MAYOR:
Bradley D. Belt

TOWN ADMINISTRATOR:
Stephanie Tillerson

TOWN ATTORNEY:
Stafford J. McQuillin III

TOWN OF
Kiawah Island
ESTABLISHED
1988

MAYOR PRO TEMPORE:
Russell A. Berner

COUNCIL MEMBERS:
E. Luke Farrell
Madeleine Kaye
Lance Spencer

TOWN COUNCIL

Municipal Center Council Chambers
November 4, 2025, 1:00 pm

AGENDA

I. Call to Order:

II. Pledge of Allegiance

III. Roll Call:

IV. Approval of Minutes:

A. Minutes of the Town Council Meeting of October 14, 2025 **[Tab 1]**
B. Minutes of the Special Call Town Council Meeting of October 21, 2025 **[Tab 2]**

V. Citizens' Comments (Agenda Items Only):

VI. Presentations:

A. Charleston County Transportation Sales Tax (TST) - Alexa Schoubert
B. Fiscal Year 2024/2025 Audit Presentation – Mauldin & Jenkins **[Tab 3]**
C. Lowcountry Land Trust - Matt Williams, President & CEO

VII. Updates:

D. Mayor
E. Council Members
F. Administrator

VIII. Public Hearings:

A. To Consider Approval of ***Ordinance 2025-18*** - An Ordinance for the Town of Kiawah Island to Amend the Town of Kiawah Island's Comprehensive Plan – ***Public Hearing*** **[Tab 4]**

B. 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 Create A Consistent Visual, Spatial and Ecological Transition Buffer Zone Between the Built Environment and the Beach and Dune System – ***Public Hearing*** **[Tab 5]**

IX. Old Business:

A. To Consider Approval of ***Ordinance 2025-18*** - An Ordinance for the Town of Kiawah Island to Amend the Town of Kiawah Island's Comprehensive Plan – ***Second and Final Reading*** **[Tab 6]**

B. To Consider Approval of ***Ordinance 2025-24*** - An Ordinance To Amend The Town Of Kiawah Island Land Use Planning And Zoning Ordinance To Clarify Memberships Of Planning And Zoning Boards - ***Second and Final Reading*** **[Tab 7]**

*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 2025-25*** - An Ordinance for the Town of Kiawah Island to Amend Article 4 - Finance and Taxation. Chapter 3. Municipal Business License. Section 4-317. Consent, Franchise, or License Required for Use of Streets - ***Second and Final Reading*** **[Tab 8]**

D. To Consider Approval of ***Ordinance 2025-26*** - An Ordinance for the Town of Kiawah Island to Amend Article 10 - Public Utilities - ***Second and Final Reading*** **[Tab 9]**

X. New Business:

A. To Consider Approval of ***Ordinance 2025-17*** - An Ordinance To Amend Article 4, Finance And Taxation, Chapter 3, Municipal Business Licenses, Section 4-321. – Classification And Rates, Appendix B: Business License Rate Schedule – ***First Reading*** **[Tab 10]**

B. To Consider Approval of the Contract with Caplea Coe/H3 as Architect of Record for the Design of the Civic and Cultural Center Addition **[Tab 11]**

C. To Consider Approval of the Public Safety Committee Recommendation to Charleston County Council for Appointment of St. Johns Fire District Fire Commissioner **[Tab 12]**

XI. Citizens' Comments:

XII. Council Member Comments:

XIII. Adjournment:

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

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

TAB 1

TOWN COUNCIL

Agenda Item

TOWN COUNCIL

Municipal Center Council Chambers
October 14, 2025, 1:00 pm

Minutes

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

II. Pledge of Allegiance

III. Roll Call:

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

Also Present:
Stephanie Monroe Tillerson, *Town Administrator*
Mac McQuillin, *Town Attorney*
John Taylor, Jr., *Planning Director*
Jim Jordan, *Environmental and Wildlife Director*
Brian Gottshalk, *Public Works Director*

IV. Approval of Minutes:

A. Minutes of the Town Council Meeting of September 9, 2025

Mayor Belt noted that the minutes from the September 9th Town Council meeting had been circulated to Council Members in advance. He provided two minor corrections to the Clerk, which he described as typos. Council Members suggested no other changes.

The minutes were deemed approved with those corrections.

V. Citizens' Comments (Agenda Items Only):

No citizens provided comments on agenda items.

VI. Updates:

A. Mayor

Mayor Belt reported hosting one of the quarterly Town Hall meetings the previous Wednesday, joined by Kiawah Island Community Association (KICA) Board Chair Kevin Donlon, which he characterized as a very constructive discussion. However, the meeting highlighted ongoing confusion in the community about which entity is responsible for various issues between KICA and the Town of Kiawah Island (TOKI), and sometimes between TOKI and the Architectural Review Board (ARB).

The Mayor emphasized the need to continue educating the community, citing two specific examples. First, regarding e-bikes, he clarified that while there is confusion about whether e-bikes are permitted in the Town of Kiawah Island, the Town does not prohibit e-bikes or low-speed vehicles. He explained that KICA prohibits e-bikes and low-speed vehicles on its commonly owned property, which includes most roads and leisure trails on Kiawah Island proper, but stressed the distinction between Town Municipal Ordinances and KICA rules.

The second issue Mayor Belt addressed was confusion in the owner and builder communities about the Town's and the ARB's respective roles regarding zoning and building permits. He stated emphatically that the Town is solely responsible for issuing zoning permits under the zoning code and building permits under the building code. He clarified that the ARB has no authority whatsoever to grant waivers from the Town zoning or building code requirements, noting that there is a statutory process for obtaining

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waivers. The ARB's authority extends only to applying its own standards regarding covered property under the general covenants.

Mayor Belt announced that heavy maintenance work on the roundabout is scheduled to begin within the next week, which may cause modest traffic impacts. This work focuses on tree health and the removal of invasive landscaping, serving as a precursor to a future re-landscaping project.

Finally, the Mayor addressed concerns that the zoning code changes were being "rushed to judgment," noting that the last Council meeting included 2-2.5 hours of discussion on these changes, followed by a 4-hour workshop. He emphasized that these public meetings followed multiple Planning Commission meetings, all of which are public, and that there were opportunities for input at first reading, during the interim period, and at second reading. He encouraged property owners to pay attention to these multi-week or multi-month processes.

B. Council Members

Mayor Pro Tem Berner deferred his comments during the updates due to the lengthy agenda. He also noted that the agenda included a very important Executive Session, which he estimated would take 2 hours in itself. He would submit a motion to have the Council stop its work at 3:00 p.m. and move to Executive Session.

Mayor Pro Tem Berner made a motion to amend the agenda so that at 3:00 p.m., the Council would stop its work and move to Executive Session.

Mayor Belt asked if this was a motion to amend the agenda, which Mayor Pro Tem Berner confirmed. When asked about the unfinished zoning matters, Mayor Pro Tem Berner suggested they would either be carried over to the next Town Council meeting or addressed in a special-call meeting. Mayor Belt asked for a second and noted that the motion would require a two-thirds supermajority to amend the agenda.

Council Member Spencer seconded the motion, expressing concern about having "our wits about us" when entering executive session and preferring to start it earlier in the day rather than very late.

During the discussion, Council Member Kaye asked whether the order of discussion could be rearranged to place less urgent ordinances later in the agenda.

Mayor Belt opposed the motion, stating that important pending matters should not be delayed for an Executive Session where no action would be taken. He suggested scheduling a Special Call Executive Session at a future date instead.

Council Member Spencer supported the motion, stating that the Executive Session topics were important to the Town.

Council Member Farrell expressed support for addressing both pieces of business appropriately, suggesting that the Council address the pending urgent business today and hold an Executive Session at a special-call meeting as early as the next day.

Council Member Spencer clarified that the Executive Session topics were pressing and important for determining strategic issues. Mayor Belt corrected that the purpose of the Executive Session was to receive legal advice, not to decide on strategic issues.

Following the discussion, the vote was called: three in favor (Mayor Pro Tem Berner and Council Members Kaye and Spencer), and two opposed (Mayor Belt and Council Member Farrell). Without a supermajority, the motion failed.

Council Member Kaye reported on several initiatives. She and Jim Jordan had appeared before the KICA board the previous week to ask about actions KICA could take to enhance efforts to save the bobcats. While they did not have specific suggestions, they clearly laid out the situation. The board discussed potentially exploring a rule change to prohibit second-generation anticoagulants (SGAs) on KICA

property behind the gate. She encouraged community members to contact KICA Board Members to voice support for bobcat protection initiatives.

Council Member Kaye displayed a photograph taken seven years ago in Council Member Farrell's neighborhood, showing a bobcat with a roof rat, illustrating how SGAs enter the food chain when bobcats eat treated rats. She emphasized that alternatives as cheap and safe as SGAs exist and urged continued vigilance, encouraging residents to sign the pledge and ensure their pest control companies have also signed.

Council Member Kaye announced that the Bobcats and Bluegrass event would take place on Friday, November 7th, hinting at potential merchandise and encouraging attendance. Mr. Jordan would provide presentations on bobcat protection at the event.

On the Go Green front, Council Member Kaye announced the launch of "Kiawah Conversations," a sister program to the Our World Series, occurring at 3:00 p.m. on Thursday afternoons when Our World is not meeting. The series would feature presentations on resiliency efforts, conservancy, environment, and ecology. The kickoff on November 13th would feature a composting expert, with a field trip to the Material Recovery Facility in North Charleston scheduled for December 4th.

Council Member Kaye concluded by thanking the Kiawah Island Golf Resort for partnering on marathon composting efforts, with the Go Green Committee volunteering to assist.

Council Member Farrell asked Mr. Jordan about creating a list of approved rat poisons or ones to avoid, sharing his experience spending 40 minutes at Home Depot trying to determine what to buy. Mr. Jordan explained that the Save Kiawah Bobcats webpage lists two safe active ingredients and brand names. He clarified that as of January 1st, all SGAs are restricted use and cannot be sold at Home Depot or Lowe's in South Carolina, though they can still be ordered online or potentially found at Tractor Supply. Council Member Farrell suggested monthly email blasts listing safe products rather than requiring residents to visit the website.

Council Member Farrell reported that no Ways and Means meeting was scheduled due to a lack of new business. He went on to detail Friday's Audit Committee meeting, which reviewed the year-end financial audit and, more importantly, a financial controls assessment. The 50-page draft report would be finalized by year-end, with a planned 7-page executive summary. Of 27 findings, eight were material but of little consequence. The assessment found the Town to be very healthy on both financial and financial control fronts, with a corrective action plan to be developed for all findings.

Council Member Farrell reminded everyone about the Garden and Gun event this weekend, emphasizing it was funded through Town State Accommodations Tax monies, though not directly sponsored by the Town.

Council Member Spencer had no comments.

C. Administrator

Ms. Tillerson mentioned receiving the Rational Roads email with a survey about the Transportation Sales Tax on November's ballot. She noted their eighth priority was Bohicket Road south of Plow Ground Road, with suggestions for roundabouts and turn lanes. She encouraged taking the survey, noting that it includes a section for comments where residents can provide input on CARTA (Charleston Area Regional Transportation Authority) services and transportation needs, and that a county representative will be present at next month’s Town Council meeting.

Mayor Belt noted that Rational Roads' recommendations typically focus on central and northern Johns Island, with no recommendations for safety improvements on Betsy Kerrison or pedestrian/bike improvements south of River Road and the Betsy Kerrison intersection. He also noted the lack of CARTA service recommendations for areas such as Freshfields Shopping Village that would benefit employees working on Kiawah Island.

VII. Old Business:

A. To Consider Approval of ***Ordinance 2025-10*** - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 3 - Use Regulations and Section 12-374- Definitions to refine and regulate uses which are compatible with the purpose of that district, with or without conditions, or to restrict uses – ***Second and Final Reading***

Mr. Taylor recapped the ordinance under consideration for second and final reading. Following the first reading, the ordinance was returned to the Planning Commission, which made recommendations on accessory structures. The Planning Commission's discussion focused on sports courts —particularly tennis, padel, and pickleball — and on eliminating or mitigating potential impacts from noise, siting, lighting, and buffering.

Based on a similar discussion at the September 23rd Town Council Workshop, the only modification in the second reading was to Section 5—Standards for Accessory Structures in Residential Districts, specifically item B. The ordinance now states that private sports courts may be approved as a special exception by the Board of Zoning Appeals, subject to additional criteria outlined in Section 12-161. Special Exceptions. The sports court must be constructed no less than 30 feet from any adjoining property (increased from 20 feet), no lights shall be permitted, and the sports court must be adequately screened and buffered on all sides. The provision for sport court fences or walls not exceeding 13 feet 6 inches was eliminated.

Mayor Belt provided context, explaining that this formulation sought to balance views between pro-property rights positions and those seeking to ban sports courts altogether. He noted that the current zoning code does not restrict sports courts but specifies that they are accessory structures that may be permitted, subject to the two new conditions. The proposal would require Board of Zoning Appeals (BZA) approval for any sports court, with the BZA applying standards including community impact.

Council Member Farrell questioned several items on the use table, including single-family detached homes in PR-OC zoning, business and professional organizations in PR, and communication towers in RST-1 and RST-2.

Council Members' questions included the elimination of PD, clarification of the differences between conditional and special exceptions, parking in the Use Table for R1, R2, and R3, and the contemplated changes to parking regulations.

Mayor Belt made a motion for approval of the second and final reading of Ordinance 2025-10 as revised. Council Member Farrell seconded the motion.

Council Member Farrell made a motion to amend the Use Table, eliminating residential single-family detached and single-family attached as permitted uses in the PR-OC designation, but retaining duplex and multifamily as conditional uses. Mayor Pro Tem Berner seconded the motion.

After extensive discussion about the Ocean Course cottages and their classification, the Council decided to withdraw the current motion to amend the ordinance, and the second.

Council Member Farrell withdrew his motion, with Mayor ProTem Berner withdrawing his second.

Mayor Belt made a motion to amend the PR-OC designation non-residential column to remove both as permitted or conditional uses residential, and add a conditional use for cottages that would describe what the cottages at the Ocean Course currently are; maximum number of bedrooms per cottage, etc.

Following multiple attempts to craft appropriate language, the Council Members agreed to leave the PR-OC provisions as presented and address clarifications in a future amendment.

Mayor Belt withdrew his motion.

Council Member Farrell made a motion to add conditional approval for improvements on communication towers in RST-1 and RST-2. Council Member Spencer seconded the motion, and it was approved unanimously.

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Mayor Pro Tem Berner moved to amend Section 12-104, subparagraph 5B, to state that private sports courts are not allowed in residential districts. Council Member Kaye seconded.

Council Member Farrell opposed the motion, calling it an overreach of governmental authority that restricts property rights without a clear community benefit. He argued that on larger lots with proper buffering, noise impacts could be minimal. Mayor Pro Tem Berner responded with three points: Padel courts cannot be adequately screened, existing communities should not suddenly have sports courts appear, and sports courts contradict the ARB's intent to enhance island character, preserve property values, and maintain harmony with the natural environment.

Council Member Farrell felt it was a slippery slope when picking out things to restrict on property rights, and that it could be extended directly to swimming pools for the reasons cited for sports courts. Mayor Pro Tem Berner responded that sports courts typically appear in front yards rather than being hidden in the back of the house, as with pools.

Mayor Belt opposed the motion, but suggested modifying the amendment to state under Standards for Accessory Structures in Residential Districts: "Except as provided below, accessory structures may be allowed in residential districts under the following conditions…" with item C stating "Private sports courts are prohibited."

Mayor Pro Tem Berner revised his motion to reflect the Mayor's suggested language, adding subsection C stating "Private sports courts are prohibited" under Standards for Accessory Structures in Residential Districts. Council Member Kaye reinstated her second. The motion was approved by a 3-2 vote, with Council Members Berner, Kaye, and Spencer voting aye, and Mayor Belt and Council Member Farrell voting nay.

Council Member Kaye moved to approve the second and final reading of Ordinance 2025-10 as amended. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

B. To Consider Approval of ***Ordinance 2025-19*** - An Ordinance To Amend Chapter 12 - Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 2 - Zoning Map/Districts to Modify Base Zoning Standards, including but not Limited to Lot Coverage, Height, and Setbacks Within Several Zoning Districts – ***Second and Final Reading***

Mr. Taylor presented Ordinance 2025-19 and the proposed changes to base zoning districts, primarily amending standards for lot coverage, building heights, and setbacks. The Planning Commission recommendations included:

- No changes were proposed for R-1 and R-2 residential districts.
- For the R-3 zoning district, reducing maximum lot coverage for Townhouses and multifamily from 60% to 40%.
- No changes were proposed for the commercial base zoning districts.
- For the Resort categories RST-1 and RST-2, the recommendation was to align the two zoning districts with tiered maximum building heights. Closer to the ocean, the maximum height is lower. RST-1 would change from 4 stories at 70 feet to 4 stories at 55 feet maximum height, along with an oceanfront and a non-oceanfront setback. Similar tiered approaches were applied to RST-2. Lot coverage would be reduced from 70% to 50%.
- Parks and Recreation (PR) and the Parks and Recreation Ocean Course (PR-OC) zoning districts would see lot coverage reduced from 70% to 60%.
- Graphics in the Rs-R2 overlay district would be modified to reflect Base Building Height (BBH).

Mr. Taylor stated that at the Workshop in September, there was a discussion regarding maximum building heights, specifically for the RST-1 Sanctuary property, and that no recommended changes were made.

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Council Member Kaye asked about the lack of rear setbacks for RST-1 and RST-2, and Mr. Taylor clarified that they were in accordance with the oceanfront/non-oceanfront designations.

Council Member Farrell asked about BBHE (Base Building Height Elevation) versus BFE (Base Flood Elevation). Mr. Taylor, along with Mr. Spicher, explained that when new flood maps in 2021 lowered base flood elevations, the Town created BBHE to maintain consistent elevations with the 2004 flood maps, preventing buildings from being constructed at lower elevations. BBHE represents the height at which the building height is measured.

Council Members discussed concerns about the combined impact of reduced lot coverage and increased parking requirements, the application to undeveloped parcels versus existing structures in the RST-1 (East Beach) and RST-2 (West Beach) designations, and the tiered concept used on the oceanfront side.

Council Member Farrell moved to approve Ordinance 2025-19 on second reading. Council Member Kaye seconded the motion, and it was unanimously approved.

VIII. New Business:

A. To Consider Approval of ***Ordinance 2025-25*** - An Ordinance for the Town of Kiawah Island to Amend Article 4 - Finance and Taxation. Chapter 3. Municipal Business License. Section 4-317. Consent, Franchise, or License Required for Use of Streets and To Consider Approval of ***Ordinance 2025-26*** - An Ordinance for the Town of Kiawah Island to Amend Article 10 - Public Utilities - ***First Reading***

Mayor Belt explained that these ordinances address issues related to franchise agreements involving multiple utilities operating in the Town. Not all utilities have business licenses or franchise agreements despite using public rights-of-way.

The changes move the agreement provisions from the Business License Section to the Utilities Section. Also added will be requirements for sewer service providers to actually provide service if the Town requires properties to be on sewer, and a provision requiring an operating agreement to either have a franchise agreement and/or an operating agreement. Work will be done to draft a more detailed or robust franchise ordinance and/or a model franchise agreement, including addressing franchise fees, that the Town would then enter into with all its franchise providers.

Mayor Belt noted ongoing discussions with Kiawah Island Utility and Seabrook Island Utility about business licenses and franchise agreements. He also noted that progress has been made with Seabrook Island Utility regarding connecting the Town Center to their system, though engineering and cost issues remain.

Mayor Pro Tem Berner asked about implications for annexed properties. Mayor Belt explained that franchise agreements would likely include provisions exempting utilities from serving future annexed areas unless specifically agreed upon.

Mayor Pro Tem Berner made a motion to approve Ordinances 2025-25 and 2525-26 as proposed on first reading. Council Member Farrell seconded the motion, and it was unanimously approved.

B. Consideration of Civic and Cultural Center Addition Committee Recommendation to Approve Caplea Coe/H3 as Architect of Record and Authorize the Mayor to Negotiate a Contract

Mayor Belt provided background and context on the process. The Town issued an RFQ in May that solicited architectural firms' qualifications to participate in a design competition, with approximately a dozen firms submitting their qualifications. He noted that selecting three to participate in the design competition was a difficult challenge, and it was equally difficult for the Design Committee to determine which firm to recommend to the council, as all three were capable of leading the project. The three firms conducted site visits, asked questions to gather information, and submitted their concept presentations for public inspection and comments. Despite being a close decision, the Design Committee unanimously chose Caplea Coe/H3 for their depth, breadth, responsiveness, and engagement.

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Mayor Pro Tem Berner highlighted that Caplea Coe/H3 thought outside the box, particularly by recognizing that the front entrance doesn't face the street and by proposing separate entrances for the Municipal Center and the Civic and Cultural facilities.

Council Member Farrell indicated that Caplea Coe/H3 came in significantly above the cost guidance and inquired about the reason.

Steve Coe of Caplea Coe/H3 addressed concerns about their higher cost estimate, explaining they did not want to promise something they could not deliver, given market conditions. There is much work to be done to reach a point where a design meets not only the budget but also the program that serves the Town's needs. He recommended bringing in a contractor early rather than using a standard low-bid process and expressed confidence that the budget would be met throughout the design process.

Council Member Farrell expressed concern about the 20% higher cost estimate and the expectation that the final project will come in even higher. He questioned whether other firms would have made different choices with a higher budget. Mayor Belt indicated that those questions had been addressed to each firm, also noting that the Town was not selecting a design but an architectural firm, and there would be opportunities to scale back elements to meet budget constraints.

Council Member Kaye stated she has no reservations about the budgetary items; her reservations would focus on adequate parking, septic capacity, and building size, particularly the 250-seat auditorium, which seemed too large given parking concerns. Mayor Belt clarified that this was not intended as a standalone performing arts center but as a multi-purpose facility, with the auditorium sized to accommodate two-thirds of the current Kiawah Arts Council programming, while considering parking formulas and costs.

Council Member Kaye moved to approve the Design Selection Committee's recommendation to engage Caplea Coe/H3 as Architect of Record and authorize the Mayor to negotiate a contract. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

C. Discussion and Acceptance of Road Conveyance: Betsy Kerrison Parkway from SCDOT and from Charleston County from the roundabout to Resurrection Rd, Approx. 0.365 Miles

Mayor Belt explained the proposal to acquire the portion of Betsy Kerrison Parkway from the roundabout to Resurrection Road, which is currently split between state and county ownership. Benefits would include better control over road maintenance, the ability to connect to Seabrook Island Utility without external approval, the ability to add turn lanes and bike paths, and the ability to change speed limits without external approval.

Mayor Belt stated there have been discussions with the State, which, from a staff perspective, is willing to convey its portion of Betsy Kerrison Parkway. He requested the Council's contingent approval to accept conveyance of SCDOT's (South Carolina Department of Transportation) portion of Besty Kerrison Parkway, subject to conditions to be discussed. Discussion with Town and Charleston County Counsels has uncovered some complications with the conveyance process.

Mayor Belt stated that the Town has already requested the State's most recent engineering report or assessment of the roadway so the Town could make its own evaluation of the condition of the roadway and the culvert. Brian Gottshalk reported that SCDOT indicated the box culvert was constructed in 2005-2006 with an estimated 75-year lifespan. SCDOT has agreed to conduct a courtesy inspection to assess its condition.

Council Member Farrell asked about costs and deferred maintenance. While there would be no transfer cost, the Town would assume ongoing maintenance obligations, including repaving (estimated at $1 million per mile) and potential culvert maintenance.

Mayor Belt made a motion for the Council to approve receiving conveyance of the State's portion of Betsy Carson Parkway, approximately a third of a mile, the portion directly above the roundabout across the bridge, and the inbound portion up to Resurrection Road. Council Member Farrell seconded the motion, and it was unanimously approved.

D. 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 Create A Consistent Visual, Spatial, and Ecological Transition Buffer Zone Between the Built Environment and the Beach and Dune System - ***First Reading***

Mayor Belt stated that this Ordinance is related to the discussions at the Strategic Planning Session about implementing better tools to protect our most critical natural resources as a defense against sea level rise and climate change, in which Councilmember Farrell has been very involved. He noted that a number of provisions had already been put in place outside the zoning code with the new Beach Management Ordinance, and this is a continuation.

Mayor Belt noted that beachfront overlay zoning districts are a standard tool used by beachfront communities to prevent erosion, protect critical habitat for bobcats, nesting shorebirds, and sea turtles, and preserve and maintain Kiawah's aesthetic.

Council Member Farrell explained that the ordinance's genesis was from his work transitioning from the Planning Commission to the Town Council. The Beachfront Overlay or Island Overlay addresses specific dynamics unique to the beach, with separate overlays planned for river and marsh areas. He provided a summary of the purpose and intent of the beach overlay, which is to establish a consistent visual, spatial, and ecological transition buffer zone between the built environment and the ocean/beach/dune system.

Mayor Belt indicated that there will not be a public hearing in conjunction with the first reading. There will still be an opportunity for a Public Hearing, either in conjunction with the second reading or, if necessary, as a separate public hearing.

John Taylor explained the ordinance would apply to any property within 150 feet of the jurisdictional baseline. It proposes two buffer zones: Buffer Zone A (50 feet from the jurisdictional baseline landward), where no structures, including pools, would be permitted, and Buffer Zone B (50 feet from the edge of Buffer Zone A), allowing structures with a maximum 10-foot building height and 20% maximum improved area coverage. The ordinance would prohibit seawalls and bulkheads, exempt walkovers, and allow existing structures to be maintained, with provisions for rebuilding after involuntary destruction. He noted that he had received one formal comment today.

Mayor Pro Tem Berner made a motion to approve Ordinance 2025-21 on first reading. Council Member Kaye seconded the motion.

Council Member Farrell stated that in Buffer Zone B, he was not sure whether to allow any building at all, especially given the 10-foot building height requirement; that's above base flood elevation. He would have to consult with the Planning Commission to clarify their logic. Mr. Taylor responded that the subject property would be subject to the base zoning building heights. In most places where the overlay occurs, it actually adds a more restrictive layer.

Mayor Belt commended Council Member Farrell for his long-standing work on this ordinance, along with the extensive work done by Mr. Taylor and the Planning Commission. He emphasized the importance of taking a hard look at this, noting that there would be upcoming opportunities for public input.

Council Member Farrell noted that the Public hearing for this ordinance would be on November 4th and, given that it is also Town election day, he suggested deferring second reading to the December Town Council meeting.

Following the discussion, the motion to approve Ordinance 2025-21 on first reading was unanimously approved.

E. To Consider Approval of ***Ordinance 2025-22*** - An Ordinance to Establish a Town of Kiawah Island Design Review Board and Process for Architectural Design Review.- ***Public Hearing and First Reading***

Mr. Taylor presented the Town's proposal to create its own review board for architectural controls. This proposes a new design review board along with design standards. The most important background is

that there were efforts between the Town and the Community Association to jointly determine the next phase of what the Architectural Review Award would look like for Kiawah, not necessarily Kiawah property, but the community itself. Those conversations, or at least progress toward that advancement, have stalled, so the Town, its efforts, and its authority, under state statute, find it in their best interest to establish its own Design Review Board.

Mr. Taylor stated that the Design Review Board would be considering architectural standards related to site orientation, building layout, massing and scale, building heights, structure heights, administration, and environmental stewardship in its process and practice. These stages of review present the Town as simply another arm of review focused on architectural standards.

Mayor Pro Tem Berner made a motion to approve Ordinance 2025-22 on first reading. Council Member Farrell seconded the motion.

Mayor Belt provided context, stating the ordinance addresses the Town's public interest in architectural and aesthetic aspects of commercial and multifamily buildings. He noted concerns about the current ARB structure's lack of transparency, accountability, and inherent conflicts of interest, while not impugning the professional qualifications of existing board members.

Mr. Taylor explained that the proposed ordinance differs from the Planning Commission's recommendations by eliminating compensation for Board Members and by providing basic design standards for immediate application. Standards were adapted from Isle of Palms, Sullivan's Island, and Charleston.

Council Member Farrell made a motion to go into the Public Hearing. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

Maura McIlvain raised several concerns: inconsistent language across sections about which types of development are covered, the definition of resident members, the allowance of up to three members from outside the gate, and clarification of when decisions are "rendered" for appeal purposes.

Roger Warren expressed frustration about adding another layer of review, questioning what problems the current ARB process has created that justify the change. Mayor Belt responded that the issues are transparency, accountability, and inherent conflicts of interest in the current structure.

Mayor Pro Tem Berner made a motion to exit the Public Hearing and return to Regular Session. Council Member Farrell seconded the motion, and it was unanimously approved.

Council Member Farrell made a motion to approve Ordinance 2025-22 as proposed on first reading. Council Member Spencer seconded the motion.

Council Member Kaye, along with Mayor Pro Tem Berner, expressed their ambivalence about the proposed ordinance. They stated they were too tired to vote on such a significant issue and requested more time for discussion. Council Member Farrell supported continuing the discussion, noting gaps in commercial or multifamily residential review and community concerns about sizing, massing, and screening. He conceded that maybe today was not the day to take up this discussion. After further discussion, the Council agreed to schedule a public workshop and/or additional workshops before considering the second reading.

Following the discussion, the motion to approve Ordinance 2025-22 on first reading was approved by a 4-1 vote, with Mayor Pro Tem Berner voting nay.

F. To Consider Approval of ***Ordinance 2025-23*** - An Ordinance To Amend the Town of Kiawah Island Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 4 – Supplemental Regulations, Sec. 12-128. - Access, Parking, and Loading Regulations. To Modify Minimum Parking Standards - ***Public Hearing and First Reading***

Mr. Taylor presented proposed changes to minimum parking standards to address confusion about per-bedroom versus per-dwelling-unit calculations. Key changes included:

- Multifamily parking requirements based on unit size (1.5 spaces for studio/1-bedroom, two spaces for 2+ bedrooms) plus guest parking of 1 space per 4 units; guest parking requirements for duplexes and Townhomes;
- Modified hotel requirements from 1.25 to 1 space per room; employee designation calculation is one space per employee of the largest shift; and provisions for off-site parking for employees, Resort, and recreational uses
- For conference areas and associated uses, the standard for conference areas within a hotel structure is one space per 300 square feet of gross floor area. Additionally, any associated uses would be 75 percent, rather than 50 percent, under the current code. At 75 percent, the parking requirement applies to hotels with restaurants, bars, offices, retail, or any associated uses.
- A maximum of only 30 percent of the required parking may be off-site.
- The required spaces for persons with disabilities can not be located off-site.
- Shared parking or off-street parking must be located within a relatively close distance, with a recommended distance of 500 feet from the primary entrance.
- The requirement that there be a connected, continuous network of sidewalks from that parking area to the proposed use. If a separate parcel is being used, a formal written agreement must be submitted with that parking plan.

Mayor Pro Tem Berner felt this was an opportunity to incorporate a requirement for large commercial parking areas to use pervious materials. Council Members engaged in an in-depth discussion of the previous proposal that considered the requirement for pervious parking, which did not move forward. The Council agreed to revisit the proposal for commercial parking.

Council Member Farrell made a motion to go into the Public Hearing. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

Roger Warren challenged the premise of parking problems at Resort properties, stating that West Beach has 500 parking spaces and requesting data to support the alleged parking issues. He expressed concern about changing standards without consultation. Mayor Belt responded that changes primarily address multifamily residential parking for visitors/guests and actually provide flexibility through shared parking provisions that benefit the resort.

Mayor Pro Tem Berner made a motion to exit the Public Hearing and return to Regular Session. Council Member Farrell seconded the motion, and it was unanimously approved.

Council Members Berner and Spencer expressed concerns about the complexity and potential overkill of requirements. Council Member Kaye noted fatigue affecting decision-making. The consensus was to table the ordinance for a future workshop.

Council Member Spencer made a motion to table consideration of Ordinance 2025-23 and schedule a public workshop. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

G. To Consider Approval of ***Ordinance 2025-24*** - An Ordinance To Amend The Town Of Kiawah Island Land Use Planning And Zoning Ordinance To Clarify Memberships Of Planning And Zoning Boards - ***Public Hearing and First Reading***

John Taylor presented amendments to clarify membership requirements for the Planning Commission, Board of Zoning Appeals, and Landscape Tree Preservation Board, specifically clarifying that members can be drawn from within the entire Town's municipal boundaries.

Council Member Farrell made a motion to go into the Public Hearing. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

No public comments were offered.

Mayor Pro Tem Berner made a motion to exit the Public Hearing and return to Regular Session. Council Member Farrell seconded the motion, and it was unanimously approved.

Discussion focused on simplifying and standardizing language about residency requirements across all boards, with agreement to change from detailed requirements to simply "legal resident of the Town of Kiawah Island."

Council Member Spencer made a motion to approve Ordinance 2025-24 on first reading with amendments to standardize residency language. Council Member Farrell seconded the motion, and it was unanimously approved.

IX. Citizens' Comments:

No citizens offered additional comments.

X. Executive Session:

Council Member Spencer made a motion to go into Executive Session pursuant to S.C. Code Ann. § 30-4-70(a)(2) to receive legal advice concerning the settlement status of Captain Sams Spit litigation. Council Member Farrell seconded the motion.

After discussion on timing and fatigue, with several Council Members expressing a preference to defer.

Following the discussion, the motion failed by a 3-2 vote, with Council Members Berner, Kaye, and Spencer voting nay.

A. Pursuant to S.C. Code Ann. § 30-4-70(a)(2), to Receive Legal Advice Protected by the Attorney-Client Privilege Concerning the Settlement Status of Captain Sams Spit Litigation.

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

XI. Council Member Comments:

No council members offered comments.

XII. Adjournment:

Mayor Belt adjourned the meeting at 5:45 pm.

Submitted by,

_____

Petra S. Reynolds, Town Clerk

_____

Date

DRAFT

TAB 2

TOWN COUNCIL

Agenda Item

SPECIAL CALL TOWN COUNCIL

Municipal Center Council Chambers
October 21, 10:30 am

Minutes

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

II. Roll Call:

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

Also Present: Mac McQuillin, Town Attorney
Stephanie Monroe Tillerson, *Town Administrator*
John Taylor, Jr., *Planning Director*

III. Citizens' Comments (Agenda Items Only):

No citizens provided comments on agenda items.

IV. Executive Session:

Mayor Pro Tem Berner made a motion to move into Executive Session to Receive Legal Advice Protected by the Attorney-Client Privilege Concerning the Settlement Status of Captain Sams Spit Litigation. Council Member Farrell seconded the motion, and it was unanimously approved.

A. Pursuant to S.C. Code Ann. § 30-4-70(a)(2), to Receive Legal Advice Protected by the Attorney-Client Privilege Concerning the Settlement Status of Captain Sams Spit Litigation.

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

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

Mayor Belt stated that during the Executive Session, no decisions were made, and no votes were taken.

V. Council Member Comments:

Council Members had no additional comments.

VI. Citizens' Comments:

No citizens offered additional comments.

DRAFT

VII. Adjournment:

With no additional business, Mayor Belt adjourned the meeting at 12:42 pm.

Submitted by,

_____
Petra S. Reynolds, Town Clerk

_____
Date

DRAFT

TAB 3

TOWN COUNCIL

Agenda Item



TOWN OF
Kiawah Island
SOUTH CAROLINA

FY Ended
JUNE 30
2025

Annual Comprehensive Financial Report

Mayor: Bradley Belt
Mayor Pro Tem: Russell Berner
Town Council: Luke Farrell, Madeleine Kaye, Lance Spencer
Town Administrator: Stephanie Tillerson
Finance Director: Dorota Szubert

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Prepared By:
Finance Department

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

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INTRODUCTORY SECTION

October 2, 2025

Members of the Town Council and the Citizens of the Town of Kiawah Island, South Carolina:

State law requires that all general-purpose local governments publish at the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (“GAAP”) and audited in accordance with auditing standards generally accepted in the United States of America, by a firm of licensed, certified public accountants. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report of the Town of Kiawah Island, South Carolina (the “Town”), for the fiscal year ended June 30, 2025.

This report contains management's representations concerning the finances of the Town. Management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the Town has established an internal control framework that is designed to protect the Town's assets from loss, theft, or misuse and to provide sufficient reliable information for the preparation of the Town's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Town’s framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. Management asserts that, to the best of our knowledge and belief, this financial report is complete and reliable in all material aspects.

Mauldin & Jenkins, CPAs and Advisors, a firm of licensed certified public accountants, has audited the Town's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town for the fiscal year ended June 30, 2025, are free of material misstatement. The independent audit involved examining on a test basis evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. Based upon the audit, the independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion that the Town's financial statements for the year ended June 30, 2025, are fairly presented in conformity with GAAP. The Independent Auditor's Report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of the Management's Discussion and Analysis (“MD&A”). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the Independent Auditor’s Report.

PROFILE OF THE GOVERNMENT

The Town of Kiawah Island, South Carolina, was incorporated by the State of South Carolina on September 13, 1988. The Town operates as a Mayor-Council form of government, i.e., a strong mayor. The Town Council is composed of a Mayor and four Council Members. The Council is elected on a non-partisan basis. All members serve four-year terms. Currently, there are approximately 2,300 registered voters.

The Mayor and four Council Members comprise the legislative branch of the Town. Council is responsible for setting overall policy for the Town.

The Mayor is further responsible for the executive functions of Town management, including the administration of policies adopted by the Council. The Mayor is also responsible for supervising Town employees and departments. The Town Administrator provides support and advice to the Mayor on these matters. Since incorporation, the Town's administration has grown to 28 full-time positions.

The Town is unique compared to other South Carolina municipalities. The Kiawah Island Community Association ("KICA"), a private nonprofit property homeowner association, provides some services, including road and drainage maintenance, security, landscaping, and recreation within the gated community, which are typically the responsibility of municipal government. The services that the Town provides to its citizens and visitors include:

- Public Safety: Emergency response, disaster planning and recovery. Law enforcement services are provided by the Charleston County Sheriff's Office. The Town contracts for supplemental coverage;

- Code Enforcement: Enforcement of municipal ordinances, including business licenses;

- Public Works: Street and drainage maintenance of Beachwalker Drive and Kiawah Island Parkway from the roundabout at Betsy Kerrison Parkway to the front gate; maintenance of the Municipal Center; landscaping at Town Hall and along Kiawah Island Parkway and Beachwalker Drive, and managing third-party contracts;

- Solid Waste Disposal: Garbage, recycling, yard debris, brown trash, and household hazardous waste collection and disposal for all residential property through a contract with Trident Waste and Recycling;

- Planning and Zoning Administration: Processing land use applications; providing general information related to zoning and mapping; preparing and reviewing long-range plans, policies, and programs that promote land use policy established by Town Council; and enforcing land development regulations;

- Building Services and Business License Administration: Licensing, building permits, and inspections for all commercial and residential projects within the Town;

- Criminal Court Administration: As part of the unified judicial system in South Carolina, the court hears and determines municipal code violations that may be subject to a fine not exceeding $500 or imprisonment not exceeding 30 days, as well as cases arising under the ordinances of the municipality;

- Beach Maintenance and Safety: Beach patrol, solid waste collection, and beach condition monitoring;

- Communications: Town website, weekly email blast, podcasts, social media accounts, municipal mobile app, and community forums; and

- Wildlife Management: Monitoring, managing and researching Kiawah's native wildlife species and habitats while educating the general public about these areas.

Committees
The Town relies on volunteer committees to support Town functions and strategies. The Town has committees as required by state statute and standing committees to review and recommend policies and ordinances. These committees include:

Planning Commission
The Planning Commission approves plats and makes recommendations to the Town Council on planned development, zoning district and map amendments, zoning text amendments, and comprehensive plan amendments.

Board of Zoning Appeals ("BZA")
The BZA has three primary responsibilities: 1) to hear and decide appeals when it is alleged by the appellant that an administrative official has made an error (administrative review); 2) to hear and decide applications for a variance from the requirements of the zoning regulations (variances); and 3) to permit uses by exception, subject to the terms and conditions for those uses as identified in the zoning regulations (special exceptions).

Construction Board of Appeals
The Construction Board of Appeals hears appeals regarding decisions and interpretations made by the Town's Building officials.

State Accommodations Tax Committee
The State Accommodation Tax Committee ("SATAX") meets annually to consider SATAX applications and make recommendations to the Ways and Means Committee and Town Council on how the Town's tourism-related funding should be allocated during the following budget year.

Public Safety Committee
The Public Safety Committee is responsible for assisting the Town in meeting its state-mandated responsibilities regarding maintaining peace, order, and safety and initiating and considering proposals and methods to upgrade and improve public safety.

Environmental Committee
The Environmental Committee studies and reports on environmental issues such as alligator/fauna control, monitor the health and population of birds and animals (bobcat, deer, fox, raccoon), and make recommendations to Town Council on ways to improve the quality of environmental services and the cost-effectiveness of such services.

Resiliency Committee
Resiliency Committee assists the Mayor and the Town Council with proactively managing and advising on resiliency and sustainability issues.

Arts and Cultural Events Council
The Arts and Cultural Events Council plans, develops, organizes, and implements a wide range of performing art events supporting local and national musicians and artists.

Ways and Means
The Ways and Means Committee has oversight and responsibility for financial matters, including the annual budget, capital purchases, and contracts.

Audit Committee
The Audit Committee serves in an advisory capacity to the Town Council, providing oversight of the Town's financial reporting process, system of internal controls and independent audit functions. The committee is responsible for recommending the external auditor and reviewing the annual financial statements. Additionally, it monitors management's response to audit findings and advises the town's officials on fiscal matters.

Infrastructure and Public Works Committee
The Infrastructure and Public Works Committee is an advisory body focusing on essential community services, including the Town municipal center, public roads and leisure trails, solid waste management, water and sewer, electricity, and communications management.

Budget
The annual budget is the foundation for the Town's financial planning and control. All departments and affiliates of the Town submit budget requests to the Mayor and the Town Administrator. The Mayor, Finance Director and Town Administrator then prepare the first draft and present it for review to the Town's Ways and Means Committee, which is comprised of the Mayor and the two Council Members. Any necessary revisions are made, and the final budget is then submitted to the Ways and Means Committee for its review and approval. Once the Ways and Means Committee has reviewed and approved the budget, it recommends adoption to the Town Council for first reading. A second reading is scheduled for the June meeting to meet the June 30 adoption deadline. In accordance with the State law, a public hearing is held to receive citizen input before final adoption, and the adopted budget is posted on the Town's website. The line-item appropriated budget is prepared by fund and department. The level of budgetary controls (that is, the level at which expenditures cannot legally exceed the appropriated amount) is maintained by the Town Council at the fund level. It may be amended as necessary during the fiscal year. Budget-to-actual comparisons are provided in this report for each governmental fund for which an appropriated annual budget has been adopted.

In addition to the annual budget, the Town prepares a five-year Capital Improvement Plan each year. The primary objective is to set aside funds for projects, vehicles and equipment purchases that occur in the near future.

LOCAL ECONOMY

Kiawah Island is a coastal community located 20 miles south of Charleston, South Carolina. Its economy is driven primarily by tourism, high end real estate, and exceptional recreational offerings. Recent trends show continued strength, especially in property values and municipal finances.

Tourism is the primary economic driver. The Sanctuary, Kiawah's premier oceanfront hotel, features 255 deluxe guest rooms, a spa, meeting facilities, and fine dining. The Andell Inn, a boutique hotel with 100 rooms, along with approximately 1,400 rental properties, attracts visitors from across the nation and around the world. These visitors support restaurants, shops and services at Freshfields Village and throughout Kiawah.

Kiawah Island is a highly desirable destination for living. The island's housing market is among the strongest in South Carolina. Last year, real estate market shattered all previous records with over $1 billion in total sales. Property values remain high, with the average sales price for single-family homes reaching $3.9 million on the Island, compared to the statewide average of $303,000.

Kiawah is internationally acclaimed for its seven world-class golf courses, highlighted by the legendary Ocean Course, host of the 1991 Ryder Cup and the 2012 and 2021 and upcoming 2031 PGA Championship. Beyond golf, Kiawah is celebrated as one of the top tennis destinations in South Carolina, offering racquet sports programs led by nationally recognized professionals. Kiawah's pristine natural landscape further enhances its appeal, supporting a vibrant eco-tourism culture with opportunities for biking, kayaking, and wildlife exploration, that showcase Kiawah's unique coastal environment.

Kiawah Island continues to receive national and international recognition for its natural beaty, luxury accommodations, and high-quality amenities. In 2025, Kiawah was ranked #7 among Best Islands in the Continental U.S. by *Travel and Leisure Magazine* and was inducted into the publication's Hall of Fame. *Travel and Leisure Magazine* also recognized the Sanctuary as one of the top five resorts in South Carolia, further reinforcing Kiawah's reputation as premier destination for leisure and luxury travel.

The growth in tourism and residential development in recent years has strengthened the Town's fiscal position. In FY2025, the Town collected $22.9M in total revenues, the highest level ever recorded. The combined fund balance increased by $6.8M reaching $47.7M at fiscal year end and underscoring the Town's continued robust financial health and sound fiscal management.

TOWN INITIATIVES

The Town remains financially secure while advancing long-term goals to enhance civic infrastructure, preserve the natural environment, and improved service capacity and delivery. Key projects for the fiscal year 2024-2025 include:

- Municipal Building Expansion: Exploring the addition of a new wing to provide expanded performance, cultural event and meeting space.
- Comprehensive Plan-"Kiawah Next": Developing a new 10-year plan to guide future community priorities in land use, environmental preservation, housing, and infrastructure.
- Leisure trail Improvements: Enhancing sections of trail along Kiawah Island Parkway and Beachwalker Drive to mitigate tidal flooding and improve drainage.
- Roads Safety Enhancements: Installing speed-tracking equipment to slow vehicular traffic and increase safety for pedestrians and cyclists.
- Landscape and Tree Preservation Standards: Adopting updated requirements to protect and enhance the Island's natural environment.
- Updating Accounting policies and procedures, HR policy and new procurement ordinance.

In addition to one-time projects the Town is committed to environmental sustainability and community well-being. Ongoing key long-term initiatives include:

- Bobcat Ecology Study: Reducing the use of harmful rodenticides.
- Environmental Research: Including studies on alligator behavior and climate change.
- Bird Banding: Monitoring ecosystem health.
- Arts and Cultural Events: Enhance community life.
- Philanthropy: Supporting the broader Sea Island community.

AWARDS AND ACKNOWLEDGEMENTS

The Governmental Finance Officers Association of the United States and Canada (“GFOA”) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Kiawah for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. This was the 20th consecutive year the Town achieved this prestigious award. A Certificate of Achievement is valid for one year only, and we believe that our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement requirements.

We want to acknowledge the cooperation and support of the Town Council in making this report possible.



Bradley D. Belt
Mayor

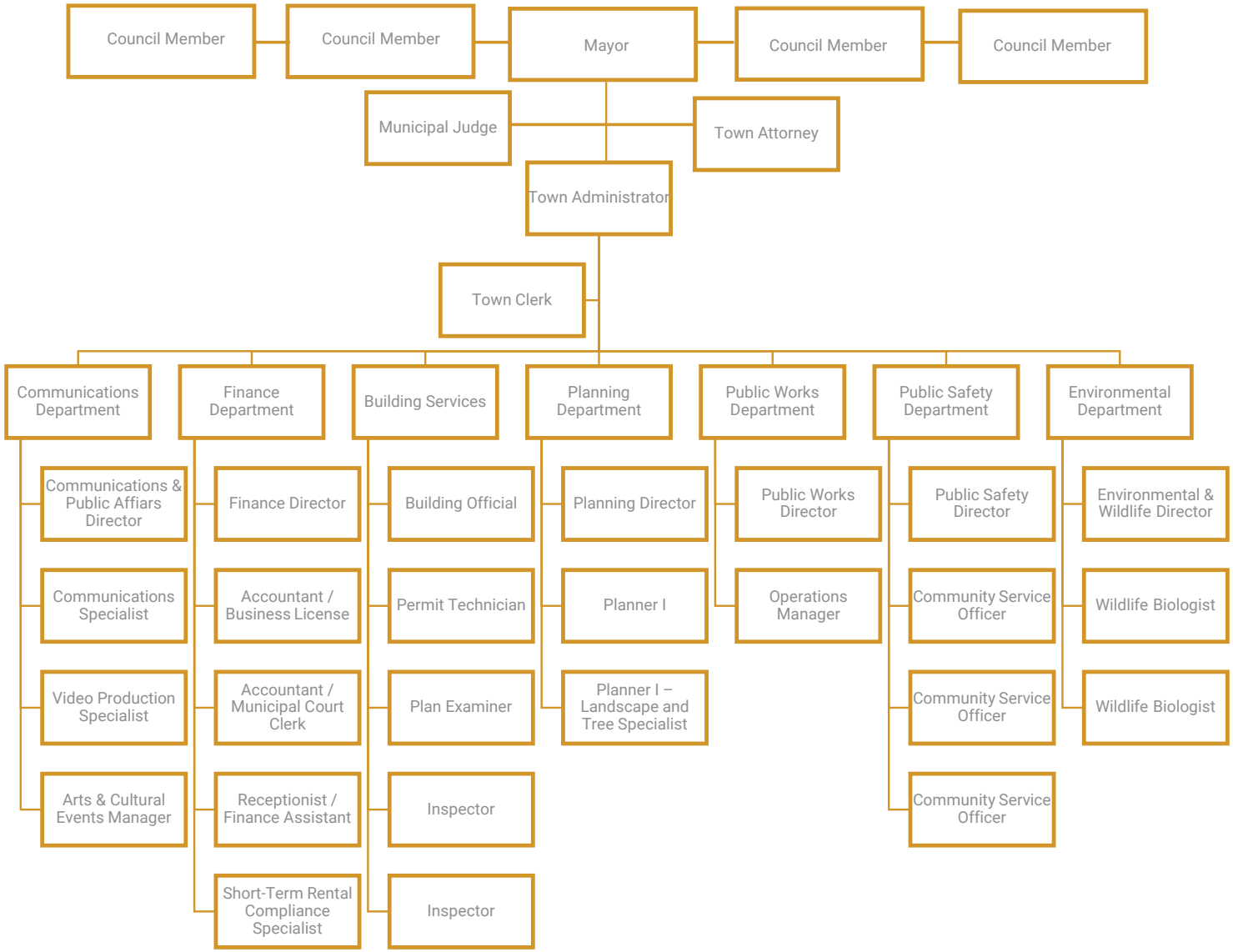


Stephanie Monroe Tillerson
Town Administrator



Dorota Szubert
Finance Director

Town of Kiawah Island Organizational Chart



TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

PRINCIPAL OFFICIALS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Elected Officials

Bradley D. Belt	Mayor
Russell Berner	Council Member
Lance Spencer	Council Member
Luke Farrell	Council Member
Madeleine Kaye	Council Member

Other Officials

Stephanie Monroe Tillerson	Town Administrator
Dorota Szubert	Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Kiawah Island
South Carolina

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

Independent Auditor's Report

The Honorable Mayor and Members
of the Town Council
Town of Kiawah Island
Kiawah Island, South Carolina

Report on the Audit of the Financial Statements

Opinions
We have audited the financial statements of the governmental activities and each major fund of the **Town of Kiawah Island, South Carolina** (the "Town"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Town as of June 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (MD&A), budgetary comparison schedules for the General Fund and Major Special Revenue Funds, pension schedules, and OPEB schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – GAAP Basis, and the comparative schedules of revenues and expenditures, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Uniform Schedule of Court Fines, Assessments and Surcharges (per ACT 96) is presented for purposes of additional analysis as required by the State of South Carolina and is not a required part of the basic financial statements. Such information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – GAAP Basis, the comparative schedules of revenues and expenditures, and the Uniform Schedule of Court Fines, Assessments and Surcharges (per ACT 96) are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

We previously audited the Town's June 30, 2024 financial statements, and we expressed unmodified opinions on the governmental activities and each major fund in our report dated September 20, 2024. The comparative schedules of revenues and expenditures, as listed in the table of contents, are presented for the purposes of additional analysis and are not a required part of the basic financial statements. In our opinion, the summarized comparative information as presented in the comparative schedules of revenues and expenditures, as listed in the table of contents, as of and for the year ended June 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 2, 2025, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Columbia, South Carolina
October 2, 2025

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

As management of the Town of Kiawah Island, South Carolina (the "Town"), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the year ended June 30, 2025. The intent of this Management's Discussion and Analysis (MD&A) is to look at the Town's financial performance. We encourage readers to consider the information presented here in conjunction with the Town's financial statements and the notes to financial statements to enhance their understanding of the Town's overall financial performance.

Financial Highlights

- The assets and deferred outflows of the Town exceeded its liabilities and deferred inflows on June 30, 2025, by $59,656,615, reflecting its net position. Of this amount, $15,252,519 represents the investment in capital assets, and $8,859,053 is considered restricted. The remaining $35,545,043 (unrestricted) is available to meet the Town's ongoing obligations to vendors and residents.
- The Town's total net position increased by $6,446,446 from the fiscal year ended June 30, 2024. This increase was largely attributable to steady growth in tourism-generated revenues, interest income and charges for services, including business licenses and building permits.
- On June 30, 2025, the Town's governmental funds reported an ending fund balance of $47,906,958, an increase of $6,986,594 compared to the previous year.
- At the end of the current fiscal year, the unassigned fund balance for the General Fund was $27,964,680 representing 286% of the total General Fund expenditures and transfers. This amount exceeds the Town's fiscal policy requirement of 30% by 256%.

Overview of the Financial Statements

This MD&A provides an introduction to the Town's basic financial statements, which include the following parts: 1) *government-wide financial statements,* 2) *fund financial statements,* and 3) *notes to the financial statements*. This annual report also contains certain R*equired Supplementary Information* (RSI) and O*ther Supplementary Information* to aid in understanding the operations of the Town.

Government-wide Financial Statements

The government-wide statements present a long-term view of the Town's finances *as a whole,* using accrual-basis accounting – the same accounting basis that most businesses use.

There are two government-wide financial statements:

Statement of Net Position: This statement presents information on *all* of the Town's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in the Town's net position may serve as a useful indicator of whether its financial position is improving or deteriorating.

Statement of Activities: This statement presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements consist of the Town's governmental activities, as the Town does not have any business-type activities. Governmental activities include general government, judicial, public safety, environmental services, and tourism and recreation. Accommodation and hospitality taxes, business licenses, and building permits finance most of these activities.

The government-wide financial statements can be found as listed in the table of contents.

Fund Financial Statements

The fund financial statements provide detailed information about the Town's most significant activities. Funds are accounting designations that the Town uses to track specific funding sources and spending for particular purposes. The Town, like other governments, uses fund accounting to ensure and demonstrate compliance with financial related legal requirements. All of the funds of the Town are governmental funds.

Governmental Funds: The Town reports all of its basic services in its governmental funds. The governmental funds account for activities that the Town reports as *governmental activities* in its government-wide statements. These funds focus on *short-term* inflows and outflows of expendable resources. The balances remaining at the end of the year help determine whether a fund has more or less financial resources available to spend in the near future. Because the governmental funds statement lacks the additional long-term focus of the government-wide statements, a reconciliation is provided to explain the relationship (or differences) between the two kinds of statements. By comparing the two kinds of statements and examining the reconciliation, a better understanding of the long-term impact of the Town's near-term funding decisions is available.

The Town maintains eight individual governmental funds. Information is presented separately in the governmental funds Balance Sheet and in the governmental funds Statement of Revenues, Expenditures and Changes in the Fund Balances for the General Fund, Capital Projects Fund, State Accommodations Tax Fund, County Accommodations Tax Fund, Local Accommodations Tax Fund, Beverage Permits Fund, Hospitality Tax Fund, and Victims' Assistance Fund - since they are considered major funds. The governmental fund financial statements can be found as listed in the table of contents.

Notes to the Financial Statements

Immediately following the financial statements are notes that provide additional and pertinent information on the financial statement amounts. The notes to the financial statements can be found as listed in the table of contents.

Required Supplementary Information (RSI)

This section addresses certain *required* reporting information that supplements the basic financial statements. Included in this section are comparative budget to actual Schedules of Revenues, Expenditures and Changes in Fund Balances for all major governmental funds the Town adopts an annual budget for, a Schedule of the Town's Proportionate Share of the Net Pension Liability of the South Carolina Retirement System, and a Schedule of Contributions to the South Carolina Retirement System. RSI can be found as listed in the table of contents.

Supplementary Information

Supplementary information presented but not required by accounting principles generally accepted in the United States of America includes current-year comparative Schedules of Revenues and Expenditures and the Schedule of Court Fines, Assessments and Surcharges. These schedules can be found as listed in the table of contents.

Government-wide Financial Analysis

Net Position

As noted earlier, net position serves as a useful indicator of a public government's financial position. The Town's net position on June 30, 2025, totaled $59,656,615, which is an increase of $6,446,446, or 12%, from the prior year. The following table provides a summary of the Town's net position for 2025 compared to 2024.

	Governmental Activities	
	2025	**2024**
Assets:		
Current Assets	**$ 48,938,681**	$ 41,977,305
Capital Assets, Net	**15,263,769**	15,764,584
Total Assets	**$ 64,202,450**	$ 57,741,889
Deferred Outflows of Resources:		
Deferred Pension Charges	**$ 1,249,481**	$ 1,003,503
Deferred OPEB Charges	**13,801**	25,100
Total Deferred Outflows of Resources	**$ 1,263,282**	$ 1,028,603
Liabilities:		
Net Pension Liability	**$ 4,176,411**	$ 3,982,349
Total OPEB Liability	**284,831**	288,978
Long-Term Obligations, due in one year	**126,693**	194,230
Other Liabilities	**976,184**	1,000,577
Total Liabilities	**$ 5,564,119**	$ 5,466,134
Deferred Inflows of Resources:		
Deferred Pension Credits	**$ 192,914**	$ 42,002
Deferred OPEB Credits	**52,084**	52,187
Total Deferred Inflows of Resources	**$ 244,998**	$ 94,189
Net Position:		
Net Investment in Capital Assets	**$ 15,252,519**	$ 15,691,594
Restricted	**8,859,053**	7,609,644
Unrestricted	**35,545,043**	29,908,931
Total Net Position	**$ 59,656,615**	$ 53,210,169

The large portion of the Town's net position of $15,252,519 (25% of total net position) reflects its investment in capital assets less capital-related accounts payable. The Town uses these capital assets to provide services to residents; consequently, these assets are not available for future spending.

The additional portion of the Town's net position of $8,859,053 (15% of the total net position) represents resources that are subject to external restrictions as to how they may be used. This portion of the net position is restricted primarily for special revenue programs, which are restricted by the revenue source.

The remaining portion of the Town's net position is an unrestricted net position of $35,545,043 (60% of the total net position), which may be used to meet the Town's ongoing obligations to residents and vendors.

Governmental Activities

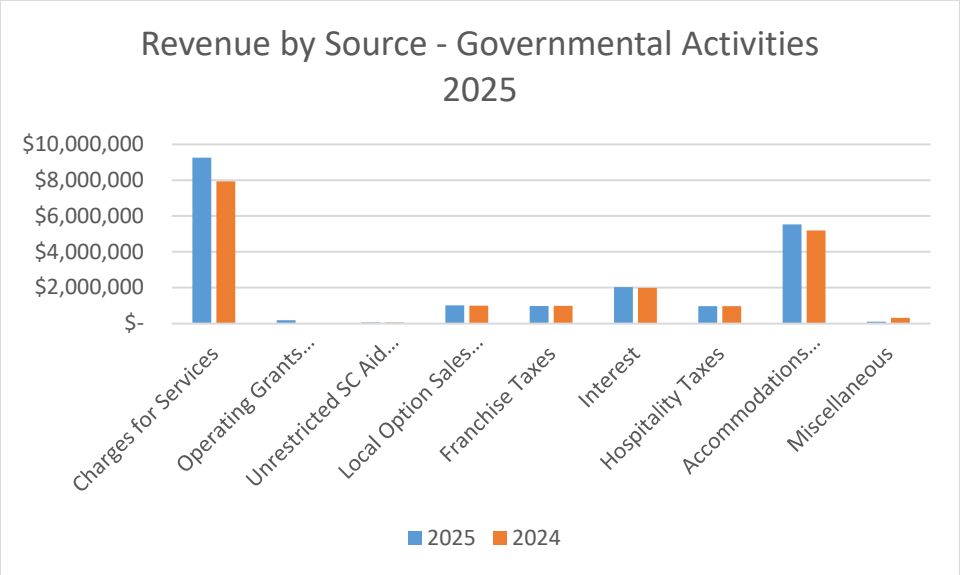
Governmental activities increased the Town's net position by $6,446,446 for the year ended June 30, 2025. The following table shows the changes in the Town's net position for fiscal year 2025 compared to 2024.

	Governmental Activities	
	2025	**2024**
Revenues		
Program Revenues:		
Charges for Services	**$ 9,258,763**	$ 7,932,359
Operating Grants and Contributions	**177,672**	-
General Revenues:		
Unrestricted SC Aid to Subdivisions	**52,638**	50,141
Local Option Sales Tax	**1,010,530**	995,279
Franchise Taxes	**970,451**	981,795
Interest	**2,028,504**	1,988,076
Hospitality Taxes	**969,720**	962,458
Accommodations Taxes	**5,526,414**	5,194,453
Miscellaneous	**97,456**	310,347
Total Revenues	**20,092,148**	18,414,908
Expenses		
General Government	**8,097,012**	7,349,820
Judicial	**30,006**	35,040
Public Safety	**1,273,582**	897,295
Tourism and Recreation	**4,245,102**	4,132,555
Total Expenses	**13,645,702**	12,414,710
Change in Net Position	**6,446,446**	6,000,198
Net Position - Beginning of Year	**53,210,169**	47,209,971
Net Position - End of Year	**$ 59,656,615**	$ 53,210,169

Total revenues from governmental activities increased by $1,677,240, or 9% from the prior year. The most significant changes in governmental revenues are outlined below:

- Charges for Services increased by $1,326,404, or 14%, primarily due to an increase in business license revenue, building permits and environmental service fees. Business License revenue grew by $271,399, or 6%, driven by enhanced enforcement of licensing compliance. Building permit revenue increased by $448,346, or 17% reflecting higher permit fees implemented in October 2024. Environmental service fees rose by $614,197, or 96%, primarily due to an increase in charges for garbage pickup resulting from higher contract cost.
- Operating Grants and Contributions increased by $177,672, or 100% attributable to a grant from Charleston County to fund bike trail repairs.
- Accommodation Taxes increased by $331,961, or 6%, due to a modest rise in the nightly accommodation rates.
- Miscellaneous Revenue declined $212,891, or 68%. This decrease is mainly due to one-time revenues recognized in prior year, including payments from the Charleston County Sherrif's Office for the book value of the vehicles and equipment and restitution received from the former treasurer.

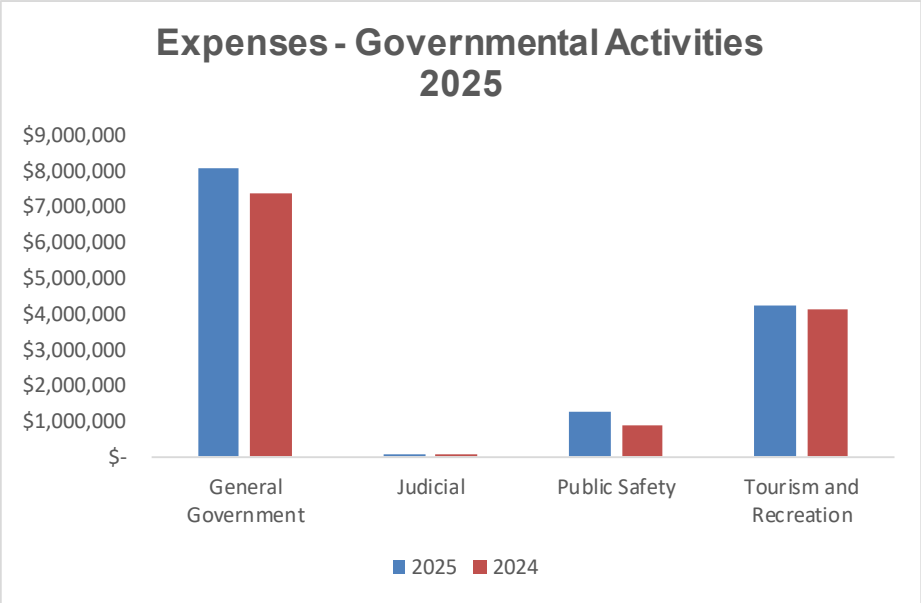
	Governmental Activities	
	2025	**2024**
Revenues		
Program Revenues:		
Charges for Services	**$ 9,258,763**	$ 7,932,359
Operating Grants and Contributions	**177,672**	-
General Revenues:		
Unrestricted SC Aid to Subdivisions	**52,638**	50,141
Local Option Sales Tax	**1,010,530**	995,279
Franchise Taxes	**970,451**	981,795
Interest	**2,028,504**	1,988,076
Hospitality Taxes	**969,720**	962,458
Accommodations Taxes	**5,526,414**	5,194,453
Miscellaneous	**97,456**	310,347
Total Revenues	**$ 20,092,148**	$ 18,414,908



Total expenses for governmental activities increased by $1,230,9992, or 9%, compared to the previous year. The key changes in expenditures are summarized below:

- General government increased $747,192, or 9%. This increase was primarily the result of higher personnel costs and rising waste management expenses.
- Public Safety increased $376,287, or 30%, driven by increased hourly cost and expended coverage provided by off-duty deputies.
- Tourism and Recreation increased $112,547, or 3%, reflecting higher spending of State Accommodations Tax funds designated to attract or provide for tourists. These expenditures, which include promotion, advertising, and safety related activities, are mandated by State law to be used within two years.

	Governmental Activities	
	2025	**2024**
Expenses:		
General Government	**$ 8,097,012**	$ 7,349,820
Judicial	**30,006**	35,040
Public Safety	**1,273,582**	897,295
Tourism and Recreation	**4,245,102**	4,132,555
Total Expenses	**$ 13,645,702**	$ 12,414,710



Financial Analysis of the Town's Funds

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, a fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the Town's governmental funds reported an ending fund balance of $47,906,958 an increase of $6,986,594, or 17%, from the prior year's fund balance. Of this amount, $27,964,680 or 58%, constitutes an unassigned fund balance, which is available for spending at the Town's discretion. The remainder of fund balances of $19,942,278 or 42%, are designated. They have been designated as follows: $179,391 is non-spendable as prepaid expenses, $8,837,975 is restricted for tourism-related expenditures, $21,078 for victims' assistance support, and $10,903,834 is committed to future capital improvements and emergency recovery funding.

The General Fund is the Town's primary operating fund. At the end of the current fiscal year, the General Fund's unassigned fund balance was $27,964,680, and the total fund balance was $28,144,071. As a measure of the General Fund's liquidity, it may be useful to compare the total unassigned fund balance and total fund balance to total General Fund expenditures and transfers out. The total unassigned fund balance represents 286% of the Total General Fund expenditures and transfers out, while the total fund balance represents 288%. The General Fund's total fund balance increased by $4,208,450 during fiscal year 2025. This increase was driven by consistent growth in most General Fund revenues and the transfers of tourism-driven revenues to fund tourism-related expenditures.

The State Accommodation Tax Fund had a fund balance of $1,377,514, a decrease of $273,150 or 17%, compared to the prior year. This decrease is due to additional spending on tourism-related expenditure to comply with the State requirement that these funds be spent within two years of receipt.

The County Accommodation Tax Fund had a fund balance of $2,619,692, an increase of $582,844 or 29%, over the prior year. This growth resulted primarily from higher collections of County Accommodation Tax and grant funding received.

The Local Accommodation Fund had a fund balance of $2,873,784, an increase of $486,675, or 20%, over the prior year. This increase is attributable to a reduction in transfers out for capital projects funded by Local Accommodation Tax.

The Beverage Tax Fund remained unchanged at $0, as all the revenues collected from liquor licenses are transferred to the Capital Fund for future beach renourishments.

The Hospitality Tax Fund had a fund balance of $1,966,985, an increase of $453,138 or 30%, over the prior year. Much of the increase is due to a decrease in transfers out for capital projects eligible for Hospitality Tax funding.

The Victims' Assistance Fund had a fund balance of $21,078, a decrease of $98, or 0.5%. All the assessments for Victim Services are remitted to the State.

The Capital Fund had a fund balance of $10,903,834 and an increase of $1,528,735, or 16%, over the prior year. Of the total fund balance, $7,549,174 is committed for future capital projects and $3,354,660 for the unanticipated expenditures of an emergency nature and disaster recovery.

General Fund Budgetary Highlights. For the last fiscal year, actual revenues of $12,530,105 exceeded the budget by $3,3626,006, or 41%. The positive variance was driven primarily by building permits, business licenses, and interest income. Those revenue sources exceeded budgeted amounts by $1,730,308, or 133%, and $1,156,755, or 30%, and $472,219, or 90% respectively. These favorable results reflect increase in permit fees, collection of revised permit fees for Upper and Lower Beachwalker development project, improved compliance in business licensing and steady rate of return on Town's investments.

Actual General Fund expenditures totaled $9,538,082 which was $315,679, or 3% under budget. The favorable variance was mainly due to lower-than-expected legal costs and savings in town hall operations. This disciplined expense management, combined with strong revenue performance, resulted in a stronger than projected financial outcome and an overall surplus for the fiscal year.

Capital Assets and Debt Administration

Capital Assets. As of June 30, 2025, the Town's capital assets totaled $15,263,769 (net of accumulated depreciation). This investment in capital assets includes land, furniture and fixtures, signs and fences, equipment, computers and software, vehicles, municipal center (buildings, landscaping, and miscellaneous), and infrastructure, along Kiawah Island Parkway and Beachwalker Drive.

The Town's investments in capital assets decreased by $500,815 during the fiscal year. Additions of $292,138 included leisure trial improvements along Kiawah Island Parkway and Beachwalker Drive, the purchase of two new vehicles and other operating equipment. These additions were offset by depreciation expenses of $792,593, and net disposals of $41,535, resulting in decline in capital assets.

The following table provides a detail of the Town's capital assets:

	Governmental Activities	
	2025	**2024**
Land	**$ 2,088,092**	$ 2,088,092
Construction in Progress	**-**	-
Furniture and Fixtures	**397,803**	397,803
Signs and Fences	**183,845**	183,845
Equipment	**306,173**	288,569
Computers and Software	**82,475**	87,074
Vehicles	**609,574**	588,777
Municipal Center - Buildings, Landscaping and Miscellaneous	**8,812,806**	8,812,806
Infrastructure	**11,219,485**	11,002,683
Less: Accumulated Depreciation	**(8,436,484)**	(7,685,065)
Total	**$ 15,263,769**	$ 15,764,584

Additional information on the Town's capital assets can be found in Note 6 of this report.

Economic Factors and Next Year's Budget

Several economic factors continue to influence financial position of the Town of Kiawah Island. The Town's revenues are highly sensitive to construction activity, tourism trends, and business licensing compliance. Strong residential and commercial development generated higher building permit revenues, while enhanced enforcement of licensing requirements has sustained growth in business license collections. The local tourism sector remains robust, supported by steady visitor demand and rising accommodation rates, contributing to the Town's hospitality and accommodations tax revenues.

Looking ahead to the upcoming fiscal year, the Town's adopted budget reflects a conservative revenue approach while continuing to fund strategic priorities. For the fiscal year 2026, the total budget for all funds is $17,563,487, with the General Fund budget of $10,288,697. This represents a 14% overall budgetary increase and a 16% increase in the General Fund's operating budget. The majority of the revenues are projected to grow modestly across all sources.

The budget reflects the Town's commitment to balancing operations, community needs, and a long-term investment. In addition to regular operations, the Town provides complimentary solid waste service and a credit for additional solid waste service for property owners. It also allocates resources for preliminary design of municipal building expansion to support cultural events and meeting spaces, infrastructure and landscape improvements along Beachwalker Drive and Kiawah Island Parkway, and esthetic enhancements to Betsy Kerrison Parkway. The budget further strengthens capital and emergency reserves, supports environmental stewardship through our wildlife programs, expands arts and cultural events programming and contributes to broader Sea Island community through the Town's charitable grants program and community support initiatives.

Requests for Information

This financial report is designed to provide a general overview of the Town of Kiawah Island's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Finance Director
Town of Kiawah Island
4475 Betsy Kerrison Parkway
Kiawah Island, South Carolina, 29455

BASIC FINANCIAL STATEMENTS

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

STATEMENT OF NET POSITION
JUNE 30, 2025

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 33,979,236
Cash and cash equivalents, restricted	12,086,741
Accounts receivable	439,101
Due from state	1,563,285
Due from county	690,927
Prepaid expenses	179,391
Capital assets:	
Non-depreciable	2,088,092
Depreciable, net of accumulated depreciation	13,175,677
Total assets	64,202,450
DEFERRED OUTFLOWS OF RESOURCES	
Deferred pension charges	1,249,481
Deferred OPEB charges	13,801
Total deferred outflows of resources	1,263,282
LIABILITIES	
Accounts payable	915,609
Accrued liabilities	50,012
Court fines and assessments payable	1,257
Unearned revenues	9,306
OPEB liability, due within one year	8,015
Compensated absences due within one year	118,678
Long-term liabilities:	
Net pension liability, due in more than one year	4,176,411
Total OPEB liability, due in more than one year	284,831
Total liabilities	5,564,119
DEFERRED INFLOWS OF RESOURCES	
Deferred pension credits	192,914
Deferred OPEB credits	52,084
Total deferred inflows of resources	244,998
NET POSITION	
Net investment in capital assets	15,252,519
Restricted for:	
Tourism-related expenses	8,837,975
Victims' assistance	21,078
Unrestricted	35,545,043
Total net position	$ 59,656,615

The accompanying notes are an integral part of these financial statements.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Governmental Activities
Governmental Activities:					
General government	$ 8,097,012	$ 9,241,542	$ 177,672	$ -	$ 1,322,202
Judicial	30,006	17,221	-	-	(12,785)
Public safety	1,273,582	-	-	-	(1,273,582)
Tourism and recreation	4,245,102	-	-	-	(4,245,102)
Interest on long-term debt	-	-	-	-	-
Total governmental activities	$ 13,645,702	$ 9,258,763	$ 177,672	$ -	(4,209,267)
General revenues:					
Unrestricted South Carolina aid to subdivisions					52,638
Local option sales tax					1,010,530
Franchise taxes					970,451
Interest					2,028,504
Hospitality tax					969,720
Accommodations tax					5,526,414
Miscellaneous revenues					97,456
Gain on sale of assets					-
Total general revenues					10,655,713
Change in net position					6,446,446
Net position, beginning of year					53,210,169
Net position, end of year					$ 59,656,615

The accompanying notes are an integral part of these financial statements.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

ASSETS	General Fund	State Accommodations Tax Fund	County Accommodations Tax Fund	Local Accommodations Tax Fund
Cash and cash equivalents	$ 25,380,718	$ -	$ -	$ -
Cash and cash equivalents, restricted	-	2,556,351	1,816,806	4,751,815
Due from state	506,647	1,053,888	-	-
Due from county	-	-	408,155	282,772
Due from other funds	4,977,342	-	399,861	-
Accounts receivable	332,217	-	-	-
Prepaid expenditures	179,391	-	-	-
Total assets	$ 31,376,315	$ 3,610,239	$ 2,624,822	$ 5,034,587
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 388,850	$ 493,609	$ 5,130	$ -
Accrued liabilities	50,012	-	-	-
Municipal court fines and assessments payable	1,257	-	-	-
Unearned revenues	9,306	-	-	-
Due to other funds	2,727,280	1,739,116	-	2,160,803
Total liabilities	3,176,705	2,232,725	5,130	2,160,803
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue	55,539	-	-	-
Total deferred inflows of resources	55,539	-	-	-
FUND BALANCES				
Nonspendable	179,391	-	-	-
Restricted for:				
Tourism-related expenditures	-	1,377,514	2,619,692	2,873,784
Victims' assistance	-	-	-	-
Committed for:				
Capital improvements	-	-	-	-
Unassigned	27,964,680	-	-	-
Total fund balances	28,144,071	1,377,514	2,619,692	2,873,784
Total liabilities, deferred inflows of resources and fund balances	$ 31,376,315	$ 3,610,239	$ 2,624,822	$ 5,034,587

The accompanying notes are an integral part of these financial statements.

Beverage Permits Fund	Hospitality Tax Fund	Victims' Assistance Fund	Capital Projects Fund	Total Governmental Funds
$ -	$ -	$ -	$ 8,598,518	$ 33,979,236
-	2,961,769	-	-	12,086,741
2,750	-	-	-	1,563,285
-	-	-	-	690,927
-	-	22,103	2,305,316	7,704,622
-	106,884	-	-	439,101
-	-	-	-	179,391
$ 2,750	$ 3,068,653	$ 22,103	$ 10,903,834	$ 56,643,303
$ -	$ 26,995	$ 1,025	$ -	$ 915,609
-	-	-	-	50,012
-	-	-	-	1,257
-	-	-	-	9,306
2,750	1,074,673	-	-	7,704,622
2,750	1,101,668	1,025	-	8,680,806
-	-	-	-	55,539
-	-	-	-	55,539
-	-	-	-	179,391
-	1,966,985	-	-	8,837,975
-	-	21,078	-	21,078
-	-	-	10,903,834	10,903,834
-	-	-	-	27,964,680
-	1,966,985	21,078	10,903,834	47,906,958
$ 2,750	$ 3,068,653	$ 22,103	$ 10,903,834	$ 56,643,303

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION JUNE 30, 2025

Amounts reported for governmental activities in the Statement of Net Position are different because:		
Fund balances, end of year	$	47,906,958
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		15,263,769
Revenues that will be collected in the future, but are not available soon enough to pay for the current period's expenditures are, therefore, deferred in the funds.		55,539
The Town's proportionate share of the net pension liability, deferred outflows of resources and deferred inflows of resources related to its participation in the State pension plans are not recorded in the governmental funds but are recorded in the Statement of Net Position.		(3,119,844)
The total OPEB liability and related deferred outflows and inflows of resources do not require the use of current financial resources, therefore, they are not reported in the governmental funds.		(331,129)
Compensated absences are not due or payable in the current period and, therefore, are not reported in the governmental funds.		(118,678)
Net position of governmental activities	$	59,656,615

The accompanying notes are an integral part of these financial statements.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	General Fund	State Accommodations Tax Fund	County Accommodations Tax Fund	Local Accommodations Tax Fund
Revenues				
Building permits	$ 3,030,308	$ -	$ -	$ -
Business licenses	4,906,755	-	-	-
Franchise fee revenue	970,451	-	-	-
Beverage permit revenue	-	-	-	-
Local option sales tax	1,010,530	-	-	-
Fines and forfeitures	12,972	-	-	-
Interest	997,219	117,926	91,476	222,945
Miscellaneous	150,094	-	-	-
Accommodations tax	194,547	2,959,219	738,652	1,634,821
Environmental service fee	1,257,229	-	-	-
Grant revenue	-	-	177,672	-
Hospitality tax	-	-	-	-
Total revenues	12,530,105	3,077,145	1,007,800	1,857,766
Expenditures				
Current:				
General government	7,530,030	-	-	-
Judicial	25,207	-	-	-
Public safety	1,243,420	-	-	-
Tourism and recreation	355,521	2,469,295	816,956	103,645
Capital outlay	383,904	-	-	-
Total expenditures	9,538,082	2,469,295	816,956	103,645
Excess (deficiency) of revenues over (under) expenditures	2,992,023	607,850	190,844	1,754,121
Other financing sources (uses)				
Transfers in	1,444,224	-	392,000	-
Transfers out	(227,797)	(881,000)	-	(1,267,446)
Total other financing sources (uses)	1,216,427	(881,000)	392,000	(1,267,446)
Net change in fund balances	4,208,450	(273,150)	582,844	486,675
Fund balances, beginning of year	23,935,621	1,650,664	2,036,848	2,387,109
Fund balances, end of year	$ 28,144,071	$ 1,377,514	$ 2,619,692	$ 2,873,784

The accompanying notes are an integral part of these financial statements.

Beverage Permits Fund	Hospitality Tax Fund	Victims' Assistance Fund	Capital Projects Fund	Total Governmental Funds
$ -	$ -	$ -	$ -	$ 3,030,308
-	-	-	-	4,906,755
-	-	-	-	970,451
47,250	-	-	-	47,250
-	-	-	-	1,010,530
-	-	4,249	-	17,221
-	158,923	-	440,015	2,028,504
-	-	-	-	150,094
-	-	-	-	5,527,239
-	-	-	-	1,257,229
-	-	-	-	177,672
-	969,720	-	-	969,720
47,250	1,128,643	4,249	440,015	20,092,973
-	-	-	-	7,530,030
-	-	4,347	-	29,554
-	-	-	-	1,243,420
-	174,054	-	-	3,919,471
-	-	-	-	383,904
-	174,054	4,347	-	13,106,379
47,250	954,589	(98)	440,015	6,986,594
-	-	-	1,088,720	2,924,944
(47,250)	(501,451)	-	-	(2,924,944)
(47,250)	(501,451)	-	1,088,720	-
-	453,138	(98)	1,528,735	6,986,594
-	1,513,847	21,176	9,375,099	40,920,364
$ -	$ 1,966,985	$ 21,078	$ 10,903,834	$ 47,906,958

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Amounts reported for governmental activities in the Statement of Activities are different		
Net change in fund balances - total governmental funds		$ 6,986,594
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital outlay in the current period.		
Total capital outlay	$ 292,139	
Total depreciation expense	(792,555)	(500,416)
The net effect of the sale of capital assets is to decrease net position.		(399)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This amount represents the change in unavailable revenue related to the judgement receivable.		(825)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental		
Net pension liability	$ (98,996)	
Total OPEB liability	(7,049)	
Compensated absences	67,537	(38,508)
Change in net position of governmental activities.		$ 6,446,446

The accompanying notes are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Kiawah Island, South Carolina (the "Town") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Town's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting principles and practices are discussed below.

A. Financial Reporting Entity

The incorporation of the Town was certified by the State of South Carolina on September 13, 1988, under Section 5-1-70 of the 1976 Code of Laws of the State of South Carolina. The Town has a Mayor-Council form of government comprised of a Mayor and four council members (strong Mayor Government). As required by GAAP, the financial statements present the Town as a primary government. The financial statements of the Town include the accounts of all the Town operations defined as the financial reporting entity.

As required by GAAP, the financial statements present the Town's financial information with its component units, if any. The primary criterion for determining inclusion or exclusion of a legally separate entity (component unit) is financial accountability, which is presumed to exist if the Town both appoints a voting majority of the entity's governing body, and either: 1) the Town is able to impose its will on the entity, or 2) there is a potential for the entity to provide specific financial benefits to, or impose specific financial burdens on the Town. If either or both of the foregoing conditions are not met, the entity could still be considered a component unit if it is fiscally dependent on the Town. In order to be considered fiscally independent, an entity must have the authority to do all of the following: a) determine its budget without the Town having the authority to approve or modify that budget; b) levy taxes or set rates or charges without approval by the Town; and c) issue bonded debt without approval by the Town.

Finally, an entity could be a component unit even if it did not meet all the conditions described above if excluding it would cause the Town's financial statements to be misleading or incomplete. Blended component units, although legally separate entities, are in substance, part of the government's operations, and data from these units are combined with data of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the financial statements to emphasize they are legally separate from the Town. Based on the criteria above, the Town has no blended or discretely presented component units.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the Town (the "Primary Government"). For the most part, the effect of interfund activity (except for interfund services provided and used between functions) has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The Town has no business-type activities.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each business segment or governmental function is self-financing or draws from the general revenues of the Town.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Non-exchange transactions, in which the Town gives or receives value without directly receiving or giving equal value in exchange, includes grants and donations. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

The government-wide financial statements are prepared using a different measurement focus from the manner in which governmental fund financial statements are prepared (see further on the following page). Governmental fund financial statements, therefore, include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. All revenues (including franchise fees, intergovernmental revenues, licenses, etc.) are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers all revenues to be available if they are collected within 60 days of the end of the current fiscal period, with the exception of grant related revenues. Grant related revenues are considered to be available if they are collected within one year of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payments are due and payable, if applicable. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under leases are reported as other financing sources.

Fund financial statements report detailed information about the Town. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Nonmajor funds are aggregated and presented in a single column, if applicable.

When both restricted and unrestricted resources are available for use, it is the Town’s practice to use restricted resources first, then unrestricted resources as they are needed.

The accounts of the government are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used as an aid to management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements. The following major funds and fund types are used by the Town:

Governmental Fund Types are those through which all governmental functions of the Town are financed. The Town's expendable financial resources and related assets and liabilities are accounted for through governmental funds. Governmental funds are accounted for using the current financial resources measurement focus and the modified accrual basis of accounting.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

Governmental Fund Types (Continued)

The Town's major governmental fund types are as follows:

The **General Fund, a major fund** and a budgeted fund**,** is the general operating fund of the Town and accounts for all revenues and expenditures of the Town except those required to be accounted for in other funds. All general tax revenues and other receipts that: a) are not allocated by law or contractual agreement to other funds, or b) that have not been restricted, committed, or assigned to other funds are accounted for in the General Fund. General operating expenditures and the capital improvement costs that are not paid through other funds are paid from the General Fund.

The **Capital Projects Fund, a major fund** and a budgeted fund**,** is used to account for and report financial resources that are restricted, committed, or assigned for expenditures of capital outlay related to equipment, site acquisitions, construction, renovation of capital facilities, and other capital assets for the Town, except for those financed by other funds.

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources (that are expected to continue to comprise a substantial portion of the inflows of the fund) that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The Town has the following major Special Revenue Funds:

i. The **State Accommodations Tax Fund, a major fund** and a budgeted fund, is used to account for and report the financial resources received and disbursed related to a portion of the hotel/short term rentals 2% fee levied by the State of South Carolina and remitted to the Town that are legally restricted for advertising, promotion and tourism-related expenditures.

ii. The **County Accommodations Tax Fund, a major fund** and a budgeted fund, is used to account for and report the financial resources received and disbursed related to the allocation of Charleston County Accommodations Fees received that are legally restricted for advertising, promotion and tourism-related expenditures.

iii. The **Local Accommodations Tax Fund, a major fund** and a budgeted fund, is used to account for and report the financial resources received and disbursed related to the 1% fee imposed on the rental of any accommodations within the Town that are legally restricted for advertising, promotion and tourism-related expenditures.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

Special Revenue Funds (Continued)

iv. The **Beverage Permits Fund, a major fund** and a budgeted fund**,** is used to account for and report the financial resources received and disbursed related to the fee imposed by the State of South Carolina on Sunday liquor sales that is restricted for capital and tourism-related expenditures.

v. The **Hospitality Tax Fund, a major fund** and a budgeted fund**,** is used to account for and report the financial resources received and disbursed related to the 1% tax imposed by Charleston County on food and beverage sales within the Town that is restricted for tourism-related expenditures.

vi. The **Victims' Assistance Fund, a major fund** and a budgeted fund**,** is used to account for and report the financial resources received and disbursed related to the fees from court fines that is restricted for victims' assistance.

C. Cash and Cash Equivalents

The Town considers all highly liquid investments (including restricted assets) with original maturities of three months or less when purchased and investments in the South Carolina Pooled Investment Fund (the "Pool"), if any, to be cash equivalents. Securities with an initial maturity of more than three months (from when initially purchased) that are not purchased from the Pool are reported as investments.

D. Investments

The Town's investment policy is designed to operate within existing statutes (which are identical for all funds and fund types within the State of South Carolina) that authorize the Town to invest in the following:

(a) Obligations of the United States and its agencies, the principal and interest of which is fully guaranteed by the United States.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Investments (Continued)

(b) Obligations issued by the Federal Financing Bank, Federal Farm Credit Bank, the Bank of Cooperatives, the Federal Intermediate Credit Bank, the Federal Land Banks, the Federal Home Loan Banks, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Housing Administration, and the Farmers Home Administration, if, at the time of investment, the obligor has a long-term, unenhanced, unsecured debt rating in one of the top two ratings categories, without regard to a refinement or gradation of rating category by numerical modifier or otherwise, issued by at least two nationally recognized credit rating organizations.

(c) General obligations of the State of South Carolina or any of its political units; or revenue obligations of the State of South Carolina or its political units, if, at the time of investment, the obligor has a long-term, unenhanced, unsecured debt rating in one of the top two ratings categories, without regard to a refinement or gradation of rating category by numerical modifier or otherwise, issued by at least two nationally recognized credit rating organizations.

(d) Savings and Loan Associations to the extent that the same are insured by an agency of the federal government.

(e) Certificates of deposit where the certificates are collaterally secured by securities of the type described in (a) and (b) above held by a third-party as escrow agent or custodian, of a fair value not less than the amount of the certificates of deposit so secured, including interest; provided, however, such collateral shall not be required to the extent the same are insured by an agency of the federal government.

(f) Repurchase agreements when collateralized by securities as set forth in this section.

(g) No load open-end or closed-end management type investment companies or investment trusts registered under the Investment Company Act of 1940, as amended, where the investment is made by a bank or trust company or savings and loan association or other financial institution when acting as trustee or agent for a bond or other debt issue of that local government unit, political subdivision, or county treasurer if the particular portfolio of the investment company or investment trust in which the investment is made: (i) is limited to obligations described in items (a), (b), (c), and (f) of this subsection, and (ii) has among its objectives the attempt to maintain a constant net asset value of $1 a share and to that end, value its assets by the amortized cost method.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Investments (Continued)

The Town's cash investment objectives are preservation of capital, liquidity and yield. The Town reports its cash and investments at fair value which is normally determined by quoted market prices. During the past year, the Town's only investment was in the South Carolina Local Government Investment Pool.

E. Receivables and Payables

During the course of its operations, the Town has numerous transactions occurring between funds. These transactions include expenditures and transfers of resources to provide various services. The accompanying financial statements generally reflect such transactions as transfers. To the extent that certain transactions between funds had not been paid or received as of the year-end, balances of interfund amounts or payables have been recorded.

All trade receivables are shown net of an allowance for uncollectibles (if any).

F. Prepaid Items

Prepaid balances are for payments made by the Town in the current year to obtain services in the subsequent fiscal year. The Town uses the consumption method to account for these items. The portion of fund balance shown as non-spendable for prepaid items has been recognized to signify that a portion of fund balances is not available for other subsequent expenditures.

G. Capital Assets

General capital assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities column of the government-wide Statement of Net Position, but are not reported in the fund financial statements.

All capital assets are valued at historical cost or estimated historical cost, if actual historical cost is not available. Donated capital assets are recorded at estimated acquisition value (as estimated by the Town) at the date of donation. As allowed by GASB No. 34, the Town has elected to prospectively report public domain ("infrastructure") general capital assets. Therefore, infrastructure capital assets acquired prior to July 1, 2003, have not been recorded. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. The Town maintains a minimum capitalization threshold of $1,000 for all capital assets and a useful life of two years.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Capital Assets (Continued)

All reported capital assets, except land and construction in progress, are depreciated. Improvements are capitalized over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives:

Furniture and fixtures	5 – 7 years
Signs and fences	10 – 15 years
Equipment	3 – 5 years
Computers and software	3 years
Vehicles	3 – 5 years
Municipal center	10 – 40 years
Infrastructure	20 – 50 years

H. Accrued Liabilities and Long-term Obligations

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements. All current payables and accrued liabilities from governmental funds are reported in the governmental fund financial statements.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities on the Statement of Net Position. When applicable, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs are recorded as expenses in the period the debt is issued. Bonds payable are reported net of the applicable bond premiums or discounts, if applicable.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Deferred Outflows and Inflows of Resources

In addition to assets, the Statement of Net Position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town currently has two types of deferred outflows of resources: 1) the Town reports deferred pension charges in its Statement of Net Position in connection with its participation in the South Carolina Retirement System and the South Carolina Police Officers' Retirement System, and 2) the Town reports deferred OPEB charges in its Statement of Net Position in connection with the OPEB Plan. The deferred pension and OPEB charges are either: (a) recognized in the subsequent period as a reduction of the net pension/OPEB liability (which includes contributions made after the measurement date), or (b) amortized in a systematic and rational method as pension/OPEB expense in future periods in accordance with GAAP.

In addition to liabilities, the Statement of Net Position and the governmental funds Balance Sheet reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Town currently has three types of deferred inflows of resources: 1) the Town reports unavailable revenue only in the governmental funds Balance Sheet; it is deferred and recognized as an inflow of resources (revenues) in the period the amounts become available, 2) the Town also reports deferred pension credits in its Statement of Net Position in connection with its participation in the South Carolina Retirement System and South Carolina Police Officers' Retirement System, and 3) the Town reports deferred OPEB credits in its Statement of Net Position in connection with the OPEB Plan. The deferred pension and OPEB credits are amortized in a systematic and rational method and recognized as a reduction of pension/OPEB expense in future periods in accordance with GAAP.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Fund Balance/Net Position

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Fund Balance – Generally, fund balance represents the difference between the assets and deferred outflows of resources and liabilities and deferred inflows of resources under the current *financial resources measurement focus of accounting*. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

Non-spendable – Fund balances are reported as non-spendable when amounts cannot be spent because they are either: (a) not in a spendable form, or (b) legally or contractually required to be maintained intact.

Restricted – Fund balances are reported as restricted when there are limitations imposed on their use, either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors or laws and regulations of other governments.

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the Town Council through the adoption of a resolution. Only the Town Council may modify or rescind the commitment.

Assigned – Fund balances are reported as assigned when amounts are constrained by the Town's intent to be used for specific purposes but are neither restricted nor committed. Intent can be expressed by the Town Council or by an official or body to which the Town Council delegates the authority. The Town Council has not delegated such authority as of June 30, 2025.

Unassigned – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The Town reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balances may be reported in all funds.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the Town's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the Town's policy to use fund balance in the following order: 1) committed, 2) assigned, and 3) unassigned.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Fund Balance/ Net Position (Continued)

Net Position – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in reporting which utilizes the *economic resources measurement focus*. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when limitations are imposed on its use, either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors or laws and regulations of other governments. All other net position is reported as unrestricted.

The Town applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

K. Pensions and Other Post-employment Benefits (OPEB)

In government-wide financial statements, pensions and OPEB are required to be recognized and disclosed using the accrual basis of accounting (see Note 10 and the required supplementary information immediately following the notes to the financial statements for more information), regardless of the amounts recognized as pension and OPEB expenditures on the modified accrual basis of accounting. The Town recognizes a net pension liability for each plan for which it participates, which represents the excess of the total pension liability over the fiduciary net position of the qualified plan, or the Town's proportionate share thereof in the case of a cost-sharing multiple-employer plan, measured as of the Town's fiscal year-end. Changes in the net pension and OPEB liabilities during the period are recorded as pension and OPEB expenses, or as deferred outflows or inflows of resources, depending on the nature of the change, in the period incurred. Those changes in net pension and total OPEB liabilities that are recorded as deferred outflows or inflows of resources that arise from changes in actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the weighted average remaining service life of all participants in the respective qualified plan and recorded as a component of pension and OPEB expense beginning with the period in which they are incurred. Any projected earnings on qualified pension and OPEB plan investments are recognized as a component of pension and OPEB expense. Differences between projected and actual investment earnings are reported as deferred outflows or inflows of resources and amortized as a component of pension and OPEB expense on a closed basis over a five-year period beginning with the period in which the difference occurred.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Accounting Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions. Those estimates and assumptions affect the reported amounts of assets and deferred outflows of resources and liabilities and deferred inflows of resources and disclosure of these balances as of the date of the financial statements. In addition, they affect the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates and assumptions.

NOTE 2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

Annual budgets are adopted on a basis consistent with GAAP for all funds. The Town's procedures are as follows:

1. Prior to July 1, the Ways and Means Committee submits to the Mayor and Town Council a proposed budget for the year commencing July 1. The operating budget includes proposed expenditures/expenses and the means of financing them.
2. The Council legally enacts the budget through the passage of an ordinance.
3. The Mayor is responsible for the administration of the budget. Town Council shall approve any budgeted operating expenditure/expense for which insufficient funds remain. The budget may be modified during the year only by a majority vote of Town Council.
4. Budget to actual comparison is employed as a management control device during the year for all funds.
5. All annual appropriations lapse at year-end.
6. Budgets, as reported in the financial statements, are as originally passed by ordinance and subsequently amended by Town Council.

There were no amendments to the budget for the year ended June 30, 2025.

NOTE 2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

B. Excess Expenditures over Appropriations

For the fiscal year ended June 30, 2025, the following funds had expenditures that exceeded appropriations:

Fund	Excess
Hospitality Tax Fund	$ 7,554

These overspendings were funded by excess of revenues over appropriations.

NOTE 3. DEPOSITS AND INVESTMENTS

Custodial Credit Risk for Deposits: Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Town's deposits might not be recovered. The Town follows the South Carolina Code of Laws Section 6-5-15 as its policy for custodial credit risk which states that to the extent that these deposits exceed the amount of insurance coverage provided by the Federal Deposit Insurance Corporation, the bank or savings and loan association at the time of deposit must: 1) furnish an indemnity bond in a responsible surety company authorized to do business in this State; or 2) pledge as collateral: a) obligations of the United States; b) obligations fully guaranteed both as to principal and interest by the United States; c) general obligations of this State or any political subdivision of this State; or d) obligations of the Federal National Mortgage Association, the Federal Home Loan Bank, Federal Farm Credit Bank, or the Federal Home Loan Mortgage Corporation; or provide an irrevocable letter of credit issued by the Federal National Mortgage Association, the Federal Home Loan Bank, Federal Farm Credit Bank, or the Federal Home Loan Mortgage Corporation, in which the local entity is named as beneficiary and the letter of credit otherwise meets the criteria established and prescribed by the local entity. As of June 30, 2025, the Town's bank balances were properly collateralized.

As of June 30, 2025, the Town had the following cash equivalents and maturities:

Cash Equivalents	Maturity	Percentage	Fair Value
South Carolina Government Investment Pool	75 days	100%	$ 45,210,625

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk for Deposits (Continued): South Carolina Local Government Investment Pool (LGIP or "the Pool") amounts are held by the South Carolina State Treasurer's Office, which established the South Carolina Pool pursuant to Section 6-6-10 of the South Carolina Code. The Pool is an investment trust fund, in which public monies in excess of current needs, which are under the custody of any city treasurer or any governing body of a political subdivision of the State, may be deposited. In accordance with GASB Statement No. 31 "*Accounting and Financial Reporting for Certain Investments and for External Investment Pools*" and GASB Statement No. 72 "*Fair Value Measurement and Application*", investments are carried at fair value determined annually based upon: a) quoted market prices for identical or similar investments, or b) observable inputs other than quoted market prices. The total fair value of the Pool is apportioned to the entities with funds invested on an equal basis for each share owned, which are acquired at a cost of $1. Funds may be deposited by Pool participants at any time and may be withdrawn upon 24 hours' notice. Financial statements for the Pool may be obtained by writing to the:

Office of State Treasurer
Local Government Investment Pool
P.O. Box 11778
Columbia, SC 29211-1960

Interest Rate Risk: The Town's investment policy limits the weighted average maturity of investments to less than five years.

Custodial Credit Risk for Investments: Custodial credit risk for investments is the risk that, in the event of a bank failure, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town's investments policy states that an independent third-party with whom the bank has a current custodial agreement with will always hold collateral and that a clearly marked evidence of ownership must be supplied to the Town and retained.

Credit Risk for Investments: Custodial credit risk for investments is the risk that, in the event of a bank failure, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town's investment policy for credit risk states that the risk shall be mitigated by investing in safe institutions, but does not have strict guidelines regarding credit ratings. The Town follows the investment policy statutes of the State of South Carolina related to credit risk for investments.

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk for Investments: The Town's investment policy states that no more than 50% of the Town's investment portfolio will be invested in a single security type. Investments issued by or explicitly guaranteed by the U.S. Government and investments in mutual funds, external investment pools and other pooled investments are exempt from concentration of credit risk disclosures.

A reconciliation of cash and investments as shown in the Statement of Net Position follows:

Statement of Net Position:	
Cash and cash equivalents	$ 33,979,236
Cash and cash equivalents, restricted	12,086,741
Total cash and investments	$ 46,065,977
Cash deposited with financial institutions	$ 855,352
South Carolina Local Government Investment Pool	45,210,625
	$ 46,065,977

NOTE 4. RECEIVABLES

Receivables at June 30, 2025, are as follows:

	General Fund	State Accommodations Tax Fund	County Accommodations Tax Fund	Local Accommodations Tax Fund	Beverage Permits Fund	Hospitality Tax Fund	Total
Receivables:							
Local option sales tax	$ 451,179	$ -	$ -	$ -	$ -	$ -	$ 451,179
Accommodations taxes	-	1,053,888	-	-	-	-	1,053,888
Due from County	-	-	408,155	282,772	-	-	690,927
Franchise fees	232,754	-	-	-	-	-	232,754
Beverage permits	-	-	-	-	2,750	-	2,750
Hospitality tax	-	-	-	-	-	106,884	106,884
Other receivables	154,931	-	-	-	-	-	154,931
Net total receivables	$ 838,864	$ 1,053,888	$ 408,155	$ 282,772	$ 2,750	$ 106,884	$ 2,693,313

No significant amounts were deemed uncollectible for the year ended June 30, 2025. Lien and judgement receivables of $55,539 were not collected soon enough after year-end to pay for expenditures of the current period; thus, they have been recorded as unavailable until the revenue is received.

NOTE 5. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund balances at June 30, 2025, consisted of the following individual fund receivables and payables:

Fund	Receivables	Payables
Major Governmental Funds:		
General Fund	$ 4,977,342	$ 2,727,280
Beverage Permits Fund	-	2,750
Victims' Assistance Fund	22,103	-
Capital Projects Fund	2,305,316	-
State Accommodations Tax Fund	-	1,739,116
County Accommodations Tax Fund	399,861	-
Local Accommodations Tax Fund	-	2,160,803
Hospitality Tax Fund	-	1,074,673
	$ 7,704,622	$ 7,704,622

The General Fund net receivable is a result of deposits made into the General Fund central depository account during the year. The Beverage Permits Fund, State and Local Accommodations Tax Funds and the Hospitality Tax Fund net payables are a result of the General Fund central depository account financing expenditures of these funds. These payables will be reimbursed to the General Fund and County Accommodations when deposits are received after year-end. The Victims' Assistance Fund and Capital Projects Fund net receivables are a result of deposits made into the General Fund central depository account during the year. These receivables will be reduced as expenditures are paid out of the General Fund central depository account.

Transfers between funds for the year ended June 30, 2025, consisted of the following:

Fund	Transfers In	Transfers Out
Major Governmental Funds:		
General Fund	$ 1,444,224	$ 227,797
State Accommodations Tax Fund	-	881,000
County Accommodations Tax Fund	392,000	-
Local Accommodations Tax Fund	-	1,267,446
Beverage Permits Fund	-	47,250
Hospitality Tax Fund	-	501,451
Capital Projects Fund	1,088,720	-
	$ 2,924,944	$ 2,924,944

NOTE 5. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

The General Fund *transfers in* represent funds transferred from the Local Accommodations Tax Funds to partially fund tourism-related arts and cultural events, tourism-related environmental expenditures, tourism-related public safety expenditures, and tourism-related operational costs; transfers from the State Accommodations Tax Fund to partially fund tourism-related public safety expenditures; and transfers from the Hospitality Tax Fund to partially fund tourism-related arts and cultural events. The Capital Projects Fund *transfers in* represent funds transferred from the General Fund, Local Accommodations Tax Fund, Hospitality Tax Fund, and Beverage Permits Fund to partially fund tourism-related construction projects. The County Accommodations Tax Fund *transfers in* represent funds transferred from the State Accommodations Tax Fund to partially fund tourism-related beach patrol expenditures.

The General Fund *transfers out* represent funds transferred to the Capital Projects Fund to partially fund tourism-related construction projects. The State Accommodations Tax Fund *transfers out* represent transfers to the General Fund to partially fund tourism-related public safety expenditures and the County Accommodations Tax Fund to partially fund tourism-related beach patrol expenditures. The Local Accommodations Tax Fund *transfers out* represent transfers to the Capital Projects Fund to partially fund tourism-related future capital projects and transfers to the General Fund to partially fund tourism-related arts and cultural events, tourism-related environmental expenditures, and tourism-related operational costs. The Hospitality Tax Fund *transfers out* represent transfers to the Capital Projects Fund to partially fund tourism-related future capital projects and transfers to the General Fund to partially fund tourism-related arts and cultural events. The Beverage Permits Fund *transfers out* represent transfers to the Capital Projects Fund to partially fund tourism-related future capital projects.

NOTE 6. CAPITAL ASSETS

Capital asset activity for the Town's governmental activities for the year ended June 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental Activities:					
Capital assets, not being depreciated:					
Land	$ 2,088,092	$ -	$ -	$ -	$ 2,088,092
Total	2,088,092	-	-	-	2,088,092
Capital assets, being depreciated:					
Furniture and fixtures	397,803	-	-	-	397,803
Signs and fences	183,845	-	-	6,135	189,980
Equipment	288,569	17,604	-	(47,995)	258,178
Computers and software	87,074	2,651	(7,250)	72,905	155,380
Vehicles	588,777	55,082	(34,285)	(31,045)	578,529
Municipal Center - buildings, landscaping and miscellaneous	8,812,806	-	-	-	8,812,806
Infrastructure	11,002,683	216,802	-	-	11,219,485
Total	21,361,557	292,139	(41,535)	-	21,612,161
Less accumulated depreciation for:					
Furniture and fixtures	(392,981)	(1,284)	-	1,142	(393,123)
Signs and fences	(99,935)	(18,998)	-	(6,134)	(125,067)
Equipment	(143,840)	(38,703)	-	2,166	(180,377)
Computers and software	(77,573)	(23,801)	6,851	(27,080)	(121,603)
Vehicles	(427,266)	(69,409)	34,285	29,906	(432,484)
Municipal Center - buildings, landscaping and miscellaneous	(1,519,452)	(239,584)	-	-	(1,759,036)
Infrastructure	(5,024,018)	(400,776)	-	-	(5,424,794)
Total	(7,685,065)	(792,555)	41,136	-	(8,436,484)
Total capital assets, being depreciated, net	13,676,492	(500,416)	(399)	-	13,175,677
Governmental activities capital assets, net	$ 15,764,584	$ (500,416)	$ (399)	$ -	$ 15,263,769

NOTE 6. CAPITAL ASSETS (CONTINUED)

Depreciation expense for the Town's governmental activities was charged to functions/programs as follows:

General government	$ 466,924
Tourism and recreation	325,631
Total depreciation expense - governmental activities	$ 792,555

NOTE 7. COMPENSATED ABSENCES

The following is a summary of changes in the Town's compensated absences for the year ended June 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Compensated absences	$ 186,215	$ -	$ (67,537)	$ 118,678	$ 118,678

The net decrease in the compensated absences liability for the fiscal year ended June 30, 2025, was $67,537. The entire compensated absences liability is generally liquidated by the General Fund. The portion reported as "Due within One Year" is management's estimate of the payments expected to be made for compensated absences during the upcoming fiscal year. The Town implemented GASB Statement No. 101, as of July 1, 2024, and the amount reported is accrued in accordance with this standard.

NOTE 8. COMMITMENTS AND CONTINGENCIES

A. Agreements

In May 2024, the Town entered into a five-year contract with Trident Waste & Recycling, LLC for the collection and disposal of residential solid waste, recycling and yard debris. The contract includes an option for the Town to unilaterally renew two additional one-year terms. The contract stipulates the amounts to be paid based on service types and frequencies, which vary from year to year. For the year ended June 30, 2025, the total expense was $2,120,473.

In February 2023, the Town reentered into a contract with Island Beach Services for code enforcement services, specifically focusing on enforcing the Town's short-term rental ordinance. This one- year agreement includes an option to renew for two additional one-year extensions. The annual cost of this contract is $389,376 and is funded through the General Fund from short-term rental application fees.

NOTE 8. COMMITMENTS AND CONTINGENCIES (CONTINUED)

A. Agreements (Continued)

Additionally, the Town has an existing contract with the Island Beach Services for beach patrol and safety services for the beach guests. This agreement, effective February 2022, has a three-year term with options for two one-year extensions. The annual cost of this contract is $584,000, funded from County and State Accommodations Taxes.

For several years, the Town has contracted with the Charleston County Sheriff's Office to provide police protection, traffic control and emergency response services. The most recent agreement was executed in February 2024 and remained in effect until May 2025. It provided for two deputies 24/7, with two additional deputies on the first shift during weekends from Friday before Memorial Day through Labor Day. The deputies were compensated at an hourly rate of $55 through the Town's payroll system. For the year ended June 30, 2025, the total expense for this contract was $707,167, funded from State and Local Accommodations Taxes and the General Fund.

In June 2025, the Town entered into a three-year contract with LandOne Group, LLC for weekly landscape maintenance and litter removal at the Municipal Center, Kiawah Island Parkway, Beachwalker Drive and Round-About at Freshfields. This agreement includes two optional one-year extensions and has an annual cost not to exceed $140,289, except for the first year, which shall total $135,289. Funding for this contract comes from the Hospitality Tax and the General Fund.

B. Litigation

The Town is party to various legal proceedings that normally occur in governmental operations. In the opinion of Town management, based on the advice of legal counsel with respect to litigation, the ultimate disposition of these lawsuits and claims will not have a material adverse effect on the Town's financial position.

NOTE 9. RISK MANAGEMENT

The Town is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, and natural disasters. For all of these risks, the Town is a member of the South Carolina State Fiscal Accountability Authority Insurance Reserve Fund, a public entity risk pool operating as a common risk management and insurance program for South Carolina governments for general risk. The Town pays an annual premium for this coverage. For the year ended June 30, 2025, the Town made premium payments totaling $100,739. The State Insurance Reserve Fund is self-sustaining through member premiums and reinsures through commercial companies for certain claims. The Insurance Reserve Fund's net position from its most recently issued audited financial statements as of June 30, 2025, was $185,687,611.

NOTE 9. RISK MANAGEMENT (CONTINUED)

The Town also participates in the South Carolina State Accident Fund, a public entity risk pool operating as a common risk management and insurance program for workers' compensation. The Town pays an annual premium for this coverage. For the year ended June 30, 2025, the Town made payments totaling $50,564. The State Accident Fund's net position from its most recently issued audited financial statements as of June 30, 2024, was $102,381,797.

The Town has also joined together with other local governments in the South Carolina Employee Insurance Program (EIP) to provide medical, dental and life insurance for its employees. This is also a public entity risk pool operating as a common risk management and insurance program. Effective July 1, 2012, the South Carolina General Assembly transferred administration of the EIP to the South Carolina Public Employee Benefit Authority (PEBA). For the year ended June 30, 2024, the Town made premium payments totaling approximately $293,667. The EIP's net position from its most recently issued audited financial statements as of June 30, 2024 was approximately $484,500,000.

NOTE 10. EMPLOYEE BENEFITS

A. Retirement Plans

The South Carolina Public Employee Benefit Authority (PEBA), created July 1, 2012, is the State agency responsible for the administration and management of the various retirement systems and retirement programs of the state of South Carolina, including the State Optional Retirement Program and the South Carolina Deferred Compensation Program, as well as the State's employee insurance programs. As such, PEBA is responsible for administering the South Carolina Retirement Systems' (SCRS) five defined benefit pension plans. PEBA has an 11-member Board of Directors, appointed by the Governor and General Assembly leadership, which serves as custodian, co-trustee and co-fiduciary of the Retirement Systems and the assets of the retirement trust funds. The Retirement System Investment Commission ("Commission" as the governing body, RSIC as the agency), created by the General Assembly in 2005, has exclusive authority to invest and manage the retirement trust funds' assets. The Commission, an eight-member board, serves as co-trustee and co-fiduciary for the assets of the retirement trust funds. By law, the State Fiscal Accountability Authority (SFAA), which consists of five elected officials, also reviews certain PEBA Board decisions regarding the actuary of the Retirement Systems.

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Retirement Systems and additions to/deductions from the Retirement Systems' fiduciary net position have been determined on the accrual basis of accounting as they are reported by the Retirement Systems in accordance with GAAP. For this purpose, revenues are recognized when earned and expenses are recognized when incurred. Benefit and refund expenses are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

PEBA issues an Annual Comprehensive Financial Report (ACFR) containing financial statements and required supplementary information for the Retirement Systems' Pension Trust Funds. The ACFR is publicly available through the Retirement Benefits' link on PEBA's website at www.peba.sc.gov, or a copy may be obtained by submitting a request to:

PEBA
202 Arbor Lake Drive
Columbia, SC 29223

PEBA is considered a division of the primary government of the state of South Carolina and, therefore, retirement trust fund financial information is also included in the ACFR of the State.

Plan Description

The SCRS, a cost–sharing multiple-employer defined benefit pension plan, was established effective July 1, 1945, pursuant to the provisions of Section 9-1-20 of the South Carolina Code of Laws for the purpose of providing retirement and other benefits for employees of the State, its public school districts and political subdivisions. SCRS covers employees of State agencies, public school districts and participating charter schools, public higher education institutions, other participating local subdivisions of government and individuals first elected to the South Carolina General Assembly at or after the general election in November 2012.

The South Carolina Police Officers' Retirement System (PORS), a cost-sharing multiple-employer defined benefit pension plan, was established effective July 1, 1962, pursuant to the provisions of Section 9-11-20 of the South Carolina Code of Laws for the purpose of providing retirement and other benefits to police officers and firefighters. PORS also covers peace officers, coroners, probate judges and magistrates.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Plan Membership

Membership requirements are prescribed in Title 9 of the South Carolina Code of Laws. A brief summary of the requirements under each Retirement System is presented below.

- SCRS – Generally, all employees of covered employers are required to participate in and contribute to the Retirement System as a condition of employment. This plan covers general employees and teachers and individuals first elected to the South Carolina General Assembly at or after the general election in November 2012. A member of the Retirement System with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the Retirement System with an effective date of membership on or after July 1, 2012, is a Class Three member.

- PORS – To be eligible for PORS membership, an employee must be required by the terms of his or her employment, by election or appointment, to preserve public order, protect life and property, and detect crimes in the State; to prevent and control property destruction by fire; or to serve as a peace officer employed by the Department of Corrections, the Department of Juvenile Justice, or the Department of Mental Health. Probate judges and coroners may elect membership in the PORS. Magistrates are required to participate in the PORS for service as a magistrate. PORS members, other than magistrates and probate judges, must also earn at least $2,000 per year and devote at least 1,600 hours per year to this work, unless exempted by statute. A member of the Retirement System with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the Retirement System with an effective date of membership on or after July 1, 2012, is a Class Three member.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Plan Benefits

Benefit terms are prescribed in Title 9 of the South Carolina Code of Laws. PEBA does not have the authority to establish or amend benefit terms without a legislative change in the code of laws. Key elements of the benefit calculation include the benefit multiplier, years of service and average final compensation/current annual salary. A brief summary of benefit terms for each Retirement System is presented below:

- SCRS – A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 65, or with 28 years credited service regardless of age. A member may elect early retirement with reduced pension benefits payable at age 55 with 25 years of service credit. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension upon satisfying the "Rule of 90" requirement that the total of the member's age and the member's creditable service equals at least 90 years. Both Class Two and Class Three members are eligible to receive a reduced deferred annuity at age 60 if they satisfy the five- or eight-year earned service requirement, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program.

The annual retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of 1%, or $500 every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase. Members who retire under the early retirement provisions at age 55 with 25 years of service are not eligible for the benefit adjustment until the second July 1 after reaching age 60, or the second July 1 after the date they would have had 28 years of service credit had they not retired.

- PORS – A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 55, or with 25 years of service regardless of age. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension at age 55, or with 27 years of service regardless of age. Both Class Two and Class Three members are eligible to receive a deferred annuity at age 55 with five or eight years of earned service, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program. Accidental death benefits are also provided upon the death of an active member working for a covered employer whose death was a natural and proximate result of an injury incurred while in the performance of duty.

The retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of 1%, or $500 every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Plan Contributions

Actuarial valuations are performed annually by an external consulting actuary to ensure applicable contribution rates satisfy the funding parameters specified in Title 9 of the South Carolina Code of Laws. Under these provisions, SCRS and PORS contribution requirements must be sufficient to maintain an amortization period for the financing of the unfunded actuarial accrued liability (UAAL) over a period that does not exceed the number of years scheduled in state statute. The Retirement Funding and Administration Act of 2017 increased, but also established a ceiling, for SCRS and PORS employee contribution rates. Effective July 1, 2017, employee rates were increased to a capped rate of 9.00% for SCRS and 9.75% for PORS. The legislation also increased employer contribution rates beginning July 1, 2017, for both SCRS and PORS until reaching 18.56% for SCRS and 21.24% for PORS. The legislation included a further provision that if the scheduled contributions are not sufficient to meet the funding periods set in state statute, the PEBA board would increase the employer contribution rates as necessary to meet the funding periods set for the applicable year.

Pension reform legislation modified statute such that the employer contribution rates for SCRS and PORS to be further increased, not to exceed one-half of 1% in any one year if necessary, in order to improve the funding of the plans. The statute set rates intended to reduce the unfunded liability of SCRS and PORS to the maximum amortization period of 20 years from 30 years over a 10-year schedule, as determined by the annual actuarial valuations of the plan. Finally, under the revised statute, the contribution rates for SCRS and PORS may not be decreased until the plans are at least 85% funded.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Plan Contributions (Continued)

As noted earlier, both employees and the Town are required to contribute to the plans at rates established and as amended by the PEBA. The Town's contributions are actuarially determined but are communicated to and paid by the Town as a percentage of the employees' annual eligible compensation. Required employer and employee contribution rates for the past three years are as follows:

	SCRS Rates			PORS Rates		
	2023	2024	**2025**	2023	2024	**2025**
Employer Contribution Rate:						
Retirement	17.41%	18.41%	**18.41%**	18.84%	20.84%	**20.84%**
Incidental Death Benefit	0.15%	0.15%	**0.15%**	0.20%	0.20%	**0.20%**
Accidental Death Contributions	0.00%	0.00%	**0.00%**	0.20%	0.20%	**0.20%**
	17.56%	18.56%	**18.56%**	19.24%	21.24%	**21.24%**
Employee Contribution Rate	9.00%	9.00%	**9.00%**	9.75%	9.75%	**9.75%**

^ Calculated on earnable compensation as defined in Title 9 of the South Carolina Code of Laws.

The required contributions and percentages of amounts contributed by the Town to the plans for the past three years were as follows:

Year Ended June 30,	SCRS Contributions		PORS Contributions	
	Required	% Contributed	Required	% Contributed
2025	**$ 413,622**	**100%**	**$ 138,737**	**100%**
2024	378,892	100%	96,741	100%
2023	322,026	100%	56,729	100%

Eligible payrolls of the Town covered under the plans for the past three years were as follows:

Year Ended June 30,	SCRS Payroll	PORS Payroll	Total Payroll
2025	**$ 1,803,881**	**$ 659,395**	**$ 2,463,276**
2024	2,041,445	455,464	2,496,909
2023	1,833,860	285,930	2,119,790

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Actuarial Assumptions and Methods

Actuarial valuations of the ongoing plan involve estimates of the reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality and future salary increases. Amounts determined regarding the net pension liability are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. South Carolina State statute requires that an actuarial experience study be completed at least once in each five-year period. An experience report on the Retirement Systems was most recently issued for the period ended June 30, 2019. A more recent experience report on the Systems was issued for the period ending June 30, 2023, and will be used in future valuations

The June 30, 2024 total pension liability, net pension liability and sensitivity information shown in this report were determined by the consulting actuary, Gabriel, Roeder, Smith and Company (GRS), and are based on an actuarial valuation performed as of July 1, 2023. The total pension liability was rolled-forward from the valuation date to the plans' fiscal year-end, June 30, 2024, using generally accepted actuarial principles. There was no legislation enacted during the 2024 legislative session that had a material change in the benefit provisions for any of the Retirement Systems.

The following table provides a summary of the actuarial assumptions and methods used to calculate the total pension liability as of June 30, 2024.

	SCRS	PORS
Actuarial cost method	Entry Age Normal	Entry Age Normal
Actuarial assumptions:		
Investment rate of return	7.00%	7.00%
Projected salary increases	3.0% to 11.0% (varies by service)	3.5% to 10.5% (varies by service)
Benefit adjustments	Lesser of 1% or $500 annually	Lesser of 1% or $500 annually

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Actuarial Assumptions and Methods (Continued)

The post-retiree mortality assumption is dependent upon the member's job category and gender. The base mortality assumptions, the 2020 Public Retirees of South Carolina Mortality table ("2020 PRSC"), was developed using the Retirement Systems' mortality experience. These base rates are adjusted for future improvement in mortality using 80% of Scale UMP projected from the year 2020.

Former Job Class	Males	Females
Educators	2020 PRSC Males multiplied by 95%	2020 PRSC Females multiplied by 94%
General Employees and Members of the General Assembly	2020 PRSC Males multiplied by 97%	2020 PRSC Females multiplied by 107%
Public Safety and Firefighters	2020 PRSC Males multiplied by 127%	2020 PRSC Females multiplied by 107%

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments is based upon 20-year capital market assumptions. The long-term expected rate of returns represents assumptions developed using an arithmetic building-block approach primarily based on consensus expectations and market based inputs. Expected returns are net of investment fees.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Long-term Expected Rate of Return (Continued)

The expected returns, along with the expected inflation rate, form the basis for the target asset allocation adopted at the beginning of the 2024 fiscal year. The long-term expected rate of return is produced by weighting the expected future real rates of return by the target allocation percentage and adding expected inflation and is summarized in the following table. For actuarial purposes, the 7.00% assumed annual investment rate of return used in the calculation of the total pension liability includes a 4.75% real rate of return and a 2.25% inflation component.

Allocation/Exposure	Policy Target	Expected Arithmetic Real Rate of Return	Long-term Expected Portfolio Real Rate of Return
Public Equity	**46.0%**	**6.23%**	**2.86%**
Bonds	**26.0%**	**2.60%**	**0.68%**
Private Equity	**9.0%**	**9.60%**	**0.86%**
Private Debt	**7.0%**	**6.90%**	**0.48%**
Real Assets	**12.0%**		
Real Estate	9.0%	4.30%	0.39%
Infrastructure	3.0%	7.30%	0.22%
	100%		
	Total expected real return		5.49%
	Inflation for actuarial purposes		2.25%
	Total expected nominal return		7.74%

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions

The net pension liability (NPL) is calculated separately for each Retirement System and represents that particular Retirement System's total pension liability determined in accordance with GASB No. 67 less that Retirement System's fiduciary net position. NPL totals, as of the June 30, 2024 measurement date, for the SCRS and PORS, are presented in the following table:

Retirement System	Total Pension Liability	Plan Fiduciary Net Position	Employer's Net Pension Liability	Plan Fiduciary Net Position as a Percentage of the Pension	Town's Proportionate Share of the Collective Net Pension Liability
SCRS	$ 9,117,098	$ 5,633,367	$ 3,483,731	61.8%	0.014856%
PORS	$ 2,350,180	$ 1,657,500	$ 692,680	70.5%	0.02309%

The total pension liability is calculated by the Retirement Systems' actuary, and each plan's fiduciary net position is reported in the Retirement Systems' financial statements. The net pension liability is disclosed in accordance with the requirements of GASB No. 67 in the Retirement Systems' notes to the financial statements and required supplementary information. Liability calculations performed by the Retirement Systems' actuary for the purpose of satisfying the requirements of GASB Nos. 67 and 68 are not applicable for other purposes, such as determining the plans' funding requirements.

At June 30, 2025, the Town reported liabilities of $3,483,731 and $692,680 for its proportionate share of the net pension liabilities for the SCRS and PORS, respectively. The net pension liabilities were measured as of June 30, 2024, and the total pension liabilities for the plans used to calculate the net pension liabilities were determined based on the most recent actuarial valuation report of July 1, 2022 that was projected forward to the measurement date. The Town's proportion of the net pension liabilities were based on a projection of the Town's long-term share of contributions to the plans relative to the projected contributions of all participating South Carolina State and Local governmental employers, actuarially determined. At the June 30, 2024 measurement date, the Town's SCRS proportion was 0.014856%, which was an increase of 0.000784% from its proportion measured as of June 30, 2023. At the June 30, 2024 measurement date, the Town's PORS proportion was 0.02309%, which was an increase of 0.00403% from its proportion measured as of June 30, 2023.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

For the year ended June 30, 2025, the Town recognized pension expense of $401,059 and $236,497 for the SCRS and PORS, respectively. At June 30, 2025, the Town reported deferred outflows of resources (deferred pension charges) and deferred inflows of resources (deferred pension credits) related to pensions from the following sources:

SCRS	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 114,488	$ 4,324
Changes of assumptions	61,418	-
Net difference between projected and actual earnings on pension plan investments	-	134,229
Changes in proportionate share and differences between employer contributions and proportionate share of total plan employer contributions	159,451	11,555
Employer contributions subsequent to the measurement date	413,622	-
Total	$ 748,979	$ 150,108

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

PORS	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 65,052	$ 3,971
Changes of assumptions	15,081	-
Net difference between projected and actual earnings on pension plan investments	-	38,835
Changes in proportionate share and differences between employer contributions and proportionate share of total plan employer contributions	281,632	-
Employer contributions subsequent to the measurement date	138,737	-
Total	$ 500,502	$ 42,806

The amounts of $413,622 and $138,737 that were reported as deferred outflows of resources related to the Town's contributions subsequent to the measurement date to the SCRS and PORS, respectively, will be recognized as a reduction of the net pension liabilities in the year ending June 30, 2026. Other amounts reported as deferred outflows of resources (deferred pension charges) and deferred inflows of resources (deferred pension credits) related to the SCRS and PORS will increase (decrease) pension expense as follows:

Year Ending June 30,	SCRS	PORS
2026	$ 22,357	$ 140,456
2027	170,753	160,098
2028	27,389	28,674
2029	(35,250)	(10,269)

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Aggregate Amounts

Aggregate amounts for all pension plans are as follows:

	SCRS	PORS	Total
Net pension liability	$ 3,483,731	$ 692,680	$ 4,176,411
Deferred outflows	748,979	500,502	1,249,481
Deferred inflows	150,108	42,806	192,914
Pension expense	327,099	180,549	507,648

Discount Rate

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers in the SCRS and PORS will be made based on the actuarially determined rates based on provisions in the South Carolina Code of Laws. Based on those assumptions, each Retirement Systems' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity Analysis

The following table presents the sensitivity of the Town's proportionate share of the net pension liability of the plans to changes in the discount rate, calculated using the discount rate of 7.00%, as well as what it would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Town's portion - SCRS	$ 4,514,522	$ 3,483,731	$ 2,534,454
Town's portion - PORS	$ 1,003,561	$ 692,680	$ 438,053

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

A. Retirement Plans (Continued)

Plan Fiduciary Net Position

Detailed information regarding the fiduciary net position of the plan administered by the PEBA is available in the separately issued ACFR containing financial statements and required supplementary information for the SCRS and PORS. The ACFR is publicly available through the Retirement Benefits' link on the PEBA's website at www.peba.sc.gov, or a copy may be obtained by submitting a request to:

PEBA
202 Arbor Lake Drive
Columbia, SC 29223

Payable to Plans

The Town reported payables of $17,720 and $4,404 to the PEBA as of June 30, 2025, representing required employer and employee contributions for the month of June 2025 for the SCRS and PORS, respectively. These amounts are included in accounts payable and accrued liabilities on the financial statements and were paid in July 2025.

B. Deferred Compensation Plans

Employees of the Town have the opportunity to participate in a deferred compensation plan under programs administered by the South Carolina Deferred Compensation Commission. The multiple-employer plan was created in accordance with Internal Revenue Code Section 401(k). The plan, available to all full-time Town employees, at their option, permits participants to defer a portion of their salary until future years. Only upon termination, retirement, disability, death, or an approved hardship is the deferred compensation available to an employee. Total employer matching payments for the fiscal year ended June 30, 2025, were approximately $40,492.

C. Other Post-employment Benefit Plan

Plan Description

The Town provides health, dental and vision benefits to eligible employees and their beneficiaries through a single-employer plan administered by the Town. The Town extends these benefits to retirees and beneficiaries that meet eligibility provisions of the Town's Post-employment Health Insurance Policy, as described below. The Town has not made any contributions to an irrevocable trust as of June 30, 2025, and no assets are accumulated in a trust as defined by GAAP.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

C. Other Post-employment Benefit Plan (Continued)

Plan Membership

As of June 30, 2024, the last actuarial valuation, the following employees were covered by the OPEB Plan's benefit term:

Inactive Members or Beneficiaries Currently Receiving Benefits	1
Active Members	28
Total Membership	29

Plan Benefits and Contributions

Benefit terms are established and amended by the Mayor and Town Council and are based on years of service. Retirees of the Town who have been enrolled as an active participant in the PEBA Health Plan may elect to continue their coverage upon retirement. To receive employer funded State Health benefits, a retiree must be eligible for retirement under the SCRS based on the following requirements:

- Hired prior to July 1, 2012 – Retirees must be eligible to retire by meeting one of the following criteria: 1) attainment of age 60 and at least five years of service, or 2) attainment of age 55 and at least 25 years of service, or attainment of at least 28 years of service.
- Hired on or after July 1, 2012 – Retirees must have attained age 60 and have at least eight years of service or satisfy the "Rule of 90" requirement (age plus years of service credit equals 90).

The Town pays a portion of the total pre-65 medical or dental premiums under the PEBA plan on behalf of eligible members and dependents based on the number of years of service as follows:

	Percentage of Premium Paid by the Town	
Years of Service	Employer Share	Employee Share
Less than 5	0%	100%
5 – 10	15%	85%
11 – 20	30%	70%
20 or more	50%	50%

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

C. Other Post-employment Benefit Plan (Continued)

Plan Benefits and Contributions (Continued)

The Town's code of ordinances grants the authority to establish and amend the contribution requirements of the OPEB Plan to the Mayor and Town Council. Retirees pay a percentage of premium based on the years of service upon retirement as described above. During the year ended June 30, 2025, the Town paid benefits of $8,465. The Town is not required to make contributions to pre-fund future benefits, and no such contributions have been made. Employees are not required to contribute to the OPEB Plan.

Actuarial Assumptions and Method

Actuarial valuations of the OPEB Plan involve estimates of the reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, inflation, healthcare cost trend rates, and future salary changes. Amounts determined regarding the total OPEB liability are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive OPEB Plan (the plan as understood by the employer and its members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The following table provides a summary of the significant actuarial assumptions and methods used in the latest actuarial valuation for the OPEB Plan.

Actuarial Valuation Date	June 30, 2024
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions:	
Inflation	2.25%
Discount Rate	4.71%
Healthcare Cost Trend Rate	5.75% graded to 4.00% for 2036 and beyond
Payroll Growth	2.50% per year
Coverage Elections	100% of eligible retirees will elect coverage and 100% of those will elect to cover the spouse.
Active Participation/Marriage	80% of all active employees are assumed to be married with female spouses assumed to be three years younger.
Mortality Table	2023 Public Retirees of South Carolina Mortality Table

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

C. Other Post-employment Benefit Plan (Continued)

Actuarial Assumptions and Method (Continued)

The discount rate was based on the Fidelity Municipal AA 20-year index.

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of an actuarial experience study for the period July 1, 2023, through June 30, 2024.

OPEB Liabilities, OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

The Town's total OPEB liability was measured as of June 30, 2025, and the total OPEB liability used to calculate the total OPEB liability was determined by an actuarial valuation as of June 30, 2024.

	Total OPEB Liability (a)
Balances as of June 30, 2024	$ 296,993
Changes for the year:	
Service cost	25,094
Interest	11,361
Change of assumptions	(18,713)
Benefit payments	(8,465)
Implicit rate subsidy fulfillment	(13,424)
Net changes	(4,147)
Balances as of June 30, 2025	$ 292,846

The changes of assumptions above is a result of the Town increasing the discount rate from 3.97% to 4.71% for the year ended June 30, 2025.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

C. Other Post-employment Benefit Plan (Continued)

OPEB Liabilities, OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB (Continued)

For the year ended June 30, 2025, the Town recognized OPEB expense of approximately $28,938. At June 30, 2025, the Town reported deferred outflows of resources (deferred OPEB charges) and deferred inflows of resources (deferred OPEB credits) related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 4,882	$ 20,443
Change of assumptions	8,919	31,641
Total	$ 13,801	$ 52,084

Amounts reported as deferred outflows of resources (deferred OPEB charges) and deferred inflows of resources (deferred OPEB credits) related to the OPEB Plan will increase (decrease) OPEB expense as follows:

Year Ending June 30,	Total
2026	$ (9,794)
2027	(14,174)
2028	(7,439)
2029	(4,953)
2030	(1,923)
Total	$ (38,283)

Discount Rate

The discount rate used to measure the total OPEB liability was 4.71%. The Town has not made any contributions to an irrevocable trust and plans to continue on the pay-as-you-go basis. Therefore, the 20-year municipal bond index rate was applied to all periods of projected benefit payments to determine the OPEB liability.

As noted previously, the Town increased the discount rate from 3.97% to 4.71% for the year ended June 30, 2025.

NOTE 10. EMPLOYEE BENEFITS (CONTINUED)

C. Other Post-employment Benefit Plan (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following table presents the sensitivity of the Town's total OPEB liability to changes in the discount rate, calculated using the discount rate of 4.71%, as well as what it would be if it were calculated using a discount rate that is 1-percentage-point lower (3.71) or 1-percentage-point higher (5.71%) than the current rate:

	1% Decrease (3.71%)	Current Discount Rate (4.71%)	1% Increase (5.71%)
Total OPEB Liability	$ 318,496	$ 292,846	$ 269,902

The following table presents the sensitivity of the Town's total OPEB liability to changes in the healthcare cost trend rate, calculated using the healthcare cost trend rate of 5.75%, as well as what it would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower (4.75%) or 1-percentage-point higher (6.75%) than the current rate:

	1% Decrease (4.75%)	Current Discount Rate (5.75%)	1% Increase (6.75%)
Total OPEB Liability	$ 261,145	$ 292,846	$ 330,951

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Building permits	$ 1,300,000	$ 1,300,000	$ 3,030,308	$ 1,730,308
Business licenses	3,750,000	3,750,000	4,906,755	1,156,755
Franchise fee revenue	970,000	970,000	970,451	451
Local option sales tax	900,000	900,000	1,010,530	110,530
Fines and forfeitures	30,000	30,000	12,972	(17,028)
Interest	525,000	525,000	997,219	472,219
Miscellaneous	172,012	172,012	150,094	(21,918)
Environmental service fee	1,068,000	1,068,000	1,257,229	189,229
Accommodations tax	189,087	189,087	194,547	5,460
Total revenues	8,904,099	8,904,099	12,530,105	3,626,006
Expenditures				
Current:				
General government	8,085,655	8,085,655	7,530,030	555,625
Judicial	25,287	25,287	25,207	80
Public safety	1,177,779	1,177,779	1,243,420	(65,641)
Tourism and recreation	303,540	303,540	355,521	(51,981)
Capital outlay	261,500	261,500	383,904	(122,404)
Total expenditures	9,853,761	9,853,761	9,538,082	315,679
Excess (deficiency) of revenues over (under) expenditures	(949,662)	(949,662)	2,992,023	3,941,685
Other Financing Sources (Uses)				
Transfers in	1,329,870	1,329,870	1,444,224	114,354
Transfers out	(133,000)	(133,000)	(227,797)	(94,797)
Total other financing sources, net	1,196,870	1,196,870	1,216,427	19,557
Net change in fund	247,208	247,208	4,208,450	3,961,242
Fund balances, beginning of year	23,935,621	23,935,621	23,935,621	-
Fund balances, end of year	$ 24,182,829	$ 24,182,829	$ 28,144,071	$ 3,961,242

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

STATE ACCOMMODATIONS TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Interest	$ 50,000	$ 50,000	$ 117,926	$ 67,926
Accommodations tax	2,810,913	2,810,913	2,959,219	148,306
Total revenues	2,860,913	2,860,913	3,077,145	216,232
Expenditures				
Purchased services:				
Tourism and recreation	2,963,845	2,963,845	2,469,295	494,550
Total expenditures	2,963,845	2,963,845	2,469,295	494,550
Excess (deficiency) of revenues over (under) expenditures	(102,932)	(102,932)	607,850	710,782
Other Financing Uses				
Transfers out	(879,429)	(879,429)	(881,000)	(1,571)
Total other financing uses	(879,429)	(879,429)	(881,000)	(1,571)
Net change in fund balances	(982,361)	(982,361)	(273,150)	709,211
Fund balances, beginning of year	1,650,664	1,650,664	1,650,664	-
Fund balances, end of year	$ 668,303	$ 668,303	$ 1,377,514	$ 709,211

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

COUNTY ACCOMMODATIONS TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Interest	$ 65,000	$ 65,000	$ 91,476	$ 26,476
Accommodations tax	612,000	612,000	738,652	126,652
County revenue	-	-	177,672	177,672
Total revenues	677,000	677,000	1,007,800	330,800
Expenditures				
Purchased services:				
Tourism and recreation	1,172,800	1,172,800	816,956	355,844
Total expenditures	1,172,800	1,172,800	816,956	355,844
Excess (deficiency) of revenues over (under) expenditures	(495,800)	(495,800)	190,844	686,644
Other Financing Sources				
Transfers in	392,000	392,000	392,000	-
Total other financing sources	392,000	392,000	392,000	-
Net change in fund balances	(103,800)	(103,800)	582,844	686,644
Fund balances, beginning of year	2,036,848	2,036,848	2,036,848	-
Fund balances, end of year	$ 1,933,048	$ 1,933,048	$ 2,619,692	$ 686,644

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

LOCAL ACCOMMODATIONS TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Interest	$ 150,000	$ 150,000	$ 222,945	$ 72,945
Accommodations tax	1,500,000	1,500,000	1,634,821	134,821
Total revenues	1,650,000	1,650,000	1,857,766	207,766
Expenditures				
Purchased services:				
Tourism and recreation	141,945	141,945	103,645	38,300
Total expenditures	141,945	141,945	103,645	38,300
Excess of revenues over expenditures	1,508,055	1,508,055	1,754,121	246,066
Other Financing Uses				
Transfers out	(1,107,712)	(1,107,712)	(1,267,446)	(159,734)
Total other financing uses	(1,107,712)	(1,107,712)	(1,267,446)	(159,734)
Net change in fund balances	400,343	400,343	486,675	86,332
Fund balances, beginning of year	2,387,109	2,387,109	2,387,109	-
Fund balances, end of year	$ 2,787,452	$ 2,787,452	$ 2,873,784	$ 86,332

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

BEVERAGE PERMITS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Beverage permits revenue	$ 45,000	$ 45,000	$ 47,250	$ 2,250
Total revenues	45,000	45,000	47,250	2,250
Other Financing Uses				
Transfers out	(45,000)	(45,000)	(47,250)	(2,250)
Total other financing uses	(45,000)	(45,000)	(47,250)	(2,250)
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

HOSPITALITY TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Interest	$ 110,000	$ 110,000	$ 158,923	$ 48,923
Hospitality tax	900,000	900,000	969,720	69,720
Total revenues	1,010,000	1,010,000	1,128,643	118,643
Expenditures				
Purchased services:				
Tourism and recreation	166,500	166,500	174,054	(7,554)
Total expenditures	166,500	166,500	174,054	(7,554)
Excess of revenues over expenditures	843,500	843,500	954,589	111,089
Other Financing Uses				
Transfers out	(411,750)	(411,750)	(501,451)	(89,701)
Total other financing uses	(411,750)	(411,750)	(501,451)	(89,701)
Net change in fund balances	431,750	431,750	453,138	21,388
Fund balances, beginning of year	1,513,847	1,513,847	1,513,847	-
Fund balances, end of year	$ 1,945,597	$ 1,945,597	$ 1,966,985	$ 21,388

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

VICTIMS' ASSISTANCE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Fines and forfeitures	$ 10,000	$ 10,000	$ 4,249	$ (5,751)
Total revenues	10,000	10,000	4,249	(5,751)
Expenditures				
Purchased services:				
Judicial	10,000	10,000	4,347	5,653
Total expenditures	10,000	10,000	4,347	5,653
Net change in fund balances	-	-	(98)	(98)
Fund balances, beginning of year	21,176	21,176	21,176	-
Fund balances, end of year	$ 21,176	$ 21,176	$ 21,078	$ (98)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF THE
NET PENSION LIABILITY AND RELATED RATIOS
SOUTH CAROLINA RETIREMENT SYSTEM
FOR THE YEAR ENDED JUNE 30,

Plan Year Ended June 30,	Town's proportion of the net pension liability	Town's proportionate share of the net pension liability	Town's covered payroll	Town's share of the net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2024	0.014856%	$ 3,483,731	$ 2,041,455	170.6%	61.8%
2023	0.014072%	3,402,164	1,833,860	185.5%	58.6%
2022	0.014179%	3,437,290	1,688,384	203.6%	57.1%
2021	0.013622%	2,947,901	1,520,748	193.8%	60.7%
2020	0.013631%	3,483,021	1,483,554	234.8%	50.7%
2019	0.014049%	3,208,008	1,429,682	224.4%	54.4%
2018	0.013796%	3,091,317	1,578,737	195.8%	54.1%
2017	0.015650%	3,522,391	1,259,731	279.6%	53.3%
2016	0.013100%	2,797,286	1,328,143	210.6%	52.9%
2015	0.014070%	2,668,443	1,069,095	249.6%	57.0%

Notes to Schedule:

The assumptions used in the preparation of the above schedule are disclosed in Note 10 to the financial statements.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
SOUTH CAROLINA RETIREMENT SYSTEM
FOR THE YEAR ENDED JUNE 30,

Fiscal Year Ended June 30,	Actuarially required contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Town's covered payroll	Contributions as a percentage of covered payroll
2025	**$ 413,622**	**$ 413,622**	**$ -**	**$ 1,803,881**	**22.93%**
2024	378,892	378,892	-	2,041,445	18.56%
2023	322,026	322,026	-	1,833,860	17.56%
2022	279,596	279,596	-	1,688,384	16.56%
2021	234,754	234,754	-	1,508,703	15.56%
2020	236,628	236,628	-	1,520,748	15.56%
2019	203,070	203,070	-	1,483,554	13.69%
2018	193,865	193,865	-	1,429,682	13.56%
2017	182,502	182,502	-	1,578,737	11.56%
2016	139,326	139,326	-	1,259,731	11.06%

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF THE
NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' RETIREMENT SYSTEM
FOR THE YEAR ENDED JUNE 30,

Plan Year Ended June 30,	Town's proportion of the net pension liability	Town's proportionate share of the net pension liability	Town's covered payroll	Town's share of the net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2024	0.02309%	$ 692,680	$ 455,464	152.1%	70.5%
2023	0.01906%	580,185	285,930	202.9%	67.8%
2022	0.00492%	147,627	78,945	187.0%	66.4%
2021	0.00419%	107,883	49,589	217.6%	70.4%
2020	0.00328%	108,860	56,651	192.2%	58.8%
2019	0.00391%	111,936	77,500	144.4%	62.7%
2018	0.00560%	158,653	71,327	222.4%	61.7%
2017	0.00530%	145,115	71,327	203.5%	60.9%
2016	0.00659%	167,078	82,527	202.5%	60.4%
2015	0.00638%	138,943	70,078	198.3%	64.6%

Notes to Schedule:

The assumptions used in the preparation of the above schedule are disclosed in Note 10 to the financial statements.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
POLICE OFFICERS' RETIREMENT SYSTEM
FOR THE YEAR ENDED JUNE 30,

Fiscal Year Ended June 30,	Actuarially required contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Town's covered payroll	Contributions as a percentage of covered payroll
2025	**$ 138,737**	**$ 138,737**	**$ -**	**$ 659,395**	**21.04%**
2024	96,741	96,741	-	455,464	21.24%
2023	56,729	56,729	-	285,930	19.84%
2022	15,051	15,051	-	78,945	19.07%
2021	11,160	11,160	-	61,183	18.24%
2020	9,045	9,045	-	49,589	18.24%
2019	8,904	8,904	-	56,651	15.72%
2018	12,586	12,586	-	77,500	16.24%
2017	10,157	10,157	-	71,327	14.24%

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY
AND RELATED RATIOS
FOR THE YEAR ENDED JUNE 30,

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service cost	**$ 25,094**	$ 22,798	$ 22,389	$ 21,158	$ 20,569	$ 16,783	$ 15,401	$ 11,726
Interest	**11,361**	10,591	9,873	6,665	6,523	10,350	10,635	7,413
Differences between expected and actual experience	**-**	(8,378)	-	(13,050)	-	(36,045)	-	64,946
Change of assumptions	**(18,713)**	(7,954)	(2,572)	(28,082)	1,149	22,707	8,678	(8,579)
Benefit payments	**(8,465)**	(8,015)	(7,420)	(7,816)	(8,694)	(8,725)	(9,286)	(9,614)
Implicit rate subsidy fulfillment	**(13,424)**	(12,253)	(9,199)	(8,301)	(4,967)	(6,233)	(3,407)	(2,650)
Net Changes in Total OPEB Liability	**(4,147)**	(3,211)	13,071	(29,426)	14,580	(1,163)	22,021	63,242
Total OPEB Liability - Beginning of Year	**296,993**	300,204	287,133	316,559	301,979	303,142	281,121	217,879
Total OPEB Liability - End of Year	**$ 292,846**	$ 296,993	$ 300,204	$ 287,133	$ 316,559	$ 301,979	$ 303,142	$ 281,121
Covered Employee Payroll	**$ 2,177,455**	$ 2,177,455	$ 1,457,259	$ 1,457,259	$ 1,239,635	$ 1,239,635	$ 1,087,930	$ 1,087,930
Total OPEB Liability as a Percentage of Covered Employee Payroll	**13.45%**	13.64%	20.60%	19.70%	25.54%	24.36%	27.86%	25.84%

Notes to Schedule:

The above schedule will present 10 years of information once it is accumulated.

The assumptions used in the preparation of the above schedule are disclosed in Note 10 to the financial statements.

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

OTHER SUPPLEMENTARY INFORMATION

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

GENERAL FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Building permits	**$ 3,030,308**	$ 2,581,962	$ 448,346
Business licenses	**4,906,755**	4,635,356	271,399
Franchise fee revenue	**970,451**	981,795	(11,344)
Local option sales tax	**1,010,530**	995,279	15,251
Fines and forfeitures	**12,972**	18,778	(5,806)
Interest	**997,219**	888,838	108,381
Miscellaneous	**150,094**	360,488	(210,394)
Environmental service fee	**1,257,229**	643,032	614,197
Accommodations tax	**194,547**	188,737	5,810
Total revenues	**12,530,105**	11,294,265	1,235,840
Expenditures			
Current:			
General government	**7,530,030**	6,772,979	757,051
Judicial	**25,207**	29,562	(4,355)
Public safety	**1,243,420**	885,258	358,162
Tourism and recreation	**355,521**	315,615	39,906
Capital outlay	**383,904**	597,996	(214,092)
Total expenditures	**9,538,082**	8,601,410	936,672
Excess of revenues over expenditures	**$ 2,992,023**	$ 2,692,855	$ 299,168

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

STATE ACCOMMODATIONS TAX FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Interest	**$ 117,926**	$ 129,955	$ (12,029)
Accommodations tax	**2,959,219**	2,848,828	110,391
Total revenues	**3,077,145**	2,978,783	98,362
Expenditures			
Purchased services:			
Advertising/promotional	**2,469,295**	2,321,977	147,318
Total expenditures	**2,469,295**	2,321,977	147,318
Excess of revenues over expenditures	**$ 607,850**	$ 656,806	$ (48,956)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

COUNTY ACCOMMODATIONS TAX FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Interest	**$ 91,476**	$ 104,968	$ (13,492)
Accommodations tax	**738,652**	629,859	108,793
County revenue	**177,672**	-	177,672
Total revenues	**1,007,800**	734,827	272,973
Expenditures			
Purchased services:			
Advertising/promotional	**816,956**	819,627	(2,671)
Total expenditures	**816,956**	819,627	(2,671)
Excess (deficiency) of revenues over (under) expenditures	**$ 190,844**	$ (84,800)	$ 275,644

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

LOCAL ACCOMMODATIONS TAX FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Interest	**$ 222,945**	$ 260,228	$ (37,283)
Accommodations tax	**1,634,821**	1,566,940	67,881
Total revenues	**1,857,766**	1,827,168	30,598
Expenditures			
Purchased services:			
Advertising/promotional	**103,645**	90,629	13,016
Total expenditures	**103,645**	90,629	13,016
Excess of revenues over expenditures	**$ 1,754,121**	$ 1,736,539	$ 17,582

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

BEVERAGE PERMITS FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Beverage permits revenue	**$ 47,250**	$ 48,050	$ (800)
Total revenues	**$ 47,250**	$ 48,050	$ (800)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

HOSPITALITY TAX FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Interest	**$ 158,923**	$ 157,382	$ 1,541
Hospitality tax	**969,720**	962,458	7,262
Total revenues	**1,128,643**	1,119,840	8,803
Expenditures			
Purchased services:			
Advertising/promotional	**174,054**	249,315	(75,261)
Total expenditures	**174,054**	249,315	(75,261)
Excess of revenues over expenditures	**$ 954,589**	$ 870,525	$ 84,064

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

VICTIMS' ASSISTANCE FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Fines and forfeitures	**$ 4,249**	$ 5,181	$ (932)
Total revenues	**4,249**	5,181	(932)
Expenditures			
Purchased services:			
Judicial	**4,347**	5,181	(834)
Total expenditures	**4,347**	5,181	(834)
Deficiency of revenues under expenditures	**$ (98)**	$ -	$ (98)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

CAPITAL PROJECTS FUND
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES
FOR THE FISCAL YEARS ENDED JUNE 30, 2025 AND 2024

	2025	2024	Variance
Revenues			
Interest	**$ 440,015**	$ 446,705	$ (6,690)
Total revenues	**440,015**	446,705	(6,690)
Excess of revenues over expenditures	**$ 440,015**	$ 446,705	$ (6,690)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Interest	$ 300,000	$ 300,000	$ 440,015	$ 140,015
Total revenues	300,000	300,000	440,015	140,015
Other Financing Sources				
Transfers in	1,005,000	1,005,000	1,088,720	83,720
Total other financing sources	1,005,000	1,005,000	1,088,720	83,720
Net change in fund balances	1,305,000	1,305,000	1,528,735	223,735
Fund balances, beginning of year	9,375,099	9,375,099	9,375,099	-
Fund balances, end of year	$ 10,680,099	$ 10,680,099	$ 10,903,834	$ 223,735

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

UNIFORM SCHEDULE OF COURT FINES, ASSESSMENTS AND SURCHARGES (PER ACT 96) FOR THE FISCAL YEAR ENDED JUNE 30, 2025

FOR THE STATE TREASURER'S OFFICE:

COUNTY/MUNICIPAL FUNDS COLLECTED BY CLERK OF COURT	General Sessions	Magistrate Court	Municipal Court	Total
Court Fines and Assessments:				
Court fines and assessments collected	N/A	N/A	$ 32,290	$ 32,290
Court fines and assessments remitted to State Treasurer	N/A	N/A	(14,563)	(14,563)
Total Court Fines and Assessments retained	**N/A**	**N/A**	**$ 17,727**	**$ 17,727**
Surcharges and Assessments retained for victim services:				
Surcharges collected and retained	N/A	N/A	$ 1,471	$ 1,471
Assessments retained	N/A	N/A	2,826	2,826
Total Surcharges and Assessments retained for victim services	**N/A**	**N/A**	**$ 4,297**	**$ 4,297**

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

UNIFORM SCHEDULE OF COURT FINES, ASSESSMENTS AND SURCHARGES (PER ACT 96) FOR THE FISCAL YEAR ENDED JUNE 30, 2025

FOR THE DEPARTMENT OF CRIME VICTIM COMPENSATION (DCVC):

VICTIM SERVICE FUNDS COLLECTED	Municipal	County	Total
Carryforward from Previous Year – Beginning Balance	**$ 21,176**	**N/A**	**$ 21,176**
Victim Service Revenue:			
Victim Service Fines Retained by City/County Treasurer	-	N/A	-
Victim Service Assessments Retained by City/County Treasurer	1,471	N/A	1,471
Victim Service Surcharges Retained by City/County Treasurer	2,778	N/A	2,778
Interest Earned	-	N/A	-
Grant Funds Received			
Grant from:	-	N/A	-
General Funds Transferred to Victim Service Fund	-	N/A	-
Contribution Received from Victim Service Contracts:			
(1) Town of	-	N/A	-
(2) Town of	-	N/A	-
(3) City of	-	N/A	-
Total Funds Allocated to Victim Service Fund + Beginning Balance (A)	**$ 25,425**	**N/A**	**$ 25,425**

Expenditures for Victims' Service Program:	Municipal	County	Total
Salaries and Benefits	$ -	N/A	$ -
Operating Expenditures	-	N/A	-
Victim Service Contract(s):			
(1) S.C. Ninth Circuit Judicial Services	4,347	N/A	4,347
(2) Entity's Name	-	N/A	-
Victim Service Donation(s):			
(1) Domestic Violence Shelter:	-	N/A	-
(2) Rape Crisis Center:	-	N/A	-
(3) Other local direct crime victims service agency:	-	N/A	-
Transferred to General Fund	-	N/A	-
Total Expenditures from Victims' Service Fund/Program (B)	**$ 4,347**	**N/A**	**$ 4,347**
Total Victims' Service Funds Retained by Municipal/County Treasurer (A-B)	$ 21,078	N/A	$ 21,078
Less: Prior Year Fund Deficit Repayment	-	N/A	-
Carryforward Funds – End of Year	**$ 21,078**	**N/A**	**$ 21,078**

STATISTICAL SECTION

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

STATISTICAL SECTION
JUNE 30, 2025

This part of the Town of Kiawah Island's (the "Town") Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information, and supplementary information says about the Town's overall financial health.

Contents **Page**

Financial Trends ..... **85 - 89**
These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue Capacity ..... **90 - 92**
These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt Capacity ..... **93 - 95**
These schedules present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and Economic Information ..... **96 - 100**
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

Operating Information ..... **101 - 103**
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the Town's financial reports for the relevant year.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

FINANCIAL TRENDS INFORMATION
NET POSITION BY COMPONENT – LAST TEN FISCAL YEARS
SCHEDULE 1

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Governmental Activities										
Net Investment in Capital Assets	$ 10,278,569	$ 11,320,757	$ 11,733,871	$ 11,791,626	$ 13,660,509	$ 15,982,703	$ 16,239,740	$ 15,980,202	$ 15,691,594	**$ 15,252,519**
Restricted	9,046,099	8,138,456	8,491,565	6,574,713	3,880,535	4,321,491	5,349,279	6,613,211	7,609,644	**8,859,102**
Unrestricted	5,550,418	6,116,525	7,029,886	11,567,148	13,340,319	15,058,999	19,937,186	24,616,558	29,908,931	**35,545,043**
Total government activities net position	$ 24,875,086	$ 25,575,738	$ 27,255,322	$ 29,933,487	$ 30,881,363	$ 35,363,193	$ 41,526,205	$ 47,209,971	$ 53,210,169	**$ 59,656,664**

(Prepared using the accrual basis of accounting)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

FINANCIAL TRENDS INFORMATION
CHANGES IN NET POSITION – LAST TEN FISCAL YEARS
SCHEDULE 2

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Expenses										
Government activities:										
General government [2]	$ 3,376,047	$ 5,498,034	$ 4,485,727	$ 4,669,754	$ 5,835,726	$ 5,246,741	$ 5,400,345	$ 6,741,756	$ 7,349,820	**$ 8,097,012**
Judicial	2,023	23,831	39,539	30,768	26,606	33,351	27,832	14,651	35,040	**29,957**
Public safety	747,401	693,444	774,770	555,211	492,322	475,604	556,749	731,548	897,295	**1,273,582**
Environmental services[2]	820,353	-	-	-	-	-	-	-	-	**-**
Tourism and recreation	2,386,979	2,277,351	2,413,088	2,388,329	2,171,250	2,533,631	3,300,709	3,908,502	4,132,555	**4,245,102**
Interest and other charges	-	51,032	36,872	32,539	29,045	11,361	-	-	-	**-**
Total governmental activities expenses	7,332,803	8,543,692	7,749,996	7,676,601	8,554,949	8,300,688	9,285,635	11,396,457	12,414,710	**13,645,653**
Program Revenues										
Government activities:										
Charges for services:										
General government [2]	3,173,464	3,899,157	4,196,703	4,381,154	4,225,273	5,578,353	6,824,199	6,929,877	7,908,400	**9,241,542**
Judicial	10,914	17,595	90,043	37,375	24,625	52,479	33,735	41,588	23,959	**17,221**
Environmental services[2]	357,877	-	-	-	-	-	-	-	-	**-**
Operating grants and contributions	-	119,541	42,072	102,440	179,872	-	440,343	440,743	-	**177,672**
Total governmental activities revenues	3,542,255	4,036,293	4,328,818	4,520,969	4,429,770	5,630,832	7,298,277	7,412,208	7,932,359	**9,436,435**
Net (Expense) Revenue										
Government activities	(3,790,548)	(4,507,399)	(3,421,178)	(3,155,632)	(4,125,179)	(2,669,856)	(1,987,358)	(3,984,249)	(4,482,351)	**(4,209,218)**

(Continued)

(Prepared using the accrual basis of accounting)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

FINANCIAL TRENDS INFORMATION
CHANGES IN NET POSITION – LAST TEN FISCAL YEARS
SCHEDULE 2

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
General Revenue and Other Changes in Net Position										
Government activities										
SC aid to subdivisions	$ 35,590	$ 37,235	$ 36,724	$ 37,177	$ 38,551	$ 39,290	$ 33,810	$ 47,764	$ 50,141	**$ 52,638**
Franchise fee revenue	747,873	755,815	793,197	857,732	867,100	964,496	916,492	961,847	981,795	**970,451**
Local option sales tax	501,770	530,338	548,248	585,738	548,356	760,172	894,993	984,706	995,279	**1,010,530**
Interest [1]	163,965	45,952	210,255	432,733	361,789	39,087	59,831	1,153,023	1,988,076	**2,028,504**
Hospitality tax	490,388	518,632	560,182	576,884	468,407	667,602	898,462	931,309	962,458	**969,720**
Accommodations tax	2,929,710	3,229,911	3,008,349	3,180,810	2,659,808	4,668,972	5,299,406	5,480,509	5,194,453	**5,526,414**
Lease revenue	72,600	21,858	-	-	-	-	-	-	-	**-**
Beverage permits	36,000	42,000	42,100	-	-	-	-	-	-	**-**
Miscellaneous	132,801	26,310	119,586	148,313	109,044	12,067	47,376	108,857	310,347	**97,456**
Gain on sale of assets	11,000	-	-	14,410	20,000	-	-	-	-	**-**
Total governmental activities	5,121,697	5,208,051	5,318,641	5,833,797	5,073,055	7,151,686	8,150,370	9,668,015	10,482,549	**10,655,713**
Change in Net Position										
Governmental activities	$ 1,331,149	$ 700,652	$ 1,897,463	$ 2,678,165	$ 947,876	$ 4,481,830	$ 6,163,012	$ 5,683,766	$ 6,000,198	**$ 6,446,495**

Notes:

[1] Interest shown on this schedule has been adjusted to include "Mark to market valuation" shown in prior years.

[2] The Environmental Services function has been combined with the General Government function beginning in the year ended June 30, 2017, including the charges for services.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

FINANCIAL TRENDS INFORMATION
FUND BALANCES – GOVERNMENTAL FUNDS – LAST TEN FISCAL YEARS
SCHEDULE 3

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
General Fund										
Nonspendable for prepaid Items	$ 49,147	$ 107,538	$ 114,752	$ 72,059	$ 86,830	$ 169,038	$ 249,705	$ 257,614	$ 309,856	**$ 179,391**
Restricted for tourism-related capital improvements[1]	-	-	-	-	-	-	-	-	-	**-**
Assigned for budget carryovers for future years' expenditures	602,653	-	-	-	-	-	-	-	-	**-**
Assigned for future years' expenditures	1,742,296	-	-	-	-	-	-	-	-	**-**
Unassigned	5,357,910	6,805,230	7,923,320	10,348,426	11,650,708	12,587,381	16,284,939	19,642,142	23,625,765	**27,964,680**
Total General Fund	7,752,006	6,912,768	8,038,072	10,420,485	11,737,538	12,756,419	16,534,644	19,899,756	23,935,621	**28,144,071**
All Other Governmental Funds										
Restricted for:										
Victims' assistance	22,617	21,150	21,150	21,150	21,150	21,150	21,176	21,176	21,176	**21,127**
Tourism-related capital improvements[1]	1,222,645	-	-	-	-	-	-	-	-	**-**
Tourism-related expenditures	7,800,837	8,117,306	8,470,415	6,553,563	3,859,385	4,300,341	5,328,103	6,592,035	7,588,468	**8,837,975**
Committed for:										
Capital improvements	-	1,572,645	1,852,420	4,279,132	4,907,385	5,782,211	6,722,152	8,040,717	9,375,099	**10,903,834**
	9,046,099	9,711,101	10,343,985	10,853,845	8,787,920	10,103,702	12,071,431	14,653,928	16,984,743	**19,762,936**
Total all governmental funds	$ 16,798,105	$ 16,623,869	$ 18,382,057	$ 21,274,330	$ 20,525,458	$ 22,860,121	$ 28,606,075	$ 34,553,684	$ 40,920,364	**$ 47,907,007**

Notes:

[1] In 2016, the Capital Projects Fund was reported separately from the General Fund for the first time.

(Prepared using the modified accrual basis of accounting)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

FINANCIAL TRENDS INFORMATION
CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS – LAST TEN FISCAL YEARS
SCHEDULE 4

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Building permits	$ 990,258	$ 1,246,429	$ 1,337,513	$ 1,250,846	$ 889,009	$ 1,559,967	$ 2,206,404	$ 2,307,091	$ 2,581,962	**$ 3,030,308**
Business licenses	2,183,207	2,290,018	2,502,770	2,535,128	2,695,112	3,386,599	3,958,450	3,897,737	4,635,356	**4,906,755**
Lease revenue	72,600	21,858	-	-	-	-	-	-	-	**-**
SC aid to subdivision	35,590	37,235	36,724	37,177	38,551	39,290	33,810	47,764	50,141	**52,638**
Franchise fee revenue	747,873	755,815	793,197	857,732	867,100	964,496	916,492	984,706	981,795	**970,451**
Beverage permits revenue	36,000	42,000	42,100	44,000	44,800	35,700	27,900	63,150	48,050	**47,250**
Local option sales tax	501,770	530,338	548,248	585,738	548,356	760,172	894,993	961,847	995,279	**1,010,530**
Fines and forfeitures	10,913	17,595	90,043	37,375	24,625	52,479	33,735	41,587	23,959	**17,221**
Interest[1]	163,965	45,952	210,255	432,733	361,789	39,087	59,831	1,153,023	1,988,076	**2,028,504**
Miscellaneous	120,454	53,020	40,322	148,313	109,044	12,067	47,376	108,858	310,347	**97,456**
Accommodations tax - state	1,576,964	1,664,086	1,632,897	1,713,500	1,457,958	2,802,651	3,173,262	3,143,899	3,037,565	**3,153,766**
Accommodations tax - county	450,622	477,000	422,000	484,000	354,000	484,000	609,937	681,098	629,859	**738,652**
Accommodations tax - local	902,124	1,088,825	953,452	967,051	851,050	1,384,691	1,519,444	1,692,935	1,566,940	**1,634,821**
Environmental service fee	357,877	362,710	356,420	551,180	596,352	596,087	631,445	661,899	643,032	**1,257,229**
Federal revenue	-	119,541	42,072	102,440	179,872	-	440,343	440,743	-	**177,672**
Hospitality tax	490,388	518,632	560,182	576,884	468,407	667,602	898,462	931,309	962,458	**969,720**
Total revenues	8,640,605	9,271,054	9,568,195	10,324,097	9,486,025	12,784,888	15,451,884	17,117,646	18,454,819	**20,092,973**
General government[2]	3,145,721	4,200,915	3,839,105	4,024,914	5,420,934	4,785,046	5,249,142	6,398,159	6,772,979	**7,530,030**
Judicial	2,023	23,831	39,304	28,781	25,197	31,967	29,138	14,926	34,743	**29,505**
Public safety	732,014	665,838	665,533	505,544	458,489	430,561	596,010	743,516	885,258	**1,243,420**
Environmental service[2]	820,353	-	-	-	-	-	-	-	-	**-**
Tourism and recreation	2,104,111	2,043,326	2,177,990	2,154,785	1,943,047	2,299,376	3,046,416	3,584,060	3,797,163	**1,243,420**
Capital outlay	1,516,457	7,052,056	717,145	365,703	2,045,185	883,094	785,224	429,376	597,996	**3,919,471**
Principal	-	-	333,000	333,000	333,000	2,001,000	-	-	-	**-**
Interest and other fiscal charges	-	41,147	37,969	33,507	29,045	19,181	-	-	-	**-**
Total expenditures	8,320,679	14,027,113	7,810,046	7,446,234	10,254,897	10,450,225	9,705,930	11,170,037	12,088,139	**13,965,846**
Excess of revenues over (under) expenditures	319,926	(4,756,059)	1,758,149	2,877,863	(768,872)	2,334,663	5,745,954	5,947,609	6,366,680	**6,127,127**
Bonds issued	-	3,000,000	-	-	-	-	-	-	-	**-**
Proceeds from sale of assets	11,000	1,581,823	39	14,410	20,000	-	-	-	-	**-**
Transfers In	2,494,500	3,839,497	2,306,625	4,586,394	4,887,071	4,670,523	2,583,440	3,022,712	2,744,102	**2,924,944**
Transfers out	(2,494,500)	(3,839,497)	(2,306,625)	(4,586,394)	(4,887,071)	(4,670,523)	(2,583,440)	(3,022,712)	(2,744,102)	**(2,924,944)**
Net change in fund balance	$ 330,926	$ (174,236)	$ 1,758,188	$ 2,892,273	$ (748,872)	$ 2,334,663	$ 5,745,954	$ 5,947,609	$ 6,366,680	**$ 6,127,127**
Debt service as a percentage of noncapital expenditures	0%	1%	5.21%	5.16%	4.48%	59.45%	0.00%	0.00%	0.00%	**0.00%**

Notes:

[1] Interest shown on this schedule has been adjusted to include "Mark to market valuation" shown in prior years.

[2] The Environmental Services function has been combined with the General Government function beginning in the year ended June 30, 2017.

(Prepared using the modified accrual basis of accounting)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REVENUE CAPACITY INFORMATION
SIGNIFICANT REVENUE – GOVERNMENTAL FUNDS – LAST TEN FISCAL YEARS
SCHEDULE 1

General Fund

Fiscal Year Ended June 30,	Business License	Local Option Sales Tax	Franchise Fees	Building Permits	Total
2025	**$ 4,906,755**	**$ 1,010,530**	**$ 970,451**	**$ 3,030,308**	**$ 9,918,044**
2024	4,635,356	995,279	981,795	2,581,962	9,194,392
2023	3,897,737	961,847	984,706	2,307,091	8,151,381
2022	3,958,450	894,993	916,492	2,206,404	7,976,339
2021	3,386,599	760,172	964,496	1,559,967	6,671,234
2020	2,695,112	548,356	867,100	889,009	4,999,577
2019	2,535,128	585,738	857,732	1,250,846	5,229,444
2018	2,502,770	548,248	793,197	1,337,513	5,181,728
2017	2,290,018	530,338	755,815	1,246,429	4,822,600
2016	2,183,207	501,770	747,873	990,258	4,423,108

Special Revenue Funds
Accommodations Taxes

Fiscal Year Ended June 30,	State	County	Local	Total
2025	**$ 2,959,219**	**$ 738,652**	**$ 1,634,821**	**$ 5,332,692**
2024	2,848,828	629,859	1,566,940	5,045,627
2023	2,949,786	681,098	1,692,935	5,323,819
2022	2,977,740	609,937	1,519,444	5,107,121
2021	2,592,567	484,000	1,384,691	4,461,258
2020	1,342,274	354,000	851,050	2,547,324
2019	1,585,786	484,000	967,051	3,036,837
2018	1,632,897	422,000	953,452	3,008,349
2017	1,664,086	477,000	1,088,825	3,229,911
2016	1,576,964	450,622	902,124	2,929,710

(Prepared using the modified accrual basis of accounting)

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REVENUE CAPACITY INFORMATION
SIGNIFICANT REVENUE – PERCENT OF BUSINESS LICENSE BY CLASS – LAST TEN FISCAL YEARS
SCHEDULE 2

	Fiscal Year									
Class License Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Lessors of real estate	29.4%	26.8%	29.1%	31.2%	39.9%	43.7%	43.4%	45.1%	42.4%	**38%**
Construction	18.1%	18.6%	19.2%	18.3%	12.1%	11.8%	7.4%	7.4%	9.1%	**12.3%**
Landscaping	3.9%	3.1%	2.9%	2.7%	3.4%	3.3%	3.0%	3.5%	3.1%	**3.2%**
Plumbing/Heating/AC	1.0%	0.9%	1.1%	1.0%	3.3%	4.5%	4.0%	1.5%	1.1%	**2.2%**
Painting	1.1%	1.3%	1.2%	1.5%	4.3%	1.7%	2.2%	1.8%	2.3%	**1.9%**
Carpentry	3.1%	3.0%	2.5%	2.1%	2.6%	3.3%	2.8%	3.0%	3.5%	**3.2%**
Electrical contractors	1.9%	2.1%	2.4%	2.2%	2.4%	2.6%	3.0%	2.3%	3.2%	**3.1%**
Janitorial services	0.8%	0.6%	0.5%	0.8%	0.7%	1.8%	1.1%	2.4%	3.1%	**1.8%**
Carpet/Upholstery	0.3%	0.4%	0.5%	0.4%	0.9%	1.1%	0.9%	0.5%	1.1%	**1.1%**
Masonry/Stone	0.4%	0.4%	0.7%	0.6%	1.1%	1.6%	2.3%	0.7%	1.2%	**1.1%**
Floor laying	0.8%	1.0%	1.9%	1.7%	0.9%	1.1%	0.8%	1.0%	1.5%	**1.1%**
Architectural services	1.8%	2.1%	1.0%	1.2%	1.3%	1.5%	1.4%	2.0%	2.2%	**1.9%**
Roofing/Siding	0.5%	0.8%	0.9%	1.1%	1.3%	1.3%	1.3%	1.1%	1.9%	**1.7%**
Interior design services	1.1%	0.9%	0.2%	0.4%	0.7%	0.8%	0.8%	0.8%	1.1%	**2.2%**
Exterminating/Pest control	0.4%	0.5%	0.0%	0.3%	1.2%	1.4%	1.3%	1.2%	0.9%	**1.1%**
All other classes	35.4%	37.5%	35.9%	34.5%	23.9%	18.5%	24.3%	25.7%	22.3%	**24.2%**
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	**100.0%**

Source:
Town records

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

REVENUE CAPACITY INFORMATION
SIGNIFICANT REVENUE – PERCENT OF ACCOMMODATIONS TAXES BY CLASS
CURRENT YEAR AND LAST NINE FISCAL YEARS – SCHEDULE 3

Class License Description	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Hotels	40%	36%	42.0%	36.0%	22.0%	28.0%	31.0%	30.0%	**30.0%**
Real estate/Rental management companies	45%	51%	55.0%	60.0%	75.0%	70.0%	64.0%	51.0%	**52.0%**
Homes/Villas	15%	13%	3.0%	4.0%	3.0%	2.0%	5.0%	19.0%	**18.0%**
	100%	100%	100%	100%	100%	100%	100%	100%	**100%**

Source:
Town records

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

DEBT CAPACITY INFORMATION
RATIO OF OUTSTANDING DEBT BY TYPE
SCHEDULE 1

Fiscal Year	General Obligation Bonds	Total Primary Government	Percentage of Personal Income[1]	Per Capita[2]
2025	**$ -**	**$ -**	**n/a**	**n/a**
2024	-	-	n/a	n/a
2023	-	-	n/a	n/a
2022	-	-	n/a	n/a
2021	-	-	n/a	n/a
2020	2,001,000	2,001,000	1.2%	$ 1,312
2019	2,334,000	2,334,000	1.4%	1,435
2018	2,667,000	2,667,000	1.6%	1,749
2017	3,000,000	3,000,000	1.8%	1,694
2016	-	-	n/a	n/a

Notes:

[1] Personal income information obtained from the U.S. Census Bureau.

[2] See Schedule 1 of the Demographic and Economic Information section for the total population.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

DEBT CAPACITY INFORMATION
RATIO OF GENERAL BONDED DEBT OUTSTANDING
SCHEDULE 2

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value of Property[1]	Per Capita[2]
2025	**$ -**	**$ -**	**$ -**	**n/a**	**n/a**
2024	-	-	-	n/a	n/a
2023	-	-	-	n/a	n/a
2022	-	-	-	n/a	n/a
2021	-	-	-	n/a	n/a
2020	2,001,000	-	2,001,000	0.56%	$ 1,312
2019	2,334,000	-	2,334,000	0.72%	1,435
2018	2,667,000	-	2,667,000	0.82%	1,749
2017	3,000,000	-	3,000,000	0.99%	1,694
2016	-	-	-	n/a	n/a

Notes:

[1] The estimated taxable value of property was obtained from the Charleston County Assessor's Office.

[2] See Schedule 1 of the Demographic and Economic Information section for the total population.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

DEBT CAPACITY INFORMATION
LEGAL DEBT MARGIN INFORMATION
SCHEDULE 3

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Debt limit	n/a	$ 24,276,473	$ 25,904,913	$ 27,753,870	$ 27,454,880	$ 28,689,610	$ 29,533,215	$ 31,296,938	$ 33,051,707	**$ 34,736,697**
Total net debt applicable to limit	n/a	3,000,000	2,667,000	2,334,000	2,001,000	-	-	-	-	-
Legal debt margin	n/a	21,276,473	$ 23,237,913	$ 25,419,870	$ 25,453,880	$ 28,689,610	$ 29,533,215	$ 31,296,938	$ 33,051,707	**$ 34,736,697**
Total net debt applicable to the limit as a percentage of debt limit	n/a	12%	10.30%	8.41%	7.29%	0.00%	0.00%	0.00%	0.00%	**0.00%**

Legal Debt Margin Calculation for Fiscal Year 2025	
Assessed Value	**$ 434,208,710**
Total Assessed Value	**$ 434,208,710**
Debt Limit (8% of Total Assessed Value)	**$ 34,736,697**
Debt Applicable to Limit:	
General Obligation Bonds (Excluding Premiums)	-
Less: Amounts Issued Under Referendum	-
Total Net Debt Applicable to Limit	-
Legal Debt Margin	**$ 34,736,697**

Note:

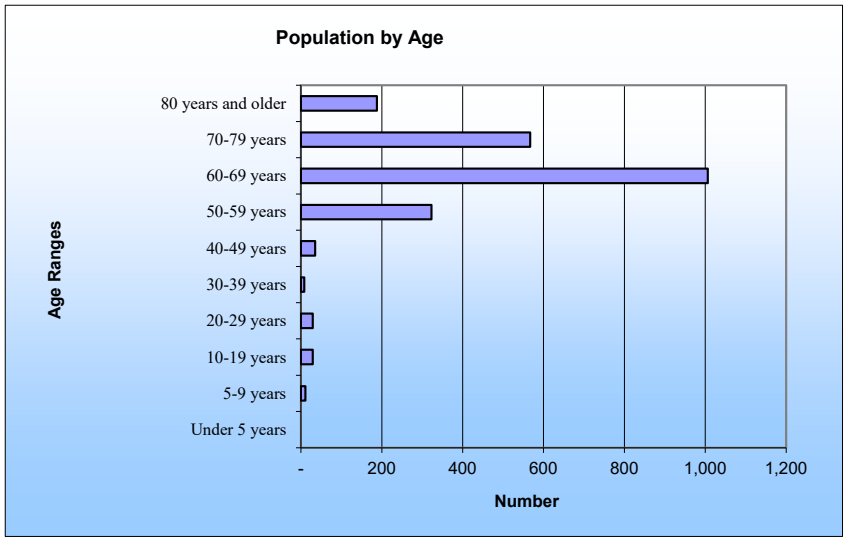
Article Eight (8) Section Seven (7) of the South Carolina Constitution of 1895, as amended, provides that no City or Town shall incur any bonded debt which shall exceed eight per centum (8%) of the assessed value of the property therein and no such debt shall be created without the electors of such City or Town voting in favor of such further bonded debt. Prior to Home Rule Act of July 1, 1976, the bonded debt exempt was thirty-five per centum (35%). In 1976, the General Assembly reduced the general obligation debt limit without voter approval to eight per centum (8%) of assessed valuation; whereas, with a referendum, any amount can be floated.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

DEMOGRAPHIC AND ECONOMIC INFORMATION
PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS
SCHEDULE 1

Town of Kiawah Island
4457 Betsy Kerrison Parkway
Kiawah Island, SC 29455

	Number	Percent
Population	2196	100
Gender and Age		
Male	1092	49.7
Female	1104	50.3
Under 5 years	-	-
5-9 years	11	0.5
10-19 years	29	1.3
20-29 years	29	1.3
30-39 years	8	0.4
40-49 years	35	1.6
50-59 years	323	14.7
60-69 years	1006	45.8
70-79 years	567	25.8
80 years and older	188	8.6
Median age	67.2	(X)

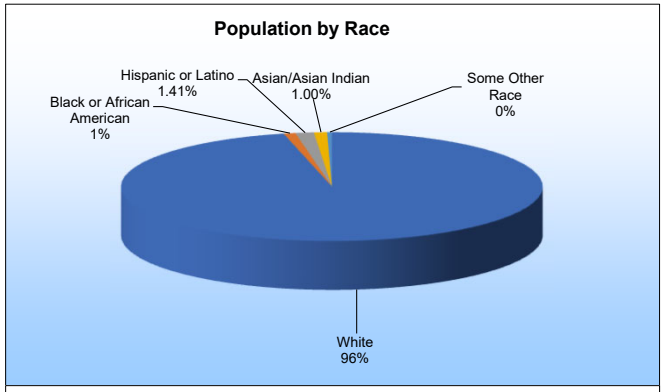


Source:
U.S. Census Bureau 2024 American Community Survey, 5-Year Estimate

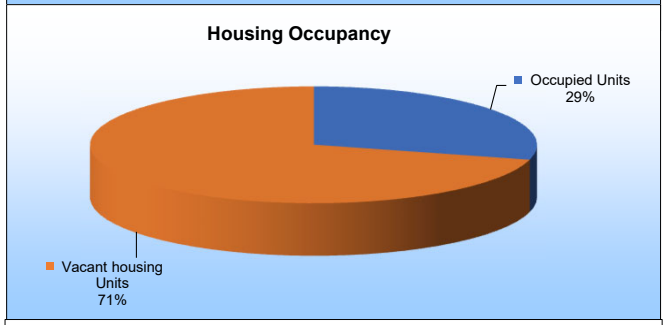
TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

DEMOGRAPHIC AND ECONOMIC INFORMATION
PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS
SCHEDULE 1

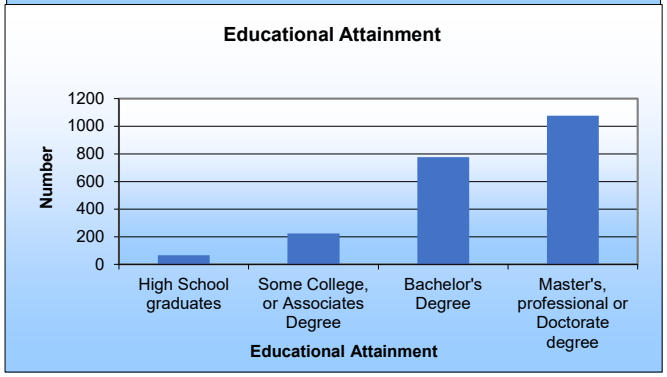
Race	Number	Percent
White	2115	96.3
Black or African American	20	0.9
Hispanic or Latino	31	1.4
Asian/Asian Indian	22	1.0
Some Other Race	8	0.4



Housing Occupancy	Number	Percent
Total Housing Units	3896	100.0
Occupied Units	1135	29.1
Vacant housing Units	2761	70.9
Home owner vacancy rate (%)	89.1	(X)
Rental Vacancy rate (%)	6.9	(X)



Educational Attainment	Number	Percent
Population 25 and older	2144	
High School graduates	66	3.1
Some College, or Associates Degree	224	10.5
Bachelor's Degree	777	36.2
Master's, professional or Doctorate degree	1077	50.2

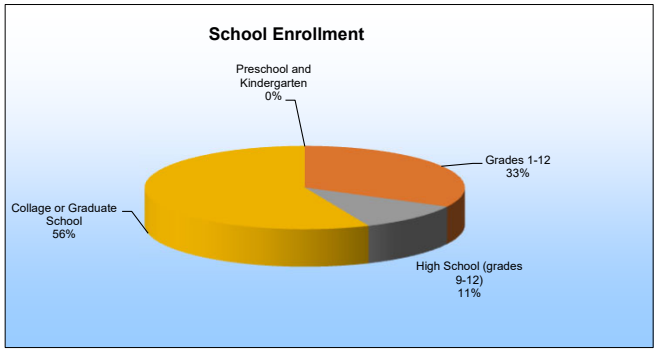


Source:
U.S. Census Bureau 2024 American Community Survey, 5-Year Estimate

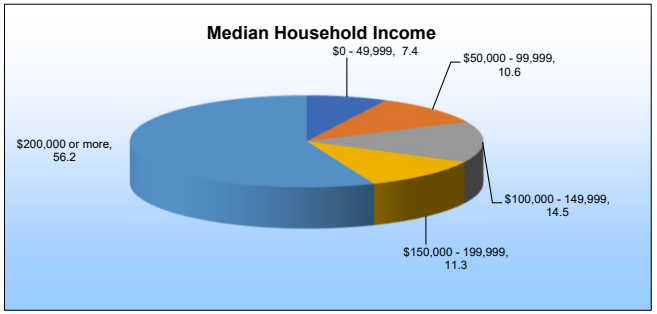
TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

DEMOGRAPHIC AND ECONOMIC INFORMATION
PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS
SCHEDULE 1

School Enrollment		
	Number	
Population 3 years and older	92	
	Number	Percent
Preschool and Kindergarten	-	-
Grades 1-12	30	32.6
High School (grades 9-12)	10	11
Collage or Graduate School	52	56.5



Median Household Income in $	Amount	Percent
Median Household income	$ 236,607	
$0 - 49,999	163	7.4
$50,000 - 99,999	233	10.6
$100,000 - 149,999	318	14.5
$150,000 - 199,999	248	11.3
$200,000 or more	1,235	56.2



Source:
U.S. Census Bureau 2024 American Community Survey, 5-Year Estimate

TOWN OF KIAWAH, SOUTH CAROLINA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS
SCHEDULE 2

Fiscal Year	Population [1]	Personal Income [2]	Per Capita Personal Income [3]	Unemployment Rate [3]
2014	1,311	$ 146,108,328	$ 111,448	2.2%
2015	1,432	172,372,704	120,372	2.3%
2016	1,456	177,004,464	121,569	2.2%
2017	1,488	203,680,416	136,882	2.4%
2018	1,525	217,823,375	142,835	3.3%
2019	1,676	282,186,444	168,369	4.1%
2020	1,772	307,248,852	173,391	2.9%
2021	1,964	376,891,600	191,900	3.0%
2022	2,130	421,426,890	197,853	4.4%
2023	2,196	466,327,188	212,353	3.8%
2024*				
2025*				

Source:

[1] U.S. Census Bureau, American Community Survey, 5-Year Estimate

[2] Personal income is calculated by multiplying population by per capita personal income

[3] U.S. Census Bureau, American Community Survey, 5-Year Estimate

Notes:

(*) Data not available

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO
SCHEDULE 3

	2025			2016		
Employer	Employees*	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
Kiawah Island Golf Resort	**1,487**	**1**	65.62%	1,288	1	67.68%
Kiawah Partners	**648**	**2**	28.60%	480	2	25.22%
Kiawah Island Community Association	**131**	**3**	5.78%	135	3	7.09%
	2,266		100.00%	1,903		100.00%

Source:
Human Resources Department of individual employers

Notes:
* Total number of employees includes seasonal, part-time and on-call positions.
This schedule accounts for more than 50% of employment.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

OPERATING INFORMATION
FULL-TIME EQUIVALENT TOWN GOVERNMENT EMPLOYEES
BY FUNCTION/PROGRAM – LAST TEN FISCAL YEARS – SCHEDULE 1

	Management Services	Finance	Administrative Services	Building	Other	Deputies	Solid Waste	Total
2025	**1**	**5**	**5**	**8**	**9**	**29**	**0**	**57**
2024	1	4	6	8	9	24	0	52
2023	1	4	5	7	7	18	0	42
2022	1	4	5	6	7	22	0	45
2021	1	4	3	7	4	28	0	47
2020	1	4	3	7	4	26	0	45
2019	1	3	3	7	4	41	0	59
2018	1	3	3	7	3	46	0	63
2017	1	3	3	7	3	46	0	63
2016	1	3	3	4	3	58	0	72

Source:
Town's Human Resource Office

Notes:
Deputies are recorded at actual number of contractual staff.
The deputies are all part-time and are full-time County deputies.

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

OPERATING INFORMATION
OPERATING INDICATORS BY FUNCTION – LAST TEN FISCAL YEARS
SCHEDULE 2

Function	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Police										
Traffic tickets issued	154	165	51	47	65	48	60	156	1	**0**
Criminal issues	29	1	1	1	2	5	5	7	2	**0**
Solid waste										
Waste by (tons)	2,098	2,141	1,700	1,697	1,995	2,153	2,358	2,453	2,512	**2,518**
Culture and recreation										
Recreation permits issued	3	3	12	31	5	3	3	4	9	**8**
Town sponsored events	37	38	35	36	20	0	51	35	34	**36**
Code enforcement										
Tickets issued	28	85	541	190	284	189	252	265	121	**205**

Source:
Town of Kiawah Island

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

OPERATING INFORMATION
CAPITAL ASSETS STATISTICS BY FUNCTION – LAST TEN FISCAL YEARS
SCHEDULE 3

Function	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Public safety										
Vehicles	4	7	7	8	7	8	9	9	10	**12**
Radios	34	34	34	38	26	26	26	26	26	**26**
Solid waste										
Collection trucks	5	5	4	4	4	4	4	4	5	**5**
Contractors	1	1	1	1	1	1	1	1	1	**1**
Land and building										
Municipal meeting rooms	3	3	4	4	4	4	4	4	4	**4**
Municipal center square footage	6,500	6,500	13,900	13,900	13,900	13,900	13,900	13,900	13,900	**13,900**
Highways and streets										
Streets (miles)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	**3.5**
Signs	68	71	95	95	121	121	121	122	122	**122**

Source:
Town of Kiawah Island

COMPLIANCE SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and Members
of the Town Council
Town of Kiawah Island
Kiawah Island, South Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the **Town of Kiawah Island, South Carolina** (the "Town") as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements and have issued our report thereon dated October 2, 2025.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Kiawah Island, South Carolina's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Columbia, South Carolina
October 2, 2025

TOWN OF KIAWAH ISLAND, SOUTH CAROLINA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP.	Unmodified
Internal control over financial reporting:	
Material weaknesses identified?	___ Yes __X__ No
Significant deficiencies identified not considered to be material weaknesses?	___ Yes __X__ No
Noncompliance material to financial statements noted?	___ Yes __X__ No

Federal Awards

There was not an audit of major federal award programs as of June 30, 2025, due to the total amount expended being less than $750,000.

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported.

SECTION III
FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

Not applicable.

SECTION IV
STATUS OF PRIOR YEAR AUDIT FINDINGS

None reported.

TAB 4

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2025-18

AN ORDINANCE FOR THE TOWN OF KIAWAH ISLAND TO AMEND THE TOWN OF KIAWAH ISLAND'S COMPREHENSIVE PLAN

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local Planning Commission reviews the Comprehensive Plan, or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, the purpose of adopting a Comprehensive Plan is to guide the development of the Town in accordance with existing and future needs; and

WHEREAS, the Town of Kiawah Island Planning Commission has guided the preparation and drafting of the 2025 Comprehensive Plan in compliance with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and

WHEREAS, the Comprehensive Plan reflects the community's shared vision for the future, and addresses key elements including governance structure, population, economic development, natural resources, cultural resources, community facilities, housing, transportation, land use, priority investments, and resiliency; and

WHEREAS, the Planning Commission passed a resolution on July 2, 2025, recommending approval of the 2025 Comprehensive Plan Update – KiawahNext; and

WHEREAS, the Town of Kiawah Island held the required public hearing on September 9, 2025, and November 4, 2025, to receive public input on the proposed amendments to the Comprehensive Plan.

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.

Section1. Purpose

This Ordinance is to amend the Town of Kiawah Island's Comprehensive Plan.

Section 2. Ordinance

The Town of Kiawah Island's Comprehensive Plan is hereby amended as follows:

Attached **"Exhibit A"** is incorporated herein by reference, which shall replace the existing 20215 Comprehensive Plan and hereafter be known as "KiawahNext - The Town of Kiawah Island 2025 Comprehensive Plan".

The Town hereby amends Article I. – In General, Sec. 12-1. Town of Kiawah Island's Comprehensive Plan, as shown in the attached **"Exhibit B,"** which is hereby incorporated herein by reference.

Section 3. Severability.

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

Section 4. Effective Date and Duration

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

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 4TH DAY OF NOVEMBER 2025.

_____

Bradley D. Belt, Mayor

_____

Petra S. Reynolds, Town Clerk

First Reading Approval: September 9, 2025

Public Hearing: September 9, 2025; October 7, 2025; November 4, 2025

Second Reading Approval: November 4, 2025

TOWN OF KIAWAH ISLAND
PLANNING COMMISSION

RESOLUTION 2025-01

A RESOLUTION TO RECOMMEND ADOPTION OF THE 2025 TOWN OF KIAWAH ISLAND COMPREHENSIVE PLAN - KIAWAHNEXT

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local planning commission review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, the Town of Kiawah Island Planning Commission has guided the preparation and drafting of the 2025 Comprehensive Plan in compliance with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and

WHEREAS, the Town of Kiawah Island Planning Commission has ensured that the Comprehensive Plan includes consideration of current and future conditions, public input, data analysis, maps, and goals and implementation strategies consistent with the Town's vision and objectives; and

WHEREAS, the Comprehensive Plan reflects the community's shared vision for the future, and addresses key elements including governance structure, population, economic development, natural resources, cultural resources, community facilities, housing, transportation, land use, priority investments, and resiliency; and

WHEREAS, the Future Land Use Map as amended in the Comprehensive Plan and reflects the community's shared vision for the future, and addresses key elements including governance structure, population, economic development, natural resources, cultural resources, community facilities, housing, transportation, land use, priority investments, and resiliency; and

WHEREAS, the Town of Kiawah Island Planning Commission has held several workshops and reviewed the recommended comprehensive plan and determined that it is in the best interests of the Town and its residents to formally consider and adopt the plan; and

WHEREAS, the Town of Kiawah Island Planning Commission has voted to recommend adoption of the 2025 KiawahNext Comprehensive Plan in accordance with applicable statutory requirements; and

NOW, THEREFORE, BE RESOLVED BY THE TOWN OF KIAWAH ISLAND PLANNING COMMISSION, TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AS FOLLOWS:

Section 1 **Resolution**

Consideration and Recommendation of Approval: 2025 The Town of Kiawah Island Comprehensive Plan – KiawahNext as referenced in "Exhibit A". Town Council shall hereby acknowledge receipt and shall consider its formal adoption at the next duly noticed public meeting.

Section 2 **Effective Date and Duration**

This Resolution shall become effective immediately upon its adoption by the Planning Commission.

PASSED, APPROVED, BY THE PLANNING COMMISSION FOR THE TOWN OF KIAWAH ISLAND ON THIS 2ND DAY OF JULY 2025.

Joanne Hennessy, Planning Commission Chair

John Taylor, Jr., Planning Director

Petra Reynolds, Town Clerk

"Exhibit A"







TOWN OF KIAWAH ISLAND | 2025 COMPREHENSIVE PLAN

kiawahnext

Second Reading 11.04.25

ADOPTED XX.XX.2025

DRAFT COPY

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TOWN OF KIAWAH ISLAND | 2025 COMPREHENSIVE PLAN

kiawahnext

ADOPTED XX.XX.2025


TOWN of KIAWAH ISLAND
ESTABLISHED 1988

Acknowledgements

The planning process was managed by the staff of the Town of Kiawah Island, steered by the Planning Commission, adopted by the Mayor and Town Council, and envisioned by the residents of Kiawah.

TOWN COUNCIL

Mayor Bradley D. Belt

Mayor Pro Tempore Russell Berner

Council Member E. Luke Farrell

Council Member Madeleine Kaye

Council Member Lance Spencer

TOWN STAFF

Stephanie Tillerson, AICP, Town Administrator

John Taylor, Jr., Planning Director

Jim Jordan

Brian Gottshalk

Patrea St. John

Bruce Spicher

Dorota Szubert

Daniel Vincent

PLANNING COMMISSION

Joanne K. Hennessy, Chair

Larry Iwan, Vice-Chair

Eugene A. Babinec

John Connolly

Sandra L. Devine

Robert Ryan

Mary E. Schmersal

WITH CONTRIBUTION FROM FORMER PLANNING COMMISSIONERS

Andrew J. Capelli

Ronald Curran, MD

William Dowdy

E. Luke Farrell

Madeleine Kaye

a bold vision for **Kiawah's bright future**



01 section

part one: vision

01 vision
02 blueprint
03 comprehensive plan elements

kiawahnext

part I: snapshot

Glossary of Terms

KIawah Governance Entites and Major Stakeholders

Kiawah Island Alliance (KIA) - The proposed formalized coordination mechanism among major stakeholders including the Town, KICA, Kiawah Island Golf Resort, and Kiawah Partners, designed to enhance collaboration and strategic planning for the Kiawah's future development.

Kiawah Island Community Association (KICA) - Kiawah's primary property owners' association responsible for operating the main and secondary security gates, managing its amenities, including bike paths and boardwalks, enforcing community regulations, and maintaining common areas throughout the island.

Kiawah Island Golf Resort (KIGR) - The resort provides lodging and amenities, including five golf courses, tennis and pickleball facilities, pools, restaurants, and special events programming.

Kiawah Partners (KP) - The original master developer of Kiawah Island that owns and operates Kiawah Island Real Estate and the Kiawah Island Club, a membership-based organization providing golf courses, recreational facilities, and dining amenities.

Town - The municipal government of the Town of Kiawah Island, responsible for core governmental functions including public safety, zoning administration, building services, infrastructure maintenance, and municipal policy implementation within the corporate limits.

Other terms

Build-out - The point when an area reaches its maximum development capacity under existing zoning regulations and land use restrictions. For Kiawah, this represents completion of all approved residential, commercial, and recreational development.

Choke Points - Traffic bottlenecks that constrain vehicle flow on Kiawah, specifically the Main Gate entrance and the roundabout connecting Kiawah Island Parkway, Seabrook Island Road, and Betsy Kerrison Parkway.

End-stage Development - The development phase when remaining undeveloped properties reach completion and redevelopment of existing structures becomes the primary development activity rather than new construction on vacant land.

Island - Generally refers to all properties under the jurisdiction and subject to the covenant restrictions of the Kiawah Island Community Association.

Kiawah - The entire municipal boundaries of the Town of Kiawah Island, establishing the legal jurisdictional framework for all municipal government functions and authority.

Living with Nature - Kiawah's foundational philosophy and approach to development that emphasizes harmony between the built environment and natural systems, incorporating environmental stewardship, wildlife protection, and sustainable design principles into all planning and development decisions.

Resiliency - The community's capacity to adapt, prepare for, and recover from environmental challenges including sea level rise and severe weather events, while maintaining essential services and infrastructure functionality.

Executive Summarynext

KiawahNext is a comprehensive plan guiding the future of the Town of Kiawah Island ("Town"), advancing its vision of a harmonious residential community with an integrated world-class resort and shopping village within a preserved maritime setting. The plan balances quality development with natural preservation while prioritizing resilience throughout all aspects of implementation.

KiawahNext replaces the 2015 Comprehensive Plan, amended in 2019. It synthesizes the studies, research, and recommendations from a wide variety of recent plans and documents to create a unified strategy for the Town.

Three Critical Factors Shape Kiawah's Future:

1. Kiawah's success depends on collaboration and advocacy among key stakeholders. Kiawah's governance is characterized by a unique dual model consisting of the Town and KICA. Other stakeholders include KIGR and KP, EDENS, property owners, commercial interests and holders of conservation easements on and around Kiawah, including the Kiawah Conservancy and the Lowcountry Land Trust. The Town borders Johns Island, an unincorporated area in Charleston County. Growing development on Johns Island has increased pressure on roads and infrastructure, directly affecting the Kiawah community. Over the coming decade, growth within Kiawah and on Johns Island will require greater levels of collaboration and advocacy to ensure Kiawah's interests are properly balanced between sometimes competing drivers and objectives.

2. Managing Growth. The next decade will be defined by the build-out of remaining residential and commercial development entitlements and plans, driving continued growth in a tourism-based economy. As Kiawah approaches residential build-out, the focus will shift from new construction to redevelopment of existing properties and amenities. This transition requires updated land use standards, permitting processes, and strategic coordination to ensure redevelopment maintains Kiawah's character while meeting evolving community needs.

3. Sustaining Kiawah's commitment to Living with Nature is fundamental to the unique Kiawah experience. From its inception, Kiawah's extraordinary natural environment has shaped the community's identity and been preserved through careful planning and stewardship. Maintaining this connection to nature and enhancing environmental resiliency will be essential to preserving what makes Kiawah distinctive as both a residential community and visitor destination.

Four Strategic Pillars for Kiawah's Future

1. Managing Development and Growth addresses the strategic management of Kiawah's remaining development capacity as the community approaches primary build-out completion, with potential growth in residential units from approximately 4,100 currently to as many as 5,200 units over the next decade. While the full-time residential population is expected to grow modestly, expansion of multi-family properties is expected to drive increased growth rates in the visitor and non-resident population. This pillar emphasizes managing upcoming development, preparing for the shift from new development to redevelopment, and establishing structured mechanisms for greater collaboration among key stakeholders.

2. Community Experience focuses on maintaining an exceptional quality of life for residents and visitors by preserving natural resources, managing traffic, supporting sustainable tourism growth, and maintaining Kiawah's unique character.

3. Infrastructure focus on the need for physical systems to remain robust and forward-looking, addressing capacity constraints that have emerged as Kiawah has matured and grown to its current state while preparing for emergency circumstances and environmental challenges.

4. Resiliency prepares the community to adapt to environmental change, continuing Kiawah's 50-year commitment to design and development in harmony with nature while building capacity to address sea-level rise, nuisance flooding, and other climate-related challenges.

Strategic Action Plannext

Implementation Roadmap for *KiawahNext*

This section summarizes and consolidates the highest-impact recommended actions emerging from the four strategic priorities, providing a clear implementation roadmap to achieve Kiawah's vision over the next decade. Section 2 of the Plan, the Blueprint, provides additional detail regarding each of the four priority areas and associated recommendations as follows:

1. Development and Growth

1.1. Establish the Kiawah Island Alliance (KIA) - Create a structured, formalized mechanism for enhanced coordination, joint planning, policy development, advocacy, and relationship management among Kiawah's key stakeholders.

1.2. Establish a Redevelopment Task Force - Create a task force to analyze redevelopment trends across Kiawah properties, identify barriers to strategic redevelopment, and recommend incentives or mechanisms to facilitate redevelopment that align with Kiawah's long-term vision.

1.3. Enhance Kiawah advocacy - Evaluate strategies to advocate more proactively at the county, state, and federal levels regarding issues that directly affect Kiawah, including roads and traffic, planning, infrastructure, and environmental matters.

2. Community Experience

2.1. Evaluate proactive strategies to manage traffic - Update existing traffic studies and identify mechanisms to better manage traffic flows into and within Kiawah as a top issue affecting future growth, safety, and community experience.

2.2. Explore creation of a tourism commission - To promote tourism that aligns with the Kiawah brand and experience, including a possible expanded focus on ecotourism.

2.3. Expand public amenities - Identify and evaluate opportunities for strategic investment in public amenities that provide maximum value to Kiawah residents and visitors.

2.4. Maintain and prioritize support for protection of Kiawah's wildlife - Support efforts consistent with Living with Nature initiatives.

3. Infrastructure

3.1. Stress test emergency transportation infrastructure - Evaluate and periodically review Kiawah's transportation infrastructure capacity under normal and emergency conditions, including the potential emergency use of leisure trails. This assessment will build upon the foundational work of KICA's Adaptive Management Plan Task Force.

3.2. Periodically evaluate the capacity, resilience and useful life of Kiawah's critical utility infrastructure - Review performance and recovery plans under normal and emergency situations.

3.3. Evaluate strategies to adapt existing facilities to support growth - Make

the best use of existing sites and resources.

4. Resiliency

4.1 Explore creation of a Chief Resilience Officer - Establish a Town position to manage the municipal resiliency committee and coordinate the review and potential consolidation of resilience-related plans and initiatives across the community.

4.2 Implement a comprehensive community resilience education program - Develop targeted outreach initiatives that engage residents, property owners, and visitors in understanding their roles in environmental stewardship and sustainable practices.

Kiawah by the Numbers

commercial and mixed-use development. Traffic, roads, resiliency, and other infrastructure concerns are top issues, pressured by multiple factors both within the Town and surrounding areas.

Kiawah Key Facts

- **Incorporated:** September 13,1988
- **Location**: 25 miles southwest of Charleston, South Carolina
- **Municipal boundaries** encompass Kiawah Island, Freshfields Village and the Town's Municipal Center.
- **Total Highlands:** ~3,725 acres
- **Land:** ~11 square miles (~7,100 acres)
- **Water/Wetlands:** ~2.4 square miles (~1,536 acres)
- **Beachfront:** ~10 miles of Atlantic Ocean shoreline

Population Trends Impacting Kiawah Roads, Infrastructure and Amenities

Continued population growth expected, driven by visitors and longer part-time homeowner stays

Type	Key Drivers	Exp. Impact
Full-time Residents	• ~ 2,100 current FT residents • Modest growth projected	
Part Time Property Owners	• ~ 6,000 P/T homeowners • More frequent and longer stays	
"Stay" Visitors	• Growth of overnight visitors driven by new development of short term rental and hotel units	
Day Visitors	• Planned development outside of Kiawah with various forms of permissible access • New Kiawah amenities expected to drive growth in day visitors • Expected growth in daily commercial service providers	

Total population: 10,000 – 12,000 during peak periods (2025)

The following development analysis uses Charleston County parcel data and Town of Kiawah Island Permitting data as of April 7, 2025. Population, Traffic, and Tourism trends source US Census, Charleston Visitors Bureau South Carolina Department of Transportation, and Kiawah Island Community Association data.

Dwelling Unit Trends Impacting on Kiawah Resources - Expected

Excluding new hotel capacity, a 20% increase from 2025 is likely, mostly driven by multifamily

Type	Key Drivers	Exp. Impact
Single Family: 3,342 units*	• 3,001 current/under construction SFR units • 341 undeveloped lots (2025) • Expected shift to redevelopment	
Multifamily Up to 1900 units*^	• 1,349 current/under construction units • ~400-500 potential new units^	
Hotel Up to 650 rooms*^	• 350 current rooms • ~ 150-300 potential new hotel rooms	

Total potential residential dwelling units: 5,200 (+ ~20%)

** Includes existing and potential new growth.*
^ Some tradeoffs may occur between multifamily residential dwelling units and hotel rooms.

LEGEND: Relative Expected Impact on Kiawah Resources (Roads Infrastructure, Community Facilities, Amenities)

- Highest Expected Impact
- Significant Expected Impact
- Moderate Expected Impact
- Minimal Expected Impact
- Lowest Expected Impact

Top Trends Affecting Kiawah's Next Ten Years

Significant activity in commercial and mixed-use development both within Kiawah and the surrounding Johns Island community will impact Kiawah resources

Commercial / Resort Development – Within Kiawah

Continued growth expected driven primarily by KIGR and Freshfields Village undeveloped properties.

Locations / Expected Use	Scale
KIGR: Undeveloped parcels zoned / entitled to be developed as hotels, residential and commercial	• Up to 200 – 400 residential units (*Tradeoffs may occur between residential DUs and hotel rooms)*
Seafields at FFV: Independent and Assisted Living	• 106 units (90 Independent; 16 Assisted)
MUSC: Freestanding Emergency Department	• ~12,000 sqft
Freshfields Village: Five undeveloped parcels permitted for commercial or residential (Townhomes; freestanding units or units above retail)	• Up to ~80,000 commercial sqft • Up to 96 DUs

Residential / Commercial Development – Beyond Kiawah

Continued growth expected within unincorporated Charleston County, particularly on lower Johns Island.

Locations / Expected Use	Scale
Planned Andell West (Harris Teeter)	• Up to 160,000 sqft
Kiawah River: Residential and Dunlin Hotel	• Up to 1,200 homes • 72 guest rooms
Orange Hill Golf Course & Residential: Access to Kiawah Island Club	• Up to 120 homes inclusive of up to 68 STRs
South Island Market: Mixed use development at intersection of Betsy Kerrison, River, Bohicket	• Up to 128,300 sqft commercial • Up to 101 DUs
Kiawah River Estates / Oak Point: Golf and residential expansion with access to Kiawah via Governors Club (KIGR)	• [TBD]

Employment Snapshot

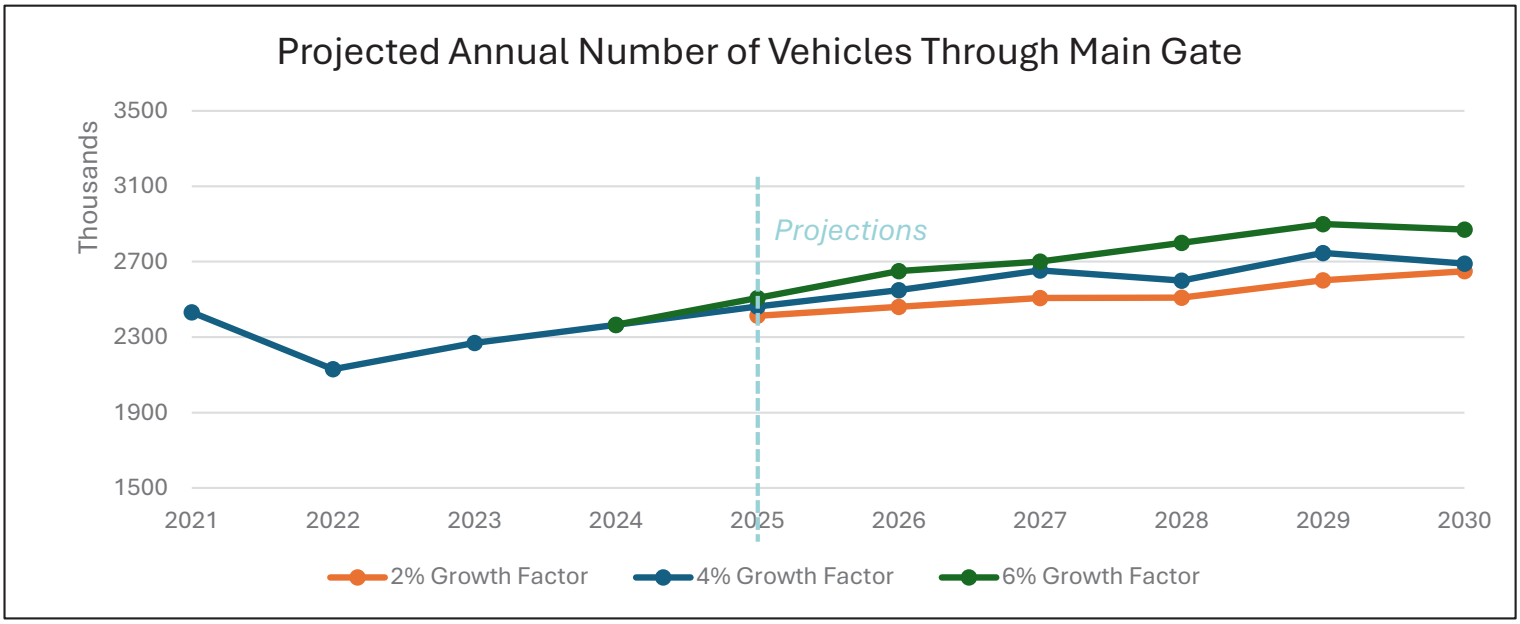
More than 3,000 employees from Town-based employers; Kiawah economy also supports 000s of service provider jobs.

Employers	# of Employees
Kiawah Island Golf Resort	~1,700
Kiawah Partners / Kiawah Island Club and Real Estate	~ 800
Freshfields Village Businesses	350+
Kiawah Island Community Association (KICA)	100 +
Town of Kiawah Island	28
Barrier Island Ocean Rescue	40 (peak season)
Other daily service providers	758 unique business licenses; ~16,300 annual commercial passes estimated

Tourism / Visitor Snapshot

Tourism continues to be strong component to Kiawah's economy, with time and dollars spent.

Tourism Factors	Trends
Short Term Rentals	1,400 licenses (~1/3 of dwelling units) as of September 2025.
Non-resident stay visitors	~ 300,000 est. annual
Occupancy Rates (Vacation Rentals)	On average ~62%; consistent for past 3 years (booking pace and average rate for vacation rentals are increasing for the first six months of 2025).
Average Daily Rate (*outpacing inflation)	$511 – ~28% increase from 2019 ($366) to 2024
Beachwalker County Park	~122,000 annual visitors (2024) Peak (July – October)



"Since 2021, Kiawah has experienced approximately 4% year-on-year growth in vehicle traffic through the main gate. With 20% growth expected in new dwelling units, a higher growth rate in vehicle traffic can be expected. For this purpose, KiawahNext has modeled potential vehicle growth between 2% - 6%. Projections do not illustrate the extreme seasonality of traffic during peak seasons."

Expected Growth in Vehicle Traffic

Traffic Indicator	Scale	Exp. Impact
Main Gate *Managed by KICA*	• Increase ~4% increase from 2023 (2.27M) – 2024 (2.37M) • By 2030 projected ~2.7 – 3.2 million vehicles	
Employees & Service Providers	• ~758 unique business licenses projected + 3,000 employees contributes to ~16,300+ annual commercial passes	
Annual Gate Passes: *KICA*	• ~49,000+ issued day passes • ~14,000 Owner /Guest passes	
Recurring Gate Access Property owners beyond Kiawah with club memberships	• Growing number of new developments impact infrastructure, community facilities and amenities (Orange Hill, Kiawah River Estates, etc.)	
Kiawah Island Parkway Traffic Traffic volumes are consistently higher during the summer months, reflecting peak tourist and part-time resident activity.	• ~7,300 vehicles average per day on the KIP during June and July (2024); ~7,900 vehicles peak volume week excluding holidays; More than 10,000 through main gate during holiday peak periods. • Weekends see consistently elevated traffic—particularly on Saturdays, which tend to show the highest single-day volumes, especially during mid-day hours.	
Beachwalker County Park Beachwalker Drive	• ~50,000-57,000 vehicles annually visit the county park remaining relatively consistent due to parking limitations, however Beachwalker Drive experiences some back up during peak season.	
Betsy Kerrison Parkway *SCDOT*	• ~8,700 Average Annual Daily Traffic (2024) Up ~10% from 2022 (7,800). Great percentage is estimated to route towards Kiawah.	

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kiawahnext

part II: blueprint

Strategic Priorities for Kiawah's Future next

The *KiawahNext* plan establishes four interconnected priorities that form the foundation for Kiawah's future evolution. These strategic focus areas—Development and Growth, Community Experience, Infrastructure, and Resiliency—address the critical aspects of sustaining and enhancing Kiawah as a world-class residential community and visitor destination while preserving its unique natural environment.

Each priority represents a distinct yet interdependent component of comprehensive community planning.

1. Development and Growth focuses on strategically managing Kiawah's remaining development capacity as the community nears residential build-out, continued development in remaining commercial areas, and the need to redevelop aging properties and amenties.

2. Community Experience focuses on maintaining the quality of life that defines Kiawah for residents and visitors.

3. Infrastructure ensures that physical systems supporting community life remain robust and forward-looking, and capable of supporting both normal and emergency situations.

4. Resiliency prepares the community to adapt and thrive to environmental change and challenges.

These priorities provide a comprehensive framework for balancing economic vitality, environmental stewardship, and community cohesion as Kiawah navigates the next decade of evolution.

1. Development and Growth

Vision: The Town will take a strategic, balanced approach to future development, preserving Kiawah's unique character as a world-class residential and resort community. Core values—Living with Nature, economic sustainability, and climate resiliency—will guide all planning and development and decisions over the next decade.

Context: The following factors directly influence the Town's development planning over the next decade:

Development of Remaining Residential and Commercial Sites:

Growth in new Residential Developments: Total residential units could reach 4,800-5,200, with the upper range depending on KIGR's residential versus hotel allocation (chart, page 98).

Redevelopment: As the current housing stock ages and new development reaches capacity limits, a shift toward redevelopment will accelerate across multi-family units, single-family homes, and supporting public and private amenities.

Residential Character and Visitor Activity: Kiawah's housing patterns reveal a community primarily oriented toward seasonal residents and visitors rather than permanent occupancy. With only 29% of KICA members identifying Kiawah as their primary home and one-third of all residential units operating as short-term rentals, roughly two-thirds of Kiawah's housing stock serves non-permanent residents.

While short-term rental licenses have remained relatively stable over the past five years, fluctuating between 1,312 and 1,400 units, the intensity of Kiawah use continues to grow. Vehicle traffic has increased 4.2% to 2.37 million vehicles annually, and member amenity usage has risen as property owners extend their stays on Kiawah.

These utilization patterns create unique planning challenges for Kiawah. Rather than experiencing traditional seasonal peaks followed by quiet periods, Kiawah now faces sustained year-round pressure on infrastructure and services. The combination of consistent short-term rental activity, secondary home usage, and extended member visits generates continuous demand that municipal services and public and private infrastructure must accommodate.

Tourism as a Key Driver of Kiawah's Economy: Kiawah enjoys a vibrant economy, making significant contributions to state and county tax revenues. Overall, Kiawah supports an estimated 6,500 jobs, with the KIGR serving as Kiawah's largest employer, employing over 1,700 people and ranking eighth in the Charleston area. As Riverstone, parent company of KIGR, currently owns the largest percentage of undeveloped property on the island and sites adjacent to Freshfi elds, KIGR will continue to play a central role in Kiawah's continued evolution.

Growth in tourism, as well as growth in the surrounding Johns Island area, has placed increased stress on roads and infrastructure, including Kiawah's main gate. Solving these infrastructure and traffic issues will be essential to balancing the growth in tourism and the visitor population while sustaining the unique character that draws residents and visitors to Kiawah.

Land Use: Several drivers will affect the evolution of permitted land use in the coming decade:

With fewer undeveloped properties remaining, thoughtful planning and collaboration among Kiawah's stakeholders is essential.

This requirement, combined with commitment to preserve and enhance Kiawah's natural surroundings, will shape the needs, requirements, and evolving regulations for land use. The goal is to strategically utilize the remaining undeveloped areas for residential, recreational, civic, and commercial purposes while prioritizing the unique connection between Kiawah and nature and building resilience.

Annexation: Annexation can be a viable approach to support both defensive and offensive strategies to preserve, protect, and enhance the Kiawah community. Any future annexation opportunities must be evaluated in the context of the objective

to manage Kiawah's residential density and population while preserving and maintaining the Kiawah experience.

Fiscal Strength and Stability: The Town currently enjoys a strong financial position, with $17.6 million in FY2026 revenues derived from tourism-related taxes, business licenses, permits, and local fees.

Through sound fiscal management and balanced investment strategies, the Town has accumulated a significant reserve fund of $46 million in FY2025, which will provide critical flexibility for investment in areas such as enhancing resiliency, emergency management, and public infrastructure.

The Town does not impose a property tax. Charleston County received $96 million in FY2024 from real estate taxes paid by Kiawah property owners, which directly supports local fire services, law enforcement, schools, county parks, and county administrative functions.

Key Relationships: Kiawah's continued development success relies on effective coordination among several key stakeholders with distinct but interconnected roles. The Town provides municipal services, including public safety, planning and zoning, and beach management. KICA manages gate access, roads, ponds, common areas, and property owner amenities. KIGR and KP, as well as EDENS at Freshfields, and additional stakeholders whose operations intersect with both municipal and community association functions. This multi-entity governance and stakeholder structure requires ongoing communication and strategic alignment to balance municipal priorities, property owner interests, resort operations, and commercial development objectives in support of shared long-term goals.

Recommended Actions:

The following recommendations support the objective to strategically guide Kiawah's future development:

1.1. **Establish the Kiawah Island Alliance:** Create a formalized mechanism for enhanced coordination, integration, and relationship management among Kiawah's stakeholders. At a minimum, this encompasses the Town and KICA as Kiawah's principal governance entities, as well as the major owners and developers, currently KIGR, KP, and EDENS. Over the next decade, investment plans and priorities among these entities are likely to evolve, further underscoring the need for continued coordination and transparency.

The KIA would serve as a high-level forum for facilitating long-term strategic discussions about Kiawah's future, identifying opportunities for policy alignment and collaboration, addressing emerging issues and interdependencies among stakeholders, and promoting open dialogue and understanding among diverse Kiawah entities.

Priorities include working as a group to advocate for the needs of Kiawah and the broader community, especially as it relates to vehicular access to key services such as grocers,

medical care, and restaurants, with development that remains consistent with overriding principles of Living with Nature.

The composition of the KIA may include representatives from KICA, KP, KIGR, KIU, land conservancy groups, EDENS (Freshfields Village), and county or state agency liaisons as needed.

1.2. **Establish a Town Redevelopment Task Force:** To prepare for upcoming redevelopment activities, a task force should evaluate current and future plans for single-family residences, multi-family developments, commercial projects, and other properties within the Town. This task force would develop a comprehensive plan to incentivize redevelopment while identifying existing ordinances and determining enablers or impediments that affect Kiawah's long-term redevelopment goals. The task force should create a comprehensive redevelopment process and toolkit to streamline permitting procedures.

1.3. **Establish a Kiawah Greenbelt Fund Task Force:** To protect and preserve Kiawah's natural assets, green spaces, and the surrounding Kiawah River watershed—natural habitat for wildlife—while also mitigating traffic congestion through controlled development, a task force should be established to develop a comprehensive greenbelt funding strategy modeled after Charleston County's Greenbelt Program. The task force would conduct an inventory of existing green spaces, identify priority areas for conservation, assess current development pressures, and evaluate sustainable funding mechanisms tailored to Kiawah's unique needs. It should create a comprehensive acquisition and management plan, establish partnerships with conservation organizations, and develop implementation strategies that balance environmental protection with responsible community development while ensuring long-term stewardship of Kiawah's natural character.

1.4. **Enhance Kiawah Advocacy:** This Comprehensive Plan identifies multiple issues and dependencies related to road and infrastructure improvements outside the direct authority of the Town. This situation underscores the need for the Town to consider strategies for more proactive coordination with county, state, and federal entities to advocate for needed investments supporting current and future growth within Johns Island and the Town.

2. Community Experience

Vision: Kiawah Island's nature-forward development and world-class amenities have created a destination that attracts both permanent residents and visitors. With a single access road serving the growing community, maintaining the balance between Kiawah's natural beauty and development is essential for the community's future. This balance requires ongoing collaboration among residents, businesses, visitors, and local government throughout the next decade.

Understanding Our Community:

With 4,087 residential dwellings and 354 hotel rooms available today, and as many as additional 1,000-plus dwellings and up to 300 hotel rooms could be built in the next decade, depending on final development decisions (see chart, page 98). Kiawah's community consists of several overlapping categories:

Visitors: Kiawah receives an estimated 300,000 annual visitors, with peak activity from Memorial Day through Labor Day and during major holidays. Kiawah accommodates visitors through 350 hotel rooms and 1,351 short-term rental units as of August 31, 2025. This visitor volume creates significant strain on Kiawah's single access road and public facilities during peak periods. Accurate visitor tracking remains challenging because no single entity monitors comprehensive numbers across all stakeholders.

Residents:

- **Full-time Residents:** Kiawah is home to more than 2,000 full-time residents, with an annual growth rate of 2.4 percent.

- **Part-Time Residents:** Kiawah is home to approximately 7,000 part-time residents. Part-time residents often have usage patterns that closely mirror those of visitors. However, a significant portion of Kiawah's part-time residents are using amenities more regularly, indicating that they spend more days on Kiawah.

Preserving Community Experience:

As Kiawah continues to grow, preserving its distinctive character and broad appeal is essential. This calls for a strategic focus on both the challenges and opportunities in key areas:

Traffic: With significant growth in the Charleston region, particularly strong residential development on Johns Island, traffic beyond the Kiawah traffic circle has become a more significant issue. Approximately 60 percent of respondents to the *KiawahNext* survey, cited traffic flow and congestion as either a weakness or a significant weakness.

Natural Resources: Much of Kiawah's allure stems from its natural beauty, including ten miles of beach, maritime forest, ponds, tidal streams, and river frontage. Kiawah is home to shorebirds, eagles, bobcats, alligators, deer, combined with ocean and river life. The Town works to protect these resources through shoreline protection

measures and wildlife support programs. Appropriately maintaining and supporting existing programs will become increasingly important as the Town's population continues to grow and sea-level rise challenges the shoreline, flora, and fauna.

Dining and Shopping: Dining and shopping options represent an area for improvement. Quality dining and shopping options are important to both residents and visitors, yet approximately 40 percent of *KiawahNext* survey respondents cite this as a weakness or significant weakness. While KIGR operates numerous restaurants across the island, the broader dining landscape faces ongoing challenges. Freshfields Village has experienced some restaurant turnover since the 2023 survey, with new establishments replacing most closures. Kiawah restaurants face seasonal staffing difficulties that affect operations and sustainability.

Near-term dining and shopping capacity is expected to remain constrained. The Andell West retail center, anchored by a large grocery store has been delayed until at least 2029. While additional restaurants or retail establishments may be included in the initial phase, these components remain uncertain.

Amenities: KIGR, KP, and KICA provide many of the Kiawah's outdoor and active amenities, including golf, sport courts, access to docks, and pools. KIGR is redeveloping its sport courts facility at the Roy Barth Tennis Center with the addition of a bar and casual dining area. The need for additional and updated amenities will continue. This issue is the lack of land available on Kiawah River for amentities.

Tourism Support: Kiawah Island Golf Resort and EDENS provide year-round programming through resort amenities and Freshfields Village events that serve both visitors and residents. Kiawah's tourism economy benefits from hosting premier events including the Ryder Cup and PGA Championships, with the 2031 PGA Championship scheduled to return. Maintaining sustainable tourism levels remains essential for long-term economic viability while preserving community character and infrastructure capacity.

Recommended Actions:

2.1. **Implement traffic management strategies to enhance community experience:** Staggered check-in and check-out scheduling systems to distribute traffic loads throughout the week rather than concentrated weekend peaks. This approach includes implementing dedicated check-in days or times for short-term rental properties and hotel guests while working with KIGR and property management companies to stagger arrival and departure windows. Additionally, create incentive programs for midweek arrivals and off-peak checkout times to reduce Saturday and Sunday traffic surges at the main gate and throughout Kiawah.

The Town and KICA should collaborate to address traffic choke points through targeted operational improvements at the main gate. Simultaneously, the Town should implement measures to reduce traffic buildup at the Kiawah and Seabrook

roundabout. Deploy real-time traffic monitoring technology to provide drivers with current conditions and recommended timing for accessing these critical areas.

2.2. Explore development of a tourism commission:

- This commission would focus on maximizing time and dollars spent on Kiawah while developing more formalized mechanisms among stakeholders to support options for visitors and residents in recreation, entertainment, arts, dining, and education.
- The commission should particularly explore opportunities to position Kiawah as a world-class ecotourism destination, leveraging Kiawah's commitment to the Living with Nature philosophy while focusing on the rich and diverse wildlife population and miles of beach, marshes, river, ponds, and lagoons
- The commission would also address peak-period demands by developing access options that manage traffic flow more efficiently.

2.3. Public amenities strategy: Complete the civic and cultural center addition to Town Hall, and establish a framework for future public amenity development based on community needs assessments and growth patterns. This strategy should prioritize amenities that serve multiple user groups while maintaining consistency with Living with Nature principles. The Town should develop a capital improvement schedule that phases new public facilities based on identified needs, environmental impact assessments, and available funding over the planning period.

2.4. Maintain support for wildlife in Living with Nature initiatives:

- Continue to support the Town's efforts related to environmental stewardship and conservation.
- This support includes developing a comprehensive wildlife corridor plan that identifies, protects, and enhances habitat connectivity across Kiawah. This includes better understanding how end-stage development will impact the increasingly concentrated habitats and movement patterns of wildlife.
- The Town should incorporate native vegetation and buffers into land development regulations, identify and prioritize environmentally sensitive lands on and off Kiawah for conservation, and collaborate with stakeholders to protect wildlife and their habitats.

3. Community Infrastructure

Vision: The Town's infrastructure and privately and publicly owned utilities are essential to the people who work, live, and visit Kiawah. This infrastructure must adapt to the evolving needs of the community

and recover quickly from unforeseen circumstances.

Context: Over the course of this Comprehensive Plan period, Kiawah will likely reach full buildout, accommodate more visitors, and experience additional commercial development while the environment continues to change. Each of these changes needs to be considered as the Town maintains and improves existing infrastructure.

Recommended Actions:

The following actions should be taken to ensure that the Town's infrastructure is ready to meet upcoming challenges:

3.1 Transportation Infrastructure Assessment. The Town's transportaton infrastructure requires comprehensive evaluation under both normal and emergency conditions. Residents and visitors must have reliable road access to and from Kiawah at all times.

This assessment should prioritize the roadways' capacity to handle stormwater and drainage challenges, ensuring safe passage during major storms. The evaluation should build upon the foundational work of KICA's Adaptive Management Plan Task Force by expanding efforts to identify flood-prone areas and other environmental vulnerabilities that could compromise transportation access.

As part of this assessment, Kiawah stakeholders should evaluate alternative uses of leisure trails to provide emergency transportation options. Expansion of the leisure trail system to allow connectivity with Betsy Kerrison Parkway will enable individuals to access other parts of Johns Island, including commercial establishments such as the farmstand and hardware store. This connectivity could help relieve vehicular traffic congestion.

3.2. Utility Infrastructure Assessment. Evaluate the capacity, resilience, and lifespan of all utility systems serving Kiawah by reviewing their storm performance and working with providers to encourage comprehensive stress testing. This assessment should include requesting that Berkeley Electric share shutdown and restoration plans with residents while developing coordinated drought response strategies with Kiawah Island Utility and Seabrook Island Utility to address evolving water security challenges.

3.3. Facility Adaptation and Optimization. As Kiawah approaches full build-out with limited opportunities for new property acquisition, the Town must creatively adapt existing facilities to support population growth and emerging technologies. This approach requires maximizing current space through alternative uses and strategic partnerships. These adaptive approaches will ensure continued community accessibility and safety despite existing physical constraints.

4. Resiliency

Vision: Fostering Kiawah's ongoing 50-year commitment to design and development in harmony with nature requires prioritizing resilience in the face of development growth and environmental change. The focus on resilience needs to foster community adaptation while protecting Kiawah's essential service and infrastructure.

Context: Kiawah has faced environmental challenges in the past, and these issues are likely to become more pronounced during the next decade. Kiawah's future resilience plans should consider several critical factors to prepare for these potential future changes.

Kiawah Initiatives: Kiawah's Living with Nature approach addresses nature-based environmental initiatives through existing actions and ongoing efforts in coastal and marsh resilience as well as stormwater management, flooding mitigation, and water quality improvement.

Sea level rise: Sea-level rise represents a significant long-term challenge. Based on data available from the National Oceanic and Atmospheric Administration, sea levels in the Charleston area have risen ten inches since 1950. The rate has accelerated over the past decade, with projections showing continued increases of approximately one inch every two years.

Nuisance flooding: Nuisance flooding presents another ongoing concern. Severe storms have caused nuisance flooding across Kiawah, restricting community access while affecting utilities and critical infrastructure.

Kiawah and Coastal Engagement: Kiawah maintains existing partnerships and alliances with surrounding jurisdictions to monitor and address issues that cross jurisdictional boundaries. Through these collaborative relationships, the Town has monitored and implemented successful strategies that other coastal communities have subsequently adopted.

Recommended Actions:

4.1. **Explore creating a Chief Resiliency Officer position** to coordinate all resilience-related committees, departments, and efforts under centralized leadership.

4.2. **Task the Resiliency Committee with determining the need for a consolidated Resiliency Plan.** The Resiliency Committee should assess the need for a consolidated Resilience Plan for the Town that addresses all aspects of resilience, including development, housing, infrastructure, and emergency management. This plan should incorporate current versions of existing plans such as the Comprehensive Marsh Management Plan, Flood Mitigation and Sea Level Rise Adaptation Plan, and Stormwater Management Plan.

This comprehensive plan will address how the Town can monitor changing environmental conditions to determine the need for new initiatives, create frameworks for collaboration with stakeholders on projects and programs that mitigate damage from severe rain events, establish resilience efforts as a dedicated budget line item, and explore funding opportunities at all governmental

levels to implement resilience initiatives.

These collaborative efforts include implementing rain gardens, rain barrels, living shorelines, and pervious surfaces to address stormwater management challenges.

4.3. **Develop an ongoing, comprehensive, and collaborative community awareness program** that involves key community stakeholders, including the Town, KICA, KIGR, KIC, Charleston County, and the Kiawah Conservancy.

This program should utilize a wide range of media to reach diverse audiences through streamed content, social media, printed materials, and podcasts while considering the establishment of an Ecotourism Plan to promote Kiawah's healthy and extensive natural ecosystem and rich wildlife population.

The program should include resilience questions in Town surveys to identify awareness gaps and focus areas, identify additional areas where the community can concentrate on resilience issues, and monitor the effectiveness of education and awareness programs while adapting as necessary to increase impact.

4.4. **Integrate cultural resource resilience:** Incorporate historic preservation into resilience planning through identifying and protecting culturally significant sites that may be vulnerable to environmental changes.

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02 process
03 comprehensive plan elements

kiawahnext

part III: elements

The Town adopted its first Comprehensive Plan in 1994. South Carolina Code § 6-29-510 requires Planning Commissions to review comprehensive plans at least every five years to determine whether changes in development patterns, community needs, or other factors necessitate plan updates or amendments.

The Town most recently updated its Comprehensive Plan in 2020. This document incorporates all required planning elements and fully complies with South Carolina Code § 6-29-510 through the following components:

Governance Structure: This element addresses municipal governance structure and processes. While not required by state law, the Town has included this element due to Kiawah's unique dual governance model with KICA

Population: Considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics.

Economic Development: Considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base.

Natural Resources: Considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types.

Cultural Resources: Considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological sites, and other cultural resources.

Community Facilities: Considers water supply, treatment, and distribution; sewage systems and wastewater treatment; solid waste collection and disposal; fire protection; emergency medical services and general government facilities; education facilities; and libraries and other facilities.

Housing: Considers location, types, age, and condition of housing; owner and renter occupancy; and affordability of housing.

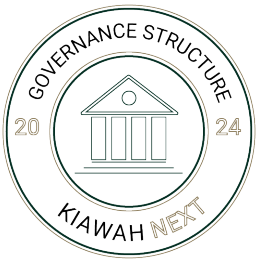
Land Use: Considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped areas.

Transportation: Considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network.

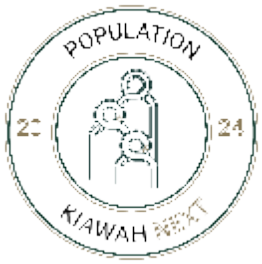
Priority Investment: Analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years and recommends projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities.

Resiliency: Considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare.

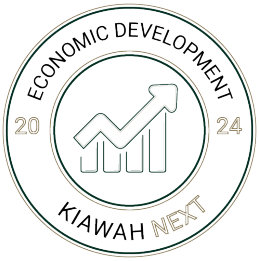
KiawahNext adapts the required elements to Kiawah's



Display and communicate the processes of unique Town and governance.



Understand the diverse populations of Kiawah today and tomorrow.



Analyze trends for the success and prosperity of all Kiawah stakeholders.



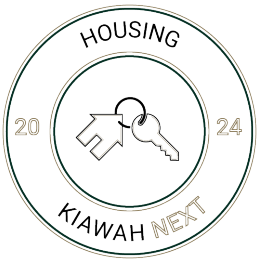
Preserve Kiawah's greatest natural assets and habitat.



Amplify and celebrate Kiawah's unique cultures, customs and heritage.



Maintain and improve Kiawah's world-class amenities, utilities, and services.



Continue Kiawah's excellent reputation as a vibrant coastal village.



Identify and promote strategies for smart, sustainable, and controlled development.



Provide safe mobility options for Kiawah residents, workers and guests.



Strategically invest in Kiawah's critical and most at-risk infrastructure.



Protecting all Kiawah residents and stakeholders from environmental impacts.

processnext

The KiawahNext Comprehensive Plan was developed through extensive community engagement. The planning process included input from homeowners, seasonal residents, workers, business owners, and visitors, all of whom have an interest in Kiawah's continued success and prosperity.

Overview

The development of the *KiawahNext* Comprehensive Plan was a two-and-a-half-year collaborative effort that began in early 2023. As documented in the acknowledgments, this planning process was managed by Town staff, steered by the Planning Commission and former Planning Commissioners, and guided by input from Kiawah residents and stakeholders.

KiawahNext replaces the Town's 2015 Comprehensive Plan and its 2019 amendments. This plan synthesizes recent studies, research, and recommendations from various planning documents to create a unified strategic framework for municipal decision-making through 2035.

Recognizing Kiawah's diverse community composition, the Town conducted both in-person and digital engagement activities to gather input from homeowners, seasonal residents, workers, business owners, and visitors. This multi-channel approach was essential given that approximately 71 percent of property owners live elsewhere as their primary residence, creating the need for flexible engagement opportunities that could reach both year-round and seasonal populations.

Project Inputs

The engagement process was designed to reach Kiawah's dispersed population and capture viewpoints from all community segments. The *KiawahNext* website served as the central information hub throughout the planning process, hosting surveys, project updates, and background materials for public review.

The digital survey became the most far-reaching engagement tool, with the project website attracting 2,832 unique visitors and generating 847 individual survey responses totaling 10,511 question responses. This represented one of the most comprehensive community input processes in the Town's planning history, capturing perspectives from the full spectrum of Kiawah's population including full-time residents, part-time property owners, seasonal visitors, and the local workforce.

The input gathered through these multiple channels informed the development of the four strategic priorities and implementation recommendations that form the foundation of the *KiawahNext* Plan.

Community Response

From February through July 2023, the KiawahNext planning team conducted community engagement activities through both in-person and digital formats. This section documents responses to digital and in-person surveys and presents examples of community input regarding goals and aspirations for Kiawah's future.

The project website attracted more than 2,800 unique visitors, with 847 individuals completing the comprehensive survey. This was the most far reaching of the engagement opportunities and provided the planning team with data on the types of respondents to the survey. The subsequent pages present survey results.

#2,832
Unique Visitors to Website

140.7%
Unique Visitors as a Percentage of Kiawah's 2020 Census Population

#3,567
Total Website Views To-Date

#847
Survey Respondents

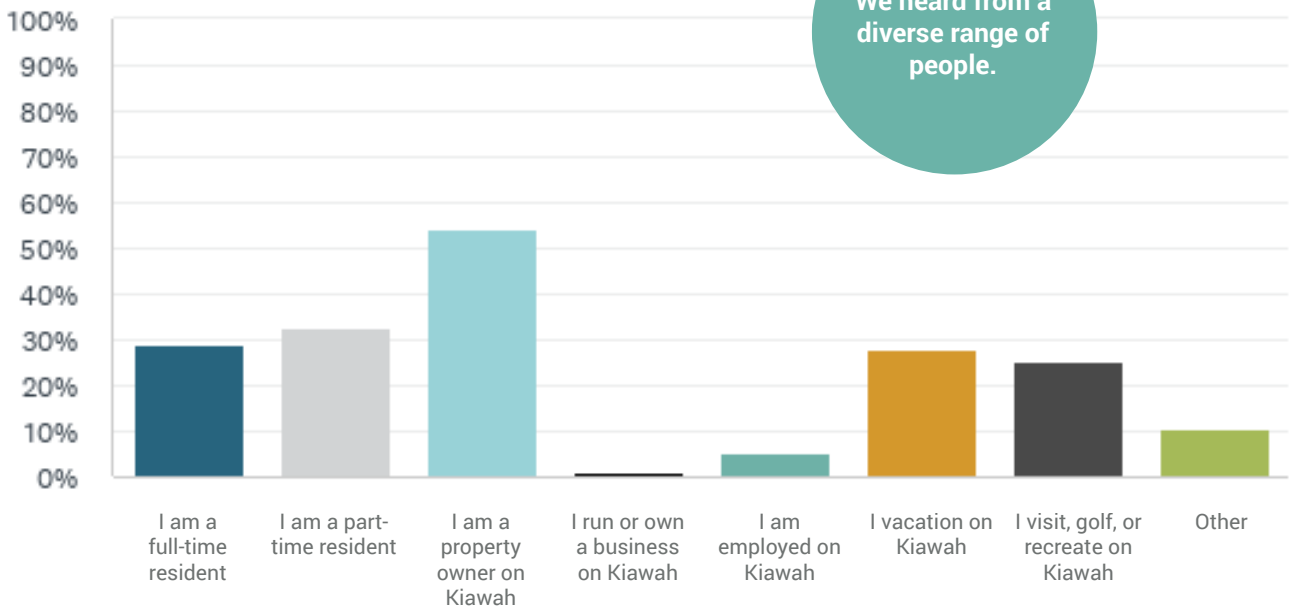
#10,511
Survey Question Responses

Welcome page to kiawahnext.com for on-line information, surveys, and plan updates.



Do you live on Kiawah? Why do you come to Kiawah?

We heard from a diverse range of people.



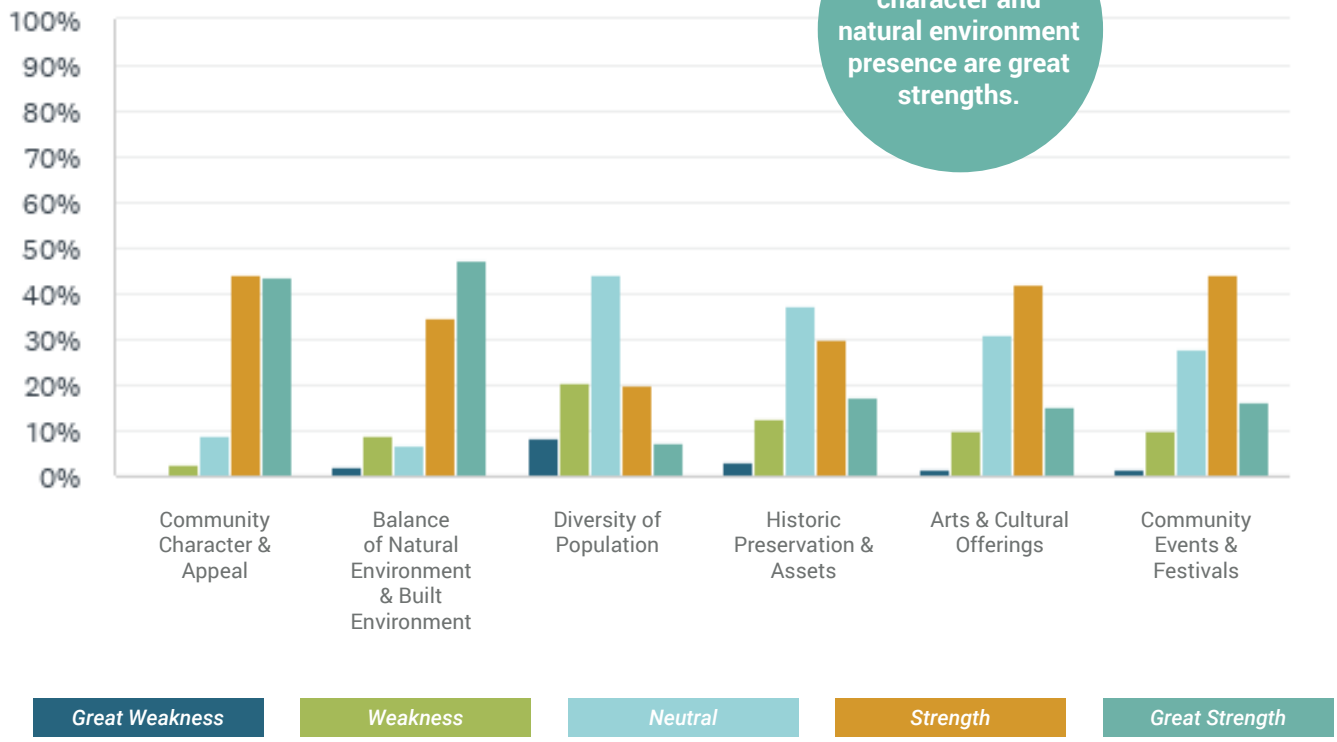
When considering Kiawah's existing parks and recreation, identify if each of the following is a strength or weakness for the community today:

Environmental features was viewed as the greatest strength.



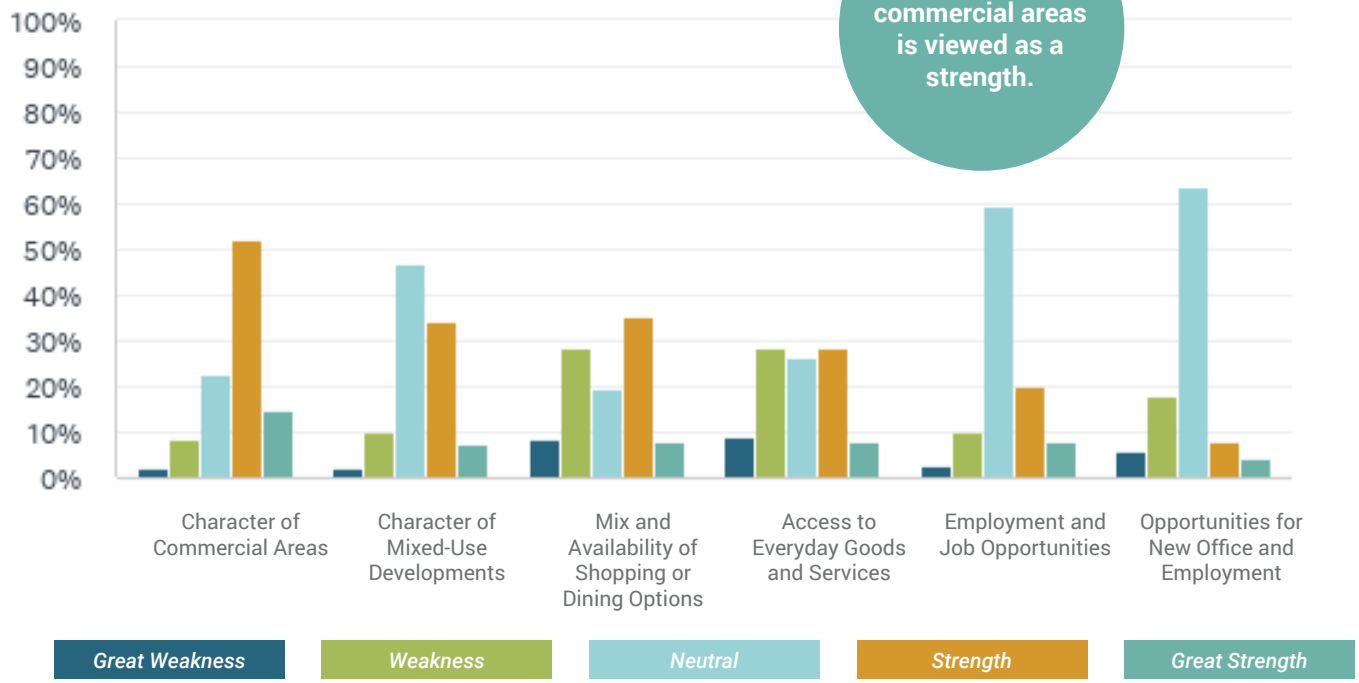
When considering Kiawah's culture and identity, identify if each of the following is a strength or weakness for the community today:

Community character and natural environment presence are great strengths.



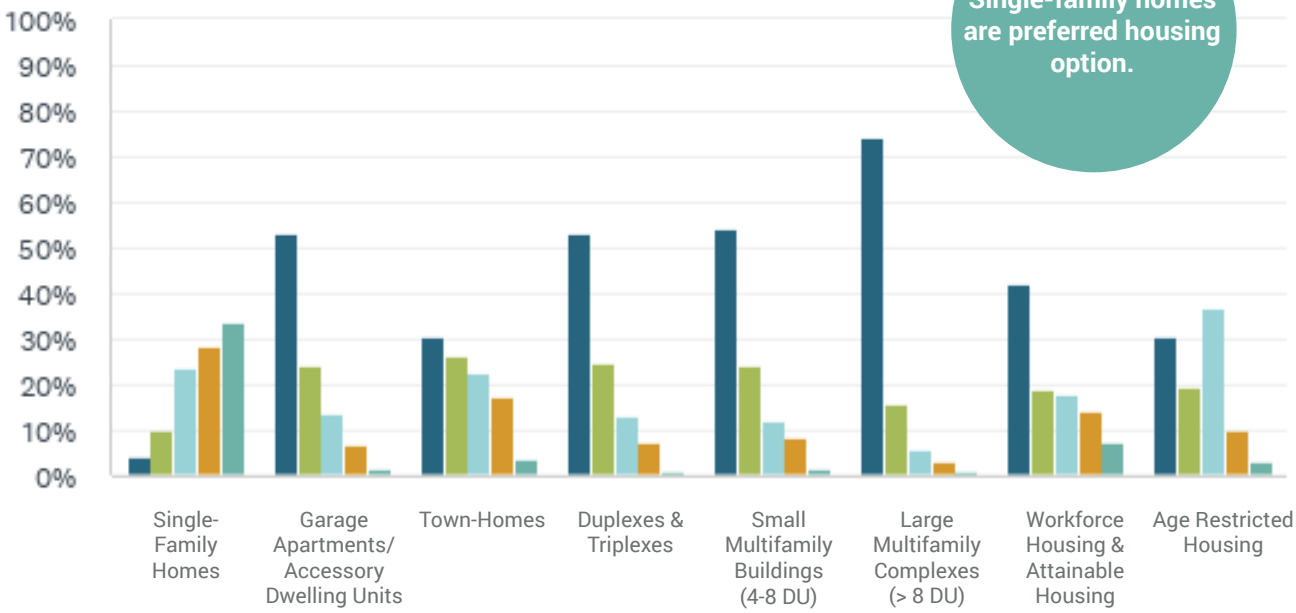
When considering Kiawah's existing commercial areas, identify if each is a strength or weakness for the community today:

The character of commercial areas is viewed as a strength.



What kind of impact would each of the following types of residential development have on the community?

Single-family homes are preferred housing option.

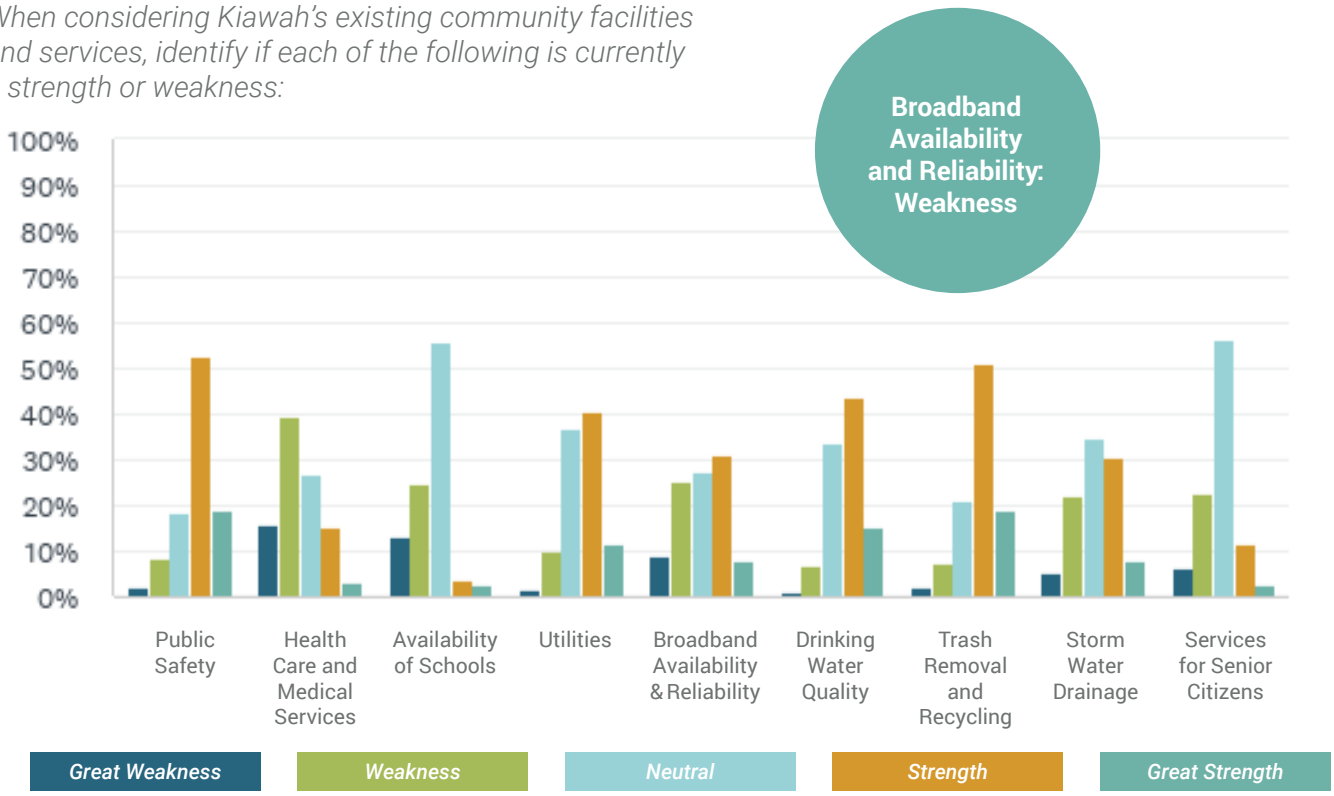


When considering existing housing and residential areas, identify if each of the following is a strength or weakness for Kiawah today:

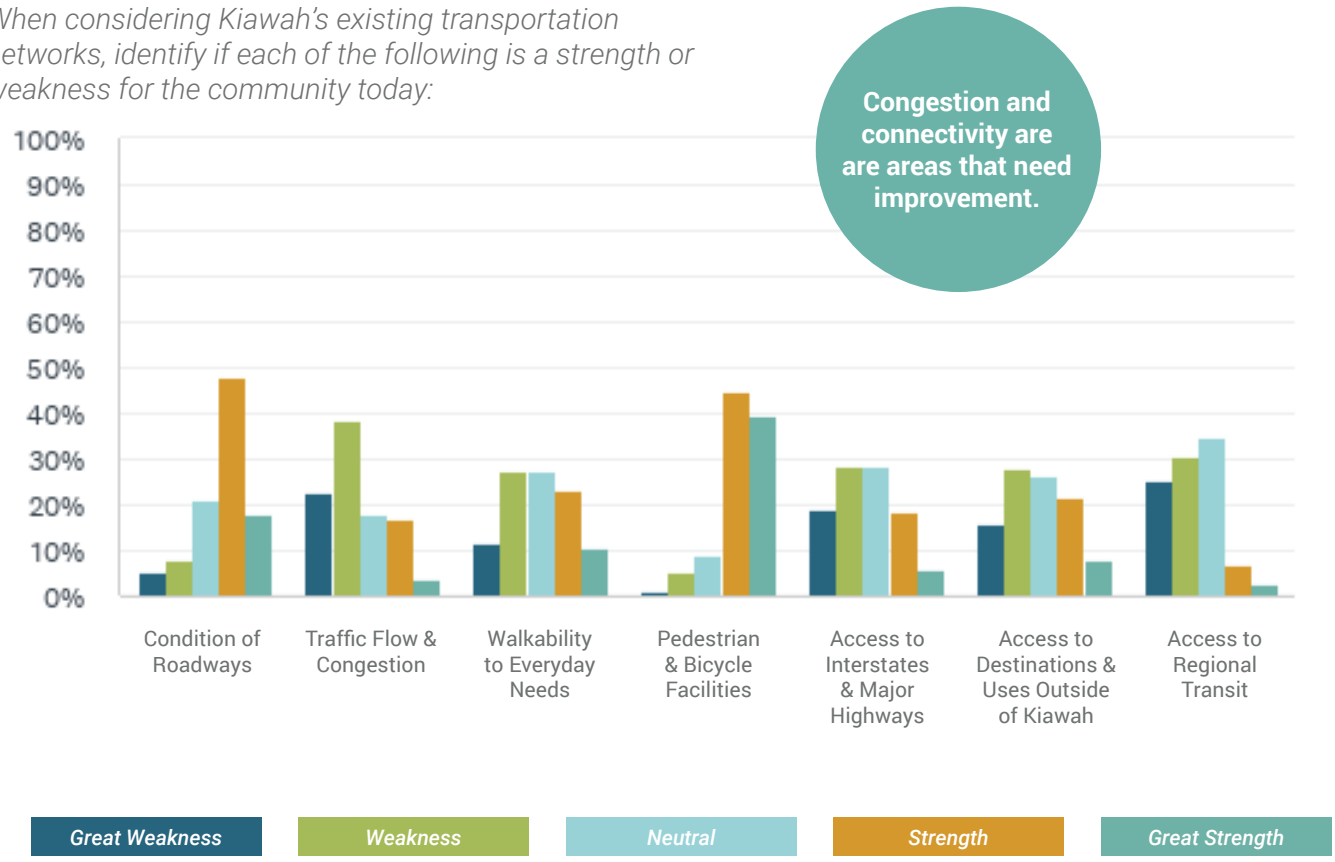
Quality of housing is a strength, but affordability is a weakness.



When considering Kiawah's existing community facilities and services, identify if each of the following is currently a strength or weakness:



When considering Kiawah's existing transportation networks, identify if each of the following is a strength or weakness for the community today:



Previous Plans and Efforts

The comprehensive planning process drew upon numerous existing studies, reports, and strategic documents developed by the Town and key stakeholders. The following plans, studies, and efforts were incorporated into the development of KiawahNext:

Town of Kiawah Island Plans and Efforts

Native Plant Database
An online database of native trees, shrubs, perennials, vines, ferns, and grasses that provides detailed information on growing conditions, size, flowering information, salt tolerance, deer resistance, and the wildlife value for each plant.

The 2020 Local Comprehensive Beach Management Plan
This plan serves as a planning and decision-making tool to inform understanding of the past and current state of the beach and guide efforts to maintain and improve its quality.

Bird Research
The Town's biologists conduct research projects involving the Kiawah's diverse bird population. Capturing birds and banding them with unique identifiers provides biologists with insights into the health and demographics of Kiawah's bird population.

White-tailed Deer
Surveys are conducted for two consecutive nights during September and October and again during December and January. The survey route is 18.2 miles long and covers most of Kiawah.

American Alligators
The annual survey covers most of Kiawah's ponds, recording the total number of alligators and estimating their length.

Save Kiawah Bobcats
The Kiawah Bobcat GPS Project is the longest continuous GPS study on bobcats in the world and was developed by the Town in partnership with the Kiawah Conservancy in 2007.

Comprehensive Marsh Management Plan
This plan is envisioned as a living document focusing solely on the marsh ecosystem and integrating various management tools.

Kiawah Island Parkway Traffic Update
The Town collected traffic data and completed intersection and corridor studies in 2022.

Kiawah Island Housing Market Study
The Town engaged HR&A to conduct a market study assessing the long-term health of Kiawah's housing market, completed in August 2020.

Budget at a Glance
The Town's fiscal year runs from July 1 to June 30. Town Council adopts an annual budget to allocate funds for the many programs, services, and projects provided for residents and visitors.

Kiawah Goes Green Initiative
This initiative aims to formalize commitment by Kiawah's major entities, stakeholders, and the community to continue the focus on environmental stewardship, sustainability, and the advancement of eco-friendly public and private practices across Kiawah.

Emergency Preparedness Plan
The risk of severe hurricane effects and



Kiawah's remote location combine to make hurricanes a double threat to Kiawah and its population.

Flood Mitigation and Sea Level Rise Adaptation
This report identifies ways in which rising seas and changing weather patterns might impact Kiawah, assesses potential vulnerabilities to those changes, and suggests practical actions that Kiawah might take to mitigate vulnerabilities and ensure a prosperous future.

Annexation Policy Plan and Procedures Manual
This plan outlines the process and intent of annexation into the Town.

Kiawah Island Stakeholders Plans and Documents:

Kiawah Conservancy 2030 Strategic Plan
This plan lays a foundation to guide the continued success of Kiawah's natural beauty and ecological health for generations to come.

Kiawah Island Architectural Review Board Standards and Guidelines
"Designing With Nature": These guidelines encourage construction with excellent architectural design appropriate to the surroundings, unique climate conditions, and other environmental factors indigenous to Kiawah.

Kiawah Island Property Report
This Kiawah Island Real Estate report documents sales data trends on Kiawah.




West Beach
8b

01 goverance structure
02 population
03 economic development
04 natural resources
05 cultural resources
06 community facilities
07 housing
08 land use
09 transportation
10 priority investments
11 resiliency

kiawahnext

part III: plan elements



01

governance structurenext

Goal: Ensure effective coordination among Kiawah's governance entities and community partnerships.

Governance Structure

While this is not required element, the Town has chosen to include it because of the community's distinctive governance model. Unlike most municipalities that operate under a single governmental structure, Kiawah functions through a collaborative framework involving the Town and KICA.

Overview

Kiawah operates under a unique governance structure. The Town is responsible for the health, safety, and welfare of its citizens and visitors, and handles core municipal functions including public safety, planning and zoning, and building services. KICA is an HOA that provides services to its members, manages security gates, and maintains community infrastructure and amenities.

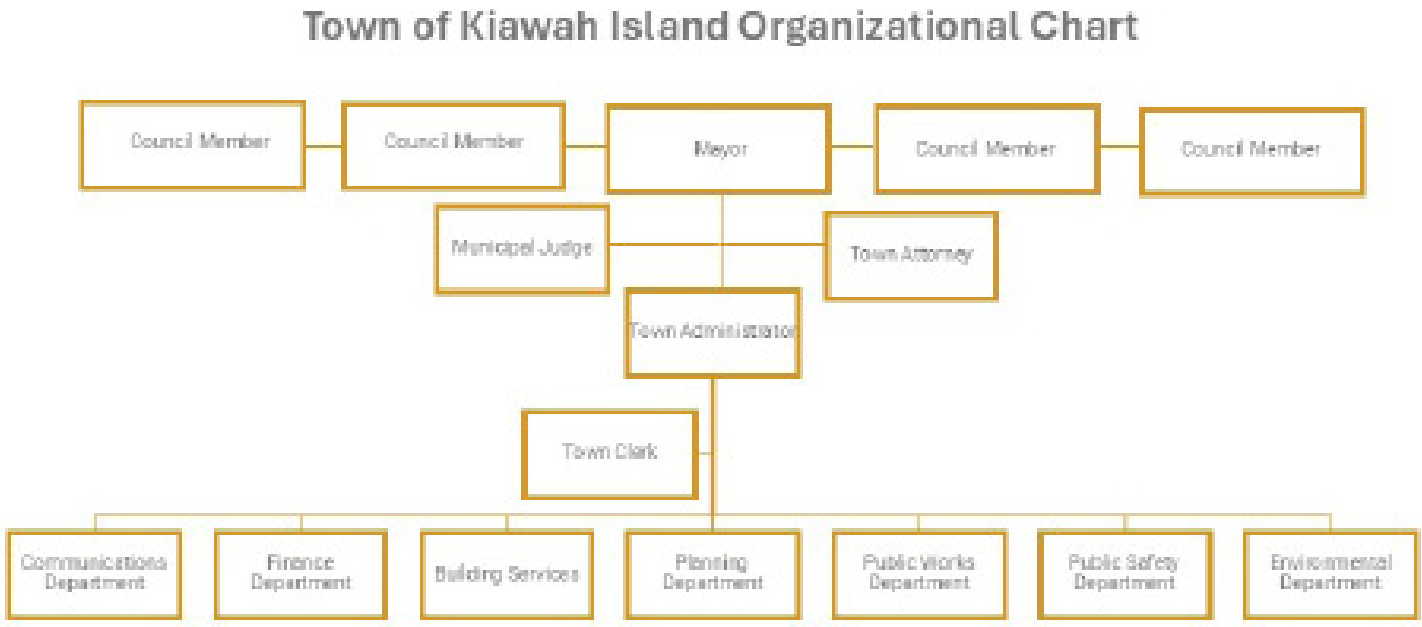
Effective cooperation between the Town and KICA is essential to address many of Kiawah's key challenges and maintain the community's quality of life. This collaborative governance model directly impacts decision-making, resource allocation, and community development processes. Understanding how these two entities interact is critical for successfully implementing the comprehensive plan and ensuring that future Town initiatives align with community needs and aspirations through continued coordination with KICA.

Town Governance Structure

Founded in 1988, the Town operates under the mayor-council form of government. The Town Council, comprising a mayor and four council members, establishes policies that govern the Town's operations.

The mayor serves as the chief executive, responsible for implementing Council policies and overseeing Town operations. The Town Administrator assists the mayor in managing the Town's operations.

The Town utilizes both standing and special committees to enhance its governance. These committees review and recommend policies, activities, and ordinances while providing valuable input to the Town Council and supporting informed decision-making.



Town Committees

Public Safety Committee
This committee serves as the coordinator for all public safety-related matters on Kiawah, facilitating collaboration among all public safety entities.

Planning Commission
This committee prepares and updates the comprehensive plan, recommends zoning and land development regulations, and develops capital improvement programs.

Board of Zoning Appeals
This committee oversees administrative review, variances, and special zoning exceptions.

Ways and Means Committee
This committee reviews budget and finance, revenue, accommodations tax, contracts, and procurement.

Arts and Cultural Events Committee
This committee provides diverse cultural programs for Kiawah residents and visitors.

Environmental Committee
This committee studies, supports, and recommends solutions for environmental issues.

Resiliency Committee
This committee proactively addresses resiliency and sustainability by implementing marsh management and sea-level rise recommendations, supporting ecosystem health, and promoting community engagement.

Landscape and Tree Preservation Board
This committee works to protect Kiawah's natural environment for present and future generations according to established standards.

Infrastructure and Public Works Committee
This committee evaluates and recommends improvements to Town infrastructure, solid waste management, and facility operations..

Kiawah's Unique Governance Model

~~Kiawah's governance structure sets it apart from traditional communities. Unlike most towns, governance is shared between two primary entities: the Town and KICA. The Town functions as a conventional municipal government, responsible for core public services, policymaking, zoning, building services, beach management, and public safety coordination.~~

~~KICA, as the homeowners association, handles many functions that typically fall under municipal purview in other communities. KICA maintains roads and bridges behind the gates, drainage systems, and common areas while operating key amenities and providing security services.~~

Kiawah's structure sets it apart from traditional communities. The Town is the municipal government responsible for enacting and enforcing ordinances to protect the health, safety, and welfare of its citizens and visitors. Priorities include core public services, policymaking, zoning, building services, beach management, and public safety coordination. What makes Kiawah unique is that KICA provides many services and amenities typically handled by municipalities elsewhere.

KICA serves its members by maintaining roads and bridges behind the gates, drainage systems, and common areas, while operating key amenities and providing security services.

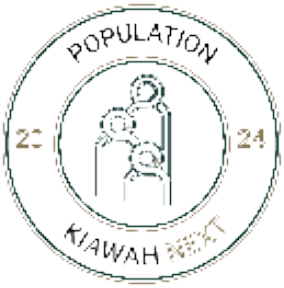
~~This structure allows for specialized focus and expertise in both municipal affairs and community management. The Town handles overarching governance issues, zoning, building services, beach management, and public safety coordination, while KICA maintains infrastructure behind the gate, operates amenities, and provides essential services like security and landscape maintenance of common areas~~.

This governance structure requires collaboration that enables Kiawah to maintain high living standards, preserve its natural environment, and address the unique needs of full-time and part-time residents and visitors beyond what a traditional municipal structure alone could achieve. This approach allows for more tailored services, community-driven decision-making, and a balanced approach to development and conservation.

The dual governance model provides multiple avenues for resident involvement through Town Council, the KICA Board, and various commissions and committees, fostering strong community engagement. This structure balances public administration with private community oversight to provide a well-managed, environmentally conscious community that serves both residents and visitors.



02



populationnext

Goal: Accommodate projected population growth while preserving Kiawah's character and environmental quality.

Population

Considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics.

Overview

Kiawah's population consists of full-time residents, part-time homeowners, and visitors, including traditional vacationers and emerging day visitors. This composition creates a dynamic community that expands and contracts seasonally, with pronounced fluctuations during peak tourism periods and holidays.

These natural population rhythms are intensifying as growth is anticipated across all segments over the coming decade. New residential developments outside Kiawah's main gate are contributing to the rise of day visitors as a distinct segment, as a distinct segment because these residents gain access to Kiawah amenities through Kiawah Island Golf Resort and Kiawah Island Club. Additionally, Kiawah sits adjacent to Johns Island, whose population growth rates far exceed Kiawah's, creating additional stress on shared roads and infrastructure that serve both communities.

This unique and evolving demographic composition presents both challenges and opportunities for long-term planning. This Population element examines Kiawah's demographics through historical trends, current data, and future projections. By understanding the needs and impacts of all population segments, this element seeks to guide future development that serves the entire community while preserving Kiawah's natural beauty and quality of life.

Population Growth on Kiawah and Johns Island

Since 2000, Kiawah Island's full-time[1] resident population has grown from 1,163 to 2,066 in 2023, a compound annual growth rate of 2.4 percent. Kiawah's population grew significantly during the COVID-19 pandemic as many people sought less densely populated areas with natural amenities.

In addition to full-time residents, approximately 7,000 part-time[2] residents who own second homes or vacation properties maintain seasonal residency on Kiawah. These residents significantly impact Kiawah's character and economy, especially during peak seasons.

This blend of full-time and part-time residents underscores Kiawah's attractiveness as both a primary and second-home community while presenting unique challenges for long-term planning and resource allocation.

Nearby Johns Island has experienced even more rapid growth. Its population increased from 8,607 in 2000 to 24,874 in 2023, a compound annual growth rate of 4.72 percent.

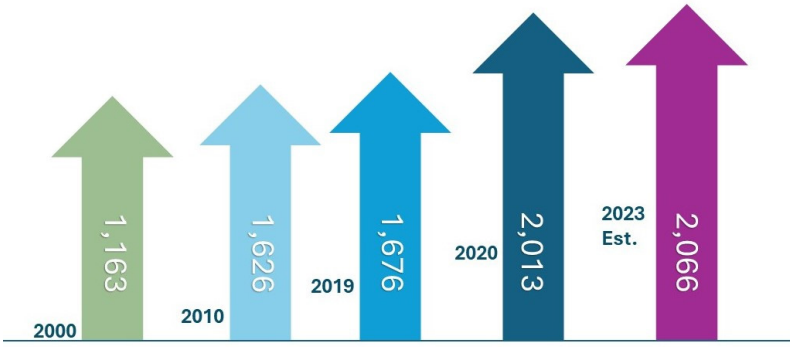
The combined growth patterns of Kiawah and Johns Island emphasize the need for coordinated regional planning to manage development sustainably while preserving the area's unique character and quality of life. Transportation infrastructure demands particular attention, requiring

collaboration between Charleston County, the City of Charleston, and the South Carolina Department of Transportation (SCDOT) to address increasing traffic volumes and ensure safe, efficient mobility throughout the area. This multi-jurisdictional approach to traffic management and infrastructure planning is essential for implementing cohesive solutions that serve both year-round residents and seasonal visitors.

Population Growth,

Town of Kiawah Island, 2000 - 2023

Source: US Census



[1] Full-time residents:
Individuals who meet at least two of the following criteria:
a) Registered to vote in South Carolina and Municipal Elections with Kiawah Island as their address
b) Claim Kiawah Island as their primary residence for tax purposes
c) Spend more than 183 days per year on Kiawah Island
d) Hold a South Carolina driver's license with a Kiawah Island address

[2] Part-time residents:
Property owners on Kiawah Island who meet at least one of the following criteria:
a) Spend less than 183 days per year on Kiawah Island
b) Have a primary residence elsewhere for tax purposes
c) Are not registered to vote in South Carolina and Municipal Elections
d) Are captured by the census as having a secondary residence on Kiawah Island

Kiawah's Population Profile

Kiawah is experiencing a demographic shift that will influence long-range planning as its full-time resident population ages in place. The median age has risen from 63.5 years in 2010 to 68.3 years in 2023. Nearly half of all full-time residents (44.3 percent) are now between ages 65 and 74, underscoring the extent of this demographic transformation according to U.S. Census Bureau data from the decennial Census and American Community Survey..

This aging trend among full-time residents highlights the need for age-friendly infrastructure and services, including healthcare facilities and tailored recreational and cultural amenities. The Town should explore initiatives that enhance the quality of life for older adults, such as implementing shared transit options to improve mobility around Kiawah.

Kiawah exhibits a unique multigenerational dynamic that influences its character and planning needs. While the full-time resident population tends to be older, Kiawah's appeal as a premier vacation destination attracts visitors of all ages throughout the year.

This diverse visitor[1] profile includes families with young children on summer beach vacations, young professionals seeking luxury getaways, groups on golf and tennis retreats, retirees exploring potential retirement locations, and multigenerational family groups gathering for reunions or holidays. Day visitors include off-island Kiawah Island Club or KIGR Governor's Club members who have access privileges to the island.

The interplay between the older resident population and the diverse age range of visitors creates a dynamic environment that requires flexible comprehensive planning. This dynamic may lead to increased demand for amenities and services that cater to a broader range of needs and preferences.

Versatile community spaces help Kiawah address these varied demographics. Freshfields Village and the proposed Andell West are examples of developments that foster a vibrant community atmosphere which encourage intergenerational interaction. These areas combine residential, commercial, and recreational elements that cater to diverse needs.

The Town's approach to land use planning should aim to foster a balanced, dynamic, and vibrant community that addresses the needs of its aging full-time population and the more diverse part-time and visitor demographics. Strategic planning should prioritize age-friendly infrastructure, world-class amenities, enhanced connectivity, and regional collaboration to support the well-being and quality of life for all who enjoy Kiawah now and in the future.

~~*Kiawah's Household and Regional Impact*~~ *Growth and Infrastructure*

Understanding Kiawah's Growth Pattern

Kiawah's growth story differs fundamentally from traditional residential communities. While the U.S. Census recorded 1,135 occupied households with 2,196 residents in 2023—up from 772 households and 1,638 residents in 2010—these figures represented only only Kiawah's full-time residential population. This census data

[1]Visitors:
Individuals staying on Kiawah Island for a limited time (e.g., less than 30 consecutive days) who do not own property on the island. This category includes short-term renters and guests of residents.

captures approximately 29% of Kiawah's total housing stock.

The remaining 71% of Kiawah's housing serves a different function. As of August 2025, approximately 1,351 properties—roughly 35% of all housing units—operate under short-term rental business licenses. The balance consists of part-time owners who use their properties seasonally. This housing composition means that Kiawah's actual population and infrastructure demands vary throughout the year, with seasonal population surges exceeding what census figures suggest.

Approaching Development Build-Out

Kiawah is nearing completion of its development capacity. With 4,087 existing residential units and then are 263 currently under construction. Total residential units at build-out could reach 4,800 to 5,200 units. The upper range depends on KIGR's allocation decisions between residential and hotel development.

Most future residential development will comprise of multifamily properties and visitor accommodations rather than traditional single-family homes for full-time residents. This trajectory could amplify Kiawah's seasonal population fluctuations and visitor-driven service demands rather than significantly expanding the full-time residential base.

Regional Growth Pressures

Johns Island experienced greater growth than Kiawah between 2010 and 2023, adding 3,343 households at an annual rate of 3.8 percent. This growth impacts Kiawah by increasing pressure on shared infrastructure, including access road, beach, resort amenities, and Freshfields Village.

Infrastructure and Planning Imperatives

Kiawah's infrastructure and community services must be planned not just for full-time residents, but for peak seasonal populations that are several multiples higher. The short-term rentals and part-time ownership creates unique challenges in forecasting service demands, maintaining community character, and managing facilities that experience intense seasonal utilization followed by periods of lower occupancy.

Given Kiawah's geography as a barrier island with limited access, the Town needs to carefully manage the main artery to handle fluctuating demands. This management includes strategic planning for traffic on the single access road, especially during peak seasons and events. For off-island areas within Town limits, coordinated planning is essential to ensure that services and amenities can effectively serve year-round residents and seasonal visitors while minimizing impact on Kiawah's limited access points.

These development dynamics, both on the island and off-island areas within the Townare critical to the Town's future planning. By adapting to these changes thoughtfully, Kiawah can evolve mindfully, maintaining its unique appeal while meeting the diverse needs of residents and visitors, which ensures sustainable management of the community's transition toward build-out.

~~Kiawah's residential landscape has experienced moderate growth over the past decade. According to the U.S. Census, the number of households on the island increased from 869 in 2010 to 1,133 in~~

2023, representing an annual growth rate of about 2.1 percent. One and two-person households overwhelmingly dominate Kiawah's residential population, accounting for more than 90% of all households. This pattern aligns with Kiawah's appeal to retirees and empty nesters.

These figures represent only full-time resident households. Kiawah's housing is also influenced by part-time property owners, who comprise more than three-quarters of Kiawah's property owners. This mix of full-time and part-time residents has implications for community services, infrastructure usage, and economic patterns. During peak seasons, Kiawah experiences a significant population influx, temporarily altering its household composition and service demands.

According to the Environmental Systems Research Institute, Johns Island grew more rapidly than Kiawah between 2010 and 2023, adding 4,372 households at an annual rate of 4.3 percent. This increase significantly impacts Kiawah by putting pressure on shared resources, including the single access road, beaches, resort amenities, and Freshfields Village.

Kiawah's residential composition continues to evolve, notably with the scheduled fall 2025 opening of Seafields. This development will offer 106 units, including 90 independent living units and 16 assisted living units. Seafields and the adjacent planned MUSC healthcare facility are located off the island but within the Town limits, adding new dimensions to the area's service needs.

These developments, both on and off the island, are critical to Kiawah's future planning. Given Kiawah's unique geography as a barrier island with limited access, the Town needs to carefully manage existing infrastructure and services to handle fluctuating demands. This management includes strategic planning for traffic on the single access road, especially during peak seasons and events.

For off-island areas within Town limits, coordinated planning is essential to ensure that services and amenities can effectively serve both year-round residents and seasonal visitors while minimizing the impact on the island's limited access points. Moreover, sustainable management of these changes requires stronger regional coordination.

By adapting to these dynamics, Kiawah can evolve mindfully, maintaining its unique appeal while meeting the diverse needs of current and future residents.

Household Income Comparison

Understanding the economic context of a community within its region is an important aspect of comprehensive planning. The following data is based on the U.S. Census Bureau's American Community Survey 2022 five-year estimates, providing the most current official information available:

Median household income varies across the region. Kiawah's median household income of $214,250 compares to Johns Island $103,902 and Charleston County's $80,401.

These figures offer a snapshot of the economic landscape across the region. Kiawah's median household income is higher than the surrounding areas, reflecting its unique position within the local economy

Additional economic indicators for Kiawah include a per capita income of $197,853 and

~~a median home value of $1,423,900.~~

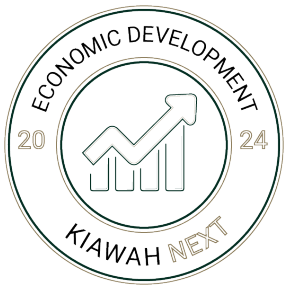
~~For context, Charleston County has a per capita income of $52,484, and the Johns Island Census County Division reports a per capita income of $50,833.~~

While income is just one aspect of a community's economic profile, this comparison provides insight into Kiawah's economic standing within the broader Charleston area.

Note: Data reflects full-time residents only.

03





economic developmentnext

Goal: Support the continued vitality of the Town's economic ecosystem

Economic Development

Considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base.

Overview

Kiawah's economy centers on tourism, residential development, and resort operations. These sectors support an estimated 6,500 jobs, with employment levels fluctuating seasonally based on visitor demand.

Kiawah's transformation from a primarily seasonal destination to a year-round economic engine reflects its evolution as both a vacation destination and a residential community. Kiawah's appeal attracts visitors who support local businesses and generate regional revenue through accommodations taxes, hospitality spending, and retail activity. A number of visitors become residents, creating a cycle of economic growth and community investment.

The Town maintains a strong fiscal position with approximately $17.5 million budgeted in FY25-26 in annual revenues and substantial reserve funds, all achieved without imposing a municipal property tax on residents.

This section examines the Town's economic vitality by analyzing trends in tourism taxes, employment growth, and fiscal management. It highlights Kiawah's commitment to sustainability and environmental stewardship while ensuring economic development aligns with natural resource preservation. This approach maintains Kiawah's distinctive character while enhancing the quality of life for residents and visitors and securing its appeal as a premier residential and vacation destination.

Employer Overview

According to 2023 ESRI estimates, Kiawah directly sustains approximately 6,500 jobs across all employers and sectors. The workforce centers on hospitality, with Accommodations and Food Services comprising nearly half of all positions, followed by Retail Trade at 25 percent. As Kiawah's largest employer, KIGR employs 1,700 people and ranks as the eighth-largest private employer in the Charleston region. Kiawah Island Club is another major employer.

Town Revenue FY26

The Town's revenue comprises unrestricted and restricted funds, each playing a crucial role in the Town's financial landscape. The total budgeted revenue for FY25-26 was $17.6 million, with restricted funds accounting for 41 percent and unrestricted funds for 59 percent.

Unrestricted Funds: General Fund Revenues (59% of total revenue, $10.3M)

These funds provide greater flexibility in their use:

1. Business License Fees (41% of unrestricted funds, $4.2M)
2. Building Permits (15% of unrestricted funds, $1.6M)
3. Solid Waste Fees (12% of unrestricted funds, $1.3M)
4. Franchise Fees (10% of unrestricted funds, $1M)
5. Local Option Tax (10% of unrestricted funds, $1M)
6. Other unrestricted funds (12% of unrestricted funds, $1.2M) including court fines, investment income, and miscellaneous sources.

Restricted Funds (41% of total revenue, $7.3M)

These funds must be used for specific tourism-related purposes:

1. State Accommodation Tax (SATAX) (42% of restricted funds, $3.1M): Hotel and rental guests pay a 2 percent state accommodation tax. Most of this revenue must be used for tourism-related expenses. The SATAX Committee recommends how to allocate these funds, subject to Town Council approval.
2. Local Accommodation Tax (26% of restricted funds, $1.9M): The Town imposes a 1 percent local accommodation tax. These funds are restricted to tourism-related expenses, including cultural events and maintaining public beach access roads.
3. County Accommodation Tax (11% of restricted funds, $780K): Charleston County collects a 2 percent accommodation tax, returning about 25 percent to the Town. This revenue must fund tourism-related capital projects or services.
4. Hospitality Tax (15% of restricted funds, $1.1M): A 1 percent hospitality tax is applied to prepared food and beverages, collected monthly from restaurants and similar establishments. The revenue must fund tourism-related expenses.
5. Other restricted funds (6% of restricted funds, $440K).

Restricted Funds

In FY25-26, these funds supported tourism-related activities and expenditures, including beach patrol, public safety initiatives, arts and cultural events, and marketing and regional tourism promotion.

Source: Town of Kiawah Island, Budget-At-A-Glance FY25-26 Budget

Financial Position and Performance

Based on the Town's FY25 Annual Comprehensive Financial Report, the Town maintains a strong financial position:

Financial Highlights

- Total Assets: $64 million as of June 30, 2025
- Total Liabilities: $5.5 million
- Net Position: $59.6 million, with $35.5 million unrestricted

Revenue Performance

- Total revenues reached $20 million in FY25.
- Tourism-driven revenues remain strong:
  - Accommodations taxes generated $5.5 million
  - Business licenses produced $4.9 million
  - Building permits contributed $3 million

Fund Balance

The Town's combined fund balance increased to $48 million. This includes:

- $6.5 million restricted for tourism-related expenditures
- $11 million committed to capital improvements and emergency recovery funding

This stable financial foundation allows the Town to continue investing in infrastructure, environmental sustainability, and tourism-related amenities while maintaining the high quality of life that attracts visitors and property owners to Kiawah Island.

The Town currently does not impose a municipal property tax. All property taxes paid by residents go directly to Charleston County. Should the Town require additional revenue in the future, a mechanism is in place that would require the support of Kiawah residents.

Kiawah's Property Tax Impact

The property taxes paid by Kiawah property owners have a substantial impact on the regional economy:

- In FY24, Kiawah generated over $96 million in property tax revenues for Charleston County:
  - Sixty-five percent (65%) funds the Charleston County School District Budget.
  - Twenty percent (20%) funds the Charleston County Administration budget.
  - Twelve percent (12%) funds the St. Johns Fire District budget
  - Three percent (3%) funds the Charleston County Parks and Recreation, and Trident Technical College

This substantial contribution underscores Kiawah's critical role as a major revenue source for Charleston County, with property

tax contributions directly supporting education, public safety, county operations, and community services throughout the region.

Source: Charleston County Treasurer's office, Information based on FY23 Collection Information.

Key Financial Trends and Considerations:

1. Tourism Recovery: Tourism-related taxes exhibited moderate growth from 2014 to 2019, declined during the 2020 pandemic, and rebounded strongly in 2021-2023. State accommodation tax revenue increased from a pandemic low of $1.3 million in 2020 to $3 million by 2023, then stabilized at $2.9 million in 2024 and $3 million in 2025, indicating a shift toward a more consistent year-round tourism economy that has reached a steady post-pandemic level.
2. Business License Fees: Business license fees have shown steady growth since 2014, rising from $1.9 million to $3.9 million in 2022, with only a slight 1.5 percent decline in 2023. The revenue rebounded in 2024 to $4.6 million and continued growing to $4.9 million in 2025, demonstrating sustained business activity.
3. Development Fees: As Kiawah approaches full development, revenue from new construction permits may decline. However, this decline could be offset by an increase in renovation permits for older structures.

The balanced mix of restricted and unrestricted funds allows the Town to support both tourism-related initiatives and essential municipal services. As Kiawah's development landscape evolves, the Town will need to strategically plan for potential shifts in these revenue streams to ensure long-term fiscal stability..

Source: Town of Kiawah Island Comprehensive Annual Financial Reports, 2015-2025.

Impact of Tourism on Kiawah's Economy

Tourism plays a pivotal role in Kiawah's economic development, extending far beyond just tax revenues. Its impact is multifaceted and significant:

1. Job Creation: The tourism industry serves as a major employer within the Town, with employment trends fluctuating based on seasonal demand patterns.
2. Business Stimulation: Tourism supports a vibrant retail sector that represents about a quarter of all jobs in Kiawah, including shops, restaurants, and various service providers that cater to both visitors and residents.
3. Property Values: Kiawah's desirability as a vacation destination helps maintain and potentially increase property values, benefiting homeowners and strengthening the local real estate market.
4. Infrastructure Development: Tourism revenues help fund infrastructure improvements that benefit both visitors and residents, such as beach maintenance, road improvements, and public facilities.
5. Regional Impact: Kiawah's tourism industry contributes significantly to the broader regional economy, generating over $96 million in property tax revenues for Charleston County that fund county-wide services. The economic impact of tourism in the Charleston area,

including Kiawah, has grown from $7.4 billion in 2018 to $13.1 billion by 2023. This growth has fueled job creation, infrastructure development, and improved amenities throughout the Charleston region.

6. Year-Round Economy Shift: Tourism trends suggest movement toward a more consistent, year-round economy rather than a peak season-focused model. This transition could lead to more stable employment and business opportunities throughout the year.

Understanding these economic patterns helps the Town support and preserve Kiawah's tourism-based economy while maintaining its unique character. By balancing tourism and resident needs, the Town can better ensure long-term sustainability.

Over the past 25 years, Kiawah has transformed its tourism landscape, evolving from a primarily domestic, seasonal destination to a year-round, internationally recognized luxury vacation destination.

In the 2000s, Kiawah began gaining greater national recognition as its pristine beaches and world-class golf courses attracted a growing number of visitors.

Hosting major golf tournaments, including the 2012 and 2021 PGA Championships at the Ocean Course and the upcoming 2031 PGA Championship, has elevated Kiawah's reputation as a premier golf destination on the global stage. These events have brought immediate economic benefits while enhancing Kiawah's long-term appeal to high-end travelers.

The addition of The Sanctuary, a five-star oceanfront hotel, elevated Kiawah's accommodation offerings and helped attract a more affluent clientele. Average visitor spending per trip has steadily increased, reaching $1,062 by 2022, up from $878 in 2019.

This economic resilience is particularly evident in the vacation rental market, which has become an important component of Kiawah's accommodations.

From 2019 to 2024, vacation rentals on Kiawah demonstrated fluctuating occupancy rates alongside consistent growth in average daily rates. The data reveals several important trends:

Occupancy rates fluctuated significantly during this period, starting at 52.8 percent in 2019, peaking at 79 percent in 2021 during the pandemic, then stabilizing around 62-69 percent as travel patterns normalized. However, average daily rates showed consistent upward movement, growing from $366 in 2019 to $511 in 2024—a 40 percent increase. This pricing resilience, even as occupancy moderated from pandemic highs, demonstrates that Kiawah has successfully captured and retained a more affluent guest segment willing to pay premium rates.

Charleston International Airport's growth and development enhance accessibility to Kiawah for domestic and international visitors. The airport's expanding services and routes have improved connectivity to Kiawah while contributing to a diverse tourist base. Ongoing improvements in airport facilities, flight options, and passenger experiences benefit Kiawah's tourism industry by improving access while potentially extending marketing reach to new markets.

However, this growth has not occurred without challenges. Kiawah has had to balance tourism development with

environmental conservation while maintaining the natural beauty that attracts visitors in the first place. The Town has implemented various environmental programs and regulations to protect Kiawah ecosystems while accommodating tourism growth.

Beyond environmental concerns, tourism has significantly impacted daily life on Kiawah. Traffic congestion has become a critical issue, particularly during peak seasons. The limited road infrastructure connecting Kiawah to the mainland creates bottlenecks, with travel times from Charleston doubling or tripling during high-volume periods. This infrastructure struggles to handle peak traffic volumes, leading to increased maintenance needs while affecting both visitors and residents.

The seasonal nature of tourism has created workforce challenges, as many service industry workers cannot afford housing in or near Kiawah. This situation has resulted in longer commutes for essential staff and occasional workforce shortages during peak periods.

Looking ahead, the Town is focusing on sustainable tourism practices to maximize economic benefits while minimizing environmental, infrastructure, and social impacts. Infrastructure planning now incorporates tourism growth projections, with particular attention to traffic management solutions including potential shuttle services during major events and expanded public transportation options.

Tourism has been a transformative force for Kiawah over the past two decades, driving economic growth, enhancing the Kiawah's global reputation, and contributing to infrastructure and service improvements. The strong performance of the vacation rental market, particularly its resilience during and after the pandemic, underscores Kiawah's appeal as a high-end destination. As Kiawah continues to evolve, the ongoing challenge will be maintaining its distinctive appeal while adapting to changing travel trends and addressing the needs of both visitors and residents.

Source: Charleston Visitors Bureau, Municipal Quarterly Reports, (1999 - Spring 2024)


MARKET



04











natural resourcesnext

Goal: Preserve Kiawah's greatest natural assets and habitat.

Natural Resources

Considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types.

Overview

Kiawah spans over 4,500 acres of vibrant tidal salt marsh, ten miles of pristine beachfront, 365 acres of tranquil water surfaces, lush shrub thickets, and expansive maritime forests, standing as a testament to the community's dedication to preserving this extraordinary environment. With 345 acres of conserved barrier island habitat, the community demonstrates a steadfast commitment to sustainability.

The guiding principle of Living with Nature, embodies a vision where human presence harmonizes seamlessly with Kiawah's dynamic ecosystems. This philosophy ensures that island landscapes remain resilient and thriving, even in the face of development pressure and rising sea levels.

Living With Nature

Kiawah has consistently strived to balance development with the preservation of natural landscapes, a commitment dating to the community's inception in 1974. As Kiawah approaches full development, the focus has evolved from designing with nature to living harmoniously within the established natural environment. This philosophy recognizes that residents are stewards of a unique ecosystem that includes maritime forests, the beach, dunes, wetlands, and diverse wildlife habitats.

Kiawah's commitment to environmental stewardship manifests in several key ways, including protecting critical habitats that support native species ranging from bobcats to loggerhead turtles as they coexist with human residents. These habitat areas are preserved through collaborative efforts among the Town, KICA, and the Kiawah Conservancy.

Water management plays a crucial role in living with nature on Kiawah. KICA's sophisticated drainage systems and pond network are designed to work in harmony with natural water flow patterns, helping prevent erosion while providing essential habitats for wildlife. Regular monitoring of water quality ensures these systems continue to support both human needs and environmental health.

The Town's comprehensive landscape and tree ordinance represents another vital component of this philosophy. These standards aim to preserve and enhance Kiawah's natural environment while protecting significant trees and forests for present and future generations. The ordinance establishes regulations for tree removal, protection, and mitigation, with special emphasis on specimen trees and grand trees. A dedicated Landscape and Tree Preservation Board reviews and approves tree preservation plans while handling special circumstances regarding tree removal.

Using native species in landscaping is strongly encouraged not only for aesthetic purposes but also to support local biodiversity and maintain the island's ecological balance. Native plants require less irrigation and maintenance while providing essential habitat and food sources for local wildlife.

Educational initiatives and community programs help residents understand and participate in environmental stewardship. These programs include wildlife education, native plant workshops, and citizen science projects that monitor local species populations. This engagement helps create community-wide understanding of how daily decisions impact the island's ecosystem.

During sea turtle nesting season, regulated beachfront lighting prevents hatchling disorientation. The use of amber LED lights and specialized fixtures demonstrates how simple adaptations can protect wildlife.

Environmental adaptability is integrated into Kiawah's Living with Nature approach. Natural systems, such as maritime forests and dunes, serve as critical infrastructure that help protect the island from storms and changing coastal conditions. This recognition influences decisions about infrastructure maintenance and development.

By implementing these comprehensive measures, Kiawah continues to ensure that its human community coexists harmoniously with Kiawah's wildlife and natural beauty. This approach acknowledges that successful stewardship requires ongoing adaptation and commitment from all community members to preserve Kiawah's unique character and ecological integrity for future generations.

Environmental Stewardship: Conservation Initiatives and Community Participation

The Town implements targeted programs to preserve natural resources and protect wildlife across diverse ecosystems through several initiatives:

- **Marsh Management:** Monitoring and preserving the expansive salt marshes, which is critical for protecting against storm surges while providing habitat for diverse species.
- **Beach and Dune System Protection:** Implementing erosion control and dune restoration projects to safeguard ten miles of beachfront, ensuring it remains

a natural barrier against rising sea levels and extreme weather.

- **Natural Environment Preservation:** Maintaining comprehensive landscape and tree protection ordinances to preserve and enhance Kiawah's natural character, with special emphasis on specimen trees and grand trees.
- **Wildlife Tracking and Research:** GPS technology and banding to monitor the health and movement of local species, including bobcats, alligators, and sea turtles, to better understand and protect their habitats.
- **Eco-Friendly Practices:** Promote sustainable building practices and green infrastructure that minimize environmental impact while preserving Kiawah's natural character.
- **Grow Native Initiative:** Supporting biodiversity by promoting and preserving native plant species throughout Kiawah, creating sustainable habitats for local wildlife.
- **Wildlife Protection Programs:** Implementing specialized initiatives including Turtle Patrol, Shorebird Stewardship, Marine Mammal Dolphin Strand Feeding, and the Bobcat Guardian Program to safeguard the island's diverse wildlife populations.
- **Flood Mitigation and Sea Level Rise Adaptation:** Comprehensive studies to address the challenges posed by rising sea levels and increased flooding.

Public engagement is at the heart of the conservation mission. Kiawah offers numerous ways to connect with our natural heritage. Residents and visitors can visit the Nature Center at Night Heron Park to learn about local wildlife and witness the unique phenomenon of dolphin strand feeding.

Virtual resources and interactive initiatives ensure everyone stays informed and involved, fostering a profound connection with Kiawah's unique ecosystem.

Grow Native Plant Database

The Town is dedicated to educating property owners about Kiawah's natural resources. The Grow Native Plant Database serves as an invaluable resource for residents and property owners, providing detailed information on native plant species that promote healthy and sustainable habitat unique to Kiawah. This resource provides guidelines for selecting native plants that enhance biodiversity and support local wildlife.

Additionally, the Kiawah Conservancy contributes to the database by offering practical advice on sustainable landscaping practices. The Conservancy provides resources for creating rain gardens designed to capture and filter stormwater runoff, promote water conservation, and reduce erosion. These gardens help maintain the island's natural beauty and ecological balance.

For more information, visit kiawahisland.gov.

Wildlife Research and Monitoring

The wildlife of Kiawah plays a critical role in the health of the fragile ecosystems cherished by residents and visitors. To protect these habitats, Town biologists must consistently understand and monitor the species on Kiawah.

Bird Research

The Town's Bird Research program is a comprehensive initiative to understand and protect Kiawah's diverse avian population. Town biologists conduct various projects, with bird banding serving as a primary research tool. This technique involves capturing birds and attaching unique identifiers, to provide crucial insights into the health, demographics, and movements of different species.

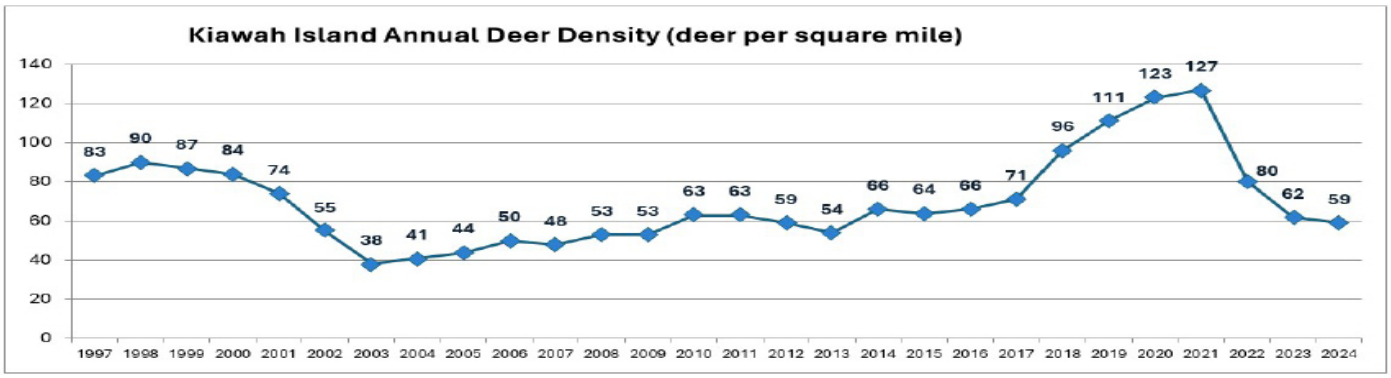
Key components of the program include the following research activities:

1. Fall Migration Monitoring: Daily banding from August 15 to November 30 at two locations to study songbirds during migration.
2. Winter Banding: Conducted from December through March, focusing on wintering songbird populations, especially Yellow-rumped Warblers.
3. Painted Bunting Banding: A summer project studying these colorful birds' movements, distribution, and population trends.
4. Marsh Sparrow Banding: This winter project focuses on three species of coastal sparrows while addressing conservation concerns related to habitat loss and sea-level rise.
5. Wilson's Plover Banding: Tracks movements and nesting success of this beach-nesting species.
6. MOTUS Bird Tracking: Two stations on Kiawah are part of a larger network that uses radio telemetry to track tagged birds, providing data on migratory routes and movements.

These research efforts contribute valuable data to local and national bird conservation initiatives while helping protect avian biodiversity.

White-tailed Deer

Surveys of white-tailed deer population density on Kiawah have been conducted twice yearly since 1997. With the decline of natural predators like bobcats, maintaining the deer population at a target level of 60 to 80 deer per square mile has become crucial. To address this challenge, a deer harvest program was initiated in 2021. This measure



Source: "Wildlife Surveys and Monitoring", *Town of Kiawah Island*

is essential for preventing the disruption of Kiawah's vital habitats, which can occur when deer populations exceed sustainable levels.

Bobcats

The Town Bobcat GPS Project represents an ongoing tracking effort started in 2007 by the Town and the Kiawah Conservancy. Five juvenile bobcats wore GPS collars during the 2024 trapping season. This information is used to protect key habitat areas where bobcats are located, which specifically include Captain Sam's Spit and the eastern portion of Cougar Island. Generally, bobcats use scrub-shrub, forest, and developed areas for hunting while utilizing scrub-shrub and dunes for resting. Bobcat populations have declined since 2017, attributed to second-generation anticoagulant rodenticide poisoning. Public awareness efforts have been implemented to eliminate the use of this deadly rodenticide.

American Alligators

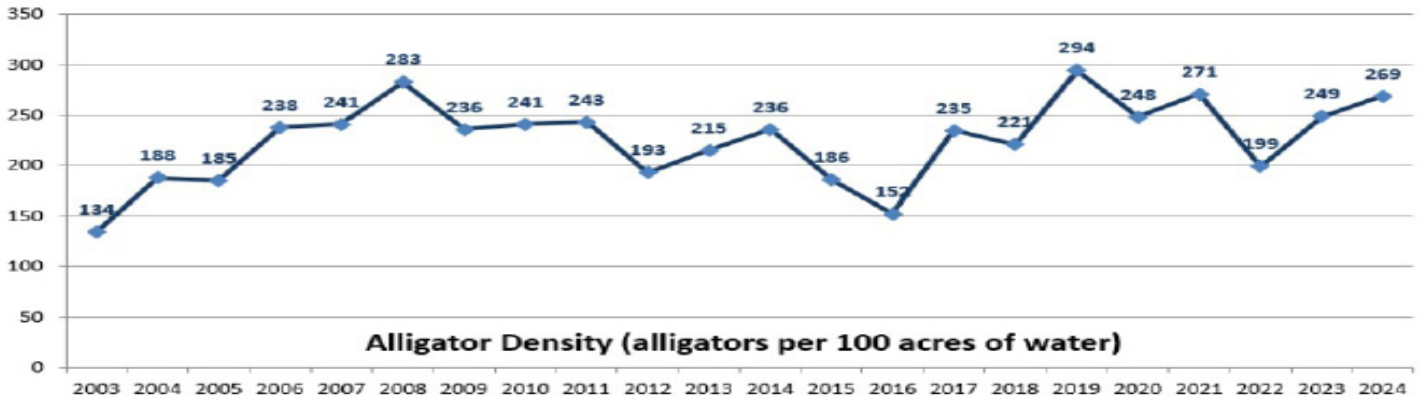
Kiawah is home to a thriving population of American alligators, with estimates suggesting nearly 700 animals inhabiting Kiawah. This significant alligator presence coexists with permanent residents and visitors, creating a unique environment where human-alligator interactions are commonplace.

Recognizing the importance of maintaining safe coexistence, the Town and KICA have implemented a comprehensive research program. This initiative aims to gain better understanding of alligator behavior and movements, thereby enhancing awareness and safety across Kiawah.

A key component of this program is the annual survey of alligators across most of Kiawah's ponds. These surveys provide crucial data on population density and distribution while helping officials make informed decisions about alligator management.

The research not only contributes to local safety measures but also adds valuable information to the broader understanding of alligator ecology in human-populated areas. By closely monitoring the alligator population and studying their patterns, Kiawah Island continues to set an example for responsible wildlife management in residential communities.

Through these efforts, the Town and KICA strive to ensure that interactions between people and alligators remain as safe as possible while preserving the island's unique ecological balance and protecting residents and visitors.



Source: "Wildlife Surveys and Monitoring", *Town of Kiawah Island*

Turtle Patrol

Kiawah is home to extensive loggerhead turtle habitat. With over ten miles of beachfront, Kiawah serves as a vital nesting ground for endangered turtles. The nesting process is especially vulnerable, as turtles emerge from the Atlantic Ocean each spring to nest. Kiawah's Turtle Patrol, one of the largest turtle patrol volunteer programs in the United States, has monitored these nests since 1973. The Town has supported this group of residents and non-resident volunteers since 1990.

Historically, Kiawah's beaches have been home to 20 to 25 nests per mile, ranking among the highest in the state for developed beaches. The highest recorded total occurred in 2019, when 574 nests were identified.

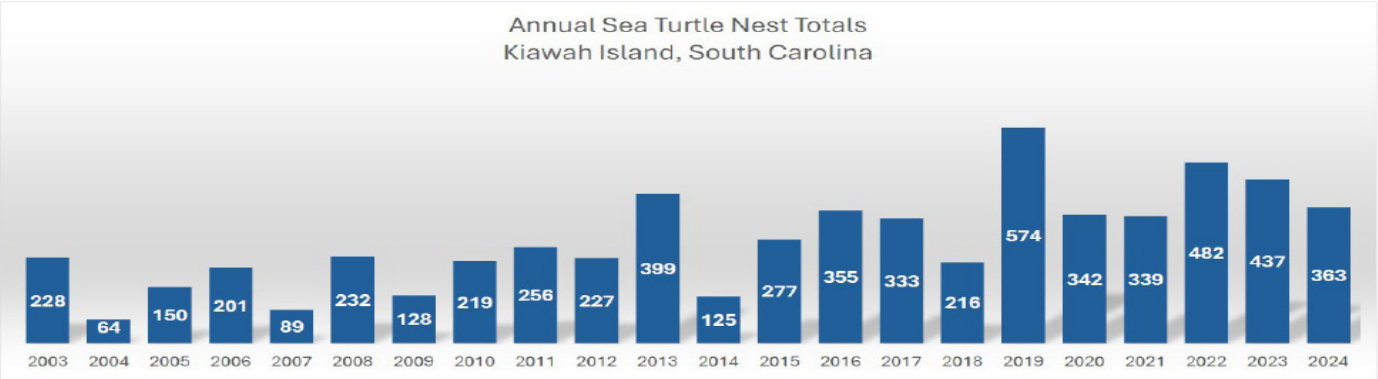
Low-lying nests are relocated to protect against tidal overwash. Volunteers patrol the beach daily during hatching season, monitoring the emergence of hatchlings. After hatching, nests are excavated and inventoried. Detailed records of all activities are reported annually to the South Carolina Department of Natural Resources.

Shorebird Stewardship Program

Kiawah's beaches serve as critical habitat for thousands of shorebirds throughout the year, providing essential areas for foraging, nesting, and resting during long migrations. To protect these vital species, the Town established the Shorebird Stewardship Program in 2017 to minimize disturbance during these critical life activities.

The program operates year-round with targeted seasonal initiatives. During spring, from March through May, efforts focus on protecting Red Knots as they make migration stops. Nesting shorebird protection occurs from April through July when species raise their young on Kiawah's beach. Fall and winter, from September through February, see increased attention focused on migrant populations using Kiawah's beach as stopover points.

Shorebird populations have declined 70 percent nationally since the 1970s. The program engages beachgoers about habitat needs through trained volunteer stewards while conducting beach patrols, monitoring critical areas, and promoting wildlife-friendly practices such as leashing dogs and avoiding dunes.



Source: "Loggerhead Sea Turtles", *Town of Kiawah Island*

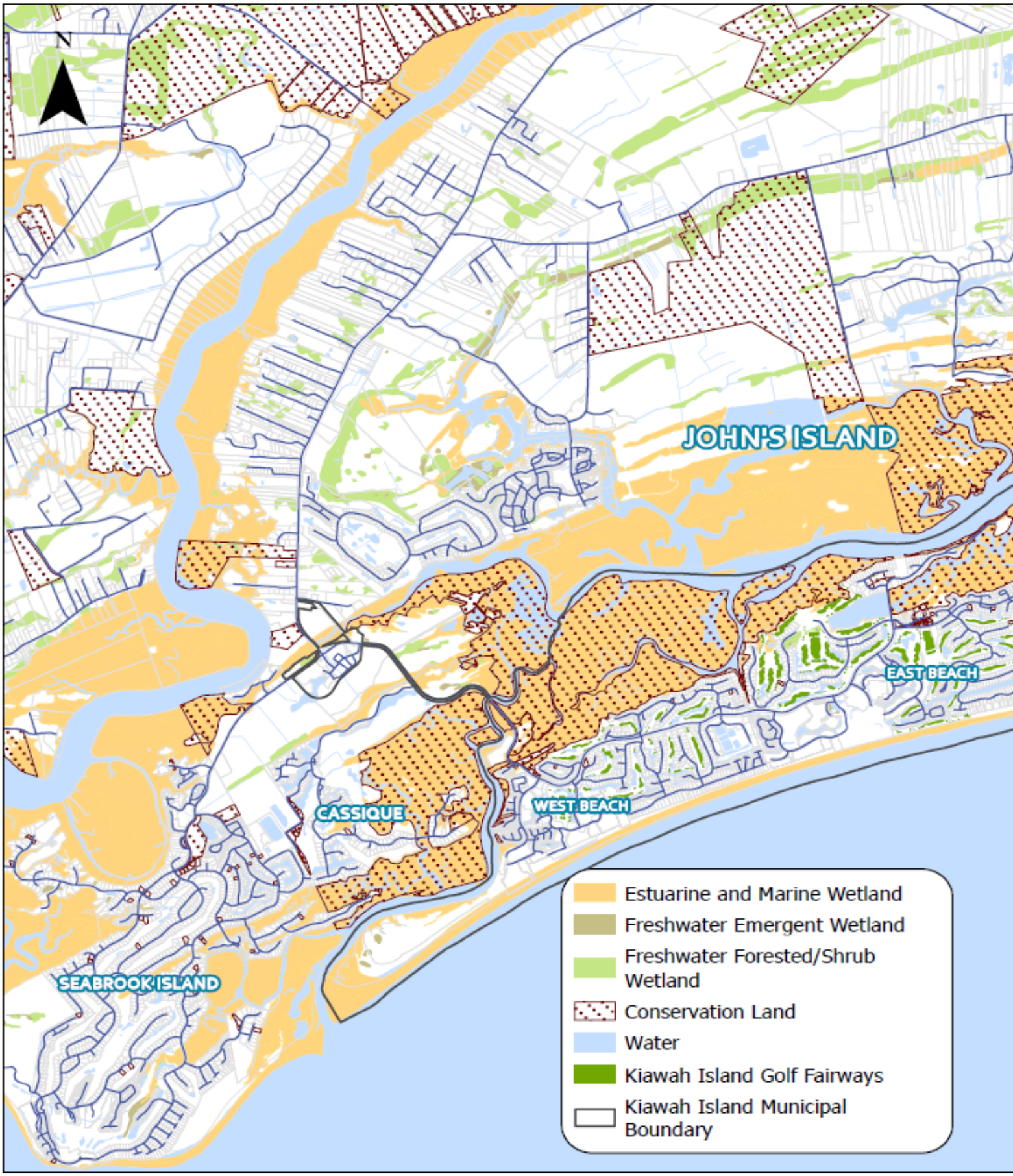
Dolphin Education Program

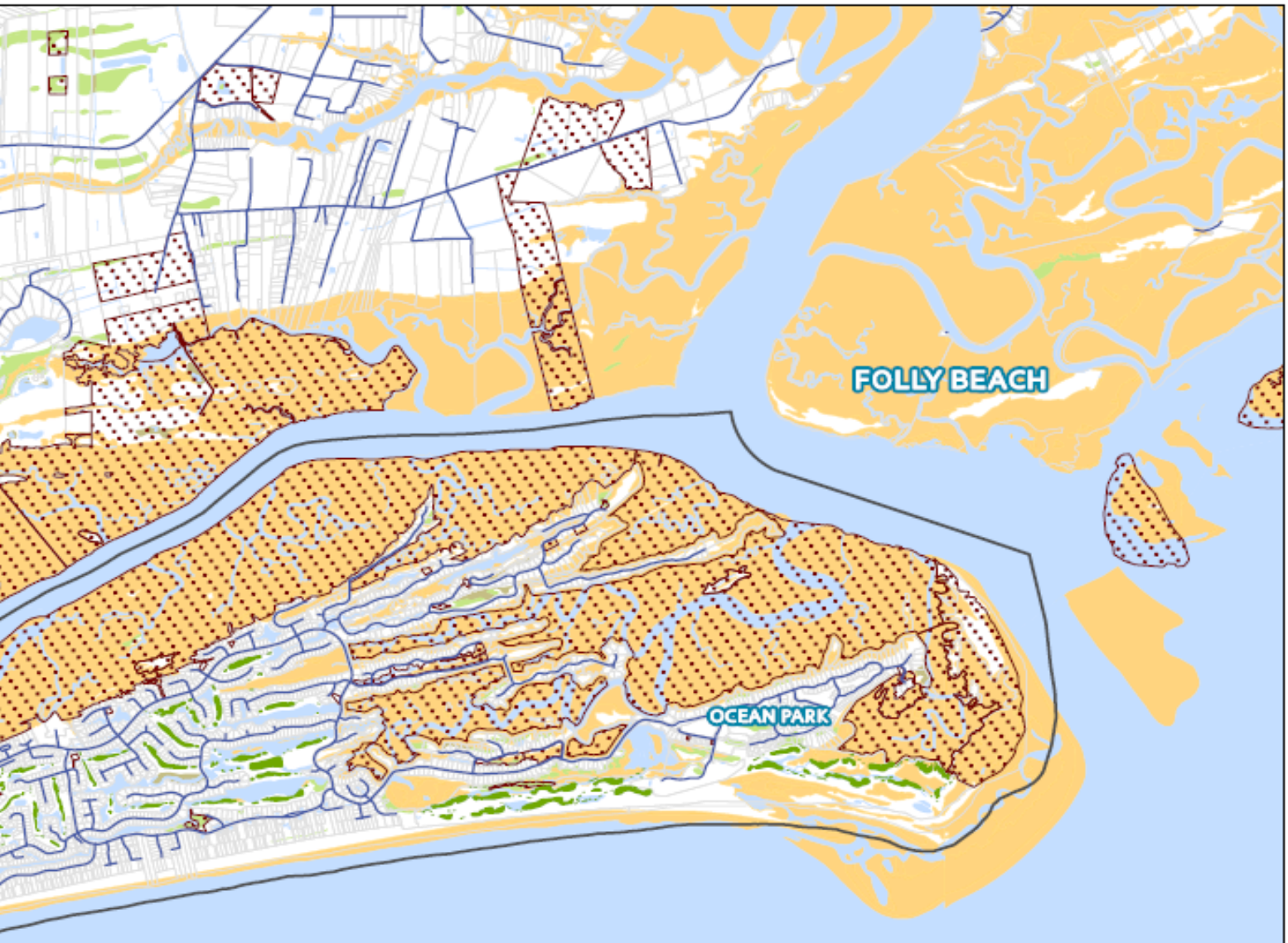
Kiawah is one of few locations in the United States where bottlenose dolphins exhibit strand feeding, a unique hunting behavior where dolphins work together to herd fish onto shore. The Town partners with the Lowcountry Marine Mammal Network to study and protect this rare behavior through a monitoring and education programs.

Through this research initiative, twelve individual dolphins have been identified as regular strand feeders in Kiawah's waters, with some having sighting histories spanning over twenty years. The program has documented critical behaviors, including mothers teaching their young to strand feed while demonstrating the importance of the inlet as essential habitat for the Charleston dolphin population.

The program combines scientific monitoring with public education to prevent harassment while maintaining appropriate viewing distances as mandated by the Marine Mammal Protection Act. Trained educators conduct beach monitoring during peak feeding times while engaging with visitors and collecting behavioral data. This approach has successfully reduced human interference while advancing understanding of this specialized feeding strategy and its conservation needs.




N
JOHN'S ISLAND
EAST BEACH
WEST BEACH
CASSIQUE
SEABROOK ISLAND
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Conservation Land
Water
Kiawah Island Golf Fairways
Kiawah Island Municipal Boundary



Habitats & Conservation Land

Kiawah Island is rich with diverse habitats, largely comprising a variety of wetlands, including Estuarine and Marine Wetlands, Freshwater Emergent Wetlands, Freshwater Forested/Shrub Wetlands, and Riverine Wetlands. The beach, marsh, and dunes account for the majority of the island's undevelopable land. There are 4,580 acres of Estuarine and Marine Wetlands and 87 acres of Freshwater Wetlands. A total of 3,990 acres are designated as Conservation Lands, with most of these being Estuarine and Marine Wetlands. Kiawah Island's habitat and conservation efforts extend beyond its municipal boundaries, promoting regional ecological health and contributing to the preservation of interconnected ecosystems.

Beach Management

Kiawah's beach and dune system represents a unique coastal environment along the South Carolina shore, distinguished by its natural accretion pattern rather than erosion. This accretional characteristic is particularly noteworthy because it contrasts with many neighboring coastal areas that struggle with erosion challenges. The beach's growth is facilitated by the Stono Inlet shoals, which function as natural barriers while creating conditions that promote sand accumulation and shoreline expansion. These shoals effectively shelter the eastern end of Kiawah from northeast winds and waves while establishing a zone where sand naturally settles and accumulates.

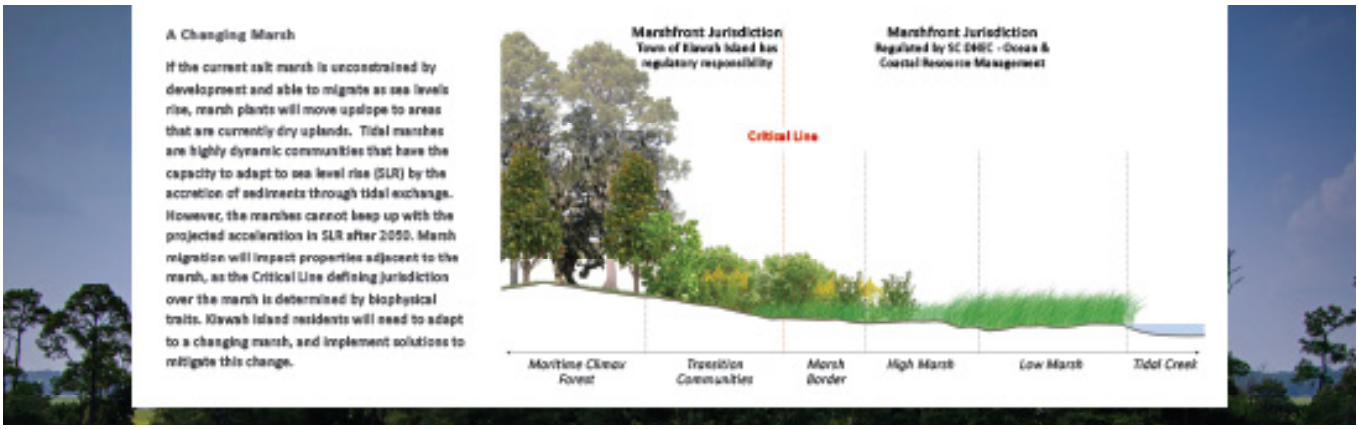
The beach and dune system serve multiple vital functions for Kiawah. As critical habitat, these systems support a diverse ecosystem of plant and animal species, many of which are unique to coastal environments. The dune system protects inland areas from storm surges and extreme weather events while acting as a natural barrier that helps safeguard the island's infrastructure and properties. Additionally, the beach offers recreational opportunities while enhancing the quality of life for both residents and visitors.

The Town's Local Comprehensive Beach Management Plan serves as a crucial planning and decision-making tool, fulfilling the requirements established by the South Carolina Department of Environmental Services - Bureau of Coastal Management (SCDES - BCM) for beachfront municipalities. Since incorporation in 1988, the Town has maintained an active commitment to beach management planning, beginning with its first plan in 1992. Following a 2006 update, the Town conducted comprehensive revisions in 2012 and 2020, with the current plan updated in 2025. The next update is scheduled for 2030.

Through this management plan, the Town maintains a proactive approach with regular monitoring and strategic restoration projects. Notable interventions include two major restoration projects on East End Beach, which addressed erosion concerns near residential areas and the Ocean Course. Following Hurricane Irma's, the Town completed a sand scraping project from 2017 to 2018 that successfully rebuilding damaged dunes along the beachfront.

Kiawah falls within Phase II of South Carolina's beachfront jurisdictional lines review process, beginning in spring and summer 2026. The Bureau of Coastal Management establishes and reviews two critical jurisdictional lines—the baseline (seaward) and the setback line (landward)—every seven to ten years. These lines delineate the state's direct permitting authority for activities within the beach and dune system critical area.

Activities within these jurisdictional lines require SCDES-BCM review and authorization. In addition to state requirements, the Town maintains its own regulatory authority and requires separate Town permits for certain activities, including but not limited to beach walkovers, as set forth in the Town's applicable ordinances.



Source: *The Comprehensive Marsh Management Plan*

Marsh Ecosystem and Management Plan

Approximately 55 percent of Kiawah consists of marshland and water. These ecosystems serve critical functions by filtering water, absorbing rainwater to slow flooding effects, providing habitat for diverse species, and acting as a protective barrier against storms and flooding.

In April 2022, the Town Planning Department initiated development of a Comprehensive Marsh Management Plan (CMMP), the first document focused solely on marsh management for the Town. Biohabitats and Elko Coastal Consulting assisted in developing the plan, which Town Council adopted on February 7, 2023.

Several studies on water quality and wetland health have been conducted to monitor Kiawah's natural environment. The Kiawah Conservancy completed a watershed and groundwater table study in 2022, while KICA's Lake Management Department tests 26 of the 122 stormwater ponds weekly.

Marsh Management Goals
The CMMP establishes four key goals:

1. MONITOR: Detect changes in wetland vegetation species composition and structure over time
2. PROTECT: Prevent or correct impairments to the marsh through regulations
3. ENGAGE: Educate stakeholders about undesirable marsh changes
4. RESTORE: Manage vulnerable areas and mitigate future issues

Implementation will involve collaboration among the Town, KICA, and the Kiawah Island Conservancy. Potential restoration methods include thin layer placement, prescribed burning, resilience terracing, and oyster reestablishment.

Community engagement is crucial for the success of these efforts, as informed stewards play a vital role in marsh preservation through awareness and active participation.

Key Indicators: UVVR & Shoreline Change



UVVR & SHORELINE EROSION This figure shows two important indicators that are recommended elements of the monitoring plan, the unvegetated to vegetated ratio (UVVR), and current patterns of erosion and accretion. UVVR can be informative about the current trajectory of a marsh. A stable tidal marsh, with intact marsh plains and little deterioration tends to a UVVR of about 0.1. Higher values indicate degradation, usually a result of open water conversion. The other dataset on this figure shows eroding areas in red and newly formed land in yellow.



Captain Sams Spit

Captain Sams Spit, located at the western end of Kiawah, is an environmentally sensitive and dynamically changing area that plays a crucial role in the island's coastal ecosystem. Captain Sams Inlet bounds this spit, which serves as a critical transition zone between Kiawah and Seabrook Islands.
The spit has historically been an area of accretion, acting as a collection site for sand transported by longshore currents from up-coast areas.

The spit's dynamics are heavily influenced by the migration of Captain Sams Inlet. As wave action transports sand westward, it feeds the spit while causing growth into the inlet and forcing it to migrate toward Seabrook Island. This natural process is part of a cyclical pattern that has led to previous inlet relocation projects.

The spit area is of particular environmental importance due to its role as habitat for various coastal species, including shorebirds, dolphins, and sea turtles. The spit's dynamic nature, with its changing shorelines and sandbar formations, provides essential feeding and nesting grounds for these species.

Looking forward, the 2024 Coastal Science and Engineering report suggests that another inlet relocation project may be considered within the next five to seven years, highlighting the ongoing management needs of this dynamic area. Continuous monitoring of the spit's evolution is crucial for understanding its changes and planning any necessary interventions.

Captain Sams Spit remains a critical and sensitive environmental area. Its dynamic nature, ecological importance, and role in the broader coastal system of Kiawah and Seabrook Islands underscore the need for ongoing careful management and conservation efforts to maintain its environmental integrity and natural processes.

East End

The East End of Kiawah represents a critically important and environmentally sensitive area characterized by dynamic coastal processes and diverse habitats. This region, encompassing the Lagoon Reach and Stono Inlet Reach, is significantly influenced by shoal bypassing events from Stono Inlet that play a crucial role in the area's geomorphological evolution and ecological health.

Between November 2022 and October 2023, the Lagoon Reach gained approximately 99,300 cubic yards of sand while the Stono Inlet Reach experienced a loss of about 42,100 cubic yards. These changes are part of an ongoing large shoal bypassing event that began in 2019, with a shoal containing over one million cubic yards of sand currently attaching to the island. This natural process is vital for replenishing beach volumes while maintaining the overall health of the coastal ecosystem.

Marsh habitats and drainage systems further underscore the East End's environmental significance. Two flushing channels that opened after Hurricanes Matthew in 2016 and Irma in 2017 remain active, providing crucial drainage for the east-end marshes. These marshes serve as important habitat for various species while playing a key role in Kiawah's ecological balance.

The area is particularly significant for

wildlife, especially threatened species such as the piping plover. The dynamic nature of the East End, with its shifting shorelines and diverse habitats, provides crucial feeding and nesting grounds for these and other coastal bird species.

The ongoing shoal bypass event is expected to provide sufficient sand volumes to outpace background erosion over the next decade. This natural process is critical for maintaining the beach-dune system, which provides both storm protection and support for a diverse ecosystem.

Continuous monitoring and adaptive management of this area are essential. Experts recommend ongoing observation of the 2015 channel location, closure dike, and shoal attachment area. The natural flushing channel between the shoal and outer beach also requires attention because it may need minor remedial action to ensure proper marsh drainage.

The East End of Kiawah Island is an environmentally sensitive area of paramount importance. Its dynamic coastal processes, diverse habitats, and role in supporting wildlife make it a critical focus for conservation efforts and careful management to ensure long-term ecological health and resilience.

Source: Coastal Science Engineering, Kiawah Monitoring Report, 2023



05



cultural resources next

Goal: Foster community connection and tourism through cultural and historical stewardship

Cultural Resources

Considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources.

Overview

This section acknowledges Kiawah's historical roots from indigenous origins through its evolution as a premier coastal community, while focusing primarily on contemporary cultural offerings.

Kiawah's cultural foundation rests on a historical narrative that begins with the Kiawah Native Americans as original stewards and continues through colonial plantation agriculture, Civil War and Reconstruction challenges, mid-twentieth century timber operations, and the transformative 1974 development as a world-class resort community. This historical evolution has shaped Kiawah's current character as both a residential community and premier destination.

Contemporary cultural life centers on several institutions and programs. The Town-funded Arts and Cultural Events Council, established in 2004, provides programming ranging from intimate concerts to events featuring prestigious institutions. The Art Guild of Kiawah hosts annual exhibitions showcasing local resident artists' work. Recreational and educational opportunities include programming through KIGR Nature Program, and the Kiawah Conservancy's environmental education initiatives.

While cultural amenities are offered through various Kiawah organizations, a significant opportunity exists to enhance public cultural infrastructure through a potential Town civic and cultural center.

Cultural History

Kiawah Island's rich heritage spans centuries, from its early inhabitants to its present-day status as a premier coastal community. The island is named after the Kiawah Native Americans, who were its original stewards before English settlers arrived in 1670.

The colonial era began when John Stanyarne acquired Kiawah Island in two halves in 1717 and 1737. Stanyarne, a prominent planter, established a thriving plantation, setting the stage for Kiawah Island's agricultural legacy. This legacy continued under the stewardship of the Vanderhorst family, who maintained the plantation until the Civil War.

The Civil War marked a significant turning point for Kiawah Island. As the Vanderhorst family sought refuge elsewhere, the island became home to formerly enslaved individuals, many of whom had worked the land under the previous system. The post-war Reconstruction era brought complex changes to Kiawah Island's social and economic landscape.

When the Vanderhorsts returned, they adapted their agricultural practices to new realities. During this period, Quash Stevens, a formerly enslaved person and son of the plantation's previous owner, assumed a managerial role. His position exemplified the evolving social dynamics of the time.

The mid-twentieth century heralded a new chapter for Kiawah. In 1950, C.C. Royal purchased the land for logging and timber production, shifting away from agriculture. The first summer homes, built along Eugenia Avenue in 1954, marked the beginning of Kiawah's transformation into a residential destination.

A pivotal moment came in 1974 when the Kuwait Investment Corporation acquired the island, setting in motion its development as a world-class resort. The opening of Kiawah Island Resort in 1976, complete with its inn, amenities, and golf course, established the foundation for Kiawah's current reputation.

Today, Kiawah stands as a testament to thoughtful development, offering an unparalleled living experience. The island's journey reflects the Lowcountry's broader narrative, making Kiawah a place of both natural beauty and significant historical interest.

Arts and Cultural Activities and Events

Kiawah boasts a carefully curated cultural programming calendar that reflects its status as a premier coastal community. The Town's commitment to artistic excellence is evident in the caliber of events hosted throughout the year. Established in 2004, the Town-funded Arts and Cultural Events Council has been instrumental in elevating Kiawah's cultural landscape. This committee oversees diverse programming designed to engage a wide range of interests. Events range from casual piano bars at the Sandcastle to intimate concerts featuring world-renowned artists and prestigious institutions such as the Charleston Symphony Orchestra.

The Art Guild of the Kiawah Island Community Association hosts the annual Art Guild Members Show and Sale. This event showcases the talents of Kiawah's resident artists through original paintings, photographs, handcrafted pottery, wooden items, jewelry, and home decorations. The show provides an opportunity for the community to appreciate and purchase locally created art in a welcoming island setting.

Civic and Cultural Center

The Townis planing for a new civic and cultural center addition to the existing municipal property. This potential facility would create dedicated space for cultural events, performing arts programs, and community gatherings while addressing current venue shortages and relieving space constraints in existing facilities.

The concept features an acoustically engineered 250- to 300-seat auditorium, flexible community rooms, and open gathering areas on municipal land with scenic views. As an addition to Town Hall or a standalone facility, it could share infrastructure, enhance efficiencies, and combine staffing. The Town is still assessing this concept with no final decision made.

Recreational and Educational Activities

Kiawah has recreational and educational opportunities. The beach, leisure trails, and maritime forests provide natural settings for outdoor activities.

The Sandcastle, an oceanfront facility for Kiawah property owners, offers fitness classes, aquatic programs, and enrichment activities. The facility hosts lectures and workshops catering to property owners' interests.

KIGR offers instruction and excursions for golfers of all skill levels. The resort's Nature Program offers guided experiences, including kayaking excursions and birding walks that showcase the island's ecosystem. The Roy Barth Tennis Center offers facilities and coaching while ranking among the top tennis resorts globally.

The organization engages residents in conservation efforts while enhancing understanding of Kiawah's ecosystems through nature walks, workshops on native flora, resilience and sustainability topics, and citizen science initiatives.


06



community facilitiesnext

Goal: Maintain and improve Kiawah's utilities and services.

Community Facilities

Considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other facilities.

Overview

Kiawah's community facilities operate through a multi-entity service delivery model that reflects Kiawah's geography and governance structure. This collaborative approach involves numerous organizations working together to provide essential services within Town limits.

Utility services are provided through a network of providers: Berkeley Electric Cooperative manages electrical service, Kiawah Island Utility serves on-island water and wastewater needs, and Seabrook Island Utility serves Freshfields and surrounding areas. Telecommunications services are provided by multiple carriers.

Public safety operates under a collaborative model coordinated among Charleston County EMS, Charleston County Sheriff's Office, the St. Johns Fire District, and Barrier Island Ocean Rescue for emergency services, while the Town's Public Safety Department employs Community Service Officers for code enforcement and community safety.

Future infrastructure investments include the Medical University of South Carolina Sea Islands Medical Pavilion opening in late 2025. The Town recognizes opportunities for improvement through proposed initiatives including establishing a Central Communications Channel for unified emergency communications and developing public community gathering spaces to address current gaps in accessible public amenities.



Safety and Health Services

Emergency and Fire Services

Charleston County EMS provides emergency medical services throughout Charleston County, including Kiawah. Fire protection is provided by the St. Johns Fire District, which operates two stations on Kiawah Island. The Kiawah Community Emergency Response Team serves as a Town volunteer group that assists emergency management during hurricane protocols, other emergency events, and special events as needed.

Municipal Public Safety Operations

The Town maintains a Public Safety Department under the leadership of a Public Safety Director. The department employs Community Service Officers (CSOs), who serve as the Town's code enforcement officers responsible for ensuring community standards and municipal regulations are consistently maintained throughout Kiawah.

These officers work multiple shifts to provide ongoing coverage while serving as the primary enforcement presence during

normal daytime hours. Their responsibilities include:

- Conducting regular patrols throughout Kiawah
- Monitoring compliance with municipal ordinances
- Responding to code violations and incidents
- Managing traffic and community safety concerns
- Providing community safety education and emergency preparedness initiatives
- Collaborating with property owners to resolve issues according to established procedures

Recognizing the need for comprehensive coverage beyond traditional business hours, the Town contracts with Barrier Island Ocean Rescue (BIOR) to provide evening and weekend code enforcement services. This partnership serves dual purposes, as BIOR personnel manage both beach safety operations and code enforcement along the shoreline while supporting the Town's broader code enforcement efforts during evenings and weekends.

Kiawah Island Community Association provides security services for areas behind the main gate, while KIGR manages security operations for its respective properties, ensuring comprehensive safety coverage across Kiawah's various jurisdictions.

The Town operates under a collaborative law enforcement model with the Charleston County Sheriff's Office. As the Town does not maintain its own police force, law enforcement services are provided by the Charleston County Sheriff's Office, consistent with standard county-level coverage for municipalities without dedicated police departments. To supplement this baseline service, the Town contracts with the Sheriff's Office through a third-party vendor for additional off-duty deputy coverage during weekends, peak holidays, town-sponsored events, and other periods when enhanced coverage is deemed necessary.

Future Healthcare and Emergency Service Infrastructure

Several planned healthcare and emergency service developments will improve access and reduce travel time to essential services for Sea Islands communities. The Medical University of South Carolina Sea Islands Medical Pavilion is scheduled to open in late 2025, marking a significant investment in healthcare infrastructure to serve the Sea Islands. Additionally, Trident Health plans to construct a new medical facility on Johns Island, with construction expected to begin in early 2026, providing emergency care and other medical services to the region.

The St. Johns Fire Department plans to build a future station within the Kiawah River development, located off Betsy Kerrison Parkway. These facilities address growing needs created by recent residential development. Geographic distance from existing facilities currently means longer travel times for residents seeking emergency and routine medical care.

Utility Service Providers

Various private entities provide utility services. The Town's goal is to ensure the highest quality of service, regardless of which entity is responsible for provision.

To achieve this goal, the Town will conduct a comprehensive review of all utility providers to ensure they maintain high-quality service. This review should ensure that appropriate investment is made to upgrade aging infrastructure while confiming that contingency plans are in place to provide uninterrupted services during storms and other emergencies.

Water and Wastewater Facilities

The Town is served by two utility providers: Kiawah Island Utility (KIU) and the Seabrook Island Utility Commission (SIUC). Each operates independently to serve its communities with essential water and wastewater services. Both utilities purchase water from St. Johns Water Company, which sources water from the Charleston Water System.

Kiawah Island Utility
KIU, a subsidiary of Nexus Water Group, provides water and wastewater services to Kiawah Island. The utility maintains and operates the water and wastewater collection system and treatment facility that serves properties on the island. This facility processes wastewater through an advanced treatment system before using the treated effluent to irrigate the island's golf courses. In 2015, a new water supply line to the island was installed to connect to the down-island pump station on Governor's Drive. This installation provides system redundancy.

Seabrook Island Utility Commission
SIUC, which the Town of Seabrook Island owns, provides wastewater services to Freshfields Village, which is located within the Town limits of Kiawah. St. Johns Water Company provides water service to Freshfields Village.

Municipal Center Utilities
The Town's Municipal Center receives water service from St. Johns Water Company and operates on a septic system for wastewater management. The Town is currently exploring sewer connection options with either KIU or SIUC.

Solid Waste Management

The Town provides a comprehensive solid waste program for property owners. This service includes garbage, recycling, yard debris, brown trash, paper shredding, and hazardous waste collection. Garbage service is available through both curbside and back-door collection.

Recycling is available to all single-family homes, homeowner associations, and villa communities. The Town also provides public recycling centers located on Sora Rail Road, at the Municipal Center, and behind the KICA homeowners' association building.

Electric

Berkeley Electric Cooperative (BEC) provides electrical service to Kiawah. All electrical lines are installed underground. Between 2008 and 2010, BEC completed improvements to these lines to minimize outages, though Kiawah continues to experience power outages during severe weather events or when underground lines sustain damage.

Communication

Telecommunications services on Kiawah are provided through multiple carriers and infrastructure systems. AT&T serves as Kiawah's primary network provider, delivering cellular, cable, and internet services. Additional cellular carriers include Verizon and T-Mobile, while internet service options have expanded to include Xfinity, Viasat, HughesNet, Always ON, Starlink, and T-Mobile Home Internet.

Kiawah's cellular infrastructure consists of seven towers of varying heights, ranging from 65 to 173 feet, operated by different owners including Crown Castle, American Tower, Berkeley Electric, and Kiawah Island Golf Resort. Despite this infrastructure, portions of the island experience significant coverage challenges, particularly in areas east of Turtle Point. Coverage analysis reveals that the limited height of several towers, most under 100 feet, restricts their effectiveness in providing comprehensive cellular service.

The Town updated its cell tower ordinance in September 2025 to address cellular coverage gaps while maintaining the community's Living with Nature philosophy. The revised regulations modernize communication tower standards to enhance public safety and quality of life, allowing increased tower heights up to 150 feet. Key provisions emphasize co-location opportunities and concealment requirements, balancing the need for improved cellular coverage with the Town's environmental and aesthetic standards.

Central Communications Channel

The Town should consider establishing a Central Communications Channel to coordinate all key island stakeholders, managed and operated by the Town's Public Safety or Communications Department, with responsibility for overseeing the communication system, ensuring its effectiveness, and maintaining its operation.

The recommended system would include a dedicated emergency communications center within Town Hall, a multi-platform approach with mobile app, text alerts, email notifications, and a centralized website, regular training and drills for all stakeholders to ensure familiarity with the system, clear protocols for information dissemination during both routine and emergency situations, and integration with existing emergency management systems at the county and state levels.

By centralizing communication under the Town's authority, Kiawah would have a unified system while eliminating confusing or conflicting information. This approach would ensure that all stakeholders, including residents, businesses, and visitors, receive timely, accurate, and consistent information. In an emergency, this system could prove critical to the swift response of dedicated personnel and the safety of the Kiawah's population.

Under this framework, the Town would establish a Communication Liaison Committee comprising representatives from key stakeholder groups to provide input and feedback on the system's operation and effectiveness. This collaborative approach would help maintain open lines of communication between various entities while ensuring a streamlined and efficient information dissemination proces.

Electric Vehicle Infrastructure

With the growth of electric vehicles (EVs) and plug-in hybrid electric vehicles (PHEVs) nationwide, the Town recognizes the importance of supporting sustainable transportation options for residents and visitors. The Town has installed three public EV charging stations behind Town Hall. Kiawah Island Golf Resort has also installed EV charging stations at the Sanctuary Hotel for resort guests.

Amenities

While limited due to its private, gated nature, public amenities on Kiawah play a crucial role in the community. As the Town embarks on long-range planning, it should evaluate opportunities to expand its role in providing public amenities despite current constraints. The beach represents the primary public amenity, managed by the Town to protect this vital natural resource.

Currently, the Town's role in providing public amenities is constrained by its lack of land ownership. Beyond the Municipal Center, which serves administrative functions while providing limited meeting space, the Town has limited ability to provide traditional municipal amenities. Looking ahead, the Town should consider strategic opportunities to acquire land or better utilize the Municipal Center complex to enhance public offerings. This approach could include exploring partnerships with private entities for land acquisition, evaluating potential sites for new public facilities, or reimagining the current Municipal Center to incorporate additional community amenities. Such initiatives need to carefully balance Kiawah's private character with the growing need for public spaces that serve both residents and visitors.

This forward-thinking approach would require careful consideration of funding mechanisms, operational responsibilities, and integration with Kiawah's established character while ensuring any new public amenities meet the evolving needs of the community.

Beachwalker County Park operates under a 99-year lease agreement established in 1976 between Kiawah Partners and Charleston County Government. Managed by the Charleston County Park and Recreation Commission, it provides an essential public access point to the beach.

KICA offers its members access to a network of amenities throughout the island. These amenities include the Sandcastle, three boat or kayak launch facilities, three observation towers, miles of leisure trails, and 26 beach access boardwalks. The Housing Market Study found KICA's amenities to be competitive with those of peer associations.

Kiawah Island Club operates several facilities available to club members, including two golf courses, The Beach Club, The Cape Club, the Marsh House, and Sasanqua Spa.

This tiered amenity structure differs from some competitor communities, such as Palmetto Bluff, where all owners have universal access to club amenities. For owners not part of the KIC, amenity access through KICA, while competitive with peer associations, provides fewer options than communities with mandatory club membership.

Freshfields Village, owned by EDENS, is a village-style shopping center with multiple

dining options and various services. Its central green space serves as a gathering area for community events.

Collectively, Kiawah features an array of private recreational facilities, including five golf courses, restaurants, two luxury spas, multiple sports facilities, and numerous other amenities. This diverse range of high-quality offerings has established Kiawah as a premier resort and residential community, catering to varied interests and lifestyles while preserving Kiawah's natural beauty. The Housing Market Study emphasized that while these private entities are responsible for their facilities and reinvestment decisions, their continued success contributes to Kiawah's overall competitive position among peer communities.

As Kiawah evolves, the Town recognizes the need to take a more active role in providing public amenities through potential expansion of the Municipal Center and strategic land acquisition. This forward-looking approach would enhance the island's amenity offerings while maintaining the successful balance between public accessibility and private facilities that defines Kiawah's character.

Community Gathering Space

Kiawah currently faces a significant gap in its community infrastructure: the absence of public facilities and gathering spaces. While Kiawah offers impressive amenities, they exist primarily behind gates with restricted access:

- Club members enjoy exclusive facilities
- KICA members (property owners) have access to dedicated amenities
- Resort guests utilize the Resort's amenities

This access structure leaves Kiawah without accessible public spaces that are publicly accessible. The current arrangement creates several challenges for community cohesion and public engagement:

- Limited opportunities for inclusive community gatherings that bring together residents from different parts of Kiawah
- Restricted access for visitors hoping to experience Kiawah's cultural offerings and community spirit
- Reduced public programming options for Town-sponsored events and cultural initiatives
- Fewer spaces for spontaneous community connection and relationship building among diverse Kiawah stakeholders

A Town community facility would address these needs by providing an accessible gathering space for residents, property owners, and visitors. Such a space could serve multiple functions by hosting community events, supporting cultural programming, facilitating educational activities, and acting as a welcoming hub for civic engagement and social interaction.

As Kiawah continues to evolve, establishing a public gathering space represents an important step toward creating a more inclusive, connected, and vibrant community beyond the gates. This facility would complement existing private amenities while filling a crucial gap in Kiawah's public infrastructure and helping to build a more cohesive community identity that encompasses all who live, visit, and invest in Kiawah's future.



07

housingnext

Goal: Maintain Kiawah's reputation as a vibrant coastal community.

Housing

Considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing.

Overview

Kiawah's housing market reflects its function as both a residential community and resort destination. Kiawah's existing 4087 housing units serve permanent residents, part-time property owners, and visitors, with approximately one-third of all residential units operating as short-term rentals and fewer than 30 percent of property owners claiming Kiawah as their primary residence

The real estate market demonstrates stability and strength, achieving record sales volumes of $1.07 billion in 2024 while maintaining property values, with single-family homes averaging $3 million and vacation rental rates growing 40 percent since 2019.

As Kiawah approaches full residential build-out, development patterns are shifting from new construction to redevelopment and renovation of existing properties. This transition presents planning challenges, particularly for multi-family developments where shared ownership models can complicate reinvestment decisions. Additionally, the regional workforce housing shortage creates operational challenges, as many service industry workers cannot afford housing on or near the island, resulting in lengthy commutes that impact both workforce stability and business operations.

Housing Types

Kiawah's housing stock serves permanent and part-time residents as well as short-term renters. As of April 2025, Kiawah comprises 4,087 existing residential units with an additional 263 units currently under construction. The existing housing inventory includes two primary categories:

Single-family detached homes, representing 71 percent of existing residential units with 2,913 homes. Multi-family properties, primarily cottages and villas that typically offer condominium-style living, account for 29 percent of existing residential units with 1,174 units.

Future development potential includes 341 additional single-family homesites and 530 potential multi-family units across various planned developments. When combined with existing and under-construction units, Kiawah's total residential development entitlements exceeds 5,200 units, a 20 percent increase.

Short-Term Rental Accommodations:

Short-term rentals constitute a portion of Kiawah's housing utilization, despite not being a separate category of physical housing. Kiawah's housing landscape is influenced by this trend. In April 2025, the Town reported 4,087 housing units on Kiawah, with approximately 1,400 units granted short-term rental business licenses. This represents 34 percent of Kiawah's total housing stock having the capacity to serve as short-term rental accommodations, underscoring the impact of this sector on Kiawah's residential and tourism economy.

Short-term rentals present both opportunities and challenges for Kiawah. While they support a robust tourism economy, they may also impact community dynamics and service needs. This pattern contributes to fluctuations in Kiawah's population throughout the year, with peak occupancy during popular vacation periods.

Future housing policies will need to balance the needs of permanent residents, part-time homeowners, and the tourism industry. Given Kiawah's coastal location, future housing development must also consider environmental factors such as sea-level rise, storm surge, and coastal erosion. Sustainable and resilient housing designs will be crucial for the long-term viability of Kiawah's housing stock.

Real Estate Market Overview

The Kiawah real estate market in 2024 demonstrated continued strength, with 447 property closings generating a total sales volume of $1.07 billion. This represents the highest annual sales volume in Kiawah's documented real estate history, reflecting sustained demand for properties across all market segments.

Property values remained stable across most segments in 2024. Single-family homes maintained a median price of $3 million,

Data Sources:

Housing inventory data (total units, single-family homes, villas, and undeveloped homesites) was obtained from the Charleston County Assessor Office Parcel Data Information as of April 2025.

Short-term rental information was provided by the Town of Kiawah Island, based on STR business license information as of June 2025.

essentially unchanged from 2023. Homesite values decreased to a median of $673,000 in 2024 from $795,000 in 2023, representing a moderation from previous years' pricing levels.

The villa and cottage segment experienced a substantial shift in 2024, with median prices rising to $1.45 million, up from $710,000 in 2023. This increase is primarily attributable to sales from The Cape development, which introduced higher-priced villa properties and shifted the overall market profile for this property type.

The transaction volume in 2024, with 447 closings, represents an increase from the 340 and 386 closings recorded in 2023 and 2022, respectively. While below the peak activity of 733 transactions in 2021, current transaction levels indicate sustained market activity and buyer interest. For historical context, Kiawah recorded 656 transactions in 2020 with a sales volume of $807 million, demonstrating the market's evolution over the past five years.

The real estate market reflects consistently low inventory levels relative to transaction activity. At year-end 2024, available property listings represented approximately 2.6 percent of total island inventory, continuing a pattern of limited supply that has characterized the market in recent years. Historical data show that available inventory has ranged from 1.3 to 3.1 percent of total island properties between 2020 and 2023.

Market data indicate sustained transaction activity across property types, with sales volumes maintaining high levels compared to historical averages. Property values have remained stable or increased across most segments, reflecting continued buyer interest in Kiawah properties. These trends have planning implications for infrastructure capacity, municipal services demand, and development pattern management.

Redevelopment: A Key Factor for Future Growth

As Kiawah approaches full development, redevelopment of existing properties is becoming increasingly critical for maintaining long-term market health and attracting new buyers. The HR&A study highlights several key factors that underscore the importance of redevelopment:

1. **Aging Housing Stock:** Redevelopment and renovation are essential to maintaining the competitiveness and value of these properties.
2. **Reinvestment Trends:** Residential renovation permits increased from 218 in 2019 to a peak of 581 in 2022, before declining to 286 in 2024.

    Residential renovations:

    - 2019: 218

Note: The Kiawah Island Real Estate Property Report includes data from both Kiawah Island and Cassique. While Cassique is not within Kiawah Island's town limits, it is considered an integral part of the Kiawah real estate market due to its adjacent location and shared amenities. This inclusion provides a more comprehensive view of the area's real estate performance.

- 2020: 332
- 2021: 453
- 2022: 581
- 2023: 460
- 2024: 286

3. **Challenges for Villas:** Reinvestment in multi-family properties is more difficult under shared ownership models, posing long-term challenges for maintaining property value as these properties age.
4. **Construction Costs:** Kiawah's high construction costs (about 30% higher than the regional average) make redevelopment and reinvestment decisions more critical and potentially challenging.

To address these factors and encourage redevelopment, the Town should consider several initiatives, including exploring options to encourage reinvestment, particularly in shared ownership properties such as villas, and educating property owners and regime managers on the collective benefits of reinvestment.

By prioritizing redevelopment, Kiawah aims to maintain its competitive edge in the real estate market while ensuring ong-term property value growth. This approach will attract new generations of buyers while preserving its unique natural environment and community character.

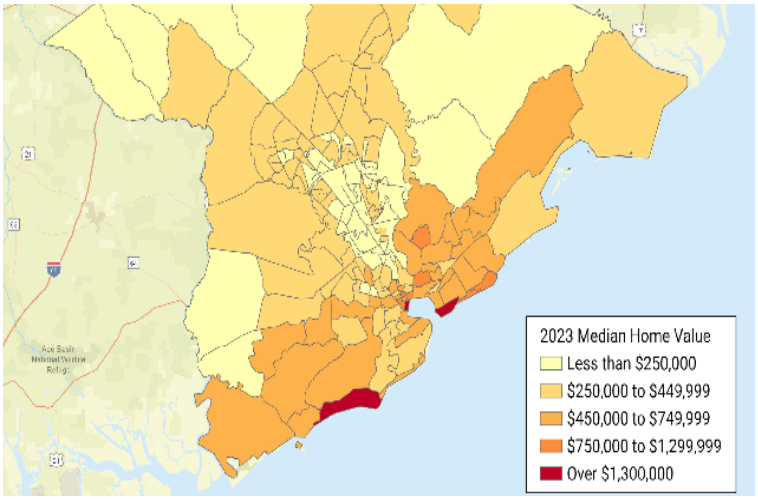
Workforce Housing

Workforce housing represents a regional challenge, with one of the key issues being the absence of workforce housing within Kiawah and limited options in the surrounding Johns Island area. This situation has led to significant commuting challenges and associated issues for Kiawah's workforce.

Census data reveal that nearly three-quarters of all workers on Kiawah travel more than 25 miles to reach their jobs. This substantial commute is driven in part by the scarcity of affordable housing options closer to Kiawah.

Data from the U.S. Bureau of Labor Statistics indicate that many of these commuters, especially those in entry-level jobs in Accommodation and Food Services and Retail Trade, earn less than $50,000 annually. Based on HUD guidelines, which consider households paying more than 30 percent of their income for housing as cost-burdened, these workers are most likely to afford homes under $250,000.

This housing affordability issue forces workers to seek homes in more remote areas of the Charleston region, where median home values fit within their budgets. This situation affects workers' quality of life through lengthy commutes while having broader implications for the region's transportation patterns and economic dynamics.



Median Home Values, Charleston MSA, 2023
Source: ESRI Business Analyst



08



landusenext

Goal: Promote smart, sustainable, and controlled growth.

Landuse

Considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped.

Overview

The Town guides land development through municipal zoning and future land use codes. As Kiawah nears buildout, the Town must reevaluate its land use strategies to balance future development, conservation, and resilience.

This Land Use element outlines Kiawah's unique development conditions and necessary actions for continued prosperity. This element aims to guide policies that preserve Kiawah's character while meeting evolving community needs, ensuring environmental protection while maintaining quality of life for residents.

Kiawah's development status reflects significant progress toward full buildout, with 4,087 existing residential units and 263 additional units under construction. The remaining development capacity includes 341 single-family lots and 530 potential multifamily units, bringing total potential residential development to as m any as 5,200 units. This approaching buildout condition requires strategic planning that prioritizes conservation of remaining natural areas while managing the transition from new development to redevelopment of existing properties.

Kiawah's Buildout Snapshot

Kiawah's buildout status provides an overview of the area's current residential landscape and future development projections. Currently, there are 4,087 residential units, predominantly single-family homes. There are 263 residential units under construction, with 341 future single famiy residential lots and potential 530 multifamiily residential units.

When combined with current units, this brings the total potential number of developed residential units to as many as 5,200 units. The potential for further development in specific areas remains based on remaining developable land and allowed density.

The following development analysis uses Charleston County parcel data and Town of Kiawah Permitting data as of April 7, 2025. Analysis include both historical and current land pattern and development assumptions.

Existing Residential Units	
Single Family	2913
Multifamily	1174
Total Residential Units	**4087**

Under Construction Residential Units	
Single Family	88
Multifamily *(Seafields, Ocean Pines)*	175
Total Residential Units	**263**

Future Single Family Residential	
Undeveloped Single Family Residential Lots	380
Conservation and Common Properties	-39
Single Family Residential Potential	**341**

Future Multifamily Residential	
[1]Kiawah Island Golf Resort - Residential	420
[2]Kiawah Partners *(Upper Beachwalker Parcels)*	72
[3]Freshfields Village - Residential	38
Multifamily Residential Potential	**530**

Total Potential Residential Units	**5221**

Current Hotel Rooms	
The Sanctuary	255
Andell Inn	99
Total Hotel Rooms	**354**

Future Hotel Rooms	
[1]East Beach	150
West Beach	150
	300

Total Potential Hotel Rooms	**654**

Notes: [1] KIGR values may have tradeoffs between residential dwelling units and hotel rooms. Remaining undeveloped lands are likely to be developed as multifamily, however may include single family residential. [2] Upper Beachwalker parcels include parcels 207050004, 2070500117,-116,-120. [3] Remaining FFV residential development is projected from the balance of up to 200 total residential units, which may only occur on select parcels remaining.

Conservation Through Annexation

Annexation is a request by a private property owner, multiple owners, or a government entity to include their property within the service area and jurisdiction of the Town. The Town Council is responsible for approving all applications for proposed annexations while evaluating all relevant factors to determine whether any annexation proposal benefits the community. The policies and procedures for annexation are detailed in the Annexation Policy Plan and Procedures Manual.

The Town should consider annexing property principally for conservation purposes. Preserving the area's natural landscape and maritime forest is paramount to maintaining Kiawah's vision.

Zoning and Land Use

The Planning Department uses zoning ordinances and land use regulations to manage the type of development occurring on Kiawah. TThese tools, when used together, serve as powerful drivers of new construction, redevelopment, and preservation.

While this plan does not define or impact the Town's Zoning Ordinance, the ordinance helps enforce Land Use policies.

Zoning: A regulatory tool for managing present-day development by defining the current permissible uses of specific properties within a given jurisdiction.

Land Use: A regulatory tool for for managing future development, as defined in the Comprehensive Plan, to govern future uses of areas of properties.

Comprehensive Plan Land Use Categories and Zoning Districts

Land Use Categories	Zoning Districts
Low Density Residential	R-1, PR
Medium Density Residential	R-1, R-2, PR
High Density Residential	R-1, R-2, R-3, PR
Commercial	C, PR
Resort	RST-1, RST-2, PR
Community Support	CS, CS-2, PR
Active Recreation, Residential and Open Space	PR-OC
Active Recreation	PR
Open Space	KC
Conservation	KC

Planned Development (PD) can be incorporated into any zoning district, subject to criteria contained in the greater Town of Kiawah Island Zoning Ordinance.

Future Land Use Categories

Future land use guides the location and types of proposed development to align with the Town's Land Use Planning and Zoning Ordinance. The Planning Commission and Town Council should ensure that their recommendations and approvals adhere to the Future Land Use recommendations outlined in this plan.

Active Recreation and Open Space:
This category is intended to promote the development of community parks and recreational facilities including parks, golf courses, and tennis courts. This category also provides for lands that are intended to remain in their natural state; this includes land that have been protected through conservation easements or that are publicly or privately owned. Some examples include the Tennis Center, Night Heron Park, and The Sandcastle.

Active Recreation, Residential and Open Space:
This category provides and is intended to promote the development of recreational facilities, including golf courses, with limited Residential in varied format, including single family detached/attached, duplexes and multifamily within a natural setting. Examples of this category are the integration of cottages adjacent to the Ocean Course Clubhouse.

Conservation:
This category aims to protect and preserve natural resources within the Town's limits, including highland areas surrounded by marsh or water, small islands, and fragile lands. It covers areas outside the critical line, which have been secured through preservation or conservation easements that significantly restrict development.

Low Density Residential:
This category promotes lower density single-family residential areas, with a maximum of three dwelling units per acre. Infill and redevelopment should respect the surrounding character and adhere to the Town's density requirements.

Medium Density Residential:
This category promotes medium density single-family residential development, allowing up to six dwelling units per acre. It accommodates patio homes and zero lot line homes, unlike the Low Density Residential district. Examples include Inlet Cove and Night Heron Cottages.

High Density Residential:
This category permits higher-density residential development, with a maximum of 12 dwelling units per acre, including multifamily dwellings, duplexes, and townhouses. Examples include Shipwatch Villas and Duneside Villas.

Mixed Use:
This category promotes combined retail, service, commercial, office, and/or residential development within the same building or site. Freshfields is a typical example.

Resort:
This category promotes high-quality recreational structures for residents and guests, exemplified by The Sanctuary Hotel.

Commercial:
This category promotes small-scale commercial activity (specialty businesses, personal services, restaurants) that complements the community character.

Civic and Institutional:
This category promotes community facilities and service buildings, both public and private, including churches, schools, utilities, and maintenance facilities. Examples include fire

Urban Growth Boundary

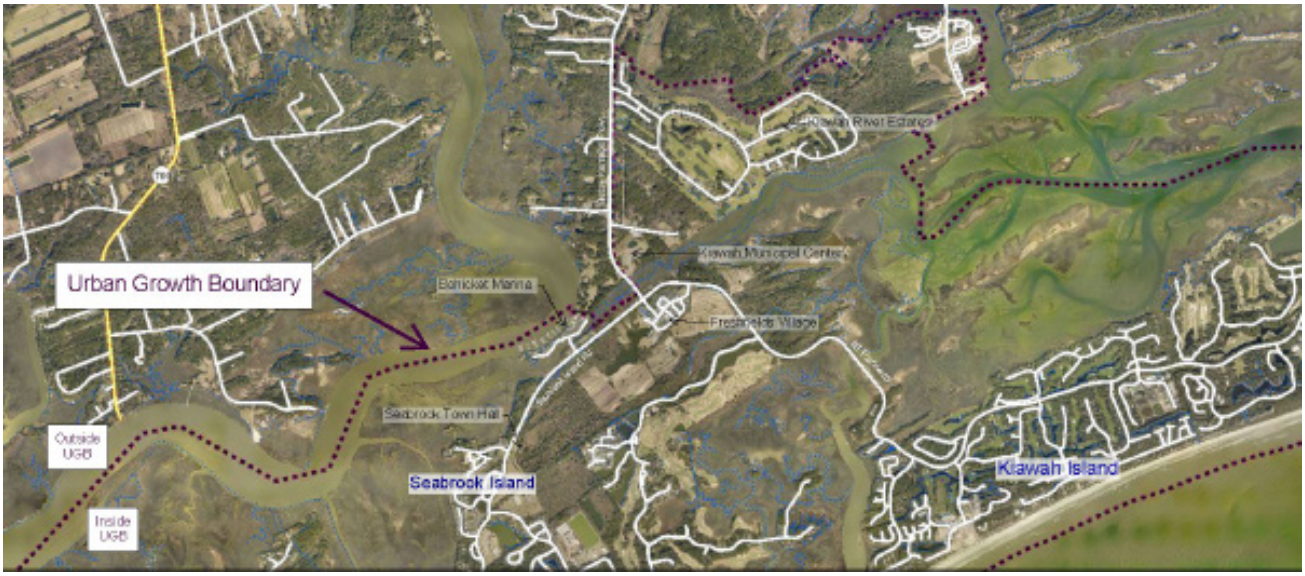
The Urban Growth Boundary (UGB) is a crucial planning tool implemented by Charleston County to manage development and preserve the area's unique character, including Kiawah and its surroundings. Evolving from the Charleston County 1999 Comprehensive Plan's Suburban/Rural Area Edge, the UGB was formally recognized in the 2008 Comprehensive Plan Update. It serves as a critical demarcation between areas intended for urban development and those designated for rural or natural preservation.

The UGB is particularly significant for the broader region, including Johns Island, where it restricts urban/suburban development to approximately 20% of the island's area, with the remaining 80% preserved for rural development. For Kiawah Island, a barrier island with a fragile and interconnected ecosystem, the UGB plays a role in maintaining the balance between development and conservation. It helps prevent urban sprawl from encroaching on the natural buffers that protect the island and contribute to its distinctive character.

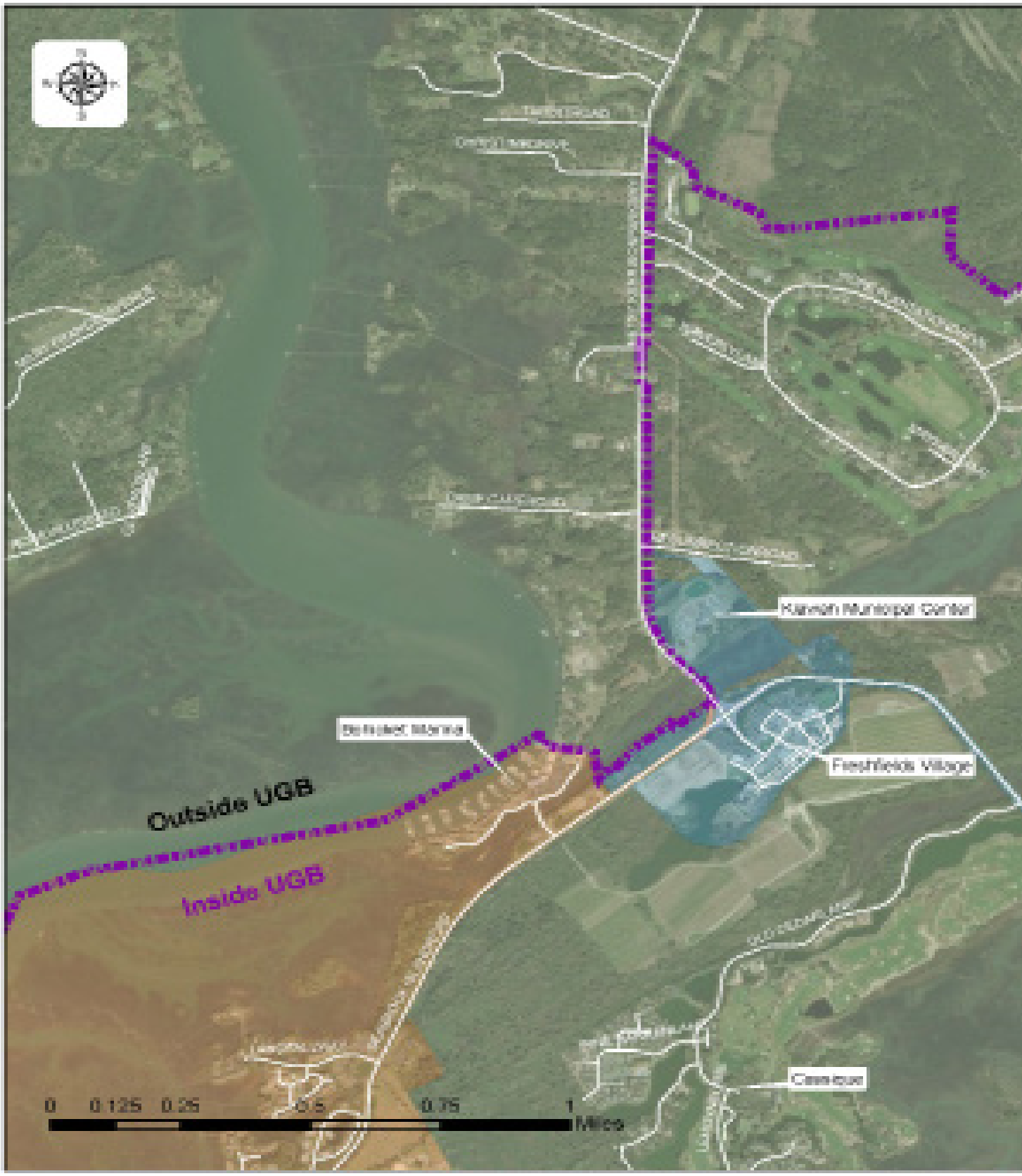
The UGB ensures that the approach to Kiawah Island along the Betsy Kerrison Parkway retains its low-density character. Effective management of the UGB requires active collaboration between Kiawah Island, Charleston County, and neighboring communities such as Seabrook Island. This cooperation is important for creating consistent land use policies that reinforce the boundary's effectiveness.

Looking to the future, it's important to consider how sea-level rise might impact the areas surrounding the UGB, potentially necessitating reassessment to ensure its continued effectiveness. Education and public engagement are key components in maintaining the UGB's integrity, with community outreach programs playing a vital role in promoting understanding and building stronger support for its preservation.

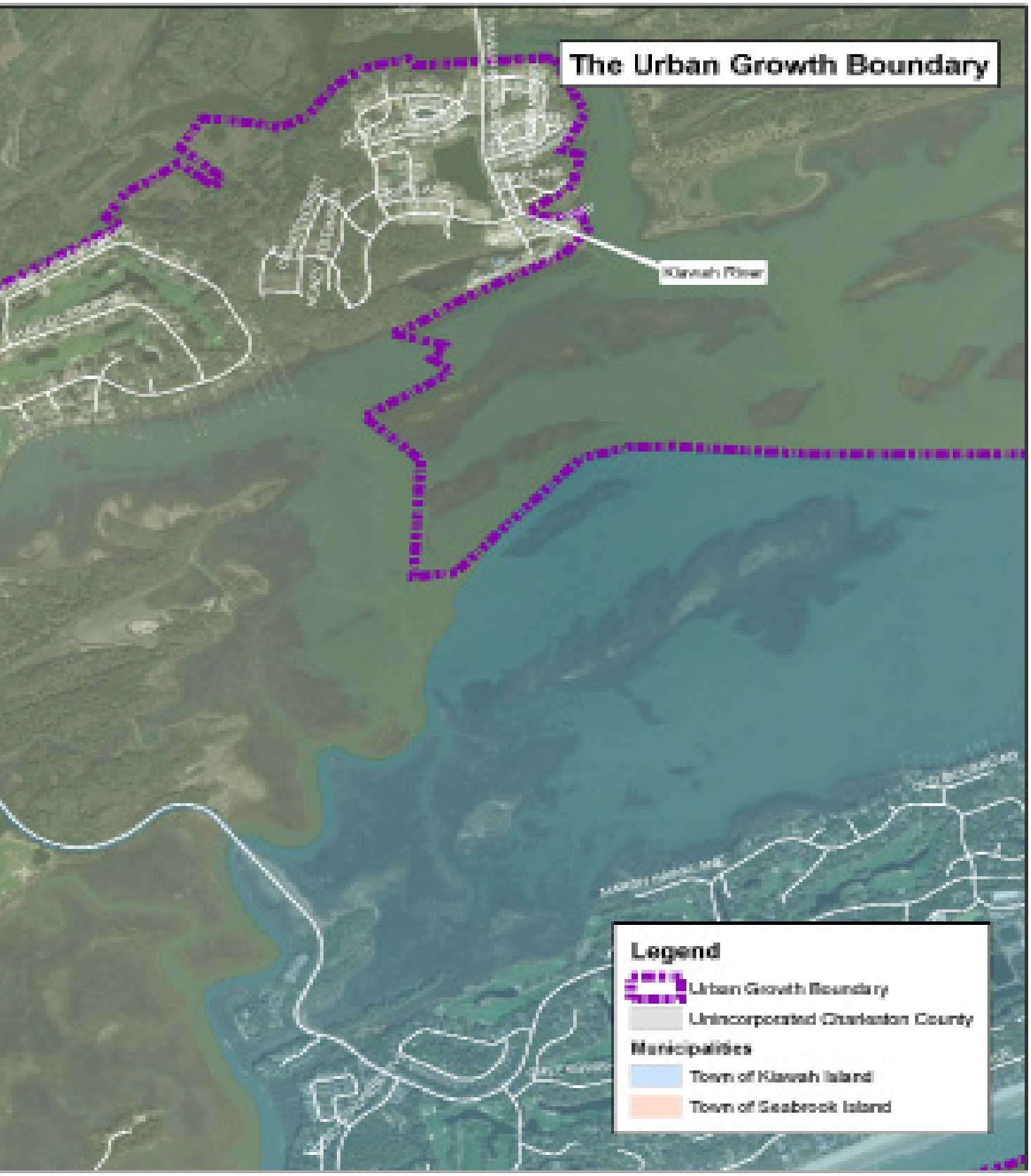
The UGB is more than just a line on a map; it's a vital planning tool that helps preserve the natural beauty, ecological integrity, and quality of life that make the Charleston County area unique. It allows the region to thrive as a model of sustainable coastal development for generations to come.



Source: Town of Kiawah Island Planning Department



Source: Town of Kiawah Island Planning Department


The Urban Growth Boundary
Kiawah River
Legend
Urban Growth Boundary
Unincorporated Charleston County
Municipalities
Town of Kiawah Island
Town of Seabrook Island


Future Land Us
Low Density Residential
Medium Density Residential
High Density Residential
Town o
Future



The future land use map shows higher density development primarily near the entrance of the Island, with lower density development being permitted throughout most of Kiawah. Resort, recreational, and conservation uses tie together the residential coves.



09



transportationnext

Goal: Provide safe and effective mobility options for Kiawah residents, workers, and visitors

Transportation

Considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network.

Overview

Kiawah's road layout contributes to traffic management challenges with a single road leading to the Town from Johns Island. Most roads are privately owned, primarily by KICA, while the Town maintains two public roads.

Regional connectivity is crucial, as almost all workers commute to Kiawah from outside the Town. The transportation element considers ongoing regional improvement projects and their impact on Kiawah accessibility. It sets objectives to maintain efficient routes, explore alternatives to existing constraints, promote viable transportation options, and assess shared transit needs. By addressing these aspects, the plan aims to enhance mobility for Kiawah's residents, workers, and guests while preserving Kiawah's character.



Road Network

The Town is responsible for two roads outside the front security gate: Kiawah Island Parkway and Beachwalker Drive. The Parkway extends approximately two miles from Betsy Kerrison Parkway to the main gate. The Town also owns the roundabout that connects these parkways with Seabrook Island Parkway and the entrance to the Freshfields shopping center.

Additionally, the Town owns Beachwalker Drive, which is just under one mile long and leads to the public beach access at Beachwalker County Park.

To address network challenges and maintain key access routes, the Town has made improvements to the Kiawah Island Parkway and Beachwalker Drive intersection, as explained later in this section.

Kiawah has a unique road network structure. Most roads on the island are privately owned, primarily by KICA, which owns and maintains approximately 60 miles of roads. KICA assesses these roadways every two to five years to ensure proper maintenance.

The road network presents challenges, as only 16 percent of Kiawah's minor roadways provide continuous travel options, concentrating vehicular congestion along major roadways. While the Town is not responsible for private road maintenance, it oversees the safety and welfare of citizens on all roads while requiring coordination with various entities to address traffic flow and congestion issues.



Trails and Bikeways

The Town recognizes the importance of a comprehensive leisure trail network in enhancing the quality of life for residents and visitors while promoting environmental appreciation and alternative transportation options. Kiawah's trail system is designed to provide beach access for both public and private users of the Kiawah area.

The Town owns and maintains approximately three miles of leisure trail from Beachwalker County Park to the Freshfields Village entrance. This trail provides a safe route for pedestrians and cyclists while connecting the public beach access at Beachwalker County Park to Kiawah's main entrance area and serving as an important link in Kiawah's transportation and recreation network.

Behind the gate, KICA owns and maintains an extensive network of 19 miles of bike and pedestrian trails. These two systems connect to create a seamless network spanning Kiawah.

The comprehensive trail network on Kiawah serves as a vital component of Kiawah's infrastructure and support multiple strategic objectives. The network promotes alternative transportation methods, reducing vehicular traffic and associated environmental impacts while encouraging active lifestyles and outdoor recreation that contribute to the health and well-being of both residents and visitors.

Furthermore, the trails enhance connectivity across Kiawah by linking residential areas, recreational facilities, and natural spaces. The trails also play a crucial role in environmental education and appreciation by providing access to the island's diverse ecosystems.

As Kiawah continues to develop, maintaining this trail system will remain a priority while ensuring that it continues to meet the community's evolving needs and preserve Kiawah's natural beauty and ecological integrity.


JOHN'S ISLAND
SEABROOK ISLAND
Parks & Open Space
Leisure Trails
Entry/Exit Gate

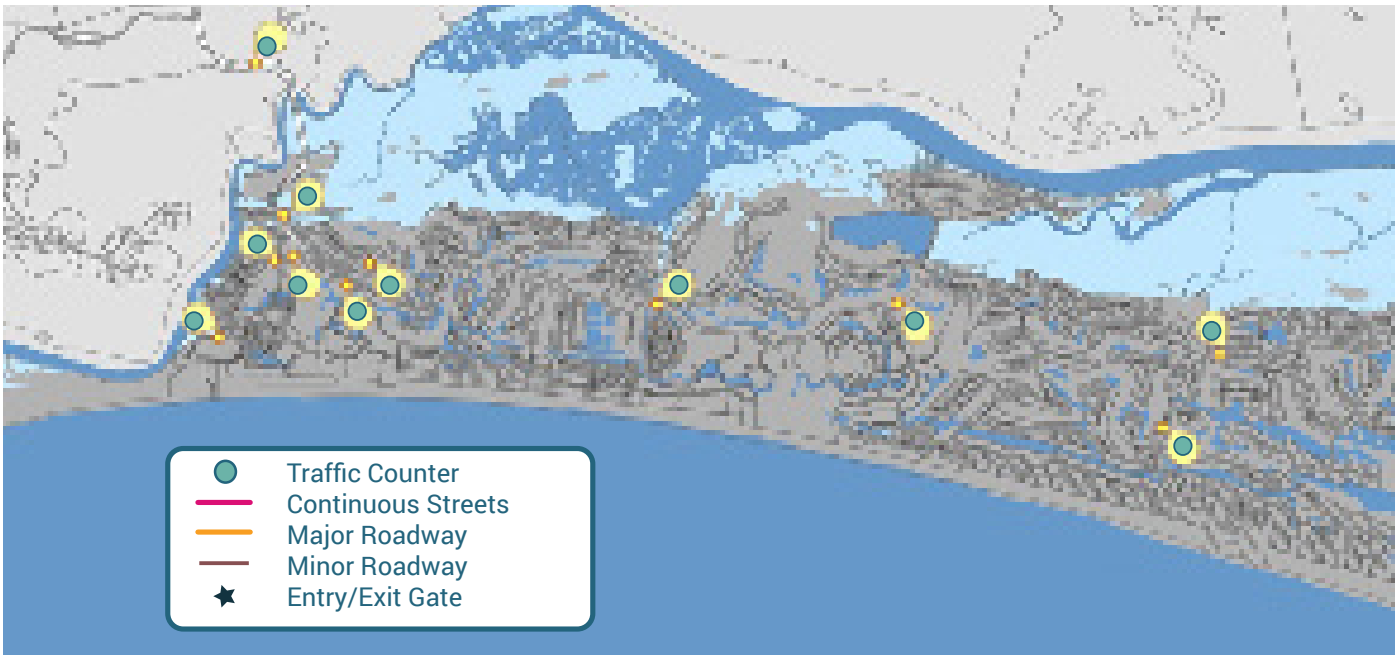


Greenspace Network: Parks, Trails & Open Space

Kiawah's greenspace network connects precious nature areas for both existing ecosystems and human enjoyment. There is a total of 1,537 acres of parks on Kiawah Island.

Traffic Counting Locations, Town of Kiawah Island, 2022

Source: *Kiawah Island Parkway Traffic Update*



Traffic Evaluation and Management

In 2023, KICA and the Town collaborated to address traffic concerns, with a primary focus on congestion at the Main Gate. Managed by KICA, the Main Gate has experienced fluctuations in vehicle traffic over the past four years. In 2024, 2.37M vehicles passed through, representing an increase from 2.3M in 2023, which had already shown growth from 2.1M in 2022. This upward trajectory follows a notable decline from the peak of 2.4M vehicles recorded in 2021.

To alleviate congestion at the Beachwalker Drive intersection, the Town modified the traffic pattern, eliminated the outbound stop sign, and stationed a community service officer during peak hours to facilitate traffic flow.

These changes significantly reduced inbound traffic backups while virtually eliminating outbound congestion at the main gate.

Looking toward the future, the Town commissioned Kimley-Horn in August 2022 to complete the Kiawah Island Parkway Intersection and Corridor Study. This comprehensive analysis evaluated 13 key intersections along Kiawah Island Parkway, Betsy Kerrison Parkway, and Seabrook Island Road while projecting conditions through 2036.

Key recommendations included:

- Kiawah Island Parkway at Real Estate Office: Converting to right-in/right-out access with a connection from Beachwalker Drive.
- Kiawah Island Parkway at Andell Development: Installing a traffic signal to better serve long-term conditions.
- Kiawah Island Parkway at Freshfields Drive: Creating an interconnection with

Andell West Development and converting it to right-in/right-out access.

For long-term improvements, the study recommended:

- Installing a turbo roundabout at Kiawah Island Parkway/Seabrook Island Road and Betsy Kerrison Parkway with a pedestrian bridge across Haulover Creek
- Constructing turn lanes at Betsy Kerrison Parkway and Camp Care Road.
- Considering a roundabout at Seabrook Island Road and Andell Bluff Boulevard.

These recommendations were based on certain assumptions, some of which have not materialized. Some recommendations are beyond the Town's jurisdiction to implement. One recommendation was to install a traffic signal, which the Town Council and community did not support.

The recommendations were proposed to address current traffic needs while anticipating potential impacts from seven identified short-term development projects and three potential long-term development sites. The goal is to ensure the Town's roadway network can accommodate future growth while maintaining acceptable service levels.

These efforts underscore the Town's commitment to managing traffic flow, enhancing safety, and improving the overall transportation experience for Kiawah's residents and visitors.


JOHN'S ISLAND
SEABROOK ISLAND
Continuous Streets
Major Roadway
Minor Roadway
Entry/Exit Gate



Street Network

Kiawah's street network is "tree-like", meaning it consists of smaller branches stemming from larger arteries. Only 16% of Kiawah's minor roadways provide a continuous travel option. This increases and concentrates vehicular congestion along major roadways.

Beachwalker Drive and Kiawah Island Parkway Improvements

The Town has implemented improvements to Beachwalker Drive and Kiawah Island Parkway in recent years. On Beachwalker Drive, the Town completed several improvements in 2021, including the addition of a stacking and right-turn lane into Beachwalker County Park as well as the expansion of portions of the bike path to eight feet in width. In 2025, the Town completed improvements to the upper part of the bike path.

In response to the Kimley-Horn study findings, the Town implemented strategic infrastructure modifications in 2024. At the intersection of Beachwalker Drive and Kiawah Island Parkway, the westbound through lane was converted to a free-flow lane while the westbound left-turn lane was channelized with stop sign control.

At the main gate entrance, a new landscape island was installed to enhance both aesthetics and traffic management. This area underwent restriping to create a merge lane and significantly improve traffic storage capacity. Although initial plans included adding a right-turn lane at this location, this improvement was not implemented due to complications with utility infrastructure and land acquisition requirements.

Kiawah Island Parkway and Kiawah Beach Drive Improvements

In December 2021, Kimley-Horn completed a study for KICA focusing on the intersection of Kiawah Island Parkway and Kiawah Beach Drive. This study aimed to improve safety and efficiency for all users, including drivers, pedestrians, and cyclists.

The study revealed several key findings. Observations showed that vehicles frequently exceeded the speed limit. Areas with overgrown vegetation obstructed visibility, affecting drivers' ability to see pedestrians and cyclists. The study also projected traffic volumes for 2026, taking into account potential developments and an assumed annual growth rate in traffic.

Based on the traffic study findings, Kimley-Horn explored various design alternatives to improve traffic flow and safety at the intersection of Kiawah Island Parkway and Kiawah Beach Drive. The study concluded that a roundabout would be the most effective solution for this location.

Understanding the different ownership and jurisdictions of the roads is crucial when considering these improvements. Kiawah Island Parkway, from the roundabout at Freshfields to the front gate, is owned and maintained by the Town, making it a public road. In contrast, Kiawah Beach Drive is owned and maintained by KICA. This distinction in ownership and accessibility significantly impacts decision-making processes for road improvements, requiring coordination between the Town and KICA for comprehensive traffic management solutions.

Regional Connections

The condition of Johns Island roads is critical to Kiawah, as they serve as essential arteries for daily commutes. These routes serve workers and residents of all the Sea Islands, including Kiawah, Seabrook, Johns, and Wadmalaw Islands. Contractors, subcontractors, landscape and maintenance personnel, hospitality workers, and others rely on these routes for their transportation needs. Census data reveal that nearly three-quarters of all workers on Kiawah travel more than 25 miles to reach their jobs, underscoring the need for safe, reliable routes extending well beyond the Town's jurisdiction.

These road networks are equally important for outbound travel, as Kiawah residents and visitors regularly journey to Charleston and other off-island destinations. The connection to airports is particularly vital. Measured from the front gate on Kiawah, Charleston International Airport (CHS) is just over 30 miles away, while Charleston Executive Airport (JZI) is 14 miles away.

CHS has significantly expanded its services in recent years, with 13 carriers operating flights on 69 nonstop routes to various destinations across the country. This expansion has greatly enhanced connectivity for Kiawah residents and visitors.

JZI serves as a convenient alternative for private and corporate aviation needs and plays a role for residents and visitors who prefer the flexibility and convenience of private air travel. The airport's proximity to Kiawah makes it an attractive option for those seeking quick and efficient access to Kiawah.

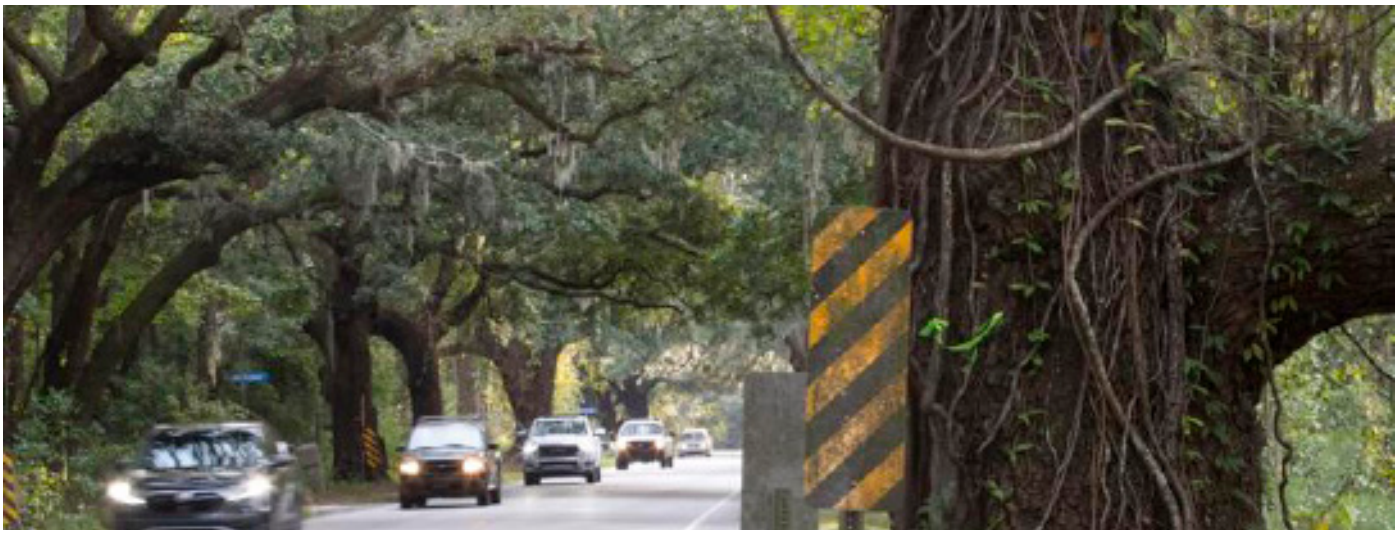
Multiple transportation options are available to reach Kiawah. In addition to personal vehicles, visitors and residents can utilize rideshare services and alternative transportation methods. Notably, Uber has secured an access agreement with KICA, facilitating easier access to the island.

The importance of these regional connections highlights the need for ongoing collaboration between the Town and surrounding communities. This collaboration is essential to ensuring a safe and efficient transportation infrastructure that meets the needs of residents, workers, and visitors alike. As the region continues to grow and evolve, maintaining and improving these connections will be crucial for Kiawah's continued accessibility and prosperity.

Main Road and US 17 Improvements

The Main Road Corridor improvements project addresses growing traffic congestion in western West Ashley and Johns Island. This critical infrastructure initiative is intended to reduce congestion at the US 17 and Main Road intersection, increase vehicular capacity, improve safety throughout the corridor, and provide efficient access to local commercial and residential properties. The project also enhances bicycle and pedestrian facilities, improves stormwater drainage, and creates a safer route for emergency evacuations, addressing multiple community needs while supporting the area's continued growth.

Charleston County is currently focusing on Segment A of the Main Road Corridor project. This segment includes directional interchange flyover ramps from US 17 to Main Road, a spur bridge over US 17, extensive roadway widening, and a roundabout at Main and River Roads. Recent design modifications have improved access



Source: "Progress on preserving trees, but we're not out of the woods", *The Post and Courier*

along US 17 while minimizing impacts on planned water infrastructure. The project is scheduled for completion in September 2028. Construction began in 2025.

Impact on Kiawah
These improvements will benefit Kiawah residents, workers, and visitors. The enhanced main arteries leading to Kiawah will reduce travel times during peak traffic periods, improve safety along key access routes, provide more reliable access during daily commutes and emergencies, and support the growing number of residents and visitors traveling to and from Kiawah. The completion of Segment A will improve the experience of accessing Kiawah from the Charleston area.

Looking Forward
As the project progresses, Kiawah's stakeholders must stay informed and engaged. The Town will continue to monitor the construction timeline and communicate any significant impacts to residents. By remaining involved in regional transportation planning, Kiawah can ensure its interests are represented as the broader transportation network evolves.

Road Conditions and Land Use

Kiawah's unique geography and development pattern present distinct challenges and opportunities for integrating transportation and land use planning. As a barrier island with limited access points and a fragile ecosystem, Kiawah requires thoughtful strategies that balance accessibility, environmental preservation, and quality of life for residents and visitors. The following analysis outlines a comprehensive approach to roads and land use integration while addressing current challenges and future needs, and preserving Kiawah's character. These strategies aim to optimize traffic flow while enhancing mobility options and aligning transportation infrastructure with sustainable land use practices to ensure Kiawah's long-term vitality and resilience.

1. **Kiawah's transportation infrastructure** is characterized by limited access points, which present unique challenges for traffic management. Kiawah is served by Kiawah Island Parkway, the main artery connecting Kiawah Island to Johns Island, while Beachwalker Drive branches off from the Parkway to provide sole access

to Kiawah's public beach. This limited road network creates a bottleneck effect, particularly during peak tourist seasons and during morning and afternoon periods when contractors are arriving or leaving Kiawah.

2. **Traffic Flow Optimization**
   Addressing Kiawah's traffic congestion requires a multi-faceted approach. Implementing turbo or standard roundabouts at key intersections along Kiawah Island Parkway should be assessed. Developing a real-time traffic monitoring system for the Parkway would provide valuable data for planners and residents, allowing for more informed decision-making.

3. **Main Gate**
   The intersection of Kiawah Island Parkway and Beachwalker Drive is a critical juncture that often experiences heavy congestion. Relocating KICA's gate office to a more suitable location could help reduce traffic backup at the intersection. Any redesign should consider not only vehicular traffic but also ensure the safety of pedestrians and cyclists.

4. **Public Beach Access**
   Managing access to the public beach is crucial for mitigating traffic issues. While Charleston County Park has implemented a reservation system for public beach parking during peak seasons, additional parking management ideas, such as implementing a smart parking system, should be explored.

5. **Alternative Transportation Promotion**
   An island-wide electric shuttle system could provide an eco-friendly alternative for getting around the island, reducing the number of car trips made by residents and visitors. The Town or a private entity could own and operate this service.

6. **Infrastructure Resilience**
   Identifying and protecting critical road infrastructure against environmental threats, such as flooding and erosion, is crucial for maintaining access to Kiawah.

7. **Technology Integration for Traffic Management**
   Leveraging technology can greatly enhance traffic management efforts. Developing a Kiawah traffic app to provide real-time updates can help residents and visitors plan their trips to avoid peak congestion. Technological solutions should be user-friendly and widely promoted to ensure maximum adoption and effectiveness.

8. **Seasonal and KICA Traffic Management Strategies**
   Develop a comprehensive traffic management plan to address Kiawah's significant seasonal variations and daily congestion. KICA should implement staggered check-ins for visitors and guests during peak times and address delivery hours for rental-related service providers (bike rental, property management, etc.). This includes managing Saturday short-term guest passes through the main gate. By adopting these flexible strategies, Kiawah can work towards improving traffic flow year-round, aiming to better accommodate both peak tourist seasons and off-season patterns.

9. **Regional Coordination and Long-Term Planning**
   Traffic issues on Kiawah are not isolated and require coordination with neighboring areas. Working with Charleston County to improve road conditions leading to Kiawah can help manage traffic before it reaches the island. Coordination with Seabrook Island on shared traffic management strategies can lead to more comprehensive solutions. Conduct regular

traffic studies to inform long-term planning and future land use decisions.

10. **Golf Cart Path Network Integration**
    Explore opportunities to utilize the extensive golf cart path network throughout Kiawah as an alternative transportation system during peak traffic periods or in the event of emergencies. This approach would create additional evacuation routes and reduce main road congestion, while requiring minimal new infrastructure, as the cart path network already exists.

11. **Kiawah Island Parkway Enhancement and Resiliency**
    Consider improvements to the Kiawah Island Parkway, the main artery leading to the front gate, with a focus on enhancing capacity and resilience. Prioritize enhancing the parkway's resilience to environmental factors such as flooding and sea-level rise. This could involve raising the elevation of the parkway leading to the main gate, incorporating permeable surfaces, and improving drainage systems. These measures would help ensure continued access to the island during extreme weather events while potentially alleviating traffic issues through improved road conditions. While widening the road could accommodate increased traffic flow, it would be a costly endeavor requiring bridge expansion and state regulatory approvals, making it a less favorable option.

12. **Evacuation Planning**
    Develop and implement a reverse lane operations plan for emergency evacuations on Kiawah Island Parkway. This would allow for more efficient outbound traffic flow during emergencies by temporarily converting inbound lanes to outbound lanes. Regular drills and simulations should be conducted to ensure the effectiveness of this plan and familiarize residents with evacuation procedures.



10



priority investmentsnext

Goal: Invest in enhancing resiliency and critical infrastructure

Priority Investment

Analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities.

Overview

The purpose of this section is to focus investment on priorities identified as critical to Kiawah's resilience. This section discusses the purpose of developing a Capital Improvement Plan (CIP) to coordinate the prioritization, planning, and budgeting of these investments over ten years. The approach emphasizes resilience through emergency management, hazard mitigation, natural resource protection, and infrastructure maintenance while highlighting the importance of coordination with adjacent municipalities, public service districts, and other relevant entities in planning and executing public projects.

A more detailed analysis is needed of likely federal, state, and local funds available for public infrastructure and facilities over the next decade. This analysis should be coupled with specific recommendations for projects and expenditures while prioritizing critical and at-risk infrastructure. New content should include a comprehensive assessment of potential funding sources, from local accommodations taxes to federal grants, while outlining key projects such as road elevations, beach restoration, stormwater management improvements, and the potential installation of a Town-owned cell tower to address cellular service on Kiawah.

Beyond infrastructure and resiliency, priority investments may emerge from future initiatives that the Town elects to pursue related to the recommendations contained in the KiawahNext Plan.

Capital Improvement Plan

The purpose of the Capital Improvement Plan is to plan and coordinate the allocation of financial resources necessary to prioritize investments. The plan will cover ten years while allowing for the following benefits:

- Facilitates coordination between capital needs and the operating budgets.
- Identifies the most economical means of financing capital projects.
- Increases opportunities for obtaining federal and state aid.
- Relates public facilities to other public and private development and redevelopment policies and plans.
- Focuses attention on community objectives and fiscal capacity.
- Keeps the public informed about future needs and projects.
- Allows local government to reduce duplication.
- Encourages careful project planning and design to avoid costly mistakes and help the community reach its desired goals.

The Town Council will update the CIP annually during the budget process by evaluating projected fund balances against ten-year funding requirements for each priority. Following adoption, the Council will review progress yearly and adjust the plan based on current needs and recommendations.

As such, the CIP will be a dynamic document that charts the planning and funding for major capital projects or priorities within the community. Town Council should receive quarterly financial reports for the plan and discuss these findings in an open session during Town Council or Ways and Means Committee meetings.

Funding Opportunities

The Town maintains a capital improvement fund to manage and fund major capital projects, as outlined in the Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025.

Local Funding:
As of the fiscal year ended June 30, 2025, the Town's financial position for capital improvements and emergency preparedness was as follows:

- Capital Fund Balance: $7,549,174
  This fund is committed to future capital projects, allowing the Town to plan and execute significant infrastructure improvements and community enhancements.
- Emergency Fund Balance: $3,354,660
  This fund is designated for emergency unanticipated expenditures and disaster recovery, demonstrating the Town's commitment to financial resilience in the face of potential crises.

These dedicated funds, totaling $10,903,834, reflect the Town's strategic approach to financial management while ensuring resources are available for planned capital improvements and unforeseen emergencies.

State Funding Opportunities:
The Town explores various state-level funding sources, including:

- South Carolina Department of Transportation grants for road improvements
- South Carolina Parks, Recreation and Tourism grants for recreational facilities
- South Carolina Office of Resilience funding for environmental sustainability and disaster preparedness projects
- Charleston County C-Funds for local transportation projects

Federal Funding Opportunities:
Potential federal funding sources include:

- Federal Emergency Management Agency grants for hazard mitigation and disaster preparedness
- U.S. Army Corps of Engineers funding for coastal projects
- National Oceanic and Atmospheric Administration (NOAA) grants for coastal resilience initiatives
- Environmental Protection Agency (EPA) grants for water infrastructure improvements

Additional Funding Avenues:
The Town also considers:

- Public-private partnerships for projects benefiting both the community and local businesses
- Grants from private foundations and non-profit organizations, especially for environmental conservation, community development, and cultural initiatives
- Regional funding through the Berkeley-Charleston-Dorchester Council of Government and Berkeley Electric Cooperative

Grant Management:
To maximize these funding opportunities, the Town should maintain a proactive approach to grant writing and management while dedicating staff resources to researching and applying for relevant grants and ensuring compliance with all grant requirements.

Future Enhancements:
Opportunities to further enhance the CIP process include:

- Developing more detailed project prioritization criteria
- Increasing public engagement in the CIP process
- Integrating the CIP more closely with other Town plans
- Providing more detailed breakdowns of planned projects and their funding sources
- Establishing performance metrics to evaluate the success of completed capital projects

By leveraging this diverse array of funding sources while continually refining its CIP process, the Town should implement a robust plan that ensures strategic, sustainable investments in infrastructure and community amenities aligned with the

long-term vision for the island's development and preservation. The combination of dedicated local funds, state and federal grant opportunities, and innovative funding approaches enables the Town to address its planned improvements and potential unforeseen challenges effectively.

Maintaining Resiliency

The Town prioritizes investing toward improvements that will ensure the resiliency of Kiawah. To ensure adequate measures are taken, it is recommended that the Town conduct and publish an Infrastructure Assessment every five years. The report will cover strategies and investments related to maintaining the following areas:

Emergency Management:

As a coastal community on barrier islands, the Town acknowledges the critical importance of emergency management and infrastructure. The risk of severe hurricanes and tidal flooding, along with Kiawah's remote location, makes these threats significant concerns for the community.

To prioritize funding for emergency management, the Town will conduct reasonable assessments of its infrastructure and identify the replacement costs associated with it. Next, the Town will estimate the cleanup or recovery expenses related to restoring Kiawah to its pre-emergency condition. Lastly, the costs associated with the resources required to demonstrate readiness and responsiveness should be assessed. These estimates should serve as the foundation for a target budget for the emergency preparedness component of the Capital Improvement Plan.

Hazard Mitigation:

The Town prioritizes hazard mitigation through sustained planning to reduce long-term risks to its people, assets, economy, and community. Since adopting the Charleston Regional Mitigation Plan in 2004, the Town has maintained a high Community Rating System ranking, resulting in lower insurance costs for residents. The Town annually updates its Hazard Mitigation Action Plan while focusing primarily on flooding while recognizing the need to address other hazards such as hurricanes, tornadoes, fires, earthquakes, explosions, and erosion.

Integrated into the Town's Priority Investment element, hazard mitigation planning is crucial for identifying, prioritizing, and protecting critical community assets and infrastructure. This integration enables the Town to plan, budget, and justify improvements that effectively mitigate various hazards while relying on regular reviews and collaborative efforts among Kiawah entities for success.

By maintaining an up-to-date and comprehensive hazard mitigation strategy, Kiawah enhances its resilience while strengthening its ability to protect this unique coastal community against a wide range of potential threats.

Natural Resources:

The most critical investment priority for Kiawah is the beach storm damage recovery capability. Major storms could cause damage that requires years for natural recovery while quick restoration is essential, as the beach contributes significantly to the Town's economy. The Town should continue to budget provisionally for beach restoration to pre-storm conditions.

Accommodations Tax:

Reserves have been maintained for beach preservation. A $3.6 million major restoration was completed in 2006, while the Town spent $115,000 monitoring the impacts on the beach and wildlife through 2014. Severe erosion was identified in 2014 to 2015 near the Ocean Course driving range. A $530,000 project in 2015 moved 100,000 cubic yards of sand to create a new half-mile inlet.

The Town continues to monitor erosion and accretion rates as well as shoreline changes while collaborating with KIGR on another east end channel renourishment. The permitting process began in 2025, with a potential project commencing in 2027 or 2028. Coastal Science and Engineering conducts observations included in the state-mandated Beach Management Plan, and future priorities should align with the existing Beach Management Plan.

The Comprehensive Marsh Management Plan:

The Comprehensive Marsh Management Plan (CMMP), launched by the Town Planning Department in April 2022, is the first document to focus solely on the marsh while integrating various management tools and strategies. It is designed as a living document that will be reviewed every five years to maintain its relevance and effectiveness.

The plan outlines proposals for restoring and protecting the wetlands on Kiawah while specifically targeting areas with marsh loss and erosion. It is structured around four main goals: Monitor, Protect, Engage, and Restore. The plan recommends establishing a five-year monitoring program to track marsh health indicators while suggesting regulatory actions to protect the marsh, emphasizing public education and outreach, and outlining various restoration techniques, including living shorelines and oyster reef construction.

Funding is a critical component of the CMMP. The plan suggests several potential funding sources, including the National Oceanic and Atmospheric Administration, the National Fish and Wildlife Foundation, and the South Carolina Office of Resilience. Additionally, it proposes the creation of a Town marsh mitigation fund as an ongoing source of match funding when required by federal, state, or private grant entities. This fund could play a crucial role in leveraging

external funding opportunities. The CMMP highlights the numerous benefits of healthy marshes, including mitigating the effects of erosion and flooding, enhancing water quality, providing vital habitats for wildlife, and serving as nurseries for marine life. By implementing this comprehensive approach, Kiawah aims to ensure the long-term health and resilience of its valuable marsh ecosystems.

Other Infrastructure:

As a priority investment, the Town's roads and bridge should be assigned useful lives and maintenance schedules tied to these useful lives. Maintenance should include establishing a baseline or current condition of the roadway, bridge, curb cuts, and associated bike paths while budget funding should be linked to coincide with the replacement schedules.

South Carolina Water Utilities, parent company to Kiawah Island Utility Company, owns and operates the water and wastewater services to Kiawah Island, where the original water lines servicing the island require regular maintenance. Seabrook Island Utility Commission provides services not only within Seabrook Island but also to Freshfields and undeveloped lands surrounding Freshfields, with a need for the Commission to also service the Municipal Complex.

As a priority investment, the Town will seek to work with Kiawah Island Utility to identify funding sources when replacement of the current system is required. The objective is not to manage another entity's responsibility but to recognize the potential risk of system damage since it is the island's sole water and sewer service supplier. Ideally, the system should be evaluated to ensure it is adequate and resilient enough to meet the future needs of Kiawah as the community continues to grow while this effort would serve as a joint public-private partnership to promote the health and welfare of residents.

The Town will seek to identify, locate, and log all storm drains on Town-owned streets or easements. Their condition will be evaluated upon identification while being systematically scheduled for maintenance based on their projected useful lives. Additionally, the Town will evaluate and grade the quality of its three miles of roads to inform future maintenance needs. The Kiawah Island Community Association owns and maintains more than 40 miles of underground pipes that provide drainage for the island while conducting proactive maintenance or replacement to ensure that these pipes are in working order and do not compromise the overall functionality of the stormwater network managed by KICA.

The Municipal Center complex is the single largest facility owned by the Town. Completed in 2016, it includes approximately 18,600 square feet of conditioned space housing around 30 employees and a four-bay garage.



11

resiliencynext

Goal: Preserve and enhance Kiawah's natural and built environments in the face of changing environmental conditions

Resiliency

Considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare.

Overview

Kiawah's coastal location brings both natural beauty and environmental vulnerabilities. Sea-level rise, increased flooding, and shoreline erosion threaten the community's infrastructure, natural resources, and quality of life.

This section outlines the Town's comprehensive resilience strategy, integrating environmental stewardship, infrastructure improvements, emergency preparedness, and stakeholder coordination to protect both current residents and future generations.

Key initiatives include marsh management, stormwater systems, beach sustainability, public safety coordination, emergency operations, and evacuation planning. The approach recognizes that healthy natural systems, particularly marshes and beaches, provide critical protection against severe weather events while also supporting essential habitat and the community's coastal character.

Resiliency

The Town's resilience strategy operates on two parallel tracks: protecting and enhancing natural systems while strengthening built infrastructure and emergency response capabilities.

Environmental initiatives form the foundation of this approach. The Comprehensive Marsh Management Plan employs a four-pronged strategy to monitor, protect, engage, and restore marsh ecosystems that buffer the island from storm surge and flooding. Advanced stormwater management ordinances incorporate Low Impact Development practices to reduce runoff and improve water quality. Beach sustainability programs leverage natural coastal processes, while the Town maintains real-time flood monitoring systems and conducts ongoing water quality testing. Looking forward, the Town is exploring nature-based solutions such as living shorelines, soft engineering approaches that have proven successful in similar coastal communities..

Environmental and Coastal Resilience

The Town adopted a Comprehensive Marsh Management Plan, which provides a structured approach to monitoring, protecting, engaging, and restoring the island's marsh ecosystems. As part of this plan, the Town conducts regular monitoring and management activities to assess marsh health while addressing concerns such as bank erosion and vegetation changes.

Additionally, the Town may explore implementing nature-based solutions, such as living shoreline techniques utilized successfully in communities such as Folly Beach and Boyd, which involve oyster castles, bagged shell reefs, and manufactured wire reefs. These examples illustrate methods to naturally stabilize shorelines while fostering sediment accretion and enhancing marsh regeneration and marine habitat.

Advanced Stormwater Management and Water Quality Protection

The Town has adopted a robust stormwater management ordinance aligned with Charleston County standards. This ordinance emphasizes reducing impervious surfaces while using pervious paving materials, vegetative buffers, and other green infrastructure methods inspired by Low Impact Development practices.

The Town currently employs a real-time flood monitoring system, which provides vital data for informed decision-making and improved flood preparedness. The Town also actively tests local water sources for contaminants, such as PFAS, to ensure public health and ecosystem integrity.

Marsh Management and Conservation

Marsh conservation and shoreline stability are priorities within the Town's Comprehensive Marsh Management Plan. The Town is actively managing its marsh ecosystems through regular monitoring programs and targeted restoration efforts to preserve marsh functions, such as sediment accretion and runoff filtration. Additionally, the Town may consider strategies such as wattle fences and wood breakwaters, techniques successfully utilized in regional projects such as those at Boyd and Folly Beach, as potential approaches to further enhance sediment retention and promote native vegetation growth.

Beach Sustainability and Shoreline Restoration

The Town prioritizes the preservation and

sustainability of its beaches, which are essential for maintaining ecological health while promoting recreation and supporting tourism. Recognizing successful regional practices, such as those implemented on Sullivan's Island and Folly Beach, the Town should consider developing a comprehensive coastal resilience strategy that includes beach nourishment, dune restoration, and erosion control measures. Specific infrastructure projects, such as vegetated dunes and controlled access pathways, will be implemented to minimize erosion while protecting habitats and enhancing the shoreline's overall health.

In addtiion to modified zoning standards, these projects will be complemented by ongoing monitoring and adaptive management strategies to ensure the continued effectiveness of beach resilience measures.

Community Engagement and Education

Community engagement remains a critical aspect of resiliency planning on Kiawah. The Town may establish outreach programs, including ambassador initiatives similar to those in other coastal resilience projects like the Boyd Living Shoreline. These initiatives have empowered residents to engage in resilience planning while increasing environmental literacy and supporting community stewardship efforts. Educational signage, community workshops, and structured outreach programs will further strengthen local understanding and involvement in resiliency initiatives.

The Town should also consider adding a section to its existing website dedicated to helpful information such as podcasts, training materials, contact lists, and other resiliency-related resources.

Additionally, the Town may hold periodic community outreach and training sessions to raise awareness of emergency resources, such as CERT, evacuation routes, and storm shelters while complementing these sessions with brochures and other materials for visitors to use.

Kiawah Go Green

The Town actively supports environmental sustainability through various Go Green initiatives while focusing on reducing environmental impacts and promoting sustainable practices. Current key efforts include installing additional electric vehicle charging stations at Town Hall and encouraging broader electric vehicle adoption across the island. Further exploration into renewable energy sources, partnerships to advance green energy use, and pursuit of green tourism certification as a Green Tourist Destination will remain central to Kiawah's sustainability goals.

Resiliency Committee and Long-term Implementation

The Town established the Resiliency Committee to advise Town Council on resilience and sustainability issues while guiding the implementation of recommended strategies from the Comprehensive Marsh Management Plan, the Sea Level Rise Report, and other relevant plans.

The committee's role includes monitoring resilience initiatives, promoting community education and awareness, identifying funding opportunities, and ensuring comprehensive coordination across different organizational entities.

Through these structured efforts, Kiawah

will continuously adapt, effectively managing resilience initiatives and sustaining the island's environmental health and community well-being for current and future generations.

Housing and Land Use

The Town should educate existing and new property owners on resilient building practices.

As Kiawah approaches full build-out and older housing stock is redeveloped, it will be important to utilize low-impact development to minimize environmental impact.

The Town should review and update zoning standards to account for environmental changes and trends particularly along the ocean and marsh front, which are most vulnerable to sea-level rise.

Infrastructure

Existing community facilities, including utilities, first responders, CERT, and Town buildings, should be evaluated based on both current and projected population levels for Kiawah over the coming years. Road elevation and drainage should be reviewed to account for rising sea levels and increased nuisance flooding.

Emergency Operations

The Town maintains an Emergency Preparedness Plan that is reviewed and updated annually. Its goal is to keep residents and organizations on Kiawah informed about conditions that could pose a threat to safety or property and ensure that all directives and advice from national, state, or local authorities are effectively communicated to everyone.

To support recovery after natural disasters, the Town has a debris removal contract that covers cleanup of debris resulting from hurricanes or severe weather. This contract also includes damage assessments, debris reduction, barge transport, temporary housing, satellite phone service, and meal provisions in the event of a post-disaster scenario.

The Town uses a telephone notification system called CodeRED to alert residents during emergencies or urgent community issues, such as evacuation orders, boil-water advisories, tornado warnings, and flash floods. This system allows the Town to send status updates while requesting resources and issuing public notices to the county, fire, law enforcement, medical personnel, and media from a remote location during evacuations.

As discussed in the Community Facilities element, establishing an island-wide communications channel. This channel would centralize all outreach while including the emergency and community alerts mentioned above.

Public Safety Committee

The Town's Public Safety Committee serves as the primary liaison while gathering all public safety organizations monthly to discuss relevant issues. It meets the Town's legal requirements under state law concerning the health, safety, and welfare of residents, as outlined in Title 5 of the South Carolina Code of Laws.

Acting as the central hub for safety initiatives, the committee works with partners such as the St. Johns Fire District, Charleston County Emergency Medical Services, KICA security, KIGR Security, Town Code Enforcement, Barrier Island Ocean

Rescue, and the Charleston County Sheriff's Office. These collaborations ensure thorough safety coverage across Kiawah.

The committee should consider developing a unified Public Safety and Resilience Strategy in collaboration with island stakeholders. This plan would evaluate Kiawah's risks while assessing utility resilience in various scenarios and reviewing existing capabilities of first responders. It would also define organizational roles during emergencies while including regular testing of response systems.

As coastal communities face increasing threats from rising sea levels and extreme weather events, the committee will focus on enhancing emergency preparedness and response. By adopting best practices from similar communities while maintaining proactive safety measures, the Town aims to develop a resilient community that effectively safeguards residents, property owners, and visitors.

Flooding

Kiawah's natural resources and ecology provide essential protection against weather events. The Flood Mitigation and Sea Level Rise Adaptation for Kiawah Island identifies flooding risks while outlining mitigation strategies.

The Flood Mitigation and Sea Level Rise Adaptation Subcommittee emphasizes the importance of maintaining a robust stormwater management system. The subcommittee notes that Kiawah's interconnected ponds can manage rainfall from a 100-year flood but may face challenges with increasing flood frequency. Continuous evaluation and maintenance of this system, along with ensuring critical roadways remain passable for emergency services, are essential for long-term resilience. A nor'easter in December 2023 underscored these vulnerabilities by causing severe flooding that affected critical infrastructure and roads.


TOWN of KIAWAH ISLAND
ESTABLISHED 1988







TOWN OF KIAWAH ISLAND | 2025 COMPREHENSIVE PLAN

kiawahnext

ADOPTED XX.XX.2025

Sec. 12-1. Town of Kiawah Island's Comprehensive Plan.

(a) *Introduction.* The Town of Kiawah Island Comprehensive Plan was initially adopted by the Town Council in 1994. SC State Law § 6-29-510 requires that Planning Commissions review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years. ~~review the comprehensive plan or elements no less than once every five years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The Town of Kiawah Island Comprehensive Plan was last updated in 2005.~~ The~~is~~ ~~2010~~2025 document *"KiawahNext"* incorporates the results of the Town of Kiawah Island Planning Commission's review of the comprehensive plan and satisfies SC State Law § 6-29-510 requirements. The Comprehensive Plan seeks to accomplish the Town's Vision by articulating goals to guide future Town Council actions. ~~regarding the pattern and intensity of land use, the provision of public facilities and services, economic development, housing availability and natural and cultural resources. The Plan also sets forth specific criteria that will guide future Town Council actions to accomplish the Plan's goals, thereby realizing its Vision. That Vision and the guiding basis for the Plan is that Kiawah Island is a residential community with a Resort.~~

(b) *Amendment on file.* The Town of Kiawah Island's Comprehensive Plan is hereby amended as follows: See E~~e~~xhibit A on file in the Town Clerk's office, incorporated herein by reference which shall replace and hereafter be known as the Town of Kiawah Island's Comprehensive Plan.

(Ord. No. 2010-10, § 2, 11-2-2010)

TAB 5

TOWN COUNCIL

Agenda Item

Town of Kiawah Island Zoning Ordinance Amendment Request
Case AZO25-000009 Case History

Planning Commission Meeting: September 10, 2025
Town Council Workshop: September 23, 2025
First Reading: October 14, 2025
Public Hearing: November 4, 2025
Second Reading:

CASE INFORMATION

Applicant: Town of Kiawah Island

Application: The Town of Kiawah is requesting to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to create a beachfront overlay zoning district establishing a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system.

Kiawah Beachfront Contextual Factors:

- Kiawah's developed beachfront properties are largely single family residential.
- Remaining undeveloped parcels are principally non-single family residential properties owned by Kiawah Island Golf Resort (West Beach - Old Inn Site, East Beach - Sanctuary).
- Recent multifamily developments have created larger massed structures with more prominent visual presence and impact to beach profile.
- The vast majority of Kiawah's beachfront has been conveyed to the Kiawah Island Community Association, adding a unique protection layer.
- Kiawah beachfront uniquely has parcels which extend to the MHW (West End – Timbers, Cape) (Royal Beach).
- Beachfront Setbacks: Rear setbacks vary for properties adjacent to the beachfront. They range from 20' to 120' depending on location and zoning district. Majority of rear setbacks are 25', 30', 50', or 120' measured from the rear property line. Property rear setbacks also factor in height of structures as the oceanfront setbacks for RST-2 Resort Zoning District include tiered heights lower closer to the ocean.
- Beachfront jurisdictional lines encroach in varied locations across the beach and dune system. These include developed lots along Eugenia Ave, which create areas of concern for long-term resiliency.
- TOKI has recently modified its Beachfront Jurisdiction and Management Ordinance, broadening the definition of beach to encompass primary dune.
- 2018 SC Beachfront Jurisdictional Lines provide a mapped reference point.
- South Carolina Code of Laws §48-39-280 requires SCDES BCM to establish and periodically review two beachfront jurisdictional lines - the baseline and the setback line - which delineate the extent of the state's direct permitting authority for activities proposed within the beach/dune system critical area. The baseline is the more seaward (towards the ocean) line, while the setback line is the landward (towards the land) line. South Carolina will be updating the jurisdictional lines in 2026.

The proposed ordinance organizes additional beachfront standards within established buffer zones along the beachfront for the following intent and purposes.

- Establish a consistent visual, spatial, and ecological transition buffer zone between the built environment and the ocean, beach, and dune system;
- Protect Kiawah Island's beachfront profile, view corridor and the ecological function of dune systems and maritime forest habitats;
- Promote coastal resilience and aesthetic compatibility through zoning and vegetation standards; and
- Maintain and enhance ocean views from properties and public vantage points, including boardwalks and beach access paths.

Key Factors of the Proposed Ordinance:

- The two buffer zones are established utilize the 2018 beachfront jurisdictional lines. The 2018 jurisdictional lines represent a consistent, known and measurable line that can be applied to surveys and site plans for proposed developments. It is anticipated that future jurisdictional baselines will not move any closer to the ocean, however, should future baselines move, the 2018 baseline creates a frame of reference for existing and future development as much of the ocean front properties have been developed.

- The ordinance does incorporate a clause should there be a need to reconsider the boundaries of the BOD, that the Planning Commission shall provide a recommendation to Town Council determining any adjustment to the district boundaries.

- The authorized uses of the underlying zoning district remain in place for the BOD.

- Seawalls, bulkheads or other hard erosion control structures are prohibited. Please note the referenced studies which highlight how seawalls increase erosion through wave reflection, reduce biodiversity, starve adjacent beaches of sediment and emphasize the importance of preserving natural dune systems and implementing living shoreline strategies (e.g., oyster reefs, dune restoration) as resilient and ecologically sound alternatives.

    - Seawalls are often considered visually unappealing and detract from the natural beauty of the coastline, which is important for tourism and recreation in coastal towns.

    - Seawalls stop the natural landward migration of the beach, causing it to narrow and eventually disappear in front of the wall as sea levels rise. As beaches narrow due to erosion caused by seawalls, access to the beach can become limited or even unsafe. Wave energy reflected off the seawall can scour the base of the wall and increase erosion on adjacent, unprotected beaches.

    - Seawalls replace natural sandy beach habitat with a hard, artificial structure, negatively impacting plants and animals that depend on the beach for nesting, breeding, and foraging. Studies have shown that beaches with seawalls have fewer and smaller intertidal species and significantly lower numbers of shorebirds and other birds compared to unarmored beaches.

- The ordinance increases oversight of dune and wildlife habitat protection by requiring coordination with the Town's Environmental & Natural Resources Department for development projects impacting the beachfront.

- Existing structures within any of the established buffer zones would be nonconforming and would now be subject to the standards set forth in 12-192. Nonconforming structures.

RECOMMENDATION BY THE PLANNING COMMISSION

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

DECISION ON AMENDMENT BY THE TOWN COUNCIL

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

APPROVAL CRITERIA

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;

b. The proposed amendment is consistent with the purposes and intent of this article;

c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;

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

PLANNING STAFF REVIEW

The proposed ordinance establishes a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system. The proposed ordinance considers existing structures potentially impacted by proposed standard reenforcing nonconformity status.

Pursuant to SC Code Title 48 - Environmental Protection and Conservation, Chapter 39, Coastal Tidelands and Wetlands, the proposed regulations will require review and approval by the South Carolina Department of Environmental services, specifically the Bureau of Coastal Management.

SECTION 48-39-100.*Plan developed in cooperation with local governments.*

(A) The management program specified in Section 48-39-90 shall be developed in complete cooperation with affected local governments in the coastal zone. This cooperation shall include, but not be limited to:

(1) Involvement of local governments or their designees in the management program.

(2) Provision of technical assistance and grants to aid local governments in carrying out their responsibilities under this chapter.

(3) Dissemination of improved informational data on coastal resources to local and regional governmental units.

(4) Recommendations to local and regional governmental units as to needed modifications or alterations in local ordinances that become apparent as a result of the generation of improved and more comprehensive information.

(B) Any city or county that is currently enforcing a zoning ordinance, subdivision regulation or building code, a part of which applies to critical areas, shall submit the elements of such ordinances and regulations applying to critical areas to the department for review. The department shall evaluate such ordinances and plans to determine that they meet the provisions of this chapter and rules and regulations promulgated hereunder. Upon determination and approval by the department, such ordinances and regulations shall be adopted by the department, followed by the department in meeting its permit responsibilities under this chapter and integrated into the Department's Coastal Management Program. Any change or modification in the elements of approved zoning ordinances, subdivision regulations or building codes applying to critical areas shall be disapproved by the department if it is not in compliance with the provisions of this chapter and rules and regulations promulgated hereunder.

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

1) **The South Carolina Department of Environmental Services Bureau of Coastal Management provides, review and affirms required coordination for consistency with its Coastal Management Program.**

PLANNING COMMISSION MEETING SEPTEMBER 10, 2025

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

Planning Commission recommend approval by a vote 6 to 0.
The recommendation incorporates some preliminary feedback shared by the Department of Environmental Services Bureau of Coastal Management regarding jurisdictional review authority.

Planning Commission also recommend amending Sec. 12-129. Tree Preservation and Landscaping Standards to address shrub and maritime forest along the ocean front which is anticipated to be brought before the Planning Commission for recommendation at a later date.

TOWN COUNCIL WORKSHOP SEPTEMBER 23, 2025

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

Town Council reviewed and discussed proposed ordinance, discussing nonconforming structures with regard to the proposed beach overlay. Planning staff noted the potential amendments for further discussion and approval at the next Town Council meeting.

TOWN COUNCIL MEETING OCTOBER 14, 2025

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

Town Council voted to approve the proposed ordinance on first reading.

TOWN COUNCIL MEETING NOVEMBER, 4 2025

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

Public Hearing – Supplementary Packet of received written public comments have been included.

*Proposed for illustrative purposes

Beachfront Overlay Exhibit

PROPOSED BUFFER ZONES

BUFFER ZONE A
A 50' buffer zone measured landward from the 2018 South Carolina Beachfront Jurisdictional Baseline

BUFFER ZONE B
A 50' buffer zone measured from the landward edge of Buffer Zone A to a distance of 100' from the 2018 South Carolina Beachfront Jurisdictional Baseline

Legend

- Beachfront Overlay
- Buffer Zone A
- Buffer Zone B
- 2018 Beachfront Baseline
- 2018 Beachfront Setback
- Parcel Boundaries
- Ocean

0 50 100 150 Feet

Environmental and Legal Impacts of Seawalls and Hard Erosion Control Structures in South Carolina

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South Carolina has conducted extensive research and developed clear policies discouraging the construction of seawalls and other hard erosion-control structures due to their environmental, ecological, and aesthetic impacts.

The South Carolina Beachfront Management Act explicitly states that such structures can exacerbate beach erosion, degrade public access, and create long-term dependency on costly interventions. Studies by SC DHEC, USGS, and environmental organizations such as SCELP and the Coastal Conservation League highlight how seawalls increase erosion through wave reflection, reduce biodiversity, and starve adjacent beaches of sediment.

State-sponsored monitoring and annual reports emphasize the importance of preserving natural dune systems and implementing living shoreline strategies (e.g., oyster reefs, dune restoration) as resilient and ecologically sound alternatives. These findings are highly relevant for communities like Kiawah Island that are actively pursuing beach resilience and zoning updates.

References:

South Carolina Beachfront Management Act (1988)

This foundational legislation discourages new hard erosion-control structures along the beachfront and highlights their tendency to worsen erosion and degrade beach quality. It promotes soft engineering solutions like dune preservation and natural buffers.
Source: **SC DHEC Beachfront Management**

SCDES BCM's Beach Erosion Research and Monitoring (BERM) Explorer Web Application. This application shows monitoring station IDs, locations, and beach profiles. The application also allows users to calculate changes in sand volume between years at each profile and download raw data for additional analysis.

“Seawalls erode public beaches but save private homes” – The State (2024)

This article documents tensions between private property protection and public beach preservation, especially in Charleston, Hilton Head, and the Grand Strand. It outlines ecological consequences and the financial burden of renourishment.
Source: The State Article

USGS Coastal Erosion Study – Circular 1339

A multi-year study identifying shoreline retreat patterns in northeastern SC. It provides quantitative evidence that seawalls disrupt natural sediment transport, worsening erosion.
Source: USGS Circular 1339

Shoreline Issues: Past, Present and Future – South Carolina Environmental Law Project & Coastal Conservation League

This legal and policy review criticizes hard armoring for long-term coastal adaptation and promotes alternatives such as managed retreat and living shorelines.
Source: SCELP Report

NOAA/Nature Conservancy Living Shoreline Projects

This initiative highlights successful nature-based solutions like oyster reefs and marsh edge stabilization, improving biodiversity while reducing erosion.
Source: NOAA Living Shorelines

TOWN OF KIAWAH ISLAND

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 create a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system.

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

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to establish a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system; 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 September 10, 2025 at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

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

WHEREAS, Town Council held a Public Workshop on September 23, 2025 providing the public an opportunity to comment on the proposed amendment.

WHEREAS, Town Council held a Public Hearing on November 4, 2025 providing the public an opportunity to comment on the proposed amendment.

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

Section 1 **Purpose**

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning Ordinance to establish a Beachfront Overlay Zoning District.

Section 2 **Ordinance**

(1) The Town hereby amends Division 2. Zoning Map/Districts establishing Sec. 12-81. Beachfront Overlay Zoning District as shown in the attached **"Exhibit A"** which is hereby incorporated herein by reference.

(2) The boundaries of the established Beachfront Overlay Zoning District are depicted in the Town of Kiawah Island Beachfront Overlay Zoning District Map as shown in the attached **"Exhibit B"** which is hereby incorporated herein by reference.

(3) The Town hereby amends the official zoning map to incorporate the established Town of Kiawah Island Beachfront Overlay Zoning District.

Section 3 **Severability**

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

Section 4 **Effective Date and Duration**

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

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS XX DAY OF XXXX, 2025.

_____

Bradley D. Belt, Mayor

ATTEST:

By: _____

Petra Reynolds, Town Clerk

1st Reading: October 14, 2025

2nd Reading:

DRAFT

Sec. 12-81. Beachfront Overlay Zoning District.

(a) Purpose and intent. The purpose and intent of the Beachfront Overlay Zoning District (BOD) is to:

(1) Establish a consistent visual, spatial, and ecological transition buffer zone between the built environment and the ocean, beach, and dune system;
(2) Protect Kiawah Island's beachfront profile, view corridor and the ecological function of dune systems and maritime forest habitats;
(3) Promote coastal resilience and aesthetic compatibility through zoning and vegetation standards; and
(4) Maintain and enhance ocean views from properties and public vantage points, including boardwalks and beach access paths.

Activities or uses that would compromise these purposes and intents shall be prohibited or strictly regulated within the BOD.

(b) Effect & Applicability of overlay zoning district. The BOD shall apply to all properties within the established district boundaries as depicted on the official zoning map titled, "Town of Kiawah Island Beachfront Overlay Zoning District."

(1) The BOD regulations of this section apply in addition to the underlying (base) zoning district regulations. In case of conflict between the regulations of this section and other regulations in this chapter, the regulations of this section shall prevail.

(2) The Bureau of Coastal Management has direct permitting authority over three beachfront critical areas of the state, the Beach/Dune System, Beaches, and Coastal Waters, pursuant to statutory provisions in S.C. Code Ann. § 48-39-10, et. Seq, and the SCDES's Coastal Division Regulations S.C. Code Reg. §30-1 et. Seq. as amended.

(c) District boundaries. The BOD includes parcels located within one hundred and fifty (150) feet of the 2018 South Carolina Beachfront Jurisdictional Setback Line, as established by the State of South Carolina, or parcels adjacent to the primary dune line of the beachfront as determined by the Town of Kiawah Island Beachfront Overlay Zoning District Boundaries. The official zoning map may be supplemented by a GIS overlay to refine exact boundaries.

(1) No less than 120 calendar days after the South Carolina Department of Environmental Bureau of Coastal Management reviews and establishes the position of the beachfront jurisdictional lines, the Planning Commission shall provide a recommendation to the Town Council determining any adjustment to the district boundaries or established buffer zones of the Beachfront Overlay District.

(d) Authorized and prohibited uses.

(1) Authorized uses. All uses permitted in the underlying zoning district shall be permitted unless otherwise restricted by the provisions of this article.

(2) Beach walkovers shall be exempt from the provisions of this article and may be permitted in accordance with the Town of Kiawah Island Municipal Code Article 16 Beach Management. Beach walkovers must meet the statutory and regulatory requirements and criteria in S.C. Code Ann. § 48-39-10, et. Seq, and the SCDES's Coastal Division Regulations S.C. Code Reg. §30-1 et. Seq.

(3) Prohibited uses. Seawalls, bulkheads, and other hard erosion control structures shall be prohibited.

(e) Buffer Zones.

(1) Buffer Zone A: A fifty (50) foot buffer zone shall be established landward from the 2018 South Carolina Beachfront Jurisdictional Baseline, as depicted in the Town of Kiawah Island Beachfront Overlay Zoning Map. Buffer Zone A shall be measured from the baseline to fifty feet (50') landward from the baseline.

a. No structures, including pools, shall be permitted within Buffer Zone A.

(2) Buffer Zone B: A fifty (50) foot buffer zone shall be established extending from the landward edge of Buffer Zone A (50 feet from the baseline) to a distance of one hundred (100) feet from the 2018 South Carolina Beachfront Jurisdictional Baseline, as depicted in the Town of Kiawah Island Beachfront Overlay Zoning Map. Buffer Zone B shall be measured fifty feet (50') from the baseline measured landward to one hundred feet (100') from the baseline.

a. Structures within Buffer Zone B shall not exceed a maximum building height of ten (10) feet as measured from the base building height elevation.

b. Improved areas within Buffer Zone B shall not exceed 20% of the total Buffer Zone B area of the subject property. For purposes of application, improved areas includes any physical alteration to the existing site involving construction, as structures, paving, hardscapes, whether impervious or pervious as determined by the Planning Director.

(f) Building height. Developments within the BOD should incorporate varied heights of a building's elements or sections, rather than maintaining a uniform height throughout the structure, to reduce visual massing toward the ocean.

(g) Dune protection. No alteration, grading or site work shall impact the primary dune without prior coordination and written approval from the Town's Environmental & Natural Resources Department. Any activity impacting the primary oceanfront dune requires South Carolina Department of Environmental Service's Bureau of Coastal Management review and authorization, in addition to local approval from the Town's Environmental/Natural Resources Department.

(h) Tree preservation and landscaping.

(1) Tree Protection and Landscaping Standards (Sec. 12-129) shall apply to the Beachfront Overlay District.

(2) Only native South Carolina coastal species may be planted within established Buffer Zones A and B.

(3) Invasive plant species are prohibited.

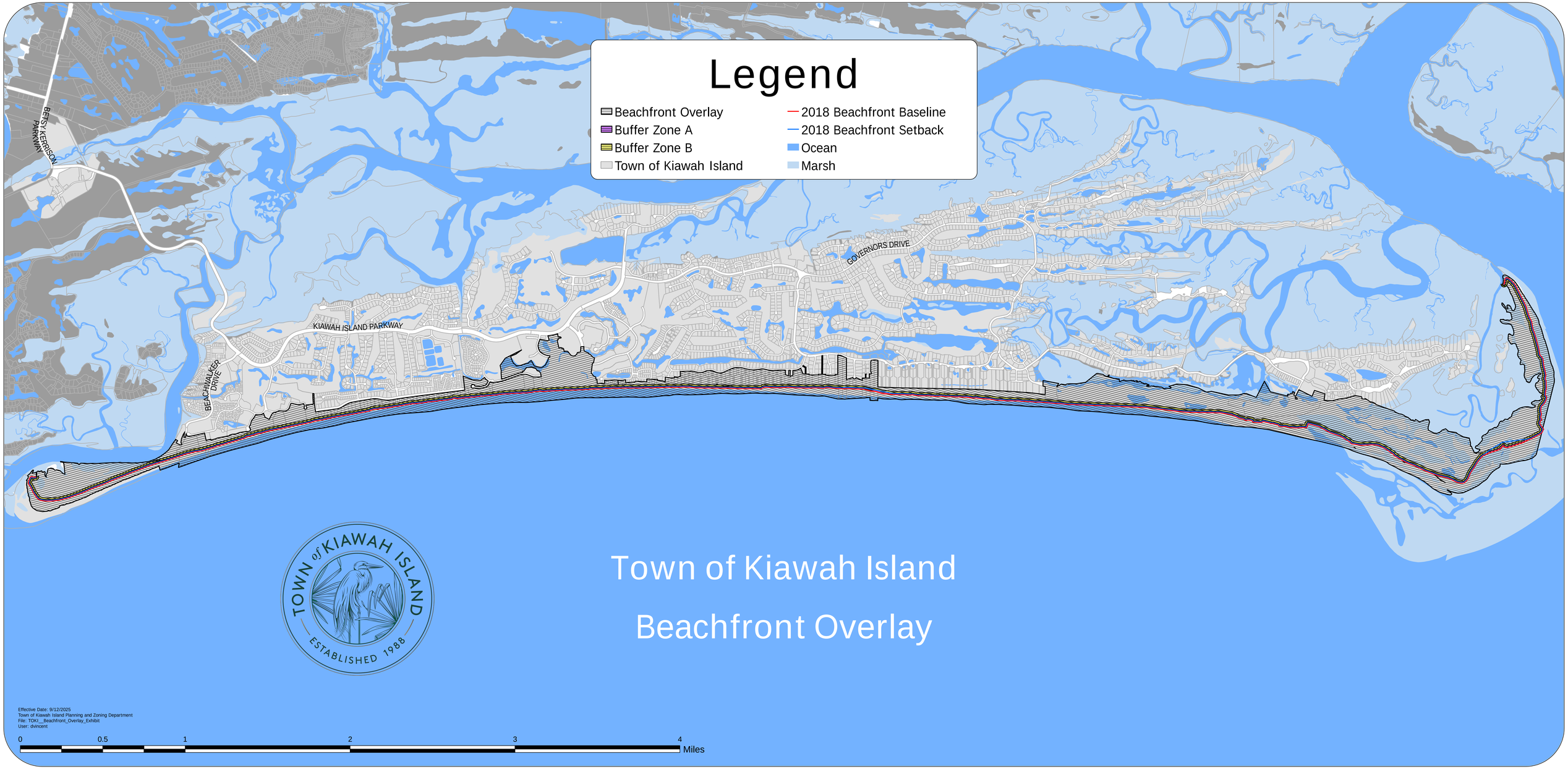
(i) Lighting. All lighting within the BOD shall comply with the standards of the Town of Kiawah Island Municipal Code Article 16 Beach Management.

(j) Nonconformities. Existing structures legally established prior to the adoption of this article shall be deemed nonconforming.

DRAFT

(k) Variances. Relief from the provisions of this section may be granted by the Board of Zoning Appeals where strict application would result in undue hardship, provided such relief does not compromise the public interest or the purposes of this section.

DRAFT


Legend
Beachfront Overlay
Buffer Zone A
Buffer Zone B
Town of Kiawah Island
2018 Beachfront Baseline
2018 Beachfront Setback
Ocean
Marsh
BETSY KERRISON PARKWAY
KIAWAH ISLAND PARKWAY
BEACHWALKER DRIVE
GOVERNORS DRIVE
TOWN of KIAWAH ISLAND
ESTABLISHED 1988
Town of Kiawah Island
Beachfront Overlay
Effective Date: 9/12/2025
Town of Kiawah Island Planning and Zoning Department
File: TOKI_Beachfront_Overlay_Exhibit
User: dvincent
0
0.5
1
2
3
4
Miles

Supplementary Packet
Public Comments
Regarding

Case #AZO25-000009
Beachfront Overlay Zoning District

John Taylor

From: Kevin Story <kevin.c.story@gmail.com>
Sent: Saturday, October 18, 2025 5:42 PM
To: TOKI Planning
Subject: #AZO25-000009 Comments

Dear TOKI Planning Commission,

We have concerns about the new beachfront overlay districts.

The overlays significantly alter the property values of any homes affected by the overlay districts. Homeowners of existing homes on Eugenia in the overlay district (which will now be classified as non-confming structures) will face hardship in selling their property in the future as the buildable area will be significantly reduced. While the current number of homes impacted is small, this number will certainly grow in the years to come as beach erosion takes place.

Additionally, the Beachfront Jurisdiction Baseline fails to follow the dune-line, creating buffer-zones which extend far beyond current dune lines. While non-impacting current homes, this will create issues in the future. Please see the below image where the buffer-zones jut inward irrespective of the beach line.



As with almost all residents on Kiawah, we recognize the beach as essential to our community and believe stewardship is incredibly important but also something that homeowners already take very seriously. We believe this ordinance represents significant overreach and causes undue hardship for homeowners whose properties are impacted.

Thank you for your time,
Kevin Story

49 Surfsong Rd

October 14,2025

Attention: Town of Kiawah Island (TOKI), Mayor D. Belt, Council Members E. Luke Farell, Lance Spencer, Madeline Kaye; Zoning Planning Committee
Sent by Federal Express
Sent by E-Mail: Tokiplanning@kiawahisland.org

RE: Proposed TOKI Public Hearing November 4, 2025.
Zoning Map & Zoning Text Amendment: #AZO25-000009
Beach Overlay Zoning District

Dear Sirs:

This letter is a petition by Henry and Eva Holland, owners of property located on 37 Eugenia Avenue on Kiawah Island, SC, hereby known as "Owner," to object to the proposed radical new setback provision proposed by Town of Kiawah Island (TOKI), and specifically along the mid-portion of the island that courses in parallel to Eugenia Avenue. The proposal adversely affects ocean front properties along Eugenia Avenue, including the Owner's property at 37 Eugenia Avenue. It is requested that the proposed change from the historical setback be denied.

The proposed change is a radical departure of the historical setback line and is being arbitrarily and capriciously applied. The proposed Buffer A 50ft and Buffer B 100ft setbacks encroaches onto nearly all of the residential properties along Eugenia Avenue, which are positioned well behind the ecologically protected dune system. This zoning proposal specifically targets the oldest oceanfront neighborhood on Kiawah, whereas the proposed beachfront overlay zoning has no adverse impact on the remaining 80% of oceanfront properties including Surf Song and Fly Away.

The 100 ft buffer extends into our main house and fully encompasses the original second residential structure, arbor and pool located on our property at 37 Eugenia Avenue. This impact occurs on a substantial percentage of the residential properties located on the ocean side of Eugenia Avenue. There is no objective evidence of significant beach erosion along Eugenia Avenue to justify this new proposal, or evidence that the current structures adversely impact on the beach stability.

To the contrary, it is obvious to even the casual observer that the dunes along Eugenia Avenue have remained stable or accredited over the past three decades with an average of 30 to 45 feet since 2001. This is further supported by DHEC-OCRM publications on the state of the beach along Eugenia Avenue that repeatedly described the section as stable or with accretion since 1991, and Kiawah Island as an overall "stable beach" and dune system. The TOKI commissioned *2020 Local Beach Management Plan* prepared by Dr. Kana similar confirms the stability of beach and dune systems on Kiawah Island other than the dynamic dune systems adjacent to the western and eastern inlets. The DHEC Monument Marker #2660 located along Eugenia Avenue has remained stable from 2014 through 2024 per the OCRM/DHEC publicly published data. In conclusion, there is no reasonable justification to change the setbacks along Eugenia Avenue.

Enactment of the proposal to radically alter the setback line will bisect our (and other owners) longstanding owned residential lots. This action is an involuntary "taking" of private property that will render it in part or fully "valueless"; thereby, placing at financial risk the Town of Kiawah Island and Charleston County of South Carolina to provide "just compensation" for current and/or future losses to the Owner as guaranteed under the Fifth and Fourteenth Amendments of the U.S. Constitution, and supported in a recent U.S. Supreme Court decision regarding setbacks on coastal land.[1] The TOKI proposal would be unconstitutional, illegal, null and void because such an action constitutes a taking of the Owner's property without first paying fair, adequate and just compensation for such rights, in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. South Carolina OCRM/DHEC has previously proposed similar

[1] Whether intended or not by TOKI's action, this taking adversely impacts the use and value of properties along Eugenia Avenue. The U.S. Supreme Court decision of *Lucas v. State of South Carolina* indicated that an imposed setback was in essence a taking that prevented the ability to use the property as intended, thereby, rendering the property valueless. The U.S. Supreme Court held that when a property owner suffered a taking, there were no exceptions from common rule (the Takings Clause and the Just Compensation Clause of the fifth and fourteenth amendments). Furthermore, when the state of South Carolina amended their original statute by including provisions that might permit limited construction, the U.S. Supreme Court held that a property owner must still be compensated. Even when legislation later renders the initial act less restrictive, property owners still suffer from the original effects of a taking, thus, just compensation must be rendered.

beachfront setbacks and did not proceed forward with implementation due to concerns of constitutional challenges and prohibitive costs.

Because the proposed action by TOKI may affect a large number of residents on Kiawah Island, the potential financial liability to the TOKI and Charleston County may well approach if not exceed several hundred million dollars to provide just compensation. The action will, furthermore, impair property values on the island that may result in substantial property tax revenue loss to the County of Charleston.

A reasonable alternative is to leave the setback at its current location and to continue to monitor the beach. This decision would not adversely impact property owners on Eugenia Avenue and allow a longer vesting period to review future proposals and their overall impact to the community. The draft zoning document has no rationale with most oceanfront properties and is essentially a moot proposal.

We request that the setback proposal not extend into the property line of 37 Eugenia Avenue, and similarly for the other homes located on Eugenia Avenue. This will in effect have the same null impact as the homes along Surf Song and Fly Away, which collectively do not have the arbitrary and capricious buffer zone bisecting their properties.

.

Discussion:

I. Beach and Dunes along Eugenia Avenue Have Shown Accretion During Past Three Decades

The proposed change is arbitrary and is not substantiated by objective evidence published by DHEC and OCRM that clearly documents that the dune profile on the mid-portion of Kiawah Island along Eugenia Avenue has been stable over time.[2,3,4,5] For the past decade the dunes along Eugenia Avenue have not only remained stable, but have grown substantially seaward. The beach in front of 37 Eugenia has accrued new dunes of 40 ft seaward of the 2001 shoreline. The increased width of the beach prompted the TOKI during this interval to notify homeowners to extend their boardwalks to protect the new dunes.

OCRM has stated as recently as in its *2008 Annual State of the Beaches Report*[3] that Kiawah is one of the most stable barrier islands in the state and that the area along Eugenia Avenue (Station Monument #2660) has remained stable. In the March 2003 report, it states that the beach along Eugenia Avenue from station 2660 to station 2680 showed that in years 2001-2002 that "*the primary dunes stabilized and the beach seaward of the dune increased in width by 10 to 50 ft.*" Aerial photographs of Kiawah Island have shown that the western mid portion of Kiawah Island (where Eugenia Avenue is now located) has remained stable over the past century. The recent beach renourishment of the far eastern island shoal appears to have resulted in increased sand deposition this winter with the likelihood that the dunes along Eugenia Avenue will expand an additional 10 to 30 feet over the next 12 - 24 months.

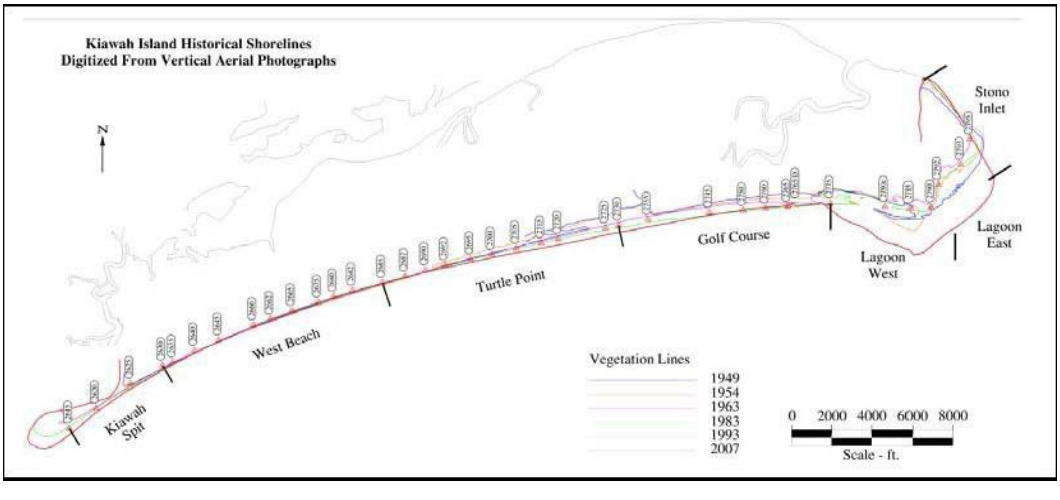


Figure 1. Aerial photographs digitalized of Kiawah Island from 1949 through 2007. Overlap of lines document that the West Beach (Eugenia Avenue) has remained stable with no erosion. The red line represents the most recent 2007 analysis and overlaps all prior lines. Aerial photographs of Kiawah Island since 1949 have consistently shown that the West Beach (includes Eugenia Avenue) and the adjacent mid-western island Turtle Point has remained stable with no evidence for beach erosion over 58 years.[6]

The aerial photograph analysis shows that the West Beach (Eugenia Avenue) and Turtle Point portions of the island have remained stable if not expanding is further confirmed by objective beach measurements during the past decade. Analysis of the National Geodetic Vertical Datum (NGVD), a fixed reference adopted by the U. S. Government as a standard geodetic datum for vertical elevations, documents that since 1991 through 1997 there has been a net gain of 950,000 cubic feet of beach acreage along the western portion of the island that includes Turtle Point, West Beach (Eugenia Avenue) and Kiawah Spit. (figure 2):

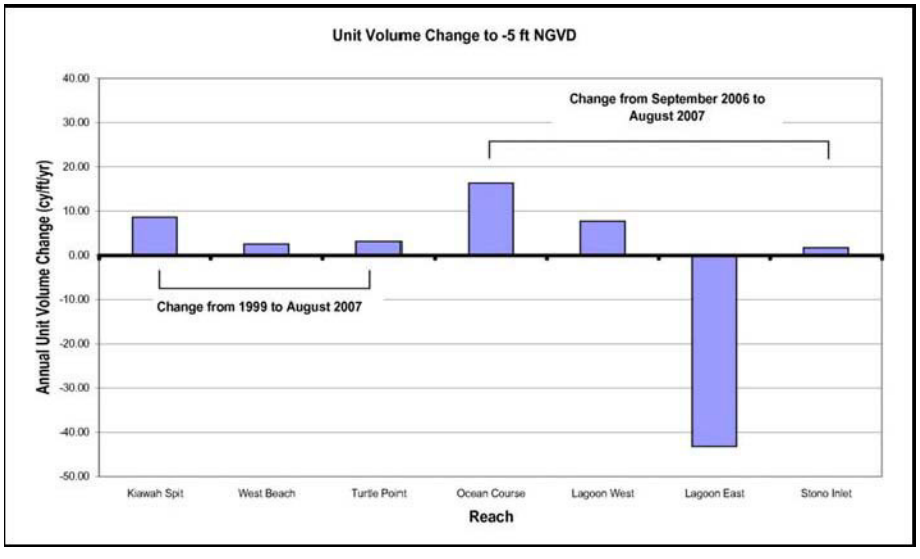


Figure 2. Annual unit volume change of beach/dunes between 1999 to August 2007 is shown on the left-half of the graph for Kiawah Spit, West Beach (Eugenia Ave.) and Turtle Point. There has been a net accretion of beach representing 950,000 cubic ft. during this time span. All three regions have shown beach accretion.[7]

The residential ocean front lots along Eugenia Avenue have the highest elevation on the Kiawah Island approaching 15-20 feet above sea level. Most of the lots were deeded in the 1970s or earlier, and all structures erected lie well behind the ecologically seaward foredunes and are required to have elevated boardwalk structures to minimize injury to the dune ecosystem.

In Dr. Kana's 2020 Beach Management Plan sanctioned by the TOKI, the report on pages 38-39 concludes that "Kiawah Island is one of the most stable barrier islands in the state" other than the eastern and western ends, which are more dynamic due to proximity to their inlets (Figure A below):

Despite the string of storm impacts, the island has generally been in a state of beach recovery since 2016 (Figure A).

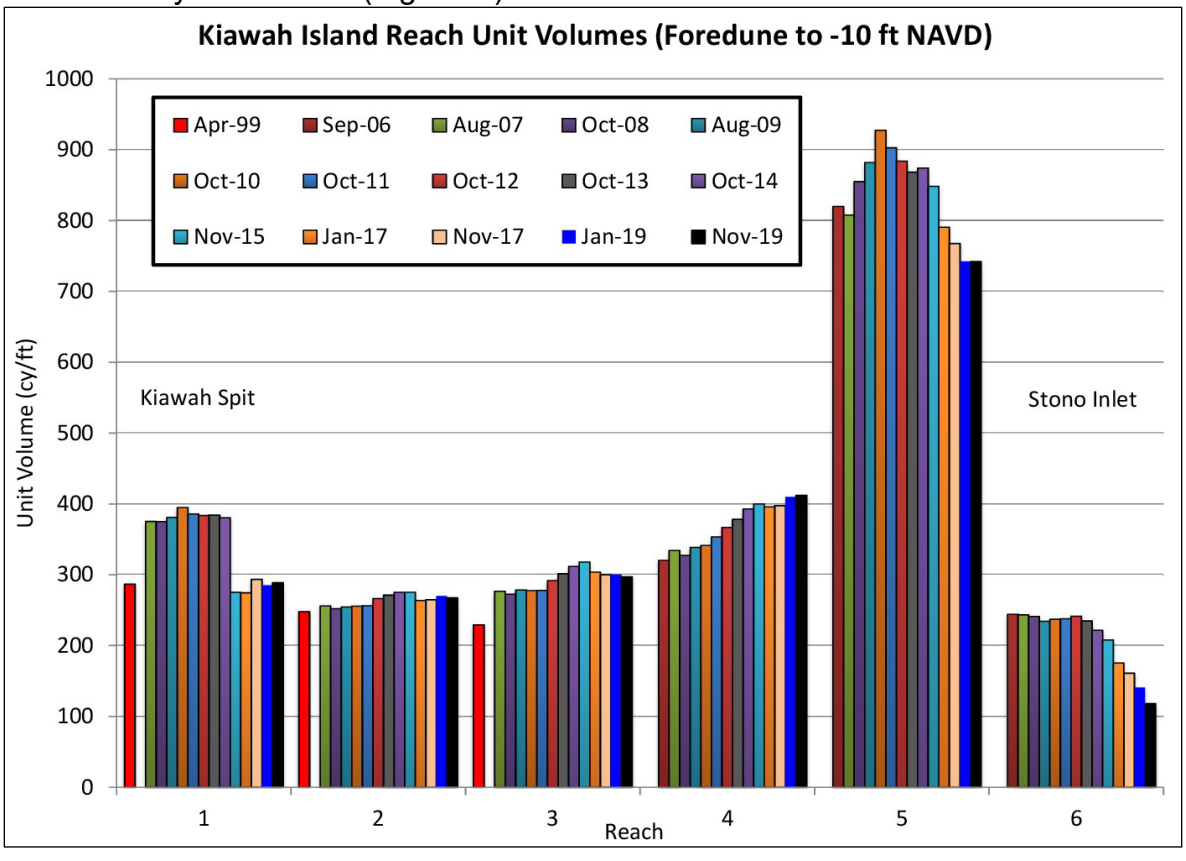


FIGURE A. Unit volumes as measured by reach since April 1999 (September 2006 along the Ocean Course and East End). Overall, the beach had less sand in November 2019 than October 2008 as a result of ~7 years of accretion followed by ~5 years of erosion (on average). However, as this figure illustrates, more than half of the island had more sand on the beach above -10 ft NAVD as of November 2019 than in September 2006 (April 1999 for the three westernmost reaches – Turtle Point, West Beach, and Kiawah Spit). (Dr. Kana's *Beach Management Plan* report from year 2020).[8]

State of South Carolina OCRM/DEHC for past decade post Kiawah Island beach NGVD elevation measurements annually from the Monument Stations including Station Monument #2660 along Eugenia Avenue (Figure 3 and Fiugre 4). This data is accessible using the B.E.R.M. Explorer (https://gis.des.sc.gov/bermexplorer/). For the past decade (2014 – 2024) the beach elevations extending along Eugenia Avenue has remained stable.

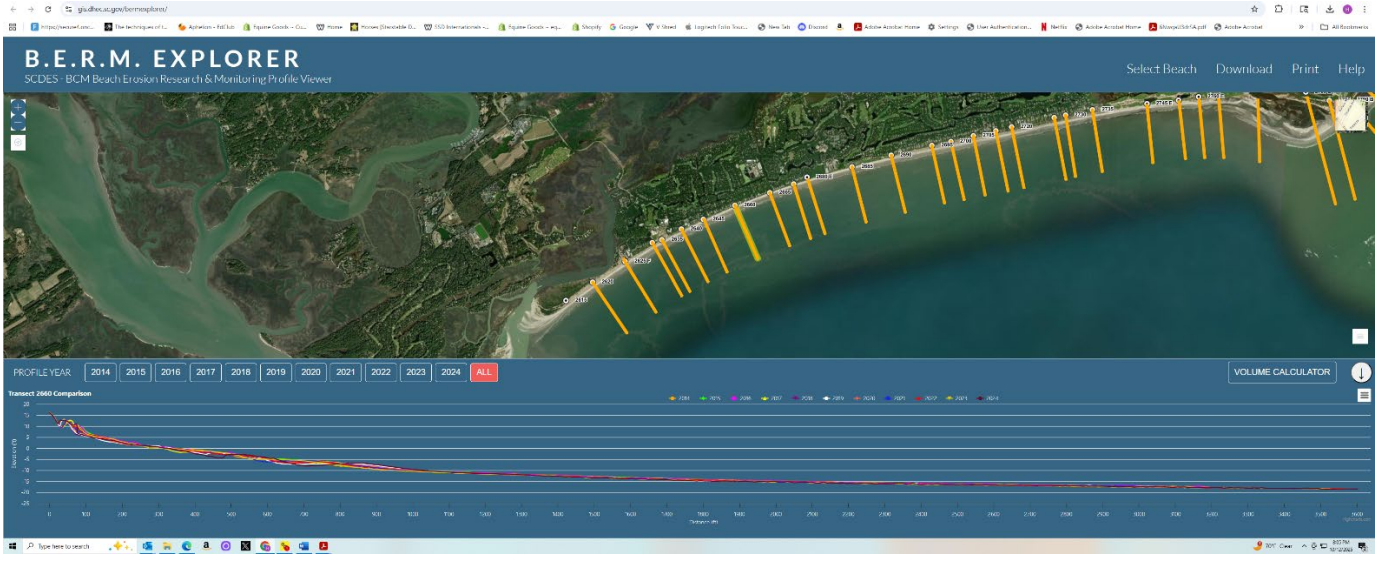
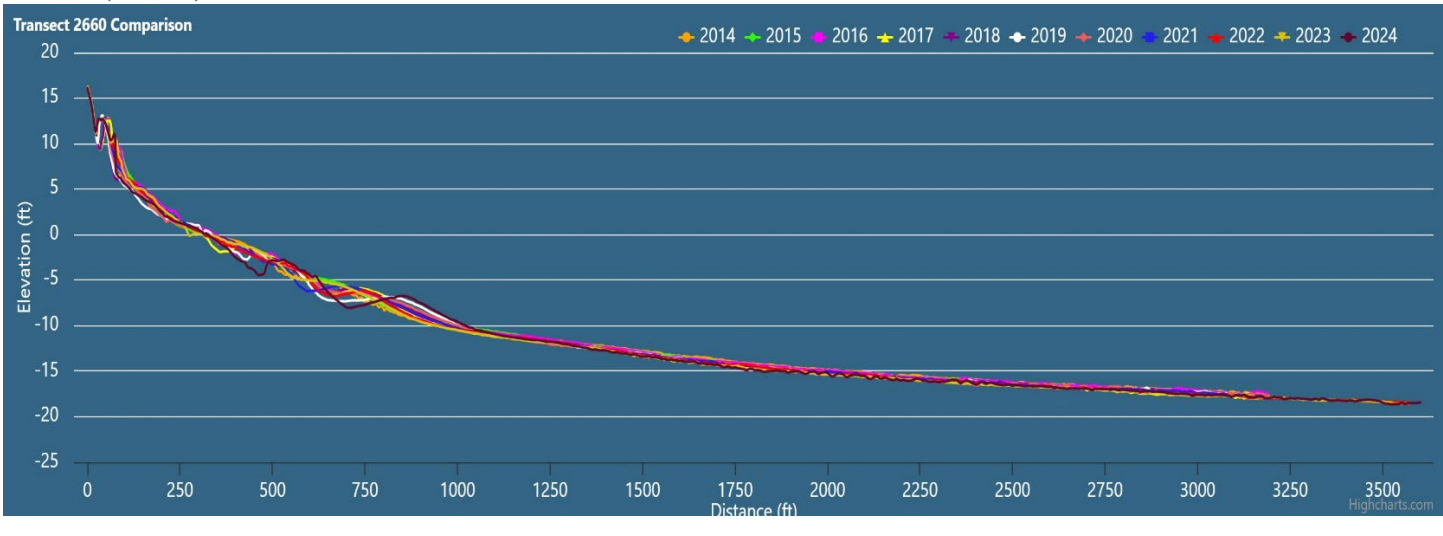


Figure 3. South Carolina OCRM/DEHC BERM Map Explorer[9] (https://gis.des.sc.gov/bermexplorer/). This screen shot shows Monument Marker #2660 along Eugenia Avenue documenting elevation changes for each year between 2014 through 2024. There dune/beach region shows no significant change in elevation and beach sand volume during the 10-year interval.

Using the BERM Explorer calculator, the Reach Sand Volume at Monument Station #2660 (Foredune to -10 ft NAVD) was 262.41 yds^3 in 2014, 253.76 yds^3 in 2019 and 261.59 yds^3 in 2024. Over this past decade there has been no significant change.

Figure 4: Station Monument #2660 Elevation from Foredune seaward. Years 2014 through 2024. (BERM).[9]



In summary, the objective evidence supports the conclusion that the beach/dune area along Eugenia Avenue has been stable over time, with the primary dune accreting seaward during the past 75 years. DHEC/OCRM published data during the past three decades supports the conclusion that the beach/dune areas along Eugenia Avenue have been consistently stable portion of Kiawah Island.

Recommendation:
A reasonable alternative is to leave the setback at its current location and to continue to monitor the beach. This decision would not adversely impact property owners on Eugenia Avenue and allow a longer vesting period to review future proposals and its overall impact to the community. We request that the setback proposal not extend into the property line of our home at 37 Eugenia Avenue, and similarly for the other homes located on Eugenia Avenue.

II. 37 Eugenia Avenue and Adverse "Value" Impact of Proposed Setback Line

The proposed 100 ft set back is a taking of residential property and will depreciate the home values along Eugenia Avenue. In regard to our home on 37 Eugenia Avenue, the impact on the value of the property would be severe. The proposed setback bisects our property acreage by nearly one-half.

> **Taking and Just Compensation**: The enactment of the proposed setback will adversely affect home values on Eugenia Avenue in historical relationship to ocean front properties on Kiawah Island.
>
> Whether intended or not by TOKI's action, this taking adversely impacts the use and value of the property. The U.S. Supreme Court decision of *Lucas v. State of South Carolina* indicated that an imposed setback was in essence a taking that prevented the ability to use the property as intended, thereby, rendering the property valueless. The U.S. Supreme Court held that when a property owner suffered a taking, there were no exceptions from common rule (the Takings Clause and the Just Compensation Clause of the fifth and fourteenth amendments). Furthermore, when the state of South Carolina amended their original statute by including provisions that might permit limited construction, the U.S. Supreme Court held that a property owner must still be compensated. Even when legislation later renders the initial act less restrictive, property owners still suffer from the original effects of a taking, thus, just compensation must be rendered.
>
> Under the current proposal, the new setback taking would render depreciation in the value of the property, and it is reasonable to conclude that TOKI and Charleston County would be required to compensate the property owner for the fair market value loss to the property resulting from the Zoning proposal.

III. Current Structures: The proposed set back affects both of our structures
(see attached photo from TOKI Interactive Map)

- Main House
  The Owner's lot acreage is bisected in half by the proposed setback line, which includes the line partially bisecting the Main House. Our home's seaward

side already sits back farther than the adjacent homes on Eugenia. Future planned expansion of the home will be prohibited towards the ocean (*see attached photos*).

- Due to the bending of Eugenia Avenue starting at 35 Eugenia and eastward, the lots have significantly less depth. This has required that the home be located substantially closer to the street than other ocean front homes. It is, therefore, not amenable to further expansion of the home towards the street.
- Secondary Structure/Cottage
    - Our secondary structure/cottage is completely located within the proposed set back zone (*see attached photos)*
    - Pool is located within the 100 ft setback
    - .Arbor located with the 100 ft setback

IV. Lot and Splitting into Ocean Front and Back Lot

- The proposed 100 ft setback bisects the property by approximately 50%. This will adversely affect our ability to re-plat the property into an "ocean front" and "back ocean" lot, as is permitted. (e.g. 35 Eugenia Avenue split to front ocean and back ocean lots).

Thank you for reviewing our objections to the proposed Zoning setback proposal.

Sincerely,

Henry Kent Holland, MD, BSE
Eva M. Holland, Esq.
37 Eugenia Avenue Kiawah Island, SC 29455

*Send Correspondence to Mailing Address: 924 Springdale RD NE, Atlanta GA 30306.

kholland@bmtga.com

CC: Hamlin O'Kelley, Esq, Buist & Byers

References

[1]*Lucas v. South Carolina Coastal Council* United States Supreme Court Decision, June 29, 1992. (The Court ruled that the South Carolina Coastal Council change of "critical area" set back line onto private ocean front property resulted in the petitioner suffering a "taking" of his property by the State Of South Carolina and the property was rendered "valueless" by the state statue and Lucas was entitled to "just compensation."

Although the South Carolina Supreme Court decided that state regulations "were designed to prevent serious public harm," the
U.S. Supreme Court held that when a property owner suffered a "taking," there were no exceptions from common rule (the Takings Clause and the Just Compensation Clause). Furthermore, when the state of South Carolina amended their original statue by including provisions that might permit limited construction, the U.S. Supreme Court held that a property owner must still be compensated. Even when legislation later renders the initial act less restrictive, property owners still suffer from the original effects of a taking, thus, just compensation must be rendered.

[2]South Carolina's Annual State of The Beaches Report March 2003

[4]South Carolina's Annual State of The Beaches Report March 2006 South [5]

[5]South Carolina's Annual State of The Beaches Report March 2008

Measurement of new dunes in March 2009 in comparison to 2001 along the mid-section of Eugenia Avenue including 37 Eugenia demonstrates accrual of new dunes 35 to 50 feet seaward of the 2001 shoreline. In addition, the dry bern measures an additional 45 to 60 feet. Based upon recent shoal beach renourishment project at the eastern end of Kiawah Island, it appears that an additional 15 to 20 feet will be added in the upcoming 18 to 24 months.

[6]Aerial photographs digitalized of Kiawah Island from 1949 through 2007. Provided courtesy of Dr. Kana, presentation of the State of the Beach at Kiawah Island 2008.

[7]Provided courtesy of Dr. Kana, presentation of the State of the Beach at Kiawah Island 2008.

[8]Dr.Kana's 2020 Beach Management Plan for Kiawah Island.

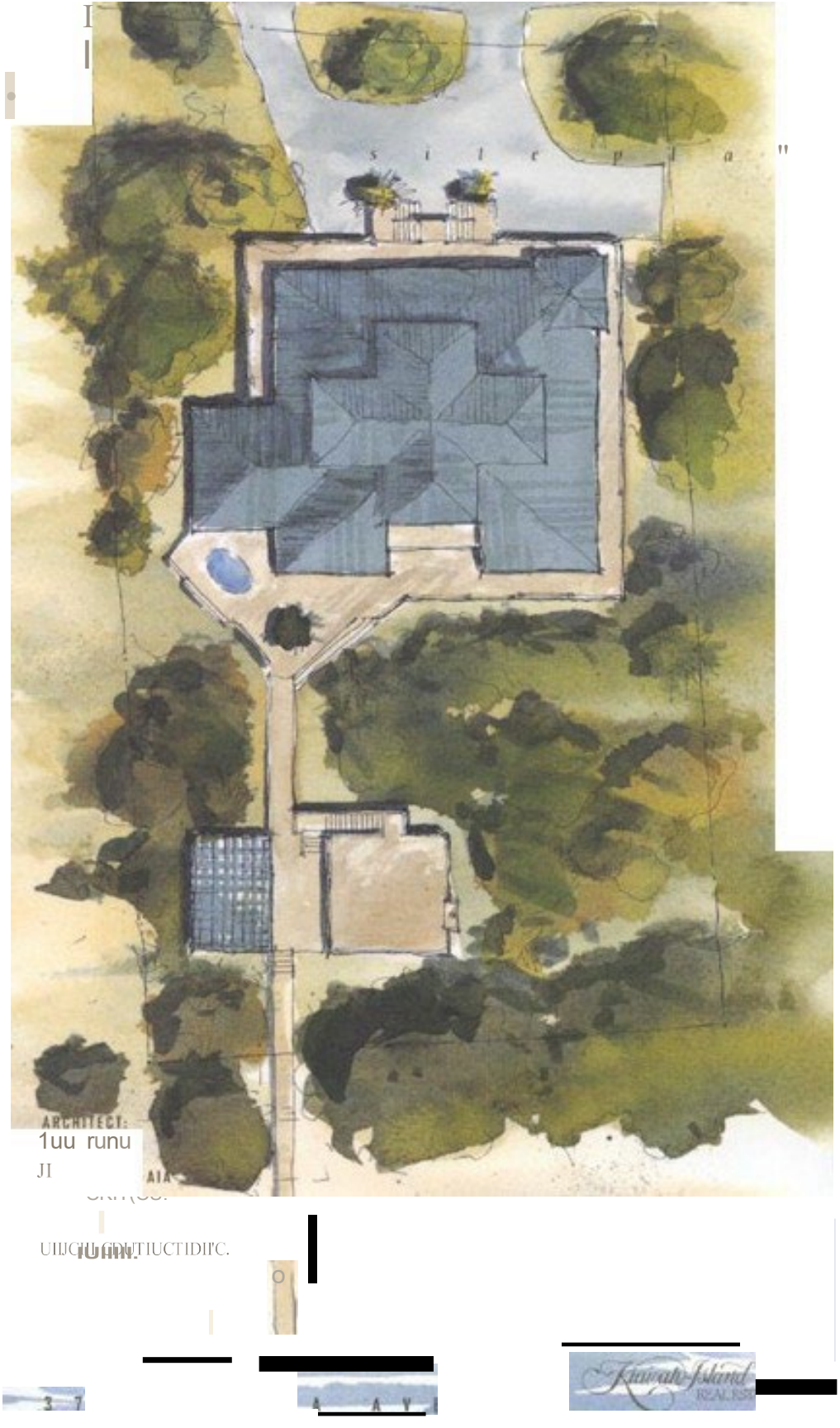
[9]BERM Map Explorer (2014 – 2024), https://gis.des.sc.gov/bermexplorer/

[10] **National Geodetic Vertical Datum (NGVD)** - means a fixed reference adopted by the U. S. Government as a standard geodetic datum for vertical elevations. Graph provided courtesy of Dr. Kana, presentation of the State of the Beach at Kiawah Island 2008. Data provided by state. Data shows beach along West Beach (Eugenia Avenue) has a net accretion between 1999 – 2007 at a rate of approximately 2.5 – 3 cy/ft/yr.

[11]Town of Kiawah Island Interactive Map for Proposed Beachfront Overlay Zoning (Screenshot for 37 Eugenia Avenue. In Appendix Secction)

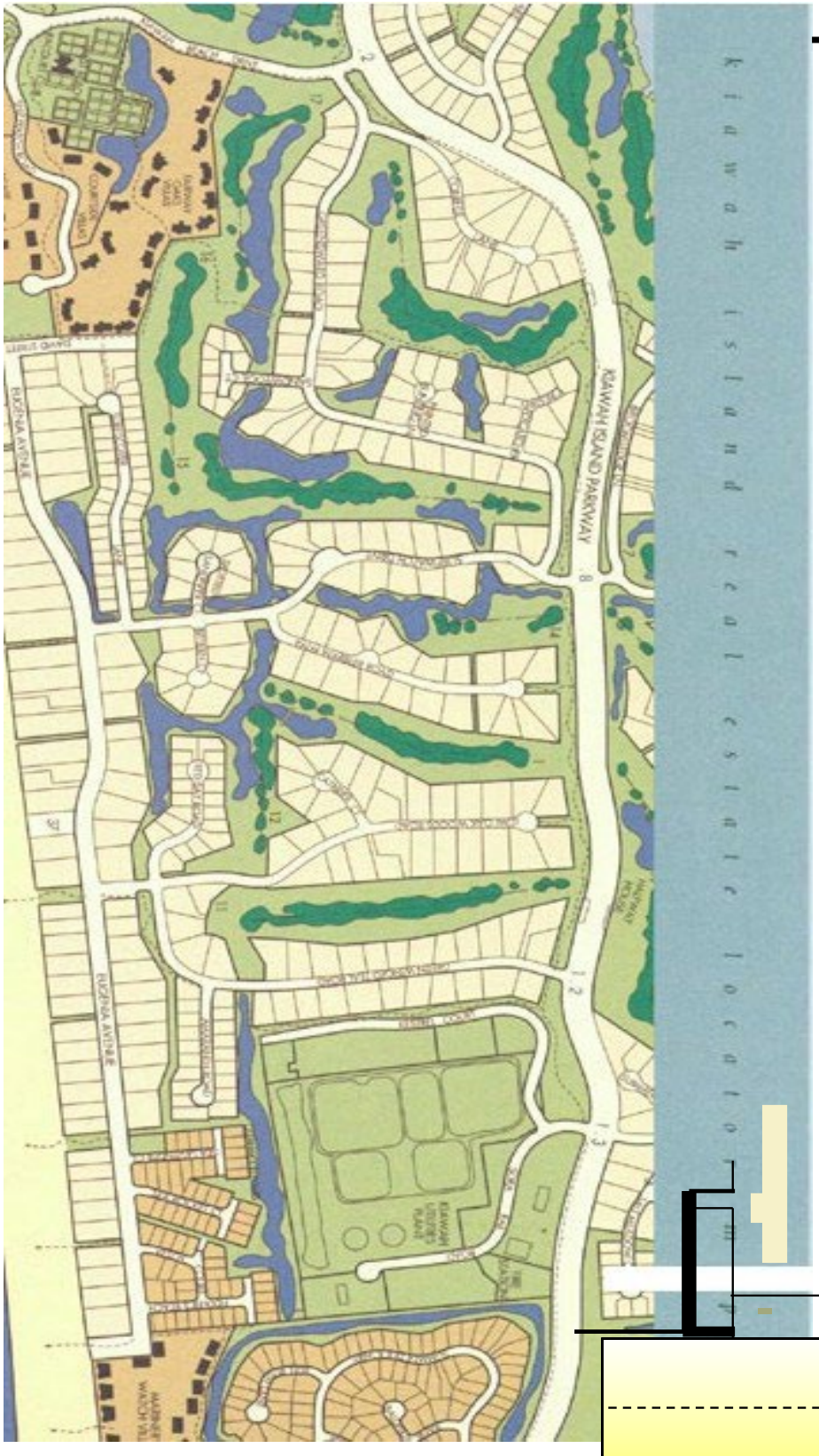
APPENDIX


2001 Primary Dune Line
New Dunes Since 2001: 35 - 45 ft.
37 Eugenia Ave



37 Eugenia Avenue

Eugenia Avenue





Beach Overlay Zone
37 Eugenia Avenue

TOKI Interactive Map

TAB 6

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2025-18

AN ORDINANCE FOR THE TOWN OF KIAWAH ISLAND TO AMEND THE TOWN OF KIAWAH ISLAND'S COMPREHENSIVE PLAN

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local Planning Commission reviews the Comprehensive Plan, or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, the purpose of adopting a Comprehensive Plan is to guide the development of the Town in accordance with existing and future needs; and

WHEREAS, the Town of Kiawah Island Planning Commission has guided the preparation and drafting of the 2025 Comprehensive Plan in compliance with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and

WHEREAS, the Comprehensive Plan reflects the community's shared vision for the future, and addresses key elements including governance structure, population, economic development, natural resources, cultural resources, community facilities, housing, transportation, land use, priority investments, and resiliency; and

WHEREAS, the Planning Commission passed a resolution on July 2, 2025, recommending approval of the 2025 Comprehensive Plan Update – KiawahNext; and

WHEREAS, the Town of Kiawah Island held the required public hearing on September 9, 2025, and November 4, 2025, to receive public input on the proposed amendments to the Comprehensive Plan.

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.

Section1. Purpose

This Ordinance is to amend the Town of Kiawah Island's Comprehensive Plan.

Section 2. Ordinance

The Town of Kiawah Island's Comprehensive Plan is hereby amended as follows:

Attached **"Exhibit A"** is incorporated herein by reference, which shall replace the existing 20215 Comprehensive Plan and hereafter be known as "KiawahNext - The Town of Kiawah Island 2025 Comprehensive Plan".

The Town hereby amends Article I. – In General, Sec. 12-1. Town of Kiawah Island's Comprehensive Plan, as shown in the attached **"Exhibit B,"** which is hereby incorporated herein by reference.

Section 3. Severability.

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

Section 4. Effective Date and Duration

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

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 4TH DAY OF NOVEMBER 2025.

_____

Bradley D. Belt, Mayor

_____

Petra S. Reynolds, Town Clerk

First Reading Approval: September 9, 2025

Public Hearing: September 9, 2025; October 7, 2025; November 4, 2025

Second Reading Approval: November 4, 2025

TOWN OF KIAWAH ISLAND
PLANNING COMMISSION

RESOLUTION 2025-01

A RESOLUTION TO RECOMMEND ADOPTION OF THE 2025 TOWN OF KIAWAH ISLAND COMPREHENSIVE PLAN - KIAWAHNEXT

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local planning commission review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, the Town of Kiawah Island Planning Commission has guided the preparation and drafting of the 2025 Comprehensive Plan in compliance with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and

WHEREAS, the Town of Kiawah Island Planning Commission has ensured that the Comprehensive Plan includes consideration of current and future conditions, public input, data analysis, maps, and goals and implementation strategies consistent with the Town's vision and objectives; and

WHEREAS, the Comprehensive Plan reflects the community's shared vision for the future, and addresses key elements including governance structure, population, economic development, natural resources, cultural resources, community facilities, housing, transportation, land use, priority investments, and resiliency; and

WHEREAS, the Future Land Use Map as amended in the Comprehensive Plan and reflects the community's shared vision for the future, and addresses key elements including governance structure, population, economic development, natural resources, cultural resources, community facilities, housing, transportation, land use, priority investments, and resiliency; and

WHEREAS, the Town of Kiawah Island Planning Commission has held several workshops and reviewed the recommended comprehensive plan and determined that it is in the best interests of the Town and its residents to formally consider and adopt the plan; and

WHEREAS, the Town of Kiawah Island Planning Commission has voted to recommend adoption of the 2025 KiawahNext Comprehensive Plan in accordance with applicable statutory requirements; and

NOW, THEREFORE, BE RESOLVED BY THE TOWN OF KIAWAH ISLAND PLANNING COMMISSION, TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AS FOLLOWS:

Section 1 **Resolution**

Consideration and Recommendation of Approval: 2025 The Town of Kiawah Island Comprehensive Plan – KiawahNext as referenced in "Exhibit A". Town Council shall hereby acknowledge receipt and shall consider its formal adoption at the next duly noticed public meeting.

Section 2 **Effective Date and Duration**

This Resolution shall become effective immediately upon its adoption by the Planning Commission.

PASSED, APPROVED, BY THE PLANNING COMMISSION FOR THE TOWN OF KIAWAH ISLAND ON THIS 2ND DAY OF JULY 2025.

Joanne Hennessy, Planning Commission Chair

John Taylor, Jr., Planning Director

Petra Reynolds, Town Clerk

"Exhibit A"







TOWN OF KIAWAH ISLAND | 2025 COMPREHENSIVE PLAN

kiawahnext

Second Reading 11.04.25

ADOPTED XX.XX.2025

DRAFT COPY

Sec. 12-1. Town of Kiawah Island's Comprehensive Plan.

(a) *Introduction.* The Town of Kiawah Island Comprehensive Plan was initially adopted by the Town Council in 1994. SC State Law § 6-29-510 requires that Planning Commissions review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years. ~~review the comprehensive plan or elements no less than once every five years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The Town of Kiawah Island Comprehensive Plan was last updated in 2005.~~ The~~is~~ ~~2010~~2025 document *"KiawahNext"* incorporates the results of the Town of Kiawah Island Planning Commission's review of the comprehensive plan and satisfies SC State Law § 6-29-510 requirements. The Comprehensive Plan seeks to accomplish the Town's Vision by articulating goals to guide future Town Council actions. ~~regarding the pattern and intensity of land use, the provision of public facilities and services, economic development, housing availability and natural and cultural resources. The Plan also sets forth specific criteria that will guide future Town Council actions to accomplish the Plan's goals, thereby realizing its Vision. That Vision and the guiding basis for the Plan is that Kiawah Island is a residential community with a Resort.~~

(b) *Amendment on file.* The Town of Kiawah Island's Comprehensive Plan is hereby amended as follows: See E~~e~~xhibit A on file in the Town Clerk's office, incorporated herein by reference which shall replace and hereafter be known as the Town of Kiawah Island's Comprehensive Plan.

(Ord. No. 2010-10, § 2, 11-2-2010)

TAB 7

TOWN COUNCIL

Agenda Item

Town of Kiawah Island Zoning Ordinance Amendment Request
Case AZO25-000013 Case History

Planning Commission Meeting: September 10, 2025
Public Hearing and First Reading: October 14, 2025
Second Reading: November 4, 2025

CASE INFORMATION

Applicant: Town of Kiawah Island

Application: The Town of Kiawah is requesting to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to clarify memberships of planning boards.

The proposed ordinance amends the following sections:
- Sec. 12-23. - Planning Commission.
- Sec. 12-24. - Board of Zoning Appeals.
- Sec. 12-24.1. - Landscape and Tree Preservation Board.

Key Factors:
- Clarifies the composition of the various boards.
- Clarifies resident members are located within the municipal boundaries of the Town opposed to on Kiawah Island.
- With the Town pursuing establishing DRB, the proposed amendment clarifies the reference of "Board" for the BZA to distinguish the Board of Zoning Appeals.
- Incorporates a clause for the Landscape and Tree Preservation Board that Town Council may consider the appointment of nonresident or property owner design professionals members where appropriate for a compelling reason.

RECOMMENDATION BY THE PLANNING COMMISSION

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

DECISION ON AMENDMENT BY THE TOWN COUNCIL

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

APPROVAL CRITERIA

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and

zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;

b. The proposed amendment is consistent with the purposes and intent of this article;

c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;

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

PLANNING STAFF REVIEW

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

PLANNING COMMISSION MEETING SEPTEMBER 10, 2025

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

Planning Commission recommend approval by a vote 6 to 0.

TOWN COUNCIL MEETING PUBLIC HEARING AND FIRST READING OCTOBER 14, 2025

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

Town Council voted to approve on first reading with minor changes.

TOWN COUNCIL MEETING SECOND READING NOVEMEBR 4, 2025

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

TOWN OF KIAWAH ISLAND

ORDINANCE 2025-24

AN ORDINANCE TO AMEND THE TOWN OF KIAWAH ISLAND LAND USE PLANNING AND ZONING ORDINANCE TO CLARIFY MEMBERSHIPS OF PLANNING AND ZONING BOARDS.

WHEREAS, upon further review, the Town of Kiawah Island recognizes the need to modify the membership criteria of the Planning Commission, Board of Zoning Appeals, and Landscape and Tree Preservation Board; 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 September 10, 2025, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

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

WHEREAS, the Town Council held a Public Hearing on October 14, 2025, providing the public an opportunity to comment on the proposed amendment.

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

Section 1 Purpose

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning Ordinance to establish a Design Review Board.

Section 2 Ordinance

(1) The Town hereby amends Division 1. Generally, Sec. 12-23. - Planning Commission, Sec. 12-24. - Board of Zoning Appeals, and Sec. 12-24.1. - Landscape and Tree Preservation Board as shown in the attached **"Exhibit A"** which is hereby incorporated herein by reference.

Section 3 Severability

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

affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4 **Effective Date and Duration**

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

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 4th DAY OF NOVEMBER 2025.

_____

Bradley D. Belt, Mayor

ATTEST:

By: _____

Petra Reynolds, Town Clerk

1st Reading: October 14, 2025

2nd Reading: November 4, 2025

Sec. 12-23. Planning Commission.

(a) *Creation.* The Town of Kiawah Island Planning Commission is hereby created as authorized by S.C. Code 1976, §§ 6-29-310—6-29-380.

(b) *Composition; appointment and term of office of members.*

(1) The Planning Commission shall consist of seven Kiawah Island property owners; members to be appointed by the Mayor with the consent of the Town Council. At least five of these property owners shall be resident members. The term "resident member" means a person who resides permanently ~~on~~ within the Town of Kiawah Island for not less than eight months of each calendar year.

(2) The term of office shall be for four years. Any vacancy shall be filled for the unexpired term by an individual appointed by the Mayor with the consent of the Council. A Secretary and Chairperson shall be elected at the first meeting of each year. All members shall serve without compensation, but may be reimbursed for actual expenses incurred in connection with their official duties, provided the Town Council has approved such expenditures in advance.

(3) No member shall serve more than three consecutive terms of office; provided, however, that such member shall be eligible to hold such office after a break in service of 24 months.

(4) No member shall hold an elected public office in the Town of Kiawah Island or Charleston County.

(5) Members shall represent a broad cross section of the interests and concerns within the Town of Kiawah Island.

(c) *Organization and procedural rules governing the Planning Commission.*

(1) The Planning Commission shall organize itself electing one of its members as Chairperson and one as Vice-Chairperson whose terms are for one year. The Planning Commission shall appoint a secretary who may be an officer or an employee of the Town or of the Planning Commission. The Planning Commission shall meet at the call of the Chairperson and at such times the Chairperson or Planning Commission may determine.

(2) The Planning Commission shall adopt rules of organizational procedure and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. The Planning Commission may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated by Town Council.

(d) *Functions and powers.* The Planning Commission shall have the functions and powers set forth in S.C. Code 1976, § 6-29-340 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended. In the discharge of its responsibilities, the Planning Commission has the power and duty to:

(1) Prepare and revise the comprehensive plan and programs for the development and redevelopment for the Town of Kiawah Island.

(2) Prepare and recommend for adoption to Town Council the following to implement plans and programs within the Town:

a. A zoning ordinance that includes zoning district maps and appropriate revisions thereof;

b. Regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that are adopted by Town Council;

c. An official map and appropriate revision of it showing the exact location of existing or proposed public streets, highways, and utility rights-of-way, and public building sites; regulations to control

the erection of buildings or other structures; changes in land use within rights-of-way, building sites, or open spaces within the Town or specified areas within the Town;

d. A landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;

e. A capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the Town Council or other governmental bodies responsible for implementation prior to preparation of their capital budget; and

f. Policies or procedures to facilitate implementation of planning elements.

(3) Hear appeals of administrative decisions (by staff) related to subdivision regulations (S.C. Code 1976, § 6-29-1150(C)).

a. Staff action, if authorized, to approve or disapprove a land development plan may be appealed to the Planning Commission by a party in interest.

b. The Planning Commission shall act on the appeal within 60 days and the action of the Planning Commission is final.

c. An appeal from the decision of the Planning Commission may be taken to circuit court within 30 days after actual notice of the decision.

(4) Review site plans pursuant to section 12-162, Site Plan Review.

(5) Approve street names (S.C. Code 1976, § 6-29-1200).

a. The Planning Commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the Commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the Planning Commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction must be punished in the discretion of the court.

b. The Planning Commission may, after reasonable notice through a newspaper having general circulation in which the Commission is created and exists, change the name of a street or road within the boundary of its territorial jurisdiction:

1. When there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;

2. When it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or

3. Upon any other good and just reason that may appear to the Commission.

c. On the name being changed, after reasonable opportunity for a public hearing, the Planning Commission shall issue its certificate designating the change, which must be recorded in the Office of the Register of Mesne Conveyances or Clerk of Court, and the name changed and certified is the legal name of the street or road.

(Code 1993, § 12A-105; Ord. No. 94-12, § 2(12A-104.2), 9-26-1994; Ord. No. 2005-08, § 12A-105, 10-12-2005; Ord. No. 2006-14, § 2.A.1, 1-9-2007; Ord. No. 2024-05, § 2(Exh. A), 4-2-2024; Ord. No. 2024-07, § 2(Exh. B), 5-7-2024)

Sec. 12-24. Board of Zoning Appeals.

(a) *Creation.* The Town of Kiawah Island Board of Zoning Appeals (~~Board~~BZA) has been created and is authorized to act pursuant to S.C. Code 1976, §§ 6-29-780—6-29-860.

(b) *Composition and appointment of term of office of members.*

(1) The Board of Zoning Appeals shall consist of seven members ~~Kiawah Island property owner resident members,~~ each to be appointed by the Mayor with the consent of the Town Council. At least five of these members shall be resident members. The term "resident member" means a person who resides permanently ~~on~~ within the Town of Kiawah Island for not less than eight months of each calendar year.

(2) The term of office for members shall be for three years from the date of appointment. Any vacancies shall be filled for the unexpired term by the Mayor with the consent of the Town Council. A Secretary and Chairperson shall be elected at the first meeting of each year. All members shall serve without compensation, but may be reimbursed for actual expenses incurred in connection with their official duties, provided the Town Council has approved such expenditures in advance.

(3) No member shall serve more than three consecutive terms of office; provided, however, that such member shall be eligible to hold such office after a break in service of 24 months.

(4) No member shall hold an elected public office in the Town of Kiawah Island or Charleston County.

(5) Members shall represent a broad cross section of the interests and concerns within the Town of Kiawah Island.

(c) *Organizational and procedural rules governing the Board of Zoning Appeals.* The Board of Zoning Appeals has adopted the following rules and regulations:

(1) *Administrative office.* The Office of the Board of Zoning Appeals shall be located in the Town Hall Office, and the meetings of the ~~Board~~ BZA shall be held in the adjacent conference room unless otherwise designated by the Chairperson. All notices of appeal and other papers to be filed with the ~~Board~~ BZA are to be filed with the Planning Director of the Kiawah Island Planning Department not less than 30 working days prior to the ~~Board~~ BZA meeting at which the matter will be heard. The Planning Director shall prepare the documentation of the variance requested and the associated exhibits and forward these to the ~~Board~~ BZA members no fewer than ten working days prior to the next ~~Board~~ BZA meeting.

(2) *Officers.* The Board of Zoning Appeals shall elect one of its members as Chairperson and one as Vice-Chairperson whose terms are for one year. The Planning Director shall serve as Secretary of the ~~Board~~BZA. Meetings of the ~~Board~~ BZA shall be at the call of the Chairperson and at such other times as the Board may determine. All meetings of the ~~Board~~ BZA shall be open to the public. The ~~Board~~ BZA shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such actions, all of which shall immediately be filed in the office of the ~~Board~~ BZA and shall be a public record.

(3) *Rules of procedures and records.* The Board of Zoning Appeals shall adopt rules of organizational procedure and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. The Board of Zoning Appeals may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated by Town Council.

(d) *Functions and powers.* The Board of Zoning Appeals shall have the following powers, pursuant to S.C. Code 1976, § 6-29-800:

(1) *Administrative review.* To hear and decide appeals, subject to the procedure and standards set forth in this article, when it is alleged by the appellant that any administrative official has made an error in any order, requirement, decision, or determination. This requirement shall not apply to advisory or recommendatory actions of any such administrative official or agency.

(2) *Variances.* To hear and decide applications for variance from zoning standard requirements of this article, subject to the procedure and standards set forth in section 12-163.

(3) *Special exceptions.* To permit uses by special exception subject to the terms and conditions for those uses as identified in this article (section 12-161).

(4) *Filing of appeals to the Board of Zoning Appeals.*

a. Appeals from the acts of officials pursuant to the authority granted by this article shall be taken to the Board of Zoning Appeals by any person aggrieved or by any officer, department, board or bureau of the Town, as well as by any person having a substantial interest in any decision of an administrative officer to enforce this article. An appeal shall be evidenced by filing with the Planning Director within five working days of the action appealed from, a written notice of appeal specifying the grounds thereof and the modifications being sought.

b. All appeals, applications and matters brought before the Board of Zoning Appeals shall be heard in the order of filing at the regular meeting of the Board of Zoning Appeal; provided, however, that the Board of Zoning Appeals shall set its meeting agenda and determine the number of applications it will hear. The Chairperson may call a special meeting of the Board of Zoning Appeals.

c. Appeals to consider any such appeal, application or matter. In the event that such a special meeting is called, the Chairperson, at his discretion, shall give notice to interested parties that any or all pending matters before the Board of Zoning Appeals will be heard and considered at such special meeting.

d. Published notice for appeals shall be provided in accordance the notice provisions of this article.

(5) *Effect of appeal.* An appeal to the Board of Zoning Appeals stays all proceedings in furtherance of the action appealed. An exception is when the officer from whom the appeal is taken certifies to the Board after the notice of appeal has been filed with him that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Zoning Appeals or by a court of record on application, and notice to the officer from whom the appeal is taken, and on due cause shown.

(6) *Hearing on appeal.*

a. Hearings on appeals shall be completed within 60 calendar days of the appeal, however, failure to render a decision on an appeal within such time period shall not be deemed an approval of such appeal. At the hearing of an appeal, the parties thereto may offer affidavits, testimony, or other evidence in support of their claims; and the Board of Zoning Appeals, on its own motion, may call before it other witnesses. All persons giving any testimony or evidence whatsoever at a Board of Zoning Appeals meeting must be sworn in. To save time, the oath will be recited as a group prior to the review of cases to be presented. However, anyone not present or not participating in the group swearing in will be required to be separately sworn in prior to giving evidence or testimony.

b. At the hearing and consideration of appeals, reasonable time and opportunity shall be allowed to interested parties to introduce testimony and other evidence. Hearings may be continued from time to time by the Board of Zoning Appeals, in its discretion, upon good cause shown. Oral

arguments before the Board of Zoning Appeals shall not exceed 15 minutes to a side, unless upon application before the commencement of arguments, the time shall be enlarged by the Board of Zoning Appeals.

c. Parties filing appeals may, after the application has been advertised as part of a meeting's agenda, request the application be deferred. A request for deferral must be in writing, signed by the applicant or agent, set forth the reason for requesting deferral, and set a forthcoming meeting date for the matter to be heard. Without an extraordinary and compelling reason, only one deferral will be permitted. Applicants filing petitions for rehearings where the Board of Zoning Appeals is being asked to reconsider a decision, order, requirement or determination shall not be permitted to request deferrals. Cases presented before the Board of Zoning Appeals may be deferred for a period of time specified by the Board of Zoning Appeals, provided that this time does not exceed a period of 30 working days.

d. In passing upon an appeal, the Board of Zoning Appeals shall not consider prospective financial loss or gain to the appellant, nor shall the Board of Zoning Appeals, by variance, permit to be established or carried on in any district an activity, business, or operation which is not otherwise allowed in such district by a specific provision of this article.

(7) *Order of the Board of Zoning Appeals.*

a. The Board of Zoning Appeals shall decide each appeal within 60 calendar days. In exercising its powers relating to appeals, the Board of Zoning Appeals may, in conformity with the provisions of this article, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made within the spirit and intent of this article.

b. When it shall appear to the Secretary of the Board of Zoning Appeals that an appeal presents substantially the same grounds which have been decided by the Board of Zoning Appeals within the previous one year, the Secretary shall notify the Board of Zoning Appeals thereof, but shall not advertise the appeal or give notice to interested parties until the Board of Zoning Appeals shall determine that an amendment of this article or other changed conditions requires reopening the issue.

(8) *Minutes of the Board of Zoning Appeals.* The decisions of the Board of Zoning Appeals shall be in writing and signed by the Chairperson. The minutes of the Board of Zoning Appeals shall show the vote of each member upon each question, or if a member is absent or fails to vote, the minutes shall indicate such fact. The decisions of the Board of Zoning Appeals shall be filed in the offices of the Board of Zoning Appeals and the Planning Director. True copies thereof shall be sent by registered mail to each of the interested parties, and shall show the date of the filing and of the decision. These decisions shall be a public record.

(9) *Appeals from Board of Zoning Appeals decisions.* Any person who may have a substantial interest in any decision of the Board of Zoning Appeals or any officer, board, or bureau of the Town may appeal from any decision of the Board of Zoning Appeals to the Circuit Court in and for the County by filing with the Clerk of such court a petition in writing setting forth plainly, fully and distinctly wherein such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is rendered.

(Code 1993, § 12A-106; Ord. No. 94-12, § 2(12A-104.3), 9-26-1994; Ord. No. 2005-08, § 12A-106, 10-12-2005; Ord. No. 2006-14, § 2.A.3, 1-9-2007; Ord. No. 2024-05, § 2(Exh. B), 4-2-2024)

Sec. 12-24.1. Landscape and Tree Preservation Board.

(a) *Creation.* The Town of Kiawah Island Landscape and Tree Preservation Board (TPB) has been created and is authorized to act pursuant to S.C. Code 1976, §§ 6-29-870—6-29-910.

(b) *Composition and appointment of term of office of members*.

(1) The Landscape and Tree Preservation Board shall consist of five members. The TPB shall consist of a cross section of design professionals (two minimum) and property owners who have demonstrated knowledge of the diversity of issues concerning trees and an interest the concept of designing with nature, all to be appointed by the Town Council. At least two of these property owners shall be resident members. The term "resident member" means a person who resides permanently ~~on~~ within the Town of Kiawah Island for not less than eight months of each calendar year. Town Council may consider the appointment of nonresident or property owner design professionals members where appropriate for a compelling reason.

(2) The term of office for members shall be for three years from the date of appointment. Any vacancies shall be filled for the unexpired term by the Town Council. All members shall serve without compensation, but may be reimbursed for actual expenses incurred in connection with their official duties, provided the Town Council has approved such expenditures in advance.

(3) No member shall serve more than three consecutive terms of office; provided, however, that such member shall be eligible to hold such office after a break in service of 24 months.

(4) No member shall hold an elected public office in the Town of Kiawah Island or Charleston County.

(5) The TPB shall elect a chair and vice-chair for one year terms.

(6) The Planning Director or designee shall serve as Secretary of the Board.

(c) *Administrative office.* The Office of the TPB shall be located in the Town Municipal Center. All applications or requests and other papers to be filed with the Board are to be filed with the Planning Director of the Kiawah Island Planning Department not less than 30 working days prior to the Board meeting at which the matter will be heard.

(1) Meetings of the Board shall be at the call of the Chairperson and at such other times as the Board may determine. All meetings of the Board shall be open to the public.

(d) *Rules of procedures and records.* The TPB shall adopt rules of organizational procedure and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such actions, all of which shall immediately be filed in the office of the Board and shall be a public record. The TPB may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated by Town Council.

(e) *Functions and powers.* The Landscape and Tree Preservation Board shall have the following powers:

(1) The TPB shall be in place to review and approve, approve with conditions or disapprove a proposed Tree Preservation Plan for all proposed commercial or residential developments pursuant to section 12-129, Tree Preservation and Landscaping Standards.

(2) The TPB shall be in place to review and approve, approve with conditions or disapprove the removal of any Specimen Tree or Grand Tree pursuant to section 12-129, Tree Preservation and Landscaping Standards.

(3) The TPB shall be in place to hear and approve, approve with conditions or disapprove applications of special circumstances regarding tree removal as determined by the Planning Director.

(4) The TPB shall be in place to hear or approve, approve with conditions or disapprove variance request from strict interpretation of landscaping and tree preservation standards pursuant to section 12-129, Tree Preservation and Landscape Standards of this article.

(5) The TPB may recommend such legislation as may be needed and practicable to pursue the purpose for which the Board was established.

(6) The TPB may serve as an advisory board for the Town for matters pertaining to landscape standards and tree preservation.

(f) *Filing of applications to the Landscape and Tree Preservation Board.*

(1) All applications and matters brought before the TPB shall be heard in the order of filing at the regular meeting of the TPB; provided, however, that the TPB shall set its meeting agenda and determine the number of applications it will hear. The Chairperson may call a special meeting of the Landscape and Tree Preservation Board.

(2) In the event that such a special meeting is called, the Chairperson, at his discretion, shall give notice to interested parties that any or all pending matters before the TPB will be heard and considered at such special meeting.

(g) *Published notice for hearings of the Landscape and Tree Preservation Board*. Applications considered for a decision of the TPB shall be held pursuant to notice provisions as specified in section 12-156.

(h) *Decisions of the Landscape and Tree Preservation Board on Variances*. The TPB shall render decisions on variance applications submitted pursuant to this article and section 12-129. The TPB may grant a variance only if exceptional circumstances exist, and where practical difficulty or unnecessary hardship is so substantial, serious, and compelling that relaxation of the general restrictions ought to be granted. No approval of such considered application shall be granted approval unless the applicant shall show and the Landscape and Tree Preservation Board shall find that:

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

(2) These conditions do not generally apply to other property in the vicinity;

(3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property;

(4) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;

(5) The TPB shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map;

(6) The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;

(7) Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent, and purpose of this article; and

(8) Granting of the variance does not substantially conflict with the comprehensive plan or the purposes of this article.

(i) *Stipulations, conditions or safeguards.* In granting a variance, the TPB may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

(j) *Lapse of approval.* An approved tree preservation plan or variance pursuant to section 12-129 shall lapse and be of no further effect 12 months after the date that the tree preservation plan or variance was approved by the TPB unless a completed application of a zoning permit is submitted in accordance with subsection 12-155(4), or if no zoning permit is required, unless construction or development has commenced and is being diligently pursued.

(k) *Minutes of the Tree Preservation Board.* The decisions of the Landscape and Tree Preservation Board shall be in writing and signed by the Chairperson or designee. The minutes of the TPB shall show the vote of each member upon each question, or if a member is absent or fails to vote, the minutes shall indicate such fact. The decisions of the TPB shall be filed in the offices of the TPB and the Planning Director. True copies thereof shall be sent by registered mail to each of the interested parties, and shall show the date of the filing and of the decision. These decisions shall be a public record.

(l) *Appeals from Landscape and Tree Preservation Board decisions.* Any person who may have a substantial interest in any decision of the TPB or any officer, board, or bureau of the Town may appeal from any decision of the TPB to the Circuit Court in and for the County by filing with the Clerk of such court a petition in writing setting forth plainly, fully and distinctly wherein such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Landscape and Tree Preservation Board is rendered.

(Ord. No. 2024-01, § 2(Exh. E), 4-2-2024)

TAB 8

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2025-25

AN ORDINANCE TO AMEND ARTICLE IV. – FINANCE AND TAXATION CHAPTER 3. MUNICIPAL BUSINESS LICENSES ZONING, SEC. 4-317. CONSENT, FRANCHISE, OR LICENSE REQUIRED FOR USE OF STREETS

WHEREAS, the *Town of Kiawah Island Municipal Code* currently contains *Chapter 3 – Municipal Business Licenses Zoning, Sec. 4-317 – Consent, Franchise, or License Required for Use of Streets*; 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 Ordinances* for efficiency and consolidation of utility regulations, thereby promoting public safety and welfare through a more coherent regulatory framework; and

WHEREAS, the Town Council held a Public Hearing on October 14, 2025, providing the public an opportunity to comment on the proposed amendment.

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

Section 1 Purpose

The purpose of this ordinance is to amend the Code of Ordinances by relocating Section 4-317 from the Finance and Taxation Article to the Public Utilities Article, Article X. This relocation is intended to streamline the management of utility services by consolidating related regulations under the Public Utilities Article. By doing so, the ordinance aims to enhance regulatory clarity, ensuring that all utility operations within public rights of way are governed by appropriate agreements. This consolidation is crucial for protecting public safety and welfare, as it provides a more coherent framework for the oversight of utility services.

Section 2 Ordinance

(1) The Town hereby removes Section 4-317 from Article IV, Chapter 3 as shown in the attached **"Exhibit A,"** which is hereby incorporated herein by reference.

Section 3 Severability

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

Section 4 Effective Date and Duration

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

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 4TH DAY OF NOVEMBER 2025.

Brad Belt, Mayor

ATTEST:

By: _____
Petra Reynolds, Town Clerk

1st Reading: October 14, 2025

2nd Reading: November 4, 2025

CHAPTER 3. MUNICIPAL BUSINESS LICENSES[1]

Sec. 4-301. License required.

Every person engaged or intending to engage in any business, calling, occupation, profession, or activity engaged in with the object of gain, benefit, or advantage, in whole or in part within the limits of the Town of Kiawah Island, South Carolina, is required to pay an annual license tax for the privilege of doing business and obtain a business license as herein provided.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-302. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meaning ascribed herein. Defined terms are not capitalized when used in this chapter unless the context otherwise requires.

Business means any business, calling, occupation, profession, or activity engaged in with the object of gain, benefit, or advantage, either directly or indirectly.

Charitable organization means an organization that is determined by the Internal Revenue Service to be exempt from Federal income taxes under 26 U.S.C. Section 501(c)(3), (4), (6), (7), (8), (10) or (19).

Charitable purpose means a benevolent, philanthropic, patriotic, or eleemosynary purpose that does not result in personal gain to a sponsor, organizer, officer, director, trustee, or person with ultimate control of the organization.

Classification means that division of businesses by NAICS codes subject to the same license rate as determined by a calculated index of ability to pay based on national averages, benefits, equalization of tax burden, relationships of services, or other basis deemed appropriate by the council.

Council means the Town Council of the Town of Kiawah Island.

Domicile means a principal place from which the trade or business of a licensee is conducted, directed, or managed. For purposes of this chapter, a licensee may be deemed to have more than one domicile.

Gross income means the gross receipts or gross revenue of a business, received or accrued, for one calendar or fiscal year collected or to be collected from business done within the municipality. If the licensee has a domicile within the municipality, business done within the municipality shall include all gross receipts or revenue received or accrued by such licensee. If the licensee does not have a domicile within the municipality, business done within

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[1]Editor's note(s)—Ord. No. 2021-14, §§ 1, 2, adopted Dec. 7, 2021, repealed the former Ch. 3, §§ 4-301—4-325, and enacted a new Ch. 3 as set out herein. The former Ch. 3 pertained to similar subject matter and derived from Code 1993, §§ 4-301—4-325; Ord. No. 2001-6, adopted July 1, 2001; Ord. No. 2002-1, adopted April 17, 2002; Ord. No. 2003-11, adopted Jan. 13, 2004; Ord. No. 2004-6, adopted Oct. 12, 2004; Ord. No. 2004-7, adopted Dec. 2, 2004; Ord. No. 2009-11, § 2, adopted Jan. 5, 2010; Ord. No. 2011-08, §§ 2a., 2b., adopted Jan. 10, 2012; Ord. No. 2012-7, §§ 1—4, adopted Dec. 4, 2012; Ord. No. 2015-01, §§ 2.3, 2.4, adopted Feb. 10, 2015; Ord. No. 2017-01, § 1, adopted April 4, 2017; Ord. No. 2017-02, § 1, adopted April 4, 2017; and Ord. No. 2017-01, § 1, adopted April 4, 2017.

the municipality shall include only gross receipts or revenue received or accrued within the municipality. In all cases, if the licensee pays a business license tax to another county or municipality, then the licensee's gross income for the purpose of computing the tax within the municipality must be reduced by the amount of revenues or receipts taxed in the other county or municipality and fully reported to the municipality. Gross income for business license tax purposes shall not include taxes collected for a governmental entity, escrow funds, or funds that are the property of a third party. The value of bartered goods or trade-in merchandise shall be included in gross income. The gross receipts or gross revenues for business license purposes may be verified by inspection of returns and reports filed with the Internal Revenue Service, the South Carolina Department of Revenue, the South Carolina Department of Insurance, or other government agencies. In calculating gross income for certain businesses, the following rules shall apply:

(1) Gross income for agents shall be calculated on gross commissions received or retained, unless otherwise specified. If commissions are divided with other brokers or agents, then only the amount retained by the broker or agent is considered gross income.

(2) Except as specifically required by S.C. Code § 38-7-20, gross income for insurance companies shall be calculated on gross premiums written.

(3) Gross income for manufacturers of goods or materials with a location in the Municipality shall be calculated on the lesser of (i) gross revenues or receipts received or accrued from business done at the location, (ii) the amount of income allocated and apportioned to that location by the business for purposes of the business's state income tax return, or (iii) the amount of expenses attributable to the location as a cost center of the business. Licensees reporting gross income under this provision shall have the burden to establish the amount and method of calculation by satisfactory records and proof. Manufacturers include those taxpayers reporting a manufacturing principal business activity code on their federal income tax returns.

License official means a person designated to administer this chapter. Notwithstanding the designation of a primary license official, the municipality may designate one or more alternate license officials to administer particular types of business licenses, including without limitation for business licenses issued to businesses subject to business license taxes under S.C. Code title 58, chapter 9, art. 20, and title 38, chapters 7 and 45.

Licensee means the business, the person applying for the license on behalf of the business, an agent or legal representative of the business, a person who receives any part of the net profit of the business, or a person who owns or exercises control of the business.

Municipality means the Town of Kiawah Island, South Carolina.

NAICS means the North American Industry Classification System for the United States published under the auspices of the Federal Office of Management and Budget.

Person means any individual, firm, partnership, limited liability partnership, limited liability company, cooperative non-profit membership, corporation, joint venture, association, estate, trust, business trust, receiver, syndicate, holding company, or other group or combination acting as a unit, in the singular or plural, and the agent or employee having charge or control of a business in the absence of the principal.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-303. Purpose and duration.

The business license required by this chapter is for the purpose of providing such regulation as may be required for the business subject thereto and for the purpose of raising revenue for the general fund through a privilege tax. The licenses year ending on April 30,2022, shall commence on January 1, 2021 and shall run for a 16(-month) period. Thereafter, the licenses periods shall be established as follows. Except as set forth below for

business licenses issued to contractors with respect to specific construction projects, each yearly license shall be issued for the 12-month period of May 1 to April 30. A business license issued for a construction contract may, at the request of the licensee, be stated to expire at the completion of the construction project; provided, any such business license may require that the licensee file, by each April 30 during the continuation of the construction project, a statement of compliance, including, but not limited to, a revised estimate of the value of the contract. If any revised estimate of the final value of such project exceeds the amount for which the business license was issued, the licensee shall be required to pay a license fee at the then-prevailing rate on the excess amount. The provisions of this chapter and the rates herein shall remain in effect from year to year as amended by the council.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-304. Business license tax, refund.

(a) The required business license tax shall be paid for each business subject hereto according to the applicable rate classification on or before the due date of the 30th day of April in each year, except for those businesses in Rate Class 8 for which a different due date is specified. Late payments shall be subject to penalties as set forth in Section 12 hereof, except that admitted insurance companies may pay before June 1 without penalty.

(b) A separate license shall be required for each place of business and for each classification or business conducted at one place. If gross income cannot be separated for classifications at one location, the business license tax shall be computed on the combined gross income for the classification requiring the highest rate. The business license tax must be computed based on the licensee's gross income for the calendar year preceding the due date, for the licensee's 12-month fiscal year preceding the due date, or on a 12-month projected income based on the monthly average for a business in operation for less than one year. The business license tax for a new business must be computed on the estimated probable gross income for the balance of the license year. A business license related to construction contract projects may be issued on a per-project basis, at the option of the taxpayer. No refund shall be made for a business that is discontinued.

(c) A licensee that submits a payment greater than the amount owed may request a refund. To be considered, a refund request must be submitted in writing to the municipality before the June 1 immediately following the April 30 on which the payment was due and must be supported by adequate documentation supporting the refund request. The municipality shall approve or deny the refund request, and if approved shall issue the refund to the business, within 30 days after receipt of the request.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-305. Registration required.

(a) The owner, agent, or legal representative of every business subject to this chapter, whether listed in the classification index or not, shall register the business and make application for a business license on or before the due date of each year; *provided*, a new business shall be required to have a business license prior to operation within the municipality, and an annexed business shall be required to have a business license within 30 days of the annexation. A license for a bar (NAICS 722410) must be issued in the name of the individual who has been issued the corresponding state alcohol, beer, or wine permit or license and will have actual control and management of the business.

(b) Application shall be on the then-current standard business license application as established and provided by the Director of the South Carolina Revenue and Fiscal Affairs Office and shall be accompanied by all information about the applicant, the licensee, and the business deemed appropriate to carry out the purpose of this chapter by the license official. Applicants may be required to submit copies of portions of state and federal income tax returns reflecting gross receipts and gross revenue figures.

(c) The applicant shall certify under oath that the information given in the application is true, that the gross income is accurately reported (or estimated for a new business) without any unauthorized deductions, and that all assessments, personal property taxes on business property, and other monies due and payable to the municipality have been paid.

(d) The municipality shall allow application, reporting, calculation, and payment of business license taxes through the business license tax portal hosted and managed by the South Carolina Revenue and Fiscal Affairs Office, subject to the availability and capability thereof. Any limitations in portal availability or capability do not relieve the applicant or licensee from existing business license or business license tax obligations.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-306. Deductions, exemptions, and charitable organizations.

(a) No deductions from gross income shall be made except income earned outside of the municipality on which a license tax is paid by the business to some other municipality or county and fully reported to the municipality, taxes collected for a governmental entity, or income which cannot be included for computation of the tax pursuant to state or federal law. Properly apportioned income from business in interstate commerce shall be included in the calculation of gross income and is not exempted. The applicant shall have the burden to establish the right to exempt income by satisfactory records and proof.

(b) No person shall be exempt from the requirements of the chapter by reason of the lack of an established place of business within the municipality, unless exempted by state or federal law. The license official shall determine the appropriate classification for each business in accordance with the latest issue of NAICS. No person shall be exempt from this chapter by reason of the payment of any other tax, unless exempted by state law, and no person shall be relieved of liability for payment of any other tax or fee by reason of application of this chapter.

(c) Wholesalers are exempt from business license taxes unless they maintain warehouses or distribution establishments within the municipality. A wholesale transaction involves a sale to an individual who will resell the goods and includes delivery of the goods to the reseller. It does not include a sale of goods to a user or consumer.

(d) A charitable organization shall be exempt from the business license tax on its gross income unless it is deemed a business subject to a business license tax on all or part of its gross income as provided in this section. A charitable organization, or any affiliate of a charitable organization, that reports income from for-profit activities or unrelated business income for federal income tax purposes to the Internal Revenue Service shall be deemed a business subject to a business license tax on the part of its gross income from such for-profit activities or unrelated business income.

(e) A charitable organization shall be deemed a business subject to a business license tax on its total gross income if (1) any net proceeds of operation, after necessary expenses of operation, inure to the benefit of any individual or any entity that is not itself a charitable organization as defined in this chapter, or (2) any net proceeds of operation, after necessary expenses of operation, are used for a purpose other than a charitable purpose as defined in this chapter. Excess benefits or compensation in any form beyond fair market value to a sponsor, organizer, officer, director, trustee, or person with ultimate control of the organization shall not be deemed a necessary expense of operation.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-307. False application unlawful.

It shall be unlawful for any person subject to the provisions of this chapter to make a false application for a business license or to give or file, or direct the giving or filing of, any false information with respect to the license or tax required by this chapter.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-308. Display and transfer.

(a) All persons shall display the license issued to them on the original form provided by the license official in a conspicuous place in the business establishment at the address shown on the license. A transient or nonresident shall carry the license upon his person or in a vehicle used in the business readily available for inspection by any authorized agent of the municipality.

(b) A change of address must be reported to the license official within ten days after removal of the business to a new location and the license will be valid at the new address upon written notification by the license official and compliance with zoning and building codes. Failure to obtain the approval of the license official for a change of address shall invalidate the license and subject the licensee to prosecution for doing business without a license. A business license shall not be transferable, and a transfer of controlling interest shall be considered a termination of the old business and the establishment of a new business requiring a new business license, based on old business income.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-309. Administration of chapter.

The license official shall administer the provisions of this chapter, collect business license taxes, issue licenses, make or initiate investigations and audits to ensure compliance, initiate denial or suspension and revocation procedures, report violations to the municipal attorney, assist in prosecution of violators, produce forms, undertake reasonable procedures relating to the administration of this chapter, and perform such other duties as may be duly assigned.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-310. Inspection and audits.

(a) For the purpose of enforcing the provisions of this chapter, the license official or other authorized agent of the municipality is empowered to enter upon the premises of any person subject to this chapter to make inspections and to examine and audit books and records. It shall be unlawful for any such person to fail or refuse to make available the necessary books and records. In the event an audit or inspection reveals that the licensee has filed false information, the costs of the audit shall be added to the correct business license tax and late penalties in addition to other penalties provided herein. Each day of failure to pay the proper amount of business license tax shall constitute a separate offense.

(b) The license official shall have the authority to make inspections and conduct audits of businesses to ensure compliance with the chapter. Financial information obtained by inspections and audits shall not be deemed public records, and the license official shall not release the amount of business license taxes paid or the reported gross income of any person by name without written permission of the licensee, except as authorized by this chapter, state or federal law, or proper judicial order. Statistics compiled by classifications are public records.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-311. Assessments, payment under protest, appeal.

(a) Assessments, payments under protest, and appeals of assessment shall be allowed and conducted by the municipality pursuant to the provisions of S.C. Code § 6-1-410, as amended. In preparing an assessment, the license official may examine such records of the business or any other available records as may be appropriate and conduct such investigations and statistical surveys as the license official may deem appropriate to assess a business license tax and penalties as provided herein.

(b) The license official shall establish a uniform local procedure consistent with S.C. Code § 6-1-410 for hearing an application for adjustment of assessment and issuing a notice of final assessment; provided that for particular types of business licenses, including without limitation for business licenses issued to businesses subject to business license taxes under S.C. Code title 58, chapter 9, art. 20, and title 38, chapters 7 and 45, the municipality, by separate ordinance, may establish a different procedure and may delegate one or more rights, duties, and functions hereunder to the Municipal Association of South Carolina.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-312. Delinquent license taxes, partial payment.

(a) For non-payment of all or any part of the correct business license tax, the license official shall impose and collect a late penalty of five percent of the unpaid tax for each month or portion thereof after the due date until paid. Penalties shall not be waived. If any business license tax remains unpaid for 60 days after its due date, the license official shall report it to the municipal attorney for appropriate legal action.

(b) Partial payment may be accepted by the license official to toll imposition of penalties on the portion paid; provided, however, no business license shall be issued or renewed until the full amount of the tax due, with penalties, has been paid.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-313. Notices.

The license official may, but shall not be required to, mail written notices that business license taxes are due. If notices are not mailed, there shall be published a notice of the due date in a newspaper of general circulation within the municipality 3 times prior to the due date in each year. Failure to receive notice shall not constitute a defense to prosecution for failure to pay the tax due or grounds for waiver of penalties.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-314. Denial of license.

The license official may deny a license to an applicant when the license official determines:

(1) The application is incomplete or contains a misrepresentation, false or misleading statement, or evasion or suppression of a material fact;

(2) The activity for which a license is sought is unlawful or constitutes a public nuisance *per se* or *per accident*;

(3) The applicant, licensee, prior licensee, or the person in control of the business has been convicted within the previous ten years of an offense under a law or ordinance regulating business, a crime involving dishonest conduct or moral turpitude related to a business or a subject of a business, or an unlawful sale of merchandise or prohibited goods;

(4) The applicant, licensee, prior licensee, or the person in control of the business has engaged in an unlawful activity or nuisance related to the business or to a similar business in the municipality or in another jurisdiction;

(5) The applicant, licensee, prior licensee, or the person in control of the business is delinquent in the payment to the municipality of any tax or fee;

(6) A licensee has actual knowledge or notice, or based on the circumstances reasonably should have knowledge or notice, that any person or employee of the licensee has committed a crime of moral turpitude on the business premises, or has permitted any person or employee of the licensee to engage in the unlawful sale of merchandise or prohibited goods on the business premises and has not taken remedial measures necessary to correct such activity; or

(7) The license for the business or for a similar business of the licensee in the municipality or another jurisdiction has been denied, suspended, or revoked in the previous license year.

A decision of the license official shall be subject to appeal as herein provided. Denial shall be written with reasons stated.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-315. Suspension or revocation of license.

When the license official determines:

(1) A license has been mistakenly or improperly issued or issued contrary to law;

(2) A licensee has breached any condition upon which the license was issued or has failed to comply with the provisions of this chapter;

(3) A licensee has obtained a license through a fraud, misrepresentation, a false or misleading statement, or evasion or suppression of a material fact in the license application;

(4) A licensee has been convicted within the previous ten years of an offense under a law or ordinance regulating business, a crime involving dishonest conduct or moral turpitude related to a business or a subject of a business, or an unlawful sale of merchandise or prohibited goods;

(5) A licensee has engaged in an unlawful activity or nuisance related to the business; or

(6) A licensee is delinquent in the payment to the municipality of any tax or fee,

the license official may give written notice to the licensee or the person in control of the business within the municipality by personal service or mail that the license is suspended pending a single hearing before council or its designee for the purpose of determining whether the suspension should be upheld and the license should be revoked.

The written notice of suspension and proposed revocation shall state the time and place at which the hearing is to be held and shall contain a brief statement of the reasons for the suspension and proposed revocation and a copy of the applicable provisions of this chapter.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-316. Appeals to council or its designee.

(a) Except with respect to appeals of assessments under section 4-311 hereof, which are governed by S.C. Code § 6-1-410, any person aggrieved by a determination, denial, or suspension and proposed revocation of a business license by the license official may appeal the decision to the council or its designee by written request stating the reasons for appeal, filed with the license official within ten days after service by mail or personal service of the notice of determination, denial, or suspension and proposed revocation.

(b) A hearing on an appeal from a license denial or other determination of the license official and a hearing on a suspension and proposed revocation shall be held by the council or its designee within ten business days after receipt of a request for appeal or service of a notice of suspension and proposed revocation. The hearing shall be held upon written notice at a regular or special meeting of the council, or, if by designee of the council, at a hearing to be scheduled by the designee. The hearing may be continued to another date by agreement of all parties. At the hearing, all parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The proceedings shall be recorded and transcribed at the expense of the party so requesting. The rules of evidence and procedure prescribed by council or its designee shall govern the hearing. Following the hearing, the council by majority vote of its members present, or the designee of council if the hearing is held by the designee, shall render a written decision based on findings of fact and conclusions on application of the standards herein. The written decision shall be served, by personal service or by mail, upon all parties or their representatives and shall constitute the final decision of the municipality.

(c) Timely appeal of a decision of council or its designee does not effectuate a stay of that decision. The decision of the council or its designee shall be binding and enforceable unless overturned by an applicable appellate court after a due and timely appeal.

(d) For business licenses issued to businesses subject to business license taxes under S.C. Code title 58, chapter 9, art. 20, and title 38, chapters 7 and 45, the municipality may establish a different procedure by ordinance.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

~~Sec. 4-317. Consent, franchise, or license required for use of streets.~~

~~(a) It shall be unlawful for any person to construct, install, maintain, or operate in, on, above, or under any street or public place under control of the municipality any line, pipe, cable, pole, structure, or facility for utilities, communications, cablevision, or other purposes without a consent agreement or franchise agreement issued by the council by ordinance that prescribes the term, fees, and conditions for use.~~

~~(b) The annual fee for use of streets or public places authorized by a consent agreement or franchise agreement shall be set by the ordinance approving the agreement and shall be consistent with limits set by state law. Existing franchise agreements shall continue in effect until expiration dates in the agreements. Franchise and consent fees shall not be in lieu of or be credited against business license taxes unless specifically provided by the franchise or consent agreement.~~

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-318. Confidentiality.

Except in accordance with proper judicial order or as otherwise provided by law, no official or employee of the municipality may divulge or make known in any manner the amount of income or any financial particulars set forth or disclosed in any report or return required under this chapter. Nothing in this section shall be construed to prohibit the publication of statistics so classified as to prevent the identification of particular reports or returns.

Any license data may be shared with other public officials or employees in the performance of their duties, whether or not those duties relate to enforcement of this chapter.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-319. Violations.

Any person violating any provision of this chapter shall be deemed guilty of an offense and shall be subject to a fine of up to $500.00 or imprisonment for not more than 30 days or both, upon conviction. Each day of violation shall be considered a separate offense. Punishment for violation shall not relieve the offender of liability for delinquent taxes, penalties, and costs provided for in this chapter.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-320. Severability.

A determination that any portion of this chapter is invalid or unenforceable shall not affect the remaining portions. To the extent of any conflict between the provisions of this chapter and the provisions of the South Carolina Business License Tax Standardization Act, as codified at S.C. Code §§ 6-1-400 et seq., the standardization act shall control.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

Sec. 4-321. Classification and rates.

(a) The business license tax for each class of businesses subject to this chapter shall be computed in accordance with the current business license rate schedule, designated as Appendix A, which may be amended from time to time by the council.

(b) The current business license class schedule is attached hereto as Appendix B. Hereafter, no later than December 31 of each odd year, the municipality shall adopt, by ordinance, the latest standardized business license class schedule as recommended by the Municipal Association of South Carolina and adopted by the Director of the South Carolina Revenue and Fiscal Affairs Office. Upon adoption by the Municipality, the revised business license class schedule shall then be appended to this chapter as a replacement Appendix B.

(c) The classifications included in each rate class are listed with NAICS codes, by sector, sub-sector, group, or industry. The business license class schedule (Appendix B) is a tool for classification and not a limitation on businesses subject to a business license tax. The classification in the most recent version of the business license class schedule adopted by the council that most specifically identifies the subject business shall be applied to the business. The license official shall have the authority to make the determination of the classification most specifically applicable to a subject business.

(d) A copy of the class schedule and rate schedule shall be filed in the office of the municipal clerk.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021)

APPENDIX A: BUSINESS LICENSE RATE SCHEDULE

RATE CLASS	INCOME: $0—$2,000.00 BASE RATE	INCOME OVER $2,000.00 RATE PER $1,000 OR FRACTION THEREOF
1	$50.00	$1.95
2	$55.00	$2.15

3	$60.00	$2.35
4	$65.00	$2.55
5	$70.00	$2.75
6	$75.00	$2.95
7	$80.00	$3.15
8.1	$70.00	$2.40
8.2	Set by state statute	
8.3	MASC Telecommunications	
8.4	MASC Insurance	
8.51	$12.50 plus $12.50 per machine	
8.52	$12.50 plus $180.00 per machine	
8.6	$5.00 or 12.50 per table plus per $1,000.00, or fraction, over $2,000.00	$2.00
9.8	Promoters of Events	

NONRESIDENT RATES

Unless otherwise specifically provided, all taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the county.

DECLINING RATES

Declining rates apply in all classes for gross income in excess of $1,000,000.00, unless otherwise specifically provided for in this chapter.

Gross Income in $ Millions	Percent of Class Rate for each additional $1,000.00
0—1	100%
1—2	90%
2—3	80%
3—4	70%
OVER 4	60%

CLASS 8 RATES

Each NAICS number designates a separate subclassification. The businesses in this section are treated as separate and individual subclasses due to provisions of state law, regulatory requirements, service burdens, tax equalization considerations, and other factors that are deemed sufficient to require individually determined rates. In accordance with state law, the municipality also may provide for reasonable subclassifications for rates, described by an NAICS sector, subsector, or industry, that are based on particularized considerations as needed for economic stimulus or for the enhanced or disproportionate demands on municipal services or infrastructure.

Nonresident rates do not apply except where indicated.

8.1 NAICS 230000—Contractors, Construction, All Types [Nonresident rates apply].

Resident rates, for contractors having a permanent place of business within the county:

Minimum on first $2,000.00$70.00 PLUS

Each additional $1,000.00$2.40

Nonresident rates apply to contractors who do not have a permanent place of business within the county. A trailer at the construction site or structure in which the contractor temporarily resides is not a permanent place of business under this chapter.

No contractor shall be issued a business license until all state and municipal qualification examination and trade license requirements have been met. Each contractor shall post a sign in plain view on each job identifying the contractor with the job.

Subcontractors shall be licensed on the same basis as general or prime contractors for the same job. No deductions shall be made by a general or prime contractor for value of work performed by a subcontractor.

No contractor shall be issued a business license until all performance and indemnity bonds required by the building code have been filed and approved. Zoning permits must be obtained when required by the zoning ordinance.

Each prime contractor shall file with the license official a list of subcontractors furnishing labor or materials for each project.

For licenses issued on a per-job basis, the total tax for the full amount of the contract shall be paid prior to commencement of work and shall entitle the contractor to complete the job without regard to the normal license expiration date. An amended report shall be filed for each new job, and the appropriate additional license fee per $1,000.00 of the contract amount shall be paid prior to commencement of new work. Only one base tax shall be paid in a license year. Licensees holding a per-job license shall file, by April 30, during the continuation of the construction project, a statement of compliance, including, but not limited to, a revised estimate of the value of the contract. If any revised estimate of the final value of such project exceeds the amount for which the business license was issued, the licensee shall be required to pay a license fee at the then-prevailing rate on the excess amount.

8.2 NAICS 482—Railroad Companies (See S.C. Code of Laws 1976, § 12-23-210).

8.3 NAICS 517311, 517312—Telephone Companies.

With respect to "retail telecommunications services" as defined in S.C. Code of Laws 1976, § 58-9-2200, the municipality participates in a collections program administered by the Municipal Association of South Carolina. The municipality has approved participation in the collections program by a separate ordinance (the "Telecommunications Collections Ordinance"). The rates, terms, conditions, dates, penalties, appeals process, and other details of the business license applicable to retail telecommunications services are set forth in the Telecommunications Collections Ordinance.

8.4 NAICS 5241—Insurance Companies.

Independent agents, brokers, and their employees are subject to a business license tax based on their natural class. With respect to insurers subject to license fees and taxes under S.C. Code of Laws 1976, title 38, chapter 7 and to brokers under S.C. Code of Laws 1976, title 38, chapter 45, the municipality participates in a collections program administered by the Municipal Association of South Carolina. The municipality has approved participation in the collections program by separate ordinance (the "Insurers and Brokers Collections Ordinance"). The rates, terms, conditions, dates, penalties, appeals process, and other details of the business license applicable to insurers and brokers are set forth in the Insurers and Brokers Collections Ordinance.

8.51 NAICS 713120—Amusement Machines, coin operated (except gambling).

Music machines, jukeboxes, kiddy rides, video games, pin tables with levers, and other amusement machines with or without free play features licensed by S.C. Department of Revenue pursuant to S.C. Code of Laws 1976, §§ 12-21-2720(A)(1) and (A)(2) [Type I and Type II].

For the operation of all machines (not on gross income), pursuant to S.C. Code of Laws 1976, § 12-21-2746:

Per Machine$12.50 PLUS

Business license$12.50

Distributors that sell or lease machines and are not licensed by the state as an operator pursuant to S.C. Code of Laws 1976, § 12-21-2728 are not subject to Subclass 8.51.

8.52 NAICS 713290—Amusement Machines, coin operated, non-payout.

Amusement machines of the non-payout type or in-line pin game licensed by S.C. Department of Revenue pursuant to S.C. Code § 12-21-2720(A)(3) [Type III].

For the operation of all machines (not on gross income), pursuant to S.C. Code § 12-21-2720(B):

Per Machine$180.00 PLUS

Business license$12.50

Distributors that sell or lease machines and are not licensed by the state as an operator pursuant to S.C. Code of Laws 1976, § 12-21-2728 are not subject to Subclass 8.52.

8.6 NAICS 713990—Billiard or Pool Rooms, all types.

A business that offers the use of billiard or pool tables shall be subject to business license taxation under its natural class for all gross income of the business, excluding the gross income attributable to the billiard or pool tables. In addition, the billiard or pool tables shall require their own separate business licenses pursuant to S.C. Code of Laws 1976, § 12-21-2746 and shall be subject to a license tax of $5.00 per table measuring less than three and one-half feet wide and seven feet long and $12.50 per table longer than that.

Minimum on first $2,000.00$5.00 or 12.50 per table PLUS

Per $1,000.00, or fraction, over $2,000.00$2.00

9.8 NAICS 711320—Promoters of Performing Arts, Sports, and Similar Events.

Promoters of large events with over 15 attendees within the corporate limits of the Town of Kiawah Island shall be responsible for obtaining a special event permit for a set fee based upon the estimated and actual total attendance at the event. The special event permit will include licensing of the subcontractors and/or vendors who provide products and services for profit associated with the event.

Promoters of large not-for-profit events with over 15 attendees within the corporate limits of the Town of Kiawah Island are not required to obtain a special event permit; however, each of the subcontractors and/or vendors who provide products and services for profit associated with the event shall be responsible for obtaining a Town of Kiawah Island Business License.

Attendees	Special Event Permit Fee
16—499	$250.00
500—999	$500.00
1,000—2,499	$1,000.00
2,500—4,999	$2,500.00
5,000—9,999	$5,000.00
10,000—19,999	$10,000.00
20,000 and over	$20,000.00

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021; Ord. No. 2023-24, § 2, 12-19-2023; Ord. No. 2024-22, § 2(Exh. A), 9-10-2024)

Appendix B: Business License Class Schedule by NAICS Code

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1

21	Mining	2
22	Utilities	1
31—33	Manufacturing	3
42	Wholesale trade	1
44—45	Retail trade	1
48—49	Transportation and warehousing	1
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	7
54	Professional, scientific, and technical services	5
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	4
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	4
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6

Note: 2023 Class Schedule is based on a three-year average (2017—2019) of IRS statistical data.

(Ord. No. 2021-14, §§ 1, 2, 12-7-2021; Ord. No. 2023-24, § 2, 12-19-2023)

Ord. No. 2023-24, § 2, adopted Dec. 19, 2023 also set out provisions stating "Class 9 in Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," shall remain in full force and effect as set forth in the Current Business License Ordinance.

The NAICS codes corresponding to Classes 9.41 and 9.42 have been eliminated. Businesses that were previously classified into 9.41 or 9.42 shall be required to apply and pay for a business license in their natural class."

TAB 9

TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2025-26

AN ORDINANCE TO AMEND ARTICLE X, PUBLIC UTILITIES

WHEREAS, the Town of Kiawah Island Municipal Code currently contains *Chapter 10 - Public Utilities;* and

WHEREAS, the Town of Kiawah Island has determined that it is in the public interest to amend the *Public Utilities Ordinance* to incorporate certain provisions previously located in other sections of *the Town of Kiawah Code of Ordinances*; and

WHEREAS, this text amendment aligns with the objectives of safeguarding the public health, safety, and welfare of the citizens of the Town of Kiawah Island; and

WHEREAS, the Town Council held a Public Hearing on October 14, 2025, providing the public an opportunity to comment on the proposed amendment.

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

Section 1 Purpose

The purpose of this ordinance is to amend the Code of Ordinances by adding Sections 10-101 and 10-201 into Article X. This amendment ensures that all utility services operating within the public rights of way are subject to a franchise agreement approved by the Town Council. The ordinance aims to regulate the construction, installation, maintenance, and operation of utility services, including electricity, natural gas, water and wastewater, broadband connectivity, cable television, telephone, and other telecommunications services. By requiring a franchise agreement, the Town seeks to establish clear terms, fees, and conditions for the provision of these services, thereby safeguarding the public health, safety, and welfare of its residents. Additionally, this ordinance mandates that existing utility service providers obtain the necessary franchise agreements within a specified timeframe, ensuring compliance with municipal regulations and state law.

Section 2 Ordinance

(1) The Town hereby establishes Sections 10-101 and 10-201 as shown in the attached **"Exhibit A,"** which is hereby incorporated herein by reference.

Section 3 Severability

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

affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4 **Effective Date and Duration**

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

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 4TH DAY OF NOVEMBER 2025.

_____

Brad Belt, Mayor

ATTEST:

By: _____

Petra Reynolds, Town Clerk

1st Reading: October 14, 2025

2nd Reading: November 4, 2025

Article 10 ~~PUBLIC~~ UTILITIES[1]

CHAPTER 1. ~~USE OF SEWERS REQUIRED~~Consent, Franchise or Operating Agreement Requirements

Sec. 10-101. Consent or Franchise Agreement Required for Use of Public Rights of Way

(a) It shall be unlawful for any person to construct, install, maintain, or operate in, on, above, or under any road or public place under control of the municipality any line, pipe, cable, pole, structure or facility for utility services, including electricity, natural gas, water and wastewater, broadband connectivity, cable television, telephone and other telecommunications services or other purpose, without a franchise agreement approved by the Council by ordinance that prescribes the term, fees, and conditions pertaining to the provision of services.

(b) Any person providing utility services prior to the date of enactment of this section shall be required to apply for and be granted a franchise for the services provided in the same manner as a new franchise applicant with [X] days of enactment of this section.

(c) The fees authorized by the franchise agreement shall be set by the ordinance approving such agreement and shall be consistent with the limits set by state law. Such fees shall not be in lieu of or be credited against business license taxes unless specifically provided for in the franchise or consent agreement.

CHAPTER 2. Utility Services Operating Agreement

Sec. 10-201. It shall be unlawful for any person to provide utility services, including electricity, natural gas, water and wastewater, broadband connectivity, cable television, telephone and other telecommunications services, to any resident or property owner within the municipal boundaries of the Town without an operating agreement approved by the Council by ordinance that prescribes the terms and conditions pertaining to the provision of services necessary to protect the health, safety and welfare of such residents or property owner.

~~[1]State law reference(s)—Municipal utilities generally. S.C. Code of Laws 1976, § 5-31-610; municipality may purchase or construct utility systems and plants, S.C. Code of Laws 1976, § 6-21-50; authority to establish municipal sewerage system, S.C. Code of Laws 1976, § 5-31-810; authority to enact relevant ordinances concerning sewerage system, S.C. Code of Laws 1976, § 5-31-900; general pretreatment regulations for existing and new sources of pollution, S.C. Code Reg. 61-9.403; enumerated municipal powers regarding schedule of sewer service and connection fees, S.C. Code of Laws 1976, § 5-31-2030; maximum contaminant levels in drinking water S.C. Code Reg. 61-58.5; municipality may hold landlords of certain multi-unit buildings responsible for utility charges billed to tenant, if building served by master meter or single connection, S.C. Code of Laws 1976, § 27-33-50(C).~~

Sec. 10-~~101~~202. ~~Requirements.~~Sewerage

(a) Use of Sewers Required.

It shall be unlawful for any person to place, deposit or permit to be deposited in any ~~Kiawah Island~~ Utility ~~Company~~ sewer facilities, any human or animal excrement, garbage, or other objectionable waste in an unauthorized or unsanitary manner.

~~(b)~~ It shall be unlawful to discharge into any natural outlet within the town, any sewage or other polluted waters except to appropriate utility treatment facilities ~~provided by the Kiawah Island Utility Company~~.

~~(c)~~ It shall be unlawful to construct or maintain any privy, privy fault, septic tank, cesspool, or other facility intended or used for disposal of sewage, unless such privy, privy fault, septic tank, cesspool, or other facility is in, and remains in, full compliance with all DHEC and other state and federal regulations governing the same.

~~(d)~~ At such time as a public sewer gravity line is constructed within 600 feet of a residence or other facility intended for use for the generation of sewage, a service connection shall be made by the property owner to the public sewer in compliance with this chapter. Provided, however, if there exists at the time public sewer is available a septic system meeting state standards and receiving waste water, the property owner shall have 15 years from the date of availability in which to connect the dwelling to the public sewer; unless one or more of the following conditions occur:

(1) The property is sold;

(2) Property is inherited, except for joint tenancy; and/or

(3) The septic system requires replacement.

~~(e)~~(b) Sewer or Wastewater Services Requirement. Any person providing sewer or wastewater services within the Town shall, upon written request, provide such services to any resident or property owner within the Town's municipal boundaries so long as such resident or property owner pays the commercially reasonable costs for connecting to and receiving such services.

(c) No statement contained in this section shall be construed to nullify any additional or other requirements that may be imposed by the appropriate state or local health officer.

(Code 1993, § 10-201)

~~Sec. 10-102.~~CHAPTER 3. Penalties.

Failure to comply with any provisions of this chapter shall subject the violator to the ordinance violation penalties set forth elsewhere in this Code. Additionally, the violator may be subject to additional federal penalties as set forth in 33 USC 1150 et seq.

(Code 1993, § 10-202; Ord. No. 2015-01, § 2.14, 2-10-2015)

TAB 10

TOWN COUNCIL

Agenda Item

Memorandum

TO: **Mayor and Members of the Town Council**

FROM: **Dorota Szubert, Finance Director**

SUBJECT: **Business License Class Schedule Update**

DATE: **November 4, 2025**

Background:

South Carolina Act 176 requires all municipalities and county governments that impose a business license tax to update their business license class schedule every odd-numbered year, with the changes taking effect the following year.

The new class schedule, provided in **Appendix B** of the ordinance, incorporates the latest IRS statistical data on business profitability, as approved by the South Carolina Revenue and Fiscal Affairs Office (RFA)**.**

For 2025, municipalities must adopt the updated schedule by December 31, 2025, in preparation for business license renewals covering the May 1, 2026 – April 30, 2027 license year.

Analysis:

Approximately 1,800 businesses within the Town will be affected by this update. A detailed breakdown is included in **Schedule 1**, which provides a rebalancing analysis estimating the potential impact of these class adjustments on Town revenues.

Assuming businesses report the same gross receipts as last year, staff estimates a potential reduction of approximately $65,000 in business license revenues for 2026. This rebalancing analysis should be viewed as an estimation tool, not an exact forecast.

Despite the projected decrease, the staff recommends maintaining the current rate schedule (Appendix A of the ordinance) for 2026. This recommendation is based on the following factors:

- **Increased SATAX Collections:**

  SATAX revenues have grown compared to 2024, largely due to higher nightly rental rates. This trend suggests that next year's reported gross receipts are also likely to increase, potentially offsetting any minor reductions.

- **Stable and Clear Rate Structure:**

  The current rate schedule is straightforward and easy for businesses to understand, featuring $5 incremental increases by class and 10% rate declines within each class**.** Maintaining this structure ensures consistency and administrative simplicity.

- **Minimal Fiscal Impact:**

  The estimated $65,000 reduction represents a small portion of total business license revenues, which reached $4.9 million in the last fiscal year.

Action Requested:

Approve ordinance ….

TOWN OF KIAWAH ISLAND

ORDINANCE 2025-17

AN ORDINANCE TO AMEND ARTICLE 4, FINANCE AND TAXATION, CHAPTER 3, MUNICIPAL BUSINESS LICENSES TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020.

WHEREAS, the Town of Kiawah is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income; and

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes; and

WHEREAS, the Standardization Act requires that by December 31st of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the "Association") and adopted by the Director of the Revenue and Fiscal Affairs Office; and

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. 2021-14 on December 7, 2021, in order to comply with the requirements of the Standardization Act; and

WHEREAS, the Town of Kiawah Island Town Council now wishes to amend Article 4 - Finance and Taxation, Chapter 3 - Municipal Business Licenses to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act, and to make other minor amendments as recommended by the Association.

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 4 – Finance and Taxation, Chapter 3 – Municipal Business Licenses, to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act.

Section 2 Ordinance

The Town hereby amends Article 4 – Finance and Taxation, Chapter 3 – Municipal Business Licenses, as follows:

Appendix "B" to the Current Business License Ordinance, the "Business License Class Schedule," is hereby amended and restated as set forth on the attached Exhibit "A".

Section 3 Repealer, Effective Date and Duration

All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

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

_____

Badley D. Belt, Mayor

ATTEST:

_____

Petra S. Reynolds, Town Clerk

1st Reading -

2nd Reading -

DRAFT

Exhibit A

Amendment to Classes 1 – 8 in Appendix B of the Current Business License Ordinance

APPENDIX B

Classes 1 – 8: Business License Class Schedule by NAICS Codes

NAICS Sector/ Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	2
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	3
Class 8	**Subclasses**	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.

DRAFT

Schedule 1

Ordinance 2025-17 - Amending Business Licences

			2023		2025		
NAICS Code	**Industry Sector**	**Number of Licenses**	**Class**	**BL Fees**	**Class**	**BL Fees**	**Difference**
48-49	Transportation and Warehousing	14	1	14,433.00	2	16,633.00	2,200.00
53	Real Estate and Rental Leasing	1516	7	750,537.93	6	699,837.35	(50,700.58)
54	Professional, Scientific and Technical Services	201	5	142,939.00	4	130,424.00	(12,515.00)
62	Health Care and Social Assistance	11	4	14,267.00	3	13,142.00	(1,125.00)
81	Other Services	84	4	33,147.00	3	29,598.00	(3,549.00)
							(65,689.58)

TAB 11

TOWN COUNCIL

Agenda Item

WORK IN PROGRESS

The materials for this tab were not received in time to include them. They will be sent to you via email to include with your materials.

Thanks!

Petra

TAB 12

TOWN COUNCIL

Agenda Item

REQUEST FOR TOWN COUNCIL ACTION

TO: **Mayor and Town Council Members**

FROM: **Craig Harris, Director of Public Safety**

SUBJECT: **STJFD Fire Commissioner**

DATE: **November 4, 2025**

BACKGROUND:

The Saint John's Fire Commission plays a vital role in the workforce and mechanisms of the fire department. The responsibilities oversee the supervision of fire services, management of business policies such as budgets, and practical operation for the department. In addition, the committee establishes the mission and implements measures to achieve that mission. The Town of Kiawah Island's residents and property owners are represented on the St. John's Fire Commission by three Kiawah residents: William Thomae, Robert E. Wright, and Stephen Rolando.

ANALYSIS:

Mr. Stephen Rolando, whose term expires on December 31, 2025, is seeking to be reappointed for an additional four-year term commencing on January 1, 2026. The Public Safety Committee has recommended Mr. Rolando's re-appointment to the Town Council.

ACTION REQUESTED:

The Public Safety Committee respectfully requests that Town Council recommend to the Charleston County Council the re-appointment of Stephen Rolando to the St. John's Fire Commission for an additional four-year term commencing January 1, 2026.

TOKI

Application for Appointment

It's important to note that individuals serving on Boards, Committees, or Commissions are required to be residents or property owners of Kiawah Island. Before completing the application, please read the *Volunteer Guidelines* (pg. 3-4) of this form.

Appointment(s) Sought:

Complete this application using the on-line fillable form or print it and fill in manually.
Please list the Board(s), Commission(s), or Committee(s) you are applying for:

Saint John's Fire District, Commission

Name: Stephen Rolando

Kiawah Address: 718 Glossy Ibis Lane, Kiawah Island, SC 29455

Current Employment Information: Retired: ☐

Occupation: Security Employer: Kiawah Island Golf Resort

Phone: (H) 914-494-9438 (W) 843-768-6006 (C) 914-494-9438

Email Address: stever0002@gmail.com

◉ Full-time Resident ○ Part-time Resident ○ Non-Resident

Kindly respond to the inquiries on the next page to provide the Town Council members with more details about your desire to serve. Your presence at the Council meeting is welcome if your application is under review. You will receive advanced notice of the meeting date and time.

Return all completed and **signed** forms in person to Petra Reynolds, Town Clerk at 4475 Betsy Kerrison Parkway, OR email them to her at *preynolds@kiawahisland.gov.* If you have any questions, please contact her directly at 843-768-5101.

☑ I have read the attached *Volunteer Guidelines* and understand my commitment to them should my application be approved.

TOKI

Application for Appointment | Page 2

Please write legibly. You can add more details if needed. Your input will go to the Town Council for review.

1. What unique experiences or perspectives would you bring to this role?

Experience as a current Saint John's Fire District Commissioner. Former volunteer Firefighter. Former Information Technology Executive with Finance, Strategy, Human Resources, Information Technology and Business skills.
Continue to bring the perspective as full time resident of Kiawah Island and it's constituents.

2. If you are chosen, what particular impact do you want to have through your contributions?

Saint John's Fire Districts' continued improvement of Emergency Medical Capabilities, Emergency Preparedness for major storms, hurricanes, earthquakes and other man made catastrophes. Ensuring the District has the skills and equipment to serve and protect it's constituents.

3. Briefly describe your participation in community service or activities.

Currently a Saint John's Fire Commissioner and Chair of the Human Resources Committee. Current member of the Town of Kiawah Community Emergency Response Team (CERT) team since 2020. Former member of the Kiawah Island Community Association Security and Enforcement subcommittee from 2022 - 2023. Member of the Kiawah Island Turtle Patrol.

4. Which community topic(s) matter to you and align with the board or committee you want to join?

The safety of the Town of Kiawah Island constituents. Ensure that the Town of Kiawah Island constituents are equally represented when making decisions and voting on motions / items brought to the Commission. Making a continued impact with providing the best of class capabilities for serving and protecting Town of Kiawah Island, including Emergency Medical Services.

5. Are you presently affiliated or have you previously been involved with a TOKI, KICA, or Charleston County Board or Commission? If yes, which one(s) and during with period?

Currently a member of the Town of Kiawah Island Public Safety Committee. Current member of the Town of Kiawah Community Emergency Response Team (CERT) team since 2020. Former member of the Kiawah Island Community Association Security and Enforcement subcommittee for 2022 - 2023. Member of the Kiawah Island Turtle Patrol.

Signature: Stephen Rolando **Date:** 10/28/2025

Unless otherwise provided by law, you serve at the pleasure of Town Council and all appointments are subject to the ethics, government accountability, and campaign reform act, SC Code Ann. Section 8-13-10 Et Seq, and any member appointed to a board or commission whose action is inconsistent or may be perceived to be inconsistent with the spirit or intent of the act may be subject to removal. By signing this document, you acknowledge that you may be subject to a background investigation, including, but not limited to a criminal history, driving record, and credit check.

TOKI

Volunteer Guidelines

The Town of Kiawah Island Town Council values the involvement of volunteers in their work for the community because they help reflect the interests, needs, and resources of the Town of Kiawah Island ("TOKI" or the "Town") community, which we all aim to serve and bring a unique perspective to all our work tasks.

This volunteer guideline provides TOKI's principles and practices by which we involve volunteers and is therefore relevant to all staff, select volunteers, and the Town Council ("TC"). Volunteers are individuals who undertake activities on behalf of the Town, of their own free choice, unpaid and without financial gain, and focused on creating public and community benefit.

Title 8, Chapter 25 of the South Carolina code governs the Town's relationship with its volunteers. Town Volunteers appointed, recruited, trained, or accepted by the Town Council or any Town department shall, to the extent of their voluntary service, be exempt from all provisions of law relating to employment, work hours, compensation, leave, and employee benefits. Town Volunteers shall comply with applicable work policies, rules, and regulations stipulated by the State of South Carolina and the Town of Kiawah Island. See, S.C. Code 25-25-20.

General Requirements

The requirements to serve as and the term of office for any volunteer position with any TOKI Board, Commission, or Committee shall be governed by the Ordinance or Resolution creating or governing the position, as may be applicable, as well as SC state law (e.g., S.C. Code . § 6-29-320, et seq.). This includes any potential requirement for a certain background or expertise to serve on a subject Town Board, Commission,or Committee.

The role and responsibility of volunteers are based on trust and mutual understanding. However, there is a presumption of mutual support and reliability. Reciprocal expectations are acknowledged – both what the Town expects of volunteers and what volunteers expect of the Town.

The Town and its community expect from volunteers:

- to be reliable and honest
- to uphold the Town's values and comply with organizational policies
- to make the most of opportunities given, e.g., for training
- to contribute positively to the aims of the organization and avoid bringing the organization into disrepute
- behave in a reputable manner
- respect confidentiality
- to carry out tasks within agreed guidelines

The Town recognizes volunteers as an integral part of the organization. Their contribution supports the Town's mission and strategic aims and complements the role of paid staff. The Town aims to encourage and support volunteer involvement to ensure that volunteering benefits the organization, community, and volunteers.

Volunteer Recruitment and Appointment

Our principles of equal opportunity will be adhered to in the recruitment of volunteers.

When possible, the Town aims to widely promote opportunities to attract interest from different community sectors.

Each Commission, Board, and Committee should define its Mission Statement, Rules of Procedure, and position description. These documents should be reviewed biannually. The position description should provide information such as:

- Required technical qualifications
- General skills needed
- Time commitment
- Activities and tasks involved

These Statements should also explain who is allowed to serve on the Commission, Board, or Committee related to residents, home/property owners, and 3rd party experts not residing on Kiawah.

TOKI Town Council has an Appointment Process for new volunteers to fill open seats on Commissions, Boards, and Committees by the Town Council, with the involvement and advice of the respective Chair of the committee; this process should entail the following:

1. TOKI has an application format, which provides more upfront insights about the candidates and can help clarify a few important entry points for a candidate (for example, disclosure of any Conflict-of-Interest concerns).
2. Each Commission, Board, and Committee should define at least once, with periodic reviews, five to eight Key Assessment Criteria by which volunteer candidates will be evaluated. These criteria should set out such items as the skills required for a position on a Commission, Board, or Committee, the candidate's motivation to serve, and the time commitment necessary to serve.
3. Each candidate should have a structured but informal interview conducted at least by one member of the Town Council and the Chair of the respective Commission, Board, or Committee. Other existing volunteer members or TOKI staff may be included in the interview process at the discretion of the Chair.
4. A Town Council member, the Chair, and any other existing volunteer members or TOKI staff will review the application materials and interview process and assess the candidate's ability to serve (the "assessment process"). The outcome of this assessment should be neutrally presented to the Town Council by the Chair of the Commission, Board, or Committee, while providing insights into the different opinions that might exist among the different assessors. A recommendation should be allowed if a joint agreement about a candidate exists; otherwise, the top-ranked alternatives should be proposed to the Town Council before making a decision by the Town Council.
5. The Final Decision for an Appointment of a volunteer is with the Town Council following the outcome of the assessment process.

End of Term or Resignation

When volunteers move on from volunteering with the Town, they may be asked to provide feedback on the volunteering experience through an exit questionnaire or interview. They may also request the opportunity to discuss their responses to the questionnaire more fully with the Town's administrator.