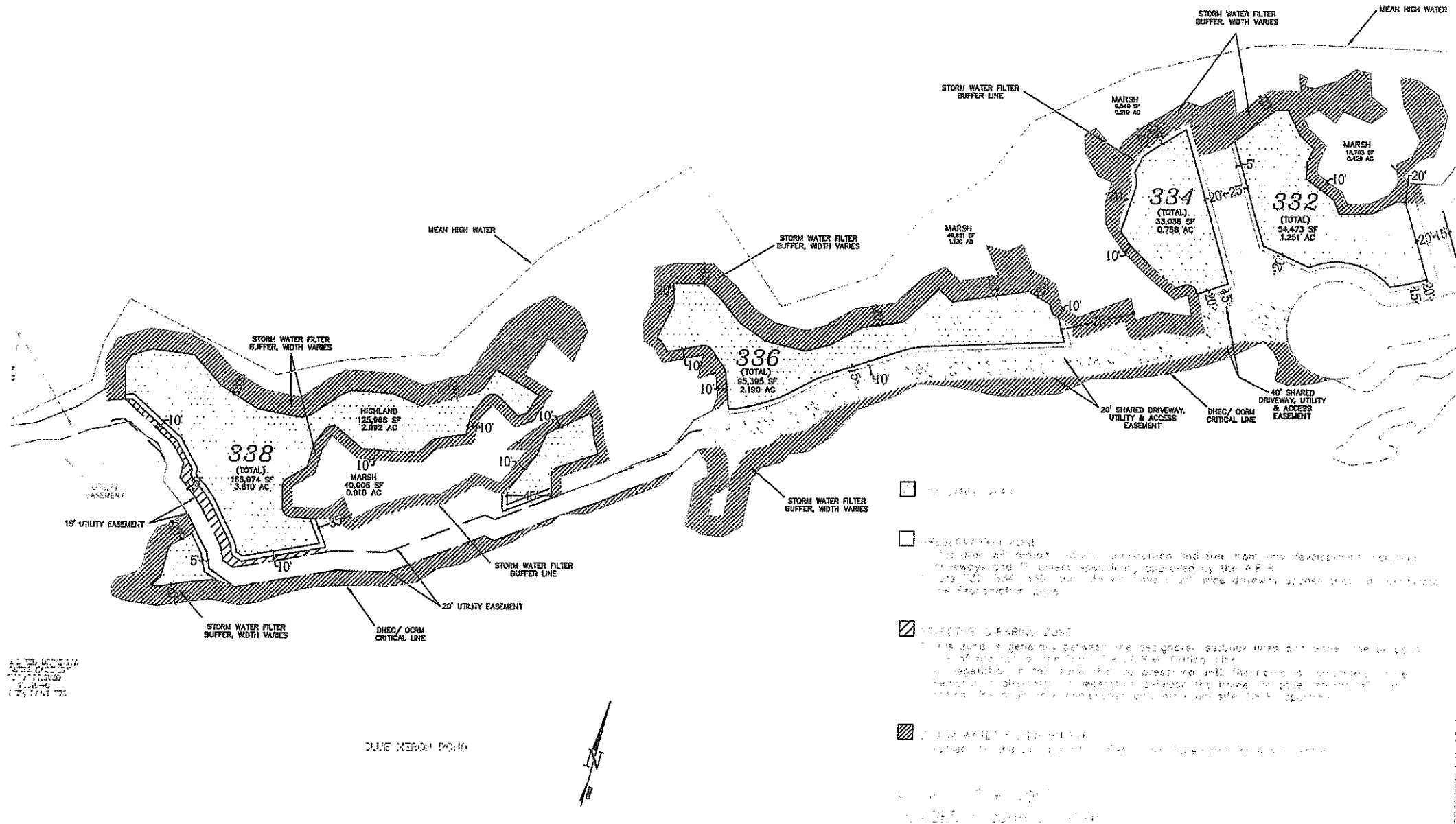
Spencer A. Nash Feb. 10 1997
Administrator Date

Scale: 1" = 40'

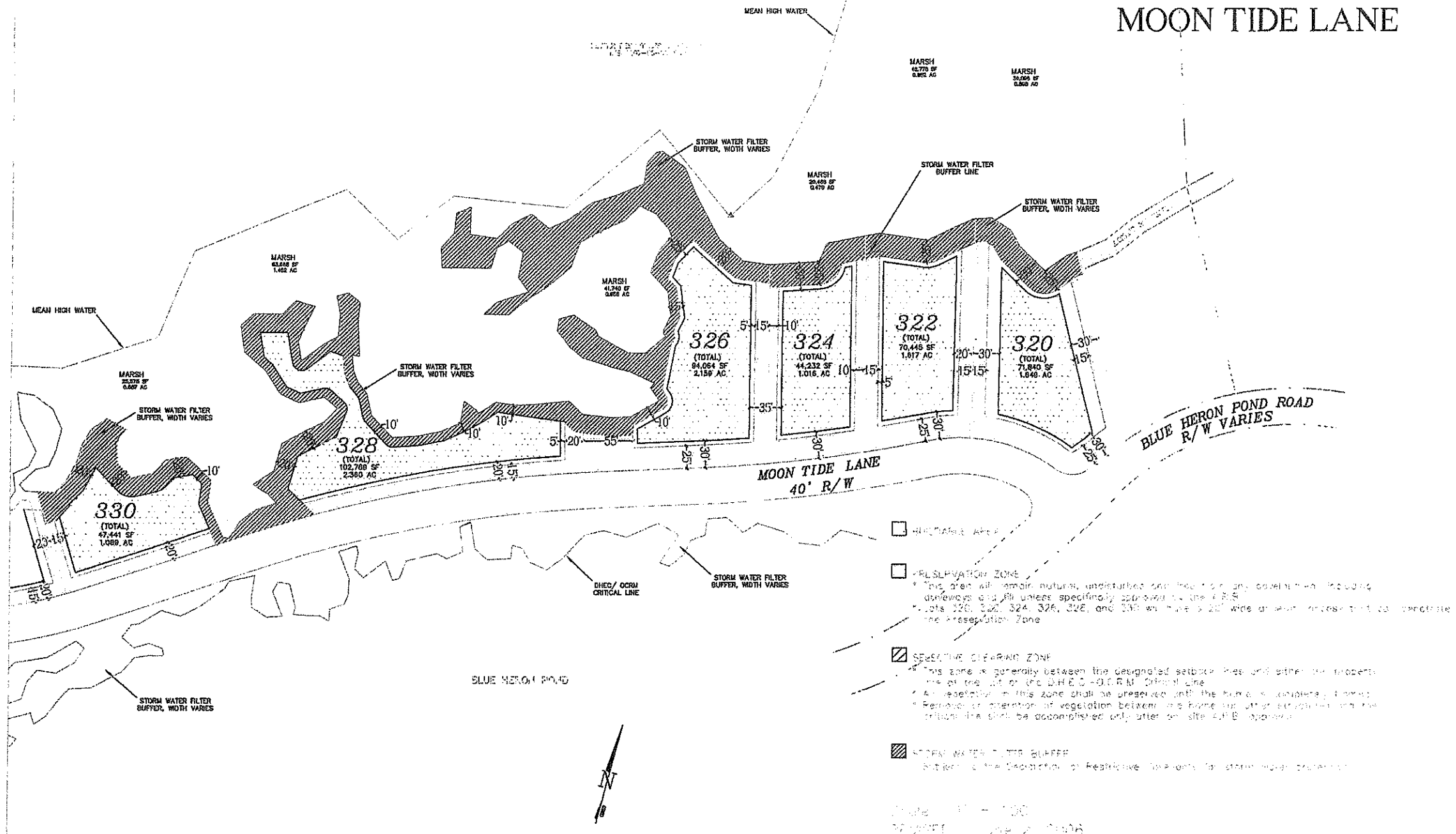
WALKER CUP LANE



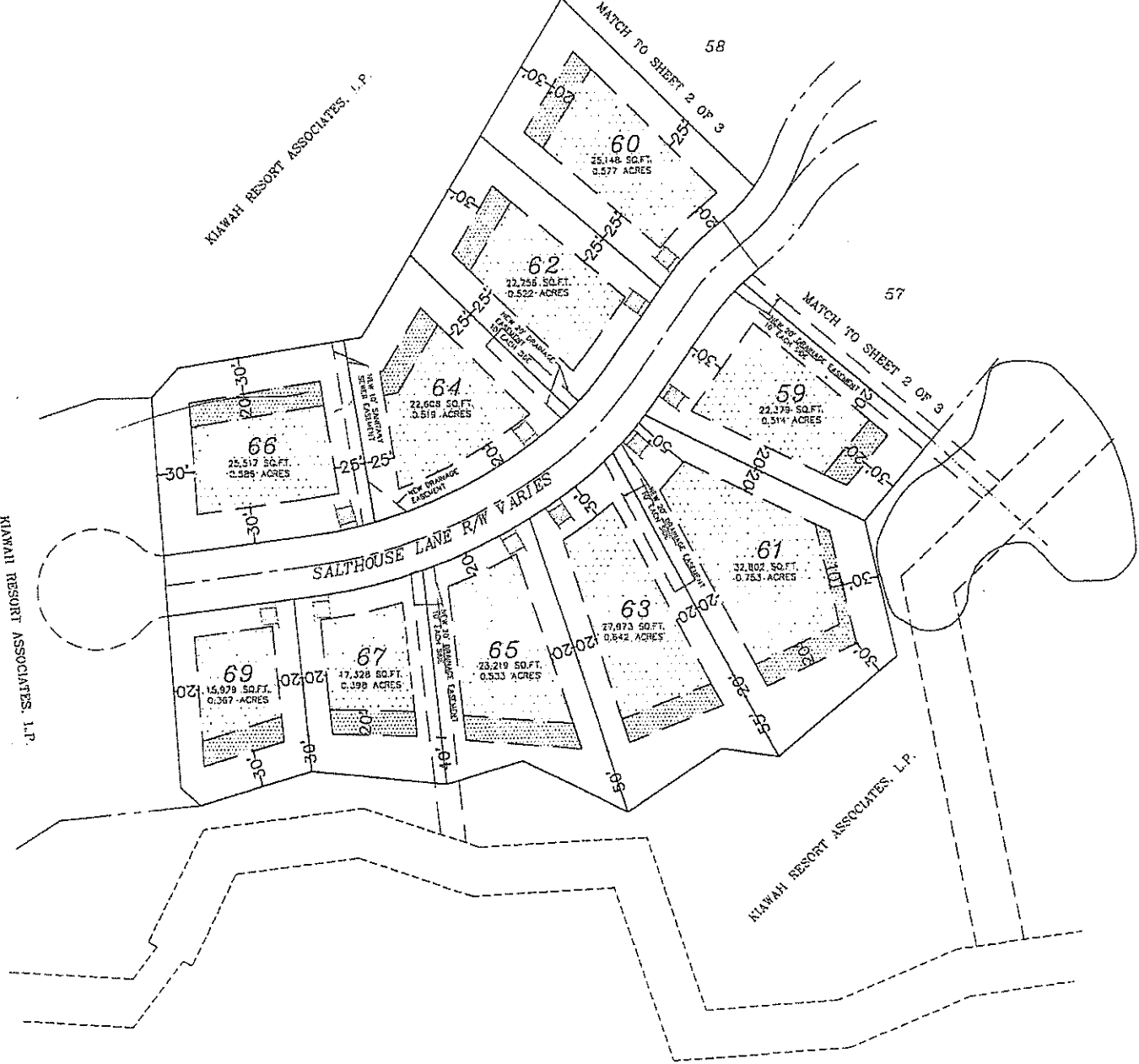
MOON TIDE LANE



MOON TIDE LANE



SALTHOUSE LANE



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

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

permar

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



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

May 2002



permar

May 31, 2002

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

RE: Freshfields Retail Village
Planned Development District Application

Dear Ms. Rerig:

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

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

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

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

Best regards,



Mark Permar

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

Freshfields Retail Village
Planned Development District Application

Charleston County, South Carolina

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

Application History:

Submittal
Charleston County Planning
Charleston County Council
First Reading
Final Reading

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A. Location Map.....

B. Survey of Real Property/Deed of Real Property

C. Aerial Photography.....

D. Natural Features

E. Master Land Use Plan.....

F. Traffic Study.....

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

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

I. Conceptual Organization of ARB Guidelines

PROJECT TEAM

Master Developer/Planning

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

Archeology

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

Civil Engineering

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

Legal

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

Conceptual Planning/Market Research

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

Land Planning/Landscape Development

Design Works
50 George Street
Charleston, SC 29401

Surveying

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

Traffic Analysis

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

SECTION 1 STATEMENT OF INTENT

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

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

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

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

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

SECTION 2 OWNERSHIP AND PROPERTY DESCRIPTION

2.01 Short Title

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

2.02 Intent and General Location

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

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

2.03 Legal Description of the Property

Tract I-D

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

Tract VII

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

SECTION 3 GENERAL PLAN OF DEVELOPMENT

3.01 Purpose

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

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

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

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

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

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

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

Art. 3.5. Planned Development
3.5.3. Results

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

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

B. More open space

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

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

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

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

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

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

E. Implementation of the Comprehensive Plan

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

3.02 Master Land Use Plan

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

3.03 Land Use Density

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

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

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

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

3.04 Development Sequence, Scheduling, Phasing

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

3.05 Relationship to Zoning and Land Development Regulations Ordinance

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

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

3.06 Utility Services and Easements

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

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

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

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

3.07 Roadways/Traffic Study

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

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

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

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

3.08 Signage, Buffers & Fencing, Tree Replacement

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

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

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

Signage

9.11.1.C.

Prohibited Signs

The following signs shall be allowed:

10. Banners (for special events only)

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

11. Sandwich Signs

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

9.11.1.E.

Illumination

The first listing shall read as follows:

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

9.11.2.A.

Table for Free-Standing On-Premises Signs

Maximum area will be limited to 100 sq.ft.

SECTION 4 PROPOSED DEVELOPMENT STANDARDS

4.01 Permitted Uses

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

4.02 Dwelling Units

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

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

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

4.03 Building Development Standards

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

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

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

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

I. Statement of Purpose, Intent, Objectives

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

II. Land Uses:

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

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

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

III. Setback Criteria

Setback and dimensional standards are as outlined above.

IV. Lot Size Criteria

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

V. Lighting Plan

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

VI. Off-Street Parking

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

VII. Tree Survey

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

VIII. Screening/Buffer Areas

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

IX. Fences and Walls

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

X. Streets

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

XI. Phasing

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

XII. Signs

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

SECTION 5
GENERAL DEVELOPMENT COMMITMENTS

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

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

SECTION 6
DEFINITIONS AND ABBREVIATIONS

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

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

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

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

DESCRIPTION

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

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

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

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

I. Statement of Purpose, Intent, Objectives

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

II. Land Uses:

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

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

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

III. Setback Criteria

Setback and dimensional standards are as outlined above.

IV. Lot Size Criteria

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

V. Lighting Plan

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

VI. Off-Street Parking

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

VII. Tree Survey

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

VIII. Screening/Buffer Areas

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

IX. Fences and Walls

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

X. Streets

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

XI. Phasing

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

XII. Signs

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

TABLE 6.1-1

PDD-FV (Freshfields Village)

- Use permitted as a Matter-of-Right

AGRICULTURAL USES		
ANIMAL PRODUCTION		
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)		
Apiculture (Bee Keeping)		
Horse or Other Animal Production		
Concentrated Animal Feeding Operations		
CROP PRODUCTION		
Greenhouse Production or Food Crops Grown Under Cover	●	
Horticultural Production or Commercial Nursery Operations	●	
Hydroponics		
Crop Production		
FORESTRY AND LOGGING		
Commercial Timber Operations		
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching		
STABLE		
Stable		
SUPPORT ACTIVITIES FOR AGRICULTURE USES		
Agricultural Processing		
Agricultural Sales or Services		
Roadside Stands, including the sale of sweetgrass baskets	●	
RESIDENTIAL		
Congregate Living for the elderly (up to 15 residents)		
Duplex	●	
Dwelling Group	●	
Farm Labor Housing (up to 10 residents)		
Farm Labor Housing (Dormitory) (more than 10 residents)		
Child Caring Institution (more than 20 children)	●	
Group Care Home, Residential (up to 20 children)		
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls		
Manufactured Housing Unit		
Manufactured Housing Unit, Replacement		
Manufactured Housing Park		
Multi-Family, including Condominiums or Apartments	●	
Retirement Housing	●	
Retirement Housing, Limited (up to 10 residents)		
Single-Family Attached, also known as Townhouses or Rowhouses	●	
Single-Family Detached	●	
Single-Family Detached [affordable]		
Single-Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)		

TABLE 6.1-1

PDD-FV (Freshfields Village)

- Use permitted as a Matter-of-Right

	Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses	
CIVIC/INSTITUTIONAL		
COURTS AND PUBLIC SAFETY		
	Court of Law	
	Correctional Institutions	
	Parole Offices or Probation Offices	
	Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	●
DAY CARE SERVICES		
	Adult Day Care Facilities	●
	Child Day Care Facilities, including Group Day Care Home or Child Care Center	●
	Family Day Care Home	
DEATH CARE SERVICES		
	Cemeteries or Crematories	
	Funeral Services, including Funeral Homes or Mortuaries	
EDUCATIONAL SERVICES		
	Pre-school or Educational Nursery	●
	School, Primary	
	School, Secondary	
	College or University Facility	
	Business or Trade School	
	Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools	
HEALTH CARE SERVICES		
	Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities	●
	Community Residential Care Facilities	●
	Convalescent Services, including Nursing Homes	
	Counseling Services, including Job Training or Placement Services	
	Intermediate Care Facility for the Mentally Retarded	
	Public or Community Health Care Centers	
	Health Care Laboratories, including Medical Diagnostic or Dental Laboratories	●
	Home Health Agencies	
	Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices	
	Outpatient Facilities for Chemically Dependent or Addicted Persons	
	Rehabilitation Facilities	
	Residential Treatment Facility for Children or Adolescents (mental health treatment)	
MUSEUMS, HISTORICAL SITES AND SIMILAR		
	Historical Sites (Open to the Public)	-
	Libraries or Archives	●
	Museums	●

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

Nature Exhibition	●
Botanical Gardens	●
Zoos	
POSTAL SERVICE	
Postal Service, United States	●
RECREATION AND ENTERTAINMENT	
Community Recreation, including Recreation Centers	●
Fishing or Hunting Guide Service (Commercial)	●
Fishing or Hunting Lodge (Commercial)	
Golf Courses or Country Clubs	
Parks and Recreation	●
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades	●
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas	●
Drive-In Theaters	
Golf Driving Ranges	
Outdoor Shooting Ranges	
Recreation or Vacation Camps	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMIL	
Business, Professional, Labor, or Political Organizations	●
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities	●
Religious Assembly	●
Social Club or Lodge	●
UTILITIES AND WASTE-RELATED USES	
Utility Service, Major	
Electric or Gas Power Generation Facilities	
Utility Substation	●
Electrical or Telephone Switching Facility	●
Sewage Collector or Trunk Lines	●
Sewage Disposal Facilities	
Utility Pumping Station	●
Water Mains	●
Water or Sewage Treatment Facilities	
Water Storage Tank	
Utility Service, Minor	
Electric or Gas Power Distribution	●
Sewage Collection Service Line	●
Water Service Line	●
Waste-Related Uses	
Hazardous Waste Treatment or Disposal	
Nonhazardous Waste Treatment or Disposal	
Septic Tank Installation, Cleaning, or Related Services	
Solid Waste Combustors or Incinerators, including Cogeneration Plants	
Solid Waste Landfill (Public)	

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

	Waste Collection Services	●
	Waste Transfer Facilities	
COMMERCIAL		
ACCOMODATIONS		
	Bed and Breakfast Inns	●
	Hotels or Motels	●
	Rooming or Boarding Houses	
	RV (Recreational Vehicle) Parks or Campgrounds	
ANIMAL SERVICES		
	Kennel	●
	Pet Stores or Grooming Salons	●
	Small Animal Boarding (enclosed building)	●
	Veterinary Services	●
FINANCIAL SERVICES		
	Banks	●
	Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers	●
FOOD SERVICES AND DRINKING PLACES		
	Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges	●
	Catering Service	●
	Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars	●
	Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants	●
	Sexually Oriented Business	
INFORMATION INDUSTRIES		
	Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices	●
	Communications Towers	
	Data Processing Services	
	Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers	●
OFFICES		
	Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services	●
	Government Office	●
	Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	●
OTHER NONRESIDENTIAL DEVELOPMENT		
	Convention Center or Visitors Bureaus	●
	Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction	●
	Office/Warehouse Complex	
	Off-Premises Sign (e.g. Billboard)	

TABLE 6.1-1

PDD-FV (Freshfields Village)

● Use permitted as a Matter-of-Right

Special Trade Contractors (Offices)	●
Building Equipment or other Machinery Installation Contractors	
Carpentry Contractors	●
Concrete Contractors	●
Drywall, Plastering, Acoustical or Insulation Contractors	●
Electrical Contractors	●
Excavation Contractors	●
Masonry or Stone Contractors	●
Painting or Wall Covering Contractors	●
Plumbing, Heating or Air-Conditioning Contractors	●
Roofing, Siding or Sheet Metal Contractors	●
Tile, Marble, Terrazzo or Mosaic Contractors	●
PARKING, COMMERCIAL	
Parking Lots	●
Parking Garages	●
RENTAL AND LEASING SERVICES	
Charter Boat or other Recreational Watercraft Rental Services	●
Commercial or Industrial Machinery or Equipment Rental or Leasing	
Construction Tools or Equipment Rental	●
Consumer Goods Rental Centers	●
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items	●
Heavy Duty Truck or Commercial Vehicle Rental or Leasing	
Self-Service Storage / Mini Warehouses	
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles	●
REPAIR AND MAINTENANCE SERVICES	
Boat Yard	
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	●
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops	
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops	●
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes	●
RETAIL SALES	
Nonstore Retailers	
Direct Selling Establishments	

Office Use (No Material Storage)

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TABLE 6.1-1

PDD-FV (Freshfields Village)

- Use permitted as a Matter-of-Right

Electronic Shopping or Mail-Order Houses	
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers	
Liquefied Petroleum Gas (Bottled Gas) Dealers	
Vending Machine Operators	
Building Materials or Garden Equipment and Supplies Retailers	●
Hardware Stores	④
	④
Garden Supplies Centers	●
Outdoor Power Equipment Stores	④
Paint, Varnish, or Wallpaper Stores	④
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops	●
Liquor, Beer, or Wine Sales	●
Retail Sales or Services, General	●
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store	④
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store	●
Convenience Stores	④
Drug Stores or Pharmacies	●
Duplicating or Quick Printing Services	●
Electronics, Appliance, or Related Products Store	④
Florist	④
Furniture, Cabinet, Home Furnishings, or Related Products Store	●
Pawn Shop	
Private Postal or Mailing Service	④
Tobacconist	④
Warehouse Clubs or Superstores	
Service Stations, Gasoline (with or without convenience stores)	●
Truck Stop	
Vehicle Sales (new or used)	
Automobile, or Light or Medium Duty Truck Dealers	
Heavy Duty Truck or Commercial Vehicle Dealers	
Manufactured (Mobile) Home Dealers	
Motorcycle, Watercraft, or Recreational Vehicle Dealers	
Vehicle Parts, Accessories or Tire Stores	●
RETAIL OR PERSONAL SERVICES	
Consumer Convenience Service	④
Automated Bank / Teller Machines	④
Drycleaners or Coin-Operated Laundries	●
Drycleaning or Laundry Pick-up Service Stations	④
Locksmith	④
One-Hour Photo Finishing	④
Tailors or Seamstresses	④
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	●

Design Source Center

EXHIBIT 13.14.A
VEGETATIVE BUFFER – FRESHFIELDS VILLAGE
11.05.2013

1. The following setback zones will be established along the Kiawah Island Parkway to screen existing and future parking areas (as indicated on graphic below):
 - A. 50' vegetative setback from the existing Kiawah Island Parkway R.O.W. composed of trees, plant material and/or berms. Trails, utility easements and fencing will be permitted in this area provided that the goal of the parking area screening is substantially maintained.
 - B. 25' vegetative setback from the existing roundabout R.O.W. composed of trees, plant material and/or berms. Trails, utility easements and fencing will be permitted in this area provided that the goal of the parking area screening is substantially maintained.
 - C. 100' open field and or vegetative setback from the original Kiawah Island Parkway composed of trees, plant material and grassy areas. Trails, utility easements, road accessways and fencing will be permitted in this area. This area may also be used for overflow parking as may be needed or required for special events. It should be noted that an area to the east and west of the existing intersection of Freshfields Village Drive and the Kiawah Island Parkway is partially open fields to improve the visibility of egressing/ingressing traffic.

