

MAYOR:
Bradley D. Belt

MAYOR PRO TEMPORE:
Russell A. Berner

TOWN ADMINISTRATOR:
Stephanie Tillerson

TOWN ATTORNEY:
Stafford J. McQuillin III



COUNCIL MEMBERS:
E. Luke Farrell
Madeleine Kaye
Lance Spencer

TOWN COUNCIL
Municipal Center Council Chambers
April 7, 2026, 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 February 4, 2026 [Tab 1]
 - B. Minutes of the Special Call Town Council Meeting of February 26, 2026 [Tab 2]
 - C. Minutes of the Town Council Meeting of March 3, 2026 [Tab 3]
- V. **Citizens' Comments (Agenda Items Only):**
- VI. **Updates:**
 - A. Mayor
 - B. Council Members
 - C. Administrator
- VII. **Public Hearing**
 - A. To Consider Approval of **Ordinance 2025-21** - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 2. - Zoning Map/Districts, Establishing Section 12-81. - Beachfront Overlay Zoning District, to Protect the Integrity, Natural Function, and Resilience of Beaches, Dunes, and Coastal Systems. - **Public Hearing** [Tab 4]
- VIII. **Executive Session**
 - A. Pursuant to S.C. Code Ann. § 30-4-70 (a)(2), to Receive Legal Advice Protected by the Attorney-Client Privilege Concerning **Ordinance 2025-21** - Beachfront Overlay Zoning District.
- IX. **Old Business:**
 - A. To Consider Approval of **Ordinance 2025-21** - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 2. - Zoning Map/Districts, Establishing Section 12-81. - Beachfront Overlay Zoning District, to Protect the Integrity, Natural Function, and Resilience of Beaches, Dunes, and Coastal Systems. - **Second and Final Reading** [Tab 5]
 - B. To Consider Approval of **Ordinance 2026-07** - An Ordinance of the Town Council of the Town of Kiawah Island, SC, Annexing a Portion of Road S-20 (Betsy Kerrison Parkway) Right-Of-Way into the Corporate Limits of the Town of Kiawah Island Pursuant to S.C. Code Ann. Section 5-3-110, and Providing for Related Matters – **Second and Final Reading** [Tab 6]

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

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

- C. To Consider Approval of **Ordinance 2026-01** - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. Zoning, Division 2. Zoning Map/Districts. Sec. 12-62. Zoning Map to Amend the Key Locations Map to modify the Fixed Dock Designation to allow a Floating Dock at the Subject Property, 245 Eagle Point Road, Kiawah Island, SC (TMS# 265-02-00-167) – **Second and Final Reading** [Tab 7]
- D. To Consider Approval of **Ordinance 2026-02** - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. Zoning, Division 2. Zoning Map/Districts Section 12-78. Dock Key Locations to modify the Fixed Dock Designation to allow a Floating Dock at the Subject Property, 245 Eagle Point Rd, Kiawah Island, SC (TMS# 265-02-00-167) – **Second and Final Reading** [Tab 8]

X. New Business:

- A. To Consider Approval of the Beach Operation Agreements:
 - 1. Kiawah Island Inn Company (Kiawah Island Golf Resort) [Tab 9]
 - 2. Kiawah Island Club Holdings, LLC
 - (a) Beach Club [Tab 10]
 - (b) Cape Club [Tab 11]
 - 3. Residence Club at Southern Pines Property Owners Association, Inc (Timbers Kiawah) [Tab 12]
- B. To Consider Approval of the Contract for Construction Management at Risk Services for the Civic and Cultural Center [Tab 13]
- C. To Consider Approval of 2026 AirMedCare Contract Extension [Tab 14]
- D. To Consider Approval of the Fiscal Year 2026/2027 Charitable Grants Funding Amounts [Tab 15]
- E. To Consider Approval of Board Appointments:
 - 1. Board of Zoning Appeals [Tab 16]
 - 2. Design Review Board [Tab 17]

XI. Citizens' Comments:

XII. Council Member Comments:

XIII. Adjournment:

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