

**MAYOR:**  
Bradley D. Belt

**TOWN ADMINISTRATOR:**  
Stephanie Tillerson

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



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

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

**TOWN COUNCIL**  
**Municipal Center Council Chambers**  
**May 6, 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 April 1, 2025 [Tab 1]
- V. **Citizens' Comments (Agenda Items Only):**
- VI. **Presentations:**
  - A. Coastal Science and Engineering - Dr. Patrick Barrineau [Tab 2]
- VII. **Updates:**
  - A. Mayor
  - B. Council Members
  - C. Administrator
- VIII. **Old Business:**
  - A. To Consider Approval of **Ordinance 2025-04** – An Ordinance to Amend Section 12-165. – Zoning Permits and Section 12-374. - Definitions to Clarify Items in which a Zoning Permit Shall Be Required – **Second and Final Reading** [Tab 3]
  - B. To Consider Approval of **Ordinance 2025-05** – An Ordinance to Amend Section 12-160. - Development Agreements to Modify Review Procedures for Development Agreements – **Second and Final Reading** [Tab 4]
  - C. To Consider Approval of **Ordinance 2025-06** – An Ordinance to Amend Section 12-76. – Waterfront Development Standards Applying to Properties Adjacent to Saltwater Marshes, Wetlands, Waterways, and Section 12-374. - Definitions to Modify Required Buffer Standards and Modify Lot Coverage and Associated Definitions – **Second and Final Reading** [Tab 5]
  - D. Discussion of the Beach Operations Agreement for Coastal Expeditions, Inc. [Tab 6]
- IX. **New Business:**
  - A. To Consider Approval of **Ordinance 2025-08** - An Ordinance To Adopt The Fiscal Year 2025-2026 Budget For The Town Of Kiawah Island (7/1/25 Through 6/30/26) – **Public Hearing and First Reading** [Tab 7]
  - B. To Consider Approval of **Ordinance 2025-09** - An Ordinance To Repeal And Replace Article 16 – Beach Management - **First Reading** [Tab 8]

\*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 the Proposal for Comprehensive Landscape Maintenance and Related Services [Tab 9]
- D. To Consider Approval of the Proposal from IMS Solutions Group (IT Contractor) [Tab 10]
- E. To Consider Approval of the Architectural Design Competition for a Proposed Town Hall Wing Addition

**X. Executive Session:**

- A. Pursuant to S.C. Code Ann. § 30-4-70(a)(2), to Receive Legal Advice Protected by the Attorney-Client Privilege Concerning Pending Litigation and Proposed Property Purchase.  
  
Upon Returning to Open Session, the Council May Take Action on Matters Discussed in Executive Session.

**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**

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# **TOWN COUNCIL**

**Agenda Item**

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

**MINUTES**

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

**II. Pledge of Allegiance**

**III. Roll Call:**

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

**Also Present:** Stephanie Tillerson, *Town Administrator*  
Brian Gottshalk, *Public Works Manager*  
Caroline Wall, *Arts and Cultural Events Program Manager*  
John Taylor, Jr., *Planning Director*  
Patrea St. John, *Planner 1 / Landscape & Tree Specialist*

**IV. Approval of Minutes:**

- A.** Minutes of the Special Call Town Council Meeting of February 18, 2025
- B.** Minutes of the Town Council Meeting of March 4, 2025
- C.** Minutes of the Special Call Town Council Meeting of March 17, 2025

Mayor Belt stated that Council Members had received a copy of the minutes of the Special Call Town Council Meeting of February 18, 2025, the Town Council meeting of March 4, 2025, and the Special Call meeting of March 17, 2025, in advance. He asked if there were any additional comments or changes to the minutes.

No corrections were noted, and the minutes were accepted as presented.

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

None

**VI. Updates:**

**A. Mayor**

Mayor Belt began by noting the implementation of the new audiovisual system. Hopefully, those watching would notice a change in the camera angle and the audio quality. He acknowledged Neil Kindard as the person responsible for making sure that all the upgraded capabilities came together.

Mayor Belt discussed the mediated Settlement Agreement with the developer regarding the lawsuits brought against the Town regarding matters pertaining to the Cape Point Road extension, Ocean Pines, West End, and the Cape Club, and the issuance of a temporary certificate of occupancy for the Cape Club to commence operations with conditions having been met.

Mayor Belt stated that at the last Special Call meeting, it was agreed that the litigation initiated by the Town, the Kiawah Conservancy, and the Community Association against the property owner of Captain Sams Spit would enter into a mediation process. The process is ongoing after a full day of constructive conversations, with no final agreements reported yet. Mayor Belt highlighted the

Town's commitment to preserving and protecting Captain Sam's Spit, ensuring public access to Beachwalker Park and critical habitat for wildlife.

Mayor Belt's update on the Andell West project included the developer's desire to install a roundabout on the Parkway, the Town's request for an update on the development process, and whether the proposed plans were consistent with the agreement between community representatives and the developer.

*Mayor Belt* provided updates on the following:

- The town administration and council continue to work systematically through a wide range of policies and procedures.
  - Recently adopted new HR policies and procedures
  - a standardized municipal contract form
  - a standardized RFP (Request for Proposals) format
  - considering the second reading of an entirely new procurement ordinance
  - code enforcement policies
  - a complete rewrite of the Beachfront Management Act
  - Undertaking a number of zoning code changes

## **B. Council Members**

*Mayor Pro Tem Berner* provided updates on the following:

- On March 14<sup>th</sup> and 15<sup>th</sup>, the Community Emergency Response Team (CERT) members attended two days of training in life-saving skills and disaster response.
- Working on a potential design-build contract for a new wing to the municipal building.
- The Public Safety Committee discussed the Sandy Point area, including increased periodical patrols outside Sandy Point by the Charleston Police marine unit to show a presence.
- A Committee was formed to develop an action plan if the Kiawah Island bridge is lost in a hurricane or tornado, within two days, three days, or one week after such an event.
- Discussion with the Kiawah Island utilities about the sewage plant's excess capacity, and questions on whether it covers everything remaining to be built out on the island.
- A resident emailed about trash being piled up by a contractor.
- His attendance at the MUSC topping-off ceremony. MUSC is scheduled to open at the end of this year.

*Council Member Kaye* provided updates on the following:

- In the mediation process discussion, the various environmental ecological constituencies were well spoken by shorebird stewards, the turtle patrol, and the bobcat guardians, making all sides very aware of the deep commitment that this community has to preserving all wildlife, as well as the general shoreline and the beach.
- A subgroup has tackled probably the fourth phase in redrafting the entire beach management ordinance, and the dog leash issue is included in the draft. The draft is expected to be presented before the Council sometime in the next couple of months.
- The Town's upcoming Earth Day celebration will focus on bobcats and getting additional signatures on the bobcat pledge. Highlighted was the production of a podcast to publicize the Earth Day activities, thanking the involvement of the Town's communications team and various Town staff members for their contributions to the event.

*Council Member Farrell* provided updates on the following:

- The launch of the restructured State Accommodation Tax Committee, which included reviewing the changes from last year, the charter, and continuing discussions on allocation philosophies.
- The launch of the Audit Committee, with new members, and new goals and objectives beyond financial audits.

- He participated in monitoring the bird banding on Captain Sam's Spit, including representatives from the South Carolina Department of Natural Resources, Georgia Natural Resources, the Seabrook and Kiawah wildlife departments, and shorebird stewards.

Council Member Spencer provided updates on the following:

- The first meeting of the infrastructure and public works committee laid out priorities and actions for the year, including inviting utilities and service providers to discuss capacity and resiliency plans.
- The meeting with Crown Castle, the tower provider for several towers on the island, along with T-Mobile, Verizon, and AT&T, focused on cell coverage initiatives, including recommendations and next steps for improving coverage.
- The Town's transition to the FirstNet public safety broadband network used by the country's vast majority of first responders and its benefits for enhancing communication during emergencies.

### C. Administrator

Ms. Tilerson and Mr. Gottshalk provided updates on the leisure trail project, which included the approval of the contractor, Proper Paving. Once the contract is executed, the project should be completed in about 10 to 15 days, with the design and traffic control plan for biking and walking on the pathways still to be reviewed. Also discussed was the change order to increase the scope of work and include additional areas to address water retention issues.

Ms. Tillerson also provided updates on the following:

- The release of an RFQ (Request for Qualifications) for on-call engineering services.
- The RFP (Request for Proposals) for landscape services has been released and is due April 11<sup>th</sup>.
- The upcoming Planning Commission meeting will discuss the KiawahNext comprehensive plan, the aggressive schedule for the Planning Commission to make edits to improve the plan, and the goal of making a recommendation to the Council at the July meeting.

Mayor Belt discussed Ms. Wall's slightly expanded role as the Arts and Cultural Events Program Manager. Thus far, that position has been almost solely focused on the Arts Council programming, but now it also includes looking for opportunities for other arts and cultural events that would be of interest to Kiawah residents and visitors.

Ms. Wall announced that once a month, starting in April and running through August, the green space outside of town hall would be transformed into a food truck festival called Food Truck Friday. The events will be on April 18<sup>th</sup>, May 16<sup>th</sup>, June 6<sup>th</sup>, July 18<sup>th</sup>, and August 15<sup>th</sup> from 11 a.m. to 2 p.m. and will include a minimum of five to six vendors along with live entertainment.

## VII. **Old Business:**

### A. To Consider Approval of **Ordinance 2025-03** – An Ordinance to Establish Guidelines for Encroachments and Permit Requirements on Kiawah Island Parkway and Beachwalker Drive - **Second and Final Reading**

Mayor Belt reviewed the changes made to the ordinance since its approval at the first reading. These included the addition of the new subsection (e) “documentation of existing site conditions, including photographs and a tree survey of the affected right-of-way,” and a new sentence added “A permit application fee, as set by the resolution of the Town Council from time to time, shall be required by the application.”

**Council Member Farrell made a motion to approve the second and final reading of Ordinance 2025-03 - to Establish Guidelines for Encroachments and Permit Requirements on Kiawah Island Parkway and Beachwalker Drive. Mayor Pro Tem Berner seconded the motion.**

Council Members discussed and clarified questions Mayor Pro Tem Berner posed about the language in the ordinance requiring an encroachment permit within or outside the town's corporate limits and a traffic analysis *as part of the permit application*.

***Following the discussion, the motion to approve the second and final reading of Ordinance 2025-03 was unanimously approved.***

**B. To Consider Approval of Ordinance 2025-07 - An Ordinance to Repeal and Replace Article 4 – Finance and Taxation, Chapter 4. – Purchasing – Second and Final Reading**

Mayor Belt stated that following the approval of the ordinance on the first reading, there was an in-depth discussion at a special call meeting, during which council members had a number of proposed changes. Mr. Nicholson, one of the Town's attorneys, incorporated all of the changes that were reflected in the draft dated 3/19; there were minor changes recommended subsequent to 3/19, so the current draft, entitled 3/28 - final edits, is what is before the Council now for final approval on second reading.

***Council Member Farrell made a motion to approve the second and final reading of Ordinance 2025-07 to repeal and replace Article 4 – Finance and Taxation, Chapter 4. – Purchasing. Mayor Pro Tem Berner seconded the motion.***

Mayor Pro Tem Berner pointed out a numbering error and discussed that the current policy has language about not being allowed to break up a purchase order or contract into sub-components to get under the \$5,000 threshold, and requested that language be added. He also pointed out the language that states if a protest is not resolved by mutual agreement, you need to go to mediation within 10 calendar days of the notice of protest. His concern is the possibility of getting a mediator that quickly.

Council Members further discussed some language that was missing, conforming changes that still need to be made, and the proposed change to the mayor's small purchase authority from \$10,000 to \$20,000, to \$5000 to \$20,000, including unbudgeted items, and that with the concurrence of another Council Member.

***Following the discussion, the motion to approve the second and final reading of Ordinance 2025-07 was unanimously approved.***

**VIII. New Business:**

**A. To Consider Approval of Ordinance 2025-04 – An Ordinance to Amend Section 12-165. – Zoning Permits and Section 12-374. - Definitions to Clarify Items in which a Zoning Permit Shall be Required – Public Hearing and First Reading**

Mayor Belt stated that the proposed ordinance amendment was a recommendation of the Planning Commission.

Ms. St. John stated that the proposed amendments to the zoning permit and definition sections add fences, docks, erosion control devices, and bulkheads to the items for which a zoning permit should be required. The amendment also adds consistent definitions to the zoning code. The proposed ordinance allows the initial stages of review for docks, bulkheads, and other erosion control devices to help educate property owners on green or hybrid solutions by having the applicant formally submit for review ahead of or at the same time to the state. The ordinance also allows the Town to require the applicant to provide information that the proposed structure will not have an adverse impact on the adjacent property owners.

***Mayor Pro Tem Berner made a motion to enter into the Public Hearing for Ordinance 2025-04. Council Member Spencer seconded the motion, and it was unanimously approved.***

No public comments were made.

**Council Member Kaye made a motion to return to regular session. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.**

**Council Member Kaye made a motion to approve the first reading of Ordinance 2025-04, the Planning Commission's recommendation to amend Section 12-165. – Zoning Permits and Section 12-374. - Definitions to clarify items for which a zoning permit shall be required. Mayor Pro Tem Berner seconded the motion.**

Mayor Belt expresses concerns about the inclusion of fences and the overly broad requirement of a zoning permit for any fence. He encouraged the deletion of fences for now and coming back to them later, or further defining the types of fences or criteria that would require a permit prior to the second reading.

Council Members discussed the types and locations of fences on the island, the ordinance definition of a fence, and the fact that the ARB (Architectural Review Board) administers architectural control of fences, not the Town. Members debated Council Member Farrell's point that there is a potential for overregulation, the redundancy of what the ARB requires, and that it creates more of a burden on the homeowner and the Town to administer. An in-depth discussion also covered the Town's role in regulating erosion control devices, the potential for bias in the Planning Department's approach to living shorelines, where they may or may not be appropriate, and the number of entities involved.

Mayor Belt stated that with a motion pending, there appeared to be no consensus on any of the concerns raised: either deleting fences, changing the language of fences at this point, or removing the underlying permitting process of docks, erosion control devices, or structures.

**Following the discussion, the motion to approve the first reading of Ordinance 2025-04 was approved by a 4 to 1 vote, with Council Member Farrell voting "No."**

**B. To Consider Approval of Ordinance 2025-05 – An Ordinance to Amend Section 12-160. - Development Agreements to Modify Review Procedures for Development Agreements– Public Hearing and First Reading**

Mayor Belt stated that the Planning Commission recommended the proposed ordinance to amend the process for reviewing and approving development agreements.

Ms. St John stated that the proposed amendment clearly outlines the review procedure for development agreements, allowing for a pre-application meeting with applicants to review these requirements. The Planning Director will then review a formal submittal for completeness, and a planning workshop will be scheduled to allow a review of the proposed agreement and to discuss it with the Planning Commission to provide feedback without taking any action. A formal presentation is then scheduled for review and recommendation by the Planning Commission. After receiving the Planning Commission recommendation, the Town Council shall hold at least two Public Hearings prior to voting on the approval of the proposed development agreement, as per state requirements. The proposed ordinance clarifies that all major modifications to the development agreement must have the Planning Commission provide a review and recommendation to the Town Council prior to being approved by the Town Council, but minor modifications may be approved by the Town Council without Planning Commission review and recommendation.

Mayor Belt discussed the current review process for development agreements, highlighting the limited involvement of the Planning Commission and the concept that the Council can approve and amend a development agreement without any public hearing process, only by vote.

Council Member Farrell questioned the definition of major versus minor modifications in development agreements. Ms. St. John clarified that major modifications to a development agreement include use standards, setbacks, buffers, building heights, lot coverage, and development schedules. Clerical or administrative items are considered minor modifications and may be reviewed and approved by the Town Council by a simple majority vote.

**Council Member Kaye made a motion to enter into the Public Hearing for Ordinance 2025-05. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.**

No public comments were made.

**Council Member Kaye made a motion to return to regular session. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.**

**Council Member Farrell made a motion to approve the first reading of Ordinance 2025-05 - to amend Section 12-160. - Development Agreements to Modify Review Procedures for Development Agreements. Council Member Kaye seconded the motion.**

Council Member Kaye praises the document as clear and necessary, given that the current process was flawed.

Council Member Farrell clarified that the initial approval of development agreements and major modifications should be by ordinance and proposed requiring a supermajority vote for both. The council debated the need for a supermajority vote for major modifications, with some members supporting it. It was felt that applying that same requirement for other major decisions, such as annexation or planned developments, should be discussed separately.

Mayor Belt indicated he would work with staff and the town attorney to make slight modifications to the ordinance language to clarify the form of consent on the approval or termination process for major modifications to development agreements. Council Member Farrell proposed adding amendments to the language.

Mayor Pro Tem Berner pointed out that the ordinance language states that only two people, the planning director and legal counsel, determine what constitutes a major and minor modification. The language should be revised to indicate that the council should determine what constitutes a major or minor modification.

Mayor Belt stated that, in accordance with the Council's discussion, the provisions dealing with amendments and major modifications and the approval process for the Town Council will be modified prior to the second reading.

**Following the discussion, the motion to approve the first reading of Ordinance 2025-05 was unanimously approved.**

**C. To Consider Approval of Ordinance 2025-06 – An Ordinance to Amend Section 12-76. – Waterfront Development Standards Applying to Properties Adjacent to Saltwater Marshes, Wetlands, Waterways, and Section 12-374. - Definitions to Modify Required Buffer Standards and Modify Lot Coverage and Associated Definitions – Public Hearing and First Reading**

Ms. St. John stated that the proposed amendment will require the BCM (Bureau of Coastal Management) to increase the critical line buffer for residential properties from 10 to 15 feet while the setback remains unchanged. An analysis of other SC local marsh front regulations indicates that Kiawah's current 10-foot residential buffer is less than other local community standards.

Ms. St. John stated that the required buffer provides a visual, spatial, and ecological transition zone between development and the island's saltwater marshes, wetlands, and waterways and protects water quality and wildlife habitat. The Comprehensive Marsh Management Plan and the

Flood Mitigation and Sea Level Rise Adaptation Report recommend controlling stormwater with a vegetative buffer, which is considered one of the most effective ways to protect salt marsh habitat.

Ms. St. John explained that, subsequent to the Planning Commission recommendation, a suggestion was made to exempt some selective view pruning, currently prohibited in that buffer area. The materials include a chart that analyzes the requirements of other local communities.

Ms. St. John stated that the Town's *Zoning Categories and Standards for Classes of Use* include permitted density, lot size, and lot coverage. The proposed amendments clarify the definitions of these terms so that they can be applied consistently. They also exclude the area below the critical line from the lot area calculation and ensure that non-buildable areas, such as wetlands, do not count towards lot coverage calculations.

The Council Member's discussion included clarifying the areas excluded from the lot coverage calculation and the definitions of lot area, setbacks, and buffer areas. There was an in-depth discussion on the impact of prohibited activities within the critical line buffer area, agreeing to review the buffer zone amendment and consider adjustments.

Council Member Farrell expressed his concern that the ordinance does not do enough, suggesting that adjusting the slope's elevation as it approaches the water's edge and stopping the use of fertilizer would do more to protect the water quality in our ponds and marshlands.

Mayor Belt stated that the Planning Commission voted 5 to 0 to recommend approval of the ordinance.

Ms. Hennessy, the Planning Commission Chair, addressed Council Member Farrell's comments by stating that more vegetation was one step to help with water quality. The Planning Commission has shifted its focus from pervious pavers to overall stormwater management, considering other things like changing the land's topography to keep the water runoff on the land, also noting that fertilizer was not addressed.

***Council Member Kaye made a motion to enter into the Public Hearing for Ordinance 2025-06. Council Member Farrell seconded the motion, and it was unanimously approved.***

No public comments were made.

***Council Member Kaye made a motion to return to regular session. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.***

***Council Member Farrell made a motion to approve the first reading of Ordinance 2025-06, the Planning Commission's recommendation to amend Section 12-76. – Waterfront Development Standards Applying to properties adjacent to saltwater marshes, wetlands, waterways, and Section 12-374. - Definitions to modify required buffer standards and modify lot coverage and associated definitions. Mayor Pro Tem Berner seconded the motion.***

Council Member Farrell raises concerns about the Resort's compliance with the current buffer zone regulations. The members discussed the enforcement of the current buffer zone requirements and the need for consistent enforcement.

Mayor Belt stated that the motion's approval is subject to the Council's discussion to address some issues in subparagraph F, to clarify those activities that are prohibited and those that are permitted, and establish a policy of consistent enforcement prior to the second reading.

Council Members debated the suggestion that the current buffer zone requirements be immediately enforced and the preference to have the ordinance redrafted with the adjustments discussed prior to another first reading.

**Following the discussion, the motion to approve the first reading of Ordinance 2025-06 was approved by a 4 to 1 vote, with Council Member Farrell voting “No.”**

**D. To Consider Approval of the Fiscal Year 2025/2026 Charitable Grants Funding Amounts**

Mayor Belt stated that the Charitable Grant funding amounts were discussed at length and recommended for approval by the Ways and Means Committee.

**Council Member Farrell made a motion for the approval of the Fiscal Year 2025/2026 Charitable Grants Funding Amounts in aggregate. Mayor Pro Tem Berner seconded the motion.**

Council Member Farrell praises the Town's efforts in supporting local charitable organizations, noting that the grants are distributed among ten food banks, three medical clinics, three home improvement services, and three enrichment programs for children.

Mayor Belt indicated that before next year, the Council may want to consider whether the classifications drafted in the guidelines are appropriate and whether more rigorous standards for administrative expenses versus program expenses should be applied to future grant applications.

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

**E. To Consider Approval of the 2025 Resiliency Committee Appointments**

Madeleine Kaye indicated that the Resiliency Committee members were discussed in detail at the last meeting. She highlighted the committee's robust first meeting, the Mayor's support for the committee's concept, and expressed optimism about the committee's potential to present real results.

**Council Member Kaye made a motion to approve the appointment of the members of the 2025 Resiliency Committee. Council Member Farrell seconded the motion, and it was unanimously approved.**

**F. To Consider Approval of the Public Safety Appointments**

Mayor Pro Tem Berner recommended two new appointments to the Public Safety Committee. Mr. Adam Shubsda, in charge of Public Safety at KICA, and Mr. Jimmy Harrington, the representative from Freshfields.

**Mayor Pro Tem Berner made a motion to approve the appointment of Mr. Shubsda and Mr. Harrington to the 2025 Public Safety Committee. Council Member Kaye seconded the motion, and it was unanimously approved.**

**G. To Consider Approval of the Planning Commission Appointment**

Mayor Belt stated that the Planning Commission appointment was to fill the vacancy left by Dr. Curran's resignation. After meeting with Mr. Robert Ryan, the Planning Commission Chair recommended that he be appointed.

**Mayor Belt made a motion to approve the appointment of Mr. Ryan to the 2025 Planning Commission. Council Member Farrell seconded the motion.**

Council Members Farrell and Spencer expressed their support for Mr. Ryan's qualifications and experience.

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

**H. Discussion of the TOKI Code Enforcement Policy**

Mayor Belt discusses the proposed code enforcement policy, including establishing a routine set of policies and procedures. He explained that the idea was not to write tickets or summonses, but to encourage voluntary compliance. Should a more rigorous enforcement be necessary, there is a guideline for a stepped-up progression of fines, still allowing some discretion on the part of the code enforcement officers to impose different levels of fines, depending on the circumstances. Some of those types of circumstances, factors, or considerations are outlined in the policy.

Mayor Belt discussed the classification of municipal code violations as criminal or civil infractions. Currently, every municipal code violation issued a uniform summons is a criminal violation. When people pay a fine, they have pleaded guilty to the commission of a misdemeanor. The proposed policy provides some guidance and direction for enforcement of our current municipal code, but noted the need to distinguish between general offenses, which are properly under the misdemeanor category, where you would issue a summons and confer jurisdiction upon the Municipal Court, and ordinance violations, which are better characterized as civil infractions not involving the criminal court process, rather having an administrative process to resolve them.

Council Members engaged in an in-depth discussion on the impact of pleading guilty to a municipal ordinance violation in a criminal court on employment, background checks, security clearances, and how to resolve the issue. Mayor Belt indicated that he would work with the Town Attorney and other experts to clarify the enforcement process and ensure due process.

Mayor Belt and Mr. Edgerton discussed the progressive fine set and the importance of articulating the seriousness of town violations. The conversation includes specific examples like the leash law, with Mr. Edgerton noting the need for enforcement to be taken seriously.

Council Member Farrell questioned whether there were issues with dog leash law enforcement, particularly the lack of identification for owners and dogs on the beach. Mr. Edgerton explained the challenges of enforcing leash laws without people's ability to carry proper identification in beach attire, often relying on following offenders back to their car or home to get information.

Council Member Farrell suggested a potential solution: dog licenses for residents and visitors, using color-coded collars for registered dogs. Mayor Pro Tem Berner and Mayor Belt discuss the feasibility and enforceability of such measures, with Mr. Edgerton noting the enforcement ease but administrative complexity.

Council Member Spencer asked about enforcing short-term rental (STR) violations and loose materials ordinances, particularly the target of citations (owner vs. rental company). Mr. Edgerton clarified that the owner or the rental company could be cited and that loose materials ordinances are not directly tied to STR licenses.

The discussion included the potential for revoking licenses for repeated loose materials (dumpster) violations, concerns raised about the impact of multiple citations on large contractors, the importance of consistent enforcement and the potential for escalating fines for repeated violations, and the need for interpretive guidance for code enforcement officers, particularly in cases involving multiple sites or contractors.

Council Member Farrell questioned the progression of fines for different categories of violations, with Mayor Belt clarifying that verbal warnings should precede written citations.

## **IX. Citizens' Comments:**

### **David DeStefano – Burroughs Hall**

Mr. DeStefano raised concerns about the ARB's ability to approve without notifying the neighbors, noting the need for better communication. He highlighted potential issues with the increased buffer zones, also touching on the distinction between civil and criminal offenses, providing an example of a significant civil judgment.

**X. Council Member Comments:**

Council Member Farrell expressed gratitude for the opportunity to share personal experiences and contribute to the discussion.

**XI. Adjournment:**

*Mayor Belt adjourned the meeting at 4:16 pm.*

**Submitted by,**

\_\_\_\_\_  
**Petra S. Reynolds, Town Clerk**

\_\_\_\_\_  
**Date**

DRAFT



**TAB 2**

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# **TOWN COUNCIL**

**Agenda Item**

**Kiawah Island  
2006 East End Beach Restoration Project  
Survey Report No. 18**

**2024**  
**MONITORING REPORT**



Prepared for  
**Town of Kiawah Island**  
**Kiawah Island, South Carolina**

COASTAL SCIENCE & ENGINEERING



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# BEACH MONITORING PROGRAM SURVEY REPORT NO 18

## Kiawah Island – South Carolina

*Prepared for:*



4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455

*Prepared by:*



160 Gills Creek Parkway, Columbia, SC 29209

[CSE 2597-YR1]  
April 2025

**COVER PHOTO:** Oblique aerial image of the Ocean Course and east end marshes in December 2024. The ongoing shoal bypass event has affected much of the area between the 2015 project site and the Ocean Course clubhouse. A pond created during the 2015 project is now filled with sediment, and a pair of drainage channels have opened between that pond and the incoming shoal. The western channel (center background) is scheduled to be realigned later in 2025 to avoid any potential damage to developed portions of the Ocean Course.

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## Synopsis

This report is the 18<sup>th</sup> in a series of annual monitoring reports initiated following the 2006 East End beach restoration project. It contains survey results from the oceanfront beach along Kiawah Island (SC), with a particular focus on the eastern third of the island around the Ocean Course and Stono Inlet. There, shoals and channels of Stono Inlet can create episodic erosional issues and deserve special attention.

The Town of Kiawah Island has completed two projects at the island's East End to address localized erosion and facilitate the flushing of a developing lagoon adjacent to the Ocean Course. The 2006 project moved about 550,000 cubic yards (cy) of sand and restored a wide, dry-sand beach in front of the Ocean Course while relocating a channel. By 2014, the flushing channel was again migrating toward the Ocean Course. Another channel relocation event was completed in the spring of 2015 and involved moving a total of 100,000 cy. Each project occurred in designated critical habitat for the piping plover and incorporated methods to reduce impacts and promote suitable habitat formation for protected species.

CSE tracks conditions by section of the island ('reaches' numbered 1 to 6) regarding sand volumes in the dunes, the visible beach, and the underwater zone. Between October 2023 and December 2024, a significant portion of the island was impacted by an ongoing shoal bypass event at the East End. The erosion observed along the Lagoon Reach (#5) and accretion observed along the Ocean Course Reach (#4) represent the vast majority of volume changes observed between October 2023 and December 2024.

Along the entire shoreline from Captain Sams Inlet to Stono Inlet, the island lost ~598,700 cy (-9.3 cy/ft) of sand from October 2023 to December 2024 (Table A). The East End Lagoon Reach accounts for most of the losses; downcoast reaches between the Beach Club and Beachwalker Park lost ~172,200 cy (-4.5 cy/ft) from October 2023 to December 2024. The central three reaches (West Beach, Turtle Point, and Ocean Course) lost a total of ~6,320 cy (1.5 cy/ft) between October 2023 and December 2024. At the island's western end, Kiawah Spit lost ~18,460 cy (-1.9 cy/ft).

Volume changes for each reach are provided in Table A. From 2011 to 2019, the Lagoon and Stono Inlet generally lost sand. Between 2020 and 2023, the Lagoon gained sediment (Stono Inlet continued eroding, except in 2020), but in 2024, both lost sediment while the Ocean Course gained. This trend in the East End likely reflects the influence of attaching shoals on prevailing patterns of longshore sediment transport. As the shoal continues to bypass, similar patterns of sediment distribution are expected in the future years.

Along Kiawah Island, a gain of 50 cy/ft equates to beach/dune widening of ~75 ft. These data support the long-held observation that Kiawah Island is healthy and growing, unlike many other beach communities. Figure A shows the change in dune position by monitoring station (Line Number) since August 2007. Positive values indicate a more seaward position of the dune crest, whereas negative

values mark erosion. The greatest dune movement since 2007 has occurred near the Beach Club and Captain Sams Inlet. Roughly half of the island’s oceanfront has experienced dune crest movement of less than 20 ft in either direction.

Figure B shows the average unit sand volumes (to -10 ft NAVD) by reach from 1999 or 2006 to 2024. The largest change in sand volumes occurred in Reach 5 around the island’s east end, where accreting shoals cause hot spots of erosion and accretion before spreading towards the downcoast reaches. The most important trends illustrated in the graph are along reaches 2, 3, and 4 (West Beach to the Ocean Course) – where much of the ocean front development lies. Since 1999, sediment volumes have gradually increased along those reaches, with minor erosion observed in Reach 2 (West Beach) and Reach 3 (Turtle Point) during 2024.

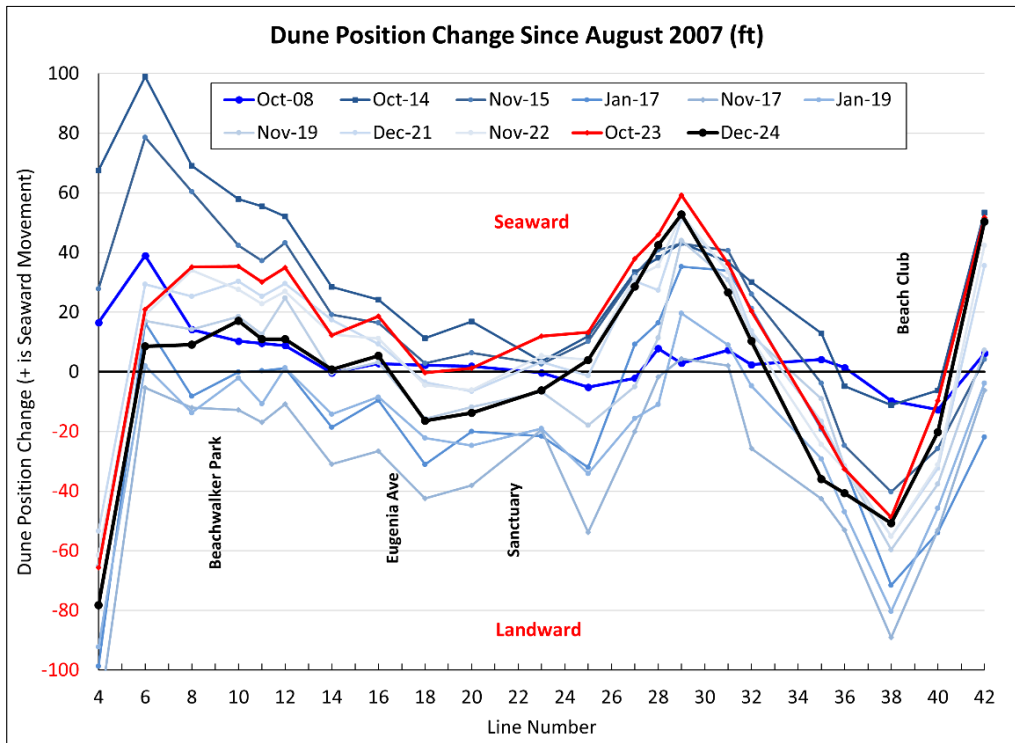
Hurricane impacts have been variable over the last two to three years, after several consecutive years featuring direct or near-miss impacts to Kiawah Island. Hurricane *Matthew* in 2016 caused dune recession of 15–40 feet along most of the residential beachfront, with even greater losses west of Beachwalker Park. While walkovers were damaged, property impacts were minimal. Subsequent storms—*Irma* (2017), *Florence* (2018), *Michael* (2018), and *Dorian* (2019)—produced high surf and winds but less beach erosion. Since 2019, hurricane seasons have been relatively quiet, except for *Ian* (2022) and *Idalia* (2023), which passed north of the island, bringing offshore winds but no severe impacts. From October 2023 to December 2024, the island experienced relatively calm weather, with no hurricanes impacting the area. Winter storms, featuring strong northeasterly winds, also impact Kiawah Island in some years more than tropical cyclones. Between October 2023 and December 2024, a strong nor’easter in December 2023 triggered the highest non-hurricane water level ever recorded at Charleston Harbor.

Despite the string of impacts from ~2016 through 2023, much of the island has exhibited stable or slightly accreting beach conditions since 2012, when CSE expanded its survey network from ~36 profiles to more than 60. From October 2012 to December 2024, portions of the island away from Captain Sams and Stono Inlets gained an average of ~16.8 cubic yards per linear foot of beach (cy/ft).

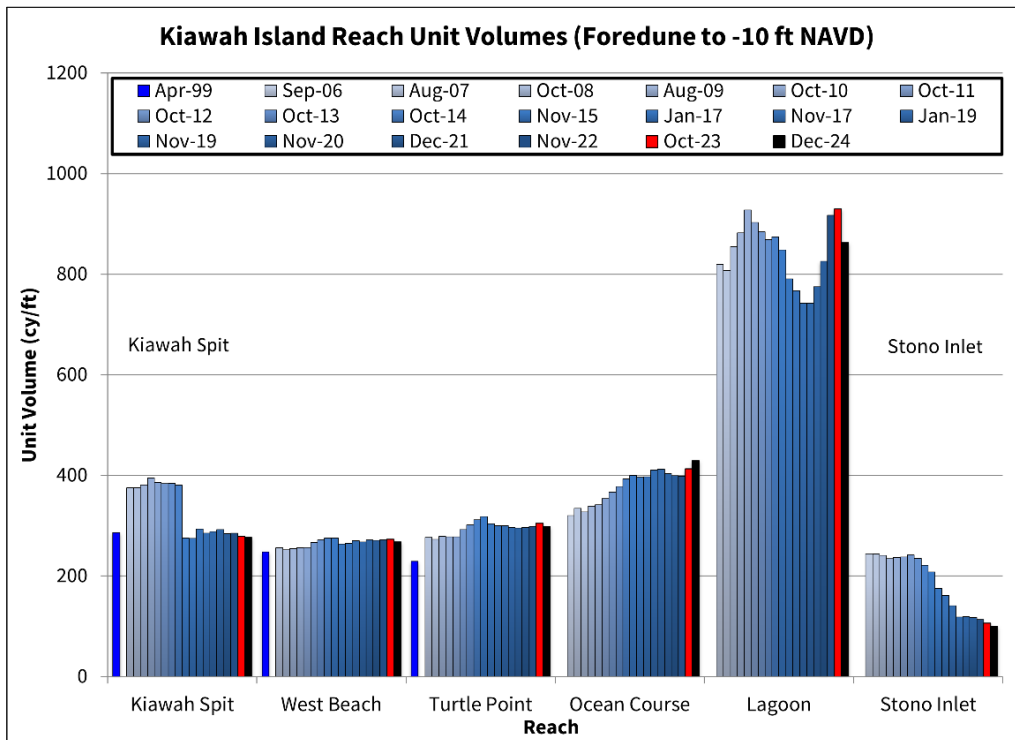
**TABLE A.** Beach volumes and unit volumes\*, along with respective changes for applicable time periods, for each reach and the entire island between 2007 and 2024. Volumes are to -10 ft NAVD. Reach boundaries are described in the report. Red indicates erosion since the prior survey. Average unit volumes for all reaches are weighted by the applicable reach length.

			Reach Total Volume (cy)																			
Reach	Name	Length	Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24
1	Kiawah Spit	8,820	2,527,960		3,309,434	3,308,176	3,360,442	3,482,539	3,403,430	3,385,060	3,387,780	3,365,774	2,426,028	2,421,235	2,587,554	2,516,429	2,546,308	2,574,957	2,505,765	2,513,897	2,460,921	2,442,459
2	West Beach	11,798	2,925,119		3,018,972	2,973,269	3,002,842	3,016,726	3,023,391	3,143,512	3,200,438	3,247,900	3,246,474	3,109,992	3,123,811	3,186,466	3,153,949	3,204,546	3,190,781	3,207,666	3,221,570	3,158,775
3	Turtle Point	13,614	3,119,193		3,788,036	3,711,347	3,791,866	3,780,710	3,769,778	3,973,563	4,103,336	4,242,815	4,338,658	4,133,108	4,083,240	4,087,595	4,041,965	4,019,325	4,035,192	4,088,888	4,149,913	4,059,050
4	Ocean Course	9,000		2,881,490	3,008,223	2,946,188	3,047,332	3,071,534	3,182,156	3,301,984	3,403,054	3,535,481	3,589,780	3,562,542	3,577,236	3,690,347	3,707,191	3,636,228	3,691,481	3,688,428	3,720,025	3,867,358
5	Lagoon	8,000		6,559,380	6,482,016	6,840,138	7,056,611	7,419,125	7,222,197	7,071,272	6,946,031	6,993,814	6,787,731	6,325,250	6,139,954	5,939,621	5,936,206	6,198,619	6,605,054	7,336,571	7,436,847	6,901,983
6	Stono Inlet	6,000		1,464,695	1,460,076	1,447,219	1,406,546	1,422,719	1,427,296	1,448,756	1,408,636	1,328,992	1,248,369	1,052,076	996,215	845,351	707,753	715,353	706,907	880,859	638,772	598,701
1-6	All	57,232			21,026,757	21,226,337	21,864,658	22,193,353	22,042,249	22,324,148	22,448,334	22,704,776	21,837,039	20,804,203	20,478,010	20,285,811	20,082,373	20,348,028	20,835,179	21,396,300	21,627,047	21,028,328
			Reach Unit Volume (cy/ft)																			
Reach	Name	Length	Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24
1	Kiawah Spit	8,820	296.6		375.2	375.1	391.0	394.8	385.9	383.8	384.1	390.5	275.1	274.5	293.4	285.3	289.6	291.9	284.1	285.0	279.0	276.9
2	West Beach	11,798	247.9		255.9	252.0	254.5	255.7	256.3	266.4	271.3	275.3	275.2	263.6	264.8	270.1	267.3	271.6	270.5	271.9	273.1	267.7
3	Turtle Point	13,614	229.1		276.8	272.6	278.5	277.7	277.9	291.9	301.4	311.7	318.0	303.6	299.9	300.2	296.9	296.2	296.4	298.9	304.8	298.2
4	Ocean Course	9,000		320.2	334.2	327.4	336.6	341.3	353.6	366.9	378.1	392.8	400.0	396.8	397.5	410.0	411.9	403.9	399.1	398.7	413.3	429.7
5	Lagoon	8,000		819.9	807.8	855.0	882.0	927.4	902.8	883.9	868.3	874.2	848.5	790.7	767.5	742.5	742.0	774.8	825.6	917.1	929.5	862.7
6	Stono Inlet	6,000		244.1	243.3	241.2	234.4	237.1	237.9	241.5	234.8	221.5	208.1	175.3	161.0	140.9	118.0	119.2	117.8	113.5	106.5	99.8
1-6	All	57,232			367.4	370.9	378.5	387.8	385.1	390.1	382.3	396.7	378.1	360.0	357.8	354.1	351.1	355.5	360.6	373.9	377.9	367.4
			Reach Volume Change Since Previous (cy)																			
Reach	Name	Length	Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24
1	Kiawah Spit	8,820				-1,268	52,266	122,097	-79,109	-18,370	2,719	-32,006	-929,746	-4,793	166,319	-71,125	28,879	29,649	-69,192	8,132	-52,977	-18,462
2	West Beach	11,798				-45,703	29,573	13,984	6,665	120,120	56,926	47,462	-1,426	-136,481	13,818	62,656	-32,517	50,596	-13,766	16,875	13,914	-62,756
3	Turtle Point	13,614				-56,689	80,539	-11,176	3,068	189,784	129,833	138,419	85,843	-195,550	-49,969	4,366	-45,630	-22,641	15,967	33,697	81,024	-90,982
4	Ocean Course	9,000			126,733	-62,036	101,144	24,202	110,622	119,808	101,070	132,427	64,299	-37,239	14,695	113,111	16,844	-71,963	-43,747	-3,053	131,597	147,333
5	Lagoon	8,000			-97,364	378,122	215,473	363,514	-196,928	-150,924	-125,241	47,784	-206,084	-462,481	-185,296	-200,333	-3,415	262,413	406,434	731,518	99,276	-533,864
6	Stono Inlet	6,000			-4,620	-12,857	-40,673	16,174	4,577	21,459	-40,119	-79,644	-80,624	-196,292	-85,861	-120,864	-137,598	7,600	-8,446	-26,048	-42,088	-40,071
1-6	All	57,232				199,580	438,321	528,685	-151,105	281,897	125,188	255,442	-1,067,737	-1,032,836	-126,194	-212,199	-173,437	255,655	287,151	761,120	230,747	-588,721
			Reach Unit Volume Change Since Previous (cy/ft)																			
Reach	Name	Length	Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24
1	Kiawah Spit	8,820			0.0	-0.1	5.9	13.8	-9.0	-2.1	0.3	-3.6	-105.4	-0.5	18.9	-8.1	3.3	3.4	-7.8	0.9	-6.0	-2.1
2	West Beach	11,798			0.0	-3.9	2.5	1.2	0.6	10.2	4.8	4.0	-0.1	-11.6	1.2	5.3	-2.8	4.3	-1.2	1.4	1.2	-5.3
3	Turtle Point	13,614			0.0	-4.2	5.9	-0.8	0.2	13.9	9.5	10.2	6.3	-14.4	-3.7	0.3	-3.4	-1.7	1.2	2.5	6.0	-6.7
4	Ocean Course	9,000			14.1	-6.9	11.2	2.7	12.3	13.3	11.2	14.7	7.1	-4.1	1.6	12.6	1.9	-8.0	-4.9	-0.3	14.6	16.4
5	Lagoon	8,000			-12.2	47.3	26.9	45.4	-24.6	-18.9	-15.7	6.0	-25.8	-57.8	-23.2	-25.0	-0.4	32.8	50.8	91.4	12.4	-66.7
6	Stono Inlet	6,000			-0.8	-2.1	-6.8	2.7	0.8	3.6	-6.7	-13.3	-13.4	-32.7	-14.3	-20.1	-22.9	1.3	-1.4	-4.3	-7.0	-6.7
1-6	All	57,232			0.0	3.5	7.7	9.2	-2.8	4.9	2.2	4.5	-18.7	-18.0	-2.2	-3.7	-3.0	4.5	5.0	13.3	4.0	-10.5

\*Shoreline change from year to year depends on which contour is chosen for comparison (eg – mean high water – MHW, mean sea level – MSL, mean lower low water – MLLW, etc.) and can vary greatly with some contours showing shoreline recession while others mark seaward movement over the same period. CSE uses beach volume measures because they provide a more objective result, integrating all small-scale changes between the foredune and some defined offshore depth representing the area over which nearly all sand movement occurs in the littoral zone. Unit volumes are derived from two-dimensional (2D) profiles by extrapolating changes in square feet by one-unit shore length, such as one foot. This yields a unit volume in cubic feet per foot of shoreline, which we convert to cubic yards per foot (cy/ft) by standard convention. Such results at individual profiles can then be extrapolated to the next profile to yield ‘beach volumes.’



Michael (2018), and Dorian (2019) all resulted in foredune erosion along Kiawah Island. Conditions since 2019 have stabilized compared to that relatively rough period.



**FIGURE B.** Unit volumes as measured by reach since April 1999 (September 2006 along the Ocean Course and East End). As of December 2024, much of the island had more sand on the beach above -10 ft NAVD than in September 2006 (April 1999 for the three westernmost reaches – Turtle Point, West Beach, and Kiawah Spit). The decrease in volumes measured along Reach 5 (Lagoon) during the October 2023 to December 2024 surveys reflect sand spreading alongshore from Reach 5, the attached shoal, which is expected to continue delivering sand to adjacent reaches for the next couple years.

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### Appendix A) December 2024 Profiles

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## 1.0 INTRODUCTION

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This report is part of a series of annual beach monitoring reports initiated following the 2006 East End restoration project (see CSE 2005, 2007). The Town of Kiawah Island (SC) sponsors annual surveys of the beach to determine rates and directions of sand movement within the project area and the remainder of the island. This eighteenth report of the series follows over a dozen shoreline erosion reports prepared by Research Planning Institute (RPI) and Coastal Science & Engineering (CSE) for Kiawah Island since the 1980s (eg – Kana et al 1983, CSE 1999). Annual post-project surveys have been conducted in the fall of every year between 2007 and 2023, in addition to periodic post-storm surveys in January 2017 (post-*Matthew*) and January 2019 (post-*Florence* and -*Michael*). The present survey was completed in December 2024 to provide a beach condition assessment since the last monitoring survey conducted in October 2023.

The purpose of annual beach monitoring reports is to compare current conditions in beach volumes along Kiawah Island to past conditions. To do so, survey data are collected along the entire island from Stono River Inlet to Captain Sams Inlet to document volume changes. Profile lines run from the landward side of the seaward-most dune to at least 2,500 feet (ft) offshore. Volume calculations are made within boundaries established using depths and range from 1,000 ft to 2,500 ft offshore. Most volume calculations represent the changes in sand volume above ~-10 ft NAVD\* elevation. A positive change indicates accretion, while a negative change indicates erosion. Over years, volumetric changes can be used to infer sediment transport patterns along the shoreline. This information is used to identify erosion hot spots and predict future areas of concern before hazardous situations arise.

The scope of work for the annual monitoring effort includes the following:

- Ground surveys of the dunes, beach, and inshore zone
- Oblique aerial photography
- Data analysis and production of a technical report describing beach volume changes

The next section of this report briefly describes Kiawah Island and its historical shoreline changes. A summary of the methods used during surveying and data analysis follows in Section 3. Section 4 includes the survey results, while Section 5 presents a meteorological and sea level summary to associate beach volume changes with particular weather events or water level increases. Section 6 discusses CSE's findings and recommendations for this year.

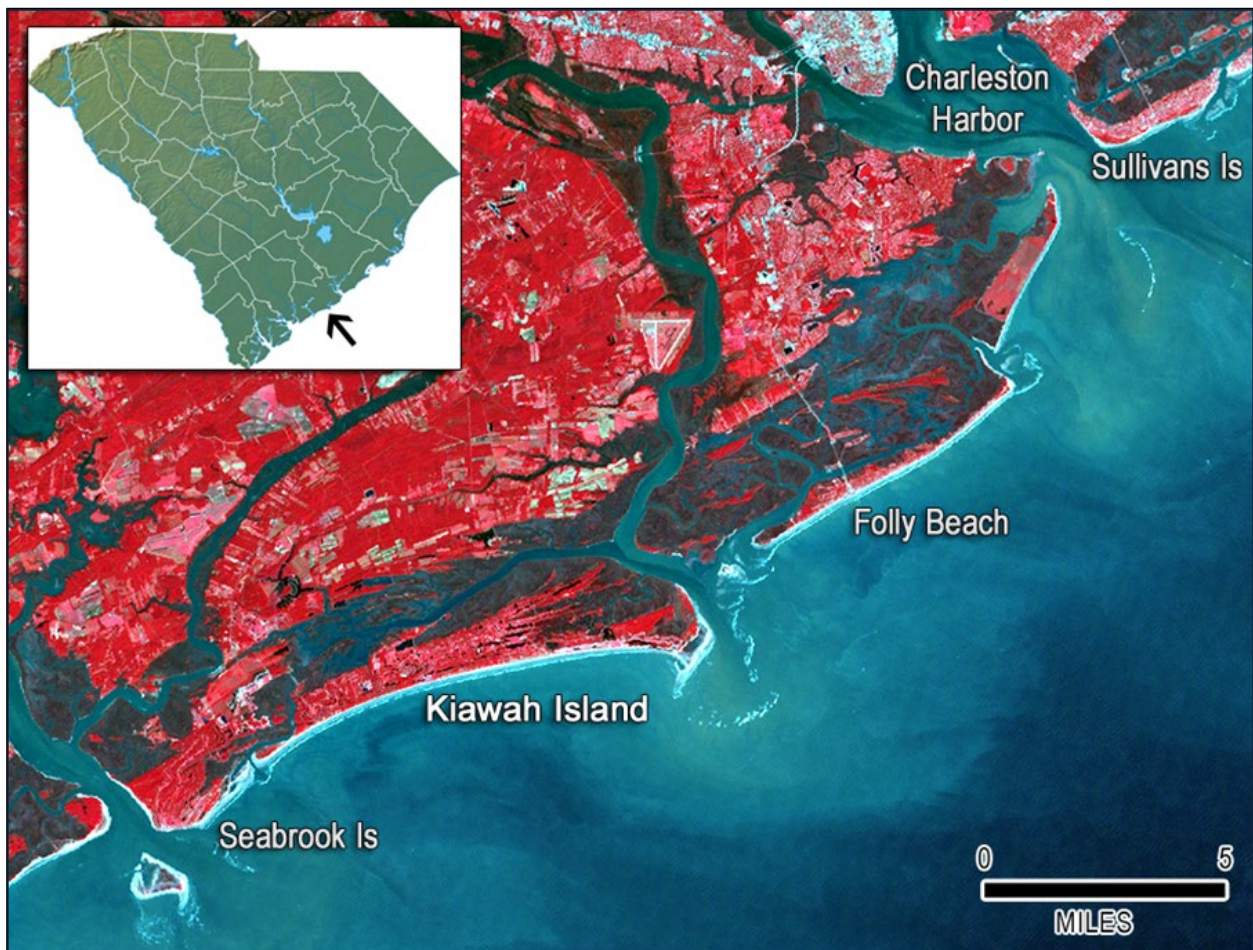
*\*NAVD – North American Vertical Datum of 1988, which is approximately 0.25 ft above present mean sea level (MSL)(<https://tidesandcurrents.noaa.gov/stationhome.html?id=8666467>). The datum provides a fixed reference plane for setting grades and 1<sup>st</sup>-floor elevations in the coastal zone regardless of tide range.*

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## 2.0 SETTING AND HISTORY

Kiawah Island is a ~10-mile-long barrier island situated ~10–15 miles southeast of Charleston, SC (Fig 2.1). The adjacent Stono Inlet has historically provided enough sand so that beach erosion occurs in minor, localized hotspots as sand migrates down the beach from Stono Inlet towards the west. Due to the long-term healthy sand supply, the island contains diverse habitats including marshes, maritime forests, and dunes. The diversity of native habitats and an adaptive beachfront management strategy make Kiawah one of the healthiest barrier islands in South Carolina.

Large quantities of sediment migrate onto the island’s eastern end from Stono Inlet, providing sand that sustains dunes and beaches along the entire shorefront (Fig 2.2). This sand supply and the foresight of the island’s developers to understand the processes and landforms of the island (see Hayes et al 1975, Hayes 1977) make Kiawah an excellent example of beachfront development and an aesthetically unique community along the South Carolina coast. The role of Stono Inlet in shaping the beach along Kiawah Island is explored in greater detail in Section 2.2.



**FIGURE 2.1.** South Carolina coastline from Seabrook Island to Charleston Harbor. [Circa 1999 image courtesy Research Planning Inc and SCDNR].



**FIGURE 2.2.** The East End of Kiawah Island in December 2024. A large shoal (volume >1 million cy) has attached to the island and is beginning to spread alongshore. Multiple sandbars are moving onshore and adding to the sand supply along the Ocean Course.

## 2.1 Geologic History of Kiawah Island

Kiawah Island was first studied in detail when Professor Miles O. Hayes and colleagues at the University of South Carolina initiated field investigations of the island's geologic history in the 1970s. Hayes described the geologic evolution of 'drumstick' barrier islands along South Carolina as well as other 'mixed-energy' coasts like the Gulf of Alaska and the Netherlands using Kiawah as a prototype (see Hayes 1977, Hayes 1994, Hayes and Michel 2008, Hayes and FitzGerald 2013, FitzGerald et al 2018).

The island is bound by Stono Inlet on the east and Captain Sams Inlet on the west (see Fig 2.1). The eastern end episodically gains sand through shoal bypassing events (Williams & Kana 1986, Gaudio 1998), and the sand eventually spreads to downcoast portions of the island towards Kiawah Spit. From there, smaller bypassing events transport the sand across Captain Sams Inlet towards Seabrook Island. The processes controlling sand movement along the island are discussed in greater detail in CSE (1999).

The oldest part of the island, adjacent to the Kiawah River, is at least ~4,000 years old (Moslow 1980). The most dynamic portion of the island is the northeastern end, where shoal bypassing and channel migration of the Stono River Inlet has caused the island to advance seaward by thousands of feet since

the mid-19<sup>th</sup> century. Such significant changes in shoreline position can have a cascading effect on nearshore wave patterns and may have influenced persistent erosion around Eugenia Avenue in the 1980s and 1990s (see CSE 1999).

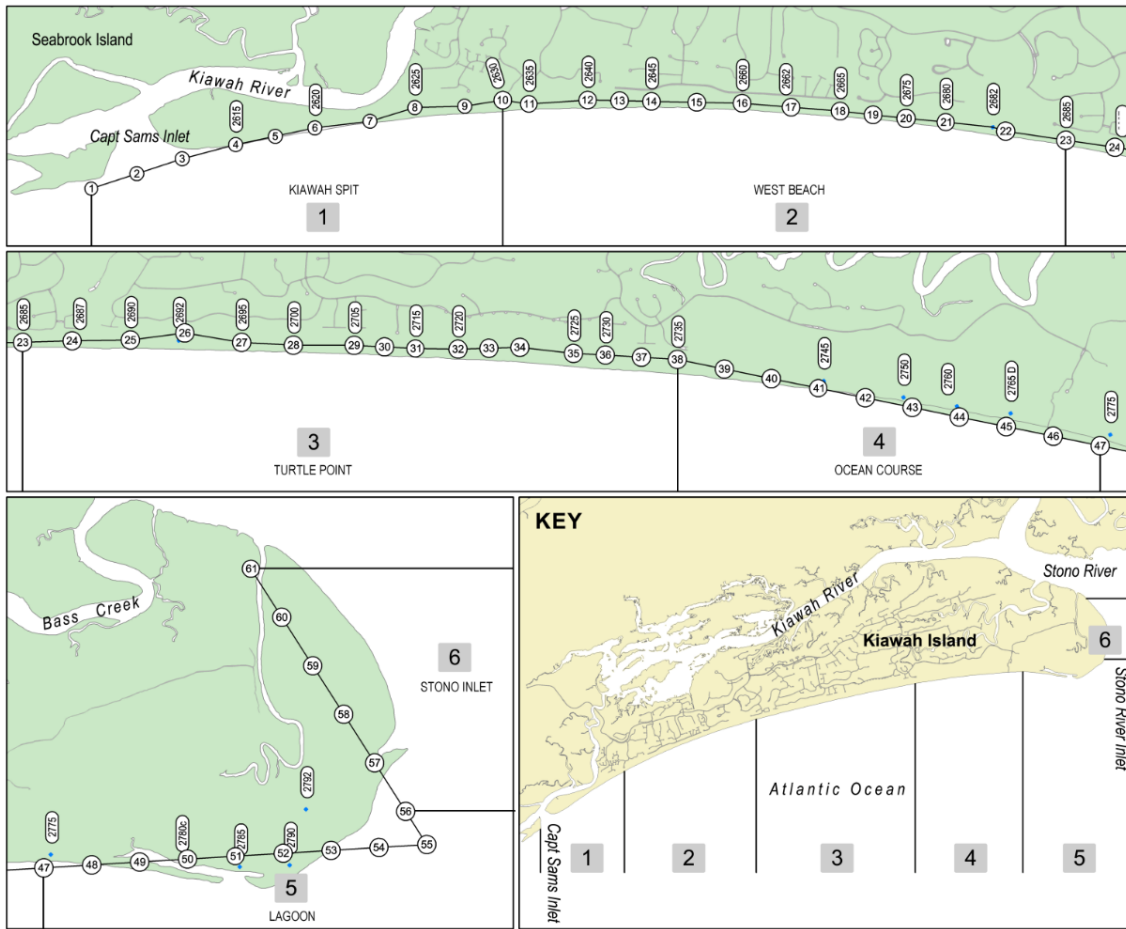
## 2.2 Previous Shoreline Studies

The first shoreline assessment of Kiawah Island was performed by Hayes and his students in the 1970s (Hayes et al 1975). Based on the island's geomorphology, Hayes identified five zones along the beach and recommended two middle zones (West Beach and Turtle Point) as suitable for development landward of the second dune ridge (Figs 2.3 and 2.4). Early development on the island was based on the findings of these studies, and it became one of the first localities in the state to implement rigorous setback lines.

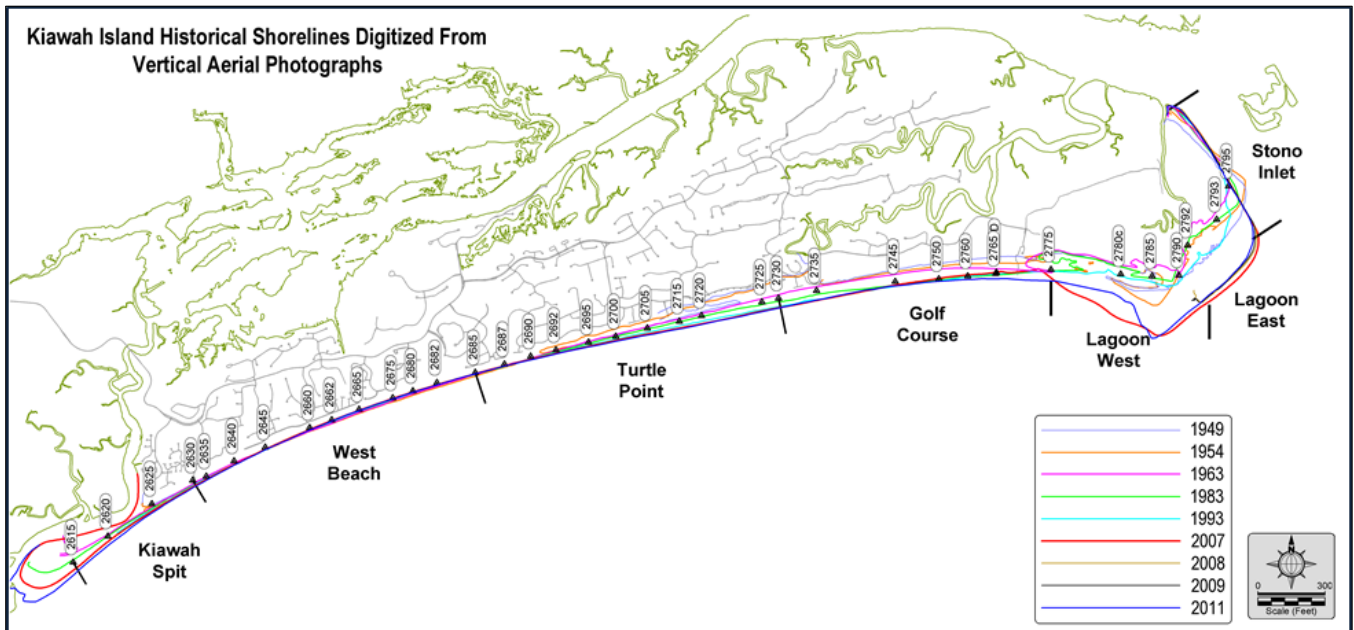
From 1981 to 1987, regular monitoring efforts were conducted by RPI and CSE (cf – Sexton et al 1981, Williams & Kana 1987). In July 1988, the Beach Management Act (BMA) of South Carolina was passed, and by 1989 the management of beach monitoring programs was taken over by the State. In 1994, CSE was again contracted by the Town of Kiawah Island and conducted monitoring through 1999. From 1981 to 1999, Kiawah Island either gained sand or remained stable. Isolated erosion did occur, but was generally small in magnitude.

The West Beach area (encompassing Windswept Villas, Mariners Watch Villas, Eugenia Avenue, West Beach Village, and Kiawah Inn) remained stable, losing only 0.21 cubic yards per foot per year (cy/ft/yr\*) from 1983 until 1999 (with episodic accretion and erosion events). All other areas showed gains in sand volume between 1983 and 1999. Details of volume change from 1983 to 1999 are provided in CSE (1999).

\* CSE's beach monitoring surveys emphasize volumetric changes rather than linear movement of the shoreline, because quantities of interest are the amounts of sand gained or lost across the entire beach zone. By breaking the measurements down on a per-foot, per-year basis, changes from one place to another are easy to compare and track over time. Along Kiawah Island, loss of ~1.0 cy/ft/yr is equivalent to ~1.5 ft of beach/dune recession.



**FIGURE 2.3.** General location of beach stations and reaches monitored for the present report. Line numbers are shown in circles. State surveys (c/o OCRM) are the 2700s profile markers.

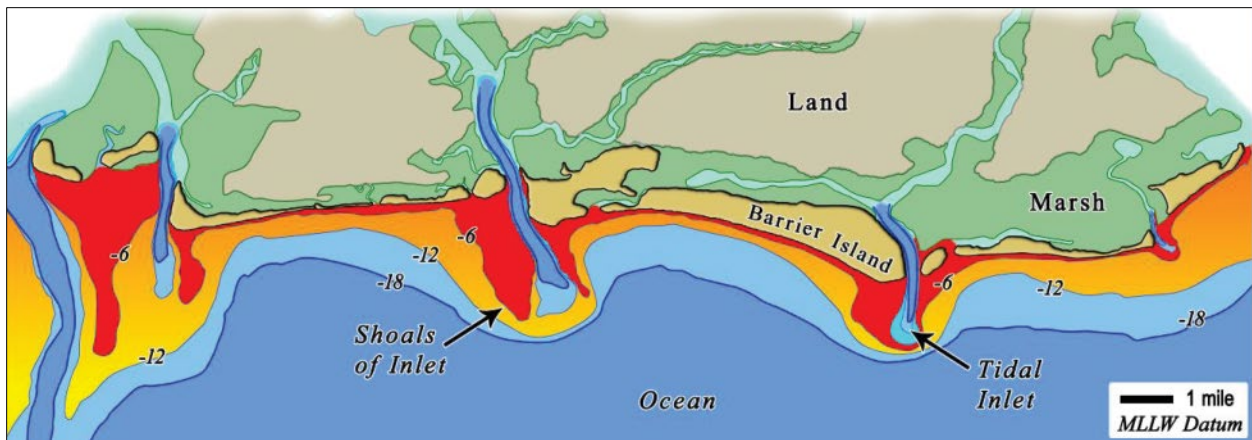


**FIGURE 2.4.** Historical shorelines (seaward vegetation lines). West Beach has been slightly erosional whereas all other reaches have been accretional since 1949. [Updated from CSE 1995]

### 2.2.1 Stono Inlet – Kiawah Island’s sand source

Sand from Stono Inlet is the primary source of beach sand for Kiawah Island (Kana et al 1981). Inlet ebb-tidal deltas often contain as much or more sand than the adjacent barrier islands along the South Carolina coast south of the Santee River mouth (Sexton & Hayes 1996). In this mixed energy environment (Hayes 1994), waves and tidal currents significantly impact morphology and processes. Powerful tidal currents with a dominant flow at ebb tide move sand seaward out of the inlet channel into the ebb delta (Fig 2.5). Waves then reshape the sands into shoals and bars, some breaking free from the delta and migrating onto the beach. This produces several characteristic features found along the South Carolina coast, including large delta complexes extending miles offshore, marginal flood channels (small channels near the beach flanking the main channel that are dominated by flood currents), and migrating shoals (cf – Fig 2.1 and Fig 2.2).

Periodically, sand stored in the ebb-tidal delta of Stono Inlet is released when the channel shifts position. Shoals on the downcoast (west) side of the channel are freed from the delta and pushed shoreward by wave action. During this process, the beach in the lee of the shoal builds due to decreased wave energy (‘Stage 1, Fig 2.6). Adjacent to the accreting beach, erosional arcs are formed by refracting wave crests bending shoreward around the offshore shoal (‘Stage 2’, Fig 2.6). This process continues until the shoal is fully attached, and sand moves laterally in both directions along the shoreline. The final stage of shoal bypassing (‘Stage 3’, Fig 2.6) occurs as waves continue to push the shoal landward and upward while sand spreads laterally along the beach. Shoal spreading provides natural nourishment with sand moving downcoast via longshore currents.



**FIGURE 2.5.** Nearshore bathymetry for a typical section of the central and southern South Carolina coast. Ebb-tidal deltas contain large amounts of sand, which alter the local bathymetry. This in turn directs wave energy and sediment transport patterns along the adjacent beaches. [From *Coastal Erosion and Solutions – A Primer* (Kana 2011) – CSE]

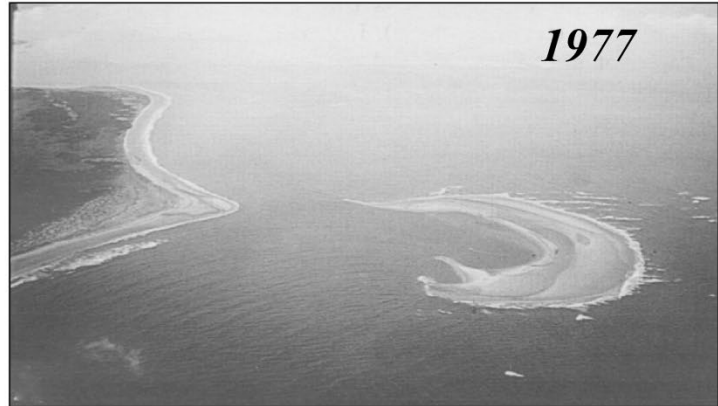
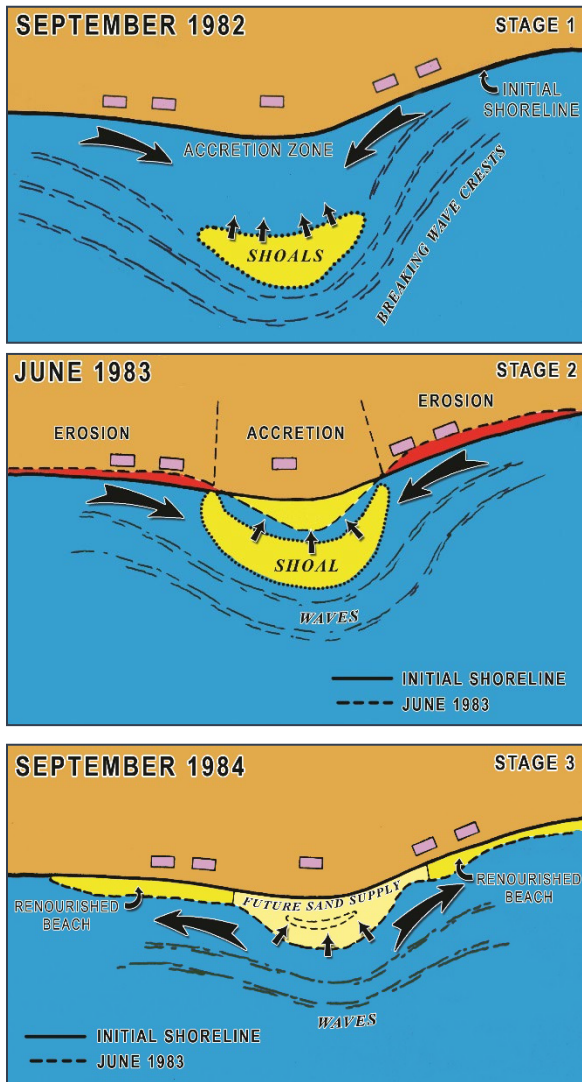
The time between episodic releases of sand by the inlet and subsequent attachment and spreading depends on the size of the inlet and its ebb-tidal delta. Large inlets like Stono Inlet tend to initiate shoal bypassing events every seven to eight years, with individual shoal volumes often exceeding 0.5 million cubic yards (Gaudio & Kana 2001).

Kiawah Island has experienced two impressively large shoal bypassing events over the past ~25 years. The first shoal formed offshore in 1994 and was completely attached by 1997. The second shoal began attaching in 1998 and continued until ~2004 (Fig 2.7). These two events were the largest ever documented in South Carolina (CSE 2005) and collectively contained such a large quantity of sand that wave action could not completely weld the shoal to the beach. As a result, a new beach-dune system developed up to ~2,000 ft seaward of the shoreline as measured in 1984. This created a lagoon between the 'new' and 'old' shorelines, along with a ~2-mile-long barrier beach (Fig 2.7). CSE (2005) estimates the two shoals added ~5 million cubic yards to Kiawah Island. With sheltering by the new outer beach, marsh grasses propagated naturally around the margins of the lagoon, where elevations were close to mean high water. What had been open ocean area just a few years before, became protected tidal wetlands (Kana 2002).

By 2004, the shoals had completely attached at their eastern edge but remained detached at the western end. Shoal sands were migrating westward and were reaching near the (old) Ocean Course Clubhouse (Fig 2.7), but tidal flushing maintained a natural channel between the main shoal complex and that point. Due to the overwhelming quantity of sand gained at the eastern end, the shoreline near the Ocean Course jumped seaward and changed orientation. This effectively paused the shoal-bypassing cycle somewhere between Stage 2 and Stage 3, altered the direction of approaching waves along the island's northeastern end, and caused focused erosion along the Ocean Course.

As longshore transport moved the shoal westward, the flushing channel migrated likewise and encroached on the 16<sup>th</sup> and 18<sup>th</sup> holes of the famed Kiawah Ocean Course. The beach at the original Ocean Course Clubhouse (near OCRM monument 2775) retreated over 500 ft between the years 2000 and 2005. The magnitude of the bypassing event was enough to generate severe erosion for several years before the cycle could be completed (Gaudio & Kana 2001). The Ocean Course remained vulnerable to erosion as the shoal and flushing channel migrated westward. This led to the plan for beach restoration proposed by CSE (2005).

## THE THREE STAGES OF SHOAL BYPASSING



**FIGURE 2.6.**

**[LEFT]**

Schematic of the shoal-bypass cycle originally modeled from a bypass event at Isle of Palms (SC). During Stages 1 and 2 of the cycle, accretion in the lee of the shoal is accompanied by erosion on either side of the attachment site. (After Kana et al 1985)

**[RIGHT]**

Shoal bypassing at the eastern end of Kiawah Island.

Stage 1 in 1977 [**UPPER**]. Stage 2 in January 1979 [**UPPER MIDDLE**] (courtesy of Research Planning Institute Inc). Stage 3 in 1983 [**LOWER MIDDLE**]. Stage 1 in 1986 [**LOWER**]. Note the similarity between the 1977 shoal and the 1986 shoal, but the additional sand accumulated on Kiawah in 1986. [After Kana et al 1999]



**FIGURE 2.7.** The eastern end of Kiawah Island in December 1998 [UPPER] and February 2005 [LOWER]. Note the 1989 shoreline situated well inland from the outer beach. Shoals 1 and 2 added upward of 5 million cubic yards to Kiawah in the 1990s. As waves pushed the new sand shoreward, an incipient barrier island/lagoon/marsh formed. The new lagoon was flushed via a channel at the western end of the accreted beach. [From CSE 2007]

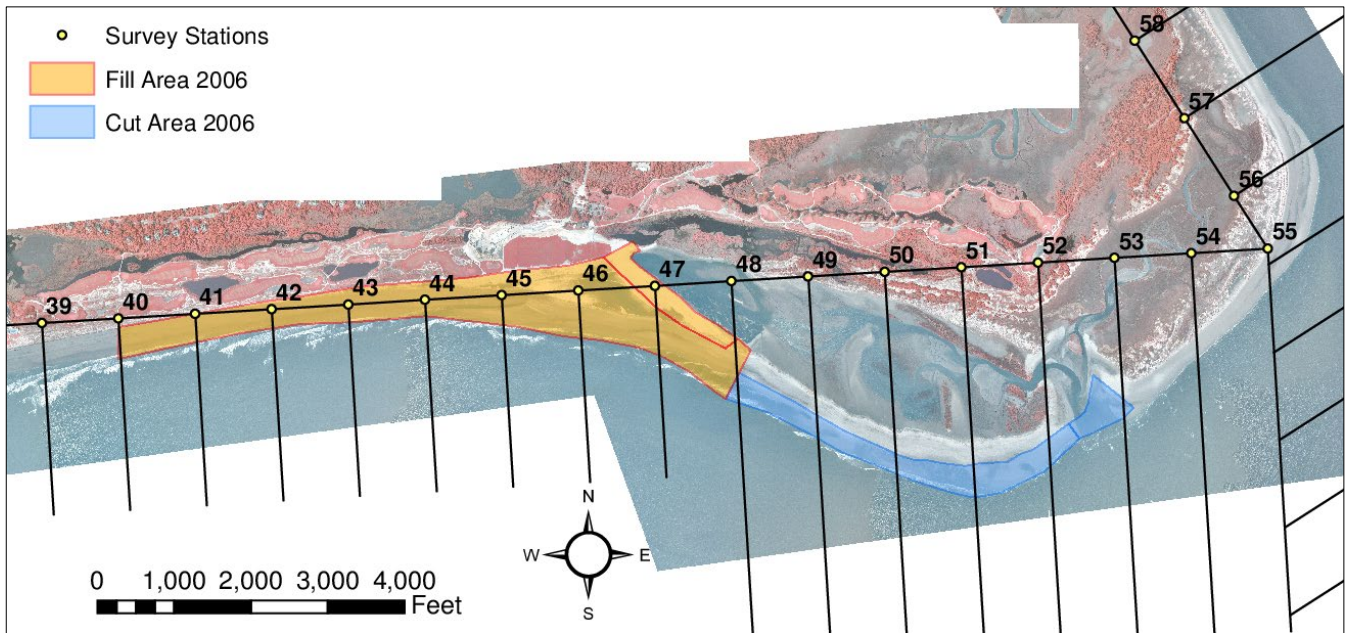
### **2.3 2006 and 2015 East End Projects**

Both the 2006 and 2015 East End projects were designed to manage highly unstable beach changes associated with shoal bypassing events. Realignment or relocation of ephemeral channels mimics natural processes while maintaining tidal flows into newly formed wetland areas. The channel closures triggered onshore migration of sand bars and accelerated downcoast sand spreading. Channel openings shifted the inlet upcoast and allowed a new cycle of inlet growth and migration to begin. In each case, wave action did much of the work of restoration, reducing the vulnerability of Kiawah resort facilities to storms.

#### **2.3.1 2006 East End Beach Restoration Project**

In June and July of 2006, the East End beach restoration project (SCDHEC–OCRM permit No P/N 2005–1W–310–P, USACE permit No 2005–1W–310) was completed by L. Dean Weaver Company Inc. The enclosure dike spanned ~2,000 ft towards the southeast from the Ocean Course driving range. The excavation area was along ~6,000 ft of shoreline between the dike and the new channel area (Fig 2.8). This project sought to artificially create Stage 3 of the shoal-bypassing cycle and avoid further erosion of the Ocean Course. The project details are in the final report, ‘2006 East End Erosion and Beach Restoration Project: Kiawah Island’ (CSE 2007). The objectives of the project were to:

- Accelerate the shoal-bypassing cycle to restore westerly sand transport along Kiawah Island
- Eliminate rapid erosion along the Ocean Course (particularly around the 16th, 17th, and 18th fairways and the driving range)
- Maintain viable piping plover beach habitat along the newly accreted barrier spit east of the Ocean Course, including areas of frequent washovers and the adjacent incipient dune habitat
- Preserve the environmental, cultural, and aquatic resources of the Town
- Protect oceanfront recreational facilities and community infrastructure as a resource of tax revenue and income
- Maintain the economic viability of tourism, the Town’s largest industry
- Make a new source of sand from the accreting shoal more readily available for natural nourishment along downcoast areas



**FIGURE 2.8.** Excavation and fill areas used in the 2006 project. Approximately 550,000 cy of sand was transferred from the excavation area to the fill. The background image was collected in September 2006 using an infrared camera, so vegetation appears red instead of green.



**FIGURE 2.9.** Before (February 2006) and after (July 2006) aerial photos of the 2006 East End beach restoration project. [After CSE 2007]

## 2.4 2015 East End Channel Realignment Project

The 2006 beach restoration project effectively restored the dry-sand beach along the Ocean Course. The new flushing channel relocated naturally in 2007 to a point in the middle of the open lagoon area. Between 2007 and 2013, the channel meandered across the intertidal beach; however, the throat of the channel remained east of the 2006 closure dike. In early 2014, the channel began to encroach on the closure dike, and the Town started to plan for another channel relocation in the event the channel continued to migrate west.

The plan called for periodic relocation of the flushing channel, using the minimal amount of sand necessary, if the channel migrated west beyond its position in February 2014. A permit application was submitted with the intended construction window of September/October; however, by the fall of 2014, the migration of the channel had quickened and eroded much of the dunes protecting the Ocean Course driving range. The Town applied for a one-time modification to the construction window to allow for construction during the spring-summer season, which regulatory agencies granted.

The 2015 project was constructed between May and June 2015 by Lake Moultrie Construction Company Inc, DBA Lake Moultrie Water Company, and Ashridge Inc, A Joint Venture (St Stephen SC) at a cost of \$538,000. A total of 100,000 cy of sand was transferred, and the new inlet was opened ~3,000 ft to the east. A closure dike was built across the original channel, connecting to the remaining portion of the 2006 closure dike (Fig 2.10). Excess sand was placed along the seaward edge of the driving range to facilitate the recovery of the eroded areas and protect the range. The completed project accomplished the goal of eliminating the cause of erosion along the Ocean Course while minimizing the construction impacts and manipulation of the beach. More recent aerial photographs and survey results from the current survey period are included in Section 4.1.1.



**FIGURE 2.10. [UPPER]** Excavation and fill areas used in the 2015 project. Approximately 100,000 cy of sand was transferred from the excavation area to the fill. **[LOWER]** Project area on 7 July 2015 after project completion showing closure dike in center of image and new flushing channel at upper right. Encroachment by the ‘erosional channel’ destroyed hundreds of feet of dunes, leaving no protection in front of the driving range.

### 3.0 METHODOLOGY

This section describes the methodologies of the topographic survey and habitat mapping used by CSE to monitor changes at Kiawah Island.

#### 3.1 Survey

The present survey was conducted by RTK-GPS\* (Trimble™ R12 GNSS system) in December 2024. Profiles along Kiawah are surveyed perpendicular to the local shoreline (CSE baseline) azimuth from the control points to at least -12 ft NAVD (equivalent to the seaward limit of sand exchange with the beach in this setting) or at least 3,000 ft from the primary dune ridge. Surveys were conducted by combining land-based surveys and bathymetric surveys (Fig 3.1). Land surveys were accomplished using an RTK-GPS between the foredune and low-tide wading depth (~-6 ft NAVD), whereas hydrographic surveys were collected by combining the RTK-GPS with a precision echo-sounder mounted on CSE's shallow-draft survey vessel, the *RV Southern Echo*.

[\*Real-time kinematic global positioning system]



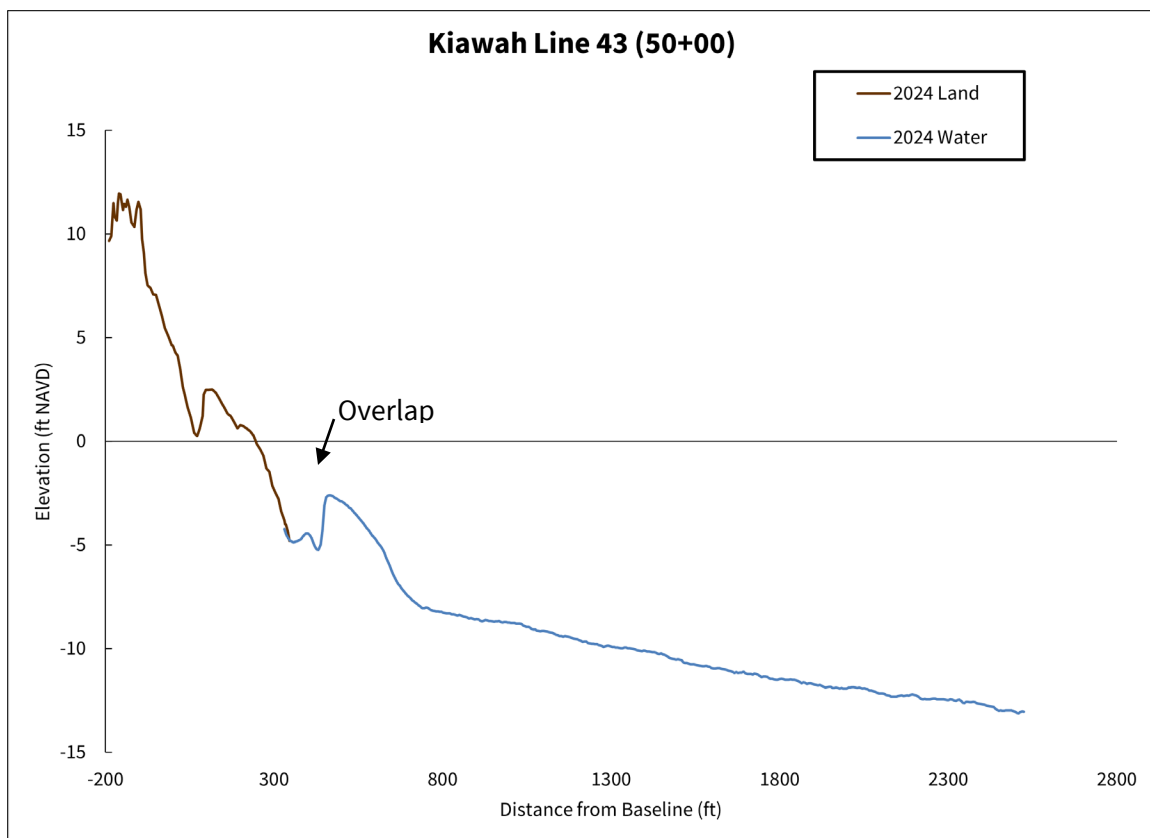
**FIGURE 3.1.**

CSE's monitoring methods include land-based data collection via RTK-GPS [UPPER LEFT] and hydrographic data collection via RTK-GPS linked to a precision echo-sounder. CSE's shallow-draft vessel, the *R/V Southern Echo*, is shown in the lower image.



Working around the tidal cycle, data collected on land extended into shallow depths at low tide. Data were collected from the boat at high tide to ensure overlap of the two surveys close to shore (Fig 3.2). Appendix A includes profiles for the most recent survey compared to earlier surveys. CSE has updated profile sheets to include profile volumes and aerial images showing profile locations.

Surveys conducted from 2007 to 2011 involved 23 stations west of the East End project area (using existing OCRM monuments spaced ~1,000 to 2,500 ft apart) and 64 stations in the project area spaced 400 ft apart. The present baseline reduces the maximum spacing in the downcoast profiles to ~1,000 ft. CSE also reduced the number of lines in the project area from 64 to 24 by increasing the spacing from 400 ft to between 1,000 and 1,200 ft. The baseline was also modified at the East End to reduce the number of azimuth changes, to simplify volume calculations.



**FIGURE 3.2.** CSE combines land-based and hydrographic data collection to produce continuous profiles of the beach. Land-based work is accomplished at low tide, while hydrographic work is performed at high tide. This allows for overlap of the two data collection methods and ensures quality data and a complete profile.

The present baseline anchors 61 profiles, with Lines 1–37 representing the shoreline west of the 2006 project and Lines 38–61 representing the project area and eastern end of the island (Table 3.1). The baseline is shown in Figure 2.3. Line numbering increases from west to east – Line 1 is near Captain Sams Inlet ~1.2 miles southwest of the Beachwalker Park vehicle access. Line 61 is at the tip of the sand spit at the junction of the Stono River and Penny’s Creek. OCRM monument names and CSE project stationing are indicated where the new profile lines coincide with previous stations (ie – Line 35 is OCRM station 2725). The current reaches (see Fig 2.3) are defined in Table 3.2.

Volume calculations for the lagoon were obtained via digital terrain models (DTMs) produced from CSE survey data. This eliminates the need for volume adjustments due to differing baseline and beach configurations. However, profiles are still used for inferring changes to the beach shape, position of shoals and channels, and berm elevations in this area.

### **3.2 Volume Calculations**

To estimate changes in the sand volume along Kiawah Island, survey data (collected in x-y-z format) were entered into CSE’s in-house custom software, Beach Profile Analysis System (BPAS), which calculates volumes based on 2D data (converted to x-z format along profiles) and distances between survey lines. The resulting volumes provide a quantitative method of determining beach condition, including the ideal minimum beach profile and how sand quantities at a site (volume per unit length of shoreline) compare with some desired condition (Kana 1993). Volume results calculated this way integrate all the small-scale perturbations across the beach and yield a simple measure of its condition. This measure is less susceptible to seasonal fluctuations in the profile, which is a common problem with shoreline change studies derived from a single contour or interpreted from aerial photos (like a wet-dry line or mean high water).

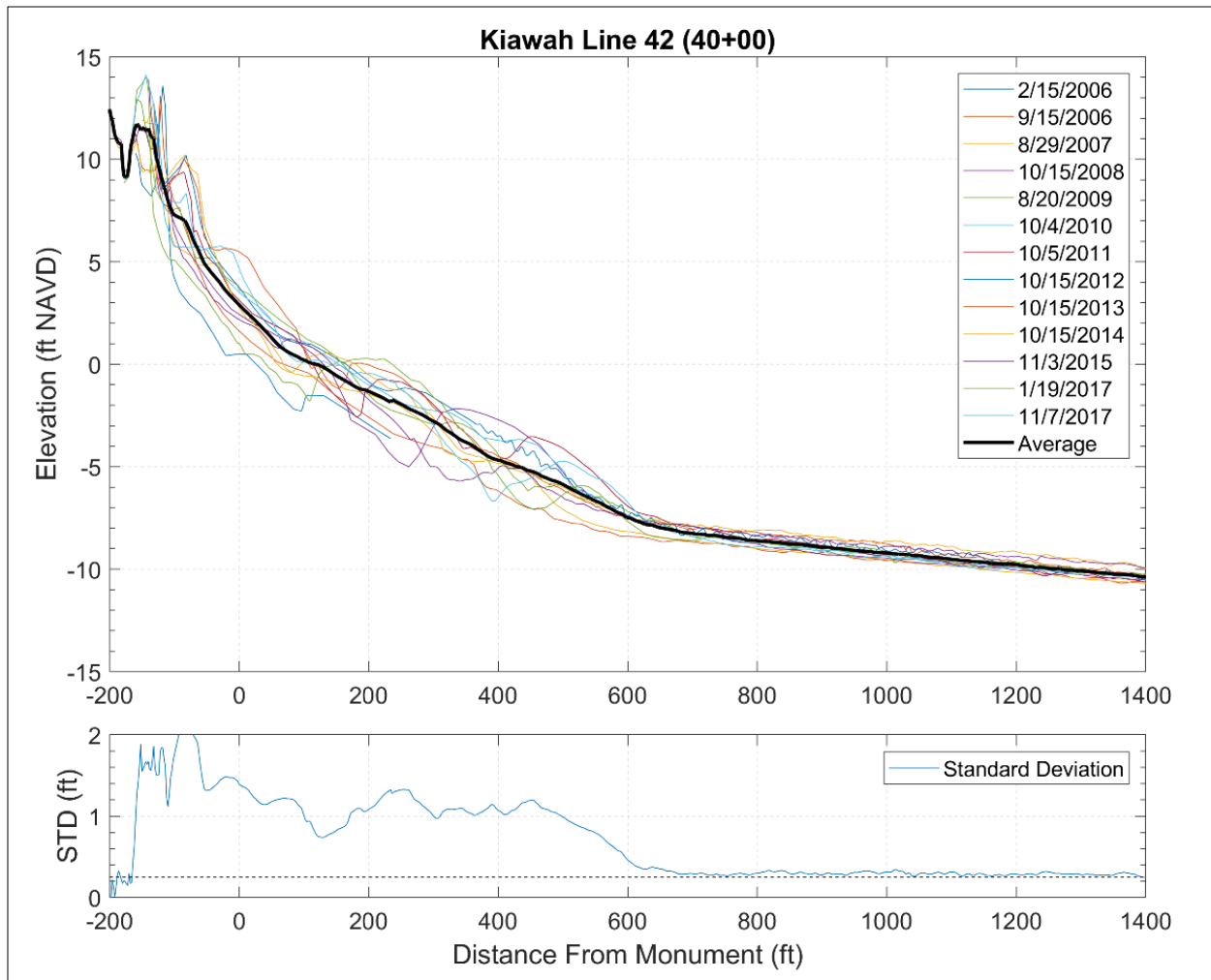
For the present survey, sand volumes were calculated between the primary dune and –10 ft NAVD. The –6 ft NAVD contour has been included in some reports for the sake of consistency with earlier studies and data collection limitations in reports before 2007. While most sand movement on Kiawah occurs above –6 ft NAVD, some profile changes do occur between –6 ft and –10 ft NAVD. Significant changes can occur within this lens when underwater bars form or change and as shoals move onshore and alter morphology. Especially along the dynamic northeastern end of the Island, volume calculations are cut off at a set distance due to data coverage or morphological considerations (ie – the profile flattens over the ebb-tidal delta before reaching –10 ft NAVD). Profiles and calculation limits are shown in Appendix A.

**TABLE 3.1.** Kiawah Island beach monitoring stations referenced in the present report. Order is generally west to east. Offset and cutoff refer to distances in feet from the benchmark/baseline for the start and end of beach volume calculations.

Reach	Line	Name	Offset	Cutoff	Distance to Next	Easting	Northing	Reach	Line	Name	Offset	Cutoff	Distance to Next	Easting	Northing	
1	1		-200	2,500	1,000	2262721.7	271034.2	3	32	OCRM 2720	208	1,500	645	2289526.0	282752.7	
	2		0	2,500	997	2263451.4	271718.0		33			309	1,700	646	2290143.9	282937.6
	3		250	2,500	1,153	2264178.6	272399.3		34	OCRM 2722		390	1,600	1,125	2290763.1	283122.9
	4	OCRM 2615	140	1,500	844	2265064.0	273138.6		35	OCRM 2725		322	1,600	666	2291875.6	283288.9
	5		93	2,500	845	2265739.8	273644.8		36	OCRM 2730		316	1,600	666	2292526.8	283430.6
	6	OCRM 2620	86	1,500	1,157	2266414.9	274152.4		37			300	1,700	752	2293263.8	283580.0
	7		95	2,500	978	2267397.7	274763.4		38	0+00		300	1,600	1,000	2294001.1	283729.5
	8	OCRM 2625	189	1,500	1,040	2268125.0	275417.0		39	10+00		165	1,700	1,000	2294999.2	283790.2
	9		100	1,500	806	2269055.6	275882.0		40	20+00		30	1,500	1,000	2295997.4	283850.9
	10	OCRM 2630	152	1,500	547	2269723.8	276332.8		41	30+00		-55	1,500	1,000	2296995.5	283911.6
2	11	OCRM 2635	41	1,500	1,232	2270247.2	276490.7	42	40+00		-140	1,500	1,000	2297993.6	283972.3	
	12	OCRM 2640	94	1,500	665	2271326.8	277083.3	43	50+00		-219	1,500	1,000	2298991.7	284033.0	
	13		67	1,400	665	2271935.3	277351.5	44	60+00		-295	1,500	1,000	2299989.8	284093.8	
	14	OCRM 2645	47	1,200	945	2272943.9	277619.7	45	70+00		-370	1,500	1,000	2300988.0	284154.5	
	15		27	1,400	946	2273408.4	278001.2	46	80+00		-300	1,500	1,000	2301986.1	284215.2	
	16	OCRM 2660	28	1,100	1,025	2274273.9	278383.2	47	90+00		-374	1,800	1,000	2302984.2	284275.9	
	17		15	1,400	1,026	2275234.5	278740.9	48	100+00		-250	2,000	1,000	2303982.3	284336.6	
	18	OCRM 2665	5	1,000	691	2276196.1	279099.0	49	110+00		0	2,500	1,000	2304980.4	284397.3	
	19		0	1,400	692	2276850.6	279320.6	50	120+00		350	3,200	1,000	2305978.6	284458.0	
	20	OCRM 2675	0	1,100	831	2277505.6	279542.3	51	130+00		780	3,500	1,000	2306976.7	284518.8	
3	21	OCRM 2680	46	1,300	1,266	2278288.1	279822.4	52	140+00		1100	3,500	1,000	2307974.8	284579.5	
	22		0	1,400	1,267	2279502.6	280179.9	53	150+00		500	2,800	1,000	2308972.9	284640.2	
	23	OCRM 2685	10	1,200	1,033	2280718.1	280537.6	54	160+00		65	1,500	1,000	2309971.0	284700.9	
	24	OCRM 2687	40	1,500	1,215	2281707.1	280837.2	55	170+00		-775	1,000	0	2310969.2	284761.6	
	25	OCRM 2690	80	1,300	1,145	2282876.3	281167.0	56	Inlet 0+00		300	1,300	1,200	2310528.3	285452.3	
	26	OCRM 2692	279	1,500	1,205	2283935.3	281602.5	57	Inlet 12+00		700	1,420	1,200	2309882.6	286463.7	
	27	OCRM 2695	119	1,400	1,080	2285131.1	281719.2	58	Inlet 24+00		900	1,420	1,200	2309237.0	287475.2	
	28	OCRM 2700	100	1,400	1,269	2286187.8	281943.8	59	Inlet 36+00		920	1,420	1,200	2308591.3	288486.6	
	29	OCRM 2705	130	1,500	635	2287413.8	282268.9	60	Inlet 48+00		912	1,720	1,200	2307945.7	289498.1	
	30		143	1,500	643	2288034.7	282401.8	61	Inlet 60+00		640	1,520	0	2307300.1	290509.5	
31	OCRM 2715	145	1,500	889	2288663.4	282536.4										

**TABLE 3.2.** Kiawah Island reaches referenced in the present report.

Reach	Approximate Geographic Boundaries	Line Numbers	Reach Length (ft)
Kiawah Spit	West end of Kiawah Island to Beachwalker Park	1-10	8,820
West Beach	Beachwalker Park to Turtle Point	10-23	11,798
Turtle Point	Turtle Point Area	23-38	13,614
Ocean Course	Ocean Course Area	38-47	9,000
Lagoon	Lagoon Area	47-55	8,000
Stono Inlet	Stono Inlet Shoreline	56-61	6,000



**FIGURE 3.3.** Comparison of repetitive profiles at a monitoring station along Kiawah Island and computation of standard deviation. Where the profiles converge, the standard deviation is low and is an indicator of little sediment exchange (approximate closure depth).

Figure 3.3 shows a representative profile from Kiawah Island over an approximate 12-year period. The lower portion of the graph tracks the standard deviation in elevation based on the mean profile elevation of the set of profiles at the station. A standard deviation of <0.25 ft over several hundred feet at the outer end of a profile is evidence of little change in bottom elevation over the data collection period. This statistically confirms nearly all measurable volume changes along Kiawah occur above -10 ft NAVD, and a realistic value for depth of closure (DOC) at decadal-or-longer time scales is ~-10 ft NAVD (see Barrineau et al., 2019 for a more detailed discussion).

DOC is the depth where little sand movement to or from the beach occurs. At longer time scales (eg - 10 yrs), or under storm conditions with rough waves, DOC may become deeper. However, our surveys account for the vast majority of sand movement under 'normal' conditions. Unit-volume calculations allow us to distinguish the quantity of sediment at different lens depths, for instance in the dunes, on the dry beach, in the intertidal zone, and beyond wading depth. Reference boundaries are site-specific but ideally encompass the entire zone over which sand moves in a given year. This means the survey data incorporate all changes from the dune to the DOC, which constitutes the 'active beach system' under normal conditions.

Unit volumes for each survey date and unit volume changes between selected dates were used to calculate the net volume between stations (called the 'profile volume'). Profile volumes are generated using the average-end-area method. In this method, the average of the area under two profiles at either end of a length of shoreline is multiplied by the length of the cell to determine the total volume between the two stations. When these profile volumes are added for discrete portions of the shoreline, they represent sub-reach and reach volumes and, finally, the net volume for the entire project area.

These net volumes by reach can be subdivided by applicable reach lengths to yield weighted average unit volumes. The weighting considers the variations in applicable shoreline distances between individual stations. If they are not evenly spaced, the station-to-station net volumes will be proportional to the distance between stations, and some accuracy in reach- or project-wide profile volumes will be lost. Changes in unit volume can be determined by comparing individual surveyed profiles and computing differences in cross-sectional areas. The change in cross-section can be extrapolated (1) over a 1-ft length of shoreline to yield unit volume changes (in cy/ft) and (2) over a much longer section of beach to yield net volume changes in that particular section of shoreline.

## 4.0 RESULTS

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### 4.1 Beach Volume Changes (October 2023 – December 2024)

Reach volume changes are reported from the island’s eastern end (Reach 6 – Stono Inlet) to the western end (Reach 1 – Captain Sams Spit). Unit volumes for each station are provided in Table 4.1, and volumes for each reach are provided in Table 4.2. Between October 2023 and December 2024, portions of Kiawah Island along the East End lost sand as part of the shoal bypass mentioned in Section 2.1.1. The Ocean Course Reach gained significant sand volume over the last year, and the downcoast reaches lost sand at moderate rates.

#### 4.1.1 Reach 6 – Stono Inlet

Stono Inlet (Reach 6) spans ~6,000 ft from Line 56 to Line 61 (see Fig 2.3). Beach profiles in this reach are steeper than the oceanfront reaches due to the presence of Stono Inlet and sheltering from large waves—beach steepness is inversely proportional to wave energy and directly proportional to sediment grain size (Komar 1998). Unit volumes from Stono Inlet are shown in Figure 4.1. Between October 2023 and December 2024, the Stono Inlet Reach lost ~40,100 cy (–6.7 cy/ft) of volume (Table 4.2).

Erosion along Stono Inlet generally decreases and transitions to accretion moving from the ‘corner’ of the island inland (~northwest) up Stono River as exposure to larger northeasterly waves decreases. Unit volumes decreased by 371.4 cy/ft since August 2007 at Line 56 and increased by 117 cy/ft at Line 61 over the same period. Erosion at Station 56 is related to shifting bars and shoals around the northeastern ‘corner’ of Kiawah Island, while eroded material makes its way north and west toward Line 61 inside the inlet. From November 2019 to November 2022, volume increases observed at Line 56 likely reflected additions of sand from a shoal migrating onshore near that location. Since October 2023, that trend reversed, and Line 56 has started eroding. As of December 2024, the erosion trend continued at 48.2 cy/ft—at a higher rate than other lines in Reach 6 to the east and Lines 54 and 55 in the adjacent Reach 5 (Lagoon Reach) to the west.

The occurrence of erosion and accretion in close proximity, and transitions between those states in successive survey years, is due to the movement of shoals around Stono Inlet along this reach. The magnitude of changes associated with shoal attachments is proportional to the size of the shoal and proximity to the area where the shoal attaches to the beach. This influence tends to decrease over time as the shoals fully attach, with periods of both accretion and erosion depending on the size and alongshore extent of the shoal. This is why the rates of change observed in Reach 6 tend to be smaller than those in Reach 5 and Reach 4 (discussed below). The largest shoals tend to attach along those reaches rather than along Reach 6.

**TABLE 4.1.** Unit volumes\* for monitoring profiles at Kiawah Island (measured to -10 ft NAVD).

Kiawah Island 2024 (Dec) Monitoring Survey			Unit Volume (cy/ft)																							
Reach	Line	Distance to Next (ft)	Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24				
1 - Kiawah Spit	1	1,000	465.5		608.4	608.5	607.7	630.6	607.9	601.9	577.7	576.6	694.4	667.9	592.4	479.6	485.4	573.7	537.6	584.3	528.3	604.1				
	2	997	378.4		494.6	494.7	494.0	512.7	494.2	489.3	494.0	477.6	362.0	406.0	435.3	379.0	400.6	422.6	378.3	419.4	395.6	406.7				
	3	1,153	262.7		343.4	343.4	342.9	355.9	343.1	339.7	346.1	337.0	252.8	256.5	302.0	296.9	278.0	271.2	266.2	275.2	253.6	256.1				
	4	844	300.2		392.4	392.4	391.9	406.7	392.1	388.2	384.7	387.0	360.9	330.5	325.6	340.4	331.9	336.2	327.3	325.8	308.5	308.9				
	5	845									384.3	384.5	386.4	372.2	351.2	341.0	292.9	342.9	349.5	340.4	336.9	333.3	328.5			
	6	1,157	252.5		361.9	361.1	375.2	384.1	380.9	384.5	384.0	386.0	378.2	357.1	349.6	340.4	350.3	357.5	345.9	339.4	337.2	328.2				
	7	978									316.7	315.3	312.7	310.8	300.4	293.9	296.0	292.6	296.0	289.1	290.4	287.4	283.4			
	8	1,040	240.1		309.0	309.9	321.6	334.7	331.0	347.6	353.8	346.8	340.1	334.3	337.0	332.1	326.9	331.6	328.9	325.0	325.7	323.4				
	9	806									334.9	335.6	334.6	329.3	320.7	321.5	321.7	324.5	326.3	322.9	314.5	322.2	319.7			
2 - West Beach	10	547	260.3		300.9	299.1	303.6	318.7	317.3	335.8	339.8	339.1	333.3	323.1	328.4	328.4	330.9	328.3	327.5	326.0	325.6	312.9				
	11	1,232	255.0		289.3	290.4	300.2	307.1	312.3	323.8	324.3	325.1	320.0	314.6	317.4	326.1	318.2	325.7	324.2	316.3	318.0	303.0				
	12	665	232.5		261.1	257.9	273.1	273.1	275.4	284.8	293.0	294.6	292.5	278.8	285.4	292.5	285.8	298.7	297.0	290.7	291.3	281.4				
	13	665								277.8	281.6	287.8	287.3	276.7	274.0	285.3	285.2	287.6	288.2	283.7	283.1	276.6				
	14	945	251.9		252.3	248.5	257.7	258.2	259.3	270.8	278.3	280.9	276.1	272.5	269.5	273.8	273.0	280.8	278.2	277.8	274.2	269.1				
	15	946								268.1	273.7	279.5	273.5	269.0	264.9	271.1	269.4	274.3	273.3	276.9	276.3	263.4				
	16	1,025	235.6		254.5	252.6	258.3	260.3	253.0	265.4	269.6	278.3	277.4	268.6	270.2	267.8	270.5	273.4	271.6	277.8	278.0	273.3				
	17	1,026								251.7	256.6	261.8	257.4	251.9	251.3	249.7	250.6	250.1	252.9	253.7	260.0	259.1				
	18	691	242.2		251.2	243.9	245.2	246.7	242.8	252.0	262.1	267.4	259.9	252.8	249.7	254.3	248.2	261.7	257.8	262.1	261.6	256.8				
	19	692								252.1	254.6	257.9	261.7	233.2	245.0	251.3	249.1	252.4	252.5	255.3	255.3	256.6				
	20	831	272.6		243.8	239.0	239.3	238.1	239.8	248.2	253.0	260.3	261.7	240.6	240.5	252.9	247.4	250.9	245.9	251.2	250.1	250.5				
	21	1,266				222.0	220.0	226.8	234.0	238.9	235.1	243.8	231.8	231.4	240.2	228.5	234.1	233.0	234.1	241.3	240.3					
22	1,627								258.2	257.5	267.0	271.9	252.0	267.4	262.2	265.1	263.8	260.1	267.7	269.8	265.4					
3 - Turtle Point	23	1,033	234.3		253.9	249.0	252.2	253.0	257.3	261.3	271.3	270.5	285.4	272.7	271.5	275.0	272.4	267.2	273.5	278.0	278.1	277.0				
	24	1,215				257.1	255.4	259.3	265.6	274.8	285.7	291.6	273.7	273.4	286.8	282.1	281.3	288.1	288.5	292.3	294.7					
	25	1,145	229.2		260.3	254.0		254.0	257.9	271.9	280.7	291.7	299.0	274.0	278.7	283.9	284.5	290.1	287.4	288.1	295.9	294.1				
	26	1,205				259.9	251.5	258.0	265.2	278.2	294.2	291.0	276.1	279.9	283.0	276.7	290.2	287.8	288.2	298.0	282.9					
	27	1,080	266.2		262.7	274.3	279.7	270.2	277.2	287.6	304.5	314.5	324.5	307.8	306.5	311.6	302.3	304.8	302.2	307.8	317.6	313.1				
	28	1,269	299.2		278.2	291.8	295.2	292.3	300.8	307.4	323.9	336.5	343.9	333.2	323.5	327.5	321.7	322.6	319.8	331.8	331.5	332.7				
	29	635	268.3		321.9	313.4	325.8	323.1	322.1	344.5	360.4	370.5	381.7	368.2	365.6	358.8	359.6	354.2	360.6	371.1	376.8	364.7				
	30	643								345.7	354.7	369.1	384.0	364.4	360.7	361.3	358.7	348.9	349.5	359.8	371.3	354.3				
	31	889	265.3		322.6	325.1	326.1	331.3	326.6	346.8	353.7	373.8	382.8	372.2	360.9	355.5	348.3	352.7	352.9	352.9	361.3	352.9				
	32	645	286.4		306.2	302.0	306.9	309.3	305.3	323.3	330.2	351.9	354.5	349.2	335.1	334.6	329.6	332.3	321.3	325.7	334.5	324.6				
	33	646								282.4	289.6	310.3	318.6	289.1	297.4	294.2	289.4	295.1	287.3	282.5	295.8	288.1				
	34	1,125				254.9	260.5	256.0	272.8	280.6	287.1	296.6	281.3	272.9	268.3	272.7	259.4	262.5	260.1	263.7	258.4					
	35	666	217.0		252.1	250.3	253.3	254.3	245.3	269.3	267.0	273.8	277.2	273.3	264.2	256.2	258.5	239.5	253.3	240.9	247.8	241.3				
	36	666	252.2		257.4	204.3	259.9	263.7	258.2	275.8	275.7	276.7	279.8	275.0	265.2	259.1	261.3	251.0	255.3	252.8	252.4	248.5				
	37	752								283.9	288.2	285.3	288.7	267.7	269.4	262.6	250.4	245.1	254.5	252.2	260.6	247.5				
4 - Ocean Course	38	1,000		255.8	260.4	261.1	264.7	269.7	264.0	280.1	279.4	282.8	273.3	260.4	260.7	260.8	259.7	249.4	248.0	254.4	259.1	244.8				
	39	1,000								277.5	276.9	271.5	270.5	256.5	258.4	257.2	250.7	255.2	249.3	249.8	265.9	248.6				
	40	1,000		253.1	251.6	257.3	276.6	279.3	277.3	288.9	291.4	286.3	279.5	255.7	266.1	276.5	273.9	266.0	264.0	278.1	287.2	276.6				
	41	1,000								285.1	274.2	289.1	264.9	235.5	263.2	273.5	274.8	265.4	268.0	282.1	289.6	275.7				
	42	1,000		231.3	247.4	262.8	273.9	287.0	288.0	297.0	297.7	291.4	262.4	255.0	269.6	295.4	296.1	290.1	302.1	311.1	317.3	302.6				
	43	1,000								326.2	311.1	325.0	299.5	310.0	312.8	345.6	353.5	346.7	368.3	370.5	381.0	386.0				
	44	1,000		294.9	355.1	346.9	351.5	362.9	356.3	371.2	364.1	424.1	514.2	429.6	419.1	441.0	454.0	473.0	447.9	461.2	469.6	480.1				
	45	1,000								454.2	527.4	531.0	524.0	547.2	547.7	573.0	593.8	584.5	572.6	572.2	530.1	577.4				
	46	1,000		505.6	500.1	453.5	465.3	441.4	486.7	537.7	572.5	551.5	581.0	651.8	633.4	646.9	651.6	621.5	601.1	560.7	572.9	709.5				
5 - Lagoon	47	1,000							647.9	686.4	848.6	934.2	982.2	953.1	901.7	858.0	816.2	788.1	751.1	954.0	977.0					
	48	1,000		617.4	578.8	541.8	561.5	562.6	689.5	758.3	839.2	879.5	903.6	898.4	904.3	862.9	830.8	819.7	786.8	955.6	1489.2	1475.1				
	49	1,000							980.1	978.1	959.2	921.1	959.7	932.6	887.6	938.1	1003.5	1034.3	1044.1	1230.1	1186.9					
	50	1,000							1012.4	1005.7	1025.4	1025.9	957.2	896.5	891.2	859.9	1011.1	1207.9	1267.9	1282.0	1096.0					
	51	1,000							929.1	838.9	799.5	779.4	733.9	734.8	698.8	703.6	689.6	752.4	784.3	865.0	789.0					
	52	1,000							708.2	622.4	561.9	541.3	480.5	472.6	465.6	414.7	349.6	344.6	426.6	434.2	409.1					
	53	1,000							761.9	711.5	636.9	529.2	472.9	455.8	429.1	426.6	414.2	379.5	401.8	411.7	441.0					
	54	1,000								574.6	563.2	519.3	414.7	357.1	342.5	330.6	319.4	306.0	266.9	252.3	263.2	234.6				
	55	0								588.4	621.0	602.3	579.0	560.6	537.3	463.4	436.5	399.6	371.1	340.4	348.9	339.0				
6 - Stano Inlet	56	1,200		465.8	456.2	413.3	363.2	331.0	366.5	385.7	378.6	350.4	324.7	224.3	195.3	146.7	118.5	161.8	184.7	180.3	132.9	84.7				
	57	1,200		222.1	221.9	241.5	240.8	231.6	209.8	218.6	220.9	223.5	205.4	175.3	129.3	89.7	76.6	60.9	58.6	56.3	51.4	43.8				
	58	1,200		158.9	156.1	153.2	149.7	169.2	176.4	182.1	171.1	154.6	122.6	101.9	94.0	73.7	64.9	48.5	43.9	41.3	37.3	31.9				
	59	1,200		167.6	166.9	164.9	168.1	180.7	178.6	173.7	161.1	145.3	140.6	137.7	140.6	142.9	133.3	124.3	104.9	85.4	81.4	70.9				
	60	1,200		150.0	156.8	154.5	157.1	173.5	172.5	160.8	146.9	131.3	137.2	130.8	141.2	156.9	166.5</									

**TABLE 4.2.** Total reach volumes, weighted unit volume, by volume by reach, net reach volume changes and weighted average unit volume changes since the previous survey.

Reach	Name	Length	Reach Total Volume (cy)																				
			Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24	
1	Kiawah Spit	8,820	2,527,990		3,309,434	3,308,176	3,300,442	3,360,442	3,482,539	3,403,430	3,385,060	3,387,780	3,355,774	2,425,028	2,421,235	2,587,554	2,516,429	2,574,957	2,505,765	2,513,897	2,460,921	2,442,459	
2	West Beach	11,798	2,925,119		3,018,972	2,973,269	3,002,942	3,016,726	3,023,391	3,143,512	3,200,438	3,247,900	3,246,474	3,103,992	3,123,811	3,186,466	3,153,949	3,204,546	3,190,781	3,207,666	3,221,570	3,188,775	
3	Turtle Point	13,614	3,119,193		3,789,036	3,711,347	3,791,866	3,780,710	3,783,778	3,973,563	4,103,355	4,242,815	4,338,688	4,193,108	4,083,240	4,087,555	4,041,965	4,019,325	4,085,192	4,068,888	4,149,913	4,089,060	
4	Ocean Course	9,000		2,881,490	3,009,223	2,946,188	3,047,330	3,071,534	3,182,156	3,301,984	3,403,054	3,536,481	3,552,481	3,562,542	3,577,266	3,690,347	3,707,191	3,656,228	3,591,481	3,588,428	3,720,025	3,667,368	
5	Lagoon	8,000		6,559,380	6,462,016	6,940,138	7,055,611	7,419,125	7,222,197	7,071,272	6,946,031	6,963,814	6,787,731	6,325,250	6,139,954	5,939,621	5,936,205	6,198,619	6,005,054	6,198,619	7,436,847	6,901,983	
6	Stono Inlet	6,000		1,454,655	1,467,076	1,447,219	1,406,546	1,422,719	1,427,296	1,448,765	1,408,636	1,328,592	1,248,369	1,082,076	965,215	845,351	707,763	715,353	706,507	800,859	638,772	598,701	
1-6	All	57,232	21,028,157		21,684,658	22,193,353	22,042,249	22,324,148	22,193,353	22,042,249	22,324,148	22,448,334	22,704,776	21,637,039	20,604,203	20,478,010	20,265,811	20,082,373	20,348,028	20,635,179	21,396,300	21,627,047	21,028,326

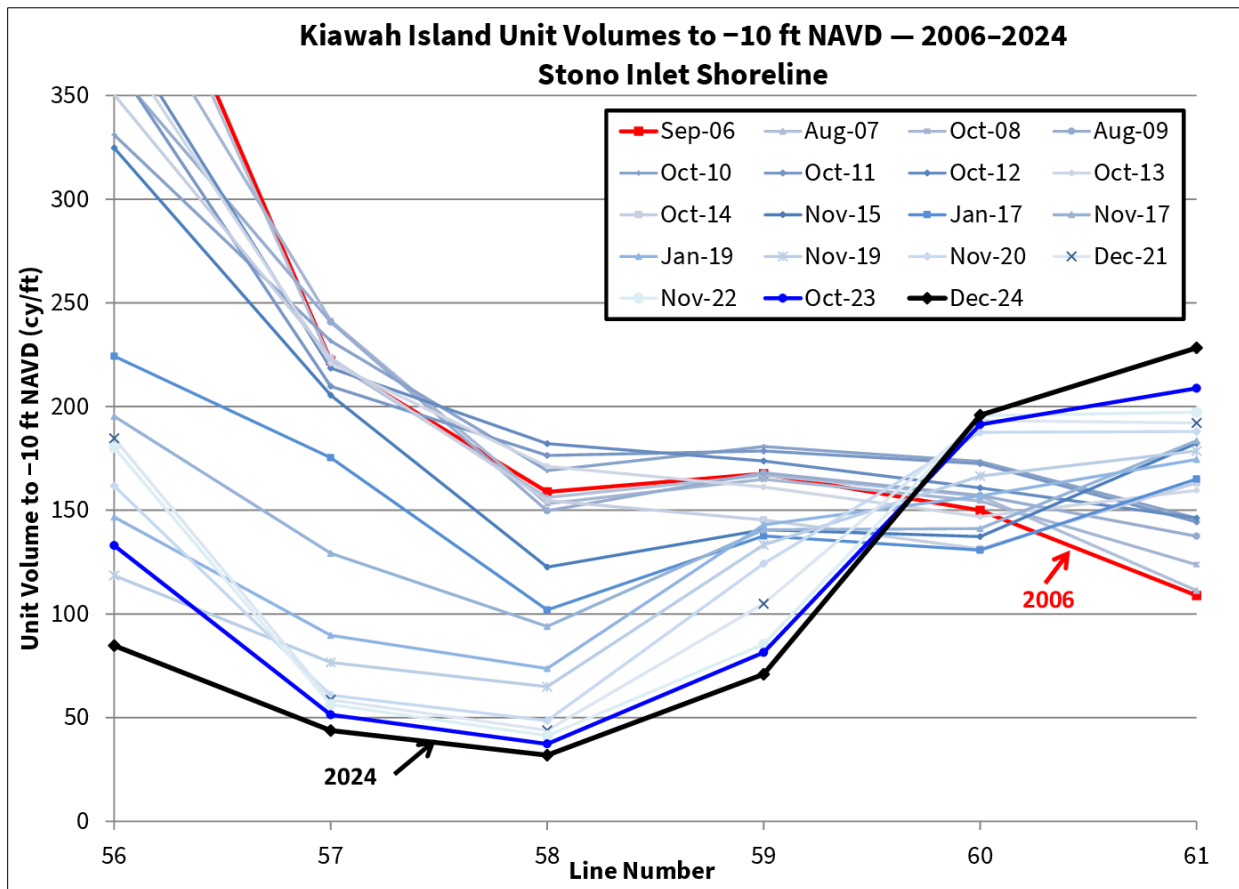
Reach	Name	Length	Reach Unit Volume (cy/ft)																			
			Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24
1	Kiawah Spit	8,820	286.6		375.2	375.1	381.0	394.8	385.9	368.8	384.1	380.5	275.1	274.5	293.4	285.3	288.6	291.9	284.1	285.0	279.0	276.9
2	West Beach	11,798	247.9		259.9	262.0	254.5	257.7	266.3	266.4	271.3	275.3	275.2	263.6	264.8	270.1	267.3	271.6	270.5	271.9	273.1	267.7
3	Turtle Point	13,614	229.1		276.8	272.6	278.5	277.7	277.9	291.9	301.4	311.7	318.0	303.6	299.9	300.2	296.9	296.2	266.4	298.9	304.8	288.2
4	Ocean Course	9,000	320.2		334.2	327.4	338.6	341.3	353.6	366.9	378.1	382.8	400.0	365.8	367.5	410.0	411.9	403.9	366.1	368.7	413.3	429.7
5	Lagoon	8,000	819.9		807.8	855.0	882.0	927.4	902.8	889.9	888.3	874.2	848.5	790.7	767.5	742.5	742.0	774.8	825.6	917.1	925.5	862.7
6	Stono Inlet	6,000	244.1		243.3	241.2	234.4	237.1	237.9	241.5	234.8	221.5	208.1	176.3	161.0	140.9	118.0	119.2	117.8	113.5	106.5	99.8
1-6	All	57,232	367.4		370.9	378.5	387.8	385.1	385.1	390.1	392.3	396.7	378.1	380.0	367.8	354.1	351.1	355.5	380.6	373.9	377.9	367.4

Reach	Name	Length	Reach Volume Change Since Previous (cy)																			
			Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24
1	Kiawah Spit	8,820			-1,288	52,295	122,097	-79,109	6,655	13,884	-18,370	2,719	-32,006	-929,746	-4,793	166,319	-71,125	28,879	-69,192	8,132	-52,977	-18,462
2	West Beach	11,798			-45,703	29,573	13,884	-11,776	3,068	13,884	120,120	56,926	47,462	-1,426	-136,481	13,818	62,656	-32,517	-13,765	16,875	13,914	-62,795
3	Turtle Point	13,614			-56,889	80,539	-11,776	3,068	13,884	120,120	189,784	129,833	136,419	85,943	-195,560	-49,889	4,366	-45,630	15,867	33,697	81,024	-90,882
4	Ocean Course	9,000			126,733	-62,036	101,144	24,202	110,622	119,828	101,070	132,427	64,299	-37,239	14,695	113,111	16,844	-71,993	-43,747	-3,053	131,597	147,333
5	Lagoon	8,000			378,122	215,473	363,514	-196,328	-156,328	-150,924	-125,241	47,784	-206,084	-462,481	-185,256	-200,333	-3,415	262,413	406,434	731,518	99,276	-538,864
6	Stono Inlet	6,000			-12,867	-46,673	16,174	4,577	21,459	21,459	-40,119	-75,644	-80,624	-196,292	-85,861	-120,864	-137,598	7,600	-8,446	-26,048	-42,088	-40,071
1-6	All	57,232			199,980	438,321	528,695	-151,105	281,897	281,897	125,188	255,442	-1,067,737	-1,032,836	-128,194	-212,199	-173,437	255,655	287,151	761,120	230,747	-588,721

Reach	Name	Length	Reach Unit Volume Change Since Previous (cy/ft)																			
			Apr-99	Sep-06	Aug-07	Oct-08	Aug-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Nov-15	Jan-17	Nov-17	Jan-19	Nov-19	Nov-20	Dec-21	Nov-22	Oct-23	Dec-24
1	Kiawah Spit	8,820			0.0	-0.1	5.9	13.8	-9.0	-2.1	0.3	-3.6	-105.4	-0.5	18.9	-8.1	3.3	3.4	-7.8	0.9	-6.0	-2.1
2	West Beach	11,798			0.0	-3.9	2.5	1.2	0.6	10.2	4.8	4.0	-0.1	-11.6	1.2	5.3	-2.8	4.3	-1.2	1.4	1.2	-5.3
3	Turtle Point	13,614			0.0	-4.2	5.9	-0.8	0.2	13.9	9.5	10.2	6.3	-14.4	-3.7	0.3	-3.4	-1.7	1.2	2.5	6.0	-6.7
4	Ocean Course	9,000			14.1	-6.9	11.2	2.7	12.3	13.3	11.2	14.7	7.1	-4.1	1.6	12.6	1.9	-8.0	-4.9	-0.3	14.6	16.4
5	Lagoon	8,000			-12.2	47.3	26.9	45.4	-24.6	-18.9	6.0	-25.8	-57.8	-23.2	-25.0	-0.4	32.8	50.8	50.8	91.4	12.4	-66.7
6	Stono Inlet	6,000			-0.8	-2.1	-6.8	2.7	0.8	3.6	-6.7	-13.3	-13.4	-32.7	-14.3	-20.1	-22.9	1.3	-1.4	-4.3	-7.0	-6.7
1-6	All	57,232			0.0	3.5	7.7	9.2	-2.6	4.9	2.2	4.5	-18.7	-18.0	-2.2	-3.7	-3.0	4.5	5.0	13.3	4.0	-10.5



**FIGURE 4.1.** Unit volumes for stations along the Stono Inlet Reach. Line numbers run east to west, into the inlet along this reach.

Overwash has shifted the dry beach landward over the last few years. As beach sand is transported into the marsh and out of the active beach-dune system, the shoreline recedes. Since ~2019, some overwash deposits have begun encroaching upon uplands located along the 1989 shoreline ('A,' Fig 4.2). As the deposits have 'run out of room,' they have been redistributed alongshore, and some minor dune scarping has been observed. At the same time, some of these overwash deposits continue to move landward over lower-elevation marsh ('B,' Fig 4.2). This phenomenon can result in uneven rates of shoreline retreat and offsets in the position of mean high water.

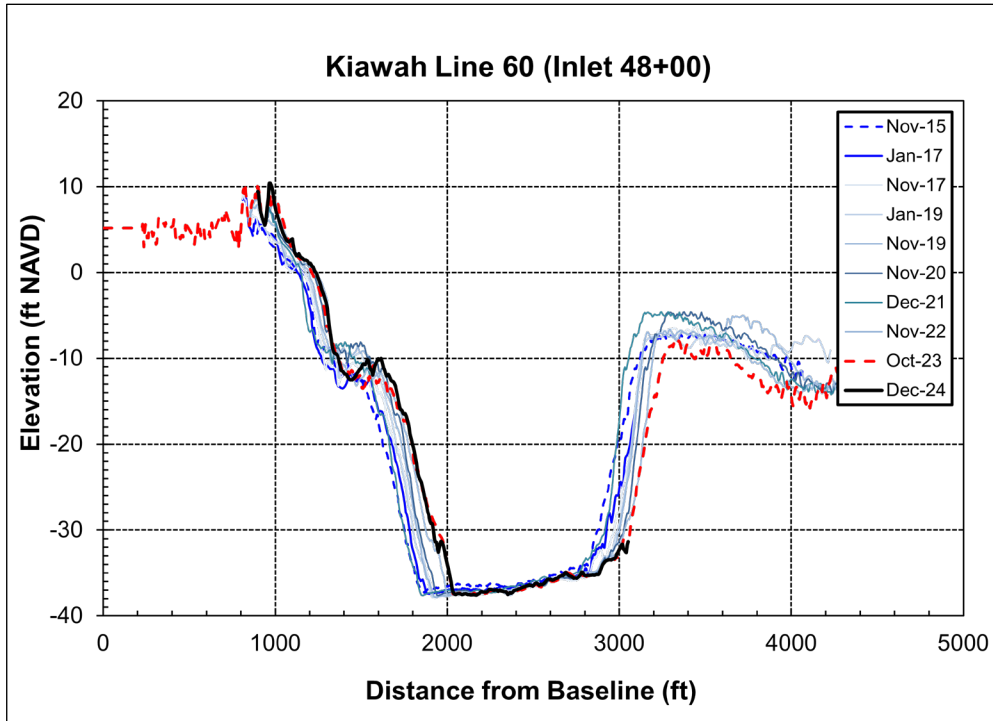
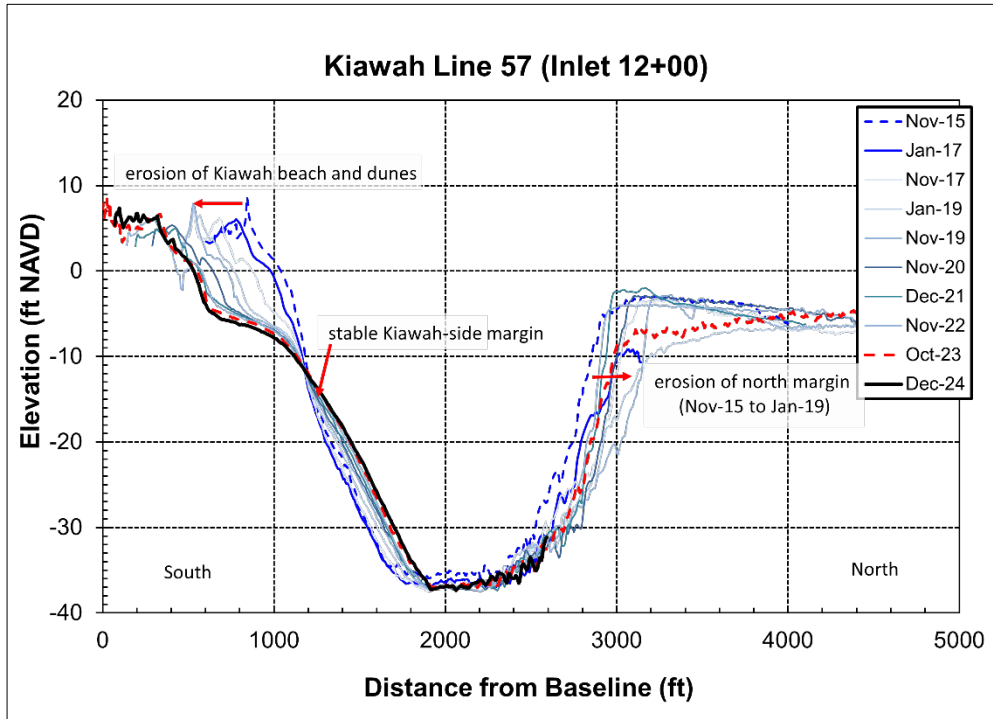
As the shoal along Lagoon Reach continues attaching to the East End, sand has spread laterally into Stono Inlet and the Ocean Course Reach. Accretion along Reach 6 since November 2020 reflects this ongoing process (see Fig 4.1).

While the predominant shoreline trend along the Stono Inlet Reach has been erosion out to the -10 ft contour, the main channel of the inlet has not encroached further into Kiawah Island. Figure 4.3 shows cross-inlet profiles for Stations 57 and 60 for the period of November 2015 to December 2024.

The underwater margin of the channel has shifted over 100 ft northward. However, the flow cross-section and maximum depth have generally remained constant. Like many drowned coastal plain rivers along the South Carolina coast, Stono Inlet has remained “positionally stable” and deeply incised into the consolidated sediments underlying Charleston. Major shoreline recession at Line 57 is confined to the upper part of the profile.



**FIGURE 4.2. [UPPER]** November 2024 aerial image of Stono Inlet Reach, showing the easternmost tidal creek (upper right corner) draining the marsh as well as portions of overwash and non-overwash beach in close proximity (to either side of Point A). It is likely the oncoming shoal will help to mitigate some of this variation and provide a reservoir of beach sand to help re-establish a dune and beach ridge to protect the marshes around Stono Inlet Reach. **[LOWER]** Ground photos reflect the difference in beach condition along scarped and overwashed portions of the reach.

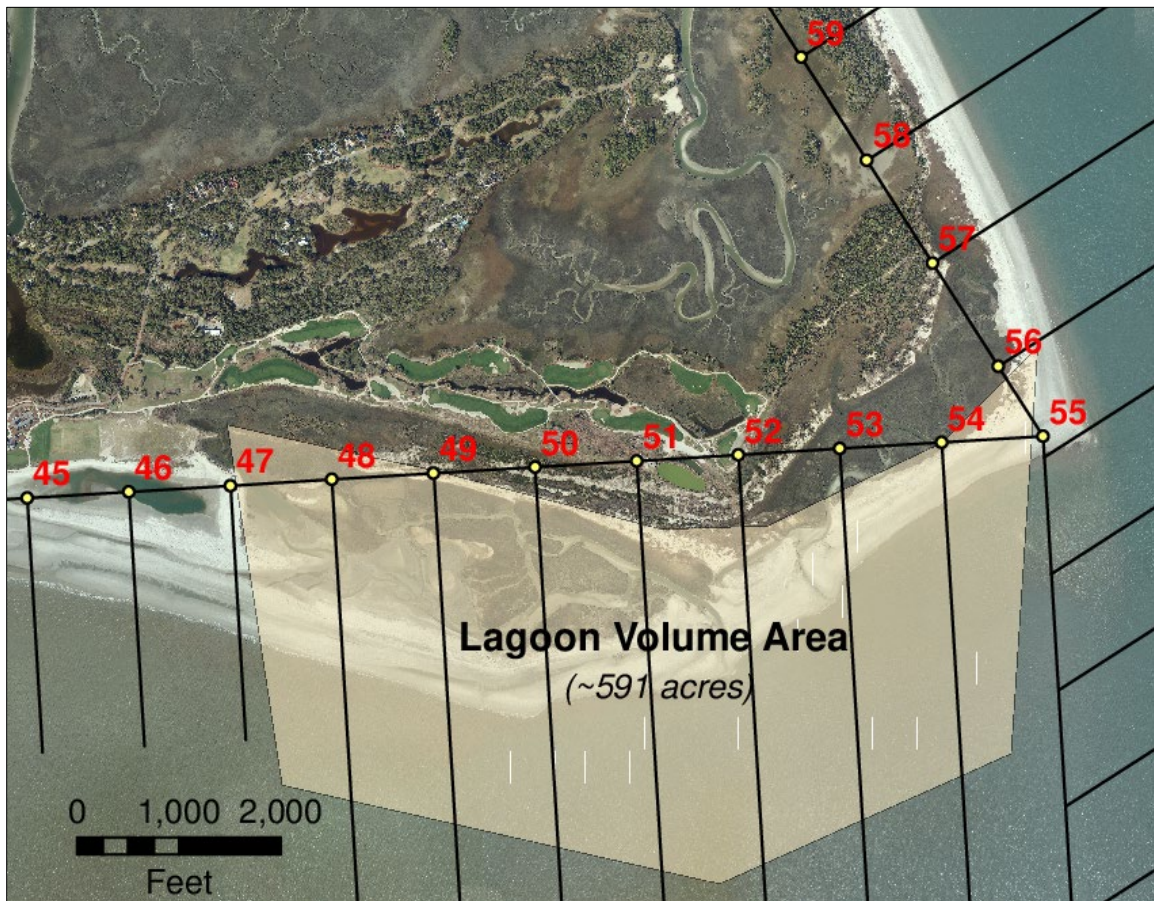


**FIGURE 4.3.** Profiles from Line 57 [UPPER] and Line 60 [LOWER] along the Stono Inlet shoreline. Hurricane *Matthew* eroded all of the remaining dunes in 2016. The berm shifted over 100 ft landward in 2017 (due largely to impacts of Hurricane *Irma*).

#### 4.1.2 Lagoon Reach

The Lagoon Reach spans 8,000 ft from Line 47 to Line 55 at the eastern point of the island (Fig 4.4). Monitoring reports for the 2007–2011 surveys subdivided this reach into the eastern and western lagoons. The 2012 report combined these reaches and adjusted the baseline to simplify data collection and reporting, and the present report continues this method. This reach encompasses the area of the island most influenced by shoal bypass events (see Section 1 and Fig 4.5). The Lagoon Reach lost ~533,900 cy (-66.7 cy/ft) above -10 ft NAVD between October 2023 and December 2024.

Due to technical and logistical limitations in this reach, CSE computes beach volumes using digital terrain models (DTMs) created from survey data. These volumes represent the volume of sand within the established boundaries and to a set depth. The analogy of a sandbox is often used to describe this method, whereby the volume of sand is measured within the same sandbox each year. DTMs are also used to create contours at specified elevations for each survey, which can then be compared to provide a visual representation of horizontal shoreline change.



**FIGURE 4.4.** The Lagoon Reach extends from Line 47 to Line 55. Due to the dynamic nature of the area, the total volume for this reach is calculated from DTMs within the boundaries shown here (image: March 2018).



**FIGURE 4.5.** October 2024 aerial images of the Lagoon Reach. The 2015 dike is visible in the foreground of the upper image, while only one of the two channels created during hurricanes *Matthew* and *Irma* is visible in the lower image.

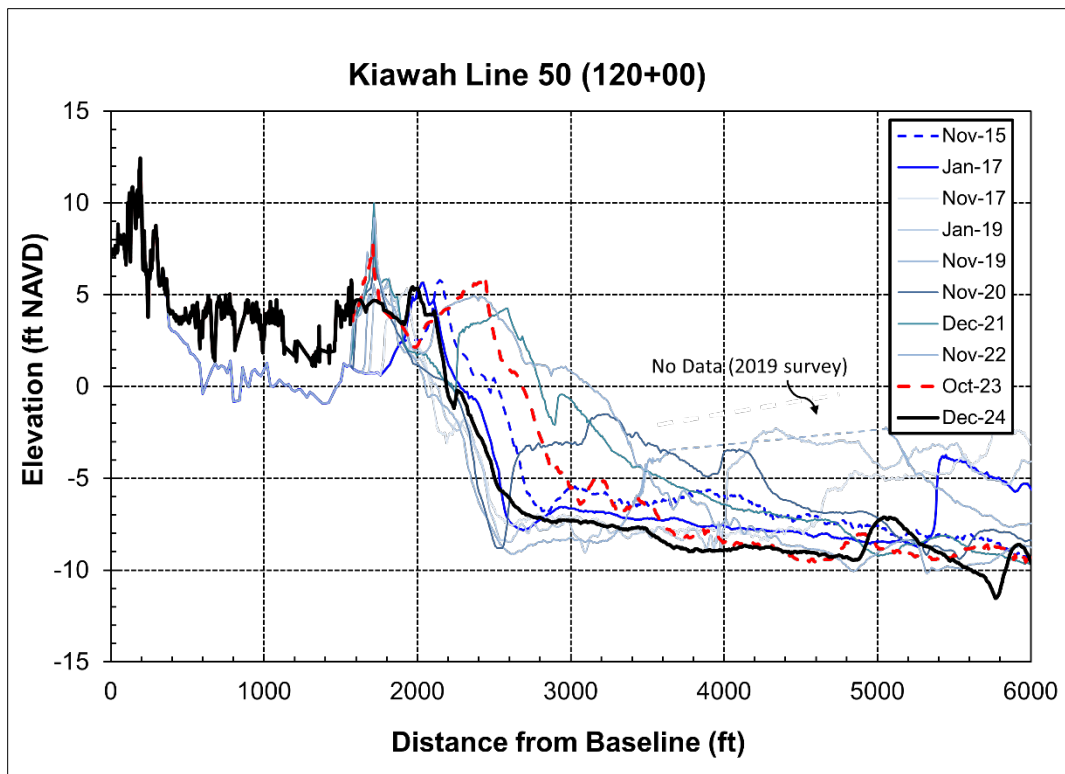
The reach gained a net total of ~439,970 cy (~55.0 cy/ft) between August 2007 and December 2024 but has oscillated between erosion and accretion through three cycles of shoal bypass events over that period. Bypass events along the Lagoon Reach occurred between 2007 and 2010, and 2020 and 2023. The event culminating in 2010 delivered ~957,100 cy (~119.6 cy/ft) of sand, while the most recent event delivered ~1,499,600 cy (~187.5 cy/ft) to the Lagoon Reach.

It is possible to track shoal bypass events in real time using CSE's survey data and generally predict the distribution of erosion and accretion around the shoal itself as sand migrates onshore. In the two bypass events mentioned above, shoals formed around one mile offshore and migrated ~1,000 ft/yr towards the main beach. The sand delivered to the main beach through these events is redistributed to the rest of Kiawah Island via longshore transport to the southwest and northeast.

As the most recent shoal bypass sand migrates away from the attachment point in Reach 5, volume increases are expected along the Stono Inlet and Ocean Course reaches. The eastern flank of the shoal has already attached to the main beach ~1,500 ft from the 5<sup>th</sup> hole green in the vicinity of Lines 51 and 52 and is actively feeding sand towards the northeast. The western flank of the shoal remains separated from the main beach by a narrow channel ~1,500 ft east of the containment dike constructed during the 2015 East End realignment project. A small flushing channel has been cut between the East End marsh and the ocean near where the western flank of the shoal will eventually attach to the main beach (Figures 4.6 and 4.7).

Other than the attachment of the new shoal at Stono Inlet, a notable observation in the lagoon area is the persistence of channels created by hurricanes *Matthew* and *Irma* and shoaling of the 2015 constructed channel. One of the 2015 channels (east-end channel) remains open as of December 2024, and it continues to shoal with sand and may be closed by the increase in longshore transport expected with the ongoing shoal bypass event. The channels to the east seem to be providing most of the drainage for the east-end marshes, and as of December 2024, the channel remained in the same configuration as observed in October 2023 (Figure 4.8).

As the shoal bypass sand migrates away from the Lagoon Reach, CSE expects continued erosion of the lagoon area. That said, the reach contains ~434,000 cubic yards **more** sand than the August 2007 condition due to bypass events over the years. Based on observations at Stono Inlet and similar systems on the South Carolina coast, the recurrence interval of these events is on the order of ~10 years. CSE has initiated a permit application for the Channel Realignment in the vicinity of the Ocean Course at the eastern end of the Island to mitigate this erosion.



**FIGURE 4.6.** Profiles from Line 50 showing ~350 ft of dune recession over the past five to six years. Peak elevations of 4–5 ft are insufficient to prevent overwash during storms and spring tides, thus inhibiting dune growth. On a positive note, overwash helps maintain unvegetated beach habitat favored by the piping plover, a threatened species that utilizes the area. This profile line also marks the emergence of the next bypassing shoal approximately 5,000 ft from the baseline. As of December 2024, the “2020” shoal is fully attached to the beach.



**FIGURE 4.7.** December 2024 aerial photo over the East End marshes showing the shoal is attaching and feeding sand to the beach between the East End and Stono Inlet (center background). Sand making up the spit on the west side of the shoal will eventually attach to the Lagoon Reach and migrate towards the Ocean Course. A small shallow channel separates the main body of the shoal from the beach as of December 2024, (red line) but it is not expected to inhibit downcoast sand transport over the next several years.



**FIGURE 4.8.** [UPPER] October 2023 and [LOWER] December 2024 aerial images of the Lagoon Reach. The outer beach is retreating across the salt marsh of the lagoon, occasionally exposing mud outcrops along the wet-sand beach (highlighted in foreground and center of image). The dashed line is the approximate 1989 shoreline. The two flushing channels created by Hurricanes *Matthew* (2016) and *Irma* (2017) remained open until October 2023. As of December 2024, the channel on the west end has closed (former position shown with red circle), while the east-end channel has shifted westward but continues to flow in roughly the same locations observed in October 2023 (red line).

### 4.1.3 Reach 4 – Ocean Course

Ocean Course Reach is the transition zone between the developed shoreline with a typical strand beach and a dynamic lagoon area (Fig 4.9). It spans ~9,000 ft between Line 38 (Kiawah Beach Club) and Line 47 (closure dike). The Ocean Course Reach gained ~147,300 cy (16.4 cy/ft) of sand between October 2023 and December 2024. The reach has generally gained sand since August 2007, with a total volume increase of ~859,130 cy (95.5 cy/ft) over that period (Fig 4.10).

However, due to the proximity of the Stono Inlet system and Lagoon Reach—where shoals often attach to Kiawah Island and influence adjacent beaches—the Ocean Course Reach is subject to wide oscillations in beach volumes. The reach tends to gain and lose volumes with the accretion and erosion cycles associated with shoal bypass events, but its shoreline trends tend to lag behind those of the Lagoon Reach by one or two years.

From 2019 to 2022 the reach eroded as a large shoal approached the Lagoon Reach, ~5,000 ft southeast of the Ocean Course driving range. Annualized sand losses over that period averaged around 10 cy/ft/yr. Volumes started to increase in 2021 as sand from the Lagoon Reach began spreading toward the Ocean Course.

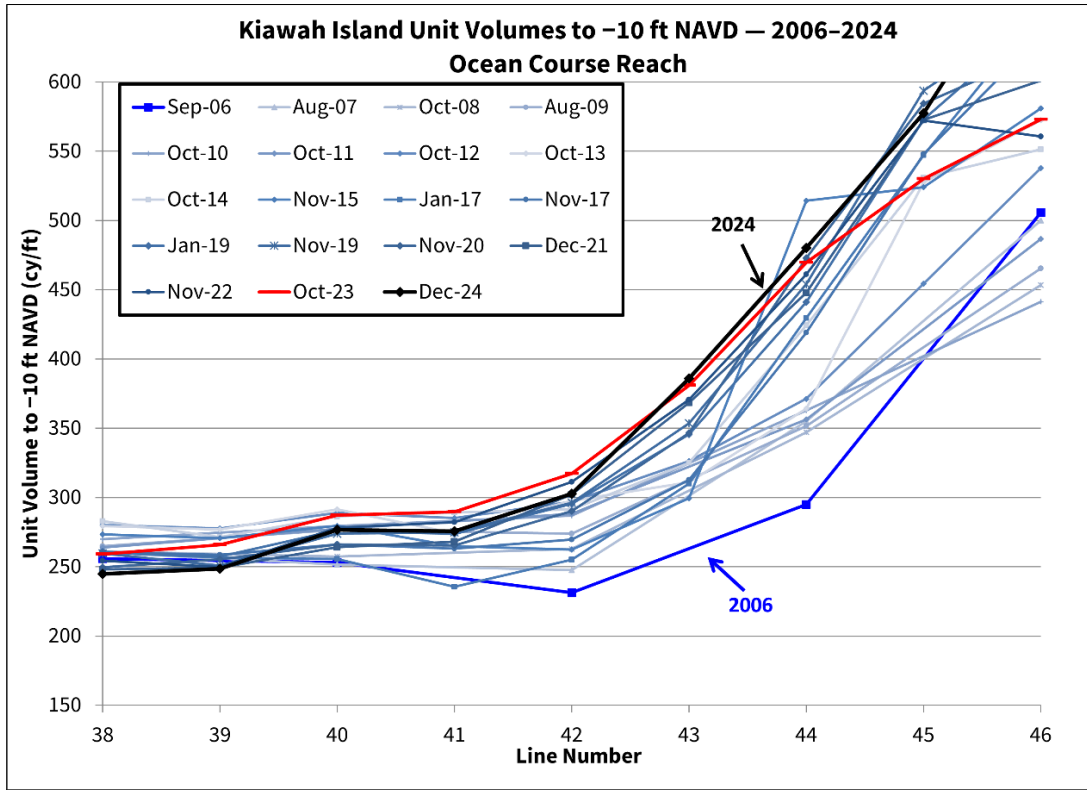
From October 2023 to December 2024, volume losses along the Ocean Course were observed between Line 38 to Line 42 and volume gains were observed between Line 43 to Line 46. The erosional arc adjacent to the attaching shoal moved ~2,000 ft toward the Ocean Course Club House over the last year. Line 46 experienced the greatest volume increases along an individual profile from October 2023 to December 2024 (Fig 4.11). A December 2024 aerial image is compared to the post-project condition in Figure 4.12.

As shoals attach to a barrier island, areas immediately ‘behind’ the shoal (see Fig 2.6) will accrete as the sand migrates onto the submerged beach. During this period of the bypassing process, adjacent beaches will erode due to the refraction of wave crests around the seaward edge of the shoal. Erosion measured from 2019 through 2022 along the Ocean Course reach is probably due to this phenomenon. Accretion observed from October 2023 to December 2024 along the eastern portions of the reach reflect the transition from erosion to accretion as shoal spreads laterally away from the attachment zone.

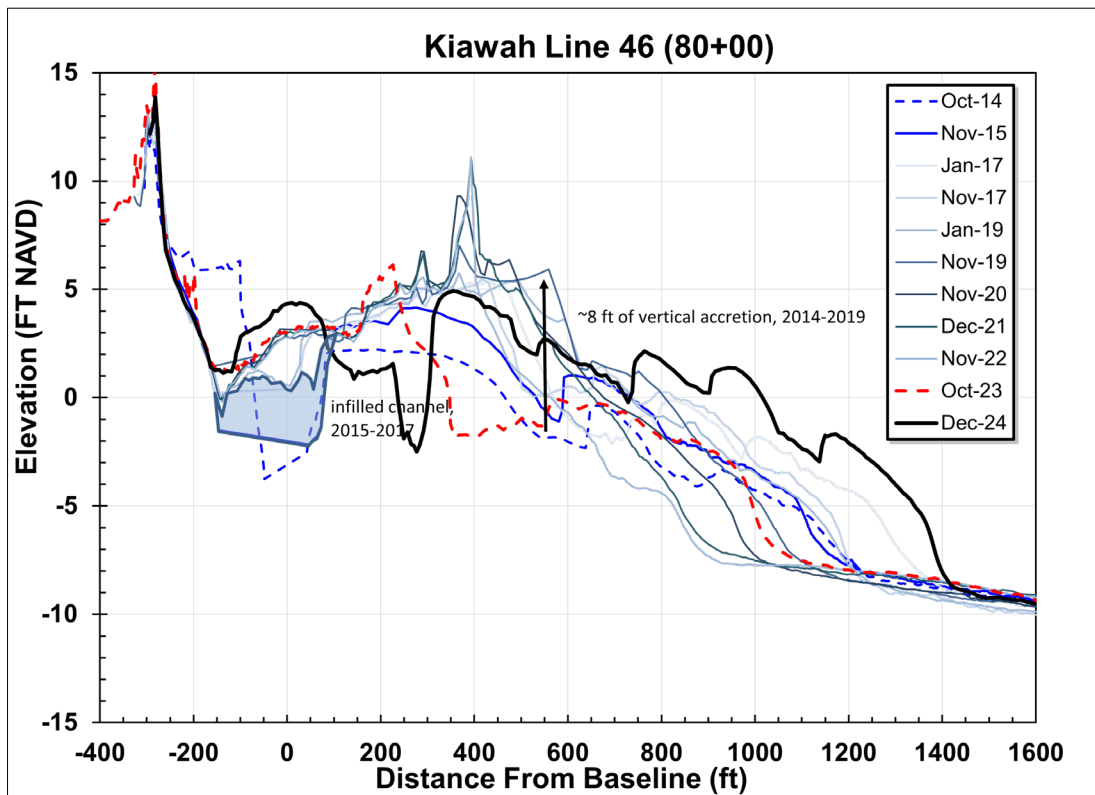
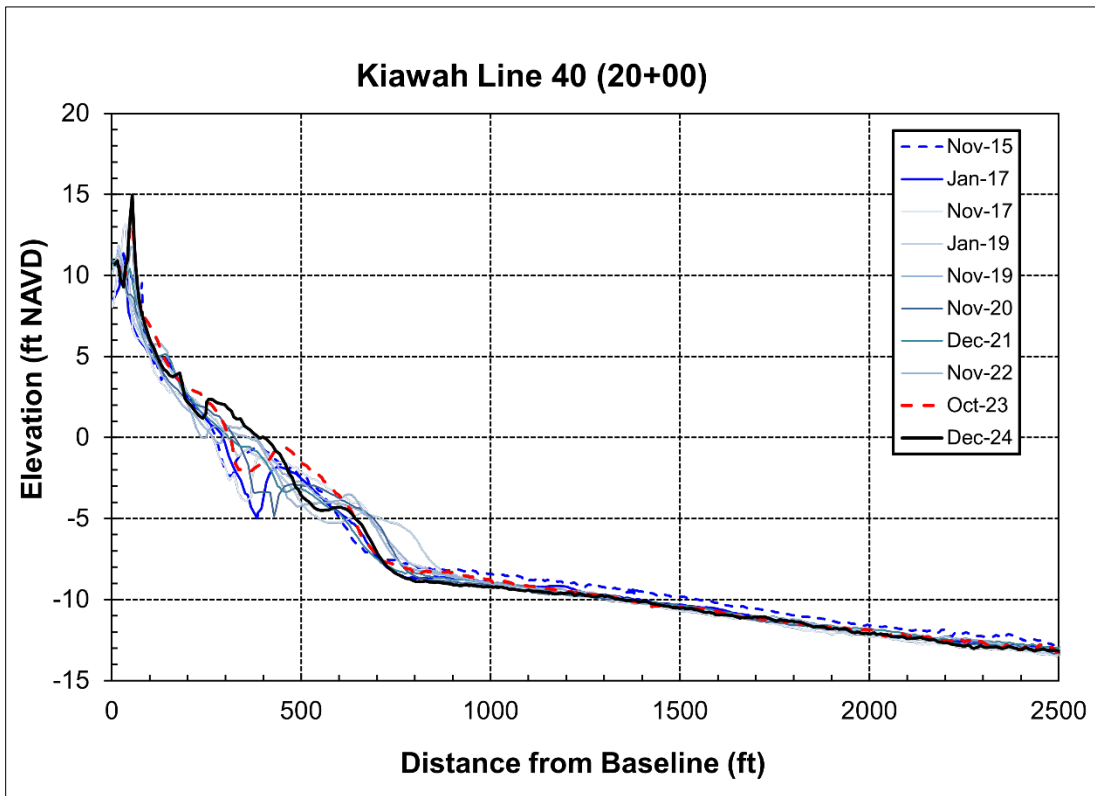
As the channel separating the western flank of the shoal from the main beach infills with sand, there will be volume increases along the Ocean Course Reach. However, it is also possible this channel can encroach on high ground around the Ocean Course itself. During the previous shoal bypassing event, individual profiles gained between 40 and 50 cy/ft in a given survey period. The current bypass event appears larger than the previous one, so even greater volume increases are expected in this case.



**FIGURE 4.9.** The Ocean Course Reach lies along the transition zone from the ‘strand’ beach to the east end of the driving range. In January 2019, the lagoon and flushing channel fronting the Ocean Course Club House was nearly cut off from the ocean. However, between January 2019 and November 2020, a new flushing channel opened naturally (red circle) and presently is draining the lagoon. (photo via UAV December 2024)



**FIGURE 4.10.** Unit volumes for the profiles of the Ocean Course Reach illustrating the transition between the ‘strand beach’ of Kiawah away from inlets (volumes ~250–300 cy/ft to the -10 ft NAVD contour) and the inlet-influenced zone where extensive intertidal bars add to volumes.



**FIGURE 4.11.** Profiles from Lines 40 [UPPER] and 46 [LOWER]. At Line 40, the dunes have remained relatively stable with only a slight decrease in elevation since 2017; however, the dune at Line 46 was more developed in 2024 than it was in 2017.

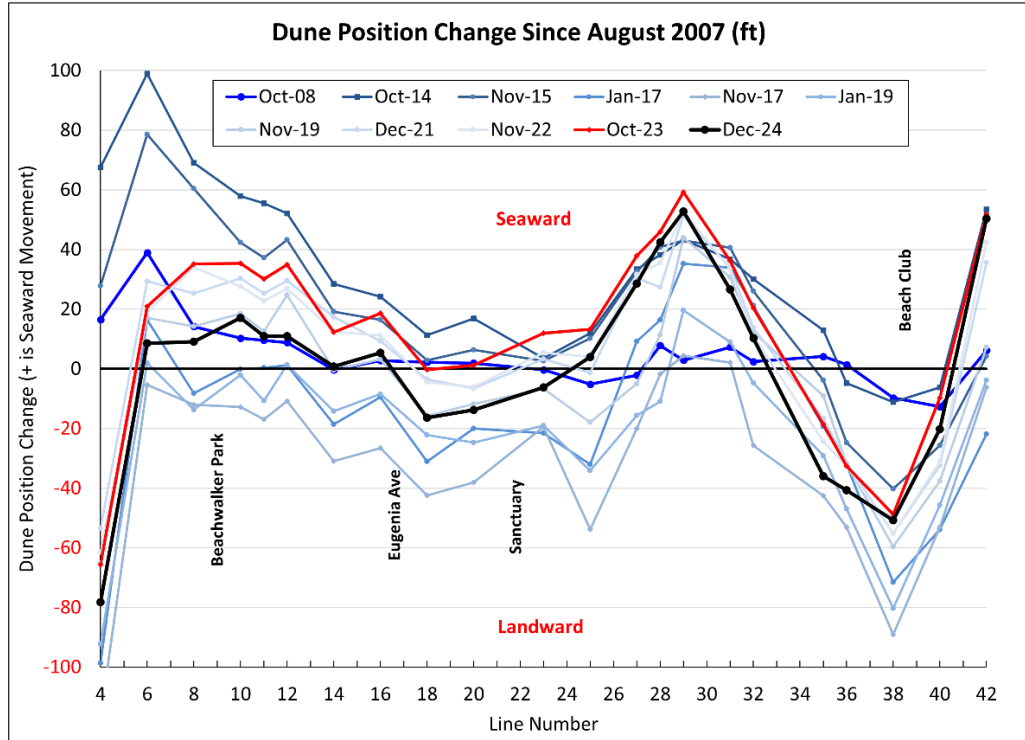
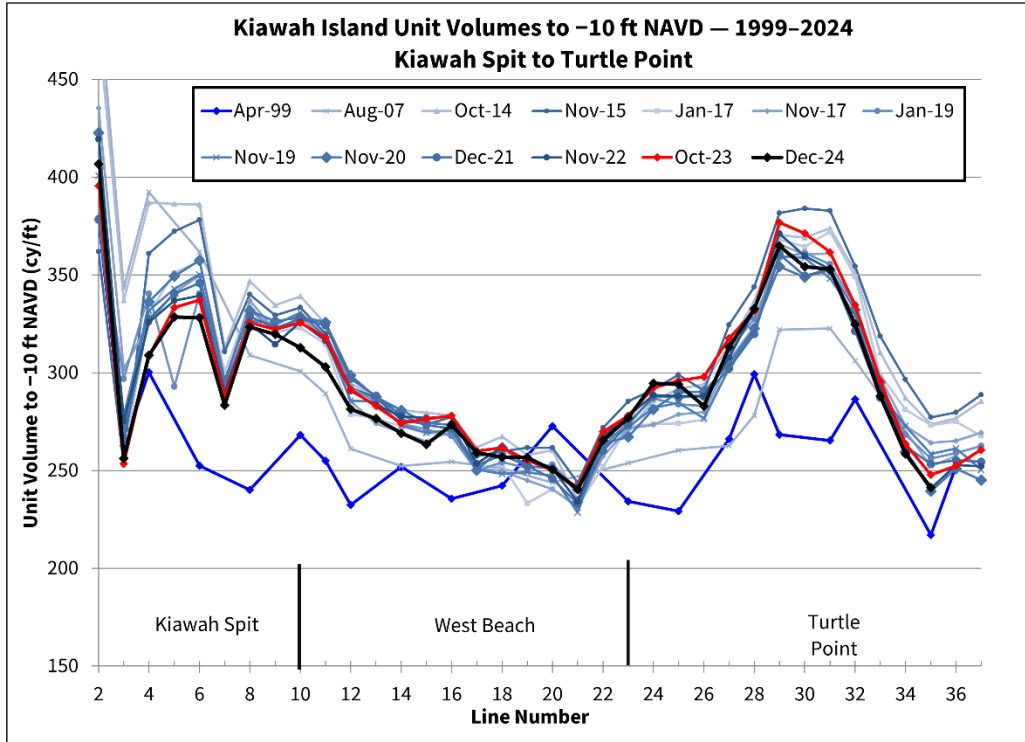


**FIGURE 4.12.** October 2017 aerial image [UPPER] compared to December 2024 aerial image [LOWER] of the Ocean Course Reach (eastern half). The ponded area is the relict channel basin from the 2015 project, formed before the closure dike was constructed. By December 2024, a similar flushing channel has formed close to the 2015 channel location, which triggered remedial work to close it. The present channel may have to be redirected similarly in the next 2–3 years.

## 4.2 Downcoast Reaches

The December 2024 monitoring data for reaches downcoast (west) of the East End project area are compared to 1999 and 2006–2021 data. Profiles in these areas use OCRM monuments and newly created profiles (2012) so that profile spacing does not exceed 1,267 ft. CSE added these new lines to better monitor local beach changes along the ‘populated’ beach. CSE has collected data at certain downcoast stations since the early 1980s. Historically, the West Beach Reach has been stable, while the Turtle Point Reach and Kiawah Spit Reach have been accretional. Profiles are given in Appendix A.

Figure 4.13 (upper) shows unit volumes for each station in the downcoast reaches. While the typical trend along this area is accretion, yearly volume changes can vary in magnitude, and periods of erosion in some areas are common. From October 2023 to December 2024, the downcoast reaches lost ~172,100 cy (-5.0 cy/ft) but ranged from -17.0 cy/ft to +75.8 cy/ft for individual stations. Due to the mixture of accretion and erosion, some areas of beach and dunes have receded landward while others grew seaward. Despite this variability, most stations that were surveyed in April 1999 or August 2007 contain more sand in December 2024. Stations that have lost any appreciable volume are located within the 2015 Captain Sams Inlet relocation project area and are likely more related to changes around the inlet than other causes.



**FIGURE 4.13.** Unit volumes in the downcoast reaches between 1999 and 2024 [UPPER] and dune-line linear change (measured at the +7-ft NAVD contour) [LOWER]. Line 1 is on the Seabrook side of Captain Sams Inlet following the 2015 relocation project.

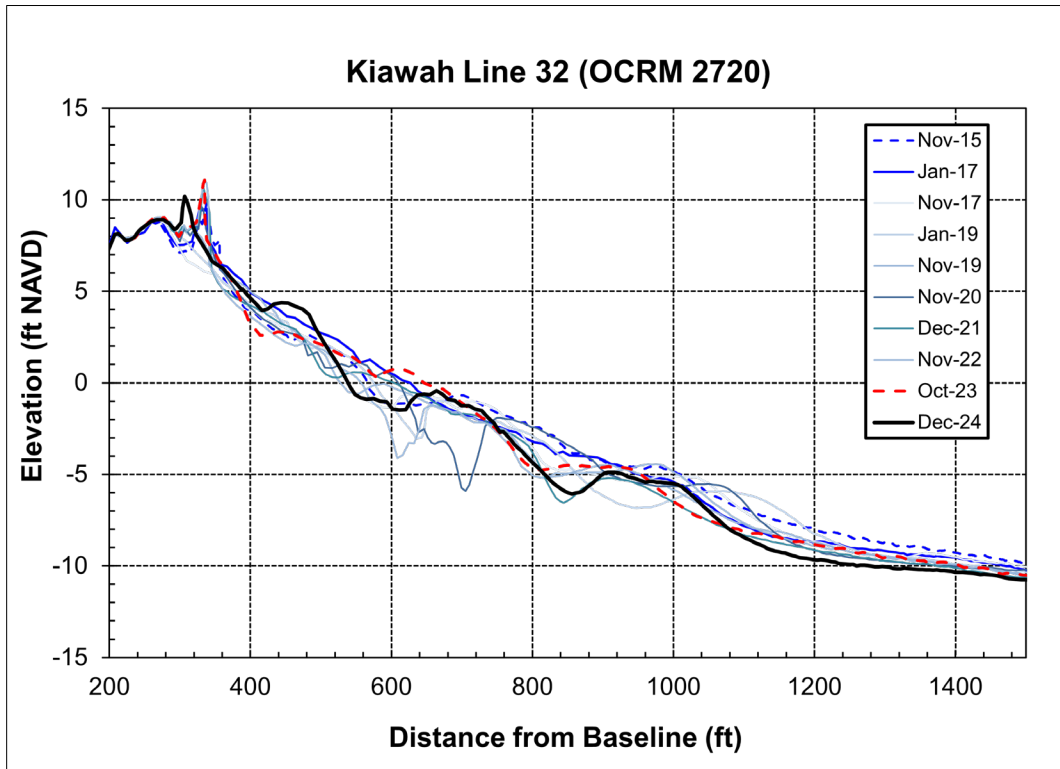
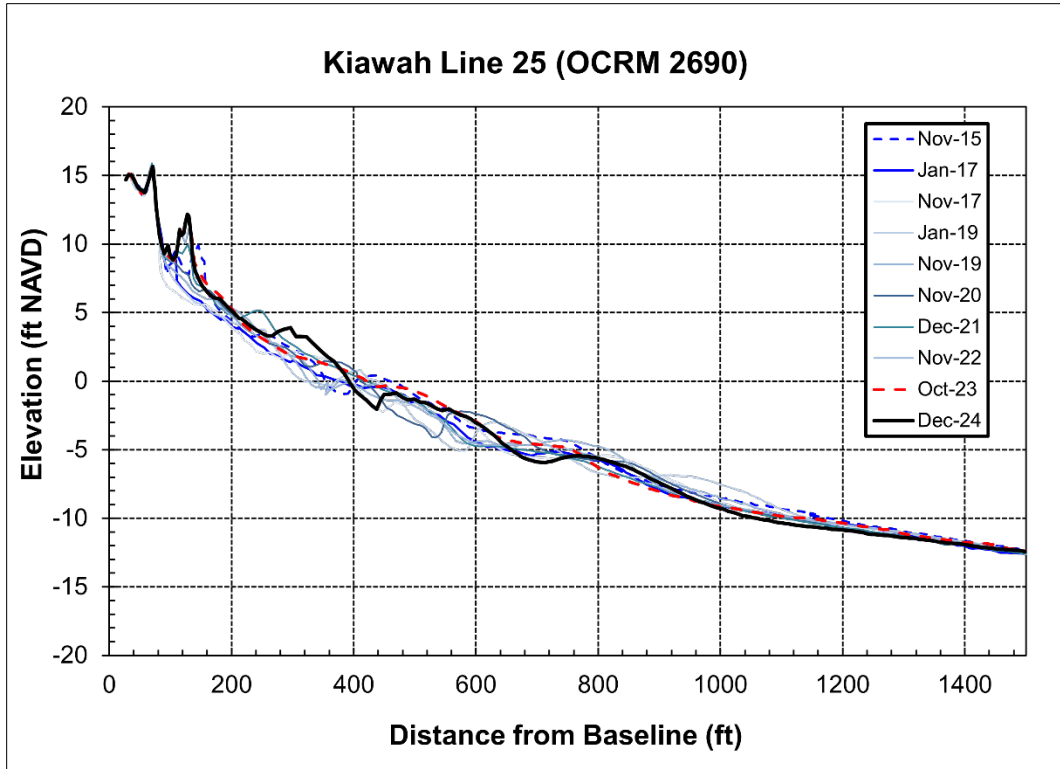
#### 4.2.1 Turtle Point Reach

Turtle Point Reach extends 13,614 ft from Line 23 (16th hole of Turtle Point Golf Course) to Line 38 (Kiawah Beach Club). Between October 2023 and December 2024, the reach lost ~90,900 cy (-6.7 cy/ft) of sand. Like the Ocean Course Reach, Turtle Point is the recipient of bypassed sand once shoals fully attach to the main beach.

The relationship between shoal bypass events and volume changes along Turtle Point is evident in measured volume changes since 2007. A shoal attached to the Lagoon Reach between 2007 and 2010, and volumes increased along Turtle Point from 2011 to 2015. From 2015 to 2020, as sand from that bypass eventually made its way towards Capt Sams Inlet and the island was impacted by multiple named storms, Turtle Point tended to lose sand. A new shoal bypass event started in 2019, attached to the Lagoon Reach by ~2023 and had begun spreading alongshore by the December 2024 survey. As of that survey, the zone of volume increases from the newly attached shoal were less than 1 mile from the boundary between the Ocean Course and Turtle Point Reaches. As sand from that shoal spreads alongshore, volumes along Turtle Point are expected to increase.

Unit volume changes within the reach ranged from -17.0 cy/ft to +2.4 cy/ft between October 2023 and December 2024. The beach has generally recovered from losses experienced between November 2015 and November 2017. Ground photos (Fig 4.15) reflect recovery along most of the reach following Hurricane *Irma*. A dune was reconstructed along the Turtle Point Golf Course before the November 2017 survey because this area was within the state's definition of an emergency condition following *Irma*. Since November 2017, the escarpments and dune damages from *Irma* have healed naturally via wind-blown sand and revegetation.

The significant building setbacks and historical accretion trend around Turtle Point suggest that the reach can recover without any additional action by the Town. Over the past several years, repeated storms have eroded the primary dune along most of the reach; however, overall sand losses have been relatively low (especially during *Irma*). Every profile still shows a higher sand volume than the August 2007 condition; the entire reach contained ~291,000 cy (21.4 cy/ft) more sand in December 2024 than in August 2007.



**FIGURE 4.14.** Profiles from the Turtle Point Reach. In recent years, most of the profiles lost sand along the upper beach, but gained sand in the lower beach. Note the difference between blue (November 2015 – January 2017) and red/black (October 2023 – December 2024) profiles; the dune ridge was washed away, but a new bar is forming around low tide wading depth. These profile changes are typical of winter or storm beaches.



**FIGURE 4.15.** Ground photos near Line 28 post-*Irma* September 2017 [UPPER] November 2019 [MIDDLE] and December 2024 [LOWER]. The ramp (red circle) exposed by *Irma* is now hidden behind tall stands of sea oats.

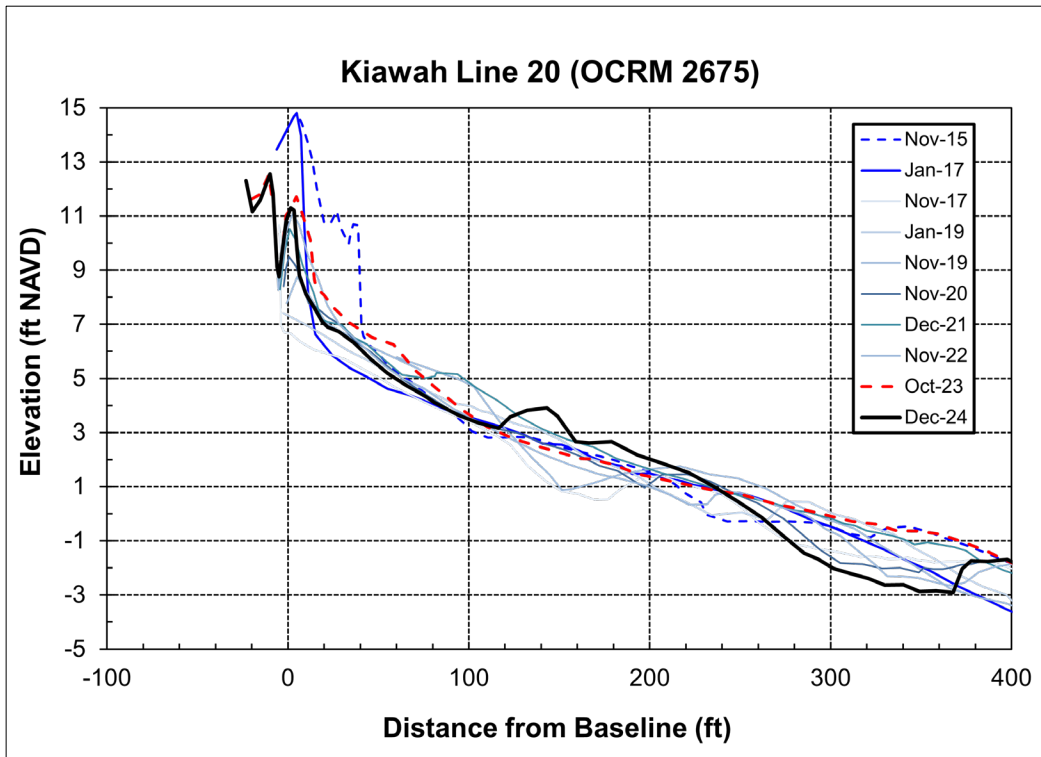
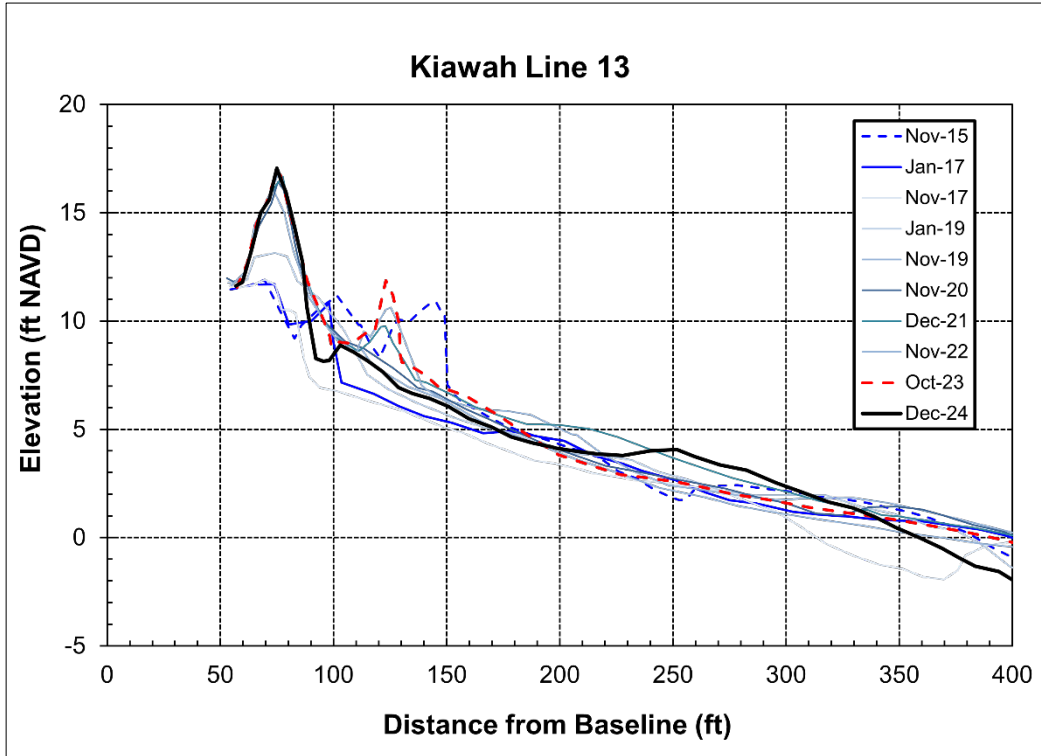
#### 4.2.2 West Beach Reach

West Beach Reach encompasses 8,820 ft of beach between Lines 10 and 23 (Sand Alley to the 16th tee of Turtle Point Golf Course). Historically, this reach has been relatively stable compared to the other reaches. However, between October 2023 and December 2024, West Beach lost ~62,800 cy (-5.3 cy/ft).

Although West Beach has experienced periods of erosion, properties within the reach are sufficiently set back to allow for a substantial vegetated buffer between the ocean and the structures. The reach lost 3.9 cy/ft of sand from 2007 to 2008 but accreted during every monitoring interval between 2008 and 2014. From 2014 to 2015, the reach was stable overall, although within the reach, the western half eroded and the eastern half accreted. The reach was highly erosional from November 2015 to January 2017 (Hurricane *Matthew*), losing ~136,500 cy (-11.6 cy/ft).

Since January 2017, reach-wide volume changes have oscillated between erosion and accretion, ranging from -5.3 cy/ft (October 2023 to December 2024) to +5.3 cy/ft (November 2017 to January 2019). Individual profiles oscillate between accretion and erosion at moderate rates ranging from -11.6 cy/ft at Line 21 between January 2019 and November 2019 to +13.4 cy/ft at Line 18 between November 2019 and November 2020. There was a significant loss of sand following Hurricane *Irma* (September 2019), such that between January 2019 and November 2019, the reach lost ~32,500 cy (-2.8 cy/ft). As previously mentioned, sand from the dune shifted lower in the beach profile during the storm but has since migrated back to the upper beach during calmer weather conditions. Between October 2023 and December 2024, most of the lines in the reach lost sand. However, the reach contained ~139,800 cy (11.8 cy/ft) more sand as of December 2024 than in August 2007.

Recent profiles from the reach (Fig 4.16) show a consistent pattern of erosion of the foredune from 2015 through 2020–2021, leaving a pronounced escarpment on the seaward side of the foredune. As shown in Figure 4.17, the dune receded ~20 ft along the reach. With the combined effects of hurricanes *Joaquin*, *Matthew*, and *Irma*, and the pre-existing narrower setbacks of structures in the reach, several properties were left vulnerable to erosion. The Town obtained a permit for beach scraping to rebuild the dunes along Eugenia Avenue and seaward of The Sanctuary. This effort restored the storm protection offered by the foredune and improved recreational access to the beach via walkovers. Additionally, these efforts provided a healthier habitat for nesting turtles. CSE generally recommends sand scraping only after significant storm events because these efforts do not add new sand to the system; rather, it is a means to shift eroded sand back to the upper profile and accelerate natural recovery of the dry-sand beach.



**FIGURE 4.16.** Representative profiles from West Beach Reach. Much of the reach has experienced erosion of the dune ridge in recent years. The eastern end of the reach (Lines 18–21) has shown the least amount of accretion over the past two decades. Line 20 is the only line showing less volume than the 1999 condition.



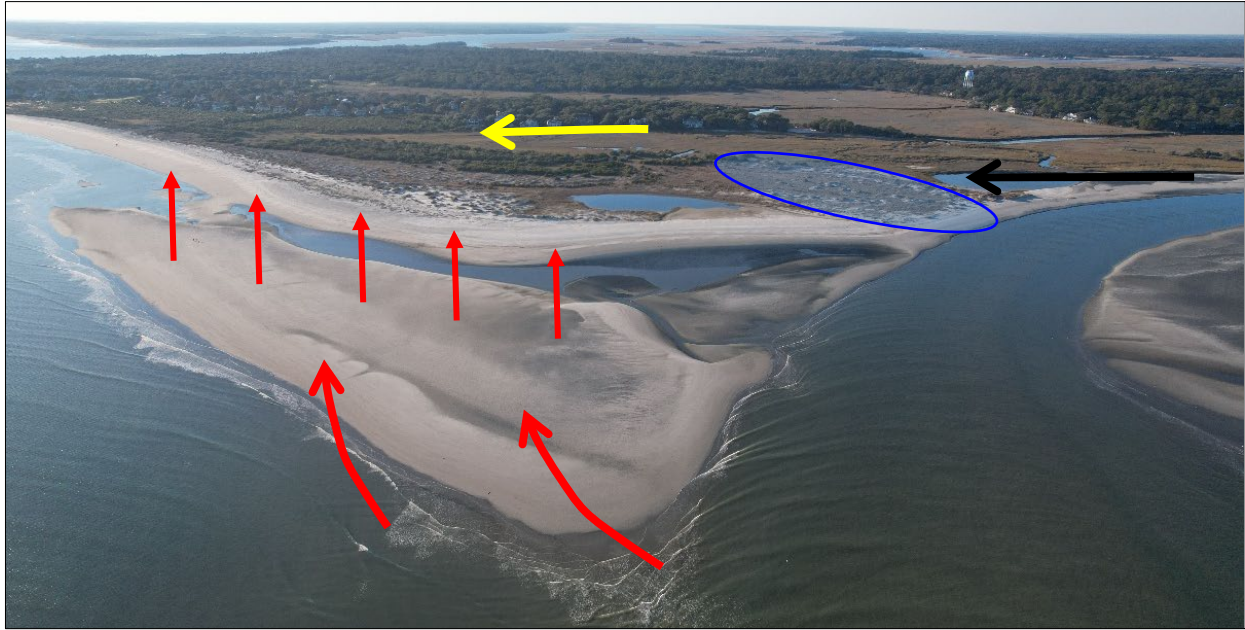
**FIGURE 4.17.** The West Beach Reach (Line 18 shown here) experienced dune erosion from relatively busy hurricane seasons and nor'easters between 2015 and 2017. Hurricane *Irma* left a particularly noticeable scarp in the dune (see left-hand portion of the top panel above, November 2017). The Town of Kiawah Island elected to scrape the beach to rebuild a protective foredune, and the project has performed well. The scraped dune (top right panel, January 2019) now appears as a gentle sand ramp with colonizing dune grasses beginning to grow seaward (see bottom left panel, November 2019). This indicates longer-term recovery from post-storm conditions. As of December 2024 (bottom right panel), the dune face scarp slightly by the wind. However, dune grasses helping to hold the sediments in place.

### 4.2.3 Kiawah Spit Reach

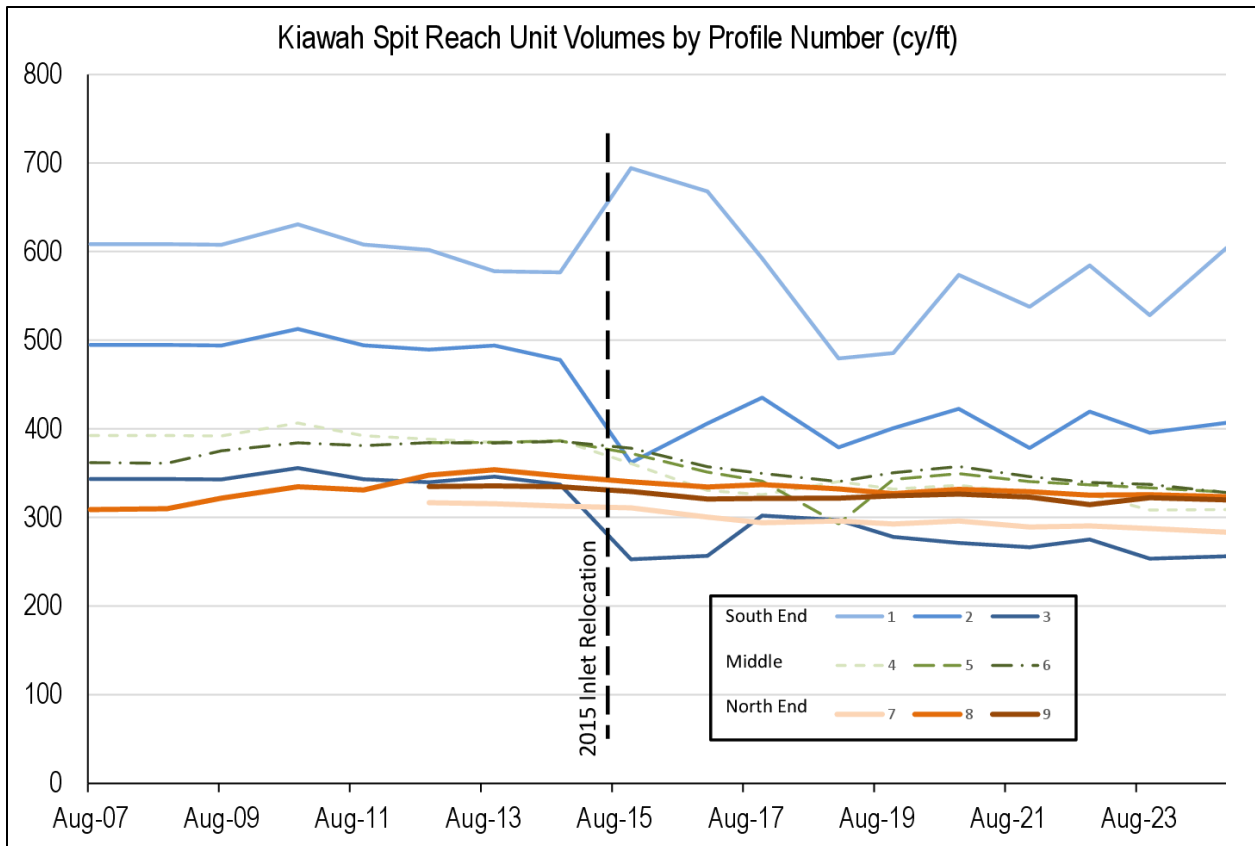
Kiawah Spit Reach encompasses the downdrift end of the island. It acts as a sink for sand transported by longshore currents from upcoast areas and a source for sand exported away towards Seabrook Island. As wave action transports sand to the west, it feeds the spit, causing growth into Captain Sams Inlet and forcing the inlet to migrate toward Seabrook Island (Fig 4.18). Between October 2023 and December 2024, Kiawah Spit lost ~18,460 cy (-2.1 cy/ft). It is likely these observed losses were related to underwater shifts in the position of the main inlet channel between lines 1 and 3 and do not indicate any cause for immediate concern.

As mentioned in Section 4.1.2, Captain Sams Inlet was relocated ~3,000 ft to the east in June 2015. This placed the eastern margin of the inlet ~450 ft west of Line 3. The end of Kiawah Spit is growing to the west as Captain Sams Inlet continues its natural migration toward Seabrook Island. Immediately after the relocation project, the inlet channel was steeply sloped on the Kiawah side with minimal wet-sand beach. Since then, intertidal bars have formed along the inlet margin and seaward on the Kiawah side of the channel in conjunction with the growth of a new ebb-tidal delta. The evolution of New Captain Sams Inlet and Kiawah Spit generally follows the same historical trends observed after the 1983 and 1996 inlet relocations: initially, upon relocation, there is some sand loss along the downcoast end of the spit near the new channel. As sand accumulates around the new inlet, the ebb-tidal delta grows seaward and erosion transitions into accretion.

Since 2007, the volume of sand seaward of the foredune has remained relatively constant along the spit. Nine profiles are monitored each year along Kiawah Spit and nearly all maintain a healthy volume of about 300 cy/ft or greater (Fig 4.19). Profiles 7-8 at the north end, where most activity with Beachwalker Park occurs, change little from year to year. The visible beach has receded during storms like *Irma* (2017), but volumes have been retained close to shore and gradually returned to the upper beach. This has helped protect the neck of Kiawah Spit and reduced the threat of a breach. The central part of the spit (green dashed lines in Figure 4.19) has similarly maintained a fairly steady profile volume. The south end comes under direct influence of Captain Sams Inlet and therefore exhibits the greatest changes in sand volume. Each inlet relocation (1983, 1996, 2015) starts a new cycle of beach adjustment, delta growth, and spit elongation. This instability is reflected in Profiles 1-3 on Figure 4.19. Despite major changes, associated with the inlet movement, the volume of sand seaward of the dune line has remained high and relatively stable.



**FIGURE 4.18.** West end of the Kiawah Spit Reach in December 2024. Wave crests breaking over the low bars and shoals around Capt Sams Inlet drive sand onshore and toward Seabrook Island (red arrows). The 1983 channel, before inlet migration (yellow arrow), was encroaching on developed uplands and led to the initiation of an inlet relocation program. The containment dike used to seal off the old channel (black arrow) in 2015 is highlighted in the blue circle.



**FIG 4.19.** Unit volumes by profile for the Kiawah Spit Reach, showing general stability over time around the neck and Beachwalker Park (Lines 7–9) and the central spit (Lines 4–6). Each relocation of Captain Sams Inlet (Lines 1–3) produces larger changes, but volumes have generally remained healthy.

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## 5.0 COASTAL RESILIENCY UPDATE

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### 5.1 Weather and Climate Conditions, October 2023 to December 2024

Weather and climate data are gathered from outside sources (all NOAA-supported) to compare observed changes to the beach and environmental conditions. Data reported in this document cover the period from October 2023 to December 2024 (the same as the survey data presented herein). Wind data are compared to historical data covering the period from 1945 to 2024.

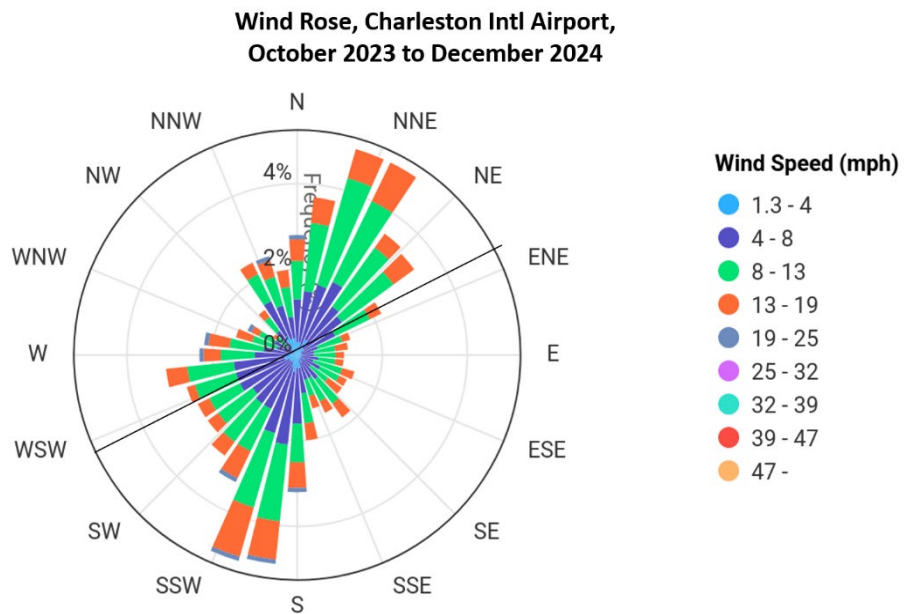
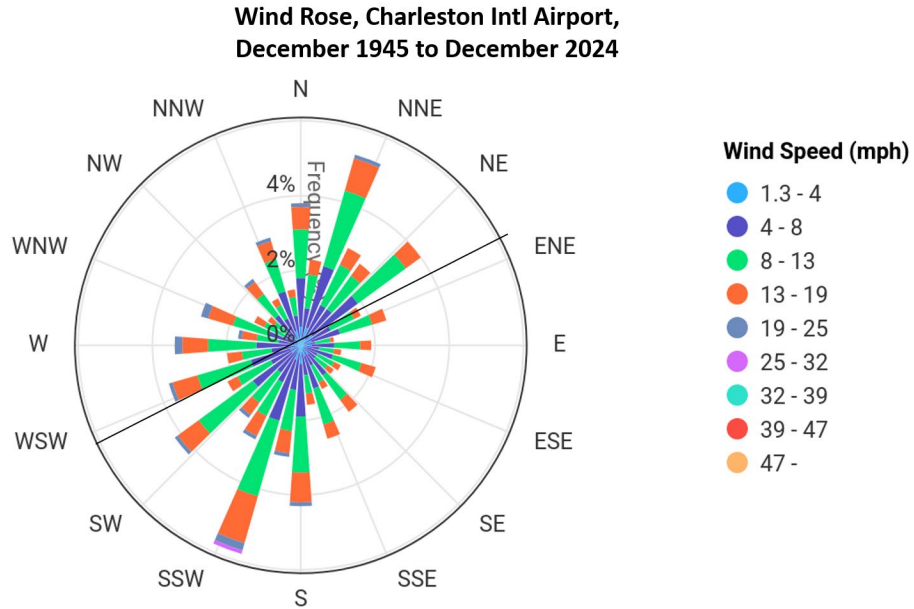
Real-time and historical hourly wind data from across the United States are aggregated by the Midwestern Regional Climate Center (MRCC), a cooperative program between offices of the National Oceanic and Atmospheric Administration (NOAA) and Purdue University (<http://mrcc.isws.purdue.edu/>). The closest operational station to Kiawah Island is Charleston International Airport (FAA identifier – CHS) in North Charleston.

Winds along Kiawah are bimodal (typical for the southeastern coast), with predominant winds from the north northeast and prevailing winds from the south southwest. After averaging the wind data, it yields easterly winds from  $\sim 104^\circ$ . Relative to the shoreline azimuth (see Fig 5.1), these drive more wave energy from easterly components, leading to net westerly transport along the beach. Nor'easters, which generate the highest frequency of strong winds, are partially sheltered by the shoals of Stono Inlet, lessening wave exposure along the oceanfront. The peak observed wind speed was on 9 January 2024 with a gust to 69.8 mph. The maximum wind speed from 2010 to 2024 was 99.3 mph, observed during Hurricane *Dorrian* in September 2019.

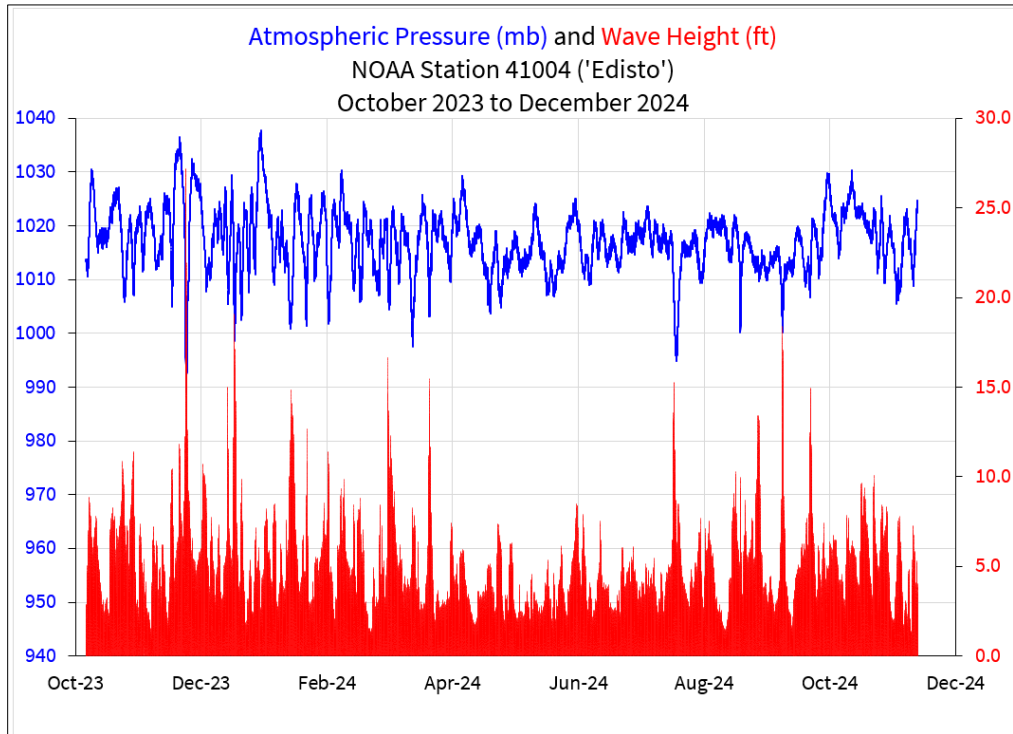
According to the data from MRCC-NOAA, between October 2023 and December 2024, there was a weaker northerly component of the winds than typically occurs in the Lowcountry. The typical proportion of winds from that half of the compass represents  $\sim 47$  percent of the total observed from 1945 to 2024, while from October 2023 to December 2024, these winds represent about  $\sim 46$  percent of the observations. Compared to long-term observations, this suggests there may have been slightly weaker storm winds between October 2023 and December 2024. NOAA buoy data also show a weak northerly component during the same period.

Meteorological and oceanographic data are recorded by the National Data Buoy Center (NDBC) Station 41004 ('Edisto'),  $\sim 50$  miles due east of Kiawah Island. This is the closest station recording continuous wave data for the entire period.

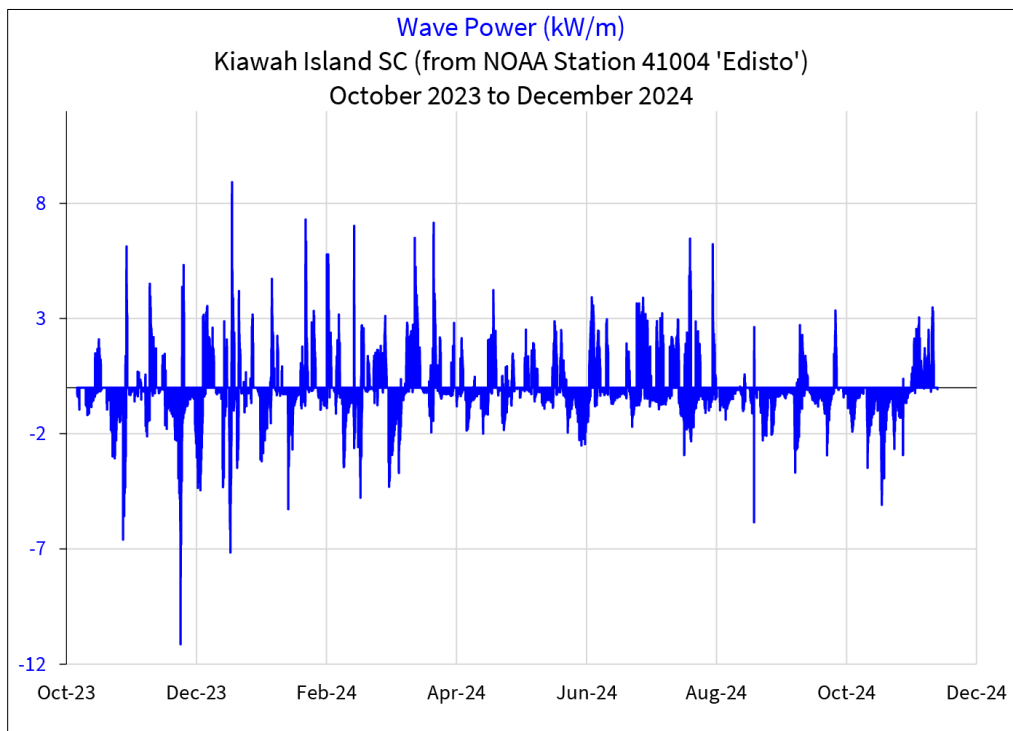
\*The normal convention for wave direction is the direction of propagation, whereas winds are recorded by the direction of origin. Thus, waves at  $\sim 132^\circ$  are moving to the southeast, whereas winds from  $132^\circ$  are blowing toward the northwest.



**FIGURE 5.1.** Wind roses showing direction and magnitude of winds observed at Charleston International Airport from December 1945 to December 2024 [UPPER] and from November 2022 to December 2024 [LOWER]. The line across the wind rose indicates the average shoreline orientation along Kiawah Island (~75° N). Winds observed over the course of 2024 have featured a smaller proportion of northerly winds than reported in the long-term record.



**FIGURE 5.2.** Atmospheric pressure and wave height at NDBC 41004 from October 2023 to December 2024. Atmospheric pressure only dipped below 1000 mb during the December 17–18 nor’easter and during Tropical Storm Debby from August 7–8, 2024. Wave height also increased during the nor’easter, which is more than the normal range of values observed at the same location since 2010.



**FIGURE 5.3.** Wave power (in kW/m) and wave height (in m) for NDBC 41004 from October 2023 to December 2024. Wave power is a useful parameter for determining the relative magnitude and direction of wave energy in a longshore direction along a beach. Positive values indicate waves move from south to north (easterly transport), while negative values indicate predominance of north-to-south (westerly) transport.

The average wave height from October 2023 to December 2024 at Station 41004 was ~4.6 ft, with an average wave period of ~5.1 seconds. The maximum observed wave height was ~27.2 ft during a nor'easter on December 17<sup>th</sup>, 2023—the highest observed wave height at Station 41004 from 2010 to 2024 (Fig 5.2). The average wave direction was ~104°.

Following the relatively energetic hurricane seasons of 2015 (*Joaquin*) through 2019 (*Dorian*), the Low Country was spared from significant impacts due to tropical cyclones between 2020 and 2024. This period of relative quiet allowed beach-dune systems to replenish, a development reflected in some of the ground condition photos discussed in Section 4.3. With the addition of a shoal bypass event along the East End of Kiawah Island currently in its final stage (see Section 2.2), continued maturation of beach-dune vegetation, and improved dry beach widths are expected until the next major storm event.

Other than during the passage of a December 2023 nor'easter, atmospheric pressure never dropped below 1000 millibars (mb) for more than an hour from October 2023 to December 2024. This metric is used because most Category 1 hurricanes have a central pressure of ~980–990 mb, and many nor'easter-type storms will feature central pressures below 1000 mb.

Similarly, wave height is an easy parameter for distinguishing the relative intensity of storm events. However, atmospheric pressure and wave height are imperfect measures because these are simply proxies for the physical processes that produce beach erosion (eg – a more energetic surf zone with longshore transport in a particular direction, occurring in phase with a high tide).

The fundamental driver of beach erosion is variation in sediment transport. An increase in erosion indicates more sand is being transported away from a location than towards it. Over time, this reduces beach volumes. Sand transport increases exponentially with shear stresses generated by currents and wave action, such that a doubling of current velocity or wave height will increase sediment transport rates several times over. This helps explain why even minor storms can produce significant erosional losses along the coast. Engineers and scientists use measurements of wave properties like height, length, and speed to estimate the magnitude of energy exerted by a single wave crest. The estimate is expressed as 'wave power' in kilowatts per meter of crest length (kW/m). Because sand can migrate either way along a beach, wave power must be adjusted so that waves generating southerly transport (north to south) and northerly transport (south to north) can be differentiated.<sup>1</sup>

To accomplish this, wave power can be calculated so that northerly – south-to-north – transport is measured above zero (positive) while southerly transport – north-to-south – is measured below zero

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<sup>1</sup> Notwithstanding this common convention for wave analyses, the mean shoreline azimuth along Kiawah Island is ENE to WSW. Therefore, "north to south" wave energy actually moves sand from Stono Inlet to Captain Sams Inlet in a WSW direction.

(negative). The estimated wave power at Kiawah from October 2023 to December 2024 is shown in Figure 5.3. The larger-magnitude and positive wave power values in the winter months represent the passage of low-pressure tropical cyclones and nor'easters. In contrast, lower-magnitude and negative values during the summer, spring, and winter months indicate calmer seas.

The most powerful wave from October 2023 to December 2024 occurred on 10 January 2024, with an estimated 8.9 kW/m of wave power directed in a south-west direction during the passage of a strong low-pressure frontal boundary. If individual wave observations are counted as discrete events, southerly-directed wave energy was even more dominant from October 2023 to December 2024 (eg ~10,890 observations from north to south versus ~3,730 observations from south to north). This suggests the *prevailing* direction of sediment-transporting waves along Kiawah from October 2023 to December 2024 was from north to south. The total sum wave power of northerly-directed energy from October 2023 to December 2024 was ~5,740 kW/m, while southerly-directed wave power was ~-6,990 kW/m. This suggests net wave energy and therefore sediment export was in a southerly direction.

Comparing these values to longer-term trends puts recent observations in perspective. From October 2023 to December 2024 and from January 2010 to December 2024, there was generally more southerly than northerly wave energy at Kiawah. A strong seasonal signal persists such that northerly-directed wave power dominates the spring and summer, while southerly-directed wave power dominates the fall.

Offshore at the Station 41004 buoy, northerly waves tend to dominate the spectrum over the long-term, but the strongest waves are southerly-directed. From 2010 to 2024, ~80 percent of wave observations were northerly, but the average power of a southerly wave was ~56 percent greater. In many locations along the South Atlantic Bight, this observation matches beach volume changes wherein seasonality in wind and wave directions can trigger alongshore shifts in beach volumes; however, long-term averages show longshore transport from north to south in most locations.

The difference between offshore and nearshore measurements is a crucial point to consider in interpreting these data. Sediment transport is primarily influenced by wave height, which is modified by the refraction of wave energy around ebb-tidal deltas and tidal currents near inlets. Moreover, wave height varies alongshore within a single reach due to these factors as well as others – and Station 41004 is located ~40 miles from Kiawah. All this is to say, offshore buoy data are an imperfect representation but remain valuable for comparing long-term records.

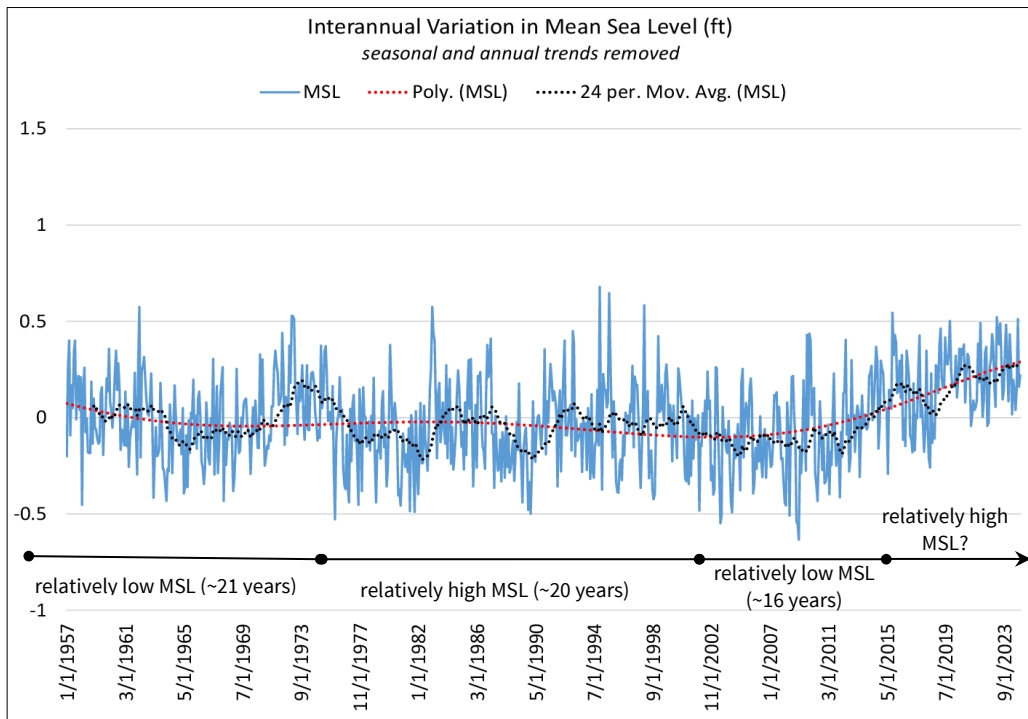
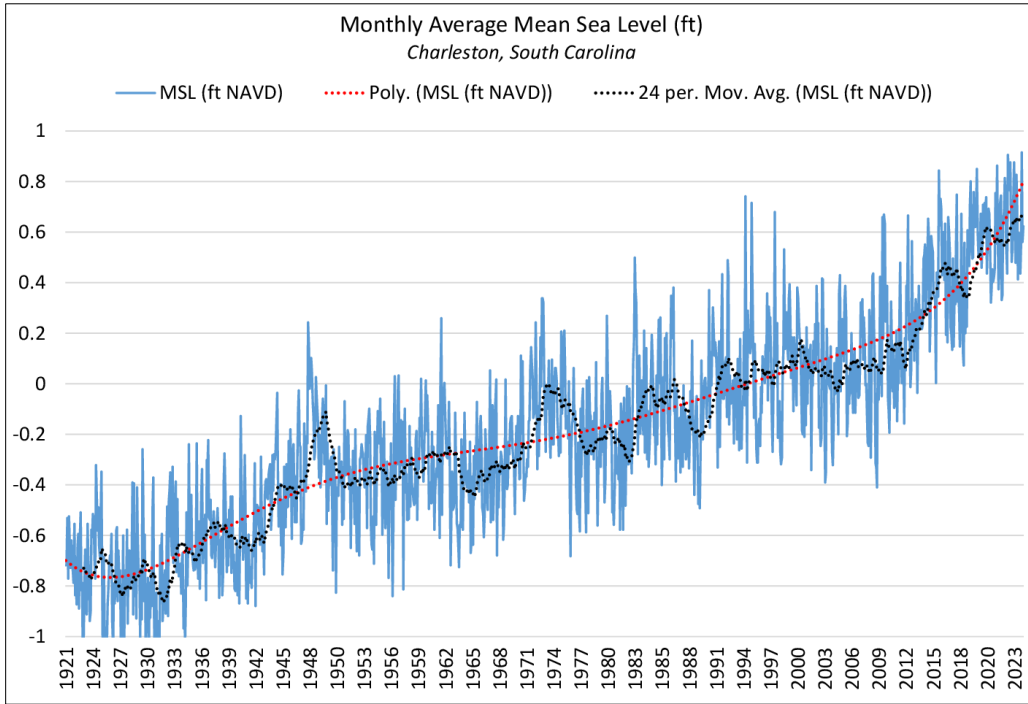
## 5.2 Sea Level Conditions and Trends

Sea level rise (SLR) is a concern in coastal communities due to the potential for increased flooding and beach erosion. While global trends of sea level show widespread increases in water levels over the past few decades, regional- and local-scale observations indicate a significant amount of variability. For instance, yearly sea level rise rates vary by  $\sim 0.1$  in/yr between the VA/NC Outer Banks and the SC/GA Lowcountry (NOAA 2020). This quantity represents  $\sim 2/3$  of the average SLR rate measured at Charleston since 1947 ( $\sim 0.17$  in/yr; NOAA 2024).

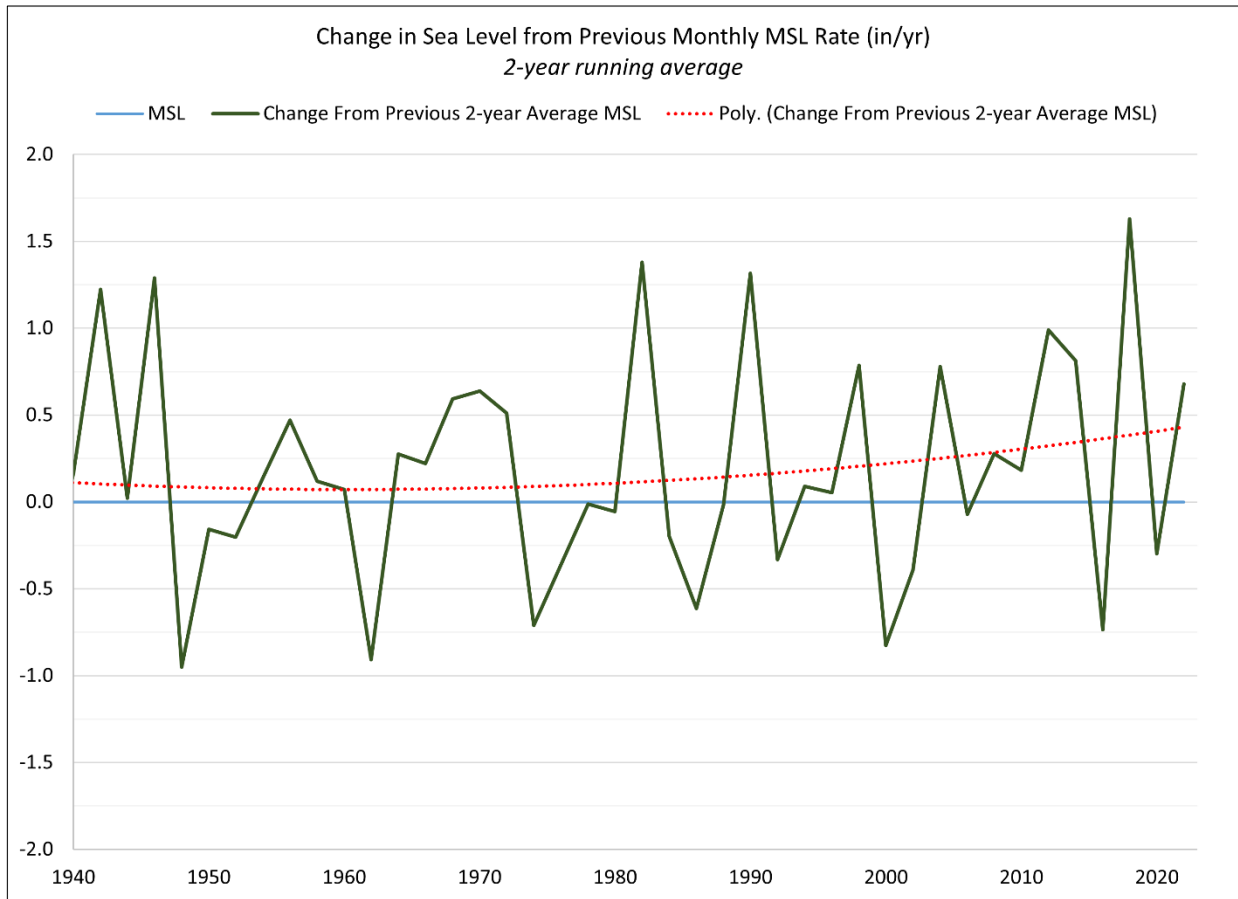
The closest SLR observation station to Kiawah Island is a tide gauge located at the Cooper River entrance channel in Charleston,  $\sim 10$  miles northeast of Stono Inlet. This station (NOAA 8665530) is part of a nationwide network of observation stations. Water level data have been collected almost continuously at Charleston since 1921. De-trending the SLR data allows us to observe fluctuations in the rate of SLR around that average long-term rate. Some years will experience a more rapid increase in water levels, while others will experience a slower increase or even decrease. Polynomial trend lines plotted over de-trended mean sea level observations from 1921 to 2024 suggest there is a  $\sim 20$ - to 30-year cycle where water levels are  $\sim 1$  to 2 inches higher or lower than the long-term mean (Fig 5.4). This pattern has been observed at other locations along the US East Coast as well (see CSE 2020) and seems to agree with modeled estimates of SLR variability at regional and sub-regional scales (see Piecuch et al, 2018).

Calculating SLR rates based on running averages of mean sea level (MSL) helps smooth the long-term curves and reveals a shorter-term,  $\sim 5$  to 10-year cycle wherein SLR rates vary by as much as  $\sim 2$ – $3$  in between given years ('moving average,' Fig 5.4; 'Change from 2-year Average MSL', Fig 5.5). Because these cycles are shorter relative to the overall data observation period, they are more easily verified against the long-term record than the 20-year sea-level cycle. As of December 2023, the long-term polynomial trend line and 2-year running averages suggest year-to-year SLR rates around Charleston will likely continue to increase (see green curve, Fig 5.5). However, because Kiawah is adjacent to a large tidal inlet (Stono Inlet) background change in SLR will have a subdued effect on beach erosion compared to a 'strand-type' shoreline with no inlets or shoals.

Sea level rise by itself does not cause erosion, but it results in beach narrowing as the mean tide level moves up the shoreface slope. Sea level controls the elevation at which waves move sand, which is of primary concern looking into the future. If sand volume is neither gained nor lost at a particular locality along Kiawah Island, 4 inches of SLR (the approximate increase since 1980) will produce an apparent shoreline recession of 8–10 ft. As this happens, the dry-sand beach elevation will also gain height due to storms overtopping the berm and washing sand toward the toe of the dune. So, even with no volume lost, the narrower beach provides less protection to oceanfront development.



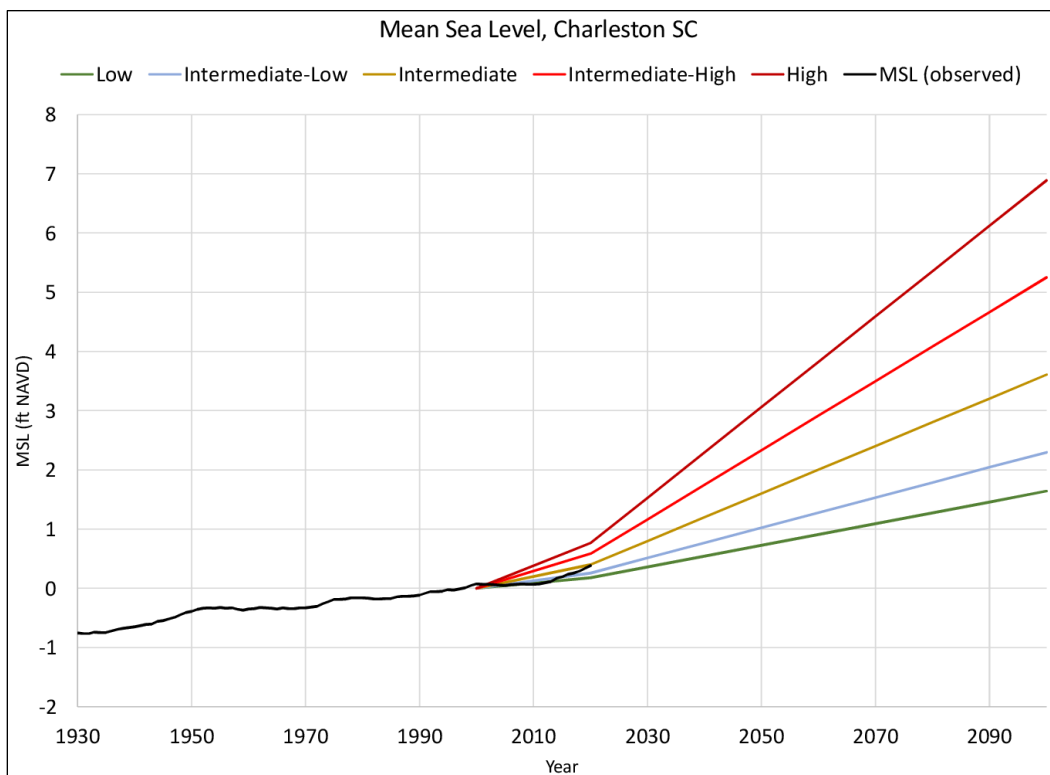
**FIGURE 5.4. [UPPER]** Interannual variations in MSL, with long-term linear and seasonal trends **not** removed. This curve indicates MSL has risen from  $\sim -0.7$  ft NAVD to  $\sim +0.8$  ft NAVD from 1957 to 2024 **[LOWER]** Changes in MSL with the linear trend removed from the data. This curve shows us how SLR rates vary around the long-term mean. A polynomial trend line (sixth order) plotted over the curve helps to visualize oscillations in MSL observed since 1957 at Charleston. The maximum difference between observed and average MSL over these 20-year periods is on the order of  $\sim 3$ – $4$  inches. Shorter-term ( $\sim 5$ – $10$ -year periods) oscillations move about that longer-term trend, as well.



**FIGURE 5.5.** Differences in MSL calculated for 2-year periods. The light blue line ('MSL') represents the average MSL observed each month (the blue curve shown in Fig 5.4 Upper). The red dotted polynomial trend line represents the difference in MSL between those 2-year periods—similar to a moving average of the blue curve in Fig 5.4. This de-trended moving average curve helps identify oscillations in SLR rates around the long-term mean SLR rate.

### 5.3 Flood Vulnerability

While analyzing past sea level trends helps predict changes in the short-term (eg – years to decades), longer-term future sea level trend projections are more useful for strategic planning within coastal communities. To that end, NOAA and several national and international organizations regularly update future sea level projections. Recent observations in global SLR trends and research into the effects of various physical phenomena on sea levels enable more confident projections of future sea levels. The latest regional projections of average SLR by 2100 within the Southeast US range from ~1.5 ft to ~7 ft (Sweet et al 2022). These projections are based on modeled values of future emissions, shifts in ocean circulation, vertical movements in the Earth’s crust, and changes to Earth’s gravitational field and rotation. For reference, the highest astronomical tide (aka ‘King Tide’) brings water levels ~3 ft above MSL at Kiawah Island. So, the water levels observed during those King Tide events represent the higher range of projected MSL by ~2060 and the lower to intermediate projected MSL by ~2100 (Fig 5.6).



**FIGURE 5.6.** Projected MSL values at Charleston average ~2 ft by 2060, and ~4 ft by 2100 according to Sweet et al 2022. Although lower and higher values are possible, these averages are statistically more likely based upon the latest future SLR model projections. The IPCC (2021) advised that SLR will continue through the end of this century regardless of any extra mitigation measures to reduce global warming. They concluded that a rise of at least 2 ft by 2100 has a high probability. Variations between that global estimate and regional estimates provided by NOAA are due to fluctuations in MSL related to vertical movement in the Earth’s crust and shifts in ocean circulation.

Coastal communities are becoming more aware of the subtle differences in these impacts as they begin to feel pressure from sunny-day ‘nuisance’ floods (see Sweet et al 2018, Sweet et al 2020, Sweet et al 2022). Such floods will tend to impact low-lying sheltered shorelines, including causeways over the marsh or backyards fronting sheltered estuaries. Just a small super-elevation of the tide can quickly overtop a road that is barely above normal spring tide levels. On the other hand, locations on the open ocean generally don’t experience nuisance floods the same way. This is because dry beach elevations are typically driven by the uprush limit of waves at high tide. This creates the beach width that allows wind-blown sand to build dunes vertically just landward of that elevation. Thus, higher wave action along the oceanfront leads to relatively high elevations compared to the lagoon side of barrier islands, where there is less wave energy to build elevation above marsh and creek habitats.

Figure 5.7 shows a series of satellite images of Kiawah Island with potentially flooded areas under a range of SLR scenarios between 1 ft and 4 ft. It becomes apparent with increasing SLR that flooding will

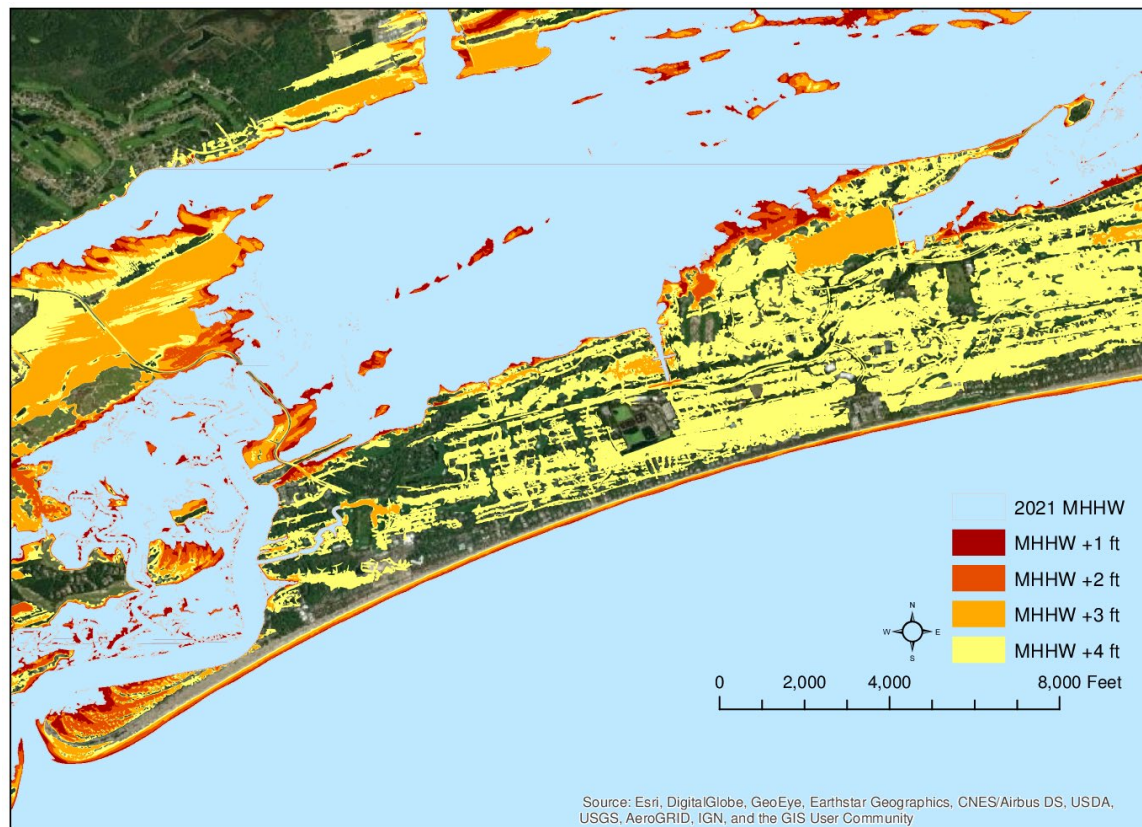
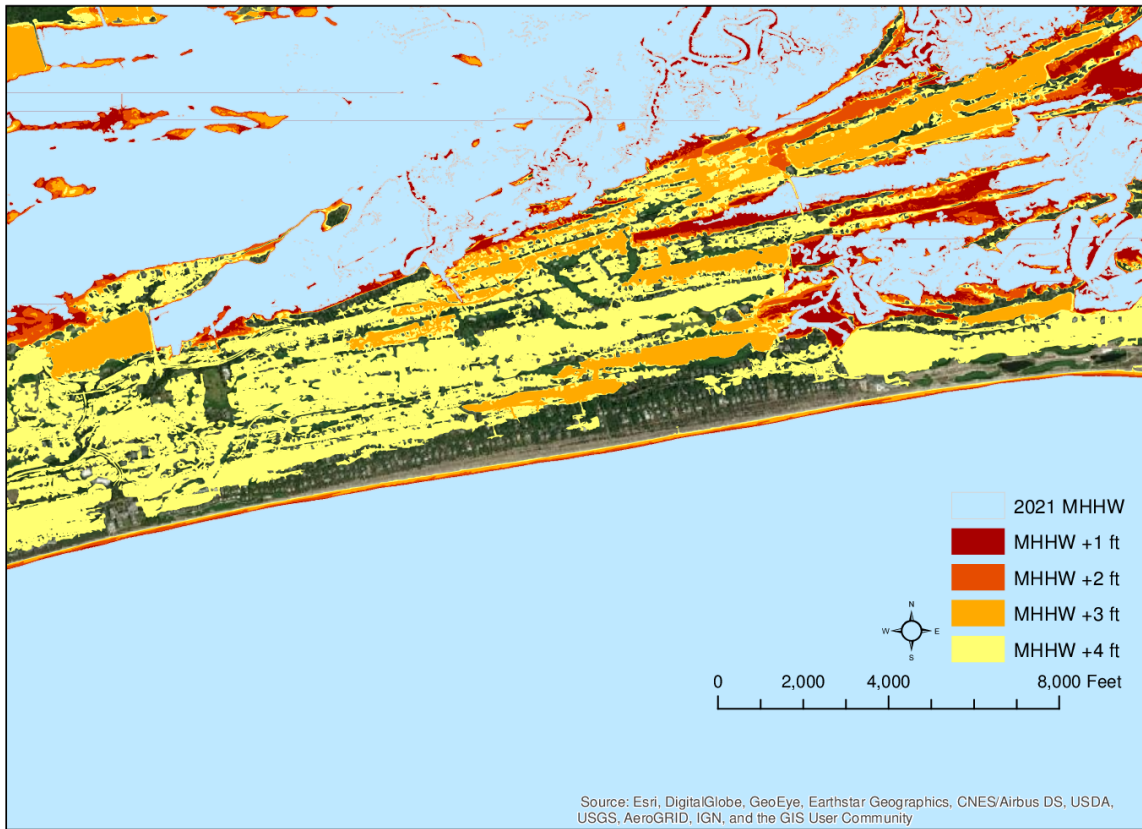
propagate inland from estuarine habitats and be more impactful along the mainland-facing shorelines of Kiawah Island than the ocean-facing beaches. NOAA provides an easy-to-use ‘Sea Level Rise Viewer’ (SLRV; see <https://coast.noaa.gov/digitalcoast/tools/slr.html>) to help people identify local variations in flood impacts under different SLR scenarios. This tool allows users to specify water levels and then generate inundation maps showing MSL as well as depth in previously dry areas. Shapefiles are available for download through this user interface; these shapefiles were used by CSE to generate Figure 5.7, which shows future MHHW elevations plus 1 ft, 2 ft, 3 ft, and 4 ft for Kiawah Island. These types of data-viewing applications are useful for determining when certain SLR scenarios start to impact a particular property.

At present, all properties on Kiawah Island remain above MHHW, except for a few stormwater ponds and the East End marsh. Thoughtful site planning around the island by the original developers, and a continuation of that ethos into the present day, has resulted in Kiawah Island not exhibiting the same degree of vulnerability to SLR as seen in some other communities around South Carolina. As a result, SLR of 1 to 2 ft is not likely to threaten many properties along the central and western portions of the island. Low-lying properties on peninsulas extending into the marsh along the island’s eastern third may experience more significant flooding. At least 1 ft of SLR is all but guaranteed by 2050 (Sweet et al, 2022).

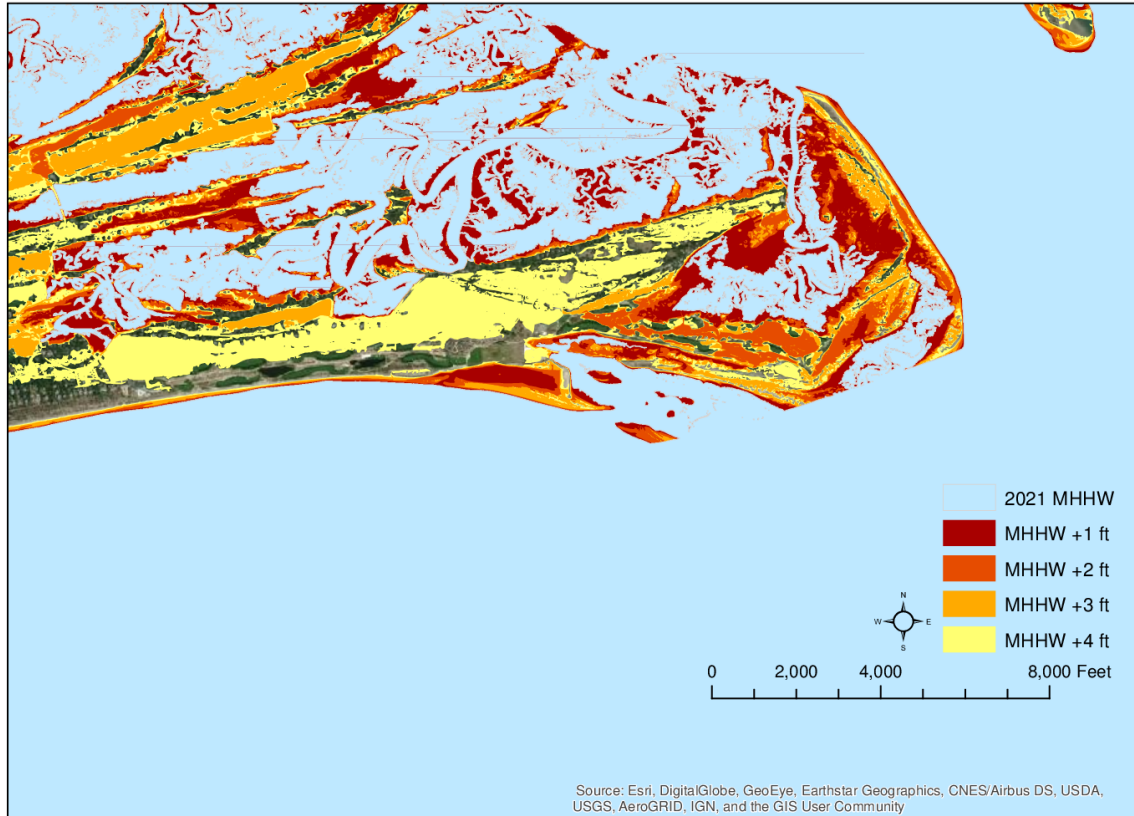
When MHHW increases from 2 ft to >3 ft above present, particularly along the eastern third of the island, low-lying properties and infrastructure bordering Bass Creek or much of Governor’s Drive would see an increase in nuisance flooding and greater storm tide elevations. The most significant impacts will be felt when MHHW increases to 4 ft above present, at which point much of the island will be threatened with inundation at each high tide.

On the oceanfront, SLR of 3 ft and 4 ft could trigger a mixture of impacts. The first 2 to 3 rows of beachfront homes would likely remain high and dry, despite a 4-ft rise in MSL. However, infrastructure connecting those homes to the mainland may be compromised if MHHW reaches elevations greater than 4 ft above its present level. The most significant expansion in flooding on the island will occur under these scenarios, so monitoring the measured rate of SLR in the coming decades will be critical for adequate advance notice for planning and mitigation purposes. A 3 ft increase in MSL is possible under the ‘Intermediate’ scenario by ~2090 (see Fig 5.6), whereas a 4 ft SLR under the same scenario is not expected until after 2100.

It is important to remember that with a significant rise in MSL, the various flood elevations will also increase. If present V-zone flood levels along Kiawah’s oceanfront are around 15 ft NAVD, they are expected to increase to at least 17 ft NAVD by 2100. Alternatively, today’s 100-year flood elevation will become 10- or 25-year flood elevation some decades from now. The impact will be much more frequent damaging storm surges.



**FIGURE 5.7.** Inundated areas under MHHW +1, 2, 3, and 4 ft around western (UPPER) and central (LOWER) Kiawah Island. Dark green areas are the highest ground.



**FIGURE 5.7(cont).** Inundated areas under MHHW +1, 2, 3, and 4 ft around eastern Kiawah Island. Dark green areas are the highest ground.

## 6.0 FINDINGS AND RECOMMENDATIONS

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Kiawah Island lost a total of ~598,700 cy (-9.3 cy/ft/yr) of sand between October 2023 and December 2024. This compares to a loss of ~2.6 million cy (9.1 cy/ft/yr) of sand between October 2014 and November 2019, when the beach was impacted by several named storms in relatively quick succession with major losses at the Lagoon Reach. From November 2019 to October 2023, relatively quiet hurricane seasons and a large shoal bypassing event at the East End added ~1.5 million cubic yards of sand along the Lagoon Reach that has begun to spread laterally towards the Beach Club and downcoast reaches as of December 2024.

In 2024, the final phase of the shoal bypass cycle began along the East End. This resulted in erosion within both the Lagoon and Stono Inlet reaches, while the Ocean Course Reach experienced accretion. As the shoal continues to bypass sand, the Lagoon and Stono Inlet reaches are expected to erode. The ongoing shoal attachment will supply sand to the Ocean Course, Turtle Point, and (to a lesser degree) Stono Inlet reaches, with gradually decreasing rates of change as the shoal spreads along shore.

*CSE expects that along the central and western portions of Kiawah's beach, erosion rates will reduce and switch to accretion in some areas as the shoal continues spreading and migrating downcoast. It is less likely shoal sand will have much of an impact on the Kiawah Spit Reach, which is adjacent to Captain Sams Inlet. Erosion and accretion along the spit are more related to underwater shifts in the bars and channels of Captain Sams Inlet than bypassing shoals from the other end of Kiawah Island.*

The Town should continue monitoring the 2015 East End project area with attention given to the attachment and spreading of the recent shoal bypass event. Natural flushing channels are now present on either side of the containment dike and are actively migrating as the attached shoal spreads alongshore in either direction from the Lagoon Reach. The eastern channel is a safe distance from the Ocean Course and associated infrastructure, but the western channel is much closer and could threaten these areas quickly during storm conditions. CSE is currently preparing a permit application for manipulating these channels to reduce the risk of damage to the Ocean Course. That permit is expected sometime in 2025 with construction tentatively scheduled for Fall 2025 or Winter 2026. This project will be the third East End channel relocation project.

The lack of structural damage during recent hurricanes is a testament to the building setbacks and accretional nature of Kiawah Island. While many communities along South Carolina's coast experience significant property damage, overwash, and require emergency sand scraping after each storm, Kiawah regularly withstands dune recession with limited damage to upland habitats or properties.

CSE's next monitoring event will be in the fall/winter of 2025–2026.

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## 7.0 ACKNOWLEDGEMENTS

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Sponsored by the Town of Kiawah Island, this report is the 18<sup>th</sup> in a series of annual beach monitoring reports following the 2006 East End beach restoration project.

We thank Mayor Craig Weaver and Jim Jordan (town wildlife biologist) for coordinating CSE's work and providing access to the project site and related information on natural changes at the eastern end.

Drew Giles and Jake Rotureau directed CSE's field surveys with assistance from Steven Traynum, Trey Hair, and Patrick Barrineau. Data reduction and analysis were accomplished by Drew Giles and Jyothirmayi Palaparathi with assistance from Patrick Barrineau. Patrick Barrineau and Jyothirmayi Palaparathi wrote the report with production assistance from Carrie Marks and Trey Hair.

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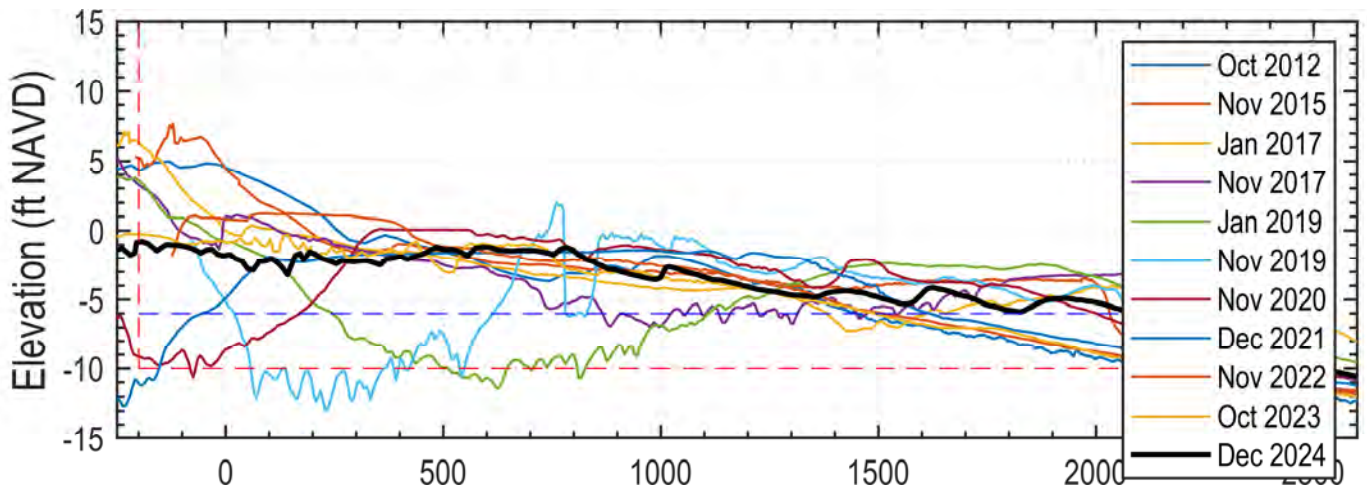
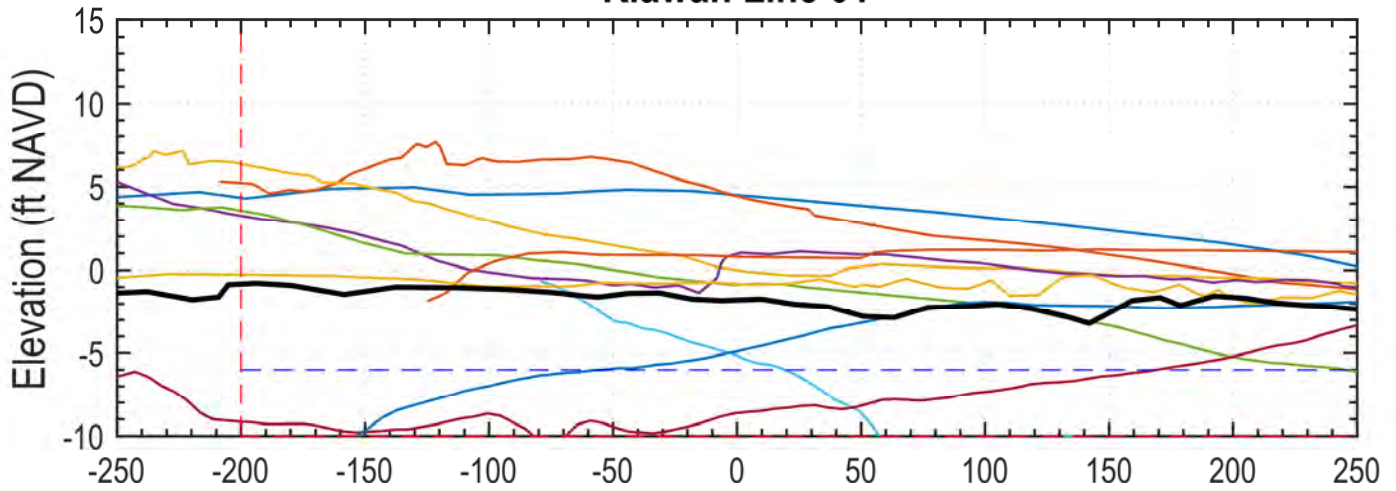
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# **APPENDIX A**

## **CSE Profiles**

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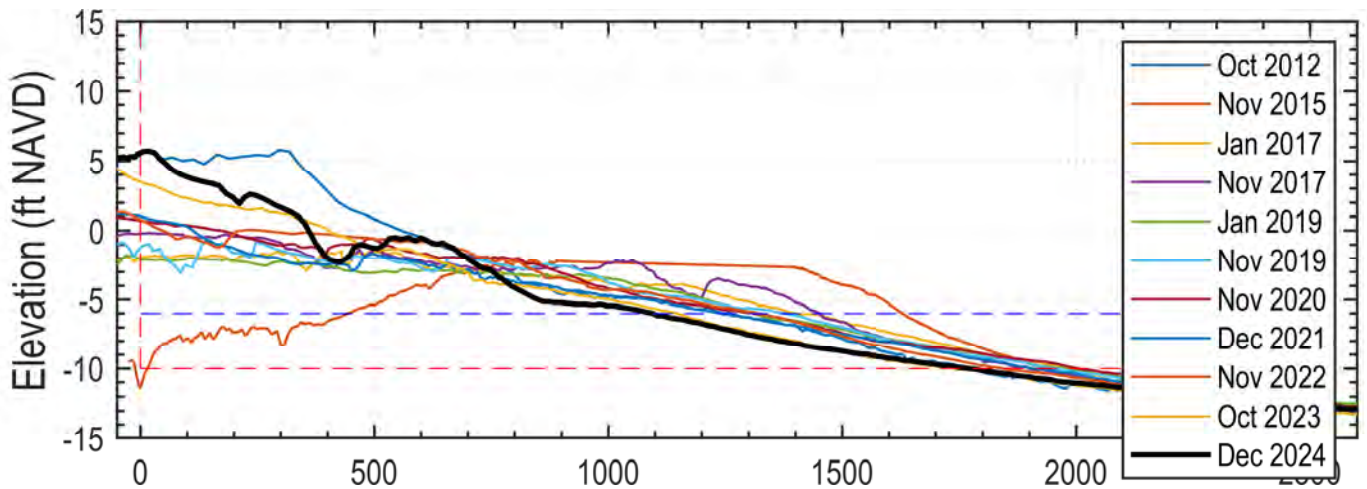
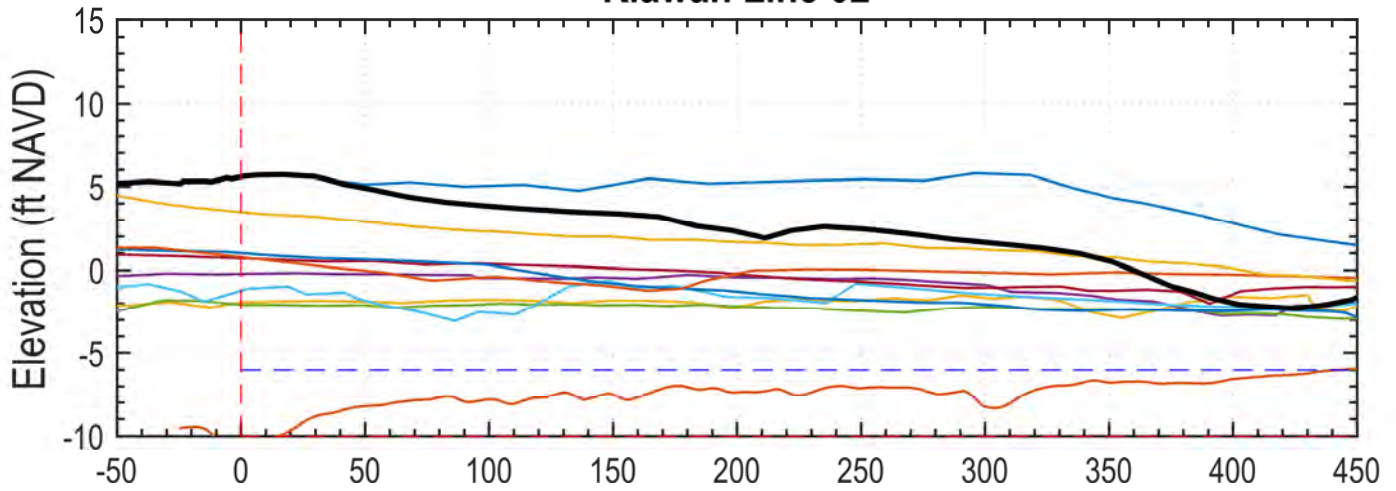
## Kiawah Line 01



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	307.6	294.3	601.9
Nov 2015	353.0	341.4	694.4
Jan 2017	274.7	393.2	667.9
Nov 2017	225.3	367.1	592.4
Jan 2019	181.6	298.0	479.6
Nov 2019	196.5	288.9	485.4
Nov 2020	247.6	326.0	573.7
Dec 2021	228.2	309.4	537.6
Nov 2022	278.5	305.8	584.3
Oct 2023	223.1	305.2	528.3
Dec 2024	237.1	367.0	604.1



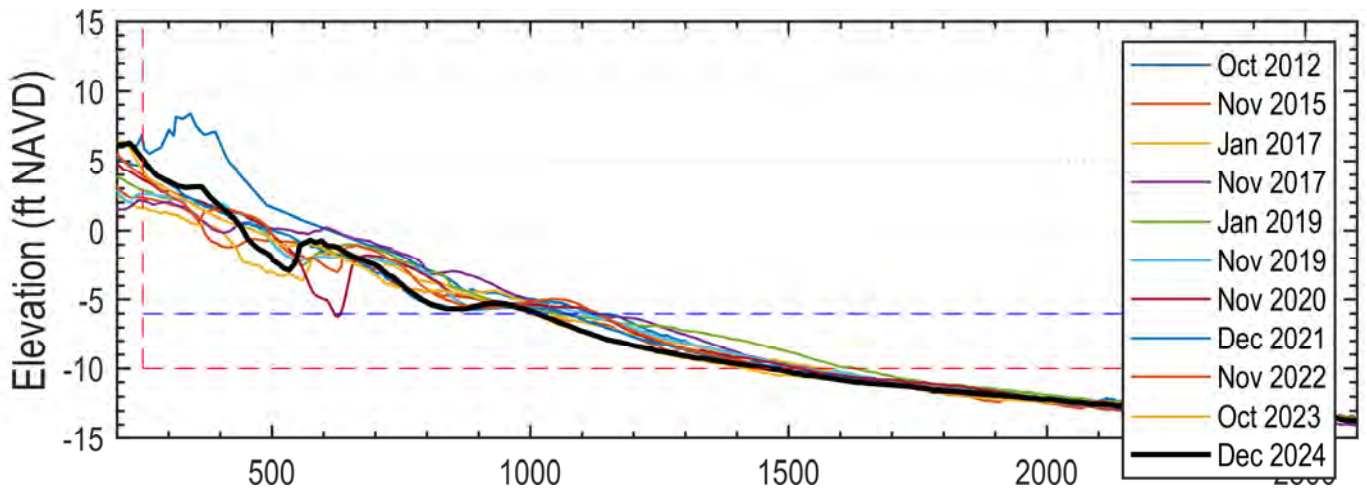
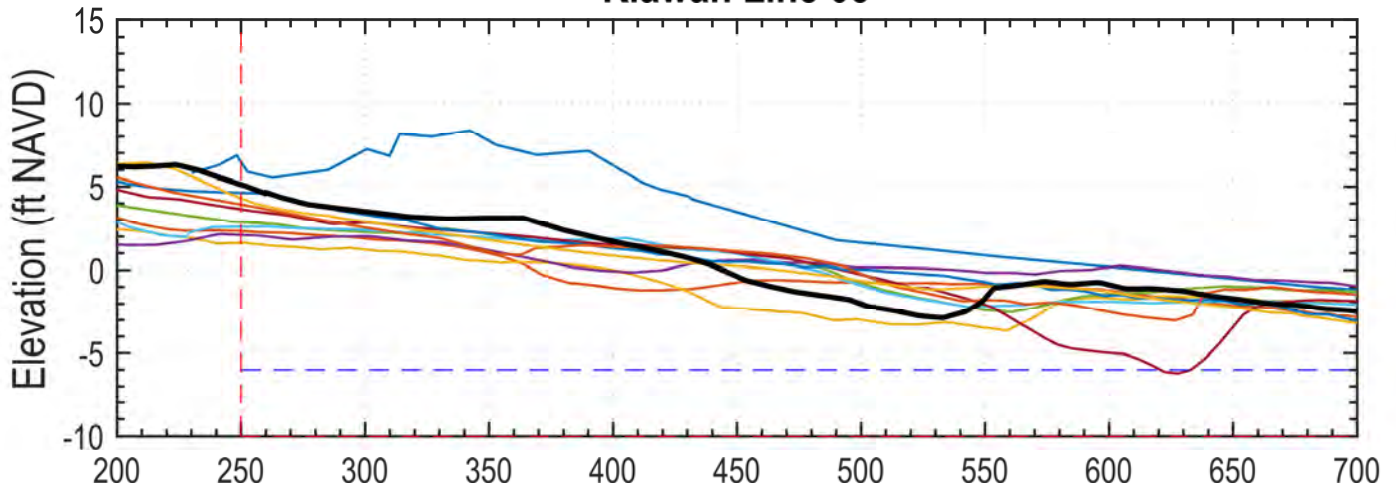
## Kiawah Line 02



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	265.2	224.1	489.3
Nov 2015	123.9	238.2	362.0
Jan 2017	155.7	250.3	406.0
Nov 2017	192.4	242.9	435.3
Jan 2019	137.1	241.9	379.0
Nov 2019	157.9	242.8	400.6
Nov 2020	181.2	241.4	422.6
Dec 2021	144.2	234.1	378.3
Nov 2022	188.7	230.7	419.4
Oct 2023	187.9	207.6	395.6
Dec 2024	200.4	206.3	406.7



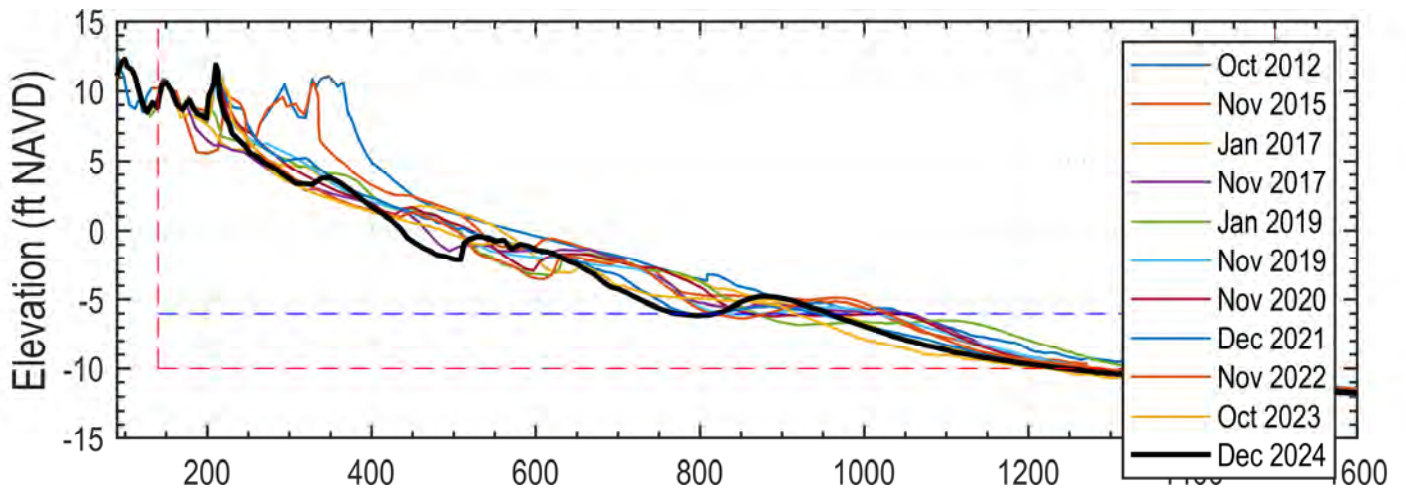
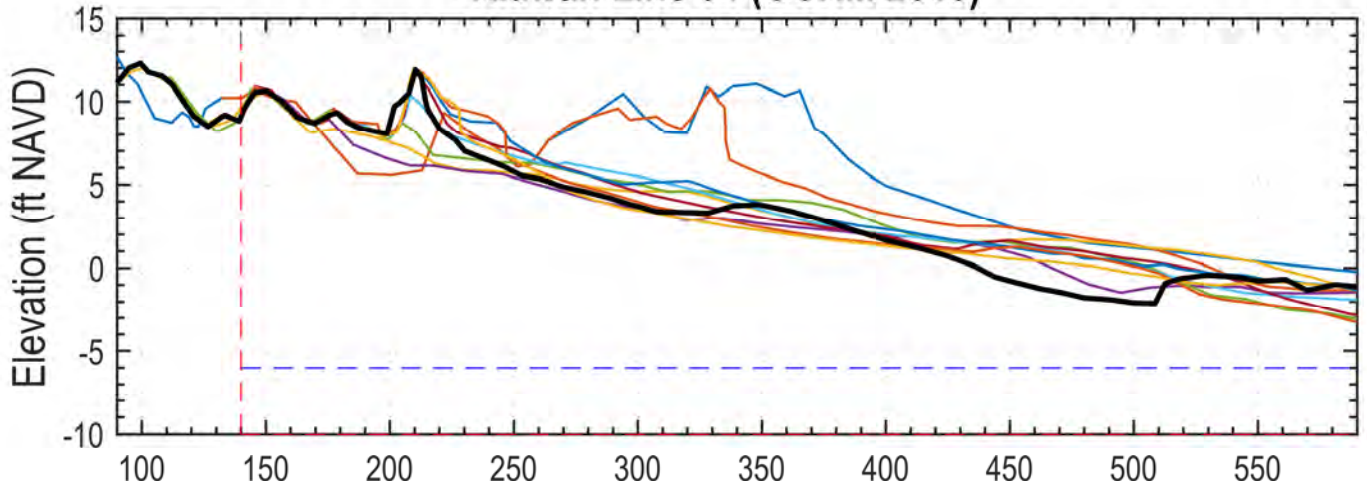
## Kiawah Line 03



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	184.6	155.1	339.7
Nov 2015	107.4	145.4	252.8
Jan 2017	104.5	152.1	256.5
Nov 2017	141.6	160.4	302.0
Jan 2019	129.2	167.7	296.9
Nov 2019	122.6	155.4	278.0
Nov 2020	118.9	152.3	271.2
Dec 2021	118.6	147.7	266.2
Nov 2022	124.0	151.1	275.2
Oct 2023	116.6	137.0	253.6
Dec 2024	116.9	139.3	256.1



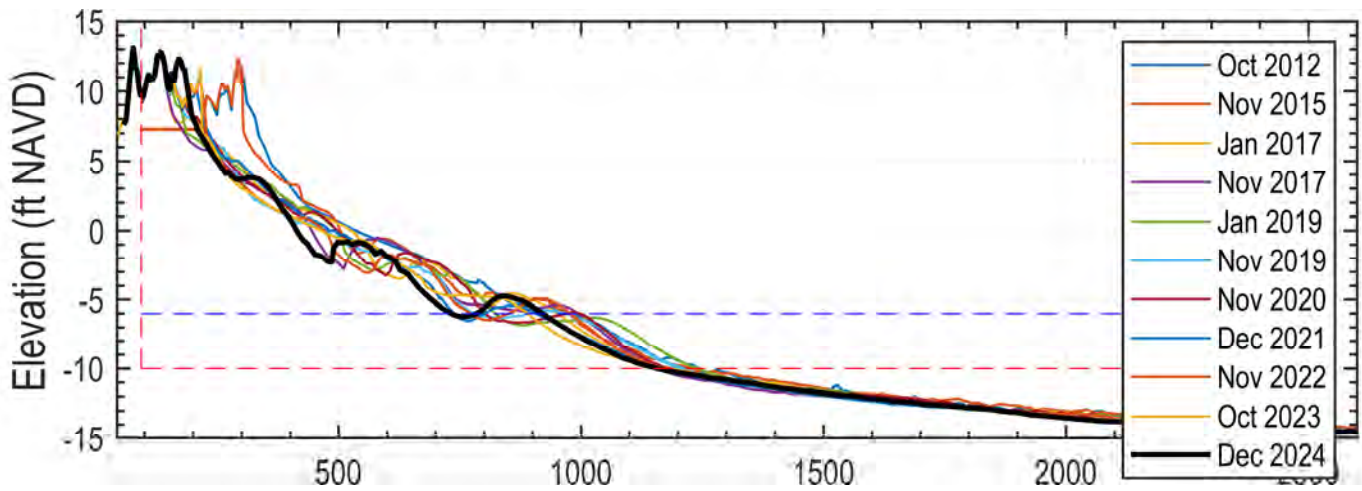
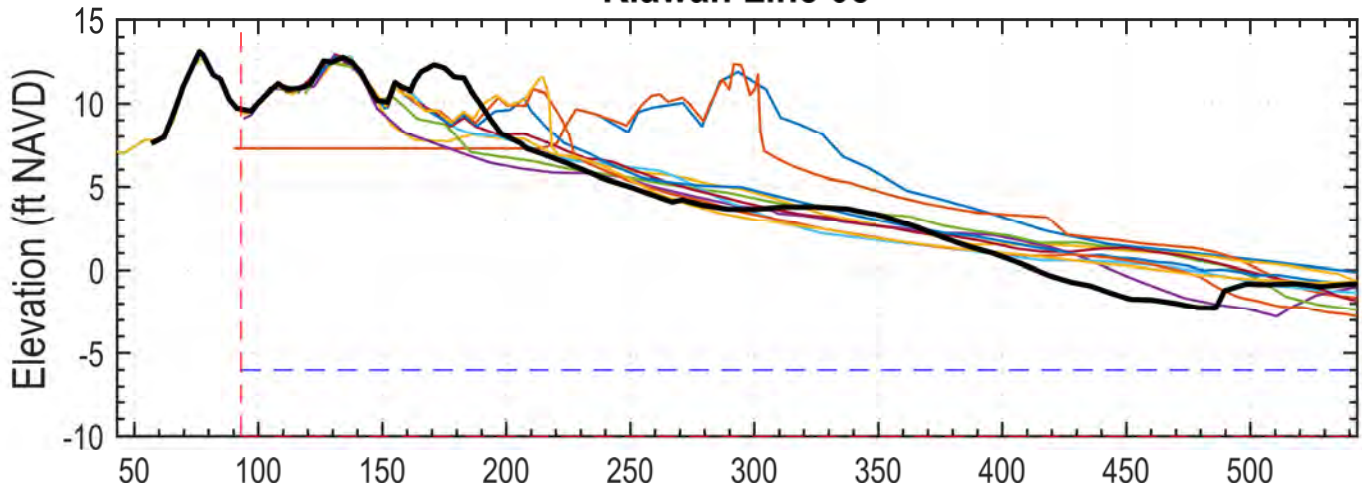
### Kiawah Line 04 (OCRM 2615)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	234.6	153.6	388.2
Nov 2015	214.7	146.2	360.9
Jan 2017	191.6	138.8	330.5
Nov 2017	177.4	148.2	325.6
Jan 2019	187.9	152.5	340.4
Nov 2019	184.7	147.3	331.9
Nov 2020	189.5	146.8	336.2
Dec 2021	187.5	139.8	327.3
Nov 2022	181.3	144.5	325.8
Oct 2023	176.7	131.8	308.5
Dec 2024	171.4	137.5	308.9



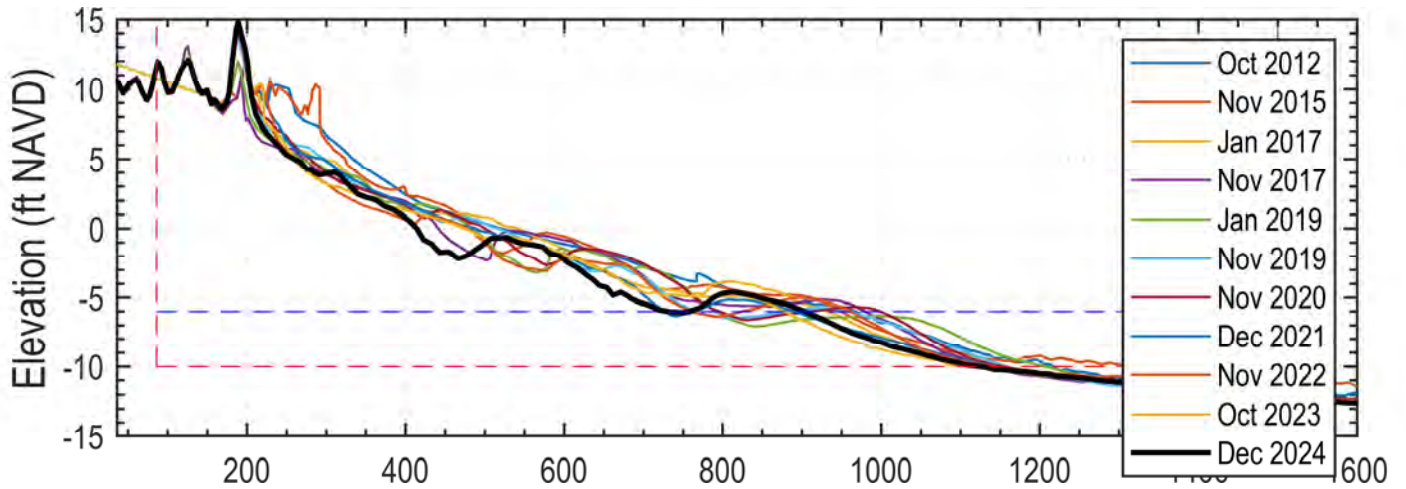
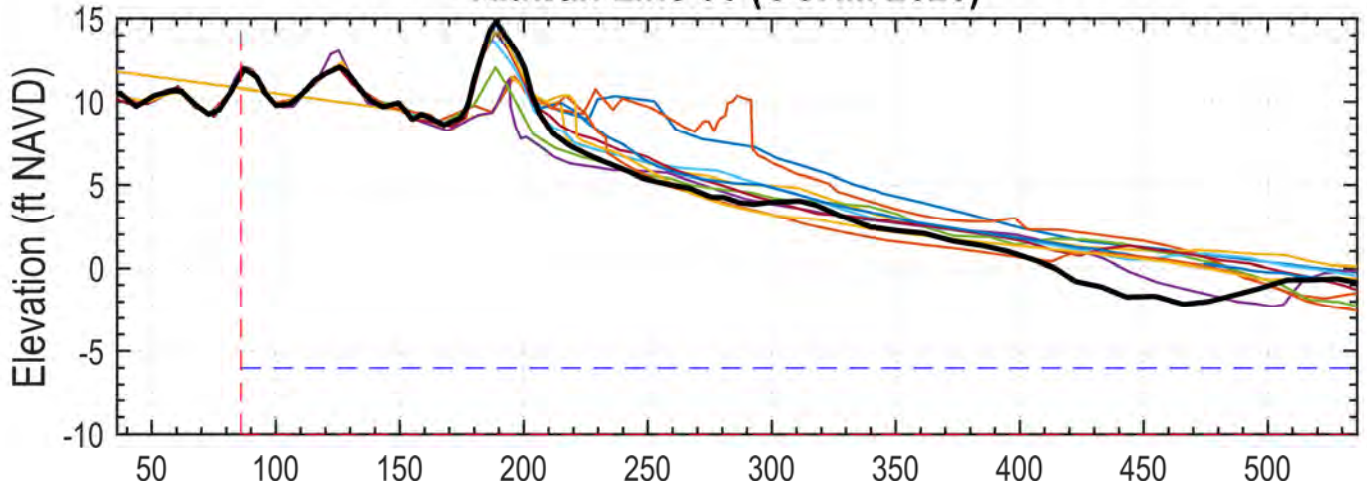
### Kiawah Line 05



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	235.1	149.3	384.3
Nov 2015	227.3	145.0	372.2
Jan 2017	209.7	141.4	351.2
Nov 2017	196.4	144.6	341.0
Jan 2019	203.4	149.5	352.9
Nov 2019	196.2	146.7	342.9
Nov 2020	205.8	143.7	349.5
Dec 2021	202.7	137.7	340.4
Nov 2022	194.8	142.1	336.9
Oct 2023	199.8	133.5	333.3
Dec 2024	191.4	137.1	328.5



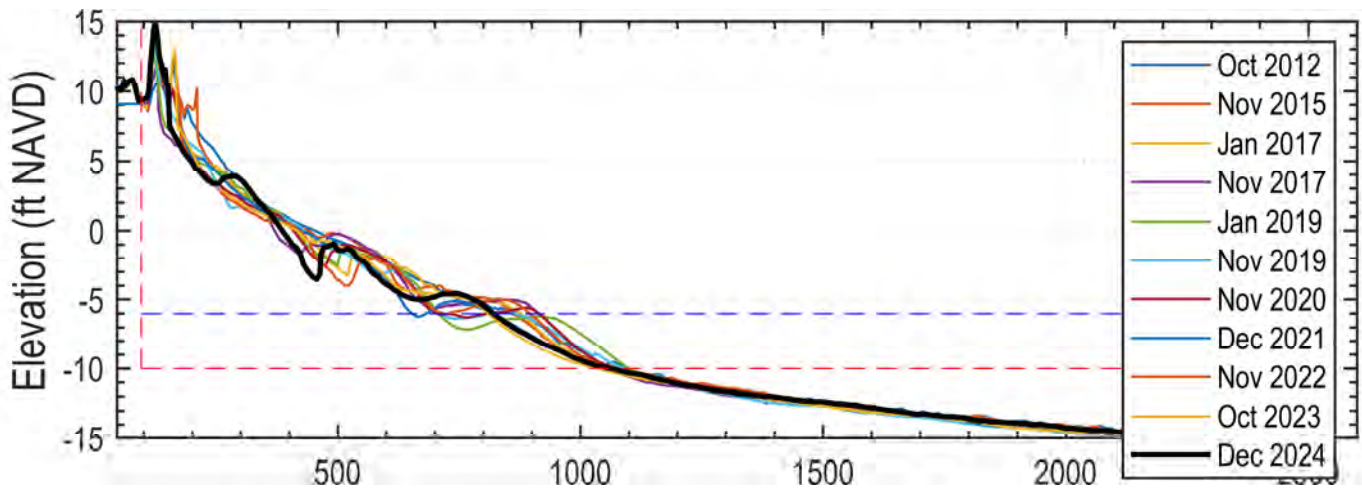
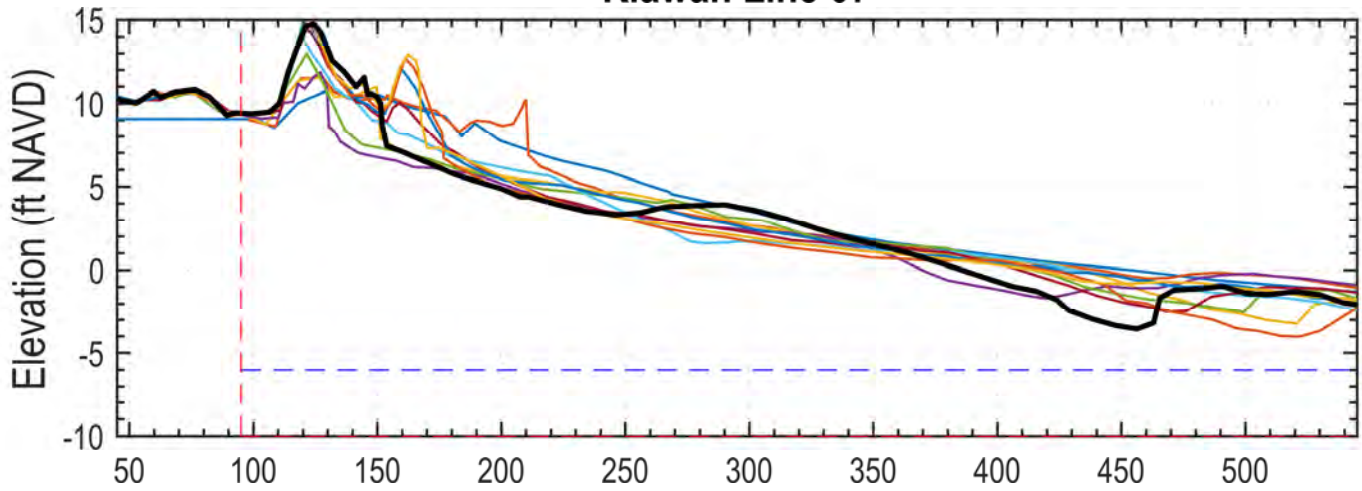
### Kiawah Line 06 (OCRM 2620)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	238.1	146.4	384.5
Nov 2015	234.1	144.1	378.2
Jan 2017	218.8	138.3	357.1
Nov 2017	206.8	142.8	349.6
Jan 2019	204.7	146.0	350.8
Nov 2019	206.9	143.4	350.3
Nov 2020	213.7	143.8	357.5
Dec 2021	209.7	136.2	345.9
Nov 2022	199.8	139.6	339.4
Oct 2023	206.4	130.8	337.2
Dec 2024	193.6	134.6	328.2



## Kiawah Line 07

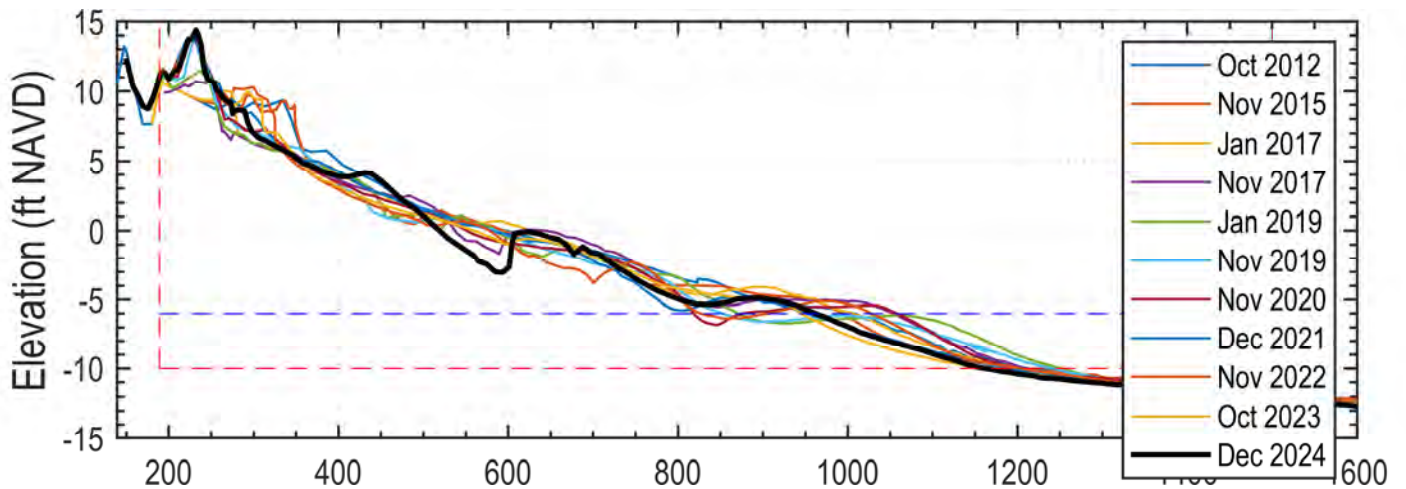
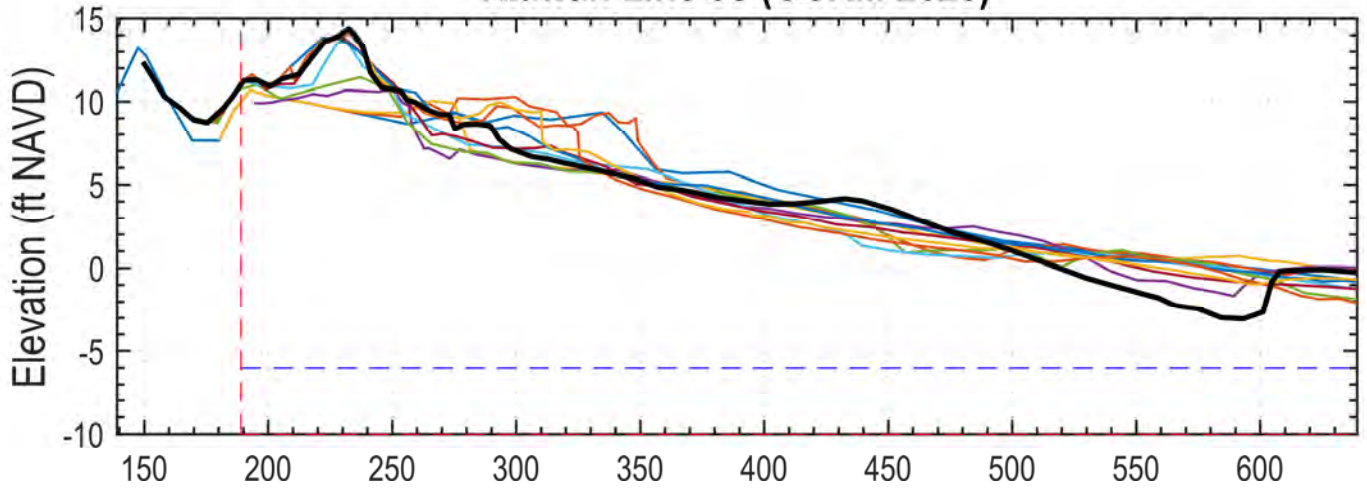


- Oct 2012
- Nov 2015
- Jan 2017
- Nov 2017
- Jan 2019
- Nov 2019
- Nov 2020
- Dec 2021
- Nov 2022
- Oct 2023
- Dec 2024

Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	187.4	129.3	316.7
Nov 2015	184.3	126.6	310.8
Jan 2017	173.8	126.6	300.4
Nov 2017	162.7	131.2	293.9
Jan 2019	163.9	132.0	296.0
Nov 2019	162.6	129.9	292.6
Nov 2020	165.2	130.8	296.0
Dec 2021	166.5	122.6	289.1
Nov 2022	161.6	128.8	290.4
Oct 2023	168.4	119.0	287.4
Dec 2024	161.2	122.2	283.4



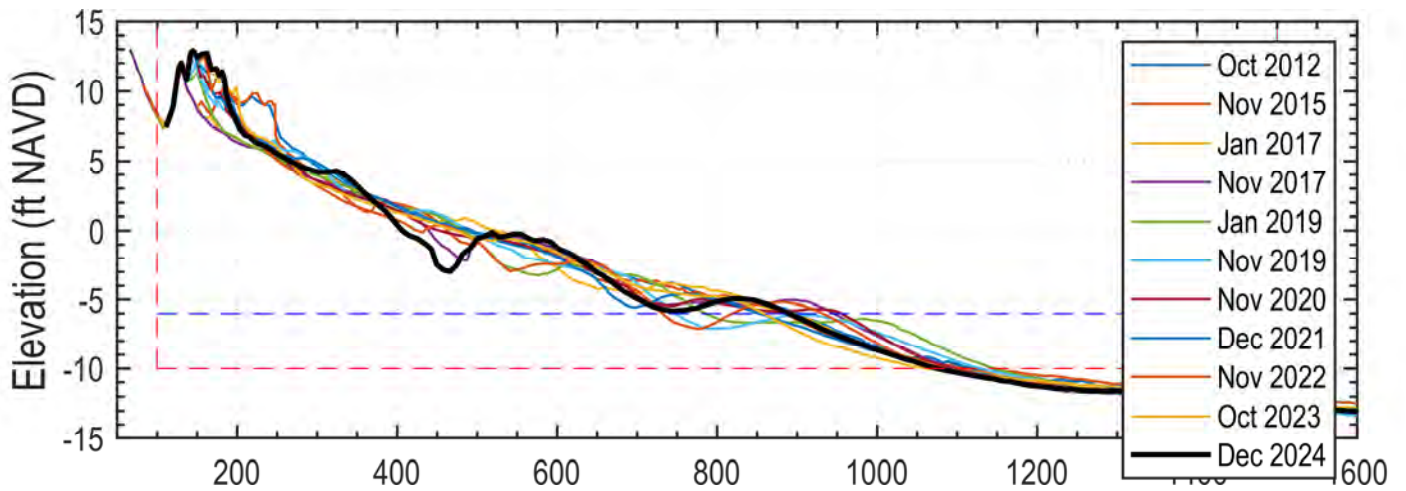
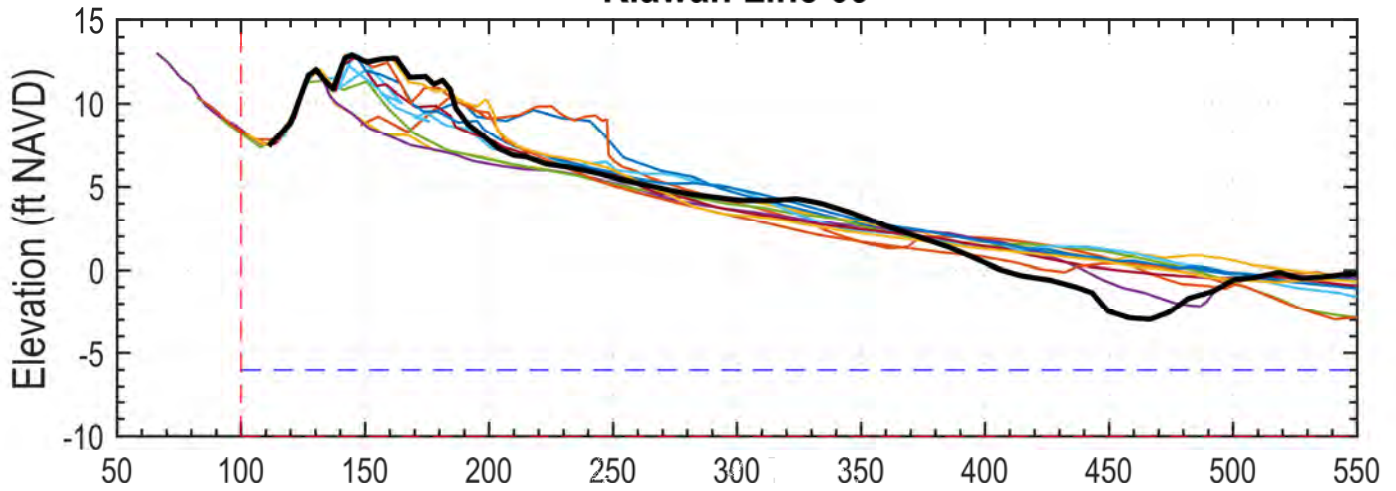
### Kiawah Line 08 (OCRM 2625)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	213.0	134.6	347.6
Nov 2015	209.6	130.5	340.1
Jan 2017	201.1	133.2	334.3
Nov 2017	198.6	138.4	337.0
Jan 2019	191.0	141.1	332.1
Nov 2019	189.9	137.0	326.9
Nov 2020	194.9	136.8	331.6
Dec 2021	199.7	129.2	328.9
Nov 2022	191.2	133.8	325.0
Oct 2023	201.1	124.6	325.7
Dec 2024	195.4	128.0	323.4



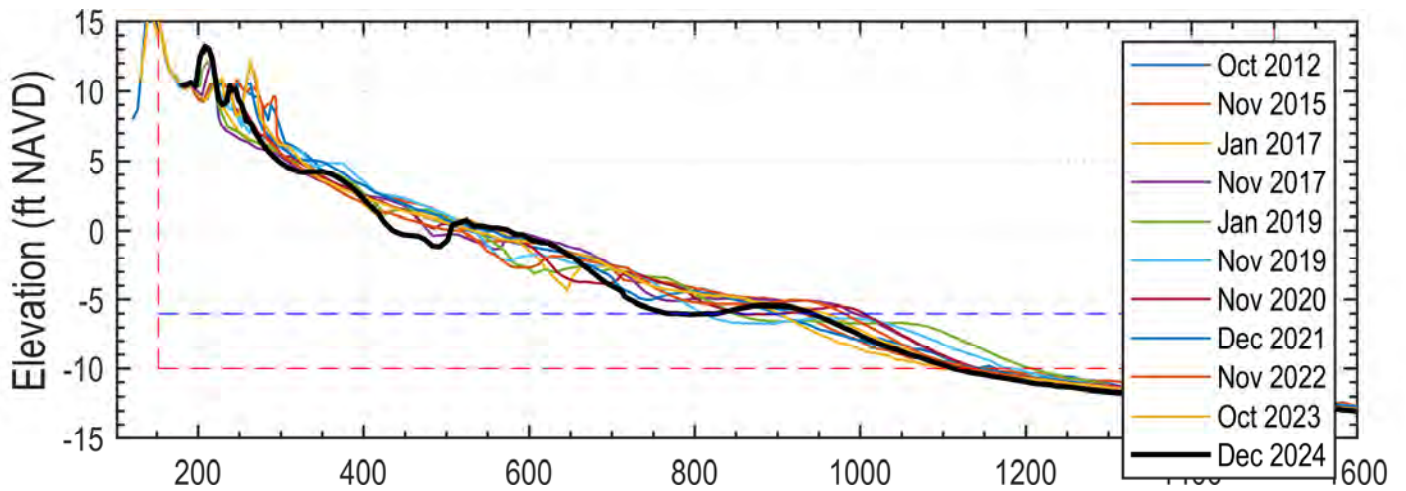
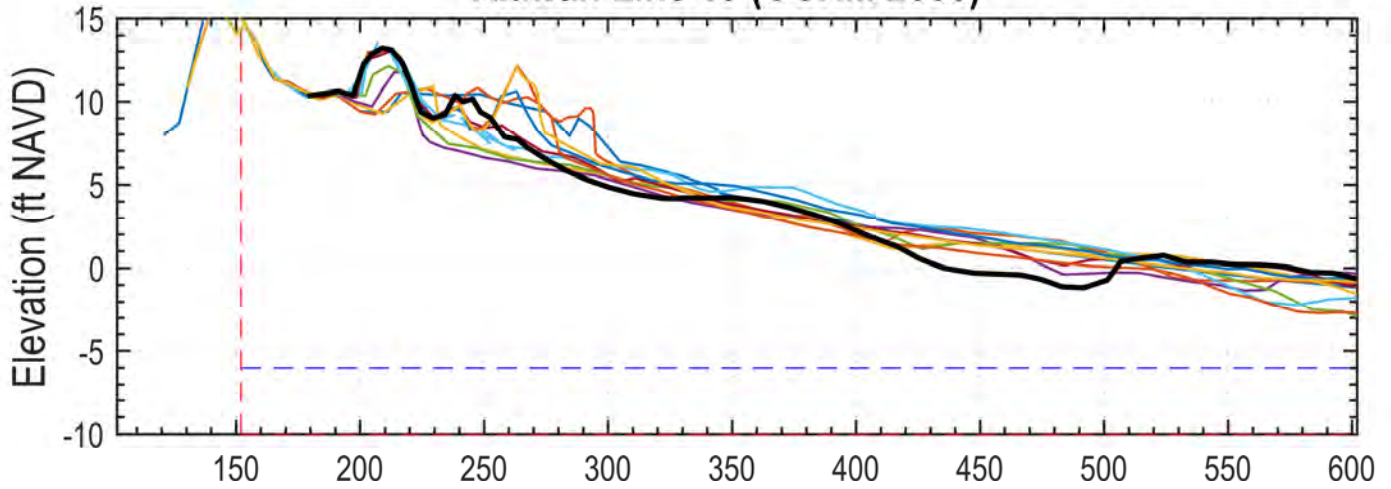
## Kiawah Line 09



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	202.8	132.2	334.9
Nov 2015	200.0	129.3	329.3
Jan 2017	190.3	130.4	320.7
Nov 2017	185.9	135.6	321.5
Jan 2019	183.3	138.4	321.7
Nov 2019	190.7	133.8	324.5
Nov 2020	190.4	135.9	326.3
Dec 2021	195.3	127.6	322.9
Nov 2022	183.5	130.9	314.5
Oct 2023	197.8	124.4	322.2
Dec 2024	190.2	129.5	319.7



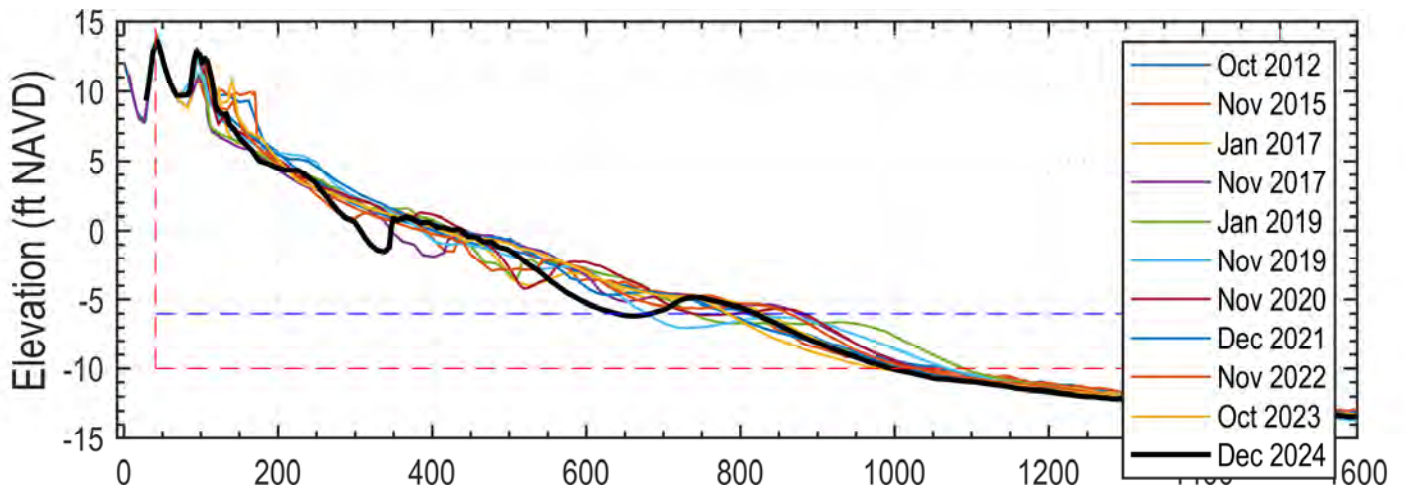
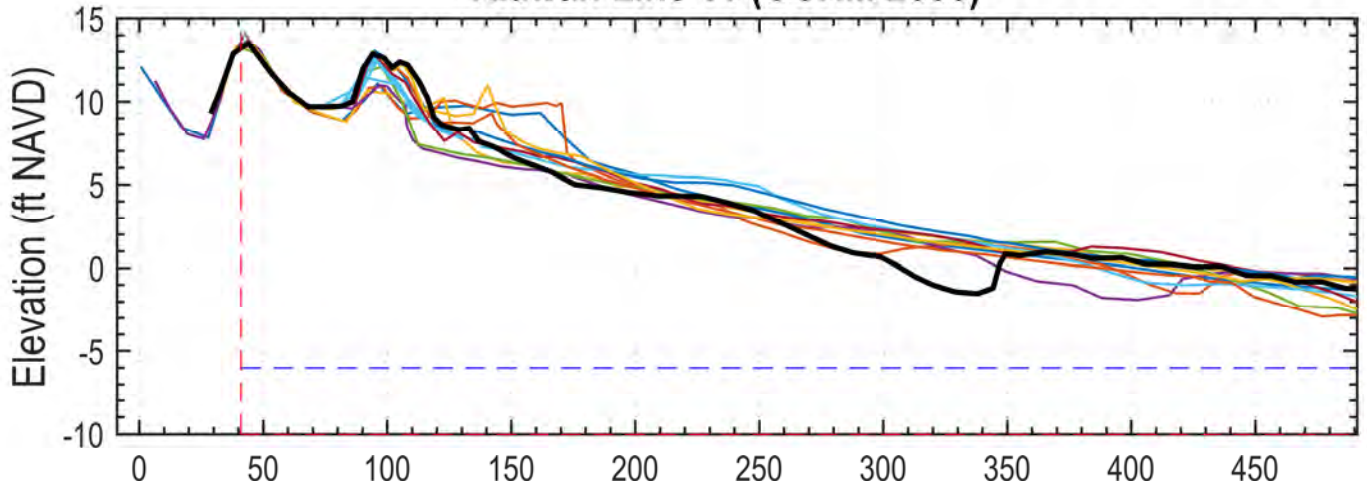
### Kiawah Line 10 (OCRM 2630)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	205.0	130.8	335.8
Nov 2015	206.5	126.9	333.3
Jan 2017	192.4	130.7	323.1
Nov 2017	193.3	135.2	328.4
Jan 2019	189.6	139.6	329.1
Nov 2019	197.1	135.4	332.5
Nov 2020	193.8	135.5	329.3
Dec 2021	202.6	126.5	329.1
Nov 2022	193.5	132.5	326.0
Oct 2023	202.8	122.8	325.6
Dec 2024	184.2	128.6	312.9



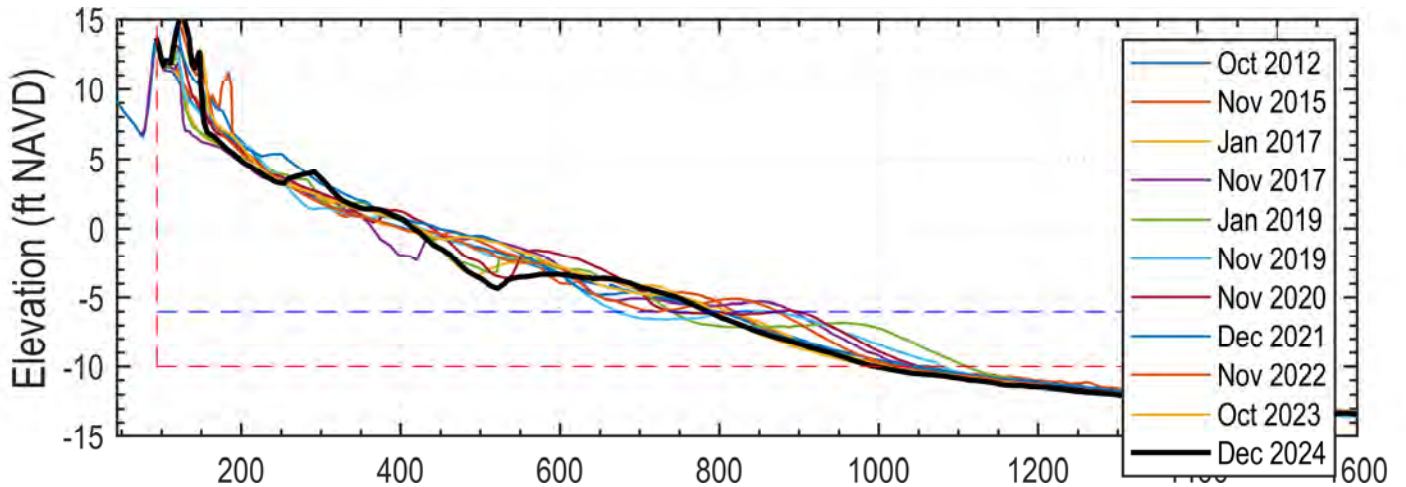
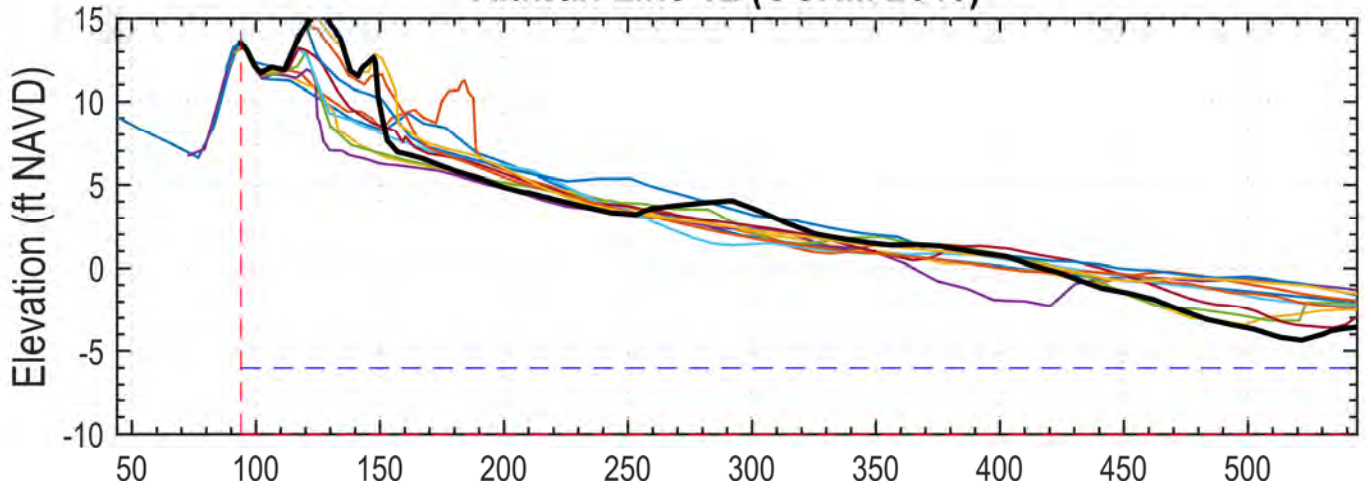
### Kiawah Line 11 (OCRM 2635)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	194.5	129.3	323.8
Nov 2015	194.0	126.1	320.0
Jan 2017	185.6	129.0	314.6
Nov 2017	183.3	134.1	317.4
Jan 2019	187.4	138.8	326.1
Nov 2019	184.9	133.3	318.2
Nov 2020	191.5	134.2	325.7
Dec 2021	198.1	126.1	324.2
Nov 2022	184.3	132.0	316.3
Oct 2023	196.3	121.7	318.0
Dec 2024	176.0	126.9	303.0



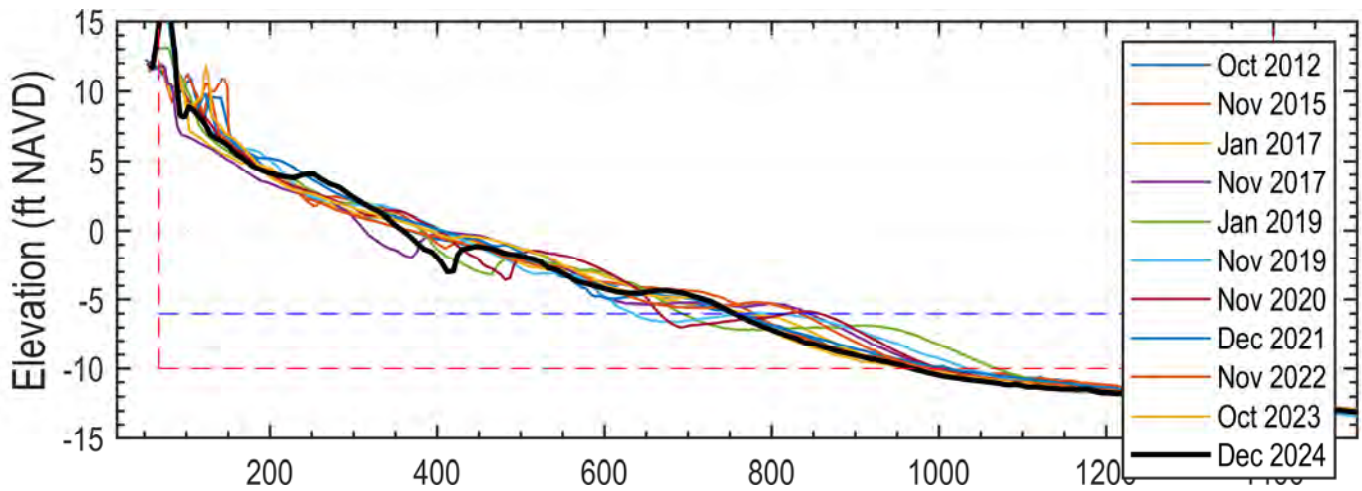
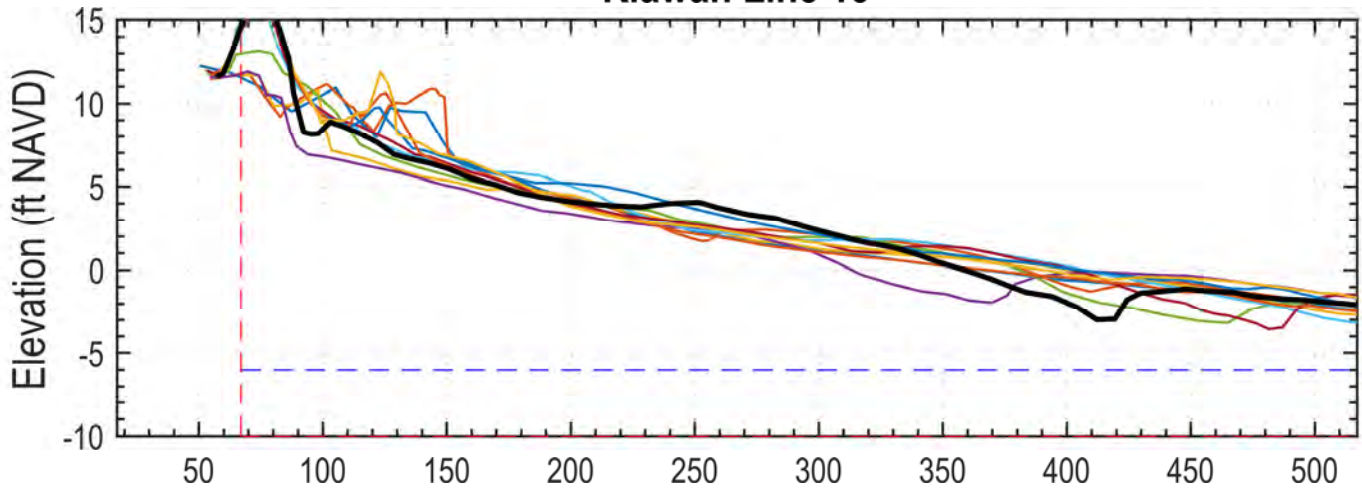
### Kiawah Line 12 (OCRM 2640)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	165.1	119.8	284.8
Nov 2015	173.4	119.1	292.5
Jan 2017	159.0	119.8	278.8
Nov 2017	157.4	128.0	285.4
Jan 2019	161.5	130.9	292.5
Nov 2019	156.5	129.3	285.8
Nov 2020	169.1	129.6	298.7
Dec 2021	177.9	119.1	297.0
Nov 2022	165.6	125.0	290.7
Oct 2023	175.5	115.8	291.3
Dec 2024	164.5	116.9	281.4



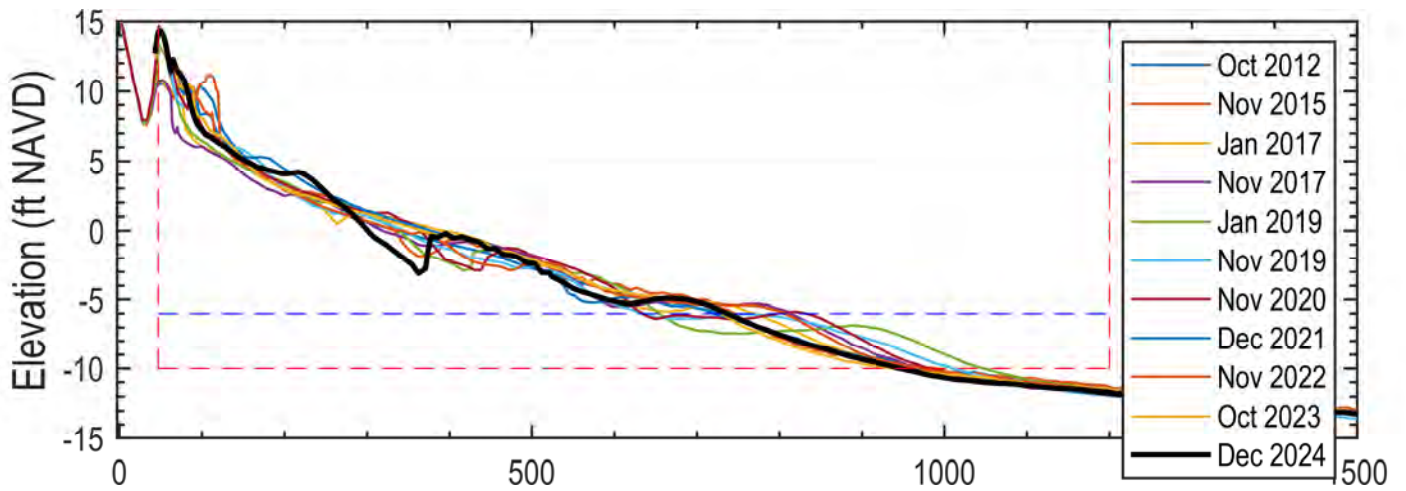
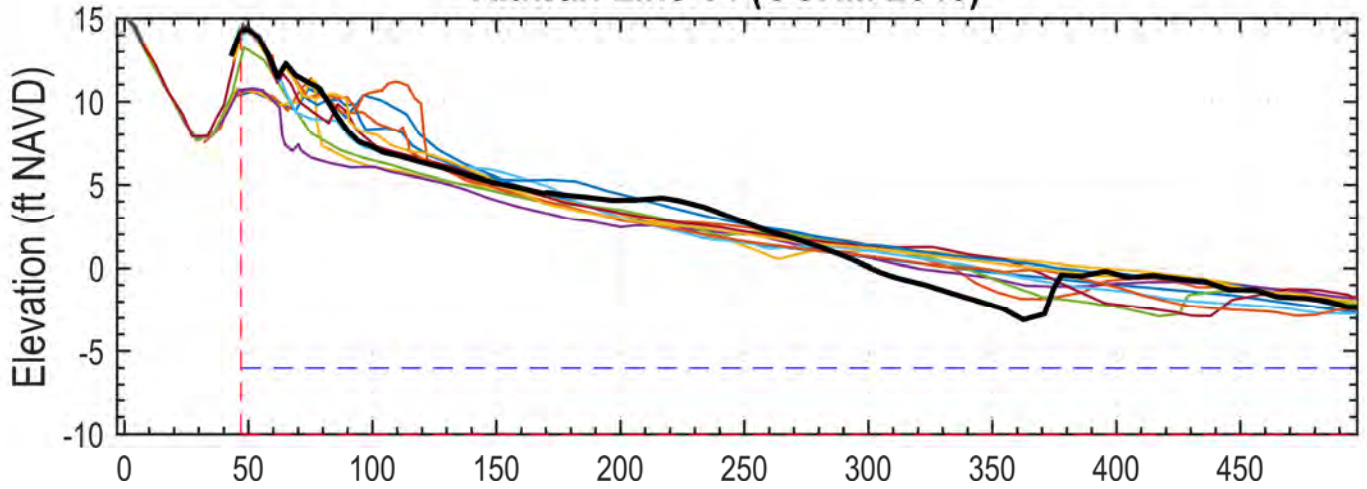
# Kiawah Line 13



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	159.5	118.2	277.8
Nov 2015	169.3	118.0	287.3
Jan 2017	157.3	119.4	276.7
Nov 2017	148.3	125.7	274.0
Jan 2019	156.9	128.3	285.3
Nov 2019	158.2	127.0	285.2
Nov 2020	163.1	124.5	287.6
Dec 2021	169.3	118.9	288.2
Nov 2022	160.1	123.6	283.7
Oct 2023	169.0	114.1	283.1
Dec 2024	161.1	115.5	276.6



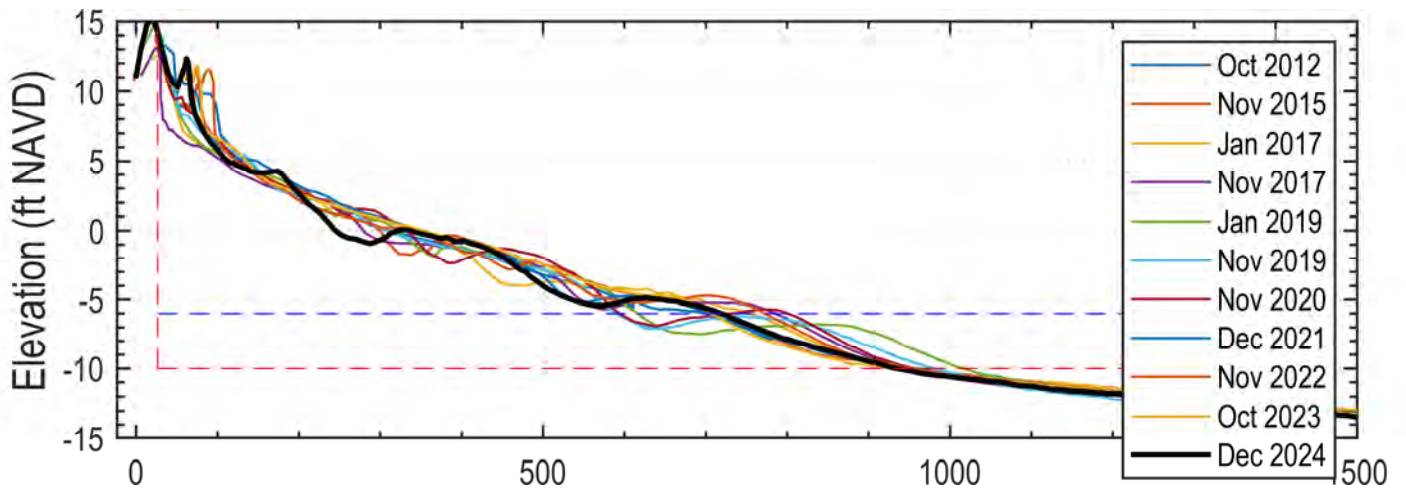
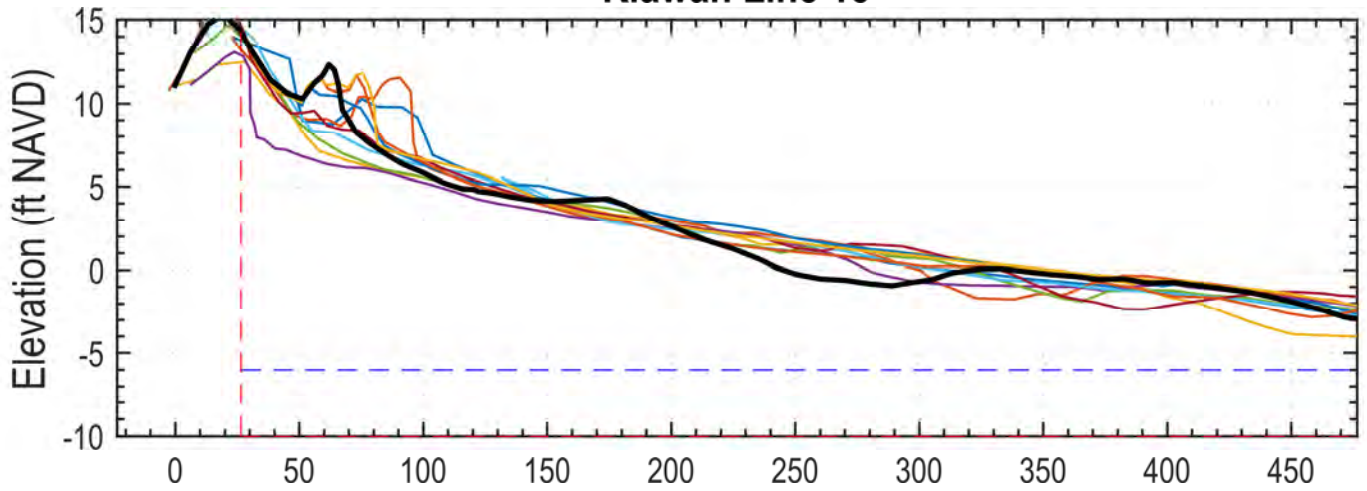
### Kiawah Line 14 (OCRM 2645)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	153.8	117.0	270.8
Nov 2015	160.4	115.7	276.1
Jan 2017	153.1	119.4	272.5
Nov 2017	145.4	124.1	269.5
Jan 2019	148.6	125.3	273.8
Nov 2019	146.7	126.4	273.0
Nov 2020	155.2	125.6	280.8
Dec 2021	162.0	116.3	278.2
Nov 2022	155.4	122.3	277.8
Oct 2023	161.4	112.8	274.2
Dec 2024	153.2	115.9	269.1



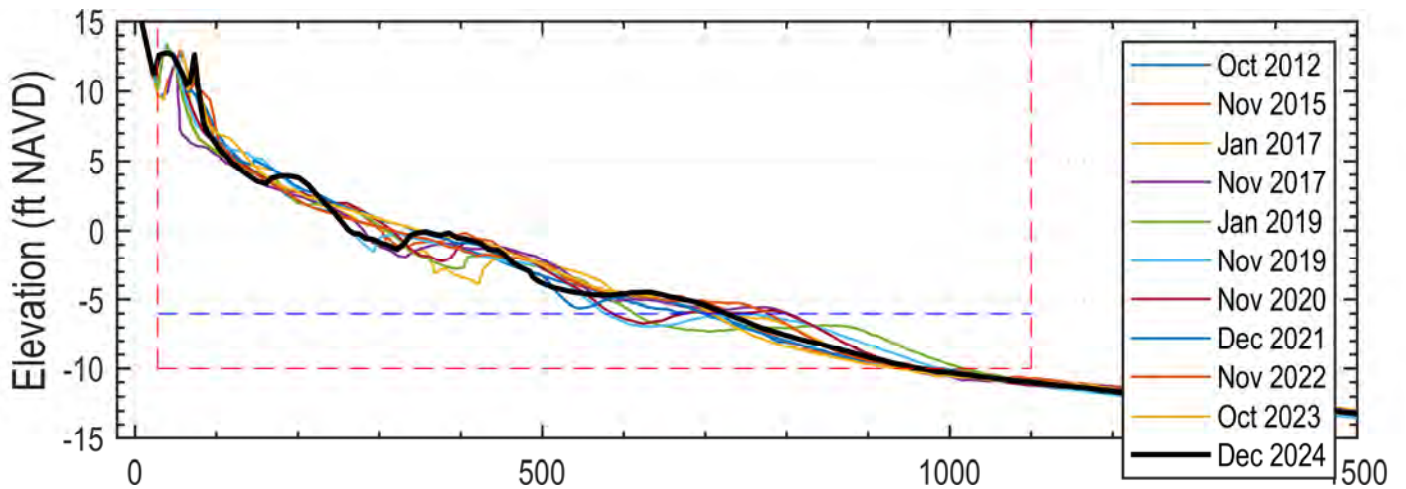
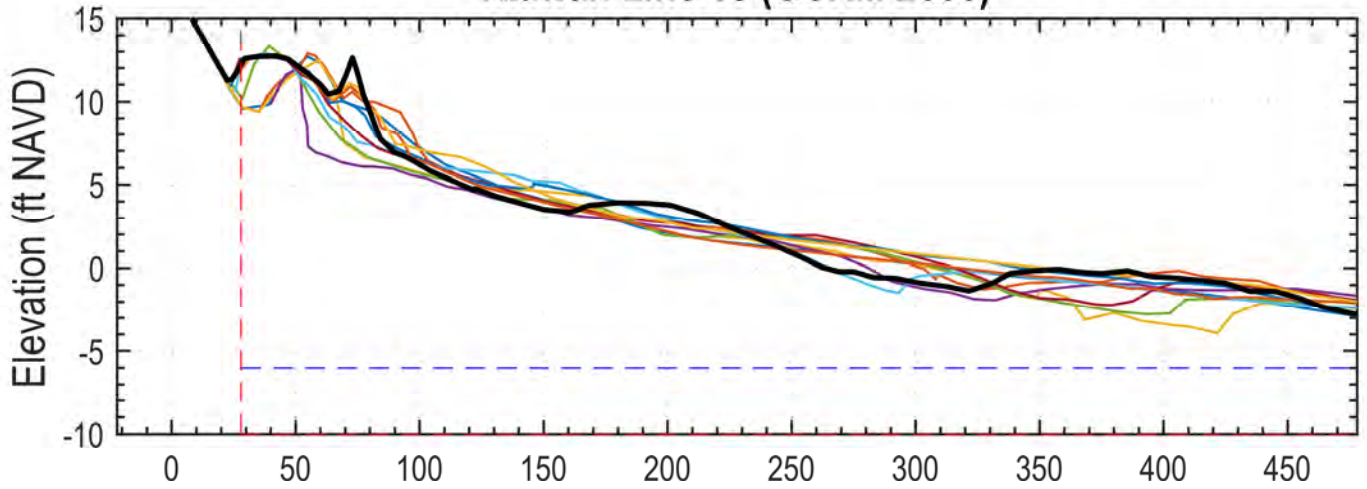
## Kiawah Line 15



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	152.7	115.4	268.1
Nov 2015	158.4	115.0	273.5
Jan 2017	149.0	120.0	269.0
Nov 2017	141.8	123.1	264.9
Jan 2019	146.6	124.4	271.1
Nov 2019	146.7	122.7	269.4
Nov 2020	151.5	122.8	274.3
Dec 2021	157.8	115.5	273.3
Nov 2022	155.6	121.3	276.9
Oct 2023	163.3	113.0	276.3
Dec 2024	146.5	116.8	263.4



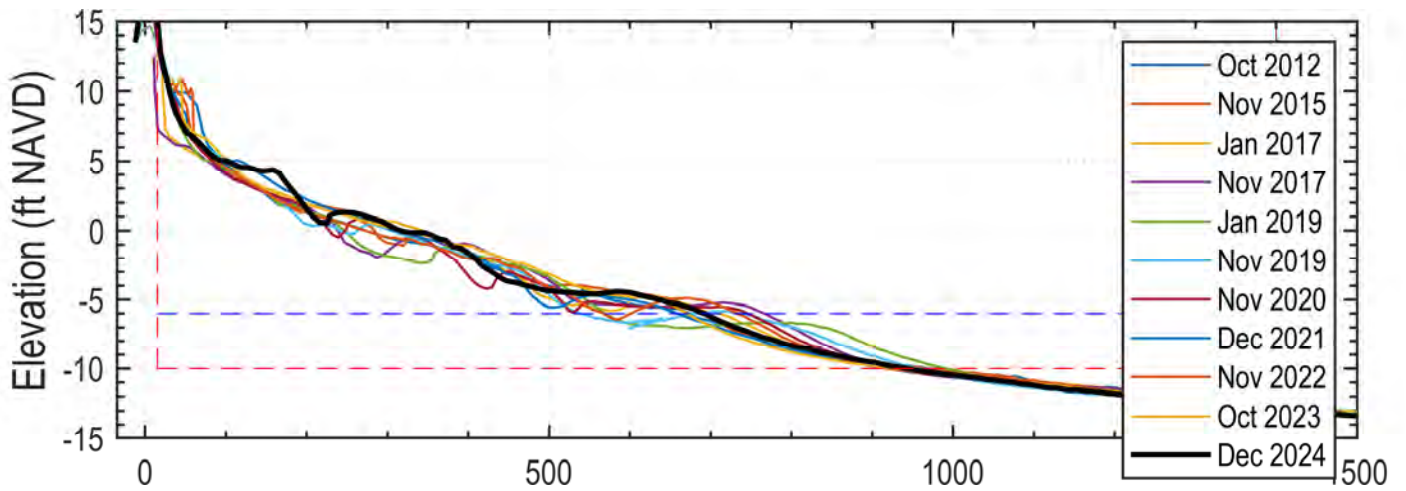
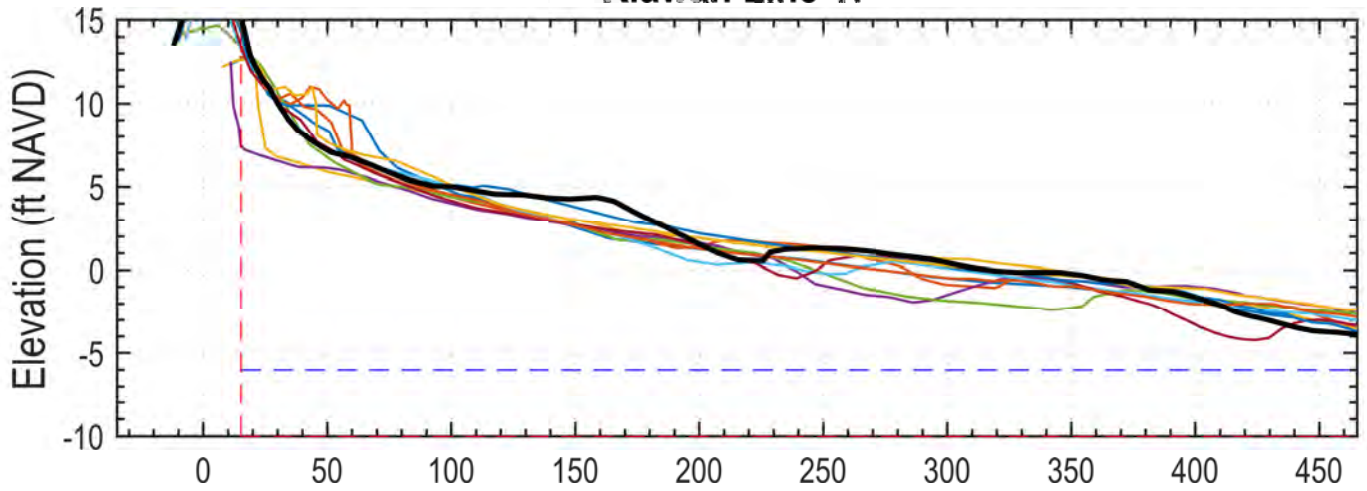
### Kiawah Line 16 (OCRM 2660)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	149.3	116.1	265.4
Nov 2015	161.1	116.4	277.4
Jan 2017	148.0	120.6	268.6
Nov 2017	145.5	124.7	270.2
Jan 2019	143.7	124.1	267.8
Nov 2019	146.7	123.8	270.5
Nov 2020	149.8	123.6	273.4
Dec 2021	156.4	115.2	271.6
Nov 2022	156.9	120.8	277.8
Oct 2023	164.7	113.3	278.0
Dec 2024	154.4	118.9	273.3



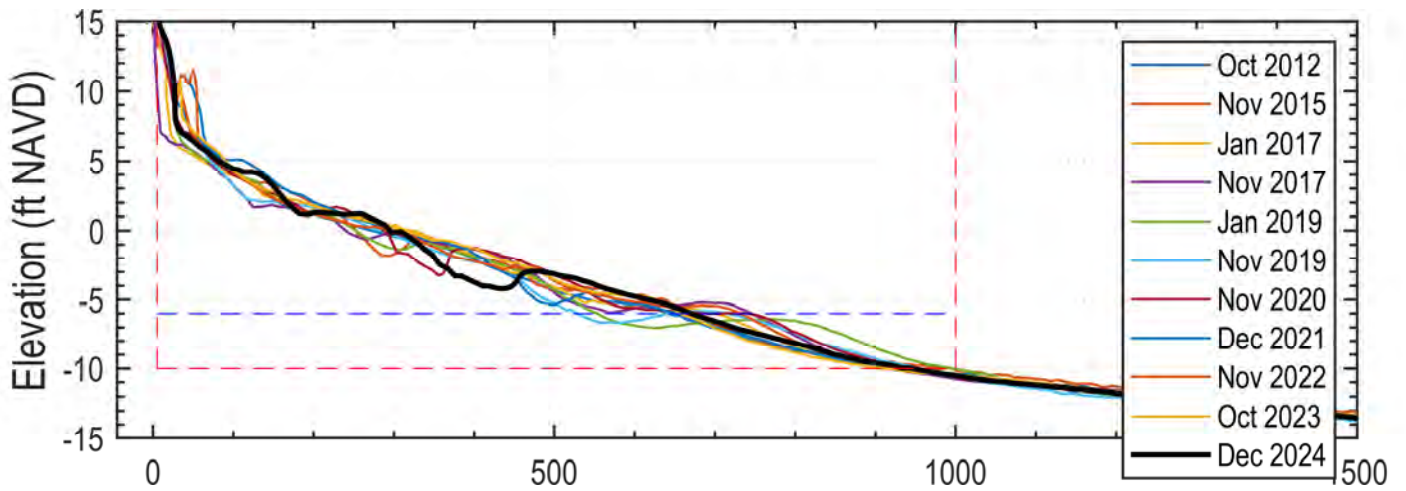
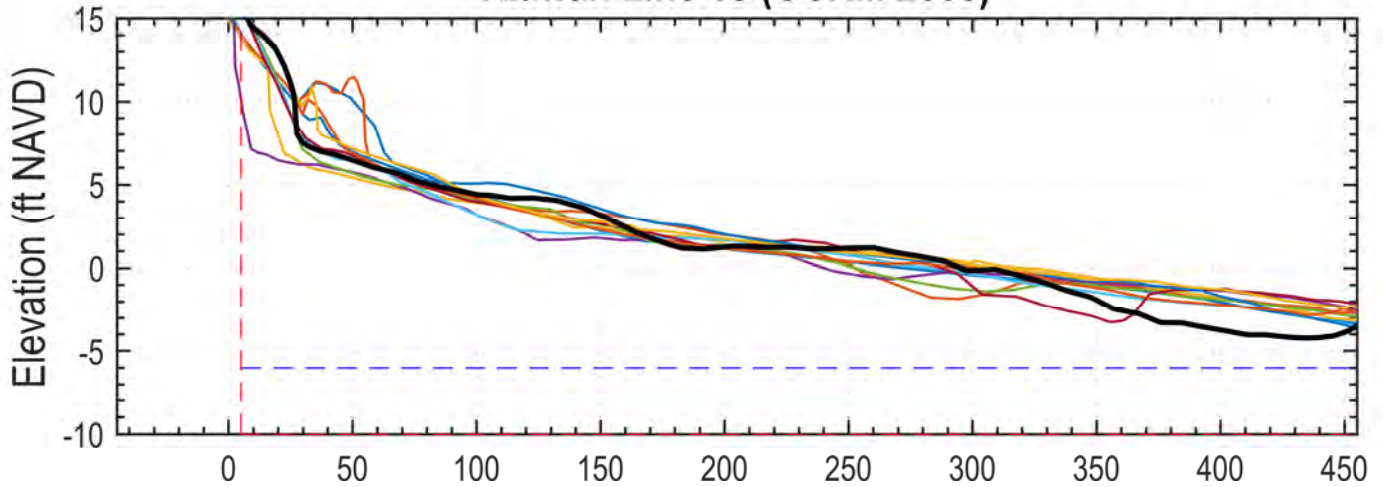
## Kiawah Line 17



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	137.0	114.7	251.7
Nov 2015	143.8	113.6	257.4
Jan 2017	136.1	115.9	252.0
Nov 2017	129.7	121.6	251.3
Jan 2019	127.7	122.1	249.8
Nov 2019	129.3	121.3	250.6
Nov 2020	130.7	119.4	250.1
Dec 2021	141.0	111.9	252.9
Nov 2022	136.5	117.2	253.7
Oct 2023	149.1	110.9	260.0
Dec 2024	143.8	115.3	259.1



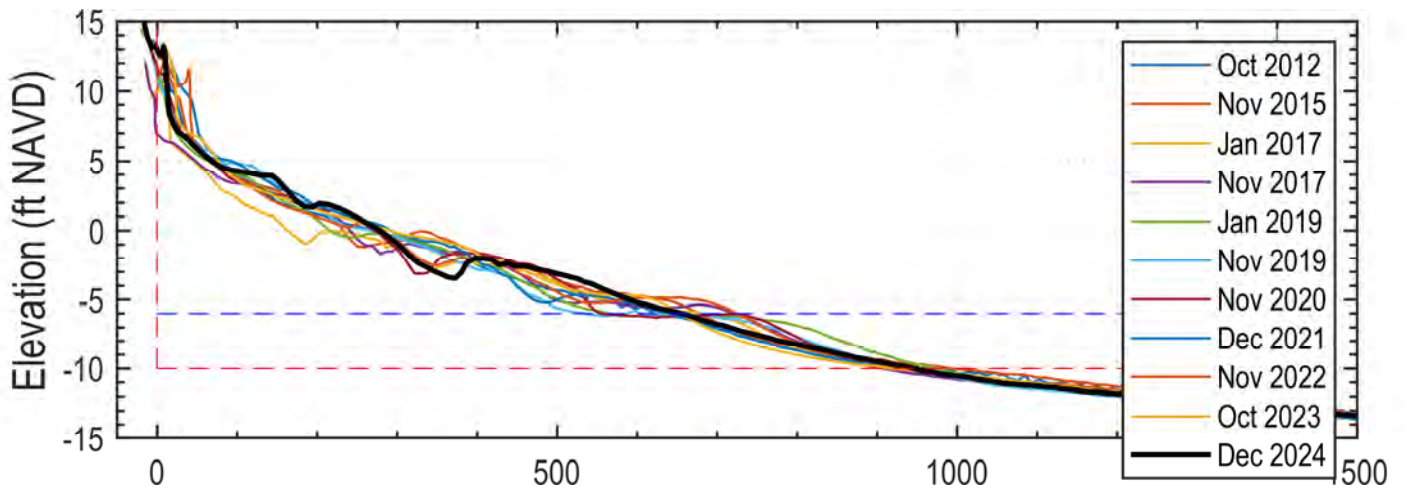
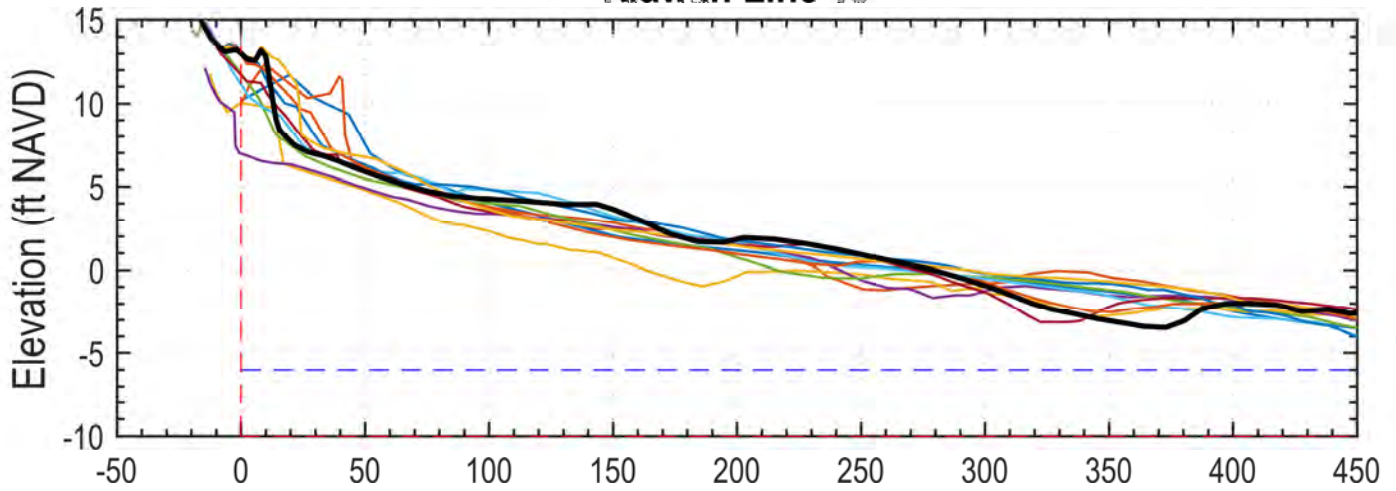
### Kiawah Line 18 (OCRM 2665)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	139.1	112.9	252.0
Nov 2015	144.8	115.1	259.9
Jan 2017	136.8	116.0	252.8
Nov 2017	129.2	120.5	249.7
Jan 2019	130.5	123.8	254.3
Nov 2019	127.7	120.5	248.2
Nov 2020	139.3	122.4	261.7
Dec 2021	144.7	113.0	257.8
Nov 2022	143.0	119.1	262.1
Oct 2023	150.1	111.5	261.6
Dec 2024	140.3	116.5	256.8



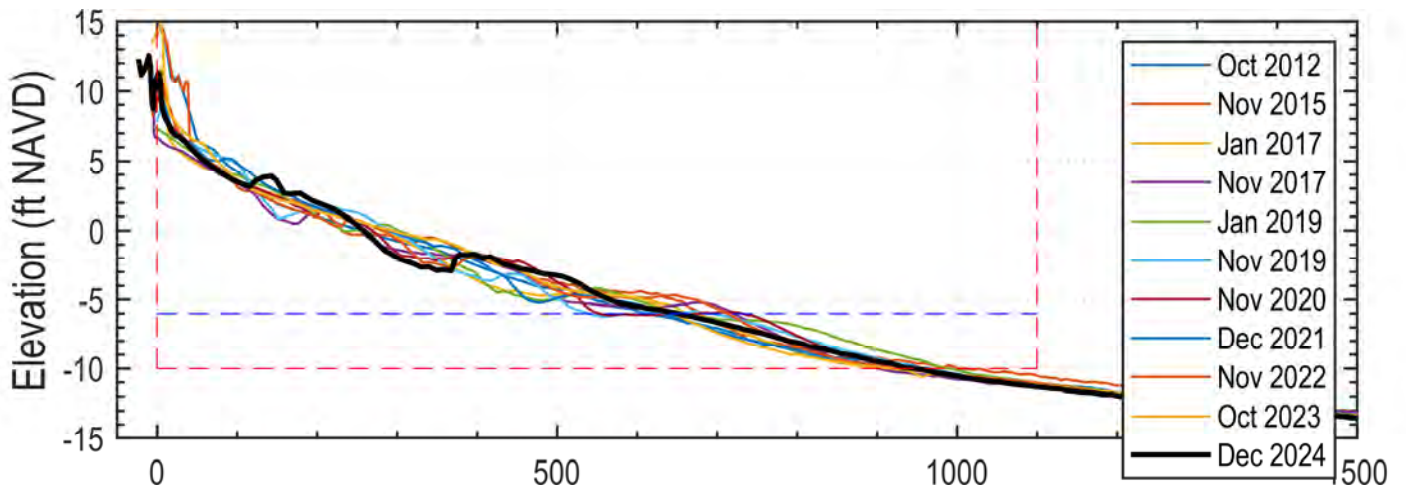
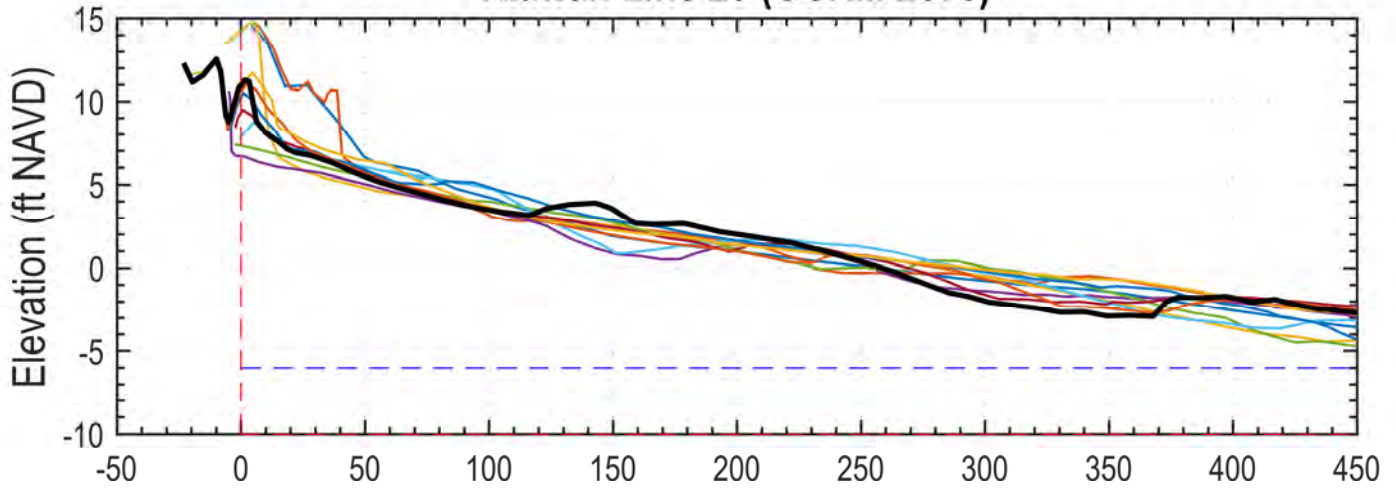
## Kiawah Line 19



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	136.4	115.6	252.1
Nov 2015	145.1	116.6	261.7
Jan 2017	117.2	116.0	233.2
Nov 2017	125.9	119.1	245.0
Jan 2019	125.7	125.7	251.3
Nov 2019	128.9	120.2	249.1
Nov 2020	132.7	119.7	252.4
Dec 2021	139.7	112.9	252.5
Nov 2022	135.9	119.4	255.3
Oct 2023	144.5	110.8	255.3
Dec 2024	139.9	116.7	256.6



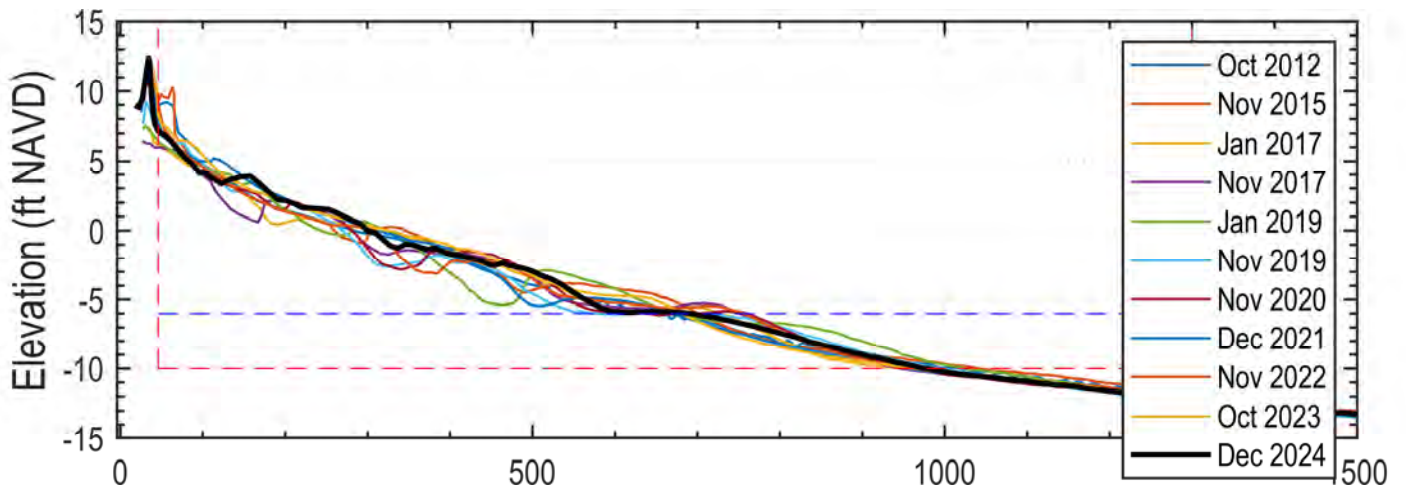
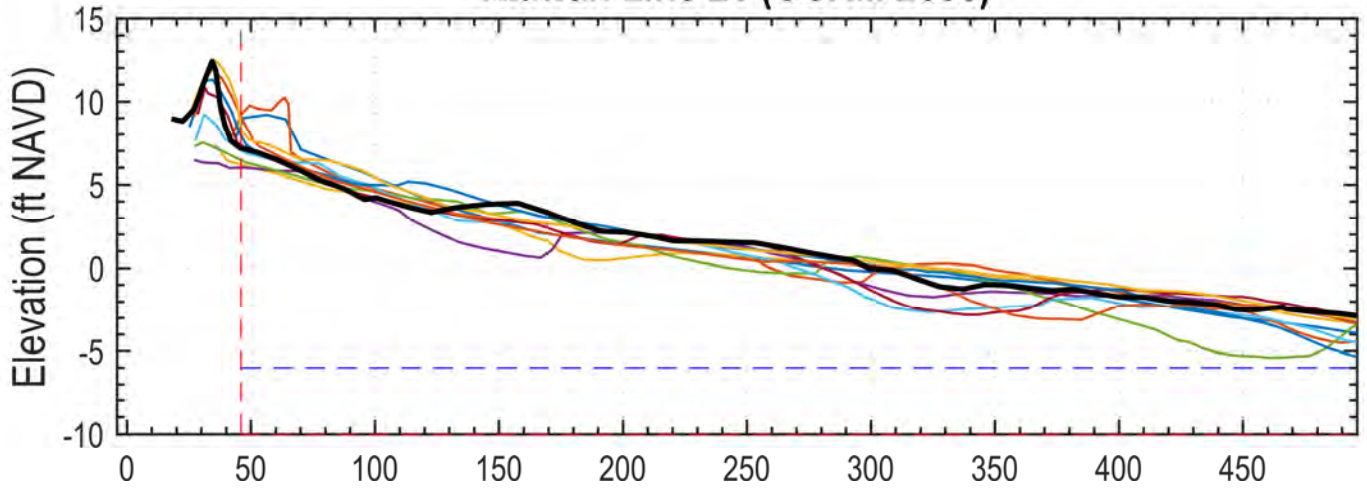
### Kiawah Line 20 (OCRM 2675)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	134.9	113.3	248.2
Nov 2015	144.6	117.2	261.7
Jan 2017	127.0	113.6	240.6
Nov 2017	122.4	118.0	240.5
Jan 2019	126.2	126.8	252.9
Nov 2019	125.8	121.6	247.4
Nov 2020	129.5	121.5	250.9
Dec 2021	133.9	111.9	245.9
Nov 2022	133.7	117.4	251.2
Oct 2023	139.7	110.4	250.1
Dec 2024	132.8	117.7	250.5



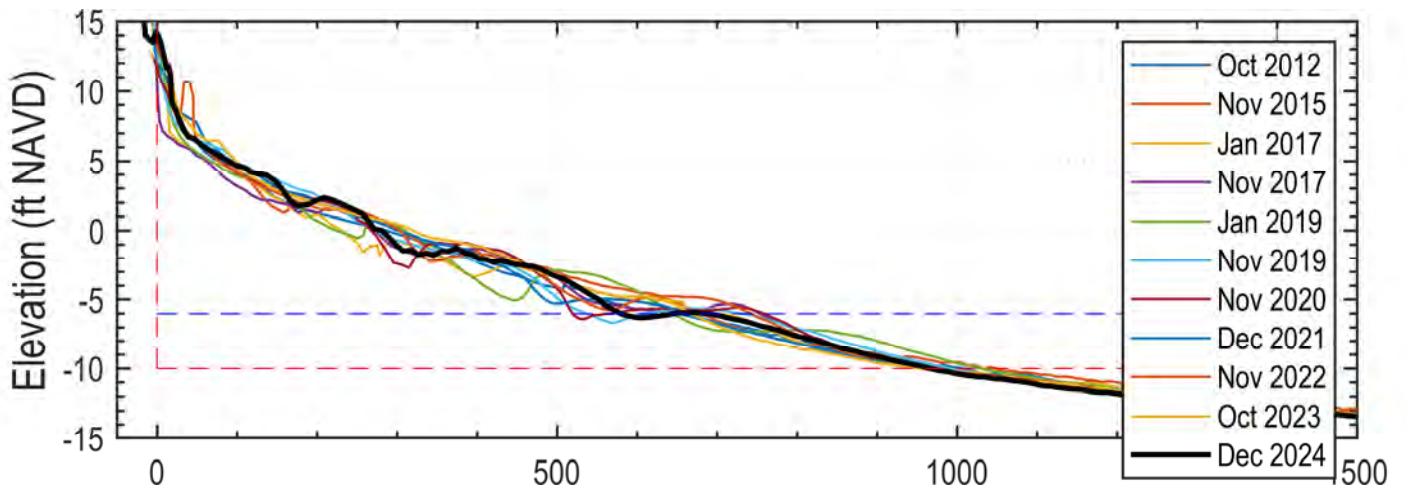
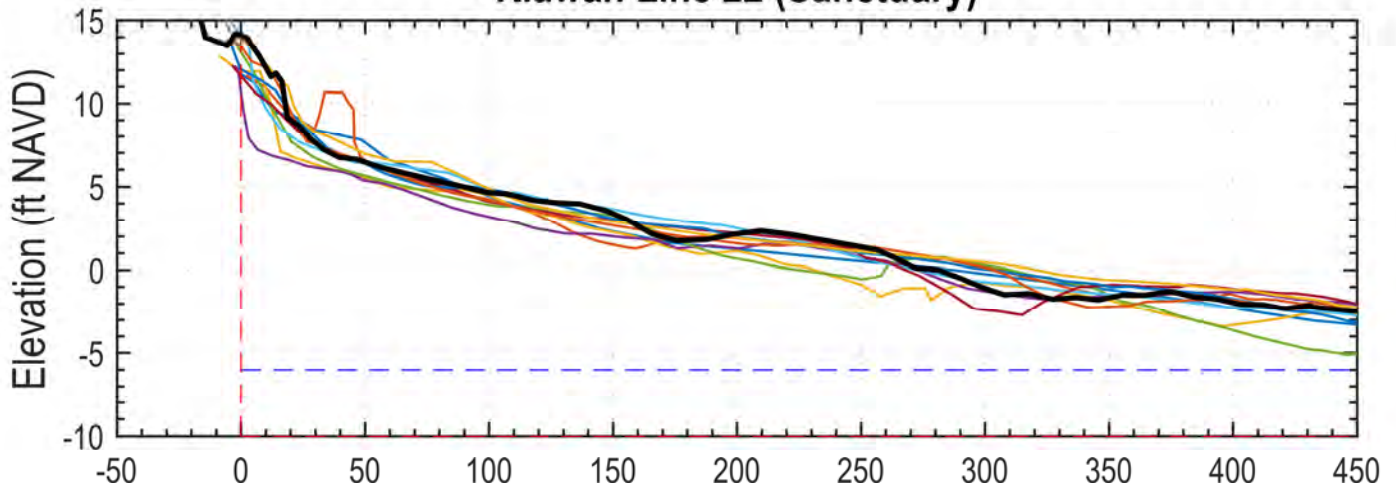
### Kiawah Line 21 (OCRM 2680)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	120.5	113.6	234.0
Nov 2015	128.7	115.1	243.8
Jan 2017	118.5	113.3	231.8
Nov 2017	114.6	116.8	231.4
Jan 2019	116.6	123.6	240.2
Nov 2019	108.4	120.1	228.5
Nov 2020	115.9	118.2	234.1
Dec 2021	122.1	111.0	233.0
Nov 2022	117.0	117.2	234.1
Oct 2023	131.6	109.7	241.3
Dec 2024	123.3	117.0	240.3



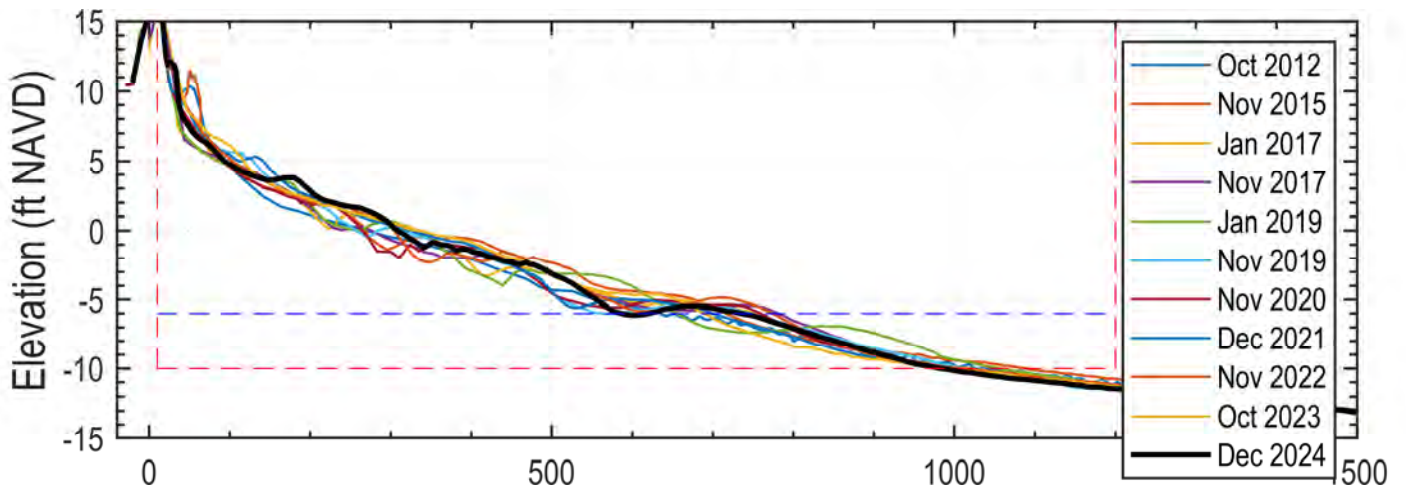
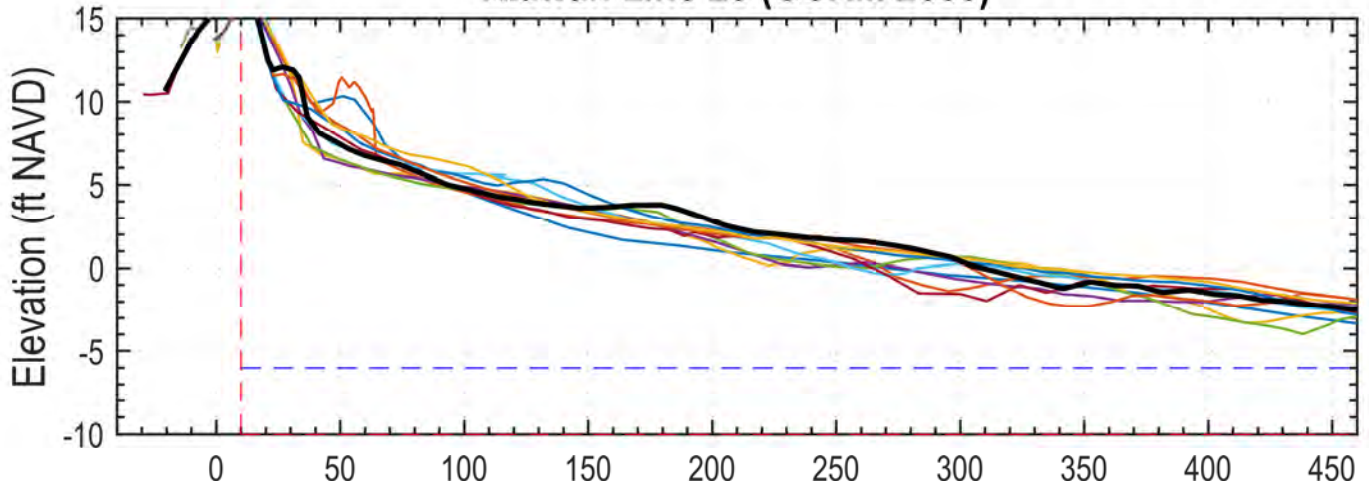
### Kiawah Line 22 (Sanctuary)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	138.3	120.0	258.2
Nov 2015	150.2	121.6	271.9
Jan 2017	131.8	120.2	252.0
Nov 2017	132.7	124.6	257.4
Jan 2019	135.8	126.3	262.2
Nov 2019	138.9	126.2	265.1
Nov 2020	139.2	124.6	263.8
Dec 2021	142.6	117.5	260.1
Nov 2022	144.6	123.1	267.7
Oct 2023	154.6	115.3	269.8
Dec 2024	143.4	122.0	265.4



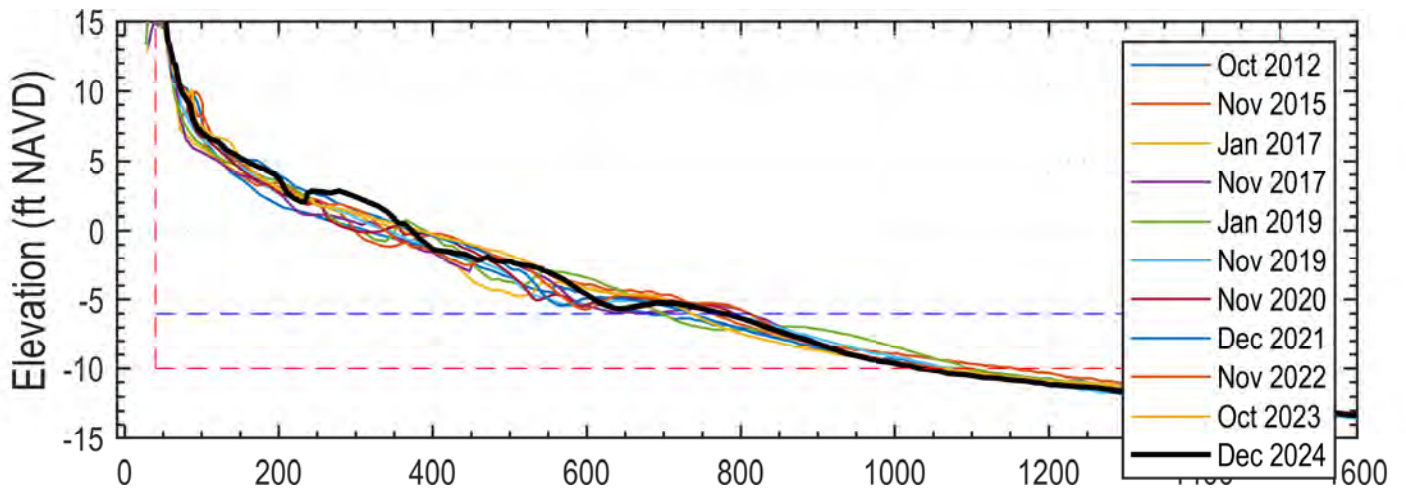
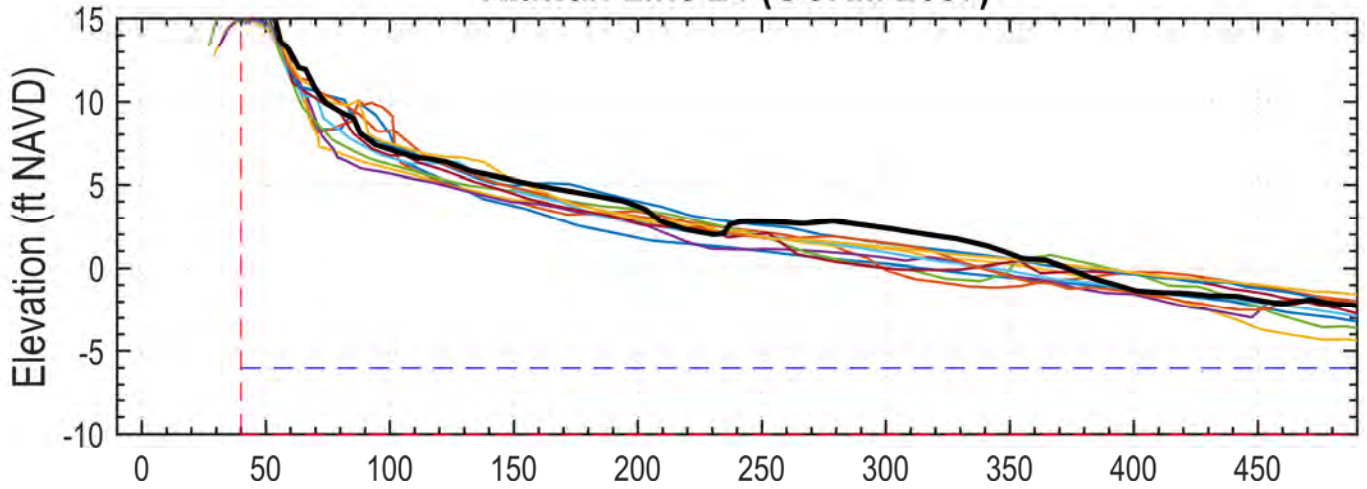
### Kiawah Line 23 (OCRM 2685)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	139.2	122.1	261.3
Nov 2015	160.0	125.5	285.4
Jan 2017	148.1	124.5	272.7
Nov 2017	144.0	127.5	271.5
Jan 2019	146.1	128.9	275.0
Nov 2019	144.8	127.6	272.4
Nov 2020	142.7	124.5	267.2
Dec 2021	153.0	120.5	273.5
Nov 2022	152.6	125.4	278.0
Oct 2023	161.1	117.0	278.1
Dec 2024	152.1	124.9	277.0



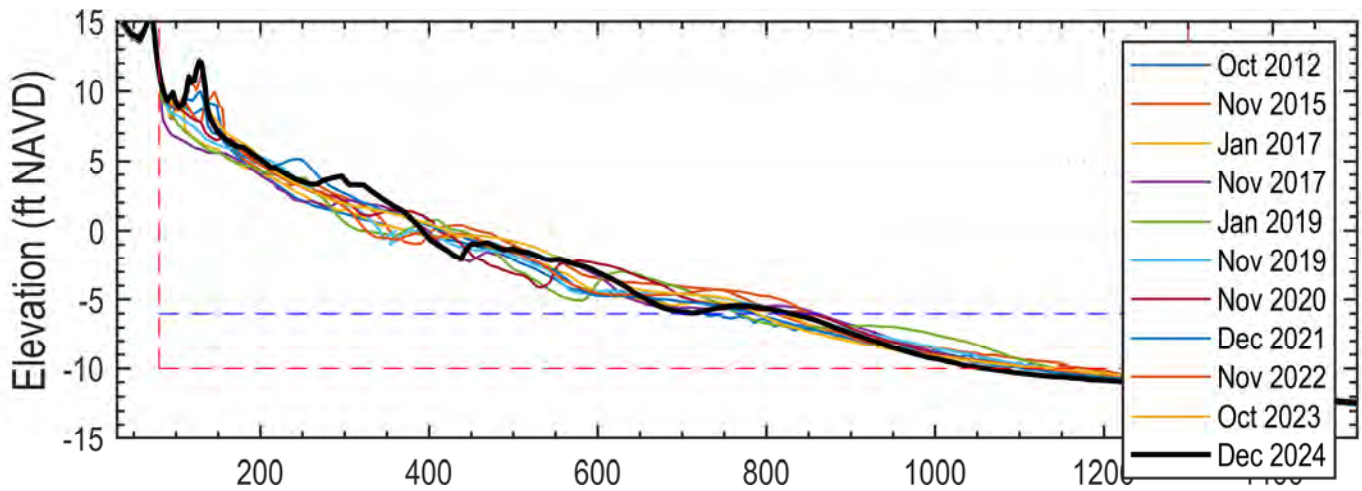
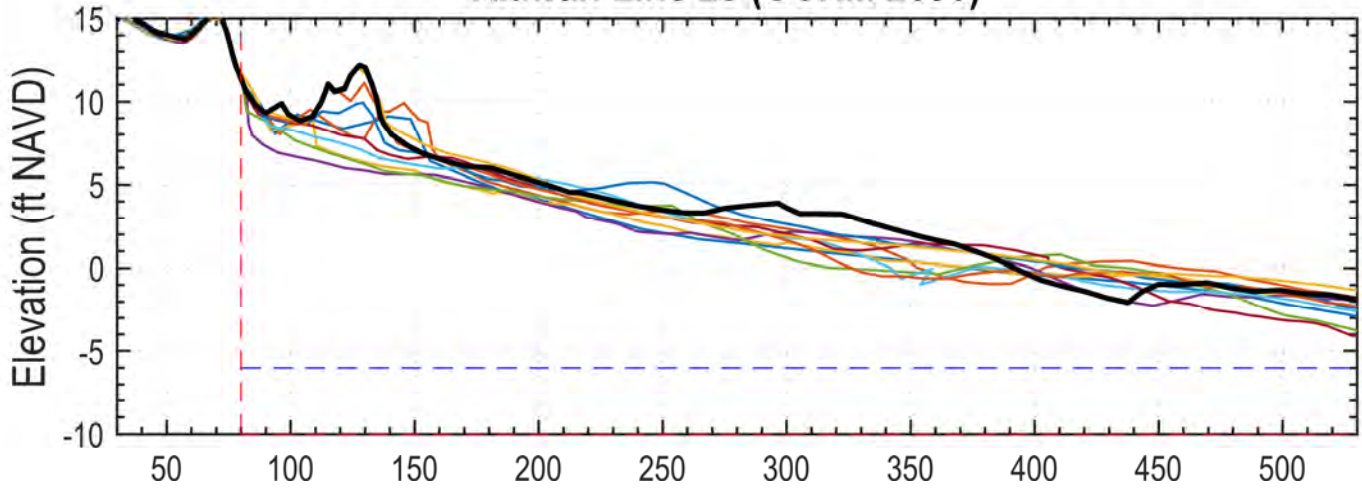
### Kiawah Line 24 (OCRM 2687)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	142.2	123.4	265.6
Nov 2015	162.4	129.2	291.6
Jan 2017	148.2	125.4	273.7
Nov 2017	144.9	128.5	273.4
Jan 2019	155.2	131.6	286.8
Nov 2019	151.9	130.2	282.1
Nov 2020	154.9	126.4	281.3
Dec 2021	165.1	123.0	288.1
Nov 2022	161.1	127.4	288.5
Oct 2023	171.2	121.1	292.3
Dec 2024	168.4	126.3	294.7



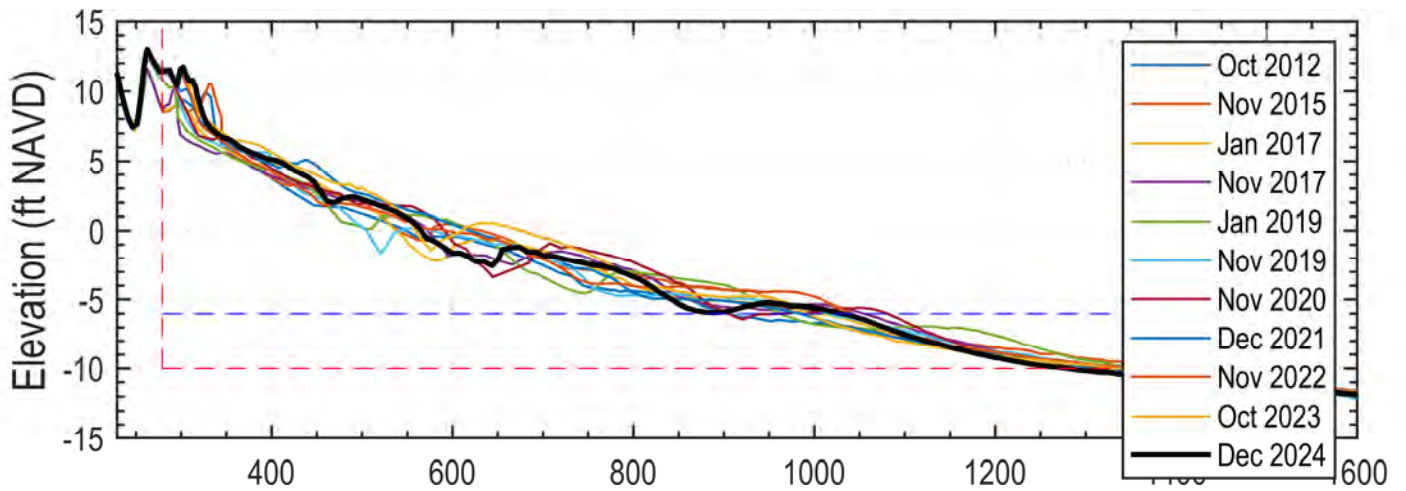
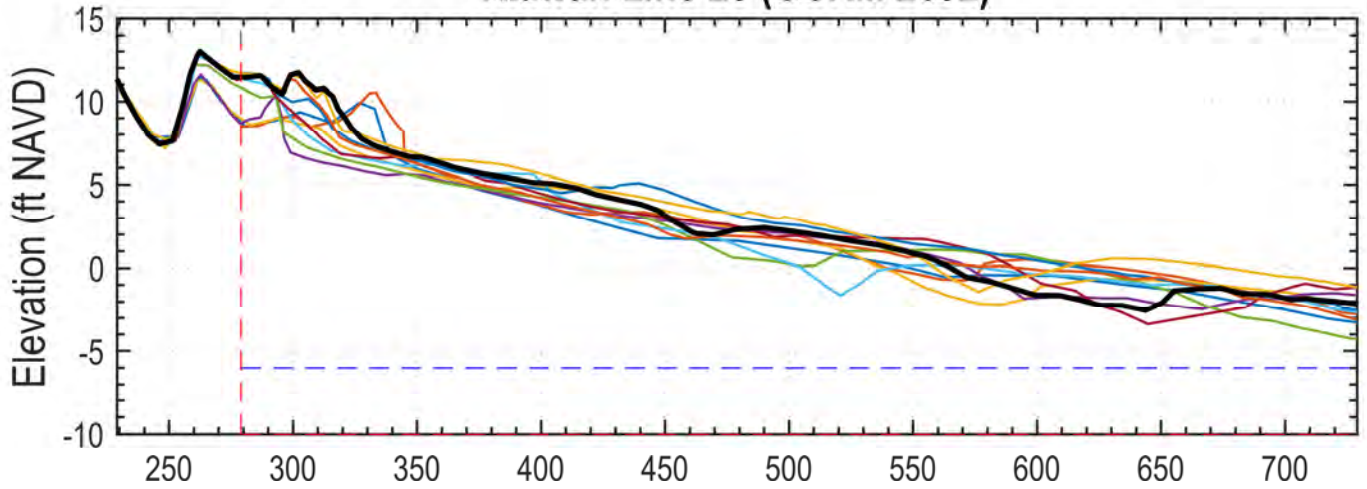
### Kiawah Line 25 (OCRM 2690)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	146.2	125.7	271.9
Nov 2015	168.1	130.9	299.0
Jan 2017	148.2	125.9	274.0
Nov 2017	147.8	130.8	278.7
Jan 2019	148.9	135.0	283.9
Nov 2019	153.2	131.3	284.5
Nov 2020	160.3	129.9	290.1
Dec 2021	162.5	124.9	287.4
Nov 2022	160.4	127.7	288.1
Oct 2023	172.2	123.7	295.9
Dec 2024	167.8	126.3	294.1



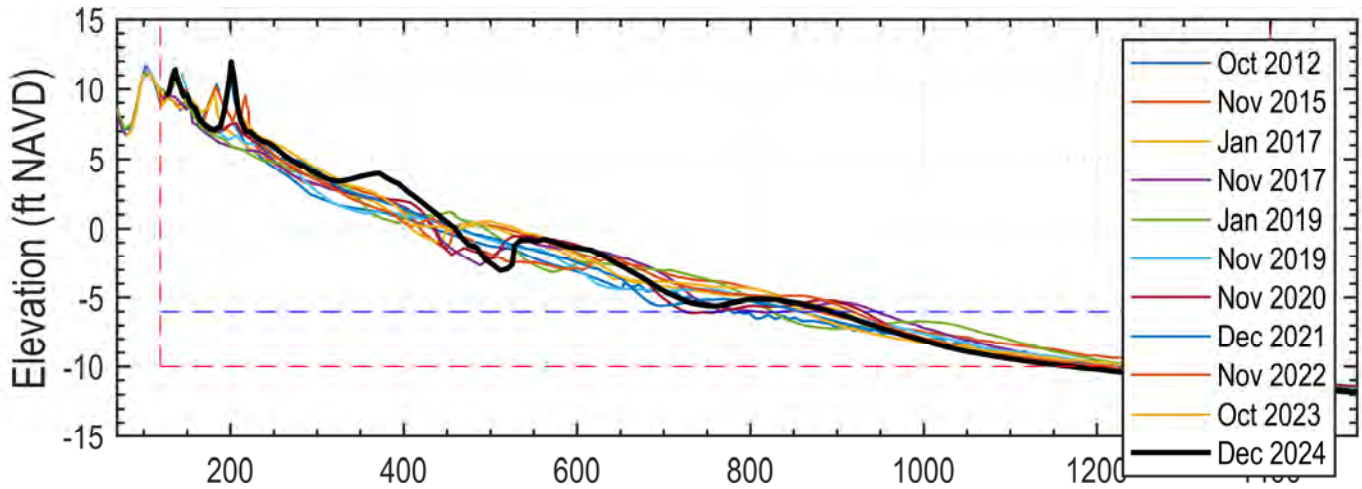
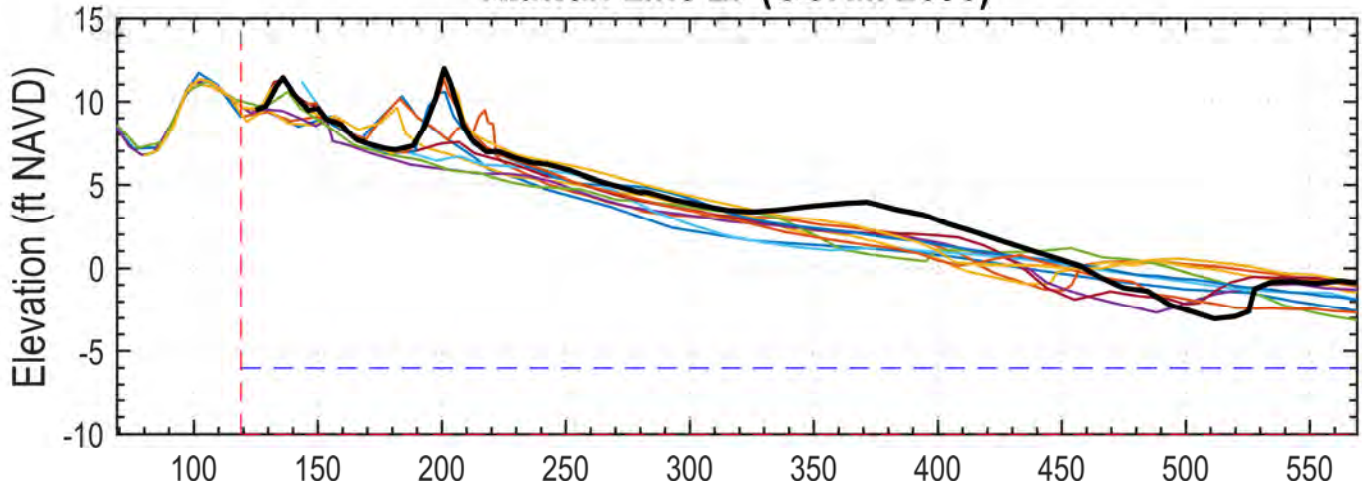
### Kiawah Line 26 (OCRM 2692)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	140.7	124.5	265.2
Nov 2015	160.4	130.6	291.0
Jan 2017	149.7	126.4	276.1
Nov 2017	148.8	131.2	279.9
Jan 2019	148.9	134.1	283.0
Nov 2019	146.6	130.1	276.7
Nov 2020	158.6	131.6	290.2
Dec 2021	162.5	125.3	287.8
Nov 2022	159.0	129.2	288.2
Oct 2023	173.7	124.3	298.0
Dec 2024	156.2	126.7	282.9



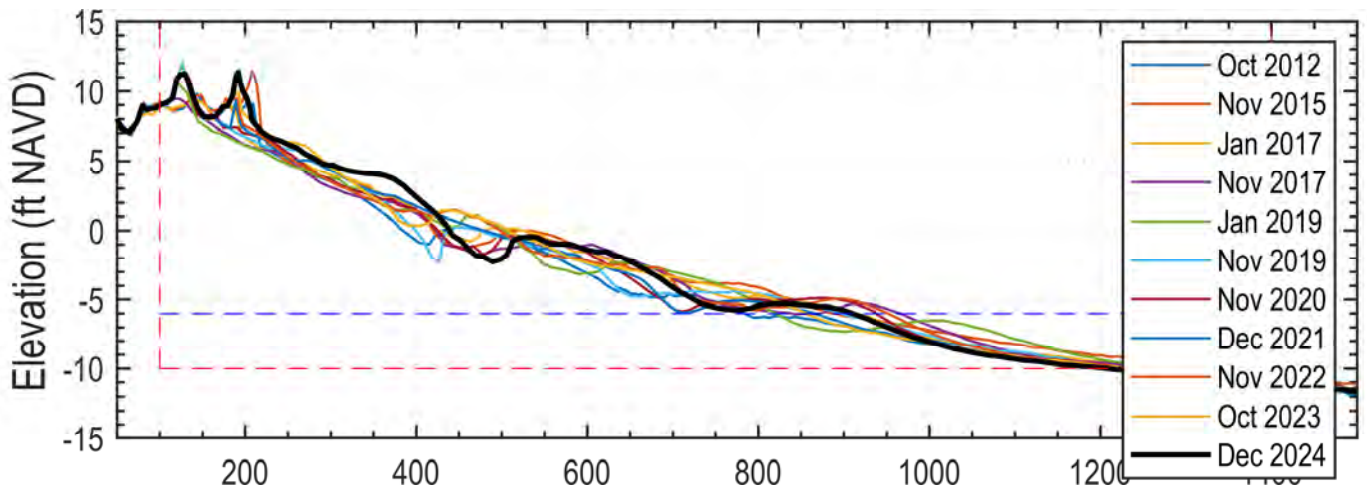
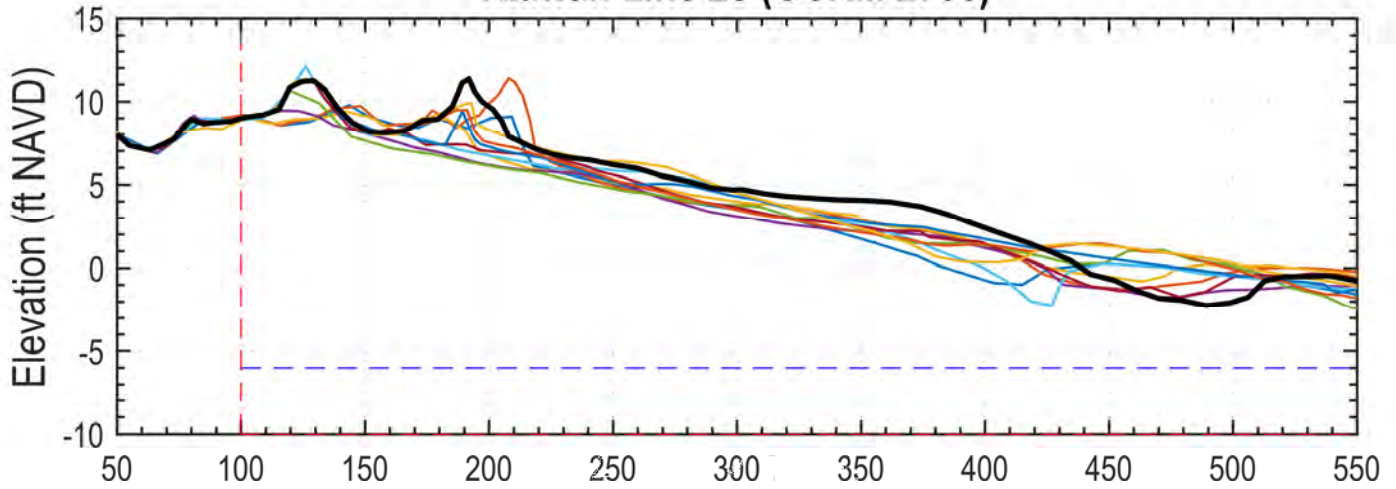
### Kiawah Line 27 (OCRM 2695)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	156.3	131.3	287.6
Nov 2015	183.9	140.5	324.5
Jan 2017	173.2	134.6	307.8
Nov 2017	167.6	138.9	306.5
Jan 2019	172.0	139.6	311.6
Nov 2019	166.1	136.2	302.3
Nov 2020	171.6	133.1	304.8
Dec 2021	171.3	130.9	302.2
Nov 2022	173.9	133.9	307.8
Oct 2023	186.6	131.0	317.6
Dec 2024	182.0	131.1	313.1



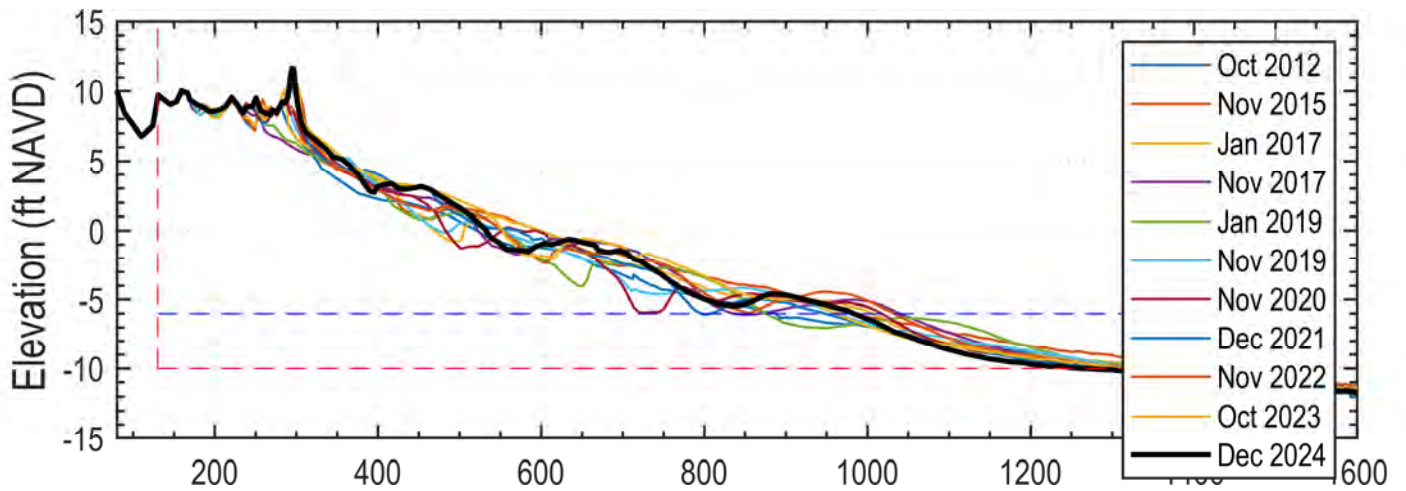
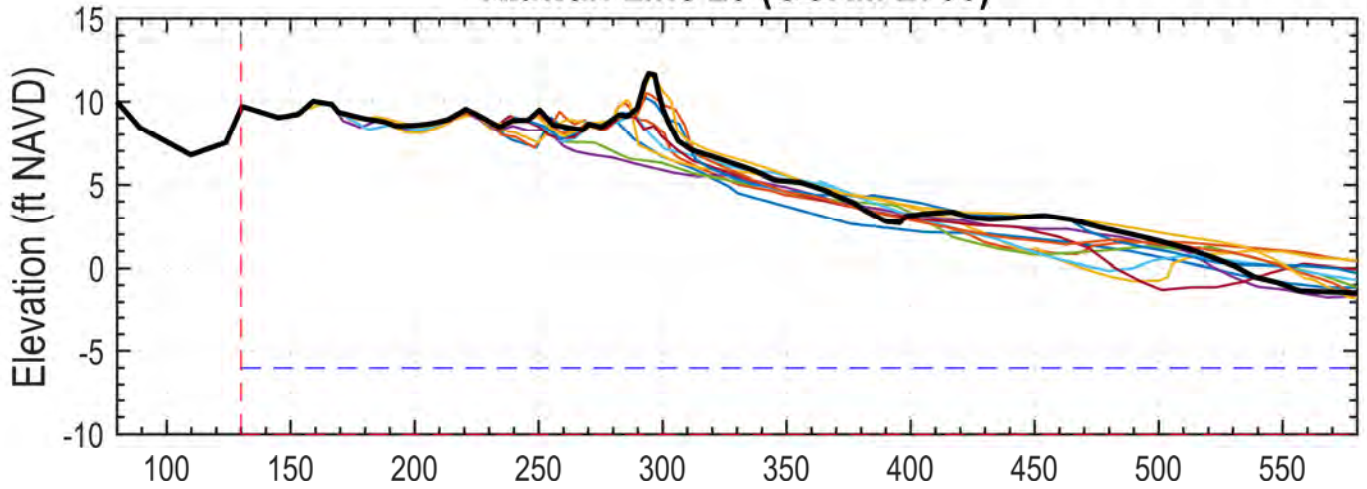
### Kiawah Line 28 (OCRM 2700)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	172.1	135.4	307.4
Nov 2015	197.5	146.4	343.9
Jan 2017	192.6	140.6	333.2
Nov 2017	180.0	143.5	323.5
Jan 2019	183.3	144.2	327.5
Nov 2019	182.2	139.5	321.7
Nov 2020	184.1	138.5	322.6
Dec 2021	185.9	133.9	319.8
Nov 2022	191.3	140.5	331.8
Oct 2023	197.9	133.6	331.5
Dec 2024	197.2	135.6	332.7



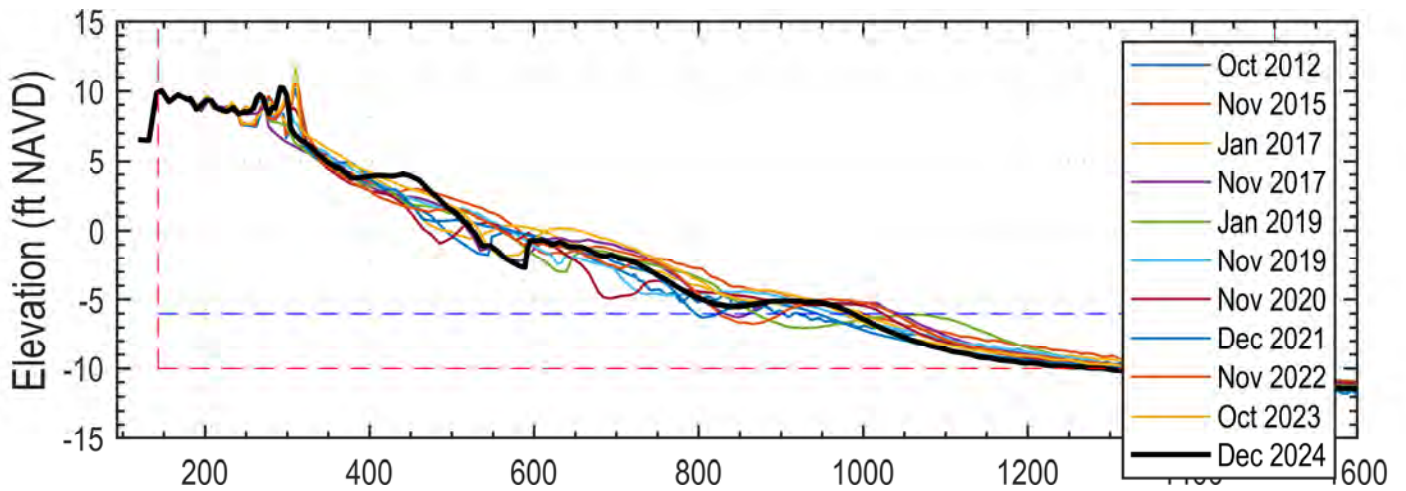
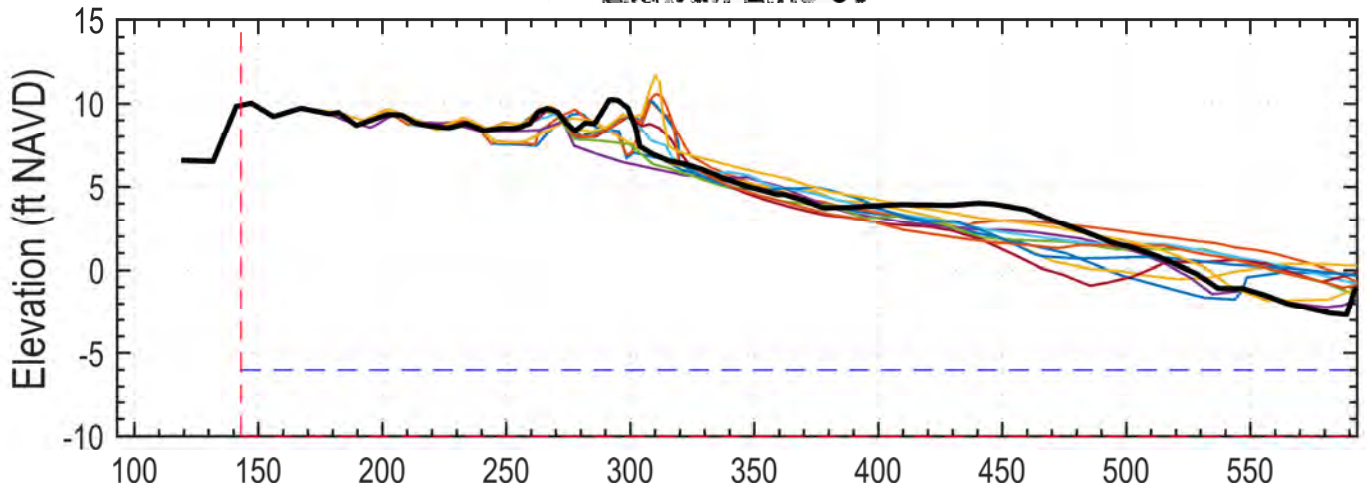
### Kiawah Line 29 (OCRM 2705)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	200.7	143.8	344.5
Nov 2015	225.9	155.8	381.7
Jan 2017	220.5	147.7	368.2
Nov 2017	215.5	150.1	365.6
Jan 2019	207.6	151.2	358.8
Nov 2019	211.9	147.7	359.6
Nov 2020	209.2	145.1	354.2
Dec 2021	218.8	141.8	360.6
Nov 2022	222.4	148.6	371.1
Oct 2023	234.0	142.8	376.8
Dec 2024	224.0	140.7	364.7



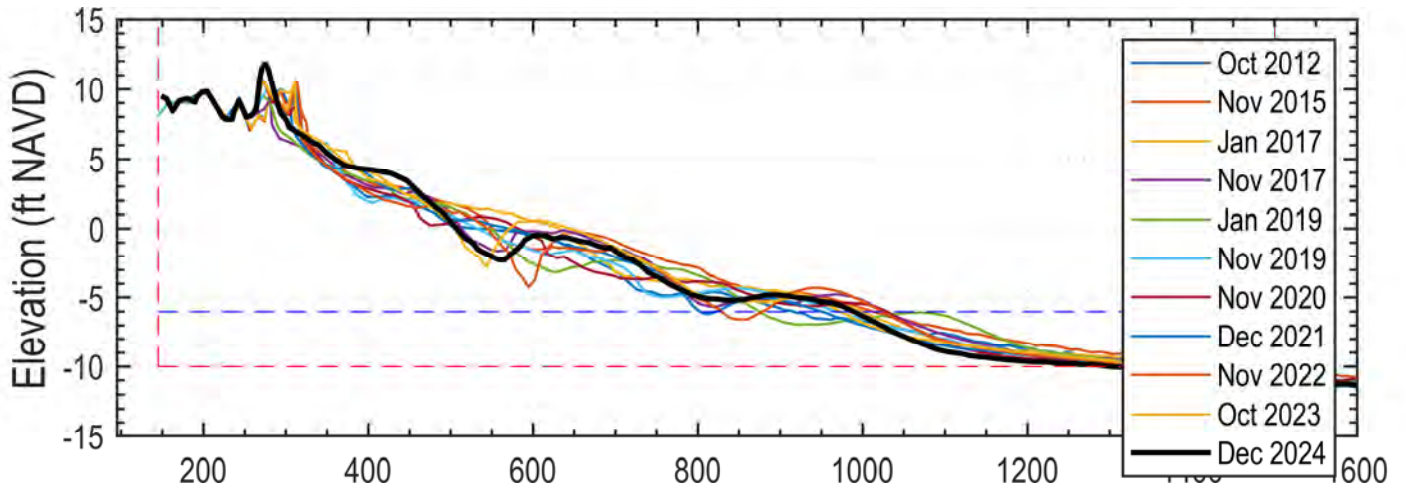
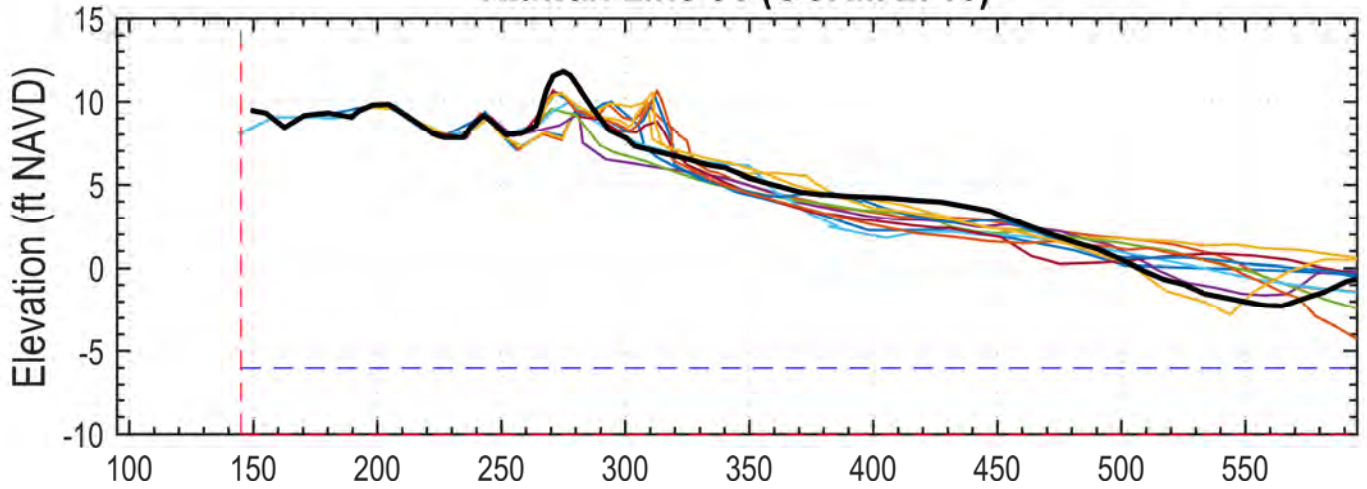
### Kiawah Line 30



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	201.8	143.9	345.7
Nov 2015	230.7	153.3	384.0
Jan 2017	217.0	147.5	364.4
Nov 2017	211.9	148.8	360.7
Jan 2019	210.8	150.5	361.3
Nov 2019	212.4	146.3	358.7
Nov 2020	203.9	145.1	348.9
Dec 2021	211.6	138.0	349.5
Nov 2022	213.9	146.0	359.8
Oct 2023	229.0	142.3	371.3
Dec 2024	215.3	139.0	354.3



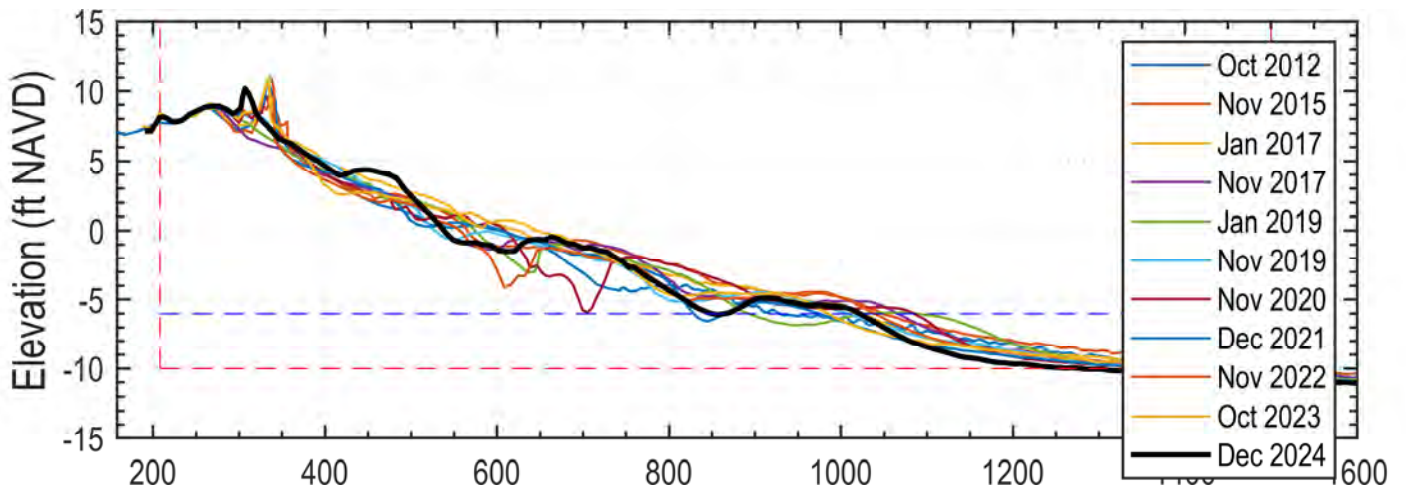
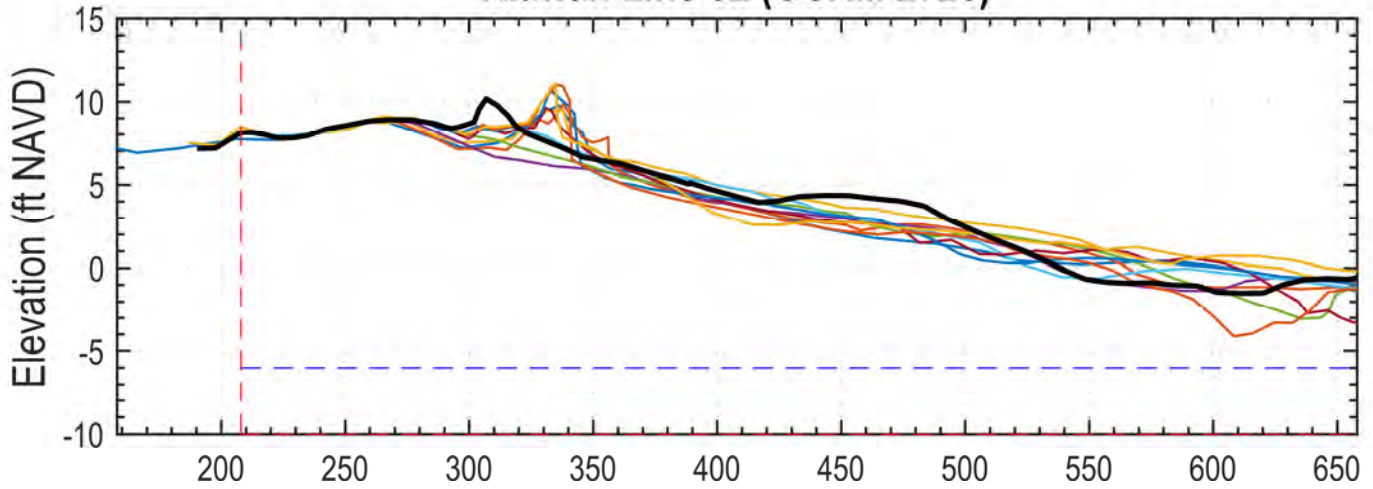
### Kiawah Line 31 (OCRM 2715)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	200.9	146.0	346.8
Nov 2015	227.6	155.2	382.8
Jan 2017	225.3	146.9	372.2
Nov 2017	212.0	148.8	360.9
Jan 2019	204.4	151.0	355.5
Nov 2019	204.3	144.0	348.3
Nov 2020	208.5	144.2	352.7
Dec 2021	212.5	140.4	352.9
Nov 2022	208.1	144.9	352.9
Oct 2023	218.7	143.0	361.7
Dec 2024	214.7	138.2	352.9



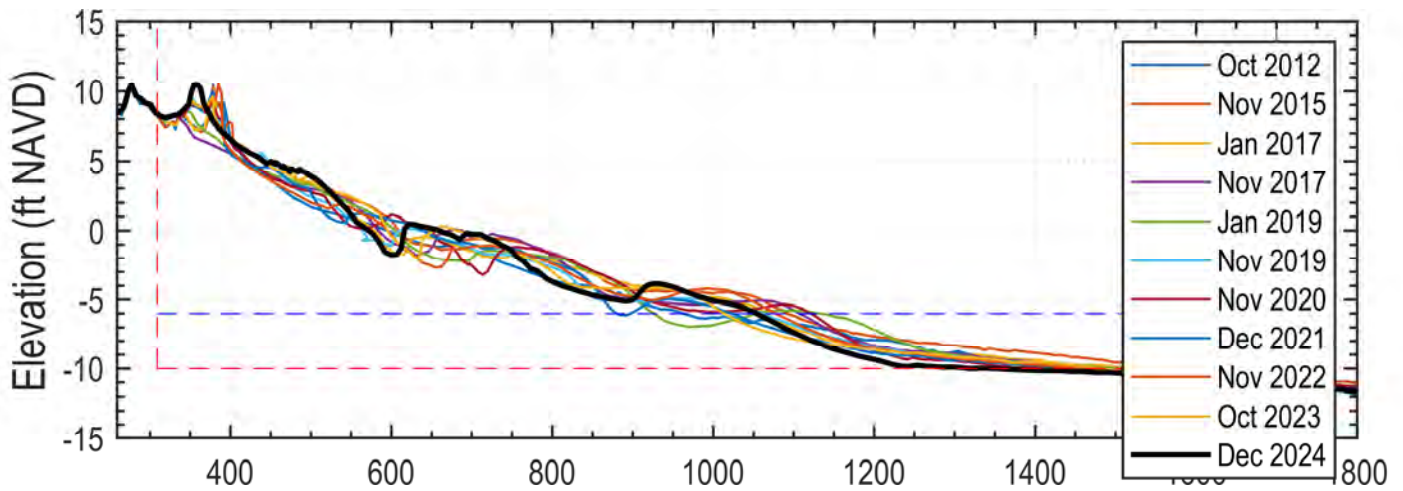
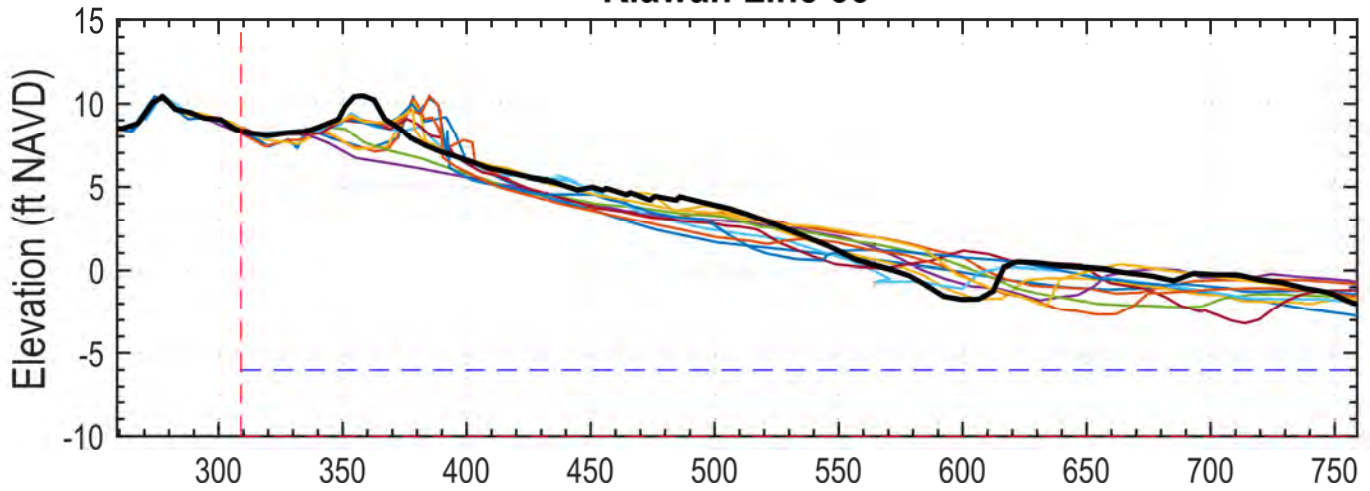
### Kiawah Line 32 (OCRM 2720)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	180.3	143.0	323.3
Nov 2015	202.7	151.8	354.5
Jan 2017	207.0	142.2	349.2
Nov 2017	190.4	144.7	335.1
Jan 2019	188.7	145.9	334.6
Nov 2019	190.0	139.5	329.6
Nov 2020	191.2	141.0	332.3
Dec 2021	188.2	133.1	321.3
Nov 2022	185.4	140.2	325.7
Oct 2023	198.0	136.5	334.5
Dec 2024	192.9	131.7	324.6



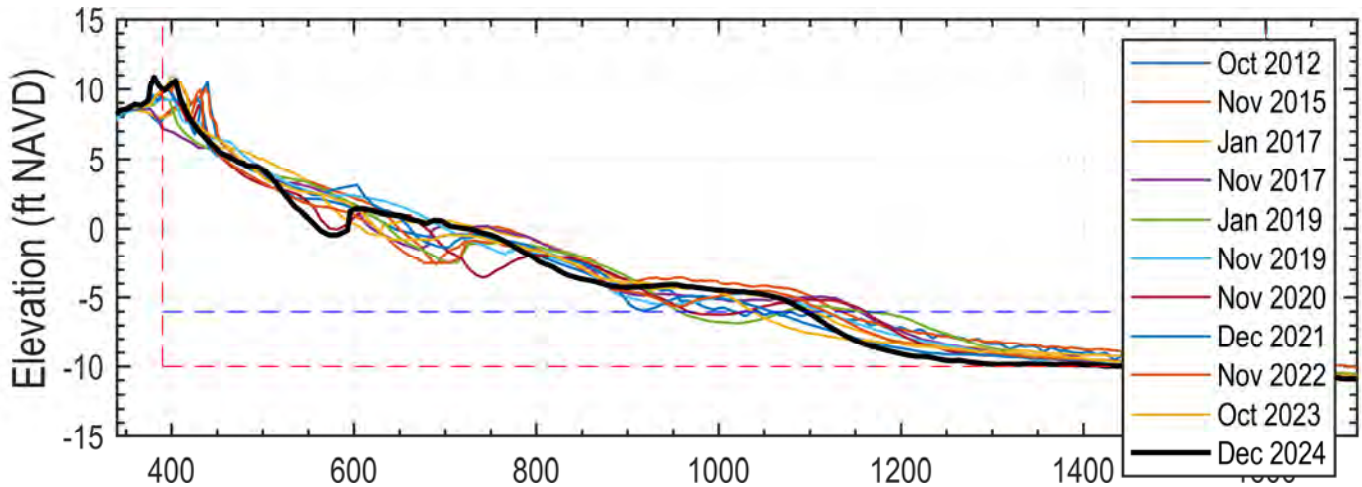
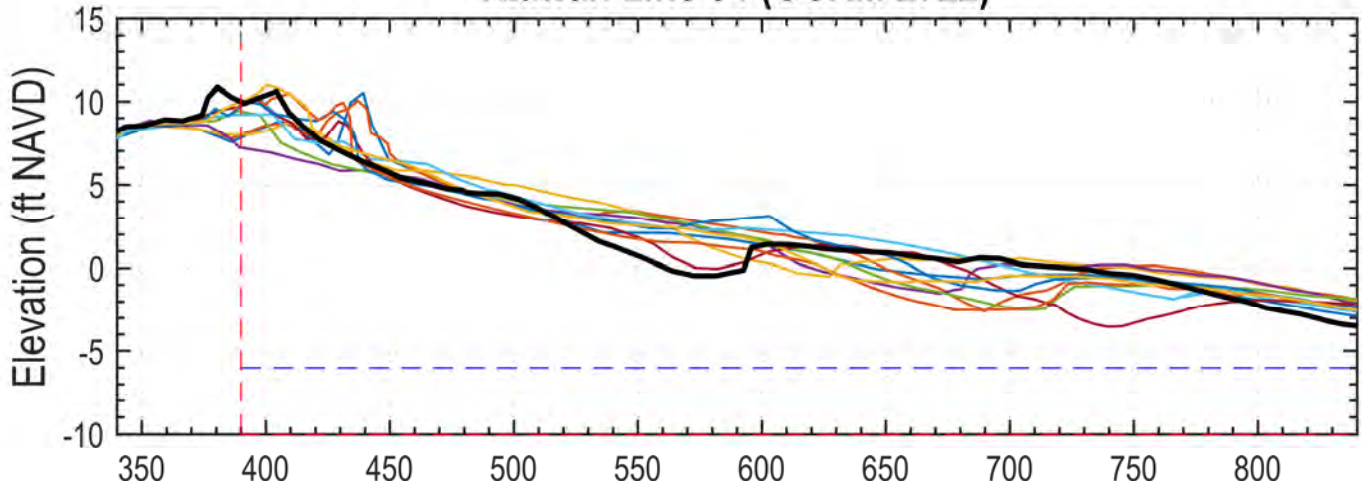
## Kiawah Line 33



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	148.4	134.0	282.4
Nov 2015	174.2	144.4	318.6
Jan 2017	166.5	132.6	299.1
Nov 2017	162.1	135.2	297.4
Jan 2019	157.0	137.2	294.2
Nov 2019	158.3	131.1	289.4
Nov 2020	163.4	131.7	295.1
Dec 2021	161.1	126.2	287.3
Nov 2022	161.2	131.3	292.5
Oct 2023	168.6	127.2	295.8
Dec 2024	165.7	122.4	288.1



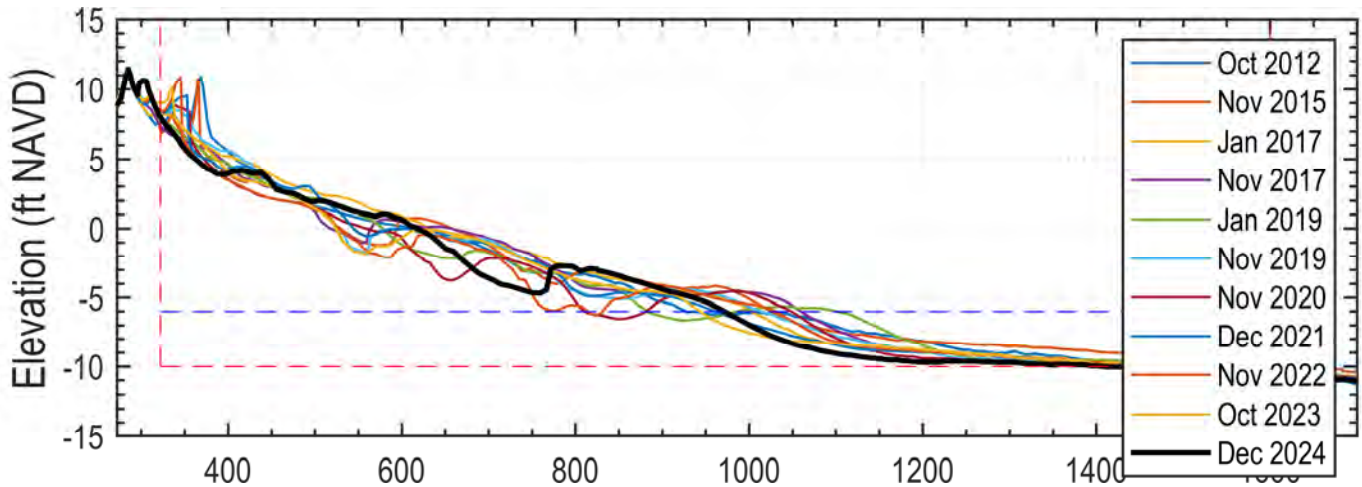
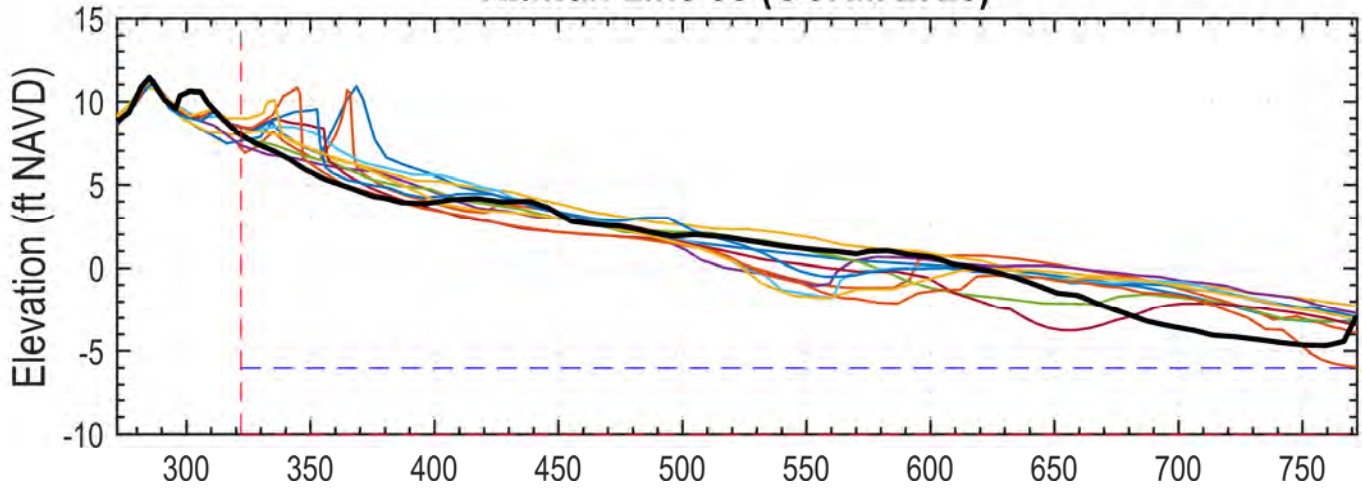
### Kiawah Line 34 (OCRM 2722)



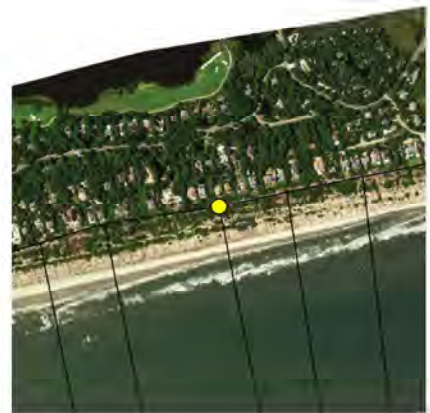
Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	139.8	133.0	272.8
Nov 2015	158.6	138.0	296.6
Jan 2017	153.3	128.0	281.3
Nov 2017	143.6	129.3	272.9
Jan 2019	137.6	130.7	268.3
Nov 2019	147.9	124.8	272.7
Nov 2020	133.8	125.7	259.4
Dec 2021	143.6	118.9	262.5
Nov 2022	135.4	124.7	260.1
Oct 2023	144.4	119.3	263.7
Dec 2024	143.1	115.3	258.4



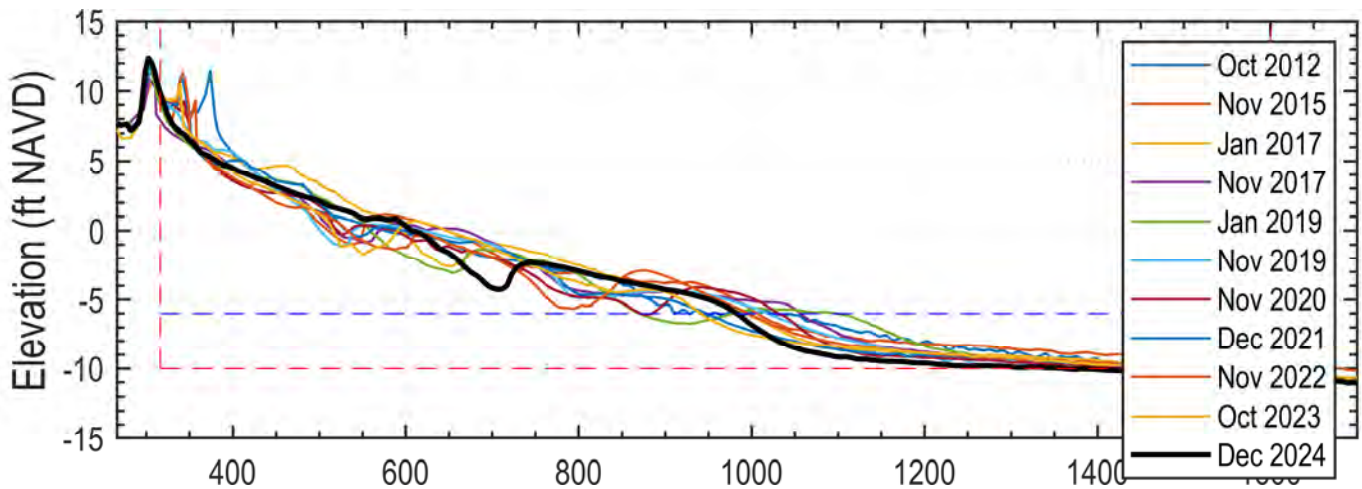
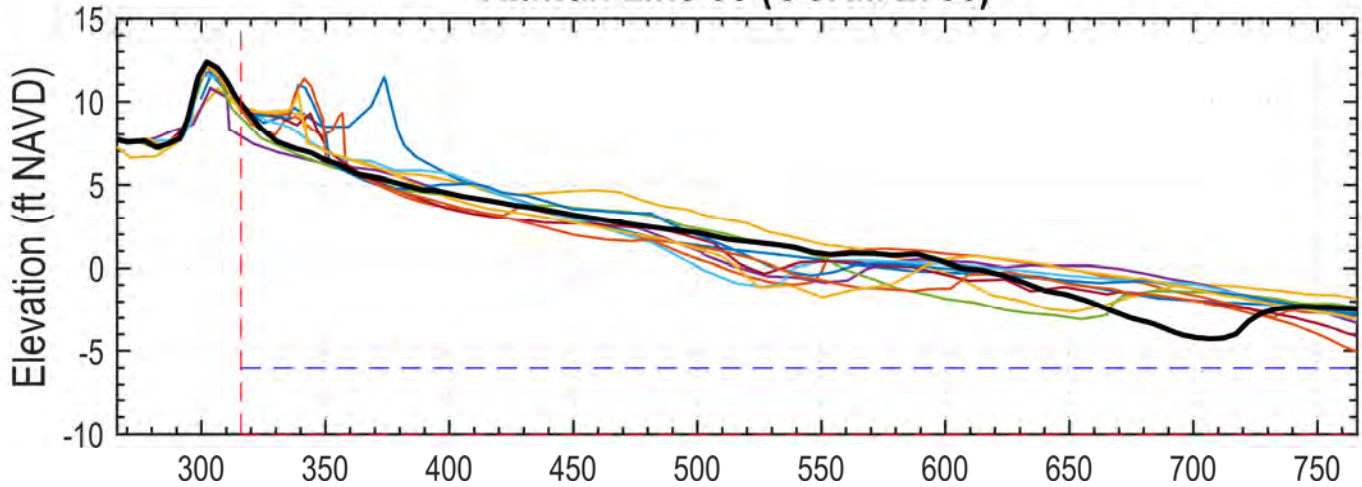
### Kiawah Line 35 (OCRM 2725)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	139.1	130.2	269.3
Nov 2015	140.6	136.6	277.2
Jan 2017	151.3	122.0	273.3
Nov 2017	139.2	125.0	264.2
Jan 2019	126.8	129.3	256.2
Nov 2019	136.7	121.8	258.5
Nov 2020	119.8	119.7	239.5
Dec 2021	134.9	118.4	253.3
Nov 2022	118.3	122.6	240.9
Oct 2023	131.0	116.8	247.8
Dec 2024	130.8	110.5	241.3



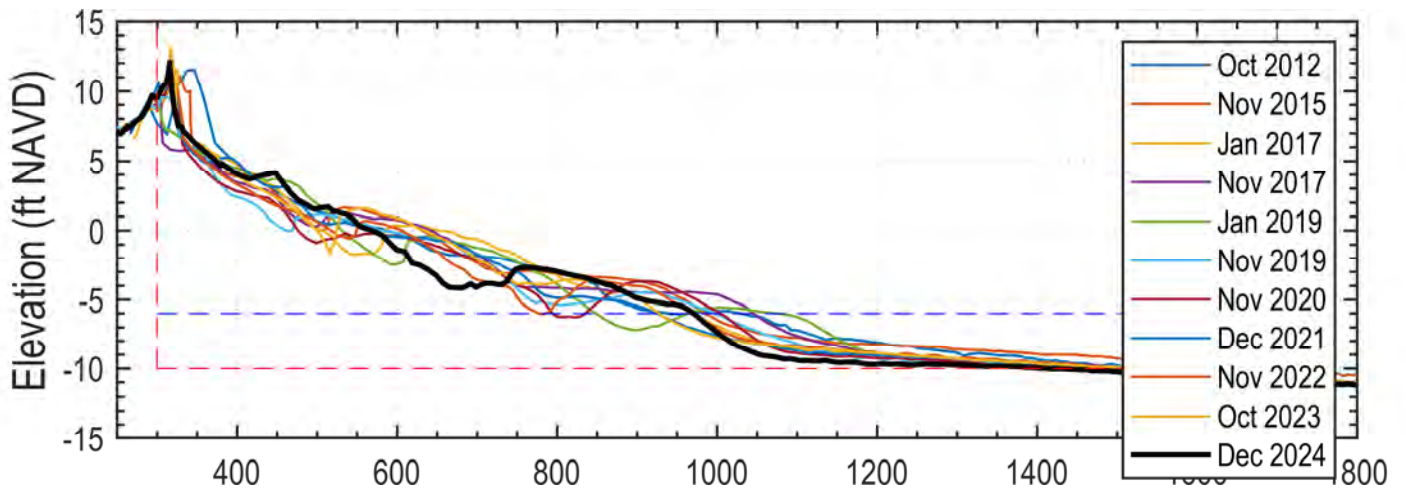
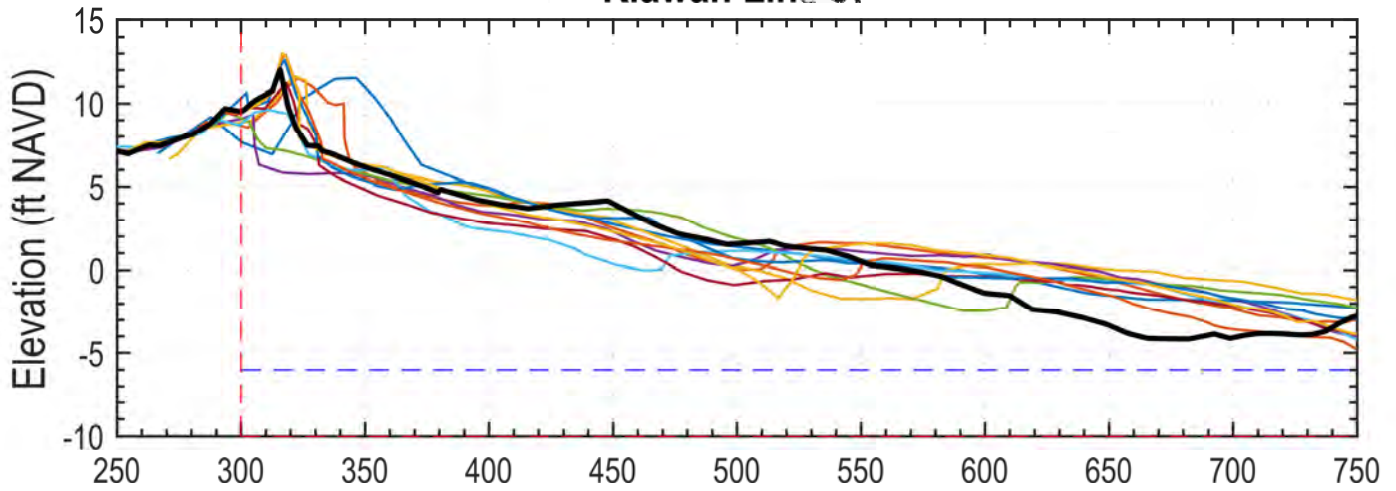
### Kiawah Line 36 (OCRM 2730)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	142.4	133.4	275.8
Nov 2015	143.7	136.1	279.8
Jan 2017	152.4	122.6	275.0
Nov 2017	139.1	126.1	265.2
Jan 2019	129.0	130.1	259.1
Nov 2019	138.4	123.0	261.3
Nov 2020	131.0	120.0	251.0
Dec 2021	138.2	117.1	255.3
Nov 2022	130.0	122.8	252.8
Oct 2023	134.9	117.5	252.4
Dec 2024	138.1	110.5	248.5



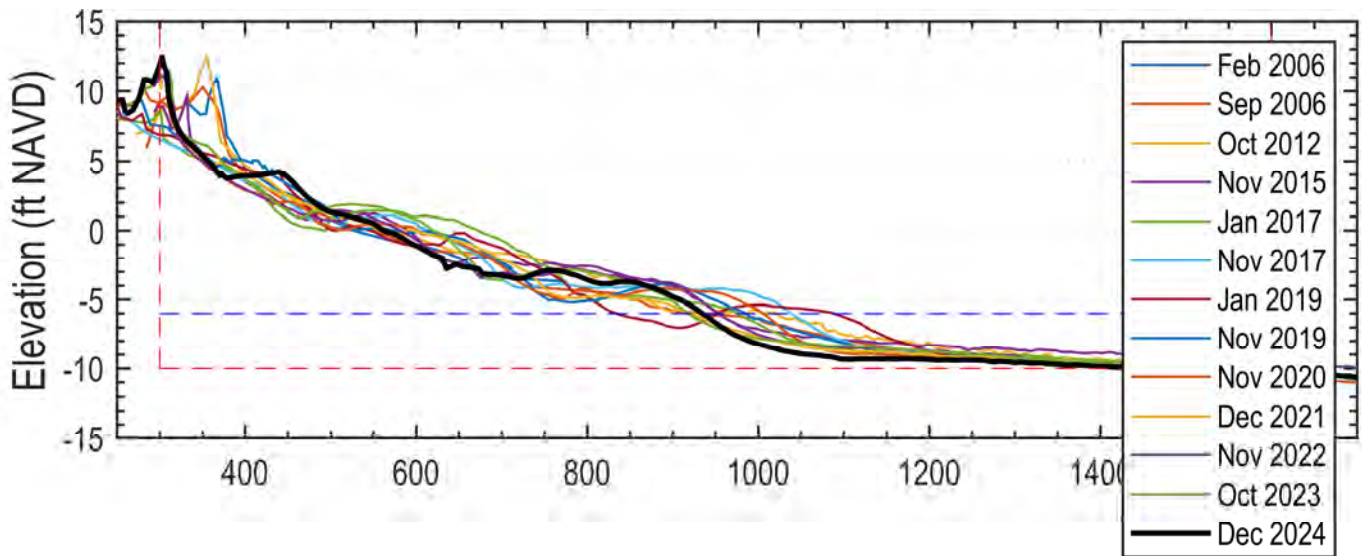
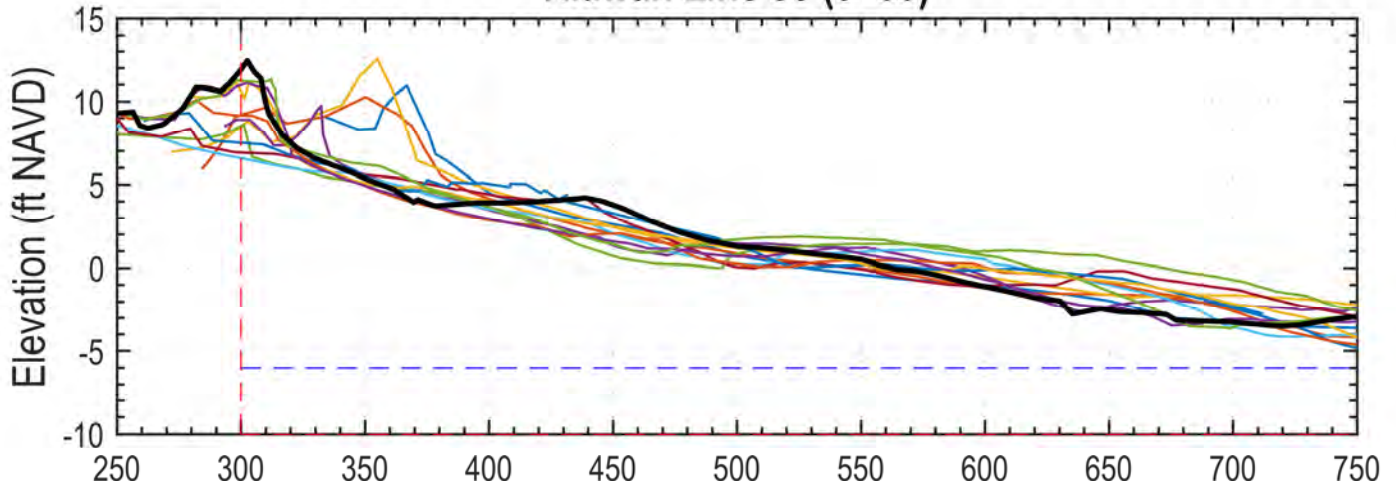
## Kiawah Line 37



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	148.0	136.0	283.9
Nov 2015	151.3	137.5	288.7
Jan 2017	145.7	121.9	267.7
Nov 2017	141.3	128.1	269.4
Jan 2019	134.5	128.1	262.6
Nov 2019	128.3	122.1	250.4
Nov 2020	126.7	118.4	245.1
Dec 2021	137.5	117.0	254.5
Nov 2022	129.8	122.4	252.2
Oct 2023	142.1	118.5	260.6
Dec 2024	136.4	111.1	247.5



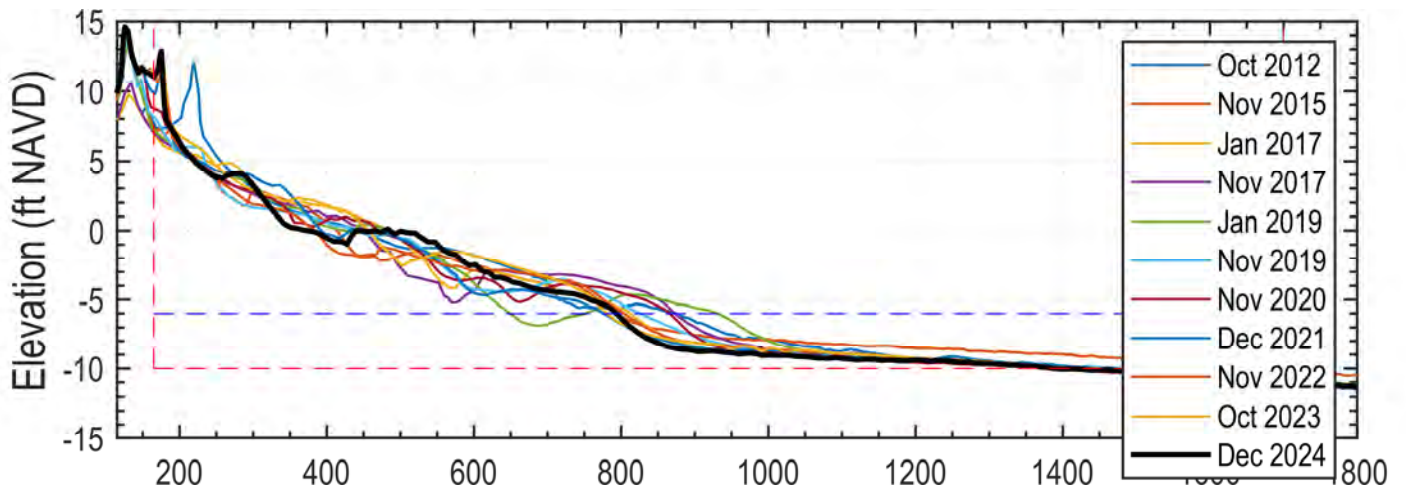
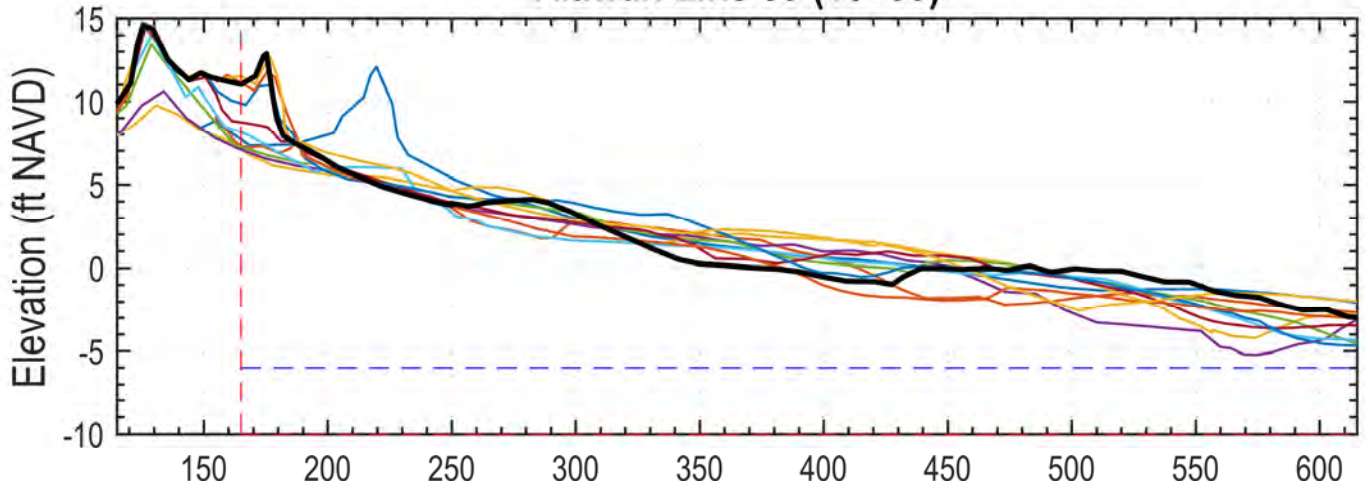
### Kiawah Line 38 (0+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Feb 2006	149.2	184.1	333.3
Sep 2006	132.8	123.1	255.8
Oct 2012	146.4	133.7	280.1
Nov 2015	138.9	134.4	273.3
Jan 2017	137.2	123.2	260.4
Nov 2017	135.9	124.8	260.7
Jan 2019	130.4	130.5	260.8
Nov 2019	136.3	123.3	259.7
Nov 2020	129.7	119.7	249.4
Dec 2021	130.7	117.3	248.0
Nov 2022	133.1	121.3	254.4
Oct 2023	139.7	119.4	259.1
Dec 2024	134.0	110.8	244.8



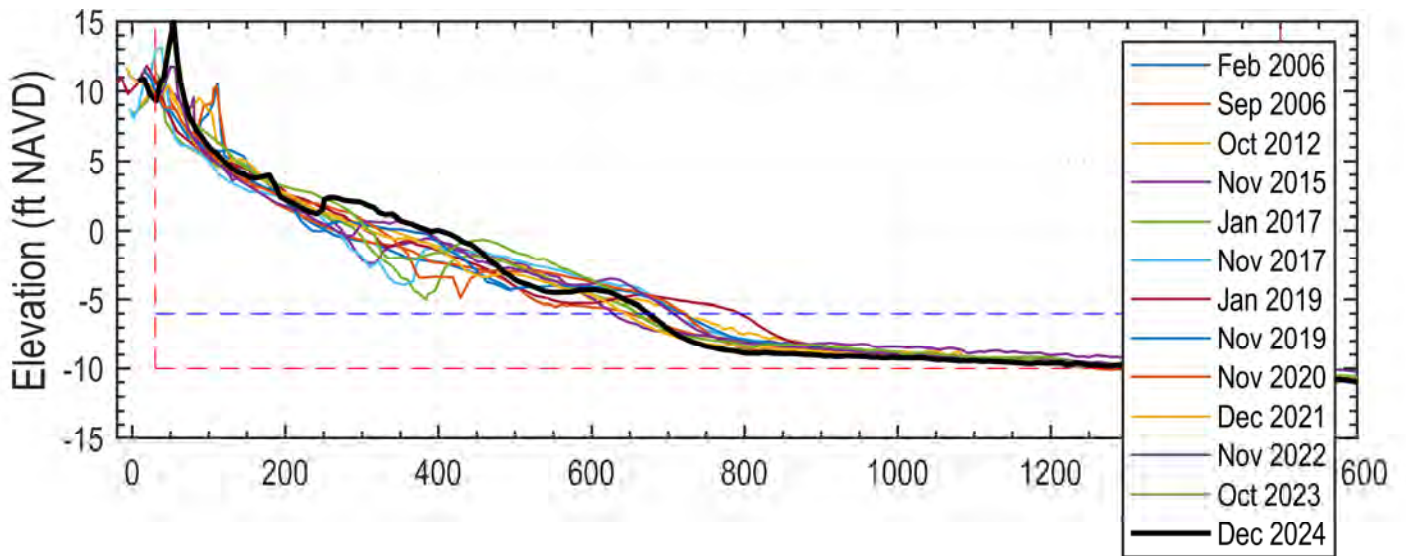
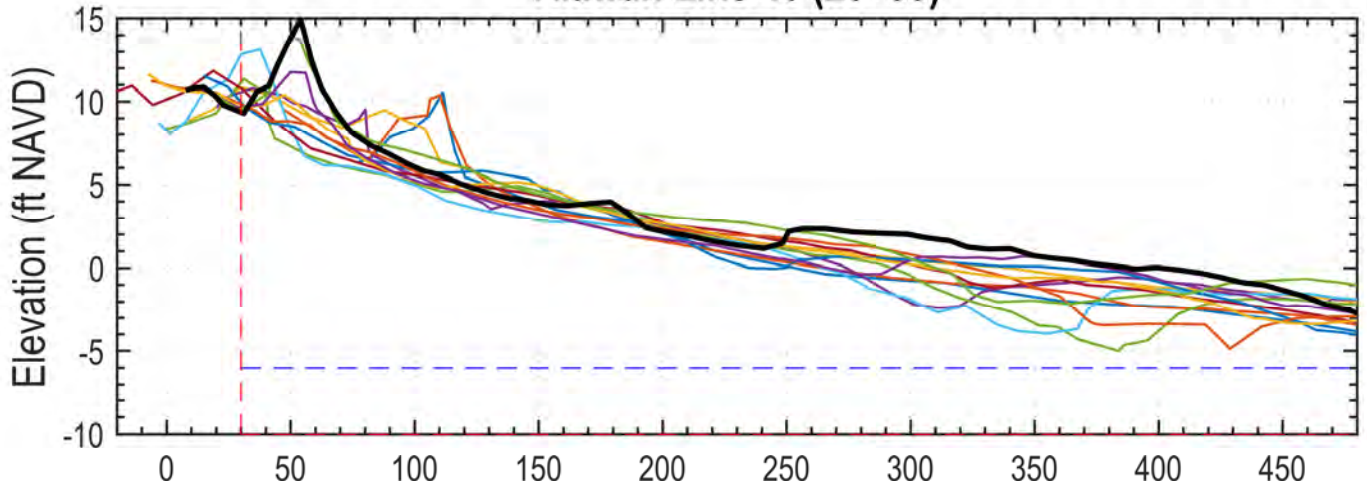
### Kiawah Line 39 (10+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	145.5	132.1	277.5
Nov 2015	130.1	140.4	270.5
Jan 2017	136.9	119.6	256.5
Nov 2017	133.9	124.6	258.4
Jan 2019	127.9	129.3	257.2
Nov 2019	128.9	121.8	250.7
Nov 2020	134.7	120.5	255.2
Dec 2021	131.5	117.9	249.3
Nov 2022	129.1	120.7	249.8
Oct 2023	146.5	119.4	265.9
Dec 2024	134.9	113.7	248.6



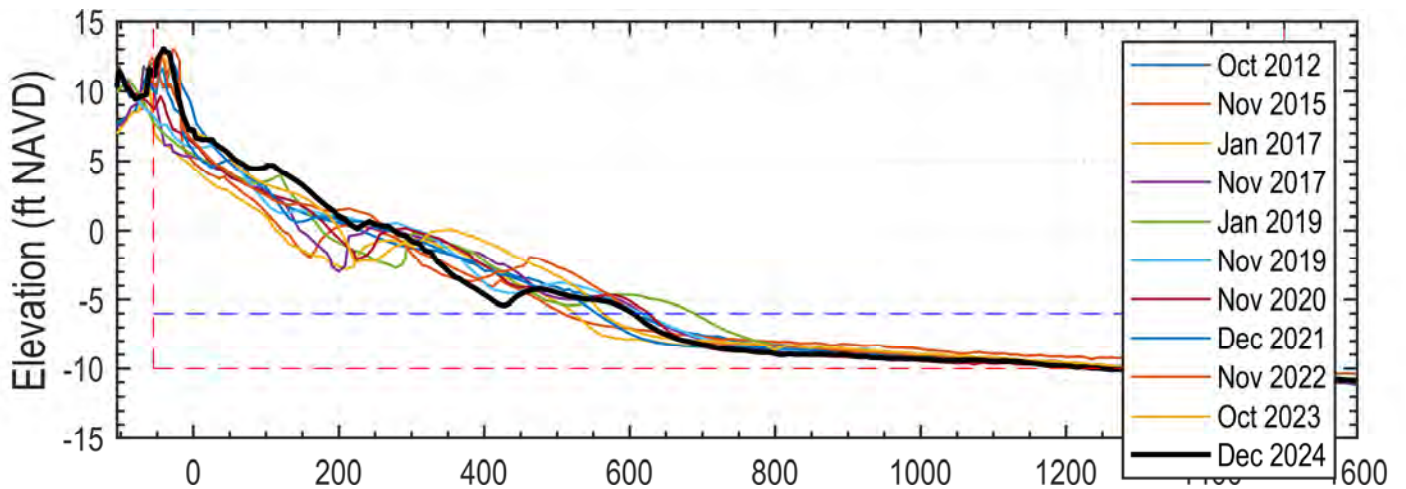
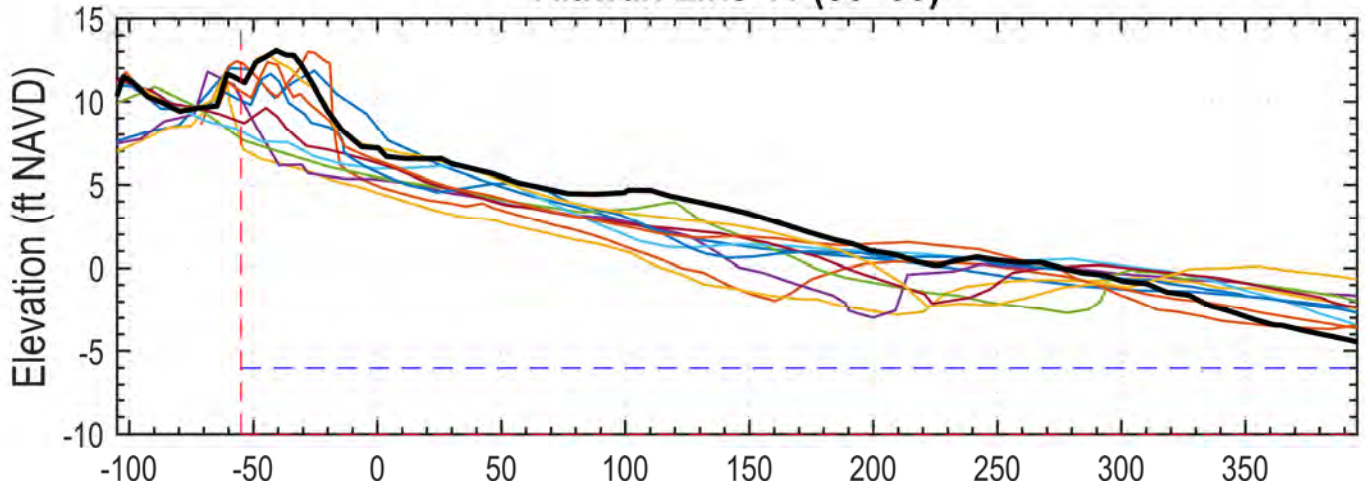
### Kiawah Line 40 (20+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Feb 2006	123.3	82.6	205.9
Sep 2006	131.3	121.9	253.1
Oct 2012	156.3	132.7	288.9
Nov 2015	144.3	135.2	279.5
Jan 2017	133.1	122.6	255.7
Nov 2017	140.3	125.8	266.1
Jan 2019	142.8	133.6	276.5
Nov 2019	145.4	128.4	273.9
Nov 2020	143.7	122.4	266.0
Dec 2021	142.9	121.1	264.0
Nov 2022	150.8	127.4	278.1
Oct 2023	161.8	125.4	287.2
Dec 2024	159.0	117.6	276.6



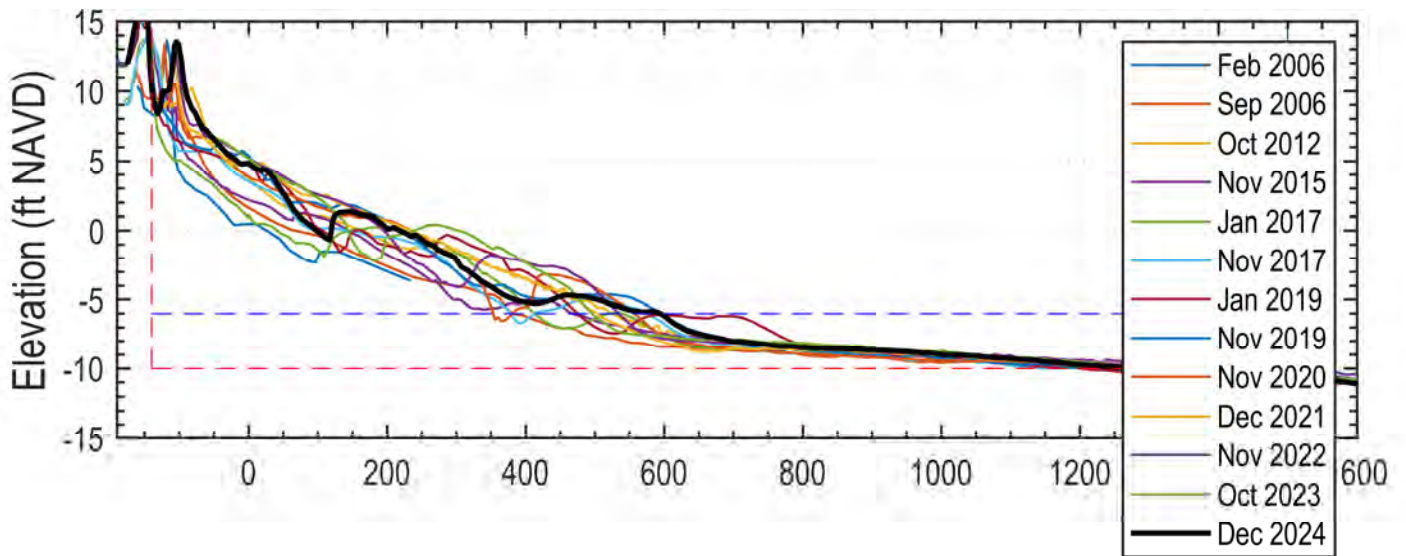
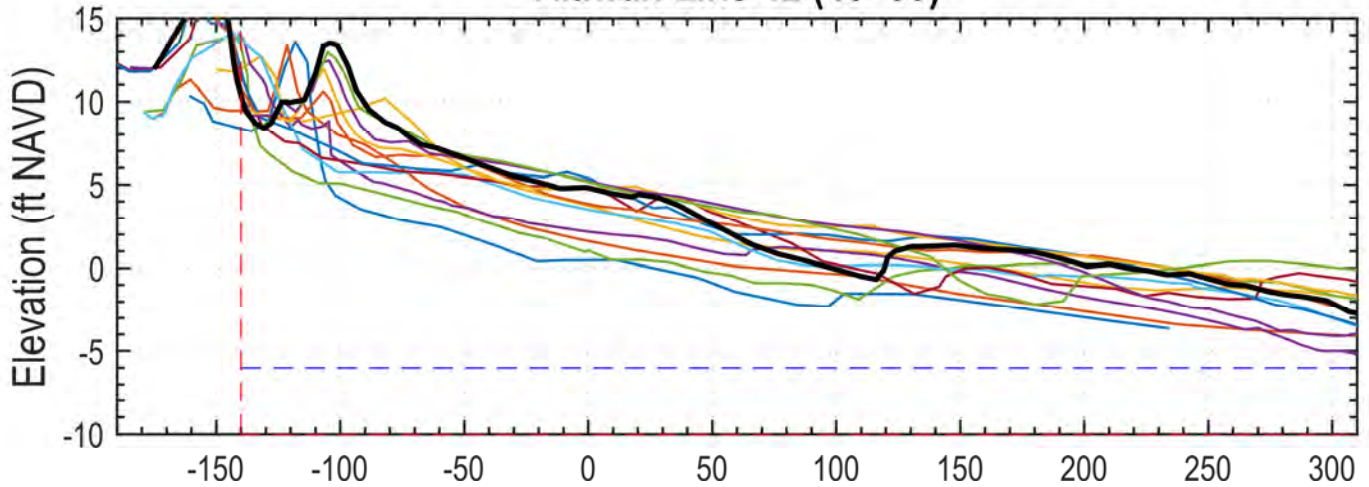
### Kiawah Line 41 (30+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	153.2	131.9	285.1
Nov 2015	127.5	137.5	264.9
Jan 2017	116.6	118.9	235.5
Nov 2017	138.0	125.1	263.2
Jan 2019	140.1	133.5	273.5
Nov 2019	146.9	127.9	274.8
Nov 2020	144.3	121.0	265.4
Dec 2021	145.9	122.1	268.0
Nov 2022	153.1	129.0	282.1
Oct 2023	161.2	128.4	289.6
Dec 2024	153.5	122.2	275.7



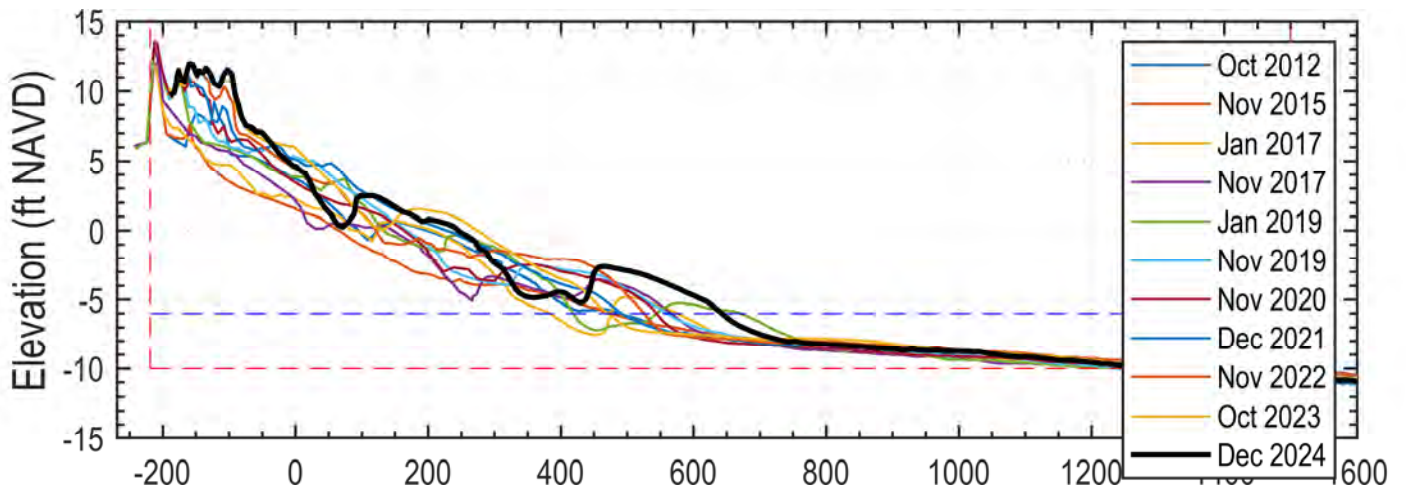
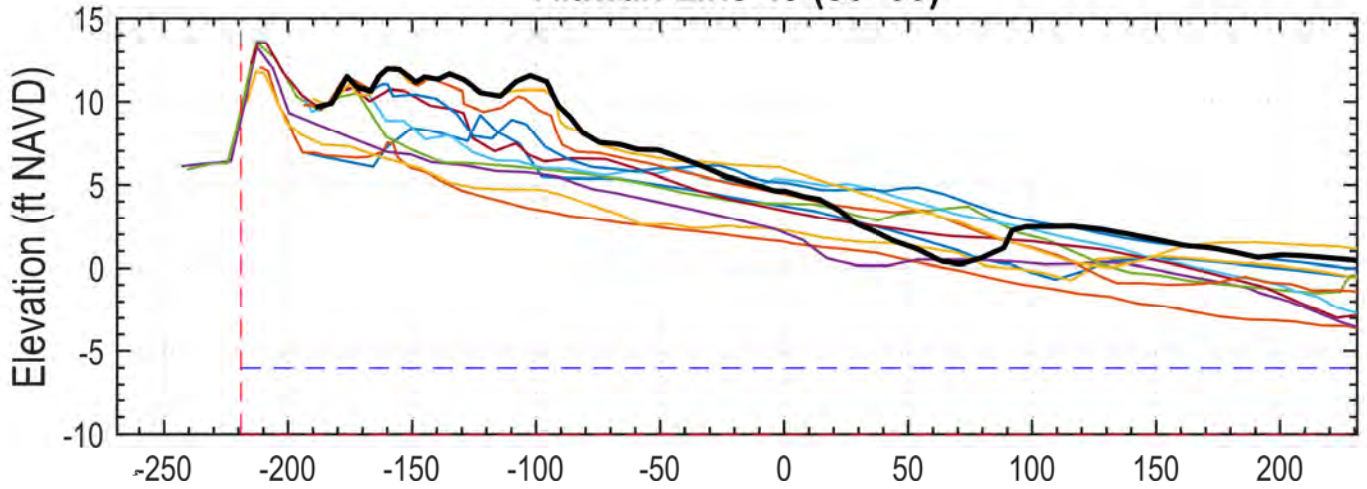
### Kiawah Line 42 (40+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Feb 2006	94.2	88.7	182.9
Sep 2006	115.4	115.8	231.3
Oct 2012	159.9	137.1	297.0
Nov 2015	122.2	140.2	262.4
Jan 2017	125.5	129.6	255.0
Nov 2017	139.8	129.8	269.6
Jan 2019	154.0	141.4	295.4
Nov 2019	160.3	135.8	296.1
Nov 2020	161.6	128.6	290.1
Dec 2021	171.7	130.4	302.1
Nov 2022	174.2	136.9	311.1
Oct 2023	178.9	138.4	317.3
Dec 2024	161.5	141.1	302.6



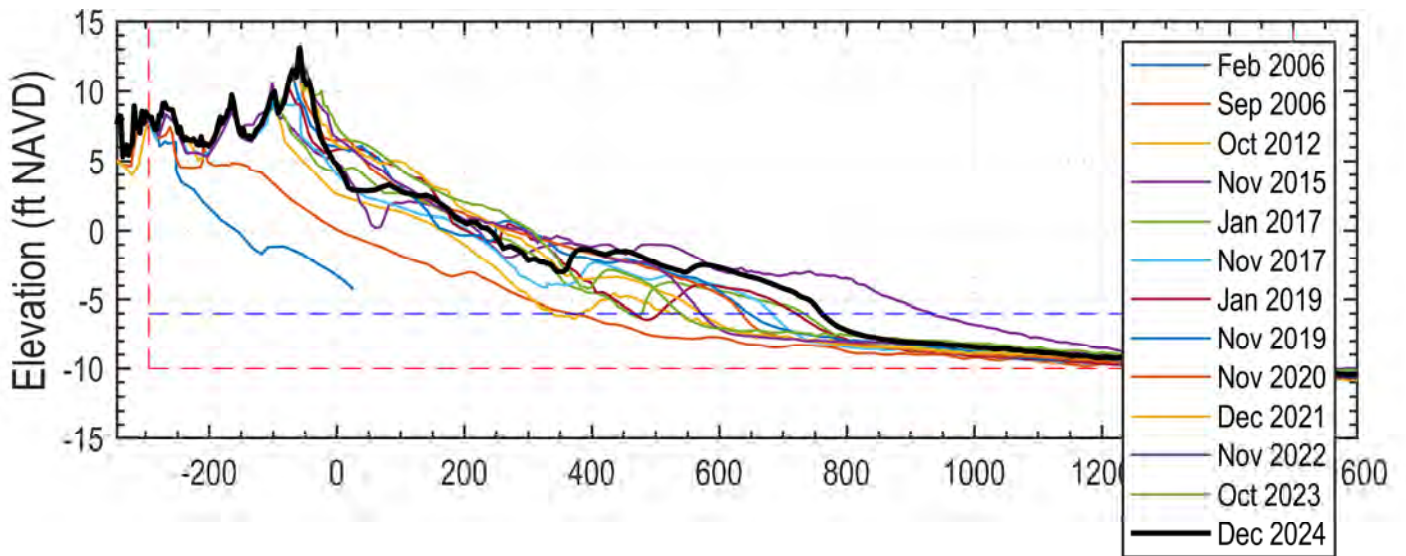
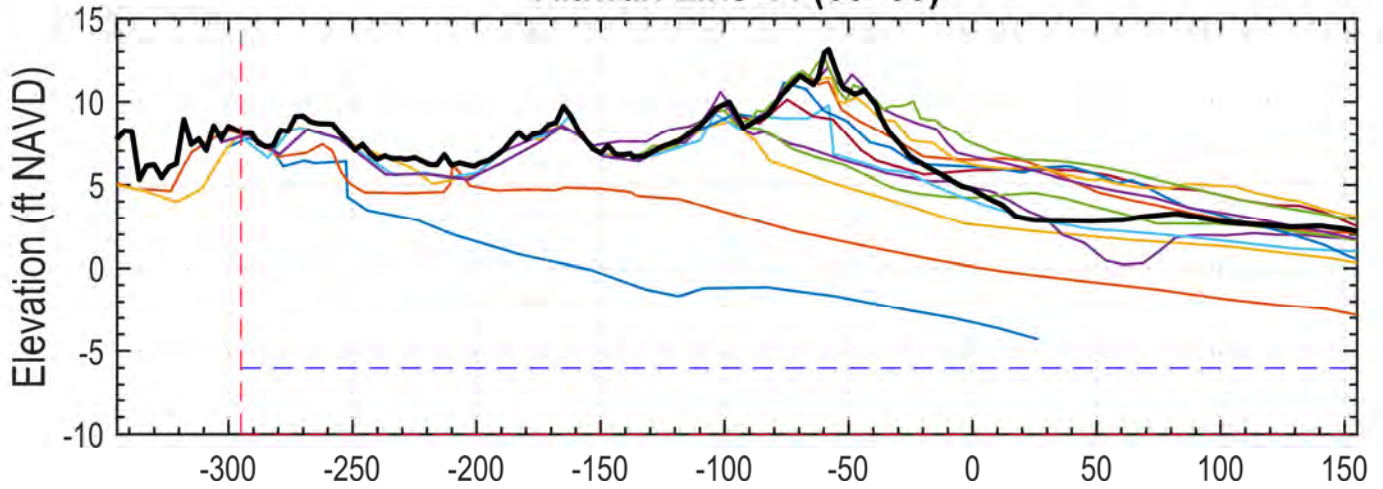
### Kiawah Line 43 (50+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	179.0	147.2	326.2
Nov 2015	141.0	158.5	299.5
Jan 2017	163.4	146.6	310.0
Nov 2017	167.9	144.9	312.8
Jan 2019	193.7	151.9	345.6
Nov 2019	203.7	149.9	353.5
Nov 2020	200.6	146.1	346.7
Dec 2021	217.3	151.0	368.3
Nov 2022	216.0	154.6	370.5
Oct 2023	225.5	155.5	381.0
Dec 2024	226.2	159.8	386.0



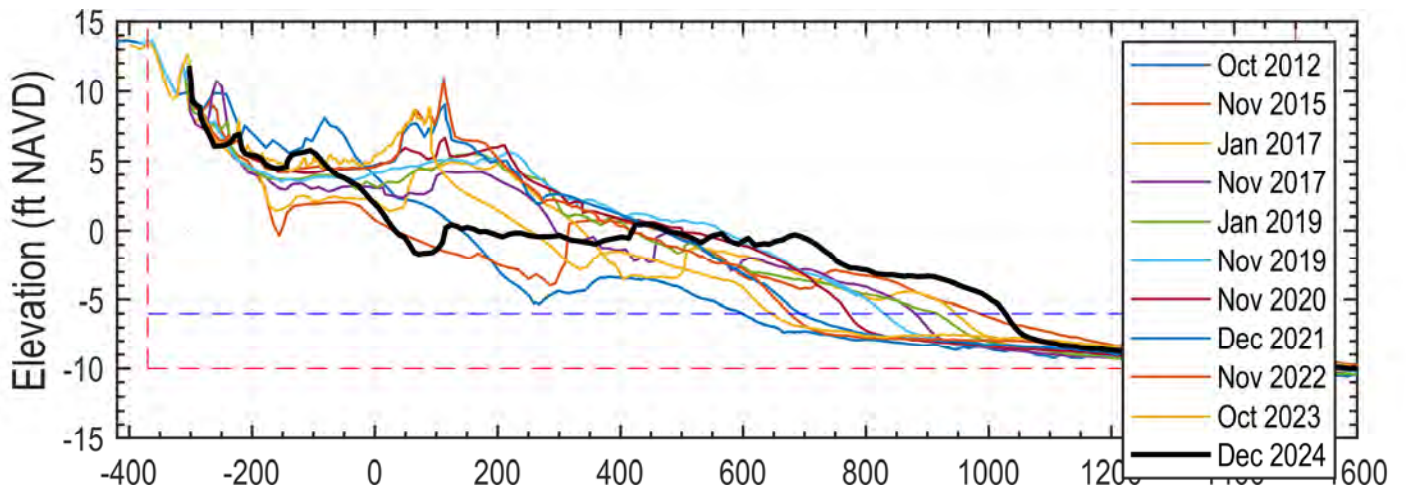
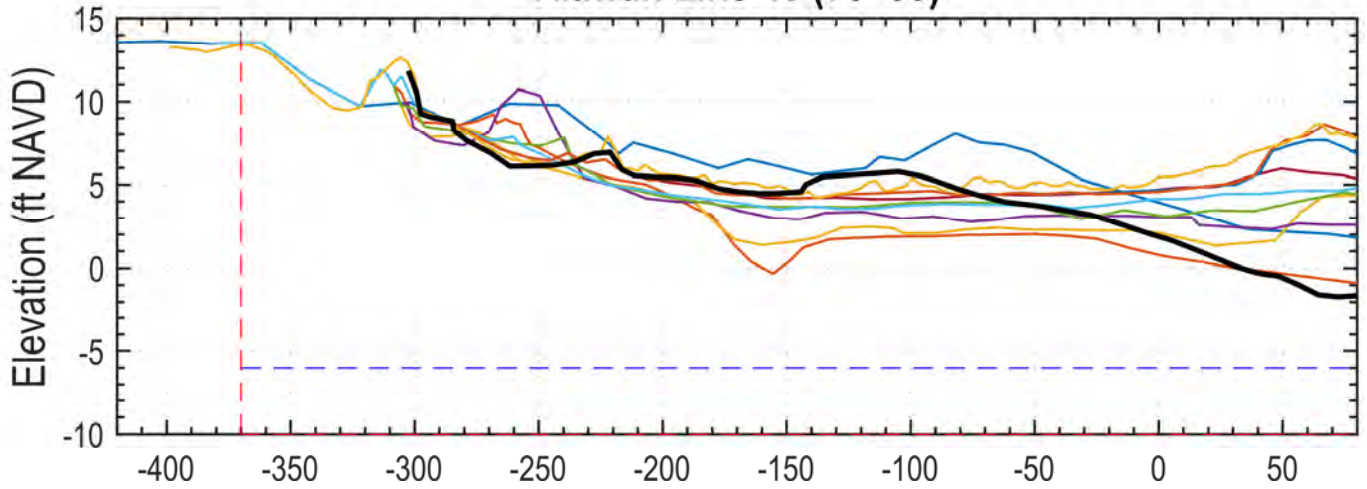
### Kiawah Line 44 (60+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Feb 2006	76.8	60.6	137.5
Sep 2006	148.6	146.3	294.9
Oct 2012	205.0	166.2	371.2
Nov 2015	298.5	215.7	514.2
Jan 2017	249.9	179.6	429.6
Nov 2017	249.1	170.0	419.1
Jan 2019	267.1	173.9	441.0
Nov 2019	278.8	175.1	454.0
Nov 2020	303.3	169.7	473.0
Dec 2021	278.2	169.7	447.9
Nov 2022	284.7	176.6	461.2
Oct 2023	286.7	182.9	469.6
Dec 2024	291.5	188.6	480.1



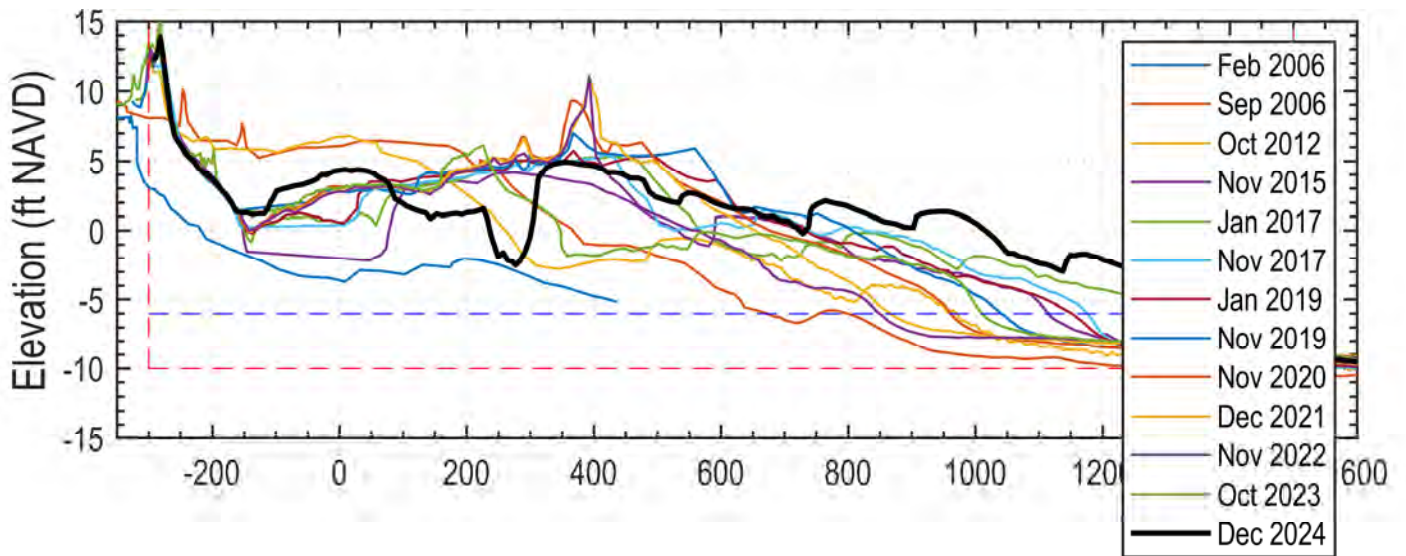
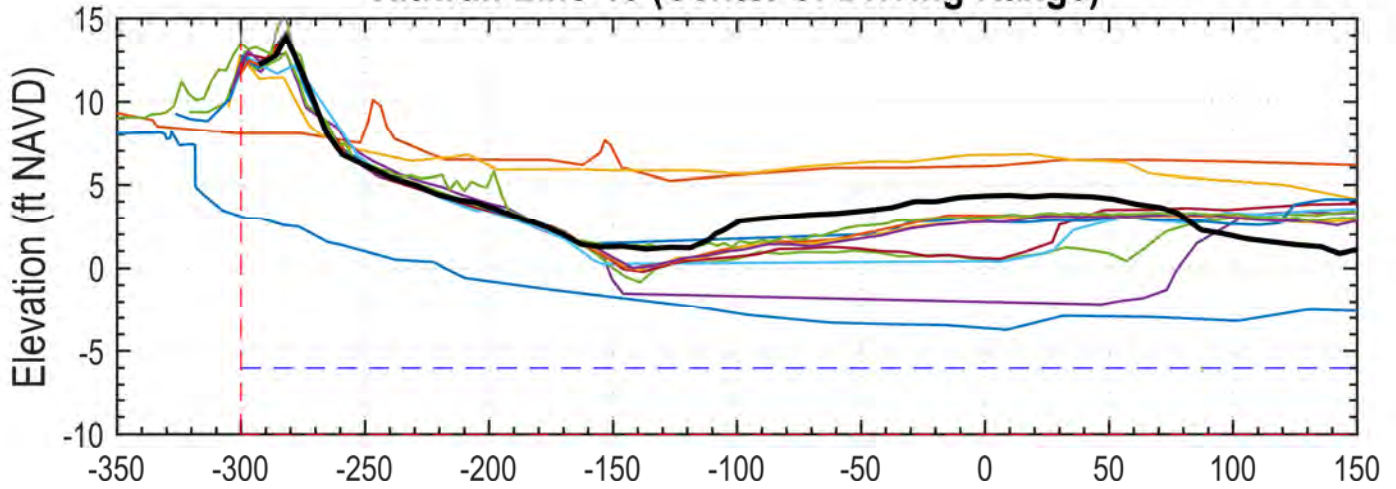
### Kiawah Line 45 (70+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	267.0	187.2	454.2
Nov 2015	289.1	234.9	524.0
Jan 2017	330.4	216.8	547.2
Nov 2017	340.5	207.3	547.7
Jan 2019	360.7	212.2	573.0
Nov 2019	386.1	207.8	593.8
Nov 2020	381.5	203.0	584.5
Dec 2021	367.4	205.2	572.6
Nov 2022	364.1	208.1	572.2
Oct 2023	317.8	212.3	530.1
Dec 2024	349.0	228.4	577.4



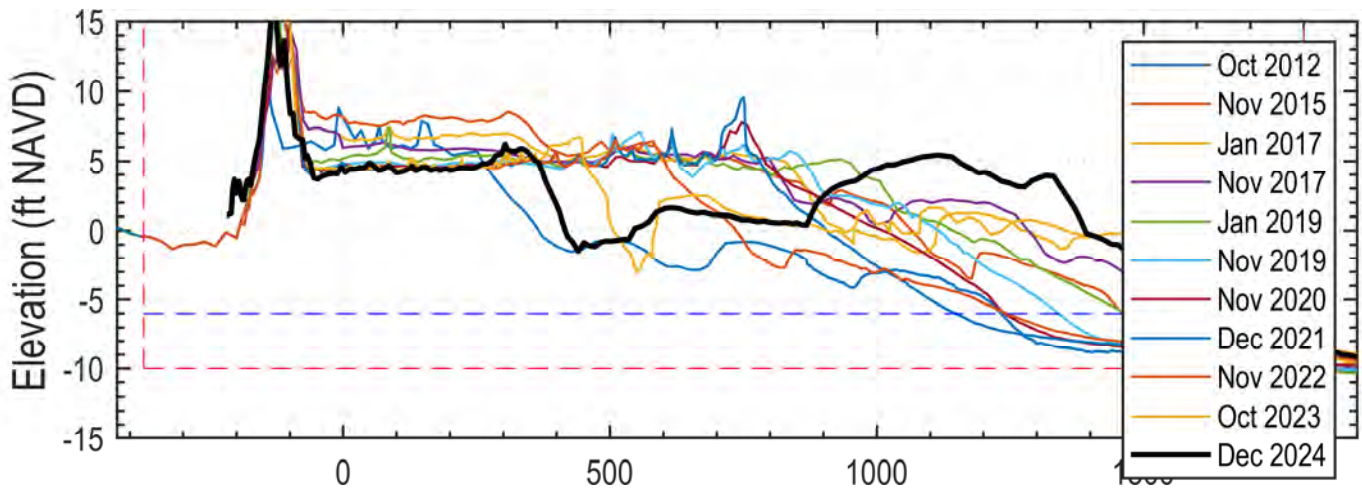
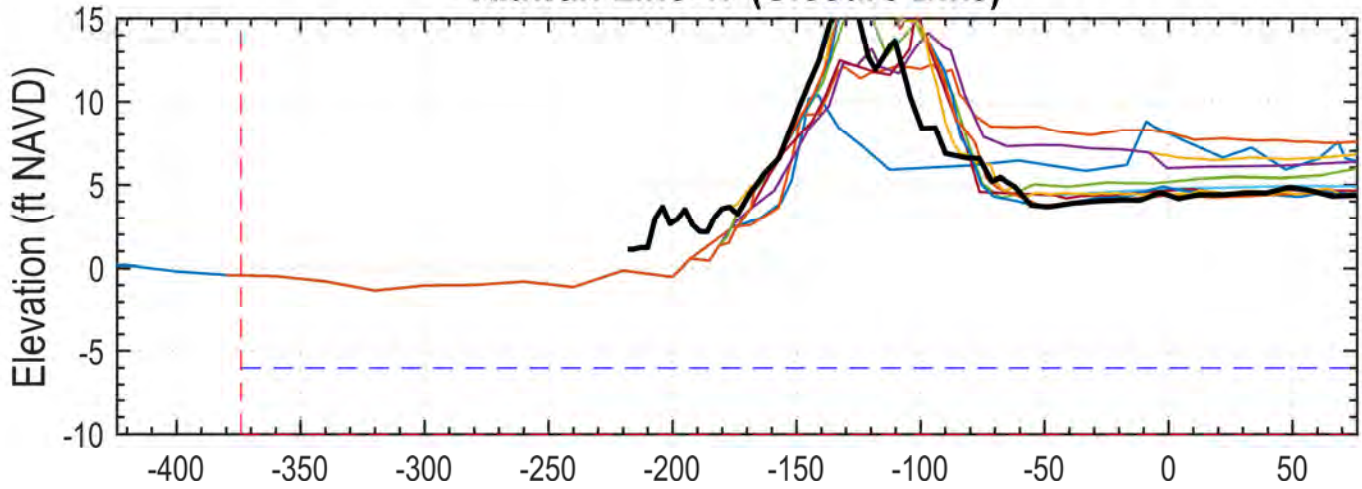
### Kiawah Line 46 (Center of Driving Range)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Feb 2006	98.1	140.4	238.6
Sep 2006	322.4	183.2	505.6
Oct 2012	324.7	213.0	537.7
Nov 2015	345.2	235.8	581.0
Jan 2017	404.2	247.7	651.8
Nov 2017	401.4	232.0	633.4
Jan 2019	415.6	231.4	646.9
Nov 2019	427.0	224.5	651.6
Nov 2020	402.7	218.8	621.5
Dec 2021	380.3	220.8	601.1
Nov 2022	340.9	219.8	560.7
Oct 2023	342.1	230.8	572.9
Dec 2024	454.7	254.8	709.5



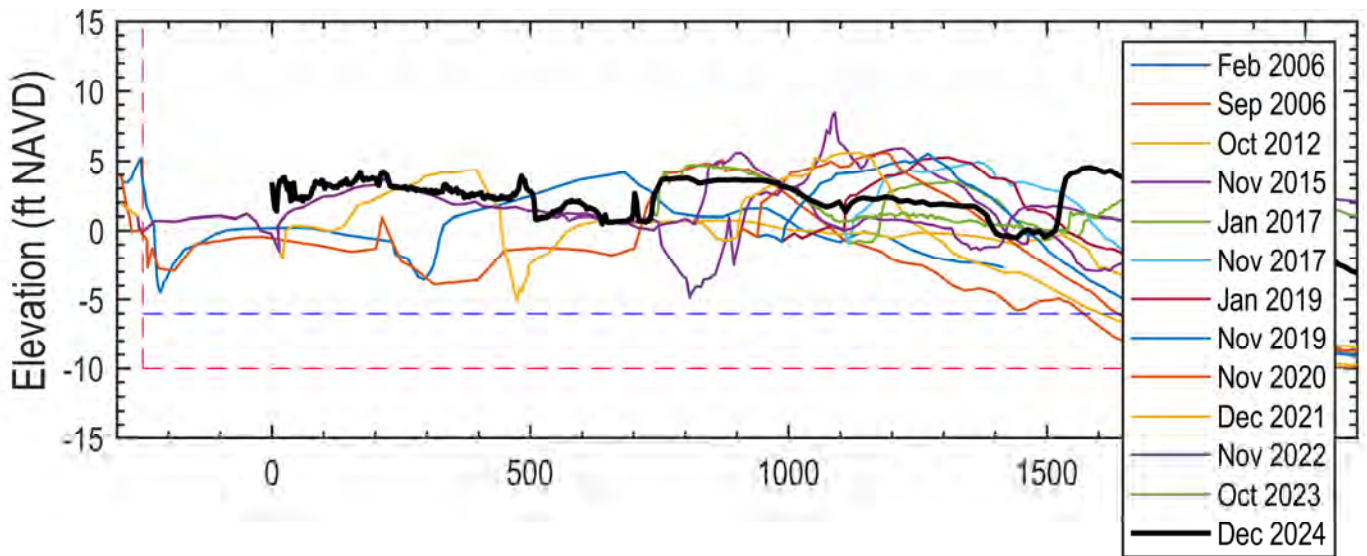
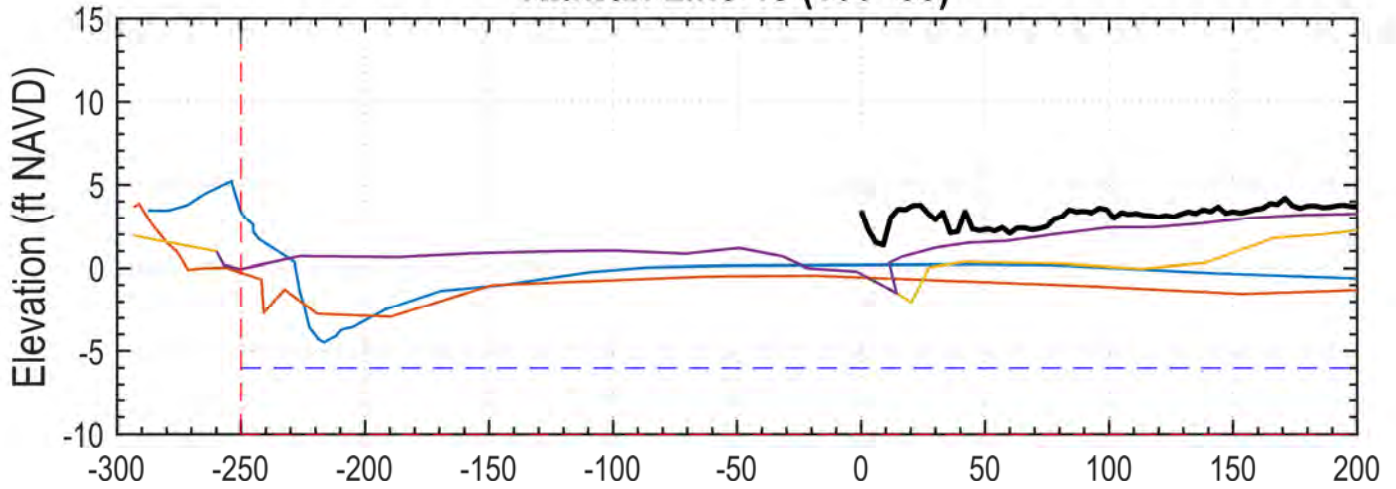
### Kiawah Line 47 (Closure Dike)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	388.4	259.5	647.9
Nov 2015	638.9	295.3	934.2
Jan 2017	669.8	312.5	982.2
Nov 2017	652.3	300.8	953.1
Jan 2019	617.9	283.8	901.7
Nov 2019	580.8	277.2	858.0
Nov 2020	545.7	270.6	816.2
Dec 2021	515.1	273.0	788.1
Nov 2022	470.2	280.9	751.1
Oct 2023	632.1	322.0	954.0
Dec 2024	655.6	321.4	977.0



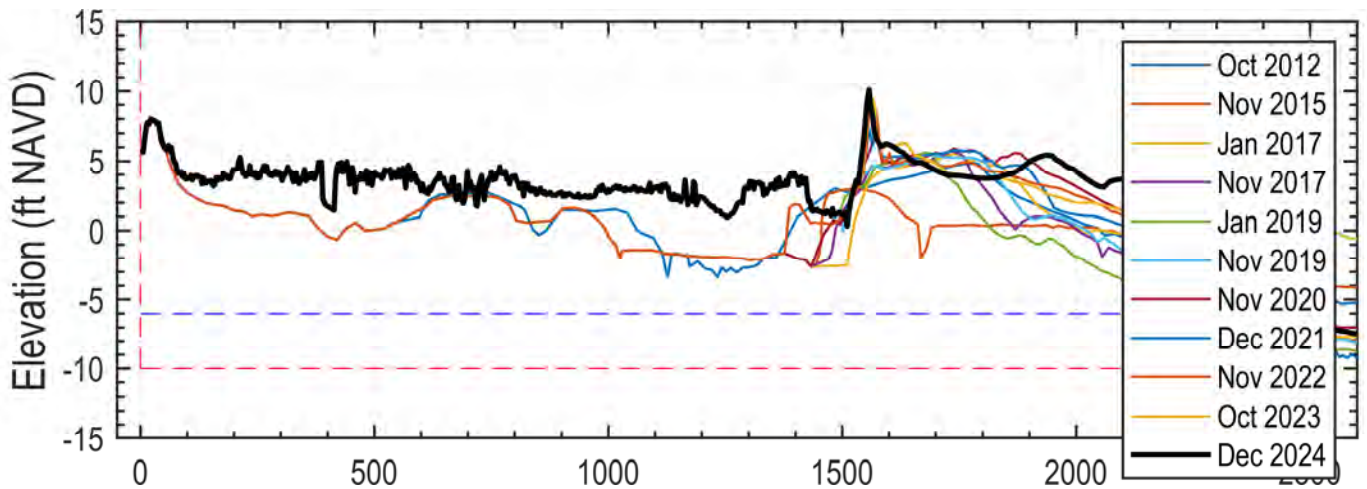
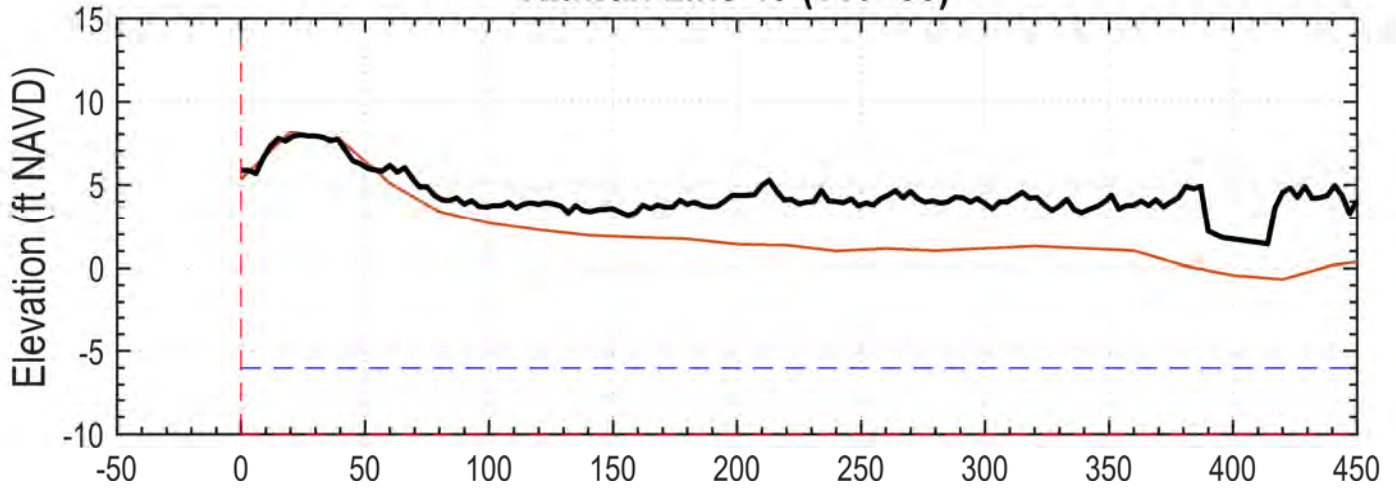
### Kiawah Line 48 (100+00)



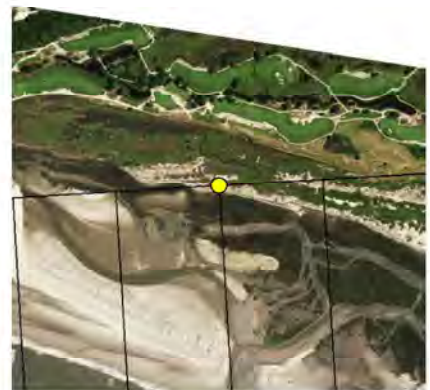
Date	Vol to -6	Vol -6 to -10	Vol to -10
Feb 2006	409.2	319.1	728.2
Sep 2006	329.2	288.2	617.4
Oct 2012	452.0	306.4	758.3
Nov 2015	570.8	332.8	903.6
Jan 2017	565.1	333.3	898.4
Nov 2017	573.3	331.0	904.3
Jan 2019	542.4	320.6	862.9
Nov 2019	518.8	312.0	830.8
Nov 2020	510.6	309.2	819.7
Dec 2021	476.9	310.0	786.8
Nov 2022	622.3	333.3	955.6
Oct 2023	1155.8	333.3	1489.2
Dec 2024	1141.8	333.3	1475.1



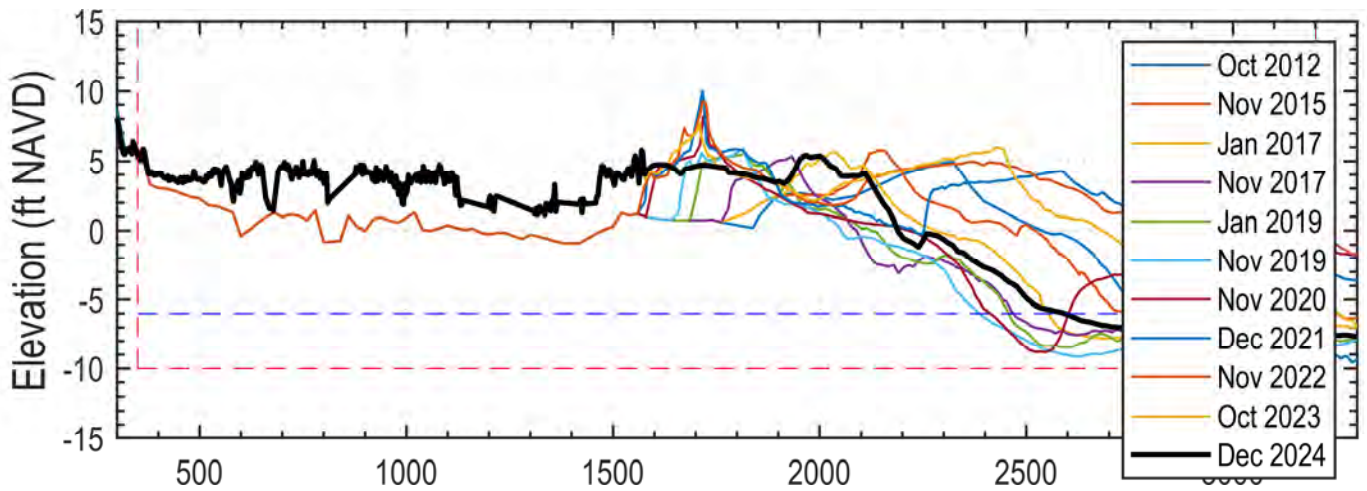
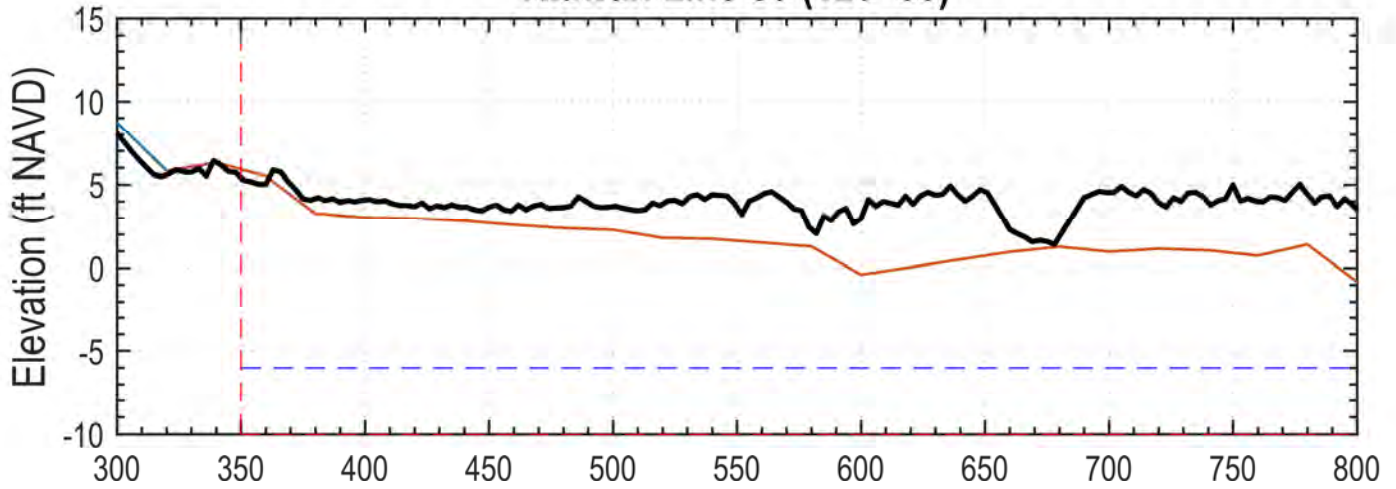
### Kiawah Line 49 (110+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	619.1	361.0	980.1
Nov 2015	554.0	367.1	921.1
Jan 2017	594.2	365.5	959.7
Nov 2017	568.2	364.4	932.6
Jan 2019	534.6	353.0	887.6
Nov 2019	575.3	362.8	938.1
Nov 2020	634.4	369.1	1003.5
Dec 2021	664.0	370.4	1034.3
Nov 2022	673.8	370.4	1044.1
Oct 2023	859.8	370.4	1230.1
Dec 2024	817.1	369.8	1186.9



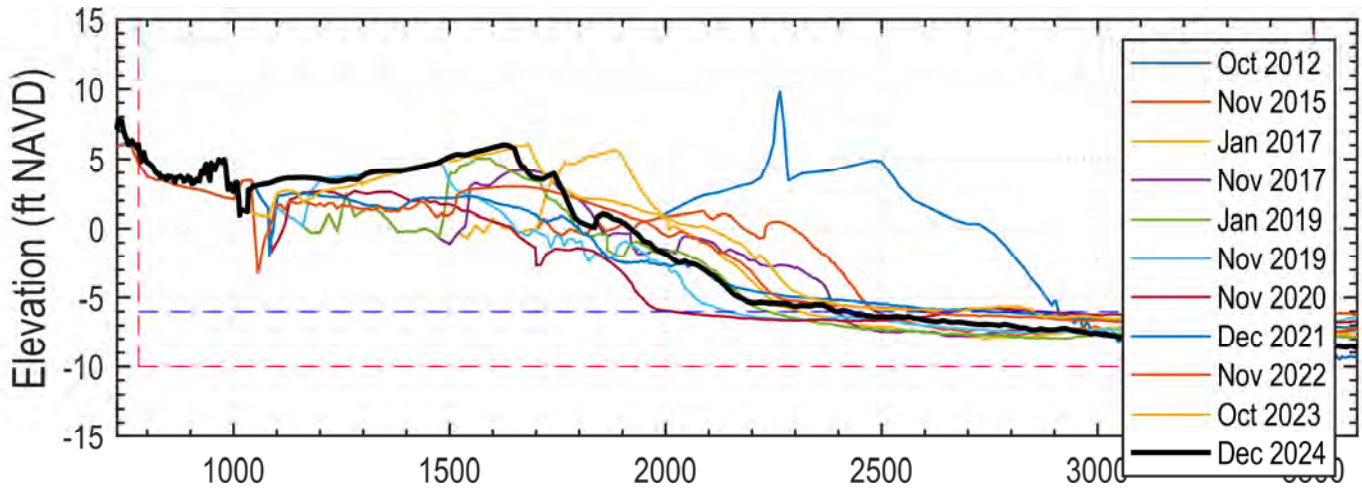
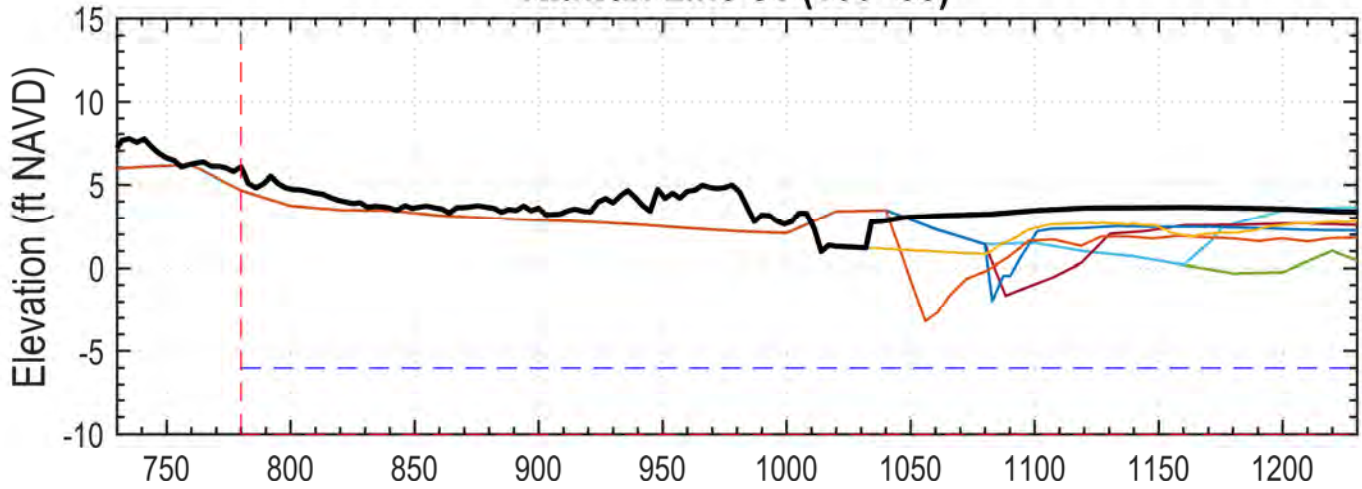
### Kiawah Line 50 (120+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	626.8	385.6	1012.4
Nov 2015	607.0	418.8	1025.9
Jan 2017	559.7	397.4	957.2
Nov 2017	505.6	390.9	896.5
Jan 2019	520.5	370.7	891.2
Nov 2019	507.9	352.0	859.9
Nov 2020	601.1	410.0	1011.1
Dec 2021	785.7	422.2	1207.9
Nov 2022	845.6	422.2	1267.9
Oct 2023	860.2	421.7	1282.0
Dec 2024	699.8	396.3	1096.0



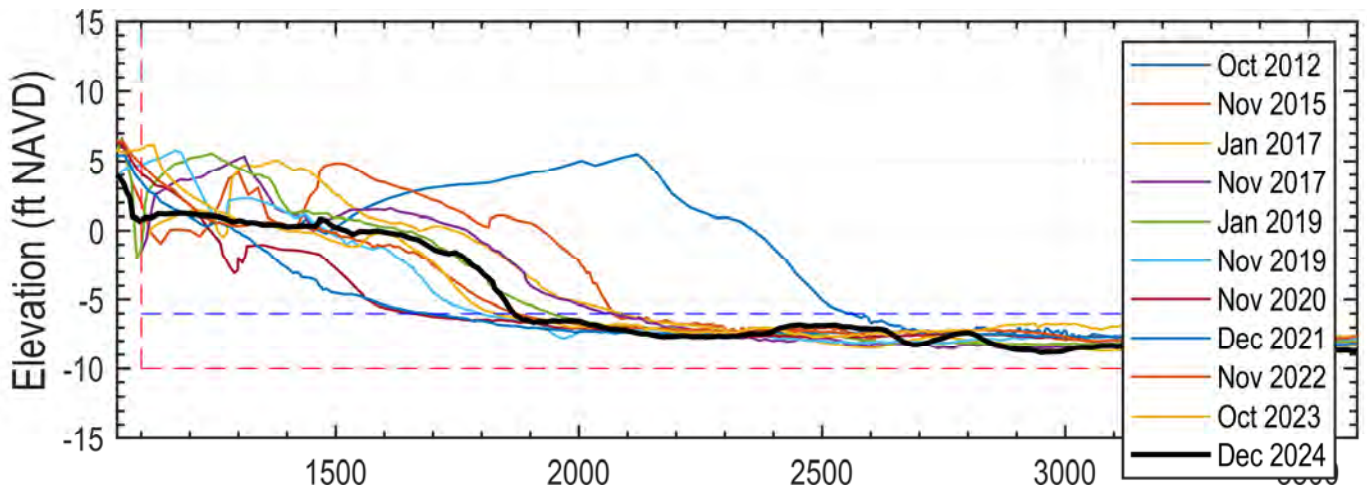
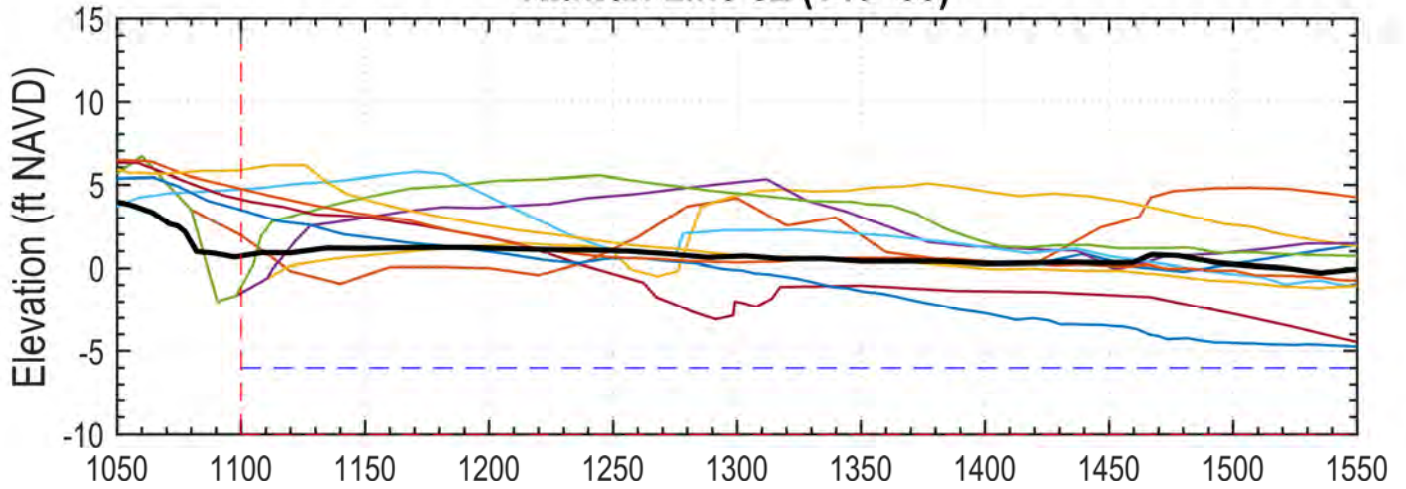
### Kiawah Line 51 (130+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	580.6	348.5	929.1
Nov 2015	407.7	371.7	779.4
Jan 2017	390.1	343.8	733.9
Nov 2017	395.0	339.8	734.8
Jan 2019	365.2	333.5	698.8
Nov 2019	356.2	347.4	703.6
Nov 2020	307.2	382.4	689.6
Dec 2021	367.5	384.9	752.4
Nov 2022	402.7	381.6	784.3
Oct 2023	484.7	380.3	865.0
Dec 2024	443.3	345.7	789.0



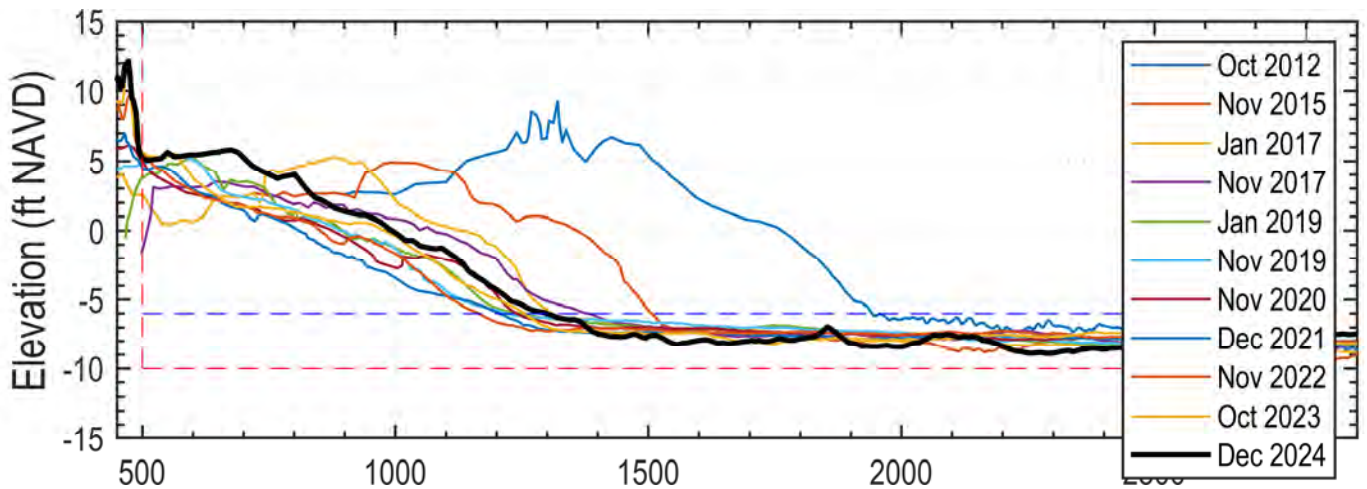
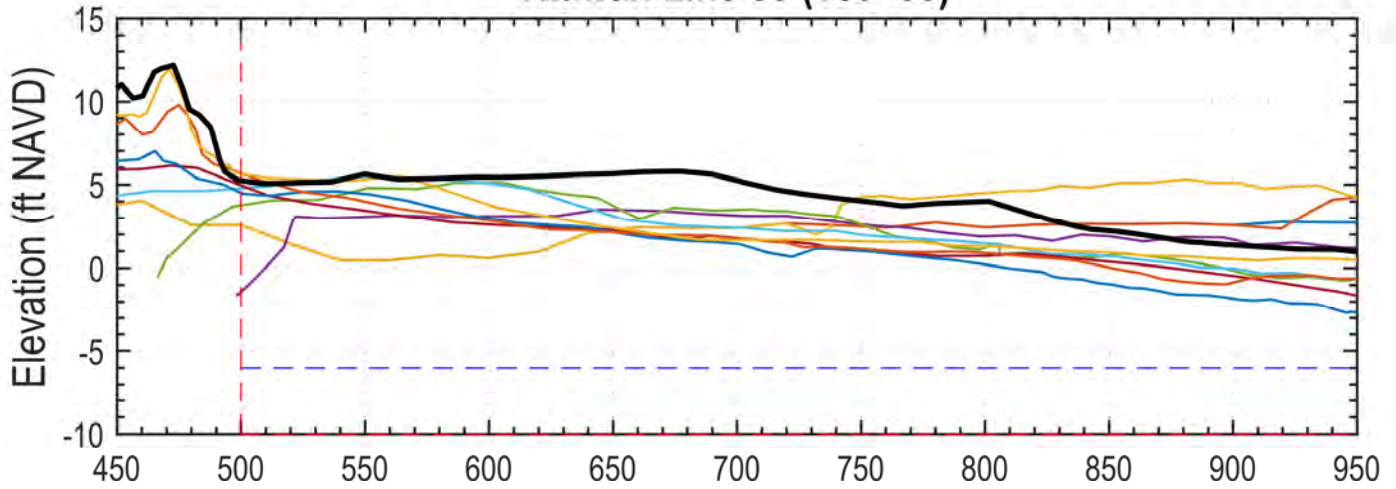
### Kiawah Line 52 (140+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	411.2	296.9	708.2
Nov 2015	258.7	282.6	541.3
Jan 2017	222.0	258.5	480.5
Nov 2017	225.2	247.5	472.6
Jan 2019	206.9	258.6	465.6
Nov 2019	158.4	256.2	414.7
Nov 2020	92.9	256.8	349.6
Dec 2021	84.6	260.0	344.6
Nov 2022	151.8	274.8	426.6
Oct 2023	156.5	277.7	434.2
Dec 2024	161.2	248.0	409.1



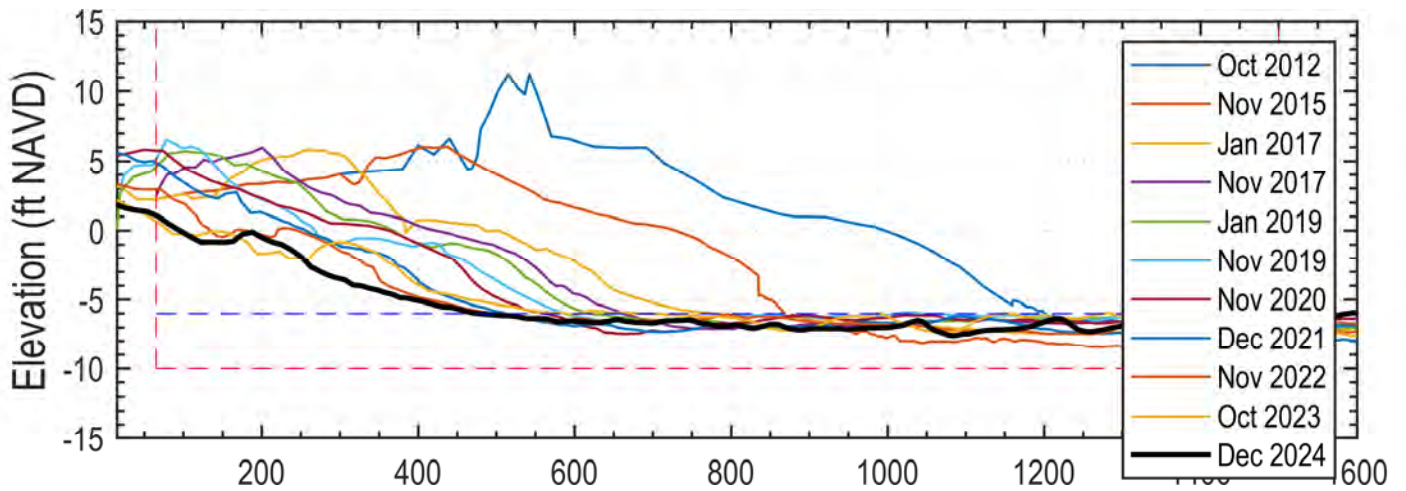
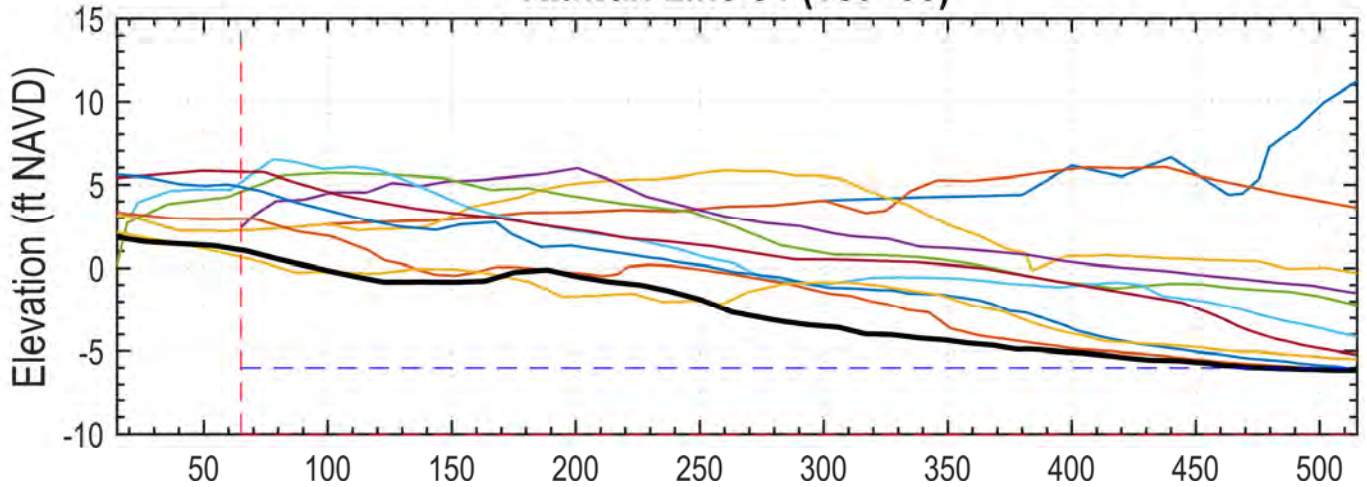
### Kiawah Line 53 (150+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	463.5	298.4	761.9
Nov 2015	286.4	242.8	529.2
Jan 2017	224.1	248.8	472.9
Nov 2017	203.8	252.0	455.8
Jan 2019	173.5	255.6	429.1
Nov 2019	164.7	261.9	426.6
Nov 2020	157.8	256.4	414.2
Dec 2021	133.9	245.6	379.5
Nov 2022	147.4	254.4	401.8
Oct 2023	174.2	237.6	411.7
Dec 2024	211.5	229.5	441.0



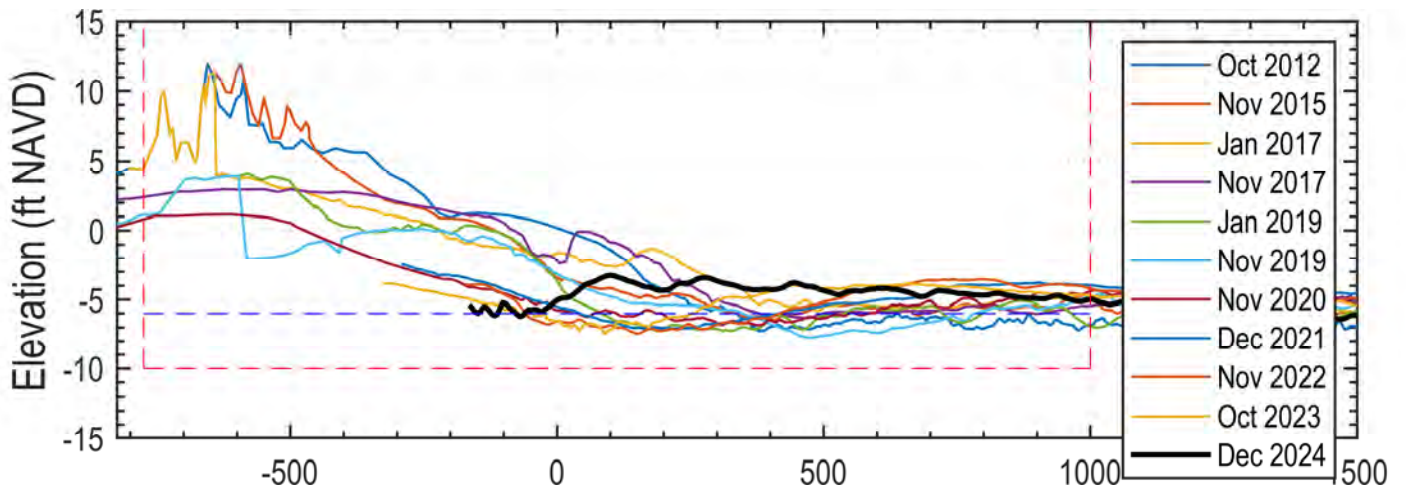
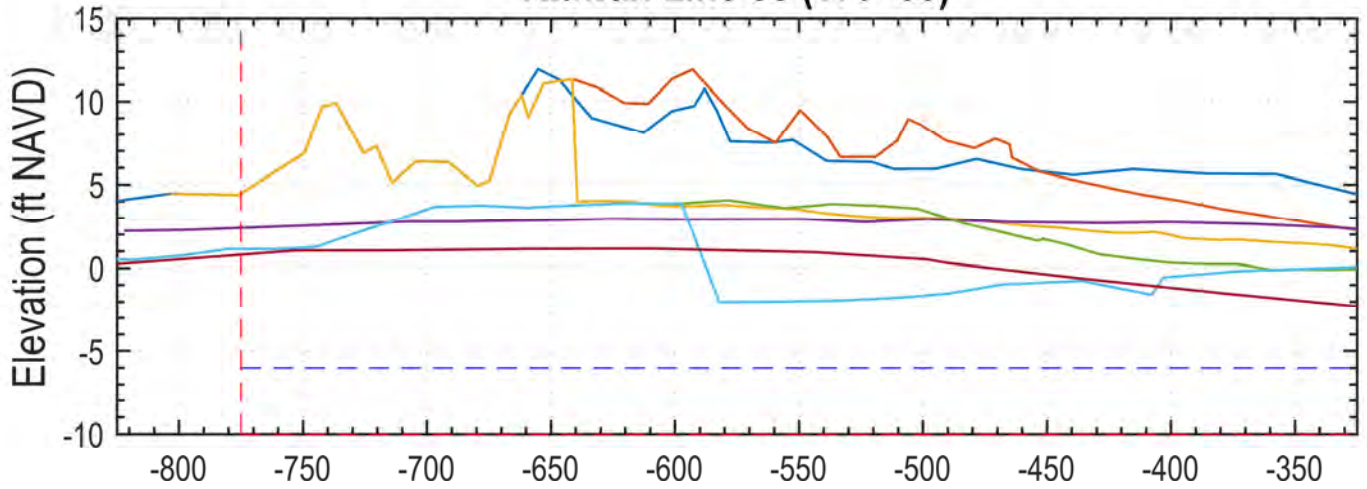
### Kiawah Line 54 (160+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	373.4	201.2	574.6
Nov 2015	245.4	169.3	414.7
Jan 2017	170.8	186.3	357.1
Nov 2017	151.3	191.2	342.5
Jan 2019	138.1	192.5	330.6
Nov 2019	115.8	203.6	319.4
Nov 2020	112.2	193.8	306.0
Dec 2021	85.9	181.0	266.9
Nov 2022	67.0	185.3	252.3
Oct 2023	65.4	197.9	263.2
Dec 2024	50.8	183.9	234.6



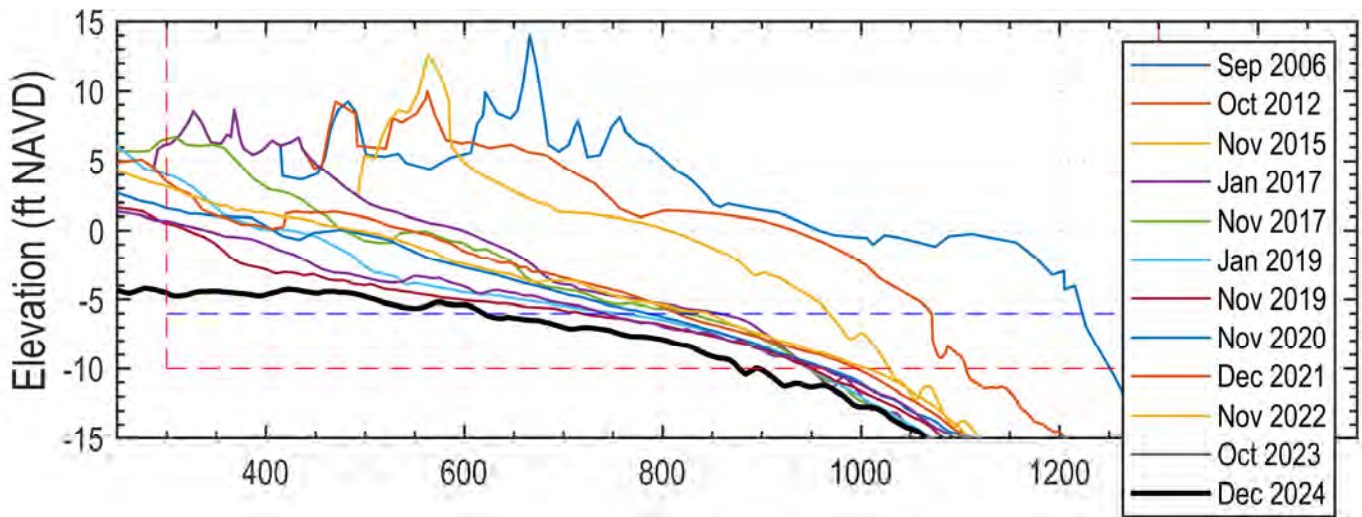
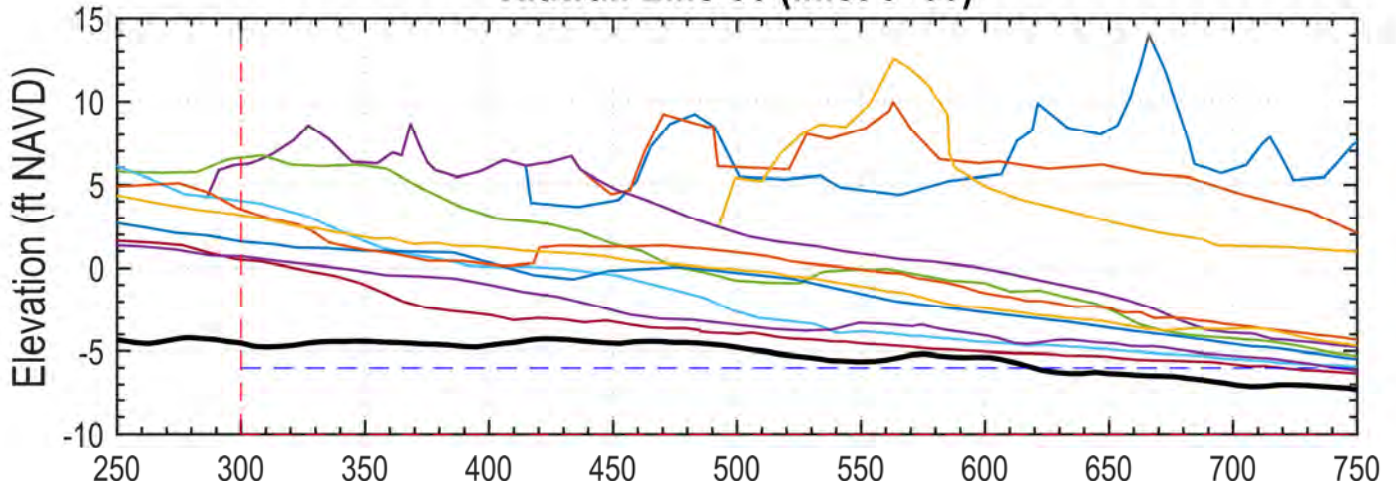
### Kiawah Line 55 (170+00)



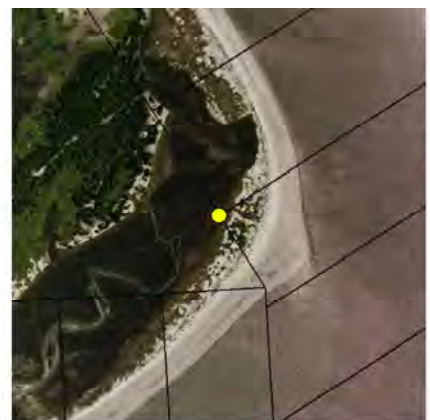
Date	Vol to -6	Vol -6 to -10	Vol to -10
Oct 2012	341.9	246.6	588.4
Nov 2015	317.0	262.0	579.0
Jan 2017	297.6	263.0	560.6
Nov 2017	275.0	262.2	537.3
Jan 2019	215.3	248.2	463.4
Nov 2019	189.1	247.5	436.5
Nov 2020	143.1	256.5	399.6
Dec 2021	117.3	253.8	371.1
Nov 2022	91.5	248.8	340.4
Oct 2023	92.9	256.0	348.9
Dec 2024	76.2	262.9	339.0



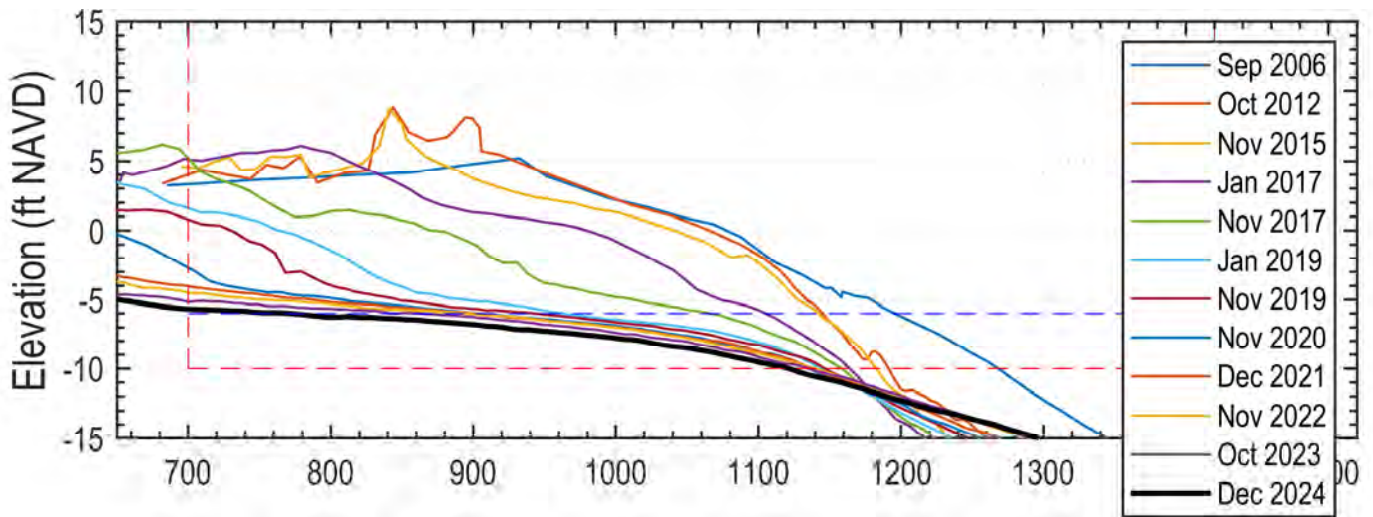
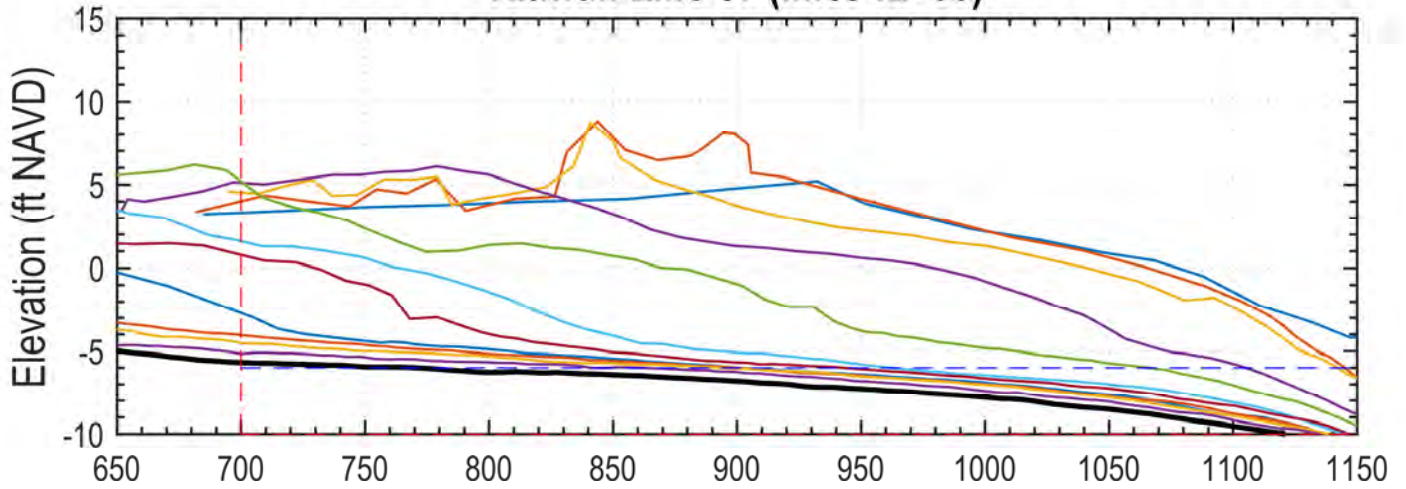
### Kiawah Line 56 (Inlet 0+00)



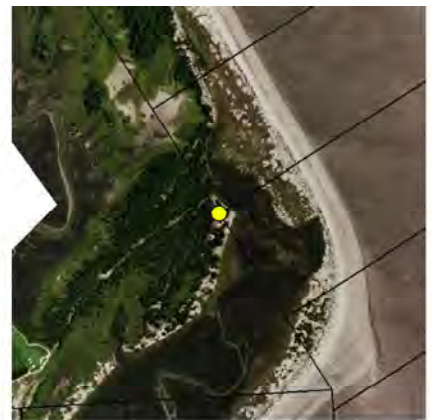
Date	Vol to -6	Vol -6 to -10	Vol to -10
Sep 2006	327.2	138.6	465.8
Oct 2012	269.9	115.7	385.7
Nov 2015	220.9	103.8	324.7
Jan 2017	133.7	90.6	224.3
Nov 2017	106.4	88.9	195.3
Jan 2019	61.7	85.1	146.7
Nov 2019	35.7	82.8	118.5
Nov 2020	75.7	86.1	161.8
Dec 2021	94.6	90.1	184.7
Nov 2022	88.1	92.2	180.3
Oct 2023	49.7	83.3	132.9
Dec 2024	13.7	71.1	84.7



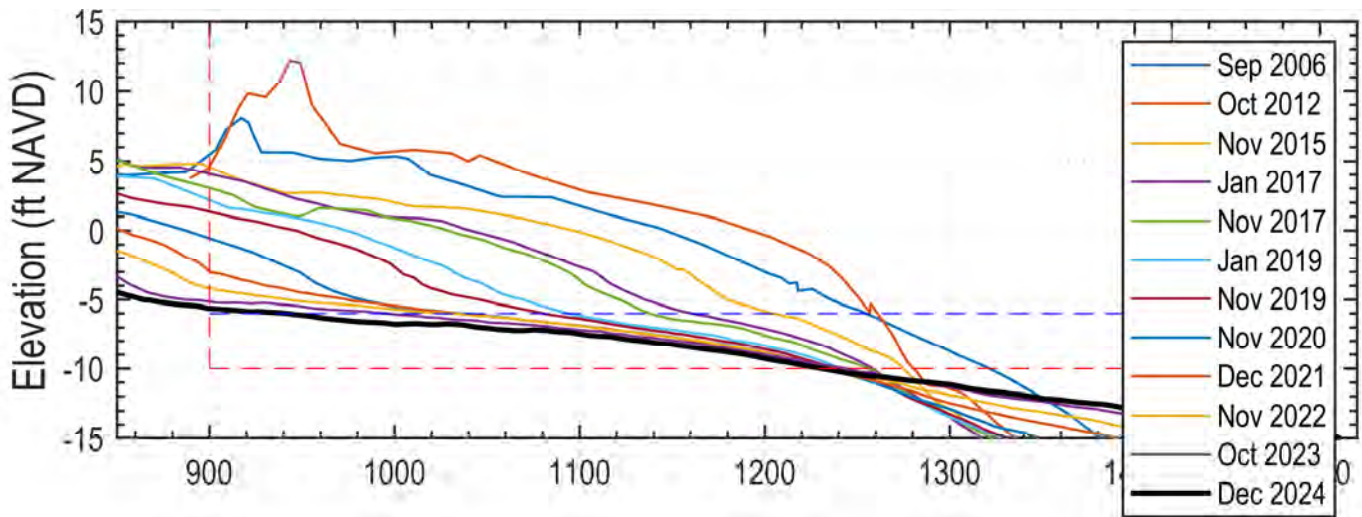
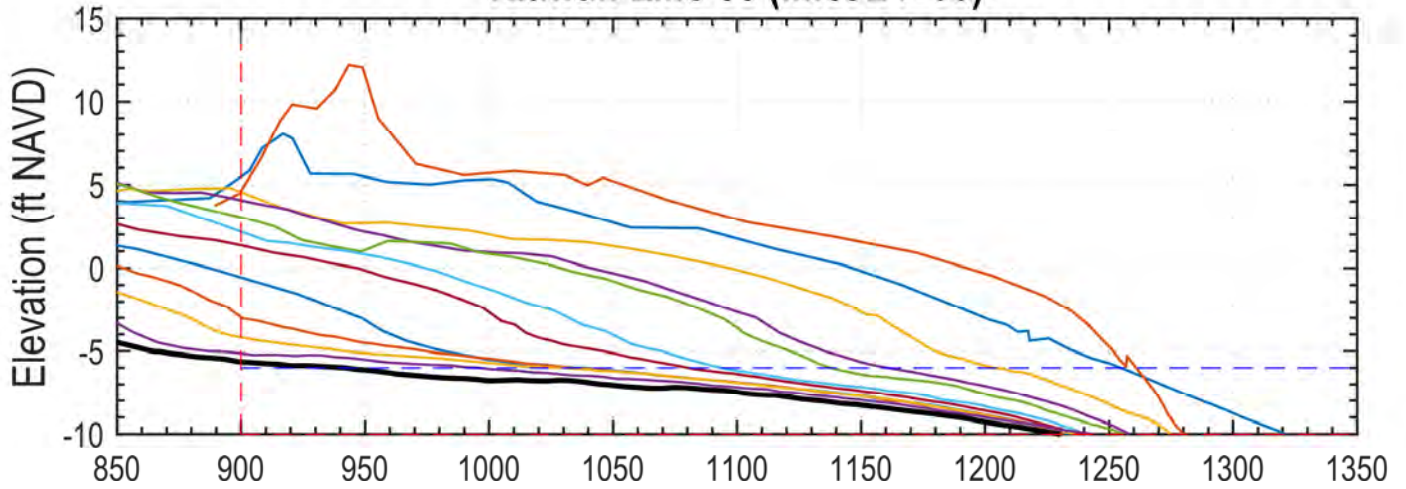
### Kiawah Line 57 (Inlet 12+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Sep 2006	143.0	79.1	222.1
Oct 2012	149.6	69.0	218.6
Nov 2015	136.6	68.8	205.4
Jan 2017	110.6	64.8	175.3
Nov 2017	67.1	62.2	129.3
Jan 2019	33.1	56.6	89.7
Nov 2019	21.3	55.2	76.6
Nov 2020	8.6	52.2	60.9
Dec 2021	6.7	51.9	58.6
Nov 2022	5.0	51.3	56.3
Oct 2023	2.7	48.7	51.4
Dec 2024	0.4	43.3	43.8



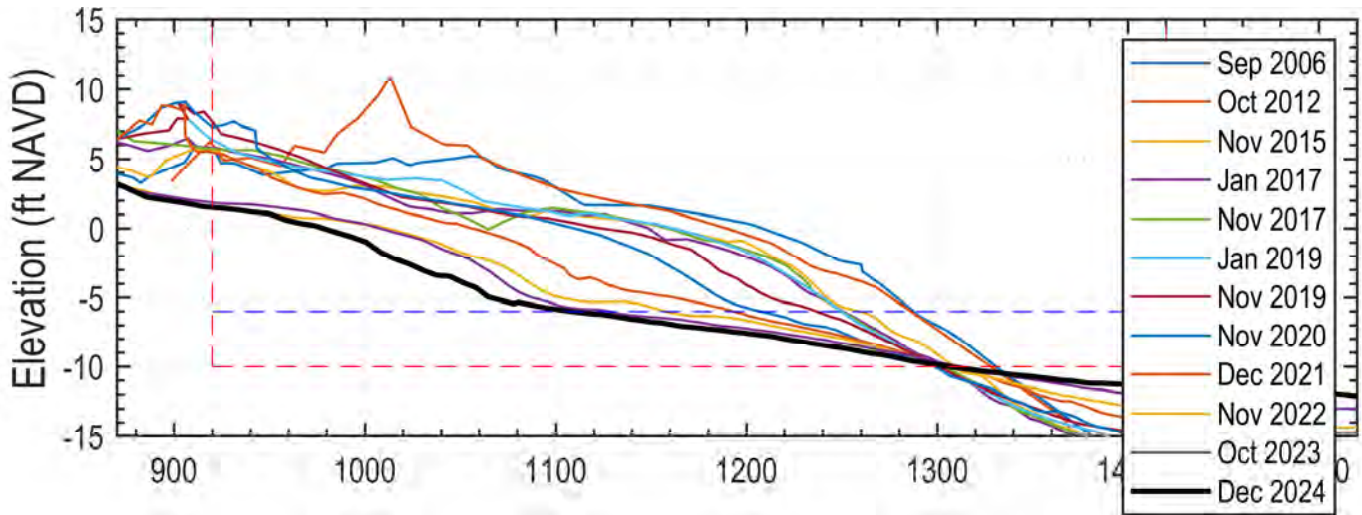
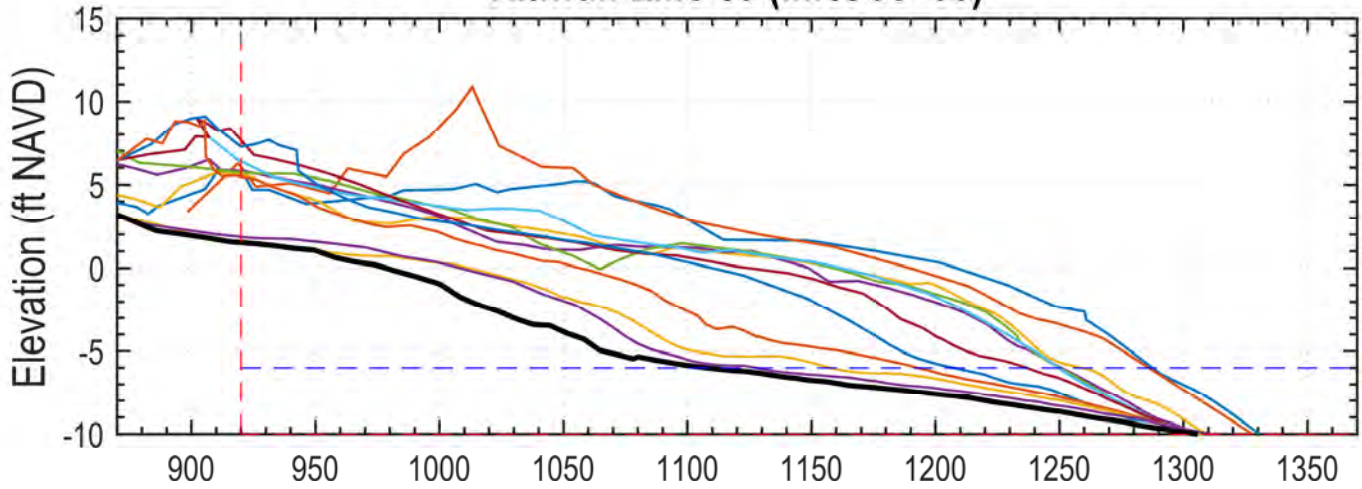
### Kiawah Line 58 (Inlet 24+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Sep 2006	101.4	57.4	158.9
Oct 2012	127.2	54.9	182.1
Nov 2015	71.4	51.2	122.6
Jan 2017	54.7	47.2	101.9
Nov 2017	48.6	45.4	94.0
Jan 2019	32.3	41.3	73.7
Nov 2019	24.9	40.0	64.9
Nov 2020	10.8	37.8	48.5
Dec 2021	6.3	37.6	43.9
Nov 2022	3.7	37.6	41.3
Oct 2023	1.7	35.6	37.3
Dec 2024	0.3	31.6	31.9



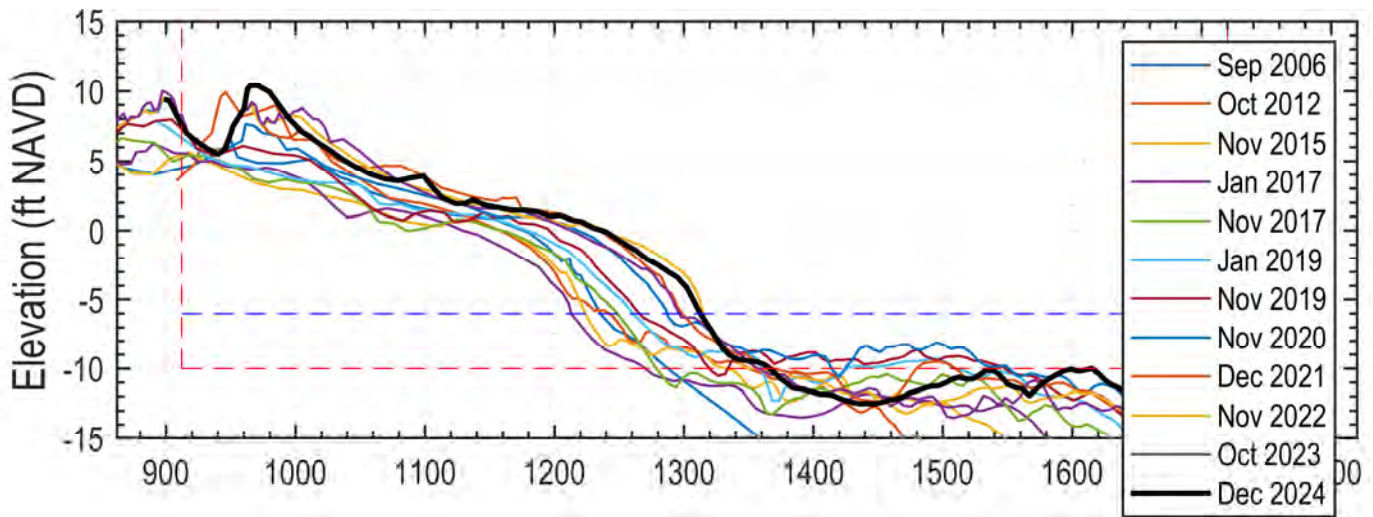
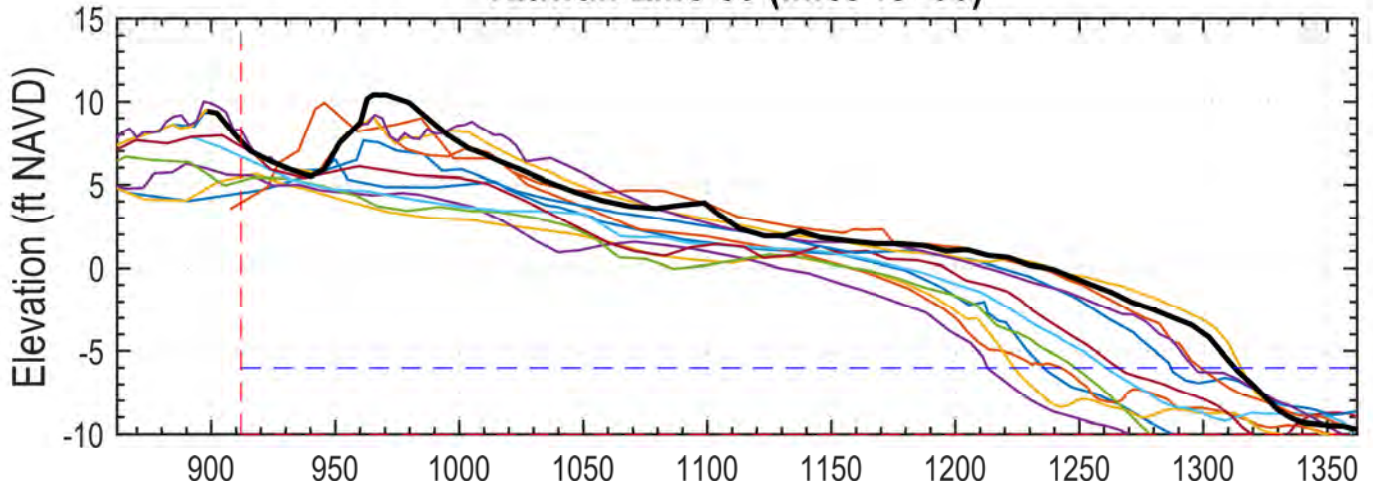
### Kiawah Line 59 (Inlet 36+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Sep 2006	109.8	57.8	167.6
Oct 2012	116.4	57.3	173.7
Nov 2015	86.5	54.1	140.6
Jan 2017	84.8	52.8	137.7
Nov 2017	88.1	52.5	140.6
Jan 2019	90.5	52.4	142.9
Nov 2019	81.4	52.0	133.3
Nov 2020	74.4	49.9	124.3
Dec 2021	55.6	49.3	104.9
Nov 2022	37.3	48.1	85.4
Oct 2023	35.4	46.0	81.4
Dec 2024	27.3	43.6	70.9



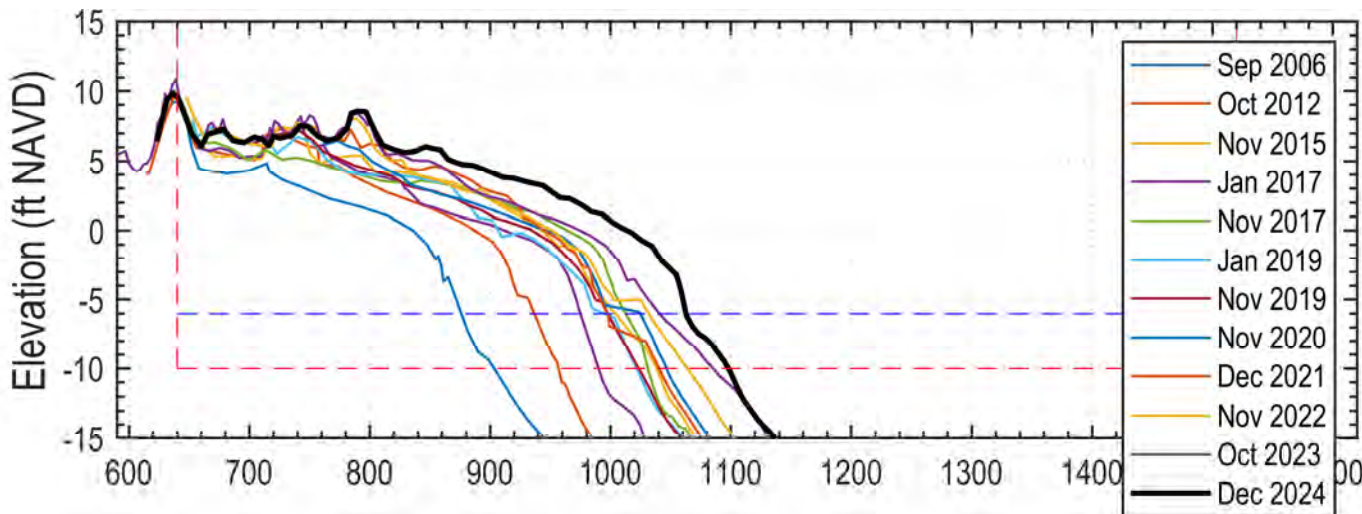
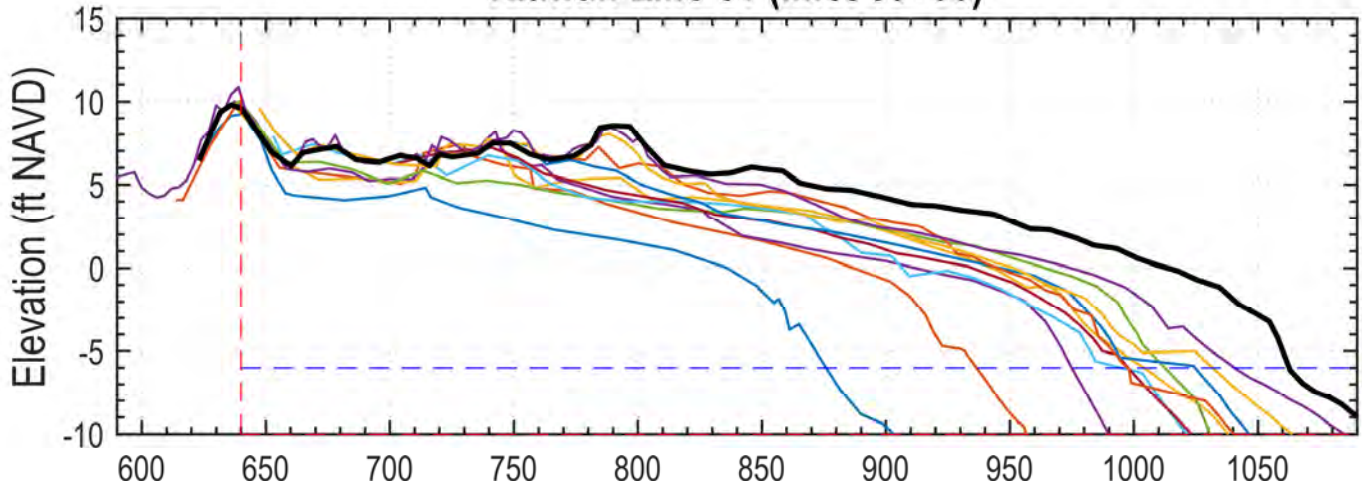
### Kiawah Line 60 (Inlet 48+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Sep 2006	98.2	51.7	150.0
Oct 2012	105.5	55.3	160.8
Nov 2015	85.1	52.2	137.2
Jan 2017	82.9	47.9	130.8
Nov 2017	89.0	52.2	141.2
Jan 2019	98.4	58.5	156.9
Nov 2019	103.6	62.9	166.5
Nov 2020	118.4	69.2	187.6
Dec 2021	131.4	61.9	193.3
Nov 2022	134.0	61.6	195.6
Oct 2023	129.5	61.9	191.3
Dec 2024	133.9	61.9	195.8



### Kiawah Line 61 (Inlet 60+00)



Date	Vol to -6	Vol -6 to -10	Vol to -10
Sep 2006	72.3	36.6	108.9
Oct 2012	100.8	45.4	146.2
Nov 2015	125.6	56.7	182.3
Jan 2017	114.4	50.7	165.1
Nov 2017	126.7	56.8	183.5
Jan 2019	119.5	55.0	174.5
Nov 2019	123.7	54.9	178.6
Nov 2020	129.3	58.6	188.0
Dec 2021	135.7	56.4	192.1
Nov 2022	136.9	60.4	197.3
Oct 2023	146.0	62.7	208.8
Dec 2024	163.1	65.2	228.3





**TAB 3**

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# **TOWN COUNCIL**

**Agenda Item**

**Town of Kiawah Island Zoning Ordinance Amendment Request**  
**Case AZO25-000001 History**

**Planning Commission Meeting: February 5, 2025**  
**Planning Commission Meeting: February 26, 2025**  
**Public Hearing and First Reading: April 1, 2025**  
**Second Reading: May 6, 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 modify Section 12-165. Zoning Permits. and Section 12-374. Definitions

Key Factors of the Proposed Ordinance:

The proposed amendments to Sec. 12-165. Zoning Permits and Section 12-374. Definitions to clarify items in which a zoning permit shall be required. The amendment also adds consistent definitions to the zoning code.

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

**PLANNING COMMISSION MEETING FEBRUARY 26, 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 STAFF REVIEW**

In application of this ordinance, property owners or respective design teams will be required to formally submit permit applications via our online portal as part of standard zoning review. Specifically for applications for docks, applicants contact the Town to provide notice or inquiry into a proposed dock and its standards. This is to ensure consistency with the Key Dock location ordinance. The Town shares the required standards before a property owner makes investment for a potential dock that is not allowed by the Town's Key Location Map. The state also notifies the Town of such dock applications as docks must be permitted in accordance with state regulations. In the event an applicant has not contacted the Town prior to submitting to the state, the Town's planning department provides comments to the state noting potential inconsistencies with the Town's local ordinance.

With the Town having a local ordinance with specific standards regarding docks, the state has been substantially supportive in deferring to the Town with regard to their approvals, taking into consideration issued Town comments. As a result of these comments, the state encourages the applicant to contact the Town to engage regarding potential inconsistencies and or concerns. With this process, the Town is already conducting a review of the project, in which it should be captured within the permitting history of our public portal.

Please note included sample letters shared with the state.

In 2023, the Town adopted its Comprehensive Marsh Management Plan, which recommends that the Town should regulate bulkheads and other flood/erosion control structures upland of the critical line. It encourages the use of living shorelines where feasible.

*Recommendation: Regulate bulkheads and other flood/erosion control structures upland of critical line.*

*Justification: Article 17 TOKI's municipal code allows TOKI to review bank retention designs and submit comments and recommendations, but provides little authority to guide decision-making. Implementation: Codify ARB standards with a Town ordinance requiring that bulkheads beyond the critical line may only be constructed with prior-OCRM approval, must be constructed flush with adjacent grade/elevation, and any disturbed land must be backfilled and planted with appropriate vegetation. All erosion control or flood mitigation construction regardless of location relative to the critical line requires a Town permit with proof of location and a depiction of the certified critical line. Bulkheads on high ground are not recommended; rather, options for shoreline restoration (like terracing).*

As the Town works to develop specific policies and or standards regarding bulkheads and erosion control structures which interface the critical area and highlands, utilizing the approach of issuing comments to the state for these applications, has shown to be effective. Similarly, the Town issues comments to the state when notified of erosion control structures applications. The proposed ordinance allows the initial stages of such review for bulkheads and other erosion control devices to help capture better data and educating property owners on green or hybrid solutions by having the applicant formally submit for review ahead or simultaneously to the state. The ordinance also allows the Town to have a better medium for the applicant to provide support and information that the proposed structure may not be an adverse impact to adjacent

neighbors.

Please note that the ordinance is not intended to cross jurisdictional bounds but provide consistency to local standards.

Planning staff also recommend the Planning Department fee schedule be adjusted to reflect this review.

In addition to providing clarity on the zoning amendment process, the amendment codifies a current practice for structures adjacent to critical which respond to recently adopted CMMP. Planning staff also recommends Town Council amend the Municipal Code Chapter 2. Bank Retention Systems to reflect this standard review practice.

The next phase of review specifically with regard to waterfront development (Marsh, Ponds, Beach) has been introduced to the CMMP. The CMMP workgroup, currently being restructured, is currently studying and preparing for a recommendation on bulkheads, erosion control devices, and buffers of waterfront properties. Following recommendation, this will be brought to the Planning Commission for consideration.

Please note additional references provided supplementary to staff's review.

### **PLANNING COMMISSION MEETING FEBRUARY 26, 2025**

**At the February 26<sup>th</sup> meeting, the Planning Commission recommended approval of the proposed ordinance by a vote of 4 to 0.**

The Planning Commission also recommended that specific standards / criteria be developed for review and approval of erosion control devices. These standards are in the preliminary phase of being developed.

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

**At the April 1<sup>st</sup> meeting, the Town Council held a public hearing and on first reading voted to approve the proposed ordinance by a vote of 4 to 1.**

**Planning staff reviews fences and to ensure fences are compliant with zoning standards, this amendment incorporates an administrative function of plan review. Staff recommends a zoning permit to be required for fence installation. This would not include a low ornamental garden or plant bed enclosures.**

#### **Alternative Language**

**Fences which do not comply with standards as specified within this article.**

**The alternative language was modified for a zoning permit to be required when it does not comply with Sec. 12-104. Accessory Building Uses and Structures**

*Fence or wall means an upright barrier or structure, including any gate which is part thereof, comprised of any material, including without limitation, hedgerow or other plant material, which serves to enclose, divide, protect, confine, screen, or mark the boundary of an area or structure or any portion thereof, or, in the case of a wall, also to support.*

Furthermore specific standards / criteria are currently being developed for review and approval of erosion control devices which is anticipated for Planning Commission consideration in June.

TOWN OF KIAWAH ISLAND

**ORDINANCE 2025-04**

**AN ORDINANCE TO AMEND CHAPTER 12 – LAND USE PLANNING AND ZONING  
ORDINANCE ARTICLE II. ZONING, DIVISION 5. GENERAL PROCEDURAL REQUIREMENTS  
SECTION 12-165. - ZONING PERMITS. AND ARTICLE IV. – DEFINITIONS, SECTION. 12-374.  
DEFINITIONS. TO CLARIFY ITEMS FOR WHICH A ZONING PERMIT SHALL BE REQUIRED.  
AND AMEND CODE OF ORDINANCES ARTICLE 17 – TIDELANDS MANAGEMENT,  
CHAPTER 2. BANK RETENTION SYSTEMS.**

**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 clarify administrative review of zoning permits; 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 text amendment would be consistent with the recommendations of the *Town of Kiawah Island’s Comprehensive Marsh Management Plan*, including managing the interface of highlands and critical areas; and

**WHEREAS**, the Planning Commission held a meeting on February 26, 2025, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

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

**WHEREAS**, the Town Council held a Public Hearing on April 1, 2025, providing the public an opportunity to comment on the proposed amendment.

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

**Section 1                      Purpose**

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning Ordinance to provide for review and recommendation of best management practices for erosion control devices or structures. This ordinance also provides for clarification of when a zoning permit is required and modifies administrative procedures for simultaneous application submittal.

**Section 2                      Ordinance**

- (1) The Town hereby amends Section 12-165. Zoning Permits as shown in the attached “**Exhibit A,**” which is hereby incorporated herein by reference.
- (2) The Town hereby amends Section 12-374. Definitions as shown in the attached “**Exhibit B,**” which is hereby incorporated herein by reference.
- (3) The Town hereby also amends Article 17 – Tidelands Management Chapter 2 Bank Retention Systems shown in the attached “**Exhibit C,**” 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 6<sup>TH</sup> DAY OF MAY 2025.**

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

**ATTEST:**

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

1<sup>st</sup> Reading: April 1, 2025

2<sup>nd</sup> Reading: May 6 , 2025

## Sec. 12-165. Zoning permits.

The purpose of zoning permits is to confirm that the intended use fully complies with the provisions of the zoning district.

- (1) *Required.* A zoning permit shall be required before any of the following are permitted:
  - a. The issuance of a building permit under the Town of Kiawah Island building code;
  - b. New construction;
  - c. Additions to existing structures;
  - d. Relocation of any house;
  - e. Excavation, clearing, and/or grubbing preparatory to constructing a structure for which a building permit is required;
  - f. Improvement any lot by grading, filling, or surfacing or by constructing driveways or by constructing or enlarging parking areas containing six or more parking spaces;
  - g. Change in the use classification of any part of a structure or lot including any increase in the number of families or dwelling units occupying a building or lot;
  - h. Installation of any sign as specified within this article;
  - ~~h.~~i. Fences;
  - ~~i.~~j. Utility construction;
  - ~~j.~~k. Obtainment of a business license;
  - l. Tree removal pursuant to section 12-129, Tree Preservation and Landscaping Standards;
  - ~~k.~~m. Docks, erosion control devices or structures as specified within this article; or
  - ~~l.~~n. Any earth disturbing activity.
- (2) *Zoning permit application forms.* Requests for approval of zoning permit applications shall be made on forms provided by the Town. The Town may promulgate submittal requirements, instructions for completing forms, internal procedures for acceptance and filing of development applications, and provisions for waiver through the establishment of administrative guidelines.
- (3) *Submission and determination of a complete zoning permit application.* All zoning permit applications shall be submitted to the Planning Director or authorized designee. If all required information is included per section 12-155, the application shall be deemed complete and accepted, along with any established fees. A determination of completeness shall not constitute a determination of compliance with the substantive requirements of this article. Submittal of a complete application initiates the application process.
- (4) *Official filing date.* All time limits for processing or acting upon development applications shall commence on the date that a completed application, along with any established fees, are submitted to the Planning Director. Substantial modification of an application by the applicant following the filing of the zoning permit application but prior to the expiration of the period within which the Town is required to act shall extend the period for a like time following the Planning Director's determination that the modified zoning permit application is complete.
- (5) *Time of expiration.* Zoning permits shall become invalid if a building permit is required but not issued within 12 months of the date of issuance of the zoning permit or if a building permit is not required.

(Code 1993, § 12A-511; Ord. No. 2005-08, § 12A-511, 10-12-2005; Ord. No. 2024-01, § 2(Exh. C), 4-2-2024)

**Proposed added definitions.**

**Text:** Definitions are the same as defined within the municipal code.

**Text:** Proposed New

**ARTICLE IV. - DEFINITIONS**

**Sec. 12-374. - Definitions.**

*\*Bulkhead* means a retaining wall designed to retain fill material, but not to withstand wave forces on an exposed shoreline.

*\*Coastal waters* means the navigable waters of the United States subject to the ebb and flood of the tide and which are saline waters, shoreward to their mean high-water mark.

*\*Coastal zone* means all coastal waters and submerged lands seaward to the state's jurisdictional limits and all lands and waters in the counties of the state which contain any one or more of the critical areas. These counties include Charleston.

*\*Erosion* means wearing away of highland by tidal action.

*Erosion control structure or device* means a barrier that prevents or reduces soil erosion. Examples of erosion control structures include breakwaters, bulkheads, groins, jetties, revetments, and seawalls.

*\*Escarpment* means the point at which the high land descends in a vertical or near vertical slope to mean low-water mark.

*\*Revetment* means a sloping structure built along an escarpment or in front of a bulkhead to protect the shoreline or bulkhead from erosion.

Text: Proposed

- CODE OF ORDINANCES  
Article 17 - TIDELANDS MANAGEMENT  
CHAPTER 2. BANK RETENTION SYSTEMS

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## **CHAPTER 2. BANK RETENTION SYSTEMS**

### **Sec. 17-201. Simultaneous application submittal required.**

A property owner or his designate who wishes to apply for a zoning permit to construct a bulkhead or revetment on marshlands or creeks within the limits of the Town must submit simultaneously and immediately to the Town's ~~administrator~~ Planning Director a complete copy of the application and all referenced exhibits and attachments thereto, including any subsequent amendments to such application with all attachments thereto, submitted to DHEC-Department of Environmental Services as required by law.

(Code 1993, § 17-201; Ord. No. 2009-08, § 2(2), 9-1-2009)

### **Sec. 17-202. Permitting specifications and procedures.**

During the DHEC-Department of Environmental Services application review process, the Town may review the design and submit comments and recommendations.

(Code 1993, § 17-202; Ord. No. 2009-08, § 2(3), 9-1-2009)

### **Sec. 17-203. Penalties.**

Unless a different penalty is specified, any person who violates a provision of this chapter is guilty of a misdemeanor and, upon conviction, must be fined not less than \$25.00 nor more than \$200.00 or imprisoned for not more than 30 days.

(Code 1993, § 17-203; Ord. No. 2009-8, 9-1-2009; Ord. No. 2015-01, § 2.21, 2-10-2015)



**TAB 4**

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# **TOWN COUNCIL**

**Agenda Item**

**Town of Kiawah Island Zoning Ordinance Amendment Request**  
**Case AZO25-000002 History**

**Planning Commission Meeting: March 5, 2025**  
**Public Hearing and First Reading: April 1, 2025**  
**Second Reading: May 6, 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 modify Section 12-160. Development Agreements.

Key Factors of the Proposed Ordinance:

The proposed amendments to Sec. 12-160. Development Agreements is to clearly outline the review procedure for development agreements allowing for a pre-application meeting with applicants to review these requirements, a Planning Commission workshop to allow for discussion and feedback prior to a formal Planning Commission review and recommendation to Town Council. State Development Agreement Act requires that Town Council hold two public hearings prior to voting on the proposed Development Agreement. In addition, this amendment outlines approval criteria and definition and process to address major and minor modifications to the agreement.

**RECOMMENDATION BY THE PLANNING COMMISSION**

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

**DECISION ON AMENDMENT BY THE TOWN COUNCIL**

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

**APPROVAL CRITERIA**

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

- a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;
- b. The proposed amendment is consistent with the purposes and intent of this article;

- c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;
- d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.

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

**PLANNING STAFF REVIEW**

A clear process for review, approval and administration of Development Agreements is critical to encourage a developer to make a major capital facilities investment commitment based on comprehensive long term planning. Further, it ensures the adequate provision of public facilities for development, encourages the efficient use of resources and potentially reduces the economic cost of development.

The proposed development agreement incorporates stages of review by the Planning Director and the Planning Commission. The development agreement procedure includes a pre-application meeting with the Planning Director to discuss the review and approval process for Development Agreements as outlined in the ordinance. A formal submittal will be reviewed by the Planning Director for completeness and a Planning Commission Workshop is scheduled to allow the proposed agreement to be discussed and the Planning Commission provide feedback without taking any action. A formal presentation is then scheduled for review and recommendation by the Planning Commission.

After receiving the Planning Commission recommendation, Town Council shall hold at least two public hearings prior to voting on the approval of the proposed Development Agreement. The proposed ordinance also provides consistent approval criteria for which Town Council shall render a decision. This criteria follows the criteria for Planned Developments.

The proposed ordinance clarifies that all major modifications to the Development Agreement must have Planning Commission provide a review and recommendation to Town Council prior to being approved by Town Council. Where minor modifications for the purposes which do not impact development standards or term period of the development agreement and are ministerial may be approved by Town Council without Planning Commission review and recommendation.

**PLANNING COMMISSION MEETING MARCH 5, 2025**

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

**The Planning Commission recommended approval of the proposed ordinance by a vote of 5 to 0.**

**TOWN COUNCIL MEETING PUBLIC HEARING AND FIRST READING APRIL 1, 2025**

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

Town Council requested that any amendments or termination to the Development Agreement should be executed through an adopted ordinance.

Town Council also requested that in addition to the Planning Director; the legal counsel and Town Council shall determine whether a proposed modification to a previously approved Development Agreement is considered a minor or major modification.

**At the April 1<sup>st</sup> meeting the Town Council held a public hearing and at first reading approved the proposed ordinance by a vote of 5 to 0.**

TOWN OF KIAWAH ISLAND

**ORDINANCE 2025-05**

**AN ORDINANCE TO AMEND CHAPTER 12 – LAND USE PLANNING AND ZONING  
ORDINANCE ARTICLE II. ZONING, DIVISION 5. GENERAL PROCEDURAL REQUIREMENTS  
SECTION 12-160. – DEVELOPMENT AGREEMENTS. TO MODIFY REVIEW PROCEDURES  
FOR DEVELOPMENT AGREEMENTS.**

**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 modify administrative review and approval procedures for development agreements; 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 March 5, 2025, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

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

**WHEREAS**, the Town Council held a Public Hearing on April 1, 2025, providing the public an opportunity to comment on the proposed amendment.

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

**Section 1                      Purpose**

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning Ordinance to refine the process for review, approval and administration of Development Agreements.

**Section 2                      Ordinance**

- (1) The Town hereby amends Section 12-160. Development Agreements, 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 6<sup>TH</sup> DAY OF MAY 2025.**

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

**ATTEST:**

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

1<sup>st</sup> Reading: April 1, 2025

2<sup>nd</sup> Reading: May 6, 2025

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## Sec. 12-160. Development agreements.

The purpose and intent of the development agreement process encourages a developer to make a major capital facilities investment commitment based on comprehensive long term planning. Further, it ensures the adequate provision of public facilities for development, encourages the efficient use of resources, and potentially reduces the economic cost of development.

(1) *Minimum requirements.*

- a. The Town of Kiawah Island may enter into a development agreement with a developer pursuant to the South Carolina Local Government Development Agreement Act of 1993, as amended, provided that the property contains a minimum of 25 acres or more of highland and the development will have a maximum build-out time as shown in the following table:

Acres of Highland	Maximum Years to Complete Development
25—250	5
251—1,000	10
1,001—2,000	20
2,001+	Negotiable

- b. Each development agreement must be approved by the Town of Kiawah Island through the adoption of an ordinance after complying with all of the provisions contained in the South Carolina Local Government Development Agreement Act of 1993, as amended.

(2) *Contents of agreement.* Development agreements must include the following:

- a. *Description and owners.* A legal description of the property and names of legal and equitable owners.
- b. *Duration.* Development must be projected to take place over a period authorized by subsection (1) of this section. The termination date may be extended by agreement.
- c. *Uses.* Land uses, including population and building densities and heights.
- d. *Public facilities.* Description of public facilities to serve development; who they will serve and when.
- e. *Dedication.* Reservation or dedication of land for public purposes and environmental protection provisions.
- f. *Permits.* A description of all local development permits needed or approved. A statement shall be included that failure to list a permit does not relieve the developer from complying with the law.
- g. *Comprehensive plan.* A statement that the development is consistent with the Town of Kiawah Island Comprehensive Plan and this chapter.
- h. *Conditions.* Conditions, terms, restrictions or requirements necessary for public health, safety or welfare.
- i. *Historic preservation.* Description of provisions for preservation and restoration of historic structures.
- j. *Time.* Specific time for completion of development or any other phase.

k. *Responsible government.* If more than one local government is a party to the agreement, the local government responsible for overall administration of the agreement shall be specified.

l. *Review Period.* A time period no less than every twelve months from the approved date when the applicant shall submit to the Town a formal letter of compliance to the terms of the agreement.

m. *Other matters.* Include any other matter not inconsistent with the law. A provision shall be included for application of new laws.

~~(3) *Amendment.* Development agreements may be amended or terminated by consent of the parties involved.~~

(3) *Development Agreement Procedure.*

a. *Pre-application meeting.* Before submitting a Development Agreement, the applicant shall confer with the Planning Director and any other officials designated by the Planning Director. The purpose of this pre-application meeting is to discuss the proposed development agreement review and approval procedures.

b. *Formal submittal.* Upon receiving input from staff at the pre-application meeting, the applicant shall submit the development agreement and the required submittal materials where the Planning Director will review the submission for completeness.

c. *Development Agreement Planning Commission Workshop.* Development Agreement applicants shall present the Development Agreement to the Planning Commission for discussion and feedback purposes only and no action shall be taken at the workshop.

(i) At least 10 business days prior to the Planning Commission Workshop the applicant shall submit the proposed development agreement.

(ii) The Planning Director may also recommend additional workshops, as necessary before a formal application is to be considered by the Planning Commission.

(4) *d. Planning Commission review and recommendation.* The Planning Commission shall review the proposed development agreements for consistency with the comprehensive plan and this article and shall make a recommendation to Town Council to approve, approve with conditions or deny the proposed development agreement. The Planning Commission shall submit its recommendations to the Town Council within 30 calendar days of the Planning Commission meeting at which the development agreement was formally introduced.

(5) *e. Public hearings required.* After receiving the recommendation of the Planning Commission, the Town Council shall hold at least two public hearings. The Planning Commission may be authorized to conduct the hearings. The time and place of the second hearing shall be announced at the first hearing.

(6) *f. Public hearing notice.* Published, personal, and parties in interest notice of the public hearings shall be provided in accordance with the requirements of section 12-156. The published notice shall state the location of the property, proposed uses, and where copies of the agreement may be obtained.

(4) *Approval Criteria.* Development Agreements approval may be approved only if the Town Council determines the following criteria are met:

a. The development agreement complies with the standards contained in this article;

b. The development agreement is consistent with the comprehensive plan and other policy documents;

c. The Town and other applicable agencies will be able to provide necessary public services, facilities and programs.

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Town Council will also consider:

- a. The potential impact on health, safety and general welfare of the public;
- b. The potential adverse impact on the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;
- c. The potential adverse impact on existing infrastructure including potential cost of construction, land acquisition or any other necessary infrastructure improvements.
- d. Any other factors that the Town Council deems appropriate to consider.

~~(57)~~ *Decision on development agreement by Town Council.* A ~~simple~~ majority vote of Town Council members present and voting shall be required to approve the development agreement. Each development agreement shall be approved by adoption of an ordinance.

~~(6)~~ *Modifications to the Development Agreement.* All major modifications to the Development Agreement must have Planning Commission review and provide a ~~review and recommendation~~ to Town Council and must be approved by Town Council by a ~~simple majority vote~~ adoption of an ordinance. Any modification to the development standards (use standards, setbacks, buffers, building heights, lot coverage, etc.) or development schedule or term period -outlined in the development agreement would be considered a major modification. Items which are clerical or ministerial in nature are considered minor modification to the Development Agreement and may be reviewed and approved by the Town Council by a simple majority vote without review and recommendation of the Planning Commission. ~~The Planning Director-~~, legal counsel and Town Council shall determine whether a proposed modification to the previously approved Development Agreement is considered a minor or major modifications.

~~(7)~~~~(3)~~ *Amendment.* Development agreements may be amended or terminated by consent of the parties involved. Any amendment or termination of a development agreement shall be executed through an adopted ordinance.

(8) *Recording development agreements.* Development agreements shall be recorded in the land records of Charleston County within 14 days after the execution of the agreement.

(9) *Required review of development agreement.* Each development agreement shall be reviewed one time at least every 12 months by the Planning Director.

(10) *Compliance with State and Federal Laws.* Development agreement provisions shall be modified or suspended to comply with State and/or Federal Laws enacted after the agreement is executed.

(Code 1993, § 12A-506; Ord. No. 2005-08, § 12A-506, 10-12-2005)



**TAB 5**

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# **TOWN COUNCIL**

**Agenda Item**

**Town of Kiawah Island Zoning Ordinance Amendment Request**  
**Case AZO25-000003 Case History**

**Planning Commission Meeting: March 5, 2025**  
**Public Hearing and First Reading: April 1, 2025**  
**Second Reading: May 6, 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 modify Section 12-76 Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, waterways to modify the OCRM Critical Line Buffer and to modify Section 12-374 Definitions lot coverage and associated definitions.

Key Factors of the Proposed Ordinance:

The proposed amendments to Sec. 12-76 Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, and waterway will modify the OCRM Critical Line Buffer. The proposed amendments to Section 12-374 Definitions to modify definition of Critical Area Line to include updated South Carolina Department title which is South Carolina Department of Environmental Services Bureau of Coastal Management (SCDES-BCM) and clarify the definition of highland and it's application to lot coverage calculation.

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

**PLANNING COMMISSION MEETING MARCH 5, 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 STAFF REVIEW**

The proposed amendment will require the BCM Critical Line Buffer to increase from 10 feet to 15 feet for residential properties, the setback will remain unchanged. The BCM Critical Line setback and buffer standards are intended to provide a protected area between the furthestmost projection of a structure, parking or driveway area or any other build elements and all saltwater marshes, wetlands, waterways other than ocean front on properties affected by BCM Critical Lines. The purpose of the required buffer is to provide a visual, spatial and ecological transition zone between development and the island’s saltwater marshes/wetlands/waterways and to protect water quality and wildlife habitat.

The Subcommittee of the Comprehensive Marsh Management Plan has been studying strategies for implementation of the Town of Kiawah Island Comprehensive Marsh Management Plan recommendations and the Flood Mitigation and Sea Level Rise Adaptation Report Action items which includes controlling stormwater with vegetative buffers and is considered one of the most effective ways to protect salt marsh habitat. Pursuant to the Town of Kiawah Island Comprehensive Marsh Management Plan, according to Morganello and Rose ( 2013), vegetative buffers provide the following benefits:

- *Reduce pollution in stormwater runoff*
- *Reduce shoreline erosion and property damage caused by flooding*
- *Provide increased privacy to the homeowner while still maintaining a view corridor*
- *Serve as wildlife habitat, and*
- *Save the homeowner money, especially when native plant species are dominant, as little to no water, fertilizers or pesticides are needed to maintain this area of the yard.*
- *Natural buffers involve the removal of invasive species and planting of native vegetation.*

An analysis of other South Carolina local governments marsh front regulations indicates the current Town of Kiawah Island BCM Residential 10’ buffer is less than other local communities standard.

<b><u>Town of Kiawah Island</u></b>	Residential	Setback 30’	Buffer 10’ (*Proposed 15’)
	Non residential	Setback 50’	Buffer 35’
<u>City of Folly Beach</u>		Setback 35’	Buffer 15’
<u>Town of Sullivan’s Island</u>		Setback 30’	
<u>Town of Mt. Pleasant</u>		Setback 35’	Buffer 15 – 50’ varies



- (4) Installation of paved or other impervious surfaces; and
- (5) Destruction or addition of plant life which would alter the existing pattern of vegetation.
- (6) Structures and activities associated with DES-BCM approved permits shall be exempt from the above-prohibited activities within the required BCM Critical Line Buffer.

**At the April 1<sup>st</sup> meeting the Town Council held the public hearing and approved the first reading of this ordinance by a vote of 4 to 1.**

During the Town Council meeting on April 1<sup>st</sup> clarification was requested on specific prohibited activities and exemptions. Staff met with KICA and ARB and developed the following modifications to the existing ordinance:

**F. Prohibited Activities within the BCM Critical Line Buffer.**

The following activities are specifically prohibited within the required BCM Critical Line Buffer area:

- (1) **Destruction**, removal, excavation, or disturbance of existing **pattern of** vegetation or soil, except for minimal disturbance associated with the planting of additional indigenous vegetation, **and limited removal or pruning for view corridors, public safety or tree or pond health;**
- (2) Planting of various species of grass, shrubs and trees requiring fertilization pesticides, herbicides and/or requiring regular maintenance;
- (3) Installation of gardens, fences, or structures;
- (4) Installation of paved or other impervious surfaces; and
- (5) Structures and activities associated with SC DES-BCM approved permits ( **such as docks, bridges, bulkheads**), **or stormwater management systems or other utilities and infrastructure and associated ongoing maintenance of such utilities and infrastructure** shall be exempt from the above-prohibited activities within the required BCM Critical Line Buffer.
- (6) **Any existing structure that was lawfully established prior to May 6, 2025 and does not conform to the new buffer standards herein is allowed to continue.**

**G. Pond Edges**

**For purposes of this ordinance, ponds which are classified as Critical Area by the BCM shall be subject to the required BCM Critical Line Buffer standards.**

The amended language, addresses concerns presented by Kiawah Island Community Association, Kiawah Island Architectural Review Board and Kiawah Island Golf Resort. In addition to the proposed amended language, staff in coordination with KICA, KIGR and ARB staff is preparing further education and communication of best management of pond edges. Please see attached supplementary recommendations from USGA and of KICA's standard operating procedures.

**TOWN COUNCIL SECOND READING MAY 6, 2025**



## II. Pond and Lake Maintenance

Goal: To preserve and enhance habitat in and around the ponds and lakes while maintaining their functionality as storm water retention areas. This includes reserving designated areas for view windows and encouragement of buffer zones.

### A. Maintenance:

1. The Department aims to preserve and promote sections of undisturbed growth around ponds and lakes.
2. Ensure that plants are not pruned or removed from pond and lake edges without the review by the Association's Lakes Management Department and the Architectural Review Board (ARB).
3. Plant and encourage growth of desirable native vegetation in and around each pond or lake. The combined upland and emergent areas of vegetation act as a buffer zone, trapping nutrient runoff and debris. The upland portion should be at least 3 feet in width and have a height of at least 6 inches. The emergent vegetation provides uptake of nutrients from the water and provides bank stabilization. Submerged aquatic vegetation also removes nutrients from the water column and provides oxygenation.
4. Prune and remove aquatic and/or terrestrial vegetation yearly or as needed on KICA property designated as View Windows. Summer maintenance of weedy growth begins when avian nesting activity ceases. Vegetation species targeted include undesirable vines, grasses, herbaceous plants, or young woody vegetation. In the winter, maintenance activities focus on the removal of dead plant material and any major removal of woody vegetation. Procedure for this removal includes the use of hand operated equipment only, namely brush cutters, chain saws, handsaws, hard rakes and fan rakes.
5. Monitoring of nuisance floating, submerged, and emergent vegetation. As needed, management is conducted through biological, mechanical, or chemical means. Tilapia and triploid grass carp are stocked to consume aquatic vegetation and planktonic algae. Another option is mechanical removal of the undesirable vegetation by cutting, raking, or netting. Finally, herbicides may be used to suppress unwanted growth that does not respond to the other methods.
6. Limit amount of large woody vegetation that grows within the 3- foot border.
7. Advise Members who wish to prevent or mitigate eroded pond or lake banks by recommending erosion control methods and beneficial vegetation.

8. Maintain natural interpretive areas including Kiawah Island Swamp Garden and Bufflehead Nature Area. This involves mulching of trails, pruning of vegetation, removal of invasive and/or non-native plants, and planting of desirable native plants.

9. Remove unwanted debris from ponds and lakes

10. Remove dead fish resulting from fish kills



## Managing Water Features

*“Of all the hazards, fear is the worst” – Sam Snead*

Golfers often have a love-hate relationship with water features. Depending on your lie, they can be diabolical hazards or attractive landscape features. No matter how you choose to view them, streams, wetlands, ponds and lakes are integral components of many golf courses that serve a number of important functions; they provide water for irrigation, mitigate flooding by holding stormwater and can serve as important design features. Water features are rich, complex, living ecosystems that provide habitat for plants, animals and microorganisms.

Water features evolve over time and most require some level of management to remain in good condition. The maintenance practices used to manage a water feature depend on its age, size and depth, water source, how it is used and even its location.

Controlling aquatic plant growth is an important part of managing golf course water features. Algae and aquatic plants are important components of all water bodies, but when left unmanaged they can become unsightly and damage the health and functionality of a water feature. Herbicides and algaecides are the primary tools for managing aquatic plants and algae.



***Native plants and aquatic vegetation growing along the shoreline help protect and clean the water while providing natural beauty and valuable habitat.***



Cultural practices such as water circulation, aeration and mechanical removal also can be effective management tools. Additionally, there are several biological control agents being used to manage aquatic plants and algae.

A comprehensive strategy that includes cultural, biological and chemical management options provides the best opportunity for successfully managing aquatic systems. Comprehensive plans usually are developed with the help of aquatic system specialists that can help thoroughly evaluate water features.

Managing the depth and edges of water features also is important. **Dredging** can restore pond depth and increase water storage. **Restoration** projects can stabilize eroded creek banks and restore riparian habitat. Creating vegetated areas of shallow water along the edge of a pond or lake, known as **littoral shelves**, can provide habitat and help filter water. Furthermore, vegetated buffer strips around shorelines can filter nutrients and sediments before they reach the water. Preventing nutrients from entering water features helps preserve water quality and reduces algal blooms and plant growth. The dense and deeply-rooted vegetation found in buffer zones also helps stabilize water feature banks. While some golfers may prefer water features that have manicured edges, naturalized buffer zones and emergent plants growing along the water's edge play an important role in aquatic systems.

Water features are more than design elements or water-storage areas; they are living systems that can add ecological and aesthetic value to a golf course. Practices that protect and improve water quality while creating more balanced and natural aquatic systems are the key to successful long-term management of water features.



*Well-managed water features can provide challenging hazards and add interest to a golf facility.*

TOWN OF KIAWAH ISLAND

**ORDINANCE 2025-06**

**AN ORDINANCE TO AMEND CHAPTER 12 – LAND USE PLANNING AND ZONING  
ORDINANCE ARTICLE II. ZONING, DIVISION 2. ZONING MAP/DISTRICTS, SEC. 12-76.  
WATERFRONT DEVELOPMENT STANDARDS AND ARTICLE IV. – DEFINITIONS, SECTION.  
12-374. DEFINITIONS TO MODIFY REQUIRED BUFFER STANDARDS AND TO MODIFY LOT  
COVERAGE AND ASSOCIATED DEFINITIONS.**

**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 modify administrative review and approval procedures for development agreements; 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 text amendment would be consistent with the recommendations of the *Town of Kiawah Island’s Comprehensive Marsh Management Plan*, establishing regulatory frameworks for adopting marsh management actions and solutions to protect Kiawah’s marshes; and

**WHEREAS**, the Planning Commission held a meeting on March 5, 2025, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

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

**WHEREAS**, the Town Council held a Public Hearing on April 1, 2025, providing the public an opportunity to comment on the proposed amendment.

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

**Section 1                      Purpose**

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning Ordinance to enhance buffer requirements applying to properties adjacent to saltwater marshes, wetlands, and waterways. The ordinance also modifies lot coverage calculation to remove undevelopable areas from the coverage calculation.

**Section 2                      Ordinance**

- (1) The Town hereby amends Section 12-76. – Waterfront Development Standards, as shown in the attached “Exhibit A,” which is hereby incorporated herein by reference.

(2) The Town hereby amends Section 12-374. – Definitions, 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 for the Town of Kiawah Island.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 6<sup>TH</sup> DAY OF MAY, 2025.**

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

**ATTEST:**

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

1<sup>st</sup> Reading: April 1, 2025

2<sup>nd</sup> Reading: May 6, 2025

**DRAFT**

**Sec. 12-76. Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, waterways.**

Purpose and Intent:

The ~~OCRM~~ South Carolina Department of Environmental Services Bureau of Coastal Management ~~CM~~ (SCDES BCM) Critical Line setback and buffer standards of this Article are intended to provide a protected area between the furthestmost projection of a structure, parking or driveway area, or any other building elements, and all saltwater marshes / wetlands/ waterways other than ocean front, on properties affected by ~~BCM OCRM~~ (saltwater) Critical Lines. The purpose of the required buffer is to provide a visual, spatial, and ecological transition zone between development and the Island’s saltwater marshes / wetlands / waterways, and to protect water quality and wildlife habitat.

1. The following dimensions have precedence over Base Zoning District standard for properties, which adjoin saltwater marshes/wetlands/waterways as shown on the following table:

**Table 2M: Waterfront Development Standards**

	<del>BCM OCRM</del> Critical Line Setback	<del>BCM OCRM</del> Critical Line Buffer
<b>Residential</b>	30 ft.	<del>10 ft</del> <u>15 ft.</u>
<b>Nonresidential</b>	50 ft.	35 ft.

2. The following additional provisions shall apply to Development of properties adjacent to saltwater marshes/ wetlands/ and waterways.

**A. Existing Platted Lots**

The ~~BCM OCRM~~ Critical Line setbacks on existing platted lots that are included in the “Kiawah Island Property Setback Requirements Appendix” dated July 10, 2007 incorporated herein by reference and adopted hereto as Article 12-G of the Municipal Code of the Town of Kiawah Island shall apply in lieu of the setback requirements in Table 2L.

**B. Existing Platted Lots not included in Appendix 12G**

Lots platted prior to July 10, 2007 that contain an ~~BCM OCRM~~ Critical Line setback that are not included in “Kiawah Island Property Setback Requirements Appendix” shall be administratively included by the Planning Director in such appendix if the property owner provides a plat or site plan delineating a current certified ~~BCM OCRM~~ critical line and critical line setback approved by the Kiawah Architectural Review Board (“ARB” as defined in the Development Agreement between the Town and Kiawah Island Resort Associates, L.P., as amended) prior to July 10, 2007.

**C. Unplatted Land**

All land platted after July 10, 2007 that contains an ~~BCM OCRM~~ Critical Line shall show the required

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~~BCMOCRM~~ Critical Line setbacks and ~~BCMOCRM~~ Critical Line buffers on the preliminary, conditional, and final recorded plats submitted per Article 12C Subdivision Regulations of this Ordinance.

### D. Measurements.

Required ~~BCMOCRM~~ Critical Line buffers and setbacks shall be measured from the current ~~BCMOCRM~~ Critical Line, whether the Critical Line or saltwater marsh / wetland / waterway is located on, adjacent to, or near the subject parcel. The current ~~BCMOCRM~~ Critical Line is defined as a line delineated on a plat or survey, verified by the ~~SCDES-BCMDHEC-OCRM~~, for the term identified by the ~~BCMOCRM~~ Department representative's signature on the plat or survey. The provisions of section 12A-204.A, Contextual Setbacks, shall apply to this section when deemed applicable by the Planning Director.

### E. Lot Width.

The minimum lot width standards of the underlying zoning district at the time the lot was initially platted shall apply at the required buffer or setback line

### F. Prohibited Activities within the ~~BCMOCRM~~ Critical Line Buffer.

The following activities are specifically prohibited within the required ~~BCMOCRM~~ Critical Line Buffer area:

- (1) ~~Destruction, R~~emoval, excavation, or disturbance of existing pattern of vegetation or soil, except for minimal disturbance associated with the planting of additional indigenous vegetation, and limited removal or pruning for view corridors, public safety or tree or pond health;
- (2) Planting of various species of grass, shrubs and trees requiring fertilization pesticides, herbicides and/or requiring regular maintenance;
- (3) Installation of gardens, fences, or structures;
- (4) Installation of paved or other impervious surfaces; and
- ~~(5) Destruction or addition of plant life which would alter the existing pattern of vegetation; with the exception of limited removal or pruning for view corridors or tree health.~~
- ~~(5)~~ Structures and activities associated with ~~SC DES-BCMDHEC-OCRM~~ approved permits ~~-(~~ such as docks, bridges, bulkheads), or stormwater management systems or other utilities and infrastructure and associated ongoing maintenance of such utilities and infrastructure shall be exempt from the above-prohibited activities within the required ~~BCM-OCRM~~ Critical Line Buffer.
- ~~(6) Any existing structure that was lawfully established prior to May 6, 2025 and does not conform to the new buffer standards herein is allowed to continue.~~

~~—~~ Pond Edges

G.

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For purposes of this ordinance, ponds which are classified as Critical Area by the BCM shall be subject to the required BCM Critical Line Buffer standards.

## **G.H. Reductions to OCRM Critical Line Setbacks**

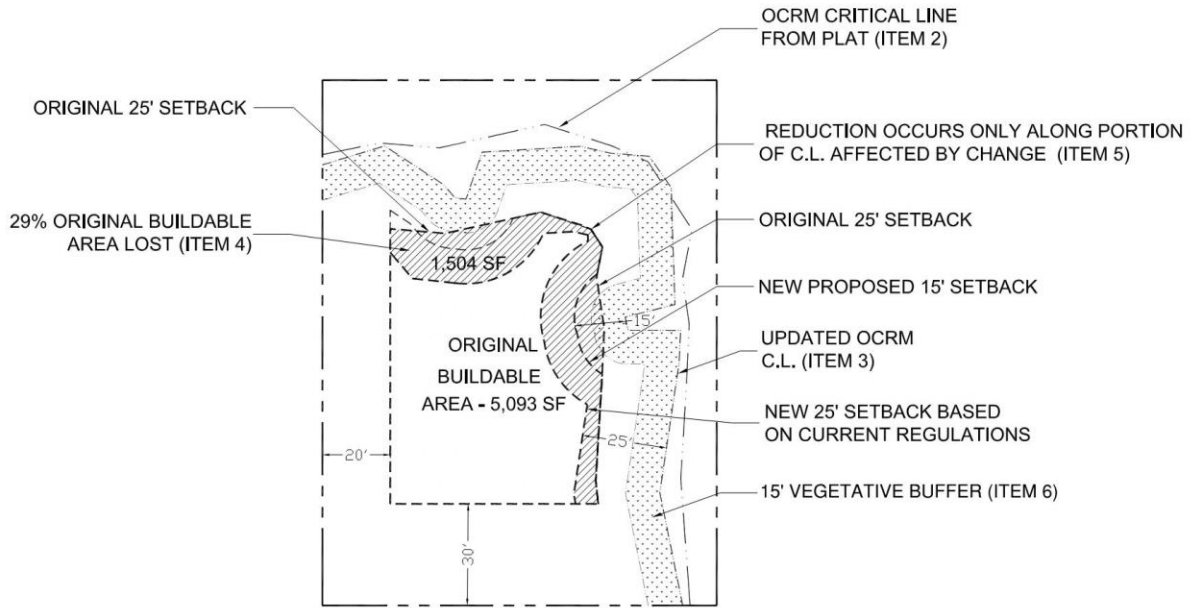
The ~~OCRM-BCM~~ Critical Line Setback depth for a parcel may be reduced up to a minimum depth of fifteen (15) feet on residential zoned properties when all of the following criteria and conditions have been met:

- (1) As of the time the current platted parcel is submitted for development or for changes or additions to the existing development on the parcel, the parcel contains not more than 0.5 highland acres of buildable area; and
- (2) The Parcel has an ~~BCM-OCRM~~ Critical Line delineation depicted on the most recently approved and recorded subdivision plat for that parcel, which ~~BCM-OCRM~~ Critical Line delineation is five or more years old (expired); and
- (3) A new and current ~~BCM-OCRM~~ Critical Line delineation has been established for the parcel which has changed the linear boundary of the parcel from that depicted on the subdivision plat referred to in subsection (2) above, and fifty percent (50%) or more of the new linear boundary has, in the aggregate, moved toward the highland; and
- (4) Said new linear boundary of the parcel has also resulted in a decrease in the amount of buildable area contained within the parcel of 25% or more, when the amount of such buildable area as it existed on the subdivision plat referred to in subsection (2) above is compared to such buildable area as defined by said new linear boundary; and
- (5) The twenty-five percent (25%) or more reduction in the buildable area of the parcel, upon for the above described reduction in depth of the ~~BCM-OCRM~~ Critical Line Setback, has been solely the result of change in the parcel's ~~BCM-OCRM~~ Critical Line delineation as described in subsections (3) and (4) above; and
- (6) A plan and depiction of a minimum ~~fifteen (15)~~ foot vegetated buffer, to be located within the newly established ~~BCM-OCRM~~ Critical Line Setback and using existing or native plant material, is submitted for approval by the Planning Director, and following approval, such buffer is incorporated in the parcel.

(\*Graphic)

(Code 1993,12A-216; Ord. No.2005-08. 12A-216, 10-12-2005; Ord. No. 2007-05, 2(12A-216), 7-10-2007; Ord. No. 2013-1.2.3-5-2013)

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CRITICAL LINE CHANGE  
TYPICAL LOT EXAMPLE

NOT TO SCALE

(Code 1993,12A-216; Ord. No.2005-08, 12A-216, 10-12-2005; Ord. No. 2007-05, 2(12A-216), 7-10-2007; Ord. No. 2013-1.2.3-5-2013)

## Sec. 12-374. Definitions.

- (a) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Department of Environmental Service Bureau of Coastal Management Critical Area Line* (DES-BCM Critical Area Line) is the boundary between the upland and the Tidelands/Coastal Water critical area.

*Highland* means the area of land above the South Carolina Department of Environmental Services - Bureau of Coastal Management Critical Area Line (SCDES- BCM-CAL). This excludes freshwater wetlands.

*Lot area* means the area of the lot shall be the net horizontal area of the lot and shall not include portions of streets, alleys and areas below the Critical Area Line, the mean high-water and water bodies

*Lot coverage* means the total percentage of lot area of the highland that is impervious to stormwater, including buildings, decks, walls, driveways, front walkways, and other impervious surfaces as defined by this ordinance and determined by the Planning Director.

~~—Office of Coastal Resource Management (OCRM) critical line area means the line defined by the South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management at the date of application and determines their jurisdiction.~~



**TAB 6**

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# **TOWN COUNCIL**

**Agenda Item**

## BEACH OPERATIONS AGREEMENT

**AGREEMENT**, entered into this \_\_\_th day of \_\_\_\_\_ 2025, by and between the **Town of Kiawah Island** (hereinafter the "Town") and **Coastal Expedition, Inc** (hereinafter the "Operator").

**WHEREAS**, Sec. 16-814. **Commercial activities restricted**, prohibits certain commercial activities on the beach unless under license from the Town;

**WHEREAS**, Operator proposes to engage in commercial activity on Sandy Point beach within the Town's jurisdiction;

**WHEREAS**, the Town has determined that it is necessary to regulate and oversee commercial operations on Sandy Point beach to preserve and protect this coastal resource within the Town's jurisdiction;

**WHEREAS**, the Town has determined that environmental education is integral to responsible beach operations on Sandy Point and essential for fostering public awareness about coastal conservation, and that commercial activity at Sandy Point must include environmental education components to promote stewardship of the Town's natural coastal ecosystems;

**WHEREAS**, the Town's Code of Ordinances establishes specific regulations governing beach activities that may harm the beach environment or endanger public safety;

**WHEREAS**, the Town recognizes that properly regulated commercial beach operations can enhance public access to and appreciation of Kiawah Island's natural resources when conducted in accordance with environmental best practices and local regulations;

**NOW, THEREFORE**, the parties hereby mutually agree that Operator may provide services under permission and license from the Town for the sole and limited purposes, and subject to the terms and conditions set forth below:

1. **SERVICES:** Operator is authorized to provide the following services:
  - A. **Public Beach Tours and Private Charters:**
    - Maximum group size: 25 people
  - B. **Community Service Activities (through Operator Foundation):**
    - Public beach sweeps and litter sweeps
    - Environmental education school group outings
    - Conservation-focused fundraising events

- Educational programs supporting local environmental initiatives

C. Environmental Education Requirements

- All tours under this Agreement must include an environmental education component focused on local coastal ecology, wildlife conservation, or environmental stewardship.
- Operator shall maintain documentation of the environmental content provided during each tour and make such records available to the Town upon request.

2. **CONDUCT OF OPERATIONS AND EQUIPMENT:**

- A. **AREA:** The beach area at the north end of Kiawah Island at the Stono Inlet, also known as Sandy Point.
- B. **HOURS:** Operator may conduct activities on the beach seven (7) days per week between sunrise and sunset.
- C. **EQUIPMENT:** No more than the following items are allowed.
- Lounge Chairs
  - Umbrellas

3. **BEACH OPERATION FEE:** Operator shall pay the Town an annual Beach Operation Fee equal to 3 percent of the previous year's gross receipts. The fee calculation must include direct revenue and any revenue received by The Dunlin Hotel for beach services provided under this agreement. This fee shall be payable during the annual business license period from February 1 through April 30 when renewing or closing out the business license. The fee requirement applies throughout the agreement's term, including any renewal periods.

4. **COMPLIANCE:** Operator must comply with all Town of Kiawah Island ordinances, and all applicable state and federal laws and regulations. This includes regulations governing beach activities, environmental protection, equipment storage, commercial operations, maritime safety, vessel operations, and U.S. Coast Guard requirements. Operator must maintain all required permits, licenses, and certifications for commercial vessel operations and passenger services, including appropriate U.S. Coast Guard Merchant Mariner Credentials for all vessel operators.

5. **TERM AND TERMINATION:** This Agreement runs from \_\_\_\_ \_\_, 2025 to March 31, 2026. Either party may terminate for convenience, in whole or in part, with 30 days' written notice. For termination due to breach, the Town must provide written notice detailing the breach. Operator has 15 days to remedy the breach to the Town's satisfaction. If remedied, the Agreement continues; otherwise, the Town may terminate immediately upon written notice.

Upon termination, Operator must cease all operations. Failure to do so will subject

Operator to fines, penalties, or other enforcement actions authorized under the Town's Code of Ordinances.

6. **INSURANCE:**

Operator shall carry and maintain the following insurance policies:

- **Worker's Compensation Insurance:** In statutory amounts.
- **Comprehensive General Liability Insurance:** Endorsed to include product and completed operations and contractual liability, with a minimum coverage of \$1,000,000 combined single limit.
- **Passenger Vessel Liability Insurance:** With minimum limits of \$1,000,000/\$2,000,000 or \$2,000,000 combined single limit.

Each policy shall stipulate that it cannot be canceled or changed without at least ten (10) days prior notice to the Town. The Town of Kiawah Island shall be included as a named insured on the comprehensive general liability policy. Operator shall provide the Town with a Certificate of Insurance (COI) evidencing coverage.

7. **INDEMNIFICATION:**

A. Operator shall defend, indemnify and hold harmless the Town, its officers, directors, agents and employees from and against any and all actions, costs, claims, losses, expenses and/or damages, including attorney's fees, whether incurred prior to the institution of litigation, during litigation or on appeal arising out of or resulting from the conduct of any commercial activity hereby authorized or the performance of any requirement imposed pursuant by this agreement, however caused or occasioned, unless caused by the willful misconduct or gross negligence of the Town.

B. Operator shall further indemnify the Town, its officers, directors, agents and employees from and against any and all actions, costs, claims, losses, expenses and/or damage including attorney's fees, whether incurred prior to the institution of litigation, during litigation or on appeal, for or arising out of any bodily injuries to or the death of any of Operator employees working at the specified location of operation during the specified hours of operation which may occur, however, caused or occasioned, unless caused by the willful misconduct or gross negligence of the Town.

8. **NO AGENCY CREATED:** The parties hereto intend that no master/servant, employer/employee, or principal/agent relationship will be created by this agreement. Nothing contained herein creates any relationship between Operator and the Town other than that which is expressly stated herein. The conduct and control of the agents and employees of Operator and the methods utilized by Operator in fulfilling its obligations hereunder shall lie solely and exclusively with

the corporation and its agents, officers, and directors. Operator employees shall not be considered agents or employees of the Town for any purpose. No person employed by Operator shall have any benefit, status, or right of employment with the Town.

9. **EFFECTIVE DATE:** This agreement shall become effective upon approval by the Mayor.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date and year first above written.

**TOWN OF KIAWAH ISLAND**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: Bradley D. Belt  
Its: Mayor

**COASTAL EXPEDITION, INC**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: Chris Crolley  
Its: CEO/Owner

DRAFT



**TAB 7**

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# **TOWN COUNCIL**

**Agenda Item**

**TOWN OF KIAWAH ISLAND**  
**ORDINANCE 2025-08**

**AN ORDINANCE TO ADOPT THE FISCAL YEAR 2025-2026 BUDGET FOR  
THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA  
(7/1/25 THROUGH 6/30/26)**

**WHEREAS**, the Town of Kiawah Island requires a budget to guide and direct its receipt and expenditure of revenues during Fiscal Year 2025-2026; and

**WHEREAS**, Section 5-7-260 of the South Carolina Code of Laws, 1976, as amended, requires that certain acts by municipal councils be done by ordinance, including the adoption of a budget; and

**WHEREAS**, the annual budget shall be based upon estimated revenues and shall provide appropriations for Town operations and debt service for all Town departments; and

**WHEREAS**, South Carolina law requires that a duly noticed public hearing be held prior to the adoption of a municipal budget; and

**WHEREAS**, this duly noticed public hearing was held on May 6, 2025, providing the public an opportunity to comment on the proposed budget.

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

**Section 1**      **Purpose**

This Ordinance is adopted to provide the Town of Kiawah Island with an operating budget for Fiscal Year 2025-2026.

**Section 2**      **Creation of the Fiscal Year 2025-2026 Budget for the Town of Kiawah Island, South Carolina**

By passage of this Ordinance, the Town of Kiawah Island adopts as its budget for Fiscal Year 2025-2026 “**Exhibit A**,” incorporated fully herein by reference, said budget subject to all terms and restrictions pursuant to Ordinances 93-6 and 98-7 (ordinances establishing budget preparation and administrative procedures).

**Section 3**      **Budget Amendment**

Council reserves the right to amend and alter any appropriation contained herein.

**Section 4     Severability**

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

**Section 5     Effective Date and Duration**

This Ordinance shall be effective from July 1, 2025, to June 30, 2026.

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

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

\_\_\_\_\_  
Petra S. Reynolds, Town Clerk

First Reading:    May 6, 2025

Public Hearing:    May 6, 2025

Second Reading:

## Changes to the FY26 Budget Draft presented on 4.8.25

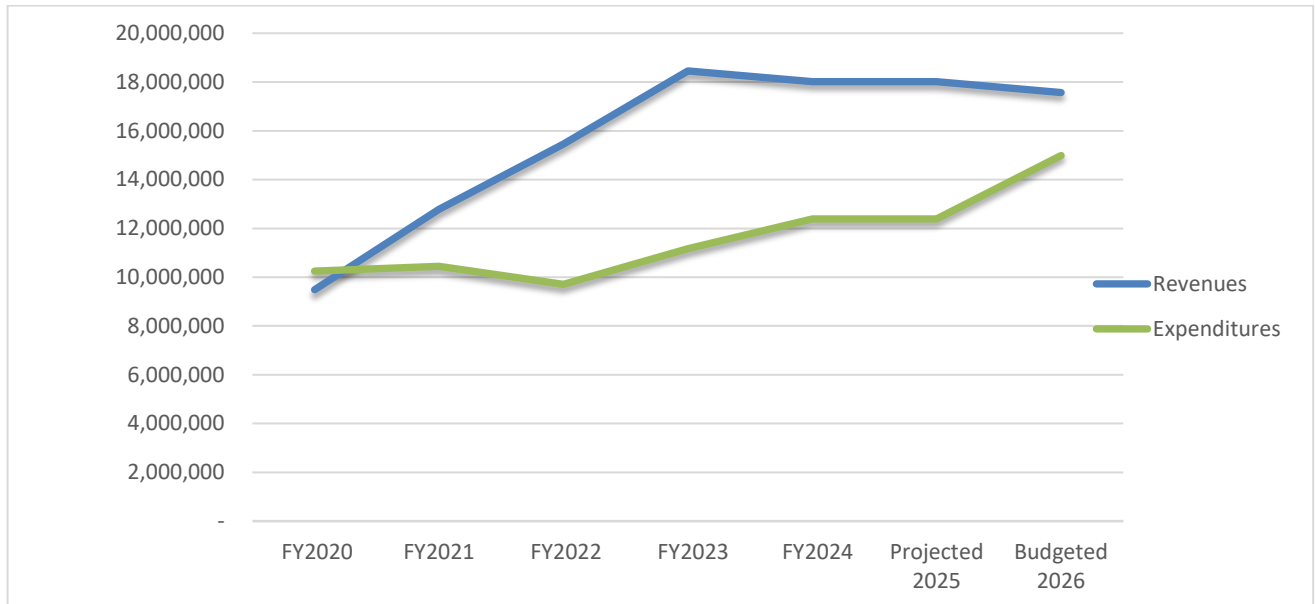
1. Increase of \$30,000 in the Finance department for internal control assessment
2. Increase of \$4,900 in the Community Affairs department for social media archiving services to support digital compliance and record retention
3. Reduction of \$135,000 in the Community Affairs department to remove a placeholder for a new website design. The Town will proceed with upgrading the website using Revize, the existing vendor, as this service is included in the current contract
4. Increase of \$60,000 in Operations as a placeholder for the MC Wing design competition; allocating \$20K per architect for up to 3 participants
5. Increase of \$100,000 in Operations/landscaping to \$400,000 to account for the new landscaping contract- \$ 235,000 and \$165,000 as a placeholder for landscaping enhancements at the Town Hall, roundabout, and vegetation along KIP
6. Increase of \$50,000 in the Infrastructure department as a placeholder for the repairs recommended in the latest bridge inspection
7. Increase of \$19,880 as a placeholder for additional funding to employees' health insurance

# NARRATIVE HIGHLIGHTS

The FY2025-2026 Budget reflects the Town's commitment to responsible fiscal planning and prudent spending, ensuring a strong, sustainable financial foundation for future development. This budget has been carefully crafted to maintain services, continue funding environmental initiatives, enhance cultural events and programs, and support improvements to the Municipal Center and roads.

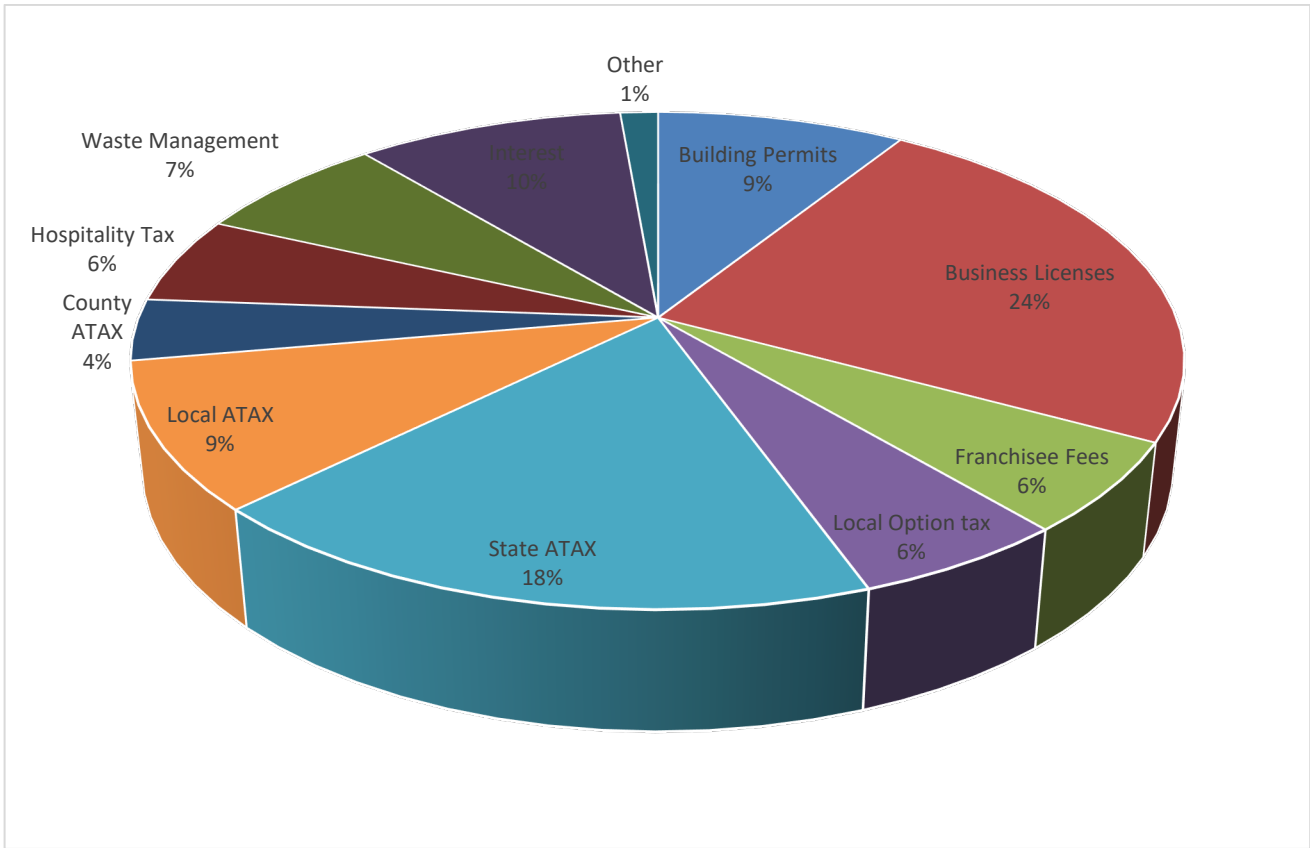
The proposed budget projects \$17.6M in revenues, with \$15M budgeted expenditures, resulting in a \$2.6M surplus in the consolidated fund balance. The total proposed expenditure includes allocations for recurring costs, totaling \$9.8M. That cost covers salaries and benefits (\$3.8M), administration and operations (\$2.2M), waste management (\$2.1M), and contracted public safety (\$1.7M) and shows a \$1.8M increase from FY2023-2024 actual cost. This increase is mostly attributable to an increase in personnel cost (\$872K), waste management (\$580K), and public safety (\$302K).

The following chart shows the history, projected, and budgeted FY2025-2026 trends in total consolidated revenues and expenditures



# REVENUES

Overall, the total FY2025-2026 budgeted revenues of \$17.6M are 3%, or \$460K lower than current year projections. The chart below presents a makeup of the Town's budgeted revenue sources FY26.



The comparisons below are made to FY2024-2025 projected revenues.

- ✓ Building Permits revenue is estimated to decrease 3%, or \$50K, primarily due to an estimated slowdown in new construction activity on the Island. The average permit cost for the new construction is approximately \$12,500 and for renovation projects is \$1,225. Based on the same averages we are anticipating a decrease in permits for the new construction and a slight increase in renovation projects.

Building Permits from Special Projects are budgeted to decrease 100%, or \$437K. At this time there are no special projects planned for the next fiscal year.

- ✓ Business Licenses revenue is budgeted to increase 2%, or \$100K. Based on the historical averages, we are budgeting to issue 2,100 standard business licenses with the average cost of \$1,240 per license and about 1,400 short term rental licenses with the average cost of \$285 per license, collect approximately \$400,000 in short term rental application fees, and \$700,000 from Municipal Association of SC Telecommunication and Insurance Tax Programs.

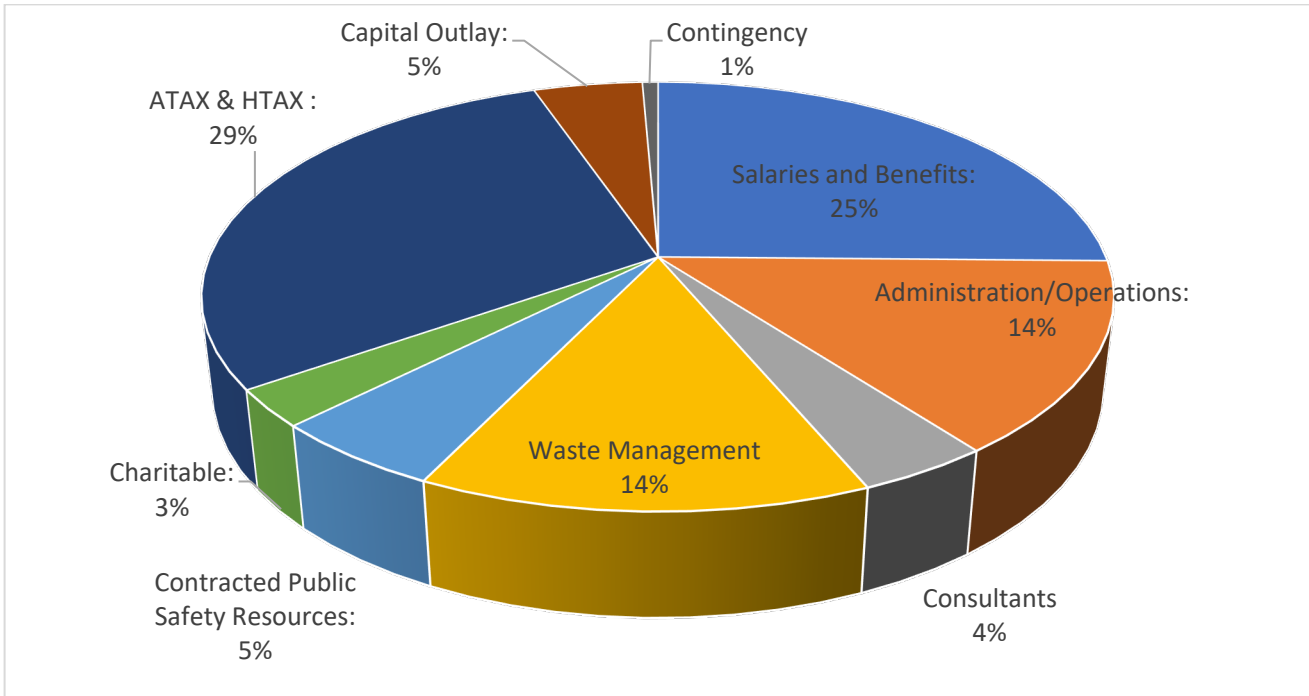
- ✓ Franchise Fees are budgeted to remain flat. Those fees include franchise agreements with BEC, Island

Beach Services, KIC, Comcast, AT&T, and with no change.

- ✓ Local Option Sales Tax is budgeted 3%, or \$30K higher than current year projections based on the recent years' averages and the inflation on goods sold.
- ✓ State Accommodation Tax revenue is anticipated to increase 3%, or \$93K. We predict volume of tourists on the Island comparable to the current year, however the higher accommodation prices should increase tourism-generated revenues.
- ✓ Local Accommodation Tax revenue is budgeted with a 4%, or a \$71k increase reflecting similar trends as SATAX.
- ✓ County Accommodation Tax revenue is budgeted with no change.
- ✓ Hospitality Tax revenue is budgeted to increase 5%, or \$51K. □
- ✓ Waste Management revenue is budgeted with no change.
- ✓ Interest Revenue is budgeted to decrease 16%, or \$325K, reflecting anticipated lower returns on the Town's investments due to a slow decrease in interest rates.
- ✓ Other revenues include the following sources:
  1. Aid to Subdivision – \$55k, an increase of 5%, or \$2.5k.
  2. Planning Fees - \$15K, no change.
  3. Court Fees & Fines - \$20K, no change.
  4. Beverage Permits revenue - \$51K, an increase of 6%, or \$3K.
  5. Victim's Assistance Fees - \$10K, no change.
  6. Art Council ticket sales-\$75k, no change.
  7. Miscellaneous revenue - \$15K, no change.

# EXPENDITURES

Overall, the total FY2025-2026 budgeted expenditures of \$15M represent 14% increase compared to the current year FY2024-2025 projections, reflecting an increase of \$1.8M and 17% increase compared to FY2023-2024 actual expenditures, representing a \$2.2M increase. The chart below presents a makeup of the Town's total consolidated expenditures FY2025-2026.



- ✓ **Salaries and Benefits** show a 15%, or \$498K increase compared to FY2025 projected figures. This increase is primarily due to the following factors:
  1. \$188K increase for performance-based and cost-of-living adjustments.
  2. Funding for 28 existing full-time employees, one new FTE -Project Manager (\$75k), and one intern (\$20K) to support the Planning Department and various data analysis projects.
  3. 1%, or \$51K increase in the SC Retirement System contributions, effective July 1, 2025.
  4. A budgeted by PEBA 3.9%, or a \$5K increase in the Town's health insurance contributions, effective January 1, 2025.
  5. \$20K placeholder for additional contributions to the employee's insurance premiums, pending Town Council approval
  
- ✓ **Administration/Operations** show a 20%, or \$380 increase, primarily due to the following:
  1. Events: 139%, or 32K increase to account for other miscellaneous community activities, and cultural events organized by the Town outside Arts Council programs.
  2. Maintenance: 33%, or \$197K to cover for possible increase in landscaping contract, and \$165k placeholder for enhancements at Town Hall grounds, roundabout and vegetation along KIP.

3. Professional Services: 36%, or \$152k increase and include the following:
  - Town Attorney, Labor Attorney, and additional legal services -\$480K
  - Town Prosecutor-\$20K
  - On-Call Engineer- \$50K
  - Annual Financial Audit -\$30K

✓ **Consultant** costs are budgeted to increase by 68%, or \$244K, and include the following:

1. HR Consultants- \$25K
2. Tallow tree control-\$30K
3. Reserve study-\$15K
4. Internal controls assessment -\$30K
5. Actuarial evaluation- \$5.5K
6. Website consulting-\$15K
7. CPSM (remainder of the contract)-\$14.5K
8. Zoning ordinance update- \$100K
9. Stormwater management review-\$75K
10. GIS shapefiles mapping and analysis-\$25K
11. Beach survey-\$50K
12. Floodplan management services -\$40K
13. MC wing design competition- \$60K
14. Placeholder for infrastructure projects-\$50K
15. Miscellaneous consulting services- \$20k

✓ **Public Safety** costs are budgeted to be 2%, or 34K higher than current year projections, assuming the same contract terms with CCSO and the average of 800 hours per month for deputy coverage.

✓ **ATAX & HTAX** Uses include the following allocations:

1. Promotional fund- CVB -\$903K
2. SATAX Town Allocations- \$1.4M including:
  - 70% of deputies cost-\$538K
  - 70% of beach patrol contract-\$408K
  - 70% of Trident contract for the beach garbage pickup-\$78K
  - Arts & Cultural Events- \$322K
3. SATAX Other Recipients (funding outside the Town's allocations)- \$1.6M
4. Other Uses- \$512K, including:
  - Aerial photography- \$50K
  - Beach monitoring- \$60K
  - Conservation projects- \$250K
  - Environmental research- \$96K
  - Educational programs- \$25K
  - Fish Studies-\$10K

- Pond management-\$6K
- Turtle patrol-\$15K
- Beach signs-\$20K

✓ **Capital Outlay** includes the following requests:

1. Building-\$300K for Municipal center projects including preliminary design for the wing addition, office modifications and garage/storage improvements.
2. Infrastructure and landscape-\$350K for patching work on Beachwalker Parkway-\$250K and Betsy Kerrison safety and esthetics enhancements-\$50K and bridge repair-\$50k.
3. Vehicles- \$80k for the boat.
4. Other- \$10k for KI Parkway cameras.

✓ The budget includes the following interfund transfers:

1. \$25,956 from GF to AC for payroll allocation
2. \$175,000 from LATAX to GF for infrastructure and landscape improvements
3. \$336,205 from LATAX to Capital Fund for future beach renourishment and capital projects
4. \$336,205 from LATAX to Capital Fund for an emergency fund
5. \$51,000 from Beverage Tax Fund to Capital Fund for future infrastructure repairs
6. \$198,000 from Hospitality Tax Fund to Capital Fund for future beach renourishment and capital projects
7. \$198,000 from Hospitality Tax Fund to Capital to emergency fund
8. \$175,000 from Hospitality Tax Fund to GF for infrastructure and landscape improvements

Town of Kiawah Island  
Budget Draft FY2026  
All Funds Consolidated

	Actuals FY 2024	Budgeted FY2025	Projected FY2025	Budget FY2026	% of Total	FY2025 Projected Variance \$	FY2025 Projected Variance %	FY2024 Actual	Variance \$	FY2024 Actual Variance %
<b>Revenues:</b>										
Building Permits	\$ 1,605,081	\$ 1,300,000	\$ 1,624,869	\$ 1,577,131	9%	\$ (47,738)	-3%	\$ (27,950)	(27,950)	-2%
Building Permits/Special Projects	959,182	-	437,092	-	0%	(437,092)	-100%	(959,182)	(959,182)	-100%
Business Licenses	4,635,356	3,750,000	4,100,000	4,200,000	24%	100,000	2%	(435,356)	(435,356)	-9%
Franchise Fees	981,795	970,000	1,034,364	1,037,300	6%	2,936	0.3%	55,505	55,505	6%
Local Option tax	995,279	900,000	971,359	1,000,500	6%	29,141	3%	5,221	5,221	1%
State ATAX	3,023,766	3,000,000	3,096,019	3,189,161	18%	93,142	3%	165,395	165,395	5%
Local ATAX	1,566,940	1,500,000	1,609,923	1,681,025	10%	71,102	4%	114,085	114,085	7%
County ATAX	732,633	612,000	700,000	700,000	4%	-	0%	(32,633)	(32,633)	-4%
Hospitality Tax	962,458	900,000	940,074	991,303	6%	51,229	5%	28,845	28,845	3%
Waste Management	643,032	1,068,000	1,246,500	1,246,500	7%	-	0%	603,468	603,468	94%
Interest	1,985,302	1,200,000	2,025,000	1,700,000	10%	(325,000)	-16%	(285,302)	(285,302)	-14%
Other	363,995	267,012	234,968	240,567	1%	5,599	2%	(123,428)	(123,428)	-34%
<b>Total Revenues</b>	<b>18,454,819</b>	<b>15,467,011</b>	<b>18,020,168</b>	<b>17,563,487</b>	<b>100%</b>	<b>(456,680)</b>	<b>-3%</b>	<b>(891,332)</b>	<b>(891,332)</b>	<b>-5%</b>
<b>Expenses:</b>										
<b>Salaries and Benefits:</b>										
Salaries	2,106,856	2,478,883	2,367,611	2,706,554	18%	338,942	14%	599,698	599,698	28%
Overtime	13,370	11,700	11,800	12,000	0%	200	2%	(1,370)	(1,370)	-10%
Benefits	606,985	859,225	737,704	875,156	6%	137,452	19%	268,171	268,171	44%
Payroll Tax	191,770	226,950	206,352	227,279	2%	20,926	10%	35,509	35,509	19%
	<b>2,918,981</b>	<b>3,576,758</b>	<b>3,323,468</b>	<b>3,820,989</b>	<b>25%</b>	<b>497,521</b>	<b>15%</b>	<b>902,008</b>	<b>902,008</b>	<b>31%</b>
<b>Administration/Operations:</b>										
Administration	245,843	193,520	155,160	117,520	1%	(37,640)	-24%	(128,323)	(128,323)	-52%
Communications	72,065	84,724	74,997	72,984	0.5%	(2,013)	-3%	919	919	1%
Events	20,985	25,000	23,000	55,000	0.4%	32,000	139%	34,015	34,015	162%
Insurance	202,673	224,940	243,079	269,876	2%	26,797	11%	67,203	67,203	33%
Maintenance	750,515	599,000	602,200	799,000	5%	196,800	33%	48,485	48,485	6%
Minor Assets & Supplies	126,071	134,800	100,850	143,400	1%	42,550	42%	17,329	17,329	14%
Miscellaneous	18,321	25,000	25,000	27,000	0.2%	2,000	8%	8,679	8,679	47%
Office Equipment	44,552	40,000	40,000	50,000	0.3%	10,000	25%	5,448	5,448	12%
Professional Services	417,418	515,000	427,900	580,000	4%	152,100	36%	162,582	162,582	39%
Travel & Training	58,917	100,650	76,350	83,300	1%	6,950	9%	24,383	24,383	41%
Utilities	104,229	125,000	125,000	125,000	1%	-	0%	20,771	20,771	20%
	<b>2,061,589</b>	<b>2,067,634</b>	<b>1,893,536</b>	<b>2,323,080</b>	<b>15%</b>	<b>429,544</b>	<b>23%</b>	<b>261,491</b>	<b>261,491</b>	<b>13%</b>
Consultants	339,914	362,150	331,729	556,000	4%	224,271	68%	216,086	216,086	64%
Waste Management	1,520,835	2,107,000	2,100,000	2,100,000	13%	-	0%	579,165	579,165	38%
Funded from SATAX *	-	-	-	(78,400)		(78,400)	-	(78,400)	(78,400)	-
<b>Contracted Public Safety Resources:</b>										
Charleston County Deputies	465,658	703,779	733,779	767,970	5%	34,191	5%	302,312	302,312	65%
Evening Code Enforcement	389,376	389,376	389,376	389,376	3%	-	0%	-	-	0%
Beach Patrol	584,000	584,000	584,000	584,000	4%	-	0%	-	-	0%
	<b>1,439,034</b>	<b>1,677,155</b>	<b>1,707,155</b>	<b>1,741,346</b>	<b>5%</b>	<b>34,191</b>	<b>2%</b>	<b>302,312</b>	<b>302,312</b>	<b>21%</b>
Funded from SATAX *	(1,021,994)	(897,800)	(881,000)	(946,379)		(65,379)		75,615	75,615	-7%
<b>Charitable:</b>										
MUSC Pledge	200,000	200,000	200,000	200,000	1%	-	0%	-	-	0%
Contributions	220,891	200,000	200,000	220,000	1%	20,000	10%	(891)	(891)	0%
	<b>420,891</b>	<b>400,000</b>	<b>400,000</b>	<b>420,000</b>	<b>3%</b>	<b>20,000</b>	<b>5%</b>	<b>(891)</b>	<b>(891)</b>	<b>0%</b>
Contingency	-	100,000	-	100,000		100,000	-	100,000	100,000	-
<b>ATAX &amp; HTAX :</b>										
Promotional Fund-CVB	931,512	902,870	870,729	902,870	6%	32,141	4%	(28,642)	(28,642)	-3%
SATAX Town Allocations*	1,021,994	897,800	984,195	1,348,779	9%	364,584	37%	326,785	326,785	32%
SATAX Other Recipients	2,003,657	2,962,274	1,754,445	1,558,834	10%	(195,611)	-11%	(444,823)	(444,823)	-22%
Other Uses	588,055	805,900	629,569	512,000	3%	(117,569)	-19%	(76,055)	(76,055)	-13%
	<b>4,545,218</b>	<b>5,568,844</b>	<b>4,238,938</b>	<b>4,322,483</b>	<b>29%</b>	<b>83,545</b>	<b>2%</b>	<b>(222,735)</b>	<b>(222,735)</b>	<b>-5%</b>
<b>Capital Outlay:</b>										
Building	92,361	25,000	-	300,000	2%	300,000	-	207,639	207,639	225%
Infrastructure & Landscape	338,237	-	35,000	350,000	2%	315,000	900%	11,763	11,763	3%
Vehicles	112,773	35,000	23,944	80,000	1%	56,056	234%	(32,773)	(32,773)	-29%
Other Capital Expenditures	58,203	50,000	39,129	10,000	0.1%	(29,129)	-	(48,203)	(48,203)	-83%
	<b>601,574</b>	<b>110,000</b>	<b>98,073</b>	<b>740,000</b>	<b>5%</b>	<b>641,927</b>	<b>655%</b>	<b>138,426</b>	<b>138,426</b>	<b>23%</b>
<b>Total Expenses</b>	<b>12,826,042</b>	<b>15,071,741</b>	<b>13,211,899</b>	<b>15,099,119</b>	<b>100%</b>	<b>1,887,220</b>	<b>14%</b>	<b>2,273,077</b>	<b>2,273,077</b>	<b>18%</b>
<b>Net Changes in Fund Balance</b>	<b>\$ 5,628,777</b>	<b>\$ 395,270</b>	<b>\$ 4,808,269</b>	<b>\$ 2,464,369</b>		<b>\$ (2,343,901)</b>		<b>\$ (3,164,409)</b>	<b>(3,164,409)</b>	

TOWN OF KIAWAH ISLAND  
 BUDGET FOR YEAR ENDED 6/30/26  
 ALL FUNDS

	2024-2025 Budget										
	General Fund Budget	State Accom Tax Fund Budget	County Accom Tax Fund Budget	Local Accom Tax Fund Budget	Beverage Tax Fund Budget	Hospitality Tax Fund Budget	Victims Assist Fund Budget	Arts and Cultural Events	Capital Fund Budget	Emergency Fund Budget	Total Funds Budget
<b>Revenues &amp; Other Sources :</b>											
Accommodations Tax	\$ 179,594	\$ 3,009,567	\$ 700,000	\$ 1,681,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570,186
Hospitality Tax	-	-	-	-	-	991,303	-	-	-	-	991,303
Aid to subdivisions	54,567	-	-	-	-	-	-	-	-	-	54,567
Zoning Permits	15,000	-	-	-	-	-	-	-	-	-	15,000
Business License Revenue	4,200,000	-	-	-	-	-	-	-	-	-	4,200,000
Building Permits	1,577,131	-	-	-	-	-	-	-	-	-	1,577,131
Local Option Sales Tax	1,000,500	-	-	-	-	-	-	-	-	-	1,000,500
Franchise Fee - Electric	485,000	-	-	-	-	-	-	-	-	-	485,000
Franchise Fee -Beach	412,300	-	-	-	-	-	-	-	-	-	412,300
Franchise Fee - Other	140,000	-	-	-	-	-	-	-	-	-	140,000
Fines & Forfeitures	20,000	-	-	-	-	-	-	-	-	-	20,000
Interest Revenue	943,105	90,000	75,000	190,000	-	101,895	10,000	-	299,000	1,000	1,700,000
Waste Management	1,246,500	-	-	-	-	-	-	-	-	-	1,246,500
Beverage Tax / Permits	-	-	-	-	51,000	-	-	-	-	-	51,000
Miscellaneous Revenue	15,000	-	-	-	-	-	-	75,000	-	-	90,000
Transfers In	-	-	-	-	-	-	-	348,638	585,466	534,466	1,468,569
<b>Total Revenues &amp; Other Sources</b>	<b>10,288,697</b>	<b>3,099,567</b>	<b>775,000</b>	<b>1,871,025</b>	<b>51,000</b>	<b>1,093,198</b>	<b>10,000</b>	<b>423,638</b>	<b>884,466</b>	<b>535,466</b>	<b>19,032,057</b>
<b>Expenditures &amp; Uses :</b>											
Salary and Benefits	3,726,351	-	-	-	-	-	-	94,638	-	-	3,820,989
Administration	117,520	-	-	-	-	-	-	-	-	-	117,520
Communication	72,984	-	-	-	-	-	-	-	-	-	72,984
Events	55,000	-	-	-	-	-	-	-	-	-	55,000
Insurance	269,876	-	-	-	-	-	-	-	-	-	269,876
Maintenance	501,100	-	26,900	-	-	271,000	-	-	-	-	799,000
Minor Assets & Supplies	138,400	-	-	-	-	-	-	5,000	-	-	143,400
Miscellaneous	27,000	-	-	-	-	-	-	-	-	-	27,000
Office Equipment	50,000	-	-	-	-	-	-	-	-	-	50,000
Professional Services	580,000	-	-	-	-	-	-	-	-	-	580,000
Travel & Training	83,300	-	-	-	-	-	-	-	-	-	83,300
Utilities	32,000	-	35,000	22,500	-	35,500	-	-	-	-	125,000
Consultants	556,000	-	-	-	-	-	-	-	-	-	556,000
Waste Management	1,991,600	78,400	30,000	-	-	-	-	-	-	-	2,100,000
CCSO Deputies	230,391	537,579	-	-	-	-	-	-	-	-	767,970
Evening Code Enforcement	389,376	-	-	-	-	-	-	-	-	-	389,376
Beach Patrol	175,200	408,800	-	-	-	-	-	-	-	-	584,000
Contributions	420,000	-	-	-	-	-	-	-	-	-	420,000
Contingency	100,000	-	-	-	-	-	-	-	-	-	100,000
ATAX & HTAX Uses	-	2,461,704	497,000	15,000	-	-	-	324,000	-	-	3,297,704
Capital Outlay	340,000	-	-	200,000	-	200,000	-	-	-	-	740,000
Transfers Out	24,638	324,000	-	672,410	51,000	396,521	-	-	-	-	1,468,569
<b>Total Expenditures &amp; Uses</b>	<b>9,880,736</b>	<b>3,810,483</b>	<b>588,900</b>	<b>909,910</b>	<b>51,000</b>	<b>903,021</b>	<b>-</b>	<b>423,638</b>	<b>-</b>	<b>-</b>	<b>16,567,688</b>
<b>Change in Fund Balance</b>	<b>407,961</b>	<b>(710,916)</b>	<b>186,100</b>	<b>961,115</b>	<b>-</b>	<b>190,177</b>	<b>10,000</b>	<b>-</b>	<b>884,466</b>	<b>535,466</b>	<b>2,464,369</b>
<b>Fund Balances, beginning of the year projected</b>	<b>26,562,479</b>	<b>811,920</b>	<b>2,330,648</b>	<b>2,906,378</b>	<b>-</b>	<b>1,946,810</b>	<b>21,176</b>	<b>-</b>	<b>7,589,182</b>	<b>3,153,915</b>	<b>45,328,573</b>
<b>Fund Balances, end of the year budgeted</b>	<b>\$ 26,970,440</b>	<b>\$ 101,004</b>	<b>\$ 2,516,748</b>	<b>\$ 3,867,494</b>	<b>\$ -</b>	<b>\$ 2,136,987</b>	<b>\$ 31,176</b>	<b>\$ -</b>	<b>\$ 8,473,648</b>	<b>\$ 3,689,381</b>	<b>\$ 47,792,941</b>

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>GENERAL FUND</b>								
<b>REVENUES:</b>								
BUSINESS LICENSE REVENUE	\$ 3,840,556	\$ 3,700,000	3,800,000	\$ 100,000	3%	\$ (40,556)	-1%	Based on historical averages plus an increase for inflation
STR APPLICATION FEES	395,900	400,000	400,000	-	0%	4,100	1%	Based on PY actuals
STATE ACCOMMODATIONS TAX	174,938	193,590	179,594	(13,996)	-7%	4,656	3%	First \$25K plus 5% of SATAX
AID TO SUBDIVISION	50,141	51,968	54,567	2,599	5%	4,426	9%	Based on estimates from the State
SOLID WASTE REVENUE	661,899	1,246,500	1,246,500	-	0%	584,601	88%	Based on number of subscribers for different service types
PLANNING FEES	15,415	15,000	15,000	-	0%	(415)	-3%	Based on current year actuals
BUILDING PERMITS	1,623,848	1,624,869	1,577,131	(47,738)	-3%	(46,717)	-3%	Based on historical averages
BUILDING PERMITS/SPECIAL PROJECTS	958,114	437,092	-	(437,092)	-100%	(958,114)	-100%	No special projects expected
LOCAL OPTIONS SALES TAX	995,279	971,359	1,000,500	29,141	3%	5,221	1%	Based on historical averages plus an increase for inflation
FRANCHISE FEE - ELECTRIC	432,687	484,364	485,000	636	0%	52,313	12%	Based on current year actuals
FRANCHISE FEE - BEACH SERVICE	399,500	400,000	412,300	12,300	3%	12,800	3%	\$300k or 30% of Island Beach Services gross receipts &\$5k -KIGR, \$7.3k-KIC
FRANCHISE FEES - OTHER	149,608	150,000	140,000	(10,000)	-7%	(9,608)	-6%	Based on the contracts with AT&T, Comcast
COURT FEES, FINES & FORF	18,778	20,000	20,000	-	0%	1,222	7%	Based on CY actuals
INTEREST REVENUE	888,838	1,100,000	943,105	(156,895)	-14%	54,267	6%	Rate of return -4%
MISCELLANEOUS REVENUE	90,501	15,000	15,000	-	0%	(75,501)	-83%	
<b>TOTAL REVENUES</b>	<b>10,696,002</b>	<b>10,809,741</b>	<b>10,288,697</b>	<b>(521,044)</b>	<b>-5%</b>	<b>(407,305)</b>	<b>-4%</b>	
<b>OTHER FINANCING USES/SOURCES:</b>								
DEFICIENCY OF REVENUES OVER EXPENDITURES	-	-	-	-	-	-	-	
<b>TOTAL REVENUES &amp; OTHER SOURCES</b>	<b>\$ 10,696,002</b>	<b>\$ 10,809,741</b>	<b>\$ 10,288,697</b>	<b>\$ (521,044)</b>	<b>-5%</b>	<b>\$ (407,305)</b>	<b>-4%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>EXPENDITURES:</b>								
SALARIES, PR TAXES & BENEF/REG EMPLOYEES	3,016,668	3,330,843	3,820,989	490,146	15%	804,321	27%	
SALARIES, PR TAXES & BENEF/DEPUTIES	465,658	733,779	767,970	34,191	5%	302,312	65%	Salaries for off duty deputies.
DEPUTIES CONTRACTED WITH CCSO	-	-	-	-	-	-	-	No Longer existing
STR CODE ENFORCEMENT	389,376	389,376	389,376	-	0%	-	0%	Contract with Island Services for after hours code enforcement
BEACH PATROL	584,000	584,000	584,000	-	0%	-	0%	Contract with Island Services for beach patrol
<b>UTILITIES &amp; SUPPLIES:</b>								
UTILITIES	104,229	125,000	125,000	-	0%	20,771	20%	Based on current year actuals
GENERAL	96,396	82,350	76,100	(6,250)	-8%	(20,296)	-21%	Estimate for supplies, uniforms
MINOR ASSETS	29,675	18,500	62,300	43,800	237%	32,625	110%	Estimate for computers replacement and small equipment
ADVERTISING	27,264	10,500	11,500	1,000	10%	(15,764)	-58%	Based on current year actuals
<b>COMMUNICATION</b>								
CELL PHONES & IPADS	26,253	22,997	20,984	(2,013)	-9%	(5,269)	-20%	Based on current year actuals for Town's employees
REGULAR PHONES	45,812	52,000	52,000	-	0%	6,188	14%	Cost for landline, internet and cable
WASTE MANAGEMENT	1,520,835	2,100,000	2,100,000	-	0%	579,165	38%	Based on Trident contract
PRINTING	25,140	9,000	9,000	-	0%	(16,140)	-64%	Printing UB invoices, business license and contractors decals
PROFESSIONAL SERVICES	417,418	427,900	580,000	152,100	36%	162,582	39%	Town Attorney, Prosecutor and annual audit
CONSULTING	339,914	331,729	556,000	224,271	68%	216,086	64%	Estimate for various consulting work
<b>MAINTENANCE</b>								
SOFTWARE	200,420	214,200	234,000	19,800	9%	33,580	17%	Building maint., Island wide landscaping and road maint., and software maint.
BUILDING & VEHICLES	123,273	127,000	152,000	25,000	20%	28,727	23%	
ROADS & LANDSCAPING	426,822	261,000	411,000	150,000	57%	(15,822)	-4%	
INSURANCE	202,673	243,079	269,876	26,797	11%	67,203	33%	
TRAVEL & TRAINING	58,917	76,350	83,300	6,950	9%	24,383	41%	Travel and professional development
RENTALS	44,552	40,000	50,000	10,000	25%	5,448	12%	Based on contracts.
TOURISM & RECREATIONS	192,925	246,100	532,000	285,900	116%	339,075	176%	
CONTRIBUTIONS	220,891	200,000	220,000	20,000	10%	(891)	0%	
CAPITAL OUTLAY	422,853	98,073	740,000	641,927	655%	317,147	75%	
OTHER	285,149	283,660	174,020	(109,640)	-39%	(111,129)	-39%	Based on current year actuals
MUSC PLEDGE	200,000	200,000	200,000	-	0%	-	0%	MUSC Pledge of \$1M over 5 years
CONTINGENCY	-	-	100,000	100,000	-	100,000	-	
<b>TOTAL EXPENDITURES</b>	<b>9,467,113</b>	<b>10,207,436</b>	<b>12,321,414</b>	<b>2,604,125</b>	<b>26%</b>	<b>2,854,301</b>	<b>30%</b>	
ALLOCATION TO SATAX	1,021,994	881,000	1,024,779	143,779	16%	2,785	0%	Consolidated amount for various departments
ALLOCATION TO COUNTY ATAX	352,425	506,200	588,900	82,700	16%	236,475	67%	Consolidated amount for various departments
ALLOCATION TO LOCAL ATAX	597,943	495,953	215,000	(280,953)	-57%	(382,943)	-64%	Consolidated amount for various departments
ALLOCATION TO HOSPITALITY TAX	440,079	235,168	506,500	271,332	115%	66,421	15%	Consolidated amount for various departments
ALLOCATION TO ARTS & CULTURAL EVENTS	129,636	140,449	-	(140,449)	-100%	(129,636)	-100%	
<b>TOTAL NET EXPENDITURES</b>	<b>6,925,036</b>	<b>7,948,665</b>	<b>9,986,236</b>	<b>2,037,571</b>	<b>26%</b>	<b>3,061,200</b>	<b>44%</b>	
<b>OTHER FINANCING USES/SOURCES:</b>								
TRANSFER TO ARTS & CULTURAL EVENTS	118,000	118,000	24,638	(93,362)	-79%	(93,362)	-79%	
EXCESS OF REVENUES OVER EXPENDITURES	3,161,182	-	-	-	-	(3,161,182)	-100%	
<b>TOTAL OTHER FINANCING USES/ SOURCES</b>	<b>3,279,182</b>	<b>118,000</b>	<b>24,638</b>	<b>(93,362)</b>	<b>-79%</b>	<b>(3,254,544)</b>	<b>-99%</b>	
<b>TOTAL EXPENDITURES &amp; OTHER USES</b>	<b>\$ 10,204,218</b>	<b>\$ 8,066,665</b>	<b>\$ 10,010,873</b>	<b>\$ 1,944,208</b>	<b>24%</b>	<b>\$ (193,345)</b>	<b>-2%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40200 - ADMINISTRATION</b>								
<b><u>MAYORAL OFFICE AND TOWN ADMINISTRATION</u></b>								
SALARIES - REGULAR EMPLOYEES	\$ 302,850	\$ 347,122	\$ 608,685	\$ 261,563	75%	\$ 305,835	101%	Salaries for Town Administrator, clerk and 8% aggregated total for salary adjustments
OVERTIME	1,988	2,000	2,000	-	0%	12	1%	
BONUS	-	8,646	5,000	(3,646)	-42%	5,000	-	
EMPLOYEE BENEFITS	17,057	15,000	16,800	1,800	12%	(257)	-2%	Employee Christmas bonus [\$300 (30)], Employee Assistance Annual Cost (\$2,800), Employee Appreciation Events (\$5,000)
INSURANCE - MEDICAL	20,557	13,456	60,683	47,227	351%	40,126	195%	
FICA ER MATCH	20,739	23,662	40,243	16,581	70%	19,504	94%	
RETIREMENT MATCH	60,051	63,408	115,035	51,627	81%	54,984	92%	
TUITION REIMBURSEMENT	6,734	5,000	5,000	-	100%	(1,734)	-	50% tuition reimbursement
WORKERS COMPENSATION	31,724	24,988	35,000	10,012	40%	3,276	10%	
HOLIDAY EVENTS	20,985	23,000	15,000	(8,000)	-35%	(5,985)	-29%	Town holiday dinners (Christmas celebration & Thanksgiving) - At Town Hall
PROFESSIONAL SERVICES	387,058	400,000	550,000	150,000	38%	162,942	42%	Town Attorney, Town Prosecutor, Additional Legal Services -\$500K, engineer on call-\$50k
HR CONSULTANTS	25,771	30,000	30,000	-	0%	4,229	16%	\$25K FGP and additional consultant services
TELEPHONE-CELL	1,805	1,620	1,620	-	0%	(185)	-10%	Based on cost for 1 cell phone , iPads and mifi
TRAVEL & TRAINING	11,405	10,000	10,000	-	0%	(1,405)	-12%	Estimate SCAPA, ICMA,SCCCMA (Stephanie T)
DUES	3,652	4,000	4,000	-	0%	348	10%	Estimate for Training (SCAPA, SCCCMA/ICMA, ULI, MASC) - ST & (MASC) - PR
SUBSCRIPTIONS	2,270	2,000	2,500	500	25%	230	10%	Civic Plus (MuniCode Sub), Google Svc , Adobe
ADVERTISING COSTS	7,693	4,000	5,000	1,000	25%	(2,693)	-35%	Estimate for advertising
COMMUNITY ACTIVITIES	15,482	10,000	20,000	10,000	100%	4,518	29%	Disaster Awareness Day, Volunteer Appreciation ,Other Misc. Community Events
CHARITABLE CONTRIBUTIONS	220,891	200,000	220,000	20,000	10%	(891)	0%	Charitable contributions
SUPPLIES - OFFICE	10,995	10,000	10,000	-	0%	(995)	-9%	Based on current year actuals
SUPPLIES - OTHER	27,142	20,000	15,000	(5,000)	-25%	(12,142)	-45%	Estimate for coffee supplies, water, pop, medicine supply, and misc.
MISCELLANEOUS EXPEND	14,683	15,000	15,000	-	0%	317	2%	
ELECTIONS	18,711	6,840	10,000	-	0%	(8,711)	-47%	
COMPUTER & SOFTWARE MINOR	5,882	5,000	5,000	-	0%	(882)	-15%	
	<u>1,236,125</u>	<u>1,244,743</u>	<u>1,801,567</u>	<u>553,664</u>	<u>44%</u>	<u>565,442</u>	<u>46%</u>	
<b>Department: 40700 - COUNCIL</b>								
<b><u>COUNCIL DEPARTMENT</u></b>								
CELL PHONE	8,362	4,045	2,700	(1,345)	-33%	(5,662)	-68%	
MEETING COST	2,267	-	10,000	10,000	-	7,733	341%	Costs for the Town's annual retreat & business meetings
TRAVEL & TRAINING	3,276	1,000	5,000	4,000	400%	1,724	53%	
SUPPLIES - OFFICE	9,861	2,000	3,000	1,000	50%	(6,861)	-70%	
	<u>23,766</u>	<u>7,045</u>	<u>20,700</u>	<u>(7,045)</u>	<u>-100%</u>	<u>(3,066)</u>	<u>-13%</u>	
<b>TOTAL ADMINISTRATION</b>	<b>\$ 1,259,891</b>	<b>\$ 1,251,788</b>	<b>\$ 1,822,267</b>	<b>\$ 570,479</b>	<b>46%</b>	<b>\$ 562,376</b>	<b>45%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40100 - ENVIRONMENTAL</b>								
SALARIES - REGULAR EMPLOYEES	\$ 195,267	\$ 277,015	277,015	\$ -	0%	\$ 81,748	42%	Salaries for 4employees
SALARIES - TEMPORARY	1,666		-	-	-	(1,666)	-100%	
FICA ER MATCH	16,991	20,651	19,585	(1,066)	-5%	2,594	15%	
INSURANCE - MEDICAL	32,925	43,758	38,774	(4,984)	-11%	5,849	18%	
RETIREMENT MATCH	45,056	57,454	57,429	(25)	0%	12,373	27%	
PROFESSIONAL SERVICES	55,300	23,500	-	(23,500)	-100%	(55,300)	-100%	
CONSULTANTS	-	31,500	40,000	8,500	27%	40,000	-	Deer Processing (\$6k), Tallow Tree Control (\$30k), Temporary Assistants
TELEPHONE-CELL	2,045	1,450	1,500	50	3%	(545)	-27%	Based on cost for 3 cell phones
SOFTWARE LICENSES	5,805	4,000	8,000	4,000	100%	2,195	38%	ArcGIS, Adobe, Watchtower
DUES	-	200	500	300	150%	500	-	
SUBSCRIPTIONS	-	500	500	-	0%	500	-	
TRAVEL & TRAINING	1,921	1,500	3,000	1,500	100%	1,079	56%	
TURTLE PATROL EXPENDITURES	10,898	7,000	15,000	8,000	114%	4,102	38%	
BEACH MONITORING & REPAIRS	43,194	40,000	60,000	20,000	50%	16,806	39%	Annual CSE Monitoring,
RESEARCH	121,140	117,100	96,000	(21,100)	-18%	(25,140)	-21%	Bobcat GPS, Bird Banding, Toxicology
COMMUNITY OUTREACH PROGRAMS	-	2,500	1,000	(1,500)	-	1,000	-	School Environmental Programs
CONSERVATION PROJECTS	-	25,000	25,000	-	0%	9,887	65%	Dolphin/Shorebird Stewardship, Bluebird Boxes
FISH STUDIES & EQUIPMENT	-	50,000	250,000	200,000	400%	250,000	-	Projects TBD
POND MANAGEMENT	2,580	2,000	10,000	8,000	400%	10,000	-	Fish Testing and Stocking (\$3000) Water Quality Testing
AERIAL PHOTOGRAPHY	-	5,000	6,000	1,000	20%	3,420	133%	KICA Pond Maintenance contract, herbicide control
SUPPLIES - OFFICE	1,099	-	50,000	50,000	-	50,000	-	Potentially KICA & Conservancy will participate
SUPPLIES OTHER	519	2,000	2,000	-	0%	901	82%	
UNIFORMS	1,730	1,000	1,000	-	0%	481	93%	
BOOKS & PERIODICALS	58	1,500	1,500	-	0%	(230)	-13%	
EQUIPMENT - MINOR	4,986	250	500	250	100%	442	762%	
COMPUTER & SOFTWARE - MINOR	1,714	5,000	5,000	-	0%	14	-	Deer removal equipment: safety harnesses, ammunition, batteries, flashlights, sandbags, etc.
		1,500	2,000	500	33%	286	-	
<b>TOTAL DEPARTMENT EXPENDITURES</b>	<b>560,007</b>	<b>721,377</b>	<b>971,303</b>	<b>249,926</b>	<b>35%</b>	<b>411,296</b>	<b>73%</b>	
<b>ALLOCATION TO LOCAL ATAX:</b>								
70% OF SALARIES, PR TAXES, AND BENEFITS	174,143	239,326	-	(239,326)	-100%	(174,143)	-100%	
TURTLE PATROL COST	10,898	7,000	15,000	8,000	114%	4,102	38%	
	<b>185,041</b>	<b>246,326</b>	<b>15,000</b>	<b>(231,326)</b>	<b>-94%</b>	<b>(170,041)</b>	<b>-92%</b>	
<b>ALLOCATION TO COUNTY ATAX</b>								
RESEARCH	121,140	117,100	96,000	(21,100)	-18%	(25,140)	-21%	
BEACH MONITORING & REPAIRS	43,194	40,000	60,000	20,000	50%	16,806	39%	
CONSERVATION PROJECTS	-	50,000	250,000	200,000	400%	250,000	-	
KI CONSERVANCY -LAND ACQUISITION PROGRAMS	-	-	-	-	-	-	-	
FISH STUDIES & EQUIPMENT	15,113	25,000	25,000	-	0%	9,887	65%	
POND MANAGEMENT	-	2,000	10,000	8,000	400%	10,000	-	
AERIAL PHOTOGRAPHY	2,580	5,000	6,000	1,000	20%	3,420	-	
	-	-	50,000	50,000	-	50,000	-	
	<b>182,027</b>	<b>239,100</b>	<b>497,000</b>	<b>257,900</b>	<b>108%</b>	<b>314,973</b>	<b>173%</b>	
<b>TOTAL NET EXPENDITURES</b>	<b>\$ 192,939</b>	<b>\$ 235,951</b>	<b>\$ 182,717</b>	<b>\$ (53,234)</b>	<b>-23%</b>	<b>(10,222)</b>	<b>-5%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40300 - FINANCE</b>								
SALARIES - REGULAR EMPLOYEES	\$ 343,931	\$ 370,483	\$ 370,483	\$ -	0%	\$ 26,552	8%	Salaries for 5 employees
OVERTIME	6,028	3,500	3,500	-	0%	(2,528)	-42%	
INSURANCE - MEDICAL	42,001	45,513	45,513	-	0%	3,512	8%	
FICA ER MATCH	25,686	28,342	28,342	-	0%	2,656	10%	
RETIREMENT MATCH	81,776	54,513	54,513	-	0%	(27,263)	-33%	
ANNUAL AUDIT	30,360	27,900	30,000	2,100	8%	(360)	-1%	Annual audit
CONSULTANTS	3,500	16,000	48,500	32,500	203%	45,000	1286%	Estimate for reserve study-\$15k, actuarial evaluation- \$3.5k, \$30k for internal controls audit
TELEPHONE-CELL	2,373	3,500	3,500	-	0%	1,127	47%	Cell phones and Ipad
SOFTWARE LICENSES	192,491	200,000	210,000	10,000	5%	17,509	9%	Cost for ADP-\$55K, Incode10- \$35K , citizenserve -\$40K (\$1.8k per license), IMS-\$72k, misc- \$8k
DOCUMENTS MANAGEMENT	15,825	15,000	15,000	-	0%	(825)	-5%	Duncan & Parnell document services
TRAVEL & TRAINING	11,736	15,000	15,000	-	0%	3,264	28%	Cost for membership to MASC and GFOA & ACFR review
DUES	600	1,000	1,000	-	0%	400	67%	Printing for utility billing and business license applications and decals
PRINTING COSTS	4,963	6,000	6,000	-	0%	1,037	21%	Estimate for travel to attend conferences plus eLearning courses
SUPPLIES - OFFICE	6,699	5,000	5,000	-	0%	(1,699)	-25%	Based on PY actuals, plus business cards for new staff
SUPPLIES - OTHER	420	1,500	1,500	-	0%	1,080	257%	Based on PY actuals
BANK COSTS	133,451	150,000	20,000	(130,000)	-87%	(113,451)	-85%	Cost for WF cc terminals, bank fees & check processing
COMPUTER & SOFTWARE - MINOR	1,779	1,500	1,500	-	0%	(279)	-16%	1 pc replacement
MISCELLANEOUS EXPEND	-	1,000	1,000	-	0%	1,000	-	Misc
<b>TOTAL DEPARTMENT EXPENDITURES</b>	<b>903,619</b>	<b>945,750</b>	<b>860,350</b>	<b>(85,400)</b>	<b>-9%</b>	<b>(43,269)</b>	<b>-5%</b>	
ALLOCATION TO COURT DEPARTMENT	26,331	23,168	23,168	-	0%	(3,163)	-12%	30% of Salaries, payroll taxes and benefits for finance clerk allocated to the Court Department
<b>TOTAL NET EXPENDITURES</b>	<b>877,288</b>	<b>922,583</b>	<b>837,183</b>	<b>(85,400)</b>	<b>-9%</b>	<b>(40,105)</b>	<b>-5%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40600 - COURT DEPARTMENT</b>								
SALARIES - JUDGE	4,000	4,000	4,000	-	0%	-	0%	Judge's stipend
SALARIES - REGULAR EMPLOYEES	18,778	17,288	17,288	-	0%	(1,490)	-8%	30% of clerk of court salary
INSURANCE - MEDICAL	2,812	1,919	1,919	-	0%	(893)	-32%	
FICA ER MATCH	1,785	1,401	1,401	-	0%	(384)	-21%	
RETIREMENT MATCH	2,956	2,559	2,559	-	0%	(397)	-13%	
TRAVEL & TRAINING	1,737	1,500	1,500	-	0%	(237)	-14%	Estimate for registration fees and travel to attend conferences for the Judge
DUES	53	120	120	-	0%	67	126%	Based on current year actuals
SUPPLIES-OFFICE	375	500	500	-	0%	125	33%	
	<b>\$ 32,496</b>	<b>\$ 29,288</b>	<b>\$ 29,288</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ (3,208)</b>	<b>-10%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40500 - COMMUNITY AFFAIRS</b>								
SALARIES - REGULAR EMPLOYEES	\$ 209,671	\$ 261,445	263,824	2,379	1%	\$ 54,153	26%	Salaries for 4 employees
SALARIES - TEMPORARY	-	3,000	3,000	-	-	3,000	-	Additional help for special events
OVERTIME	5,188	4,500	4,500	-	0%	(688)	-13%	
INSURANCE - MEDICAL	29,642	34,904	34,904	-	0%	5,262	18%	
FICA ER MATCH	12,921	20,001	20,001	-	0%	7,080	55%	
RETIREMENT MATCH	39,951	48,524	48,524	-	0%	8,573	21%	
TUITION REBURSEMENT	6,306	2,375	5,000	2,625	111%	(1,306)	-21%	AC Events Manager
TELEPHONE-CELL	3,061	3,240	3,240	-	0%	179	6%	Cost for 4 cell phones and 2 Ipad
CONSULTANTS	-	-	15,000	15,000	-	15,000	-	Website upgrade
SOFTWARE LICENSES	10,181	10,000	16,000	6,000	60%	5,819	57%	TOKI app \$4.2K, subscriptions for Survey Monkey-\$1K, Mailchimp-\$5.2K, Civic+-\$4.9K, misc. \$0.7k
SPECIAL EVENTS	-	-	20,000	20,000	-	20,000	-	Events organized outside of AC planning
PUBLISHING & PROMOTIONS	18,956	3,000	3,000	-	0%	(15,956)	-84%	Budget at a glance, other misc communication related material
PRINTING - TOWN NOTES	1,221	-	-	-	-	(1,221)	-100%	
TRAVEL & TRAINING	9,203	12,000	10,000	(2,000)	-17%	797	9%	4 employees
DUES	499	-	-	-	-	(499)	-100%	
SUPPLIES - OFFICE	7,960	2,000	2,500	500	25%	(5,460)	-69%	
UNIFORMS	1,107	1,000	500	(500)	-50%	(607)	-55%	
SUPPLIES - OTHER	123	500	5,500	5,000	1000%	5,377	4372%	Discretionary equipment
MISC	2,901	1,000	1,000	-	0%	(1,901)	-66%	
COMPUTER & SOFTWARE - MINOR	10,037	3,000	3,000	-	0%	(7,037)	-70%	
<b>TOTAL DEPARTMENT EXPENDITURES</b>	<b>368,928</b>	<b>410,488</b>	<b>459,492</b>	<b>49,004</b>	<b>12%</b>	<b>90,564</b>	<b>25%</b>	
ALLOCATION TO ARTS & CULTURAL FUND	129,636	140,449	-	(140,449)	-100%	(129,636)	-100%	
<b>TOTAL NET EXPENDITURES</b>	<b>\$ 239,292</b>	<b>\$ 270,039</b>	<b>\$ 459,492</b>	<b>\$ 189,453</b>	<b>70%</b>	<b>\$ 220,200</b>	<b>92%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40900 - DEPUTIES</b>								
SALARIES - DEPUTIES	\$ 323,833	\$ 575,917	\$ 575,917	\$ -	0%	\$ 252,084	78%	Based on average 800h a month
OVERTIME	32,220	50,000	50,000	-	0%	17,780	55%	
FICA ER MATCH	24,985	35,954	35,954	-	0%	10,969	44%	
RETIREMENT MATCH	56,114	71,908	79,099	7,191	10%	22,985	41%	
COUNTY DEPUTY VEHICLE FEES	13,230	12,000	12,000	-	0%	(1,230)	-9%	Based on current contract -\$10 per deputy per shift
COUNTY RADIO COSTS	15,276	15,000	15,000	-	0%	(276)	-2%	
CCSO CONTRACT	-	-	-	-	-	-	-	
<b>TOTAL DEPARTMENT EXPENDITURES</b>	<b>465,658</b>	<b>760,779</b>	<b>767,970</b>	<b>7,191</b>	<b>1%</b>	<b>302,312</b>	<b>65%</b>	
ALLOCATION TO STATE ATAX	613,194	489,000	537,579	48,579	10%	(75,615)	-12%	70%funding
ALLOCATION TO LOCAL ATAX	70,455	43,545	-	(43,545)	-	(70,455)	-100%	
<b>TOTAL NET EXPENDITURES</b>	<b>(217,991)</b>	<b>228,234</b>	<b>230,391</b>	<b>2,157</b>	<b>1%</b>	<b>448,382</b>	<b>-206%</b>	
<b>Department: 40950 - PUBLIC SAFETY</b>								
SALARIES	279,625	275,765	275,765	-	0%	(3,860)	-1%	Salaries for 4 employees
OVERTIME	655	1,000	1,000	-	0%	345	53%	
INSURANCE - MEDICAL	38,642	53,435	53,435	-	0%	14,793	38%	
FICA ER MATCH	19,829	21,096	21,096	-	0%	1,267	6%	
RETIREMENT MATCH	63,948	55,352	55,352	-	0%	(8,596)	-13%	
CONSULTING	-	58,129	14,500	(43,629)	-	14,500	-	
TELEPHONE-CELL	2,722	3,240	3,240	-	0%	518	19%	4 cell phones and Ipad & Nokia
TRAVEL & TRAINING	1,864	10,650	9,800	(850)	-8%	7,936	426%	Flight, Rooms
DUES	210	1,000	1,000	-	0%	790	376%	
SUPPLIES - OFFICE	3,379	2,000	1,000	(1,000)	-50%	(2,379)	-70%	
SUPPLIES - OTHER	7	1,000	1,000	-	0%	993	-	
UNIFORMS	807	1,500	2,000	500	33%	1,193	148%	
EQUIPMENT - MINOR	14,372	6,000	5,000	(1,000)	-17%	(9,372)	-65%	Traffic and security products
COMPUTER & SOFTWARE - MINOR	1,683	2,000	16,800	14,800	-	15,117	-	CLEAR- background checks\$2.3K - AllStar - \$6Kk , watchtower-\$8.5k
MISCELLANEOUS	10,950	10,000	10,000	-	-	(950)	-	Includes cost for Airmedcare
<b>TOTAL DEPARTMENT EXPENDITURES</b>	<b>438,693</b>	<b>502,167</b>	<b>460,988</b>	<b>(31,179)</b>	<b>-6%</b>	<b>33,245</b>	<b>8%</b>	
ALLOCATION TO LOCAL ATAX	59,136	74,136	-	(74,136)	-100%	(59,136)	-100%	
<b>TOTAL NET EXPENDITURES</b>	<b>379,557</b>	<b>428,031</b>	<b>460,988</b>	<b>42,957</b>	<b>10%</b>	<b>92,381</b>	<b>24%</b>	
<b>Department: 40800 - PUBLIC WORKS</b>								
SALARIES	139,409	146,363	146,363	-	0%	6,954	5%	Salary for 2 employees
INSURANCE - MEDICAL	18,896	24,057	24,057	-	0%	5,161	27%	
FICA ER MATCH	10,281	11,197	11,197	-	0%	916	9%	
RETIREMENT MATCH	30,069	28,415	28,415	-	0%	(1,654)	-6%	
TELEPHONE-CELL	1,751	2,122	1,080	(1,042)	-49%	(671)	-38%	2 cell phones
TRAVEL & TRAINING	4,114	8,000	6,000	(2,000)	-25%	1,886	46%	
SUPPLIES - OFFICE	741	10,000	1,000	(9,000)	-90%	259	35%	
UNIFORMS	666	500	1,000	500	100%	334	50%	
<b>TOTAL NET EXPENDITURES</b>	<b>\$ 205,927</b>	<b>\$ 230,654</b>	<b>\$ 219,112</b>	<b>\$ (11,542)</b>	<b>-5%</b>	<b>\$ 13,185</b>	<b>6%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40850 - PLANNING</b>								
SALARIES	\$ 170,445	\$ 231,619	\$ 306,619	\$ 75,000	32%	\$ 136,174	80%	Salary for 3 employees plus Dedicated ArcGIS, water flooding, and resiliency initiatives
OVERTIME	99	300	500	200	100%	401	100%	
SALARIES-TEMPORARY	5,088	-	20,000	20,000	100%	14,912	100%	FY 26 planning intern Summer/Fall/Spring (Year round support)
INSURANCE - MEDICAL	23,126	20,220	29,626	9,406	47%	6,500	28%	
FICA ER MATCH	12,881	17,719	17,329	(390)	-2%	4,448	35%	
RETIREMENT MATCH	29,591	48,988	45,507	(3,481)	-7%	15,916	54%	
TUITION REMBURSEMENT	-	-	5,000	5,000	-	5,000	-	Planning Administration Advancement
STENOGRAPHER	6,990	6,000	8,000	2,000	33%	1,010	14%	Slight reduction from FY25 as projected versus actual number of LTPB hearings is lower
CONSULTANTS	91,537	100,000	250,000	150,000	150%	158,463	173%	Zoning Ordinance Update -\$100K, Stormwater Management Review -\$75K, GIS shapefile mapping and analysis-\$25K, beach survey consultants-\$50k .
TELEPHONE-CELL	1,090	1,080	1,404	324	30%	314	29%	3 cell phones
TRAVEL & TRAINING	4,340	10,000	12,000	2,000	20%	7,660	176%	Includes training and travel to conferences for required CE and expanded department focus and roles (APA, ISA, SC Beach, ESRI)
DUES	-	1,000	5,000	4,000	400%	5,000	-	Annual Dues for membership planning and landscape organizations.
ADVERTISING	615	3,500	3,500	-	0%	2,885	469%	Costs for public notification requirements. Includes PC, BZA, LTPB, and special area plans and studies
SUPPLIES - OFFICE	2,296	1,500	5,000	3,500	233%	2,704	118%	computers equipment, replacement laptop 3-5 years
SUPPLIES - OTHER	733	1,000	2,500	1,500	150%	1,767	100%	Includes additional staff
UNIFORMS	152	300	2,000	1,700	567%	1,848	100%	Mapping, field/site inspections, equipment associated with planner (LA)
COMPUTER & SOFTWARE - MINOR	5,954	-	18,500	18,500	-	12,546	211%	ESRI, Bluebeam and Public Input-community engegment platform -\$15k
	<u>354,937</u>	<u>443,226</u>	<u>732,485</u>	<u>289,259</u>	<u>65%</u>	<u>377,548</u>	<u>106%</u>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 41500 -BUILDING DEPRTMET</b>								
SALARIES	\$ 459,992	\$ 450,799	450,799	\$ -	0%	\$ (9,193)	-2%	Salaries for 5employees
OVERTIME	166	500	500	-	0%	334	201%	
INSURANCE - MEDICAL	46,959	45,703	45,703	-	0%	(1,256)	-3%	
FICA ER MATCH	33,997	38,697	34,486	(4,211)	-11%	489	1%	
RETIREMENT MATCH	84,412	71,358	95,886	24,528	34%	11,474	14%	
PROFESSIONAL SERVICES	12,712	50,600	40,000	(10,600)	-21%	27,288	215%	Placeholder for floodplain management services to compile all required documentation-\$5K, third party inspection-\$35K
CONSULTING	15,825	10,000	10,000	-	0%	(5,825)	-37%	Duncan & Parnell document services
TELEPHONE-CELL	3,044	2,700	2,700	-	0%	(344)	-11%	Cost for 5 cell phones
DUES	2,630	2,000	2,400	400	20%	(230)	-9%	ICC/State Renewals for 5 staff
TRAVEL & TRAINING	9,321	6,700	11,000	4,300	64%	1,679	18%	5 staff required to maintain CEU"S
SUPPLIES - OFFICE	2,204	4,000	2,000	(2,000)	-50%	(204)	-9%	Including departmental copies, and supplies
SUPPLIES - OTHER	117	500	1,000	500	100%	883	755%	Based on current year actuals
UNIFORMS	1,021	300	1,600	1,300	433%	579	57%	5-staff members uniforms
EQUIPMENT MINOR	303	500	500	-	0%	197	65%	Placeholder
COMPUTER & SOFTWARE - MINOR	2,124	200	3,000	2,800	1400%	876	41%	Reduce amount most of staff has new computers
	<u>\$ 674,827</u>	<u>\$ 684,558</u>	<u>\$ 701,575</u>	<u>\$ 17,017</u>	<u>2%</u>	<u>\$ 26,748</u>	<u>4%</u>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 41000 - OPERATIONS</b>								
WATER	\$ 64,246	\$ 75,000	\$ 75,000	\$ -	0%	\$ 10,754	17%	Based on CY projections
SOLID WASTE DISPOSAL/BEACH	1,520,835	2,100,000	2,100,000	-	0%	579,165	38%	Contract with Trident , Chas recycling fee-\$35k plus \$10k for misc.
CUSTODIAL	23,402	20,000	20,000	-	0%	(3,402)	-15%	Office cleaning contract , monthly cleaning supplies-3.6K, windows cleaning -\$2.4k, misc-\$4K
LANDSCAPING	216,864	250,000	400,000	150,000	60%	183,136	84%	Based on lowest bitter \$235K , \$165K enhanced improvements at TH, KIP and roundabout
CODE ENFORCEMENT	389,376	389,376	389,376	-	0%	-	0%	Based on the contract with Island Services for after hours code enforcement
BEACH PATROL	584,000	584,000	584,000	-	0%	-	0%	Based on the contract with Island Services
CONSULTING	-	-	60,000	60,000	-	60,000	-	Placeholder for design competition \$20 per architect
MUNICIPAL CENTER PROJECTS	-	-	300,000	300,000	-	300,000	-	Potential projects: preliminary designs for MC wing addition, office modifications in TH, garage modifications
CHARGING STATIONS	-	39,129	-	(39,129)	-100%	-	-	Charging stations for Town Hall
REPAIR & MAINT - BUILDING	43,615	50,000	50,000	-	0%	6,385	15%	HVAC, generator annual service ,incidentals, regular maintenance
REPAIR & MAINT - VEHICLES	46,863	45,000	50,000	5,000	11%	3,137	7%	14 vehicles, based on CY average monthly cost
REPAIR AND MAINT - EQUIPMENT	9,393	10,000	10,000	-	0%	607	6%	Misc. equipment repairs
PEST CONTROL	2,002	5,800	5,800	-	0%	3,798	190%	Pest and mosquito control and termite bond
RENTAL - EQUIPMENT	42,285	40,000	40,000	-	0%	(2,285)	-5%	Estimate for copier leases , based on current year actuals
INSURANCE - VEHICLES	10,232	11,870	17,212	5,342	45%	6,980	68%	Insurance for 13 vehicles -45%increase
INSURANCE - DATA PRO & CYBER	18,605	20,183	22,201	2,018	10%	3,596	19%	10% increase
INSURANCE - LIAB/TOR	61,587	89,829	98,812	8,983	10%	37,225	60%	\$82k- GL and \$8k umbrella for AC events +10% increase
INSURANCE - BUILDING & PERSONAL PROPERTY	16,139	15,693	17,262	1,569	10%	1,123	7%	10% increase
INSURANCE - D&O	35,027	33,307	34,972	1,665	5%	(55)	0%	5% increase
TELEPHONE	37,737	40,000	40,000	-	0%	2,263	6%	Contract for phone service (SEGRA)-\$25K, internet and cable (Comcast) -\$10K and back up internet-ATT-\$5.5k
EMERGENCY COMMUNICATION	8,075	12,000	12,000	-	0%	3,925	49%	Monthly charges for satellite phones and Code Red
SECURITY SYSTEM	6,247	5,800	5,800	-	0%	(447)	-7%	Estimate for building and surveillance cameras-Plan to re-bid the contract
SUPPLIES - OFFICE	3,205	3,000	3,000	-	0%	(205)	-6%	Based on current year actuals
SUPPLIES - OTHER	6,863	4,000	4,000	-	0%	(2,863)	-42%	Based on current year actuals
SUPPLIES - POSTAGE	6,240	6,000	6,000	-	0%	(240)	-4%	Postage for day to day business, certified letters, and utility billing mailing
CHRISTMAS DECORATIONS	9,888	11,000	11,000	-	0%	1,112	11%	Based on current year actuals
ELECTRICITY	39,983	50,000	50,000	-	0%	10,017	25%	Based on CY projections
VEHICLES	58,940	23,944	80,000	56,056	234%	21,060	36%	Boat
SIGNS	906	2,000	22,000	20,000	1000%	21,094	2328%	\$20k placeholder for beach signs and \$2k maintenance for the signs
EQUIPMENT	3,291	50,000	10,000	(40,000)	-	6,709	204%	Placeholder for PKW cameras and trailer
	<b>3,265,846</b>	<b>3,986,931</b>	<b>4,518,435</b>	<b>531,504</b>	<b>13%</b>	<b>1,252,589</b>	<b>38%</b>	
ALLOCATION TO STATE ATAX	408,800	392,000	487,200	95,200	24%	78,400	19%	70% of beach patrol and Trident for the beach and boat funded from SATAX
ALLOCATION TO COUNTY ATAX	170,398	267,100	91,900	(175,200)	-66%	(78,498)	-46%	
ALLOCATION TO LOCAL ATAX	79,731	114,096	-	(114,096)	-100%	(79,731)	-100%	Beach upkeep
ALLOCATION TO HOSPITALITY ATAX	249,313	217,318	306,500	89,182	41%	57,187	23%	
<b>TOTAL NET EXPENDITURES</b>	<b>908,242</b>	<b>2,996,417</b>	<b>3,632,835</b>	<b>(104,914)</b>	<b>-4%</b>	<b>(22,642)</b>	<b>-2%</b>	

	Actuals FY 2024	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>Department: 40400 - INFRASTRUCTURE</b>								
REPAIR AND MAINT ROADS	\$ 209,958	\$ 35,000	300,000	\$ 265,000	757%	90,042	43%	Placeholder for BWD patching -\$250kand bridge repair -\$50k
LANDSCAPING	150,805	-	-	-	-	(150,805)	-	
BETSY KERRISON SAFETY & ENHANCEMENTS	-	-	50,000	50,000	-	50,000	-	
GENERAL INSURANCE - BRIDGE	61,083	72,197	79,417	7,220	10%	18,334	30%	Estimate for bridge insurance -10% increase
PROFESSIONAL SERVICES	128,279	16,000	50,000	34,000	213%	(78,279)	-61%	Placeholder for infrastructure projects
MISCELLANEOUS	-	2,000	15,000	13,000	650%	15,000	-	Misc projects
	<b>550,125</b>	<b>125,197</b>	<b>494,417</b>	<b>369,220</b>	<b>295%</b>	<b>(55,708)</b>	<b>-10%</b>	
ALLOCATION TO LOCAL ATAX	203,580	17,850	200,000	182,150	1020%	(3,580)	-2%	Allocate 50%
ALLOCATION TO HOSPITALITY TAX	190,766	17,850	200,000	182,150	1020%	9,234	5%	Allocate 50%
<b>TOTAL NET EXPENDITURES</b>	<b>155,779</b>	<b>89,497</b>	<b>94,417</b>	<b>4,920</b>	<b>5%</b>	<b>5,654</b>	<b>4%</b>	
<b>Department: 41400 - CERT TEAM</b>								
CERT TEAM	517	3,000	3,000	-	0%	2,483	480%	
	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>-</b>	<b>0%</b>	<b>2,483</b>	<b>480%</b>	

TOWN OF KIAWAH ISLAND  
 BUDGET DRAFT FOR YEAR ENDED 6/30/26  
 STATE ACCOMMODATION TAX FUND

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
STATE ACCOMMODATIONS TAX REVENUE	\$ 2,848,827	\$ 2,810,913	\$ 1,132,323	\$ 2,902,429	\$ 3,009,567	\$ 198,654	7%	\$ 107,138	4%	\$ 160,740	6%	Based on historical averages
INTEREST REVENUE	129,955	50,000	68,120	165,000	90,000	40,000	80%	(75,000)	-45%	(39,955)	-31%	Rate of return -4%
	<u>2,978,782</u>	<u>2,860,913</u>	<u>1,200,443</u>	<u>3,067,429</u>	<u>3,099,567</u>	<u>238,654</u>	<u>7%</u>	<u>107,138</u>	<u>3%</u>	<u>120,785</u>	<u>4%</u>	
<b>EXPENDITURES:</b>												
PROMOTIONAL FUND	931,512	902,870	494,082	870,729	902,870	-	0%	32,141	4%	(28,642)	-3%	30% of SATAX
SATAX CURRENT YEAR FUNDING	1,072,144	3,000,000	276,670	2,635,445	2,907,613	(92,387)	-3%	272,168	10%	1,835,469	171%	
<b>TOTAL STATE ACCOMMODATION TAX EXPENDITURES</b>	<u>2,003,656</u>	<u>3,902,870</u>	<u>770,752</u>	<u>3,506,174</u>	<u>3,810,483</u>	<u>(92,387)</u>	<u>-2%</u>	<u>304,309</u>	<u>9%</u>	<u>1,806,827</u>	<u>90%</u>	
<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>	<u>\$ 975,126</u>	<u>\$ (1,041,957)</u>	<u>\$ 429,691</u>	<u>\$ (438,744)</u>	<u>\$ (710,916)</u>	<u>\$ 331,041</u>	<u>-32%</u>	<u>\$ (197,172)</u>	<u>45%</u>	<u>\$ (1,686,042)</u>	<u>-173%</u>	

TOWN OF KIAWAH ISLAND  
 BUDGET DRAFT FOR YEAR ENDED 6/30/26  
 COUNTY ACCOMMODATION TAX FUND

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>REVENUES:</b>												
COUNTY ACCOMMODATION TAX	\$ 681,098	\$ 612,000	\$ 329,677	\$ 700,000	\$ 700,000	\$ 88,000	14%	\$ -	0%	\$ 18,902	3%	Based on County's estimate Rate of return -4%
INTEREST REVENUE	129,955	65,000	56,128	100,000	75,000	10,000	15%	(25,000)	-25%	(54,955)	-42%	
<b>TOTAL CATAX REVENUES</b>	<b>811,053</b>	<b>677,000</b>	<b>385,805</b>	<b>800,000</b>	<b>775,000</b>	<b>98,000</b>	<b>16%</b>	<b>(25,000)</b>	<b>-3%</b>	<b>(36,053)</b>	<b>-5%</b>	
<b>EXPENDITURES :</b>												
WATER & SEWAGE	15,961	20,000	900	20,000	20,000	-	0%	-	0%	4,039	25%	allocation from GF
SOLID WASTE DISPOSAL	11,759	25,000	-	25,000	25,000	-	0%	-	0%	13,241	113%	allocation from GF
CUSTODIAL COSTS	4,333	5,000	-	5,000	5,000	-	0%	-	0%	667	15%	allocation from GF
LANDSCAPING COSTS - MINOR	2,650	20,000	-	20,000	20,000	-	0%	-	0%	17,350	655%	allocation from GF
REPAIR & MAINT - BUILDING	1,000	1,000	-	1,000	1,000	-	0%	-	0%	-	0%	allocation from GF
PEST CONTROL COSTS	500	500	-	500	500	-	0%	-	0%	-	0%	allocation from GF
TELEPHONE - REGULAR	5,200	5,200	-	5,200	5,200	-	0%	-	0%	-	0%	allocation from GF
SECURITY SYSTEM COSTS	200	200	-	200	200	-	0%	-	0%	-	0%	allocation from GF
BEACH PATROL COSTS	584,000	584,000	340,667	584,000	-	(584,000)	-100%	(584,000)	-100%	(584,000)	-100%	Beach Patrol contract
ARIAL PHOTOGRAPHY	-	-	-	-	50,000	50,000	-	50,000	-	50,000	-	
BEACH MONITORING & REPAIRS	43,194	75,000	-	40,000	60,000	(15,000)	-20%	20,000	50%	16,806	39%	Beach Mitigation, Annual beach survey and report (CSE)
CONSERVATION PROJECTS	-	250,000	2,708	50,000	250,000	-	0%	200,000	400%	250,000	-	Projects TBD
ENVIRONMENTAL RESEARCH	121,140	128,900	26,611	117,100	96,000	(32,900)	-26%	(21,100)	-18%	(25,140)	-21%	Bobcat GPS, Bird Banding, Toxicology
EDUCATIONAL PROGRAMS	15,113	25,000	9,943	25,000	25,000	-	0%	-	0%	9,887	65%	Dolphin/Shorebird Stewardship, Bluebird Boxes, Bobcat Guardian
FISH STUDIES & EQUIPMENT	-	13,000	-	2,000	10,000	(3,000)	-23%	8,000	400%	10,000	-	Fish Testing and Stocking (\$3000) Water Quality Testing
POND MANAGEMENT	2,580	5,000	-	5,000	6,000	1,000	20%	1,000	20%	3,420	133%	
ELECTRICITY COSTS	11,995	15,000	10,563	15,000	15,000	-	0%	-	0%	3,005	25%	50% allocation from GF
<b>TOTAL CATAX EXPENDITURES</b>	<b>819,625</b>	<b>1,172,800</b>	<b>391,392</b>	<b>915,000</b>	<b>588,900</b>	<b>(583,900)</b>	<b>-50%</b>	<b>(326,100)</b>	<b>-36%</b>	<b>(230,725)</b>	<b>-28%</b>	
<b>FUND ALLOCATIONS TO OTHER FUNDS :</b>												
ALLOCATE FROM SATAX	(467,200)	-	-	(408,800)	-	-	-	408,800	-100%	467,200	-100%	/U% of beach patrol cost funded from SATAX
<b>TOTAL CATAX FUND EXPEND, ALLOCATIC</b>	<b>352,425</b>	<b>1,172,800</b>	<b>391,392</b>	<b>506,200</b>	<b>588,900</b>	<b>(583,900)</b>	<b>-50%</b>	<b>82,700</b>	<b>16%</b>	<b>236,475</b>	<b>67%</b>	
<b>NET INCREASE/(DECREASE) IN FUND BAL</b>	<b>\$ 458,628</b>	<b>\$ (495,800)</b>	<b>\$ (5,587)</b>	<b>\$ 293,800</b>	<b>\$ 186,100</b>	<b>\$ 681,900</b>	<b>-138%</b>	<b>\$ (107,700)</b>	<b>-37%</b>	<b>\$ (272,528)</b>	<b>-59%</b>	

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>REVENUES:</b>												
LOCAL ACCOMMODATION TAX	\$ 1,566,940	\$ 1,500,000	\$ 1,003,846	\$ 1,609,923	\$ 1,681,025	\$ 181,025	12%	\$ 71,102	4%	\$ 114,085	7%	Based on historical averages
INTEREST REVENUE	157,382	150,000	130,388	210,000	190,000	173,781	869%	(20,000)	-10%	32,618	21%	Rate of return -4%
<b>TOTAL LATAX REVENUES</b>	<b>1,724,322</b>	<b>1,650,000</b>	<b>1,134,234</b>	<b>1,819,923</b>	<b>1,871,025</b>	<b>354,806</b>	<b>40%</b>	<b>51,102</b>	<b>3%</b>	<b>146,703</b>	<b>9%</b>	
<b>EXPENDITURES:</b>												
SALARIES - REGULAR EMPLOYEES	122,190	205,125	-	188,961	-	(205,125)	-100%	(188,961)	-100%	(122,190)	-100%	
FICA ER MATCH	8,099	15,692	-	14,456	-	(15,692)	-100%	(14,456)	-100%	(8,099)	-100%	
INSURANCE - MEDICAL	16,375	31,331	-	30,631	-	(31,331)	-100%	(30,631)	-100%	(16,375)	-100%	
RETIREMENT MATCH	19,966	44,024	-	35,071	-	(44,024)	-100%	(35,071)	-100%	(19,966)	-100%	
DEPUTIES COST	-	20,445	-	43,545	-	(20,445)	-100%	(43,545)	-	-	-	
BEACH UPKEEP	79,731	112,000	39,185	114,096	-	(112,000)	-100%	(114,096)	-100%	(79,731)	-100%	Contract with CW
TURTLE PATROL	10,898	12,000	1,255	7,000	15,000	3,000	25%	8,000	114%	4,102	38%	
BEACH SUPPLIES COSTS	-	2,500	-	2,500	22,500	20,000	800%	20,000	800%	22,500	-	\$20k placeholder for beach signs
<b>TOTAL LATAX EXPENDITURES</b>	<b>257,259</b>	<b>443,118</b>	<b>40,440</b>	<b>436,259</b>	<b>37,500</b>	<b>(405,618)</b>	<b>-92%</b>	<b>(398,759)</b>	<b>-91%</b>	<b>(219,759)</b>	<b>-85%</b>	
<b>FUND TRANSFERS AND ALLOCATIONS TO OTHER FUNDS:</b>												
TRANSFER TO ARTS & CULTURAL FUND	237,386	211,540	-	202,575	-	(211,540)	-100%	(202,575)	-100%	(237,386)	-100%	
TRANSFER TO GENERAL FUND	289,529	29,750	-	17,850	200,000	170,250	572%	182,150	1020%	(89,529)	-	Transfer to GF for 50% cost of road improvem
TRANSFER TO CAPITAL FUND	596,957	672,410	-	643,969	672,410	-	0%	28,441	4%	75,453	13%	Future Beach Renurishment -20% of LATAX r
<b>TOTAL LATAX FUND EXPEND, TRANSFERS &amp; ALLOCATIONS</b>	<b>1,381,131</b>	<b>1,356,818</b>	<b>40,440</b>	<b>1,300,654</b>	<b>909,910</b>	<b>(446,908)</b>	<b>-33%</b>	<b>8,016</b>	<b>1%</b>	<b>(251,462)</b>	<b>-18%</b>	
<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>	<b>\$ 343,191</b>	<b>\$ 293,182</b>	<b>\$ 1,093,794</b>	<b>\$ 519,269</b>	<b>\$ 961,115</b>	<b>\$ 801,714</b>	<b>273%</b>	<b>\$ 395,482</b>	<b>76%</b>	<b>\$ 1,304,306</b>	<b>380%</b>	

TOWN OF KIAWAH ISLAND  
 BUDGET DRAFT FOR YEAR ENDED 6/30/26  
 BEVERAGE PERMITS FUND

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	
<b>REVENUES:</b>												
BEVERAGE TAX REVENUE	\$ 48,050	\$ 45,000	\$ -	\$ 48,000	\$ 51,000	\$ -	0%	\$ (3,000)	-6%	\$ 2,950	6%	\$3k per alcoholic beverage permit (15 entities)
	<b>48,050</b>	<b>45,000</b>	<b>-</b>	<b>48,000</b>	<b>51,000</b>	<b>-</b>	<b>0%</b>	<b>(3,000)</b>	<b>-6%</b>	<b>2,950</b>	<b>6%</b>	
<b>FUND TRANSFERS TO OTHER FUNDS :</b>												
TRANSFER TO CAPITAL FUND	48,050	45,000	-	48,000	51,000	-	0%	2,000	4%	2,950	6%	
	<b>48,050</b>	<b>45,000</b>	<b>-</b>	<b>48,000</b>	<b>51,000</b>	<b>-</b>	<b>0%</b>	<b>2,000</b>	<b>4%</b>	<b>2,950</b>	<b>6%</b>	
<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,000)</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>-</b>	

TOWN OF KIAWAH ISLAND  
 BUDGET DRAFT FOR YEAR ENDED 6/30/26  
 HOSPITALITY TAX FUND

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>REVENUES:</b>												
HOSPITALITY TAX	\$ 962,430	\$ 900,000	\$ 462,292	\$ 940,074	\$ 991,303	\$ 91,303	10%	\$ 51,229	5%	\$ 28,873	3%	Based on historical averages
INTEREST REVENUE	114,373	110,000	93,401	150,000	101,895	(8,105)	-7%	(48,105)	-32%	(12,478)	-11%	Rate of return -4%
<b>TOTAL HOSPITALITY TAX REVENUES</b>	<b>1,076,803</b>	<b>1,010,000</b>	<b>555,693</b>	<b>1,090,074</b>	<b>1,093,198</b>	<b>83,198</b>	<b>17%</b>	<b>3,124</b>	<b>0%</b>	<b>16,395</b>	<b>2%</b>	
<b>EXPENDITURES :</b>												
WATER & SEWAGE	25,937	32,500	39,104	32,500	32,500	-	0%	-	0%	6,563	25%	Irrigation for KI Parkway, roundabout, Beachwalker Dr and Betsy Kerrison Parkway
LANDSCAPING COSTS - MINOR	211,089	120,000	163,162	180,000	260,000	140,000	117%	80,000	44%	48,911	23%	Contract for maintenance of KI Parkway, roundabout, Beach Walker Dr and Betsy Kerrison
CHRISTMAS DECORATIONS	9,888	11,000	1,818	1,818	11,000	-	0%	9,182	505%	1,112	11%	Estimate for Christmas decorations
ELECTRICITY COSTS	2,399	3,000	806	3,000	3,000	-	0%	-	0%	601	25%	Electricity for roundabout lights
<b>TOTAL EXPENDITURES</b>	<b>249,313</b>	<b>166,500</b>	<b>204,890</b>	<b>217,318</b>	<b>306,500</b>	<b>140,000</b>	<b>84%</b>	<b>89,182</b>	<b>41%</b>	<b>57,187</b>	<b>23%</b>	
<b>FUND TRANSFERS TO OTHER FUNDS :</b>												
TRANSFER TO ARTS & CULTURAL FUND	22,000	22,000	-	22,000	-	(22,000)	-100%	(22,000)	-100%	(22,000)		
TRANSFER TO GENERAL FUND	60,886	122,500	-	17,850	200,000	77,500	63%	182,150	1020%	139,114	632%	Transfer to GF for 35% cost of Beachwalker Dr and KI Parkway intersection improvements
TRANSFER TO CAPITAL FUND	372,524	331,671	-	376,030	396,521	64,851	20%	20,492	5%	23,997	39%	20% of Hospitality tax revenue for future projects on tourism related infrastructure , 20% -Emergency Fund
<b>TOTAL HOSPITALITY FUND EXPEND &amp; TRANSFERS</b>	<b>704,723</b>	<b>642,671</b>	<b>204,890</b>	<b>633,198</b>	<b>903,021</b>	<b>260,351</b>	<b>41%</b>	<b>269,824</b>	<b>43%</b>	<b>198,298</b>	<b>53%</b>	
<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>	<b>\$ 372,080</b>	<b>\$ 367,329</b>	<b>\$ 350,803</b>	<b>\$ 456,876</b>	<b>\$ 190,177</b>	<b>\$ (177,153)</b>	<b>-48%</b>	<b>\$ (266,700)</b>	<b>-58%</b>	<b>\$ (181,903)</b>	<b>-49%</b>	

TOWN OF KIAWAH ISLAND  
 BUDGET DRAFT FOR YEAR ENDED 6/30/26  
 VICTIMS ASSISTANCE FUND

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>SOURCES :</b>												
VICTIMS ASSISTANCE FEES	\$ 5,180	\$ 10,000	\$ 3,246	\$ 10,000	\$ 10,000	\$ -	0%	\$ -	0%	\$ 4,820	93%	
<b>TOTAL SOURCES</b>	<b>5,180</b>	<b>10,000</b>	<b>3,246</b>	<b>10,000</b>	<b>10,000</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>4,820</b>	<b>93%</b>	
<b>EXPENDITURES:</b>												
CONTRIBUTIONS TO VICTIMS PROGRAMS	5,180	10,000	7,645	10,000	10,000	\$ -	0%	\$ -	0%	4,820	93%	
<b>TOTAL EXPENDITURES</b>	<b>5,180</b>	<b>10,000</b>	<b>7,645</b>	<b>10,000</b>	<b>10,000</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>0%</b>	<b>4,820</b>	<b>93%</b>	
<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,399)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>0%</b>	

TOWN OF KIAWAH ISLAND  
 BUDGET DRAFT FOR YEAR ENDED 6/30/26  
 ARTS & CULTURAL FUND

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change
<b>SOURCES :</b>											
TRANSFER FROM LATAH FUND	\$ 219,763	\$ 211,540	\$ -	\$ 202,575	\$ -	\$ (211,540)	-100%	\$ (202,575)	-100%	\$ (219,763)	-100%
TRANSFER FROM HOSPITALITY TAX FUND	22,000	22,000	-	22,000	-	(22,000)	-100%	(22,000)	-100%	(22,000)	-100%
TRANSFER FROM SATAX TAX FUND	-	-	-	-	324,000	324,000	-	324,000	-	324,000	-
TRANSFER FROM GENERAL FUND	104,615	118,000	-	118,000	24,638	(93,362)	-79%	(93,362)	-79%	(79,977)	-76%
TICKET SALES	58,617	85,000	73,339	75,000	75,000	(10,000)	-12%	-	0%	16,383	28%
<b>TOTAL SOURCES</b>	<b>404,995</b>	<b>436,540</b>	<b>73,339</b>	<b>417,575</b>	<b>423,638</b>	<b>28,718</b>	<b>7%</b>	<b>6,063</b>	<b>1%</b>	<b>18,643</b>	<b>5%</b>
<b>EXPENDITURES:</b>											
PAYROLL & RELATED EXPENSES	89,380	133,000	89,380	94,638	94,638	5,258	6%	(16,185)	-15%	5,258	6%
ARTS COUNCIL	100,067	118,000	105,000	118,000	118,000	-	0%	-	0%	17,933	18%
ADMINISTRATIVE COST	4,615	5,540	3,260	5,000	5,000	(540)	-10%	(540)	-10%	385	8%
CULTURAL EVENTS	210,933	180,000	112,153	199,937	206,000	24,000	13%	6,063	3%	(4,933)	-2%
<b>TOTAL EXPENDITURES</b>	<b>404,995</b>	<b>436,540</b>	<b>309,793</b>	<b>417,575</b>	<b>423,638</b>	<b>28,718</b>	<b>7%</b>	<b>(10,662)</b>	<b>-2%</b>	<b>18,643</b>	<b>5%</b>
<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (236,454)</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>-</b>	<b>0%</b>	<b>(28,640)</b>	<b>=</b>	<b>\$ 0</b>	<b>=</b>

TOWN OF KIAWAH ISLAND  
 BUDGET DRAFT FOR YEAR ENDED 6/30/26  
 CAPITAL & EMERGENCY FUND

	Actuals FY 2024	2024-2025 Budget	Actuals thru 2/16/2025	Projected 2024-2025	2025-2026 Proposed Budget	FY 25 Budget \$ Change	FY 25 Budget % Change	FY 25 Projected \$ Change	FY 25 Projected % Change	FY 24 Actuals \$ Change	FY 24 Actuals % Change	Justifications/Notes
<b>REVENUES &amp; SOURCES:</b>												
TRANSFER FROM GENERAL FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	-	
TRANSFER FROM LOCAL ACCOMMODATION FUND	537,224	600,000	643,969	643,969	672,410	72,410	12%	28,441	4%	135,187	25%	40% of LATAX Revenue
TRANSFER FROM BEVERAGE FUND	37,573	50,000	48,000	48,000	51,000	1,000	2%	3,000	6%	13,427	36%	
TRANSFER FROM HOSPITALITY TAX FUND	359,204	360,000	376,030	376,030	396,521	36,521	10%	20,492	5%	37,317	10%	40% of HTAX Revenue
INTEREST	446,705	300,000	272,768	300,000	300,000	-	0%	-	0%	(146,705)	-33%	Rate of return -4%
<b>TOTAL REVENUES &amp; SOURCES</b>	<b>1,380,706</b>	<b>1,310,000</b>	<b>272,768</b>	<b>1,367,999</b>	<b>1,419,931</b>	<b>109,931</b>	<b>31%</b>	<b>-</b>	<b>0%</b>	<b>(146,705)</b>	<b>-33%</b>	
<b>EXPENDITURES:</b>												
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	
<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>	<b>\$ 1,380,706</b>	<b>\$ 1,310,000</b>	<b>\$ 272,768</b>	<b>\$ 1,367,999</b>	<b>\$ 1,419,931</b>	<b>\$ 109,931</b>	<b>31%</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ (146,705)</b>	<b>-11%</b>	

<u>Capital Expenditures</u>	<u>Projected FY2025</u>	<u>Budgeted FY2026</u>	<u>Forecast FY2027</u>	<u>Forecast FY2028</u>	<u>Forecast FY2029</u>	<u>Forecast FY2030</u>
Beach Renourishment	\$ 77,000	\$ -	\$ 800,000	\$ -	\$ -	\$ -
Municipal Center Expansion	-	300,000	12,000,000	-	-	-
Garage Modifications & Drainage Improvements	75,000	-	210,000	-	-	-
Municipal Center Parking Modifications	7,000	-	-	-	-	-
Pedestrian Leisure Trail	-	-	-	-	-	-
Beachwalker Dr Repavement	-	250,000	-	-	-	1,000,000
Kiawah Island Parkway Resiliency Projects	350,000	-	-	-	-	-
Beachwalker Dr & Kiawah Island Parkway Landscape	-	165,000	-	-	-	-
Betsy Kerrison Safety & Esthetics Enhancements	-	50,000	-	-	-	-
Kiawah Island Bridge	-	50,000	-	-	-	-
Median at Little Rabbit	12,000	-	-	-	-	-
Property Acquisitions	-	-	1,000,000	1,000,000	1,000,000	1,000,000
Audio-Visual Equipment Upgrade	65,000	-	-	-	-	-
Speed & Traffic Control Equipment	37,422	-	-	-	-	-
Vehicles	-	-	-	-	-	-
· Administration	-	-	-	55,000	-	-
· Planning	-	-	-	-	-	-
· Building Department	-	-	-	-	55,000	-
· Public Safety	-	-	-	55,000	-	-
· Public Works	23,944	-	110,000	70,000	70,000	70,000
· Wildlife	-	80,000	55,000	-	55,000	55,000
	-	-	-	-	-	-
<b>Total Capital Expenditures</b>	<b>\$ 647,366</b>	<b>\$ 895,000</b>	<b>\$ 14,175,000</b>	<b>\$ 1,180,000</b>	<b>\$ 1,180,000</b>	<b>\$ 2,125,000</b>



**TAB 8**

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# **TOWN COUNCIL**

**Agenda Item**

TOWN OF KIAWAH ISLAND

**ORDINANCE 2025-09**

**AN ORDINANCE TO REPEAL AND REPLACE ARTICLE 16 – BEACH MANAGEMENT**

**WHEREAS**, the Town of Kiawah Island Code of Ordinances currently contains Article 16 – Beach Management; and

**WHEREAS**, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to repeal and replace Article 16 - Beach Management to promote the safe and responsible recreational use of the Town’s beaches, marine resources and environs, and to prohibit uses and activities that would interfere with or impede normal recreational uses, adversely impact wildlife and the environment, or endanger members of the public; and

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

**Section 1                      Purpose**

The purpose of this Ordinance is to repeal and replace Article 16 – Beach Management.

**Section 2                      Ordinance**

The Town hereby repeals Article 16 – Beach Management and replaces it as shown in the attached “**Exhibit A.**”

**Section 3                      Severability**

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

**Section 4                      Effective Date and Duration**

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

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

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

**ATTEST:**

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

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

DRAFT

## **Article 16 – BEACHES AND WATERWAYS**

### **CHAPTER 1. - BEACHFRONT JURISDICTION AND MANAGEMENT**

#### **Sec. 16-101 - Purpose**

This chapter is adopted to promote the safe and responsible recreational use of the Town's beaches, marine resources and environs, and to prohibit uses and activities that would interfere with or impede normal recreational uses, adversely impact wildlife and the environment, or endanger members of the public.

#### **Sec. 16-102 – Town Jurisdiction**

S.C. Code Section 5-7-30 confers upon municipalities the authority to adopt regulations and ordinances and exercise police powers to protect the health, safety, and welfare of its citizens and visitors within the Town municipal limits and grant franchises for the use of public beaches. Section 5-7-140 extends municipal police powers one mile seaward of the high tide line and to the low water mark of any navigable body of water other than the Atlantic Ocean (or the middle of such body of water). Section 5-7-145 authorizes municipalities to enact and enforce beach safety regulations within its jurisdictional limits. Section 48-39-350 directs local governments to enact a comprehensive beach management plan consistent with and meeting the requirements of the SC Beachfront Management Reform Act.

#### **Sec. 16-103 - Plan adopted**

The updated 2020 Comprehensive Beach Management Plan for the Town of Kiawah Island is hereby adopted by reference as if fully set forth herein, and shall constitute the Town's Comprehensive Beach Management Plan in accordance with applicable South Carolina Law.

### **CHAPTER 2. - DEFINITIONS**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section:

*Active Beach* means the area seaward of the toe of the Primary Dune or escarpment.

*Artificial Light* means any source of light, including both interior and exterior, emanating from a manmade device, including but not limited to: incandescent, mercury vapor, metal halide, or sodium lamps, flashlights, spotlights, street lights, construction or security lights.

*Beach* is inclusive of (1) those lands subject to periodic inundation by tidal and wave action so that no nonlittoral vegetation is established, (2) those areas between the mean low-

water mark and the mean high-water mark from Captain Sam's Inlet in the west to the northernmost portion of Little Bear Island in the east, (3) those areas between the mean high-water mark extending landward to the toe of the Primary Dune from Captain Sam's Inlet in the west to the northernmost portion of Little Bear Island in the east, and (4) those areas from the mean low-water mark for a distance of 300 yards into the waters of the Atlantic Ocean.

*Beach and Dune System* means the Beach and Dune collectively.

*Beach Walkover* means a structure designed to provide pedestrian access from either private homes, community access points, or adjacent streets to the beach, typically consisting of a wood boardwalk structure, stairs, ramps, or a combination thereof.

*Community Beach Walkovers* means those serving regimes, clubs, associations, commercial entities, or the general public intended to provide high-volume access to the beach.

*Critical Habitat* are environs designated by the Town that provide essential foraging, roosting, and nesting habitat for endangered or threatened species.

*Dawn* means 30 minutes before sunrise.

*Dune(s)* is inclusive of the Primary Dune and all dunes seaward of the Setback Line.

*Dusk* means 30 minutes after sunset.

*Leash* is a physical lead not longer than 16 feet that is made of material sufficient to effectively restrain the pet. Electronic collars do not constitute a leash.

*New Development* means and includes new construction and remodeling of existing structures when such remodeling includes alteration of exterior lighting.

*Nuisance* refers to any behavior or activity of a pet that can reasonably be considered threatening, dangerous, or persistently disruptive to other pets, wildlife, or humans.

*On Leash* means that a physical restraint is secured to the animal's collar or harness, and continuously held by a competent person physically capable of restraining the animal.

*Point Source* means the bulb, lamp, or glowing elements of a fixture from which light is emitted.

*Primary Dune* means a dune which constitutes the front row of dunes adjacent to the Atlantic Ocean, has a minimum height of thirty-six (36) inches as measured vertically from the crest to the toe of the dune and forms a nearly continuous line for five hundred (500) shore parallel feet.

*Setback Line* means the line set by the South Carolina Department of Environmental Services - Bureau of Coastal Management (SCDES - BCM) that delineates the boundary within which the state has direct permitting authority for activities in the beach/dune system.

*Shading Coefficient* means a coefficient expressing that percentage of the incident radiation which passes through the window as heat.

*Special Management Zone* means a designated section of the beach that is vulnerable to storm surge and overwash. These areas typically have limited secondary dune protection.

*Suitable Nesting Habitat* are environs designated by the Town that contain the physical or biological features conducive to shorebird nesting and/or have historically been utilized for nesting.

*Tinted or Filmed Glass* means window glass which has been covered with window tint or film such that the material has a Shading Coefficient of 0.45 or less.

*Under Control* is a pet that is closely supervised, kept within sight and under voice control ensuring the safety and well-being of both the pet and the surrounding community.

(Code 2004, § 5.7.20; Ord. No. 1991-03, 7-11-1991; Ord. No. 2015-02, § 1, 7-28-2015)

### **CHAPTER 3. - BEACH AND DUNE SYSTEM**

#### **Sec. 16-301 – Beach and Dune Protection**

No building, fence, or other structure shall be erected, placed or altered within the Beach and Dune System unless permitted by the Town and until all applicable state and federal permits have been issued. Mitigation may be required as a condition of any permit granted.

#### **Sec. 16-302 – Dune Alteration**

No person shall alter, destroy or remove any portion of the Dune or vegetation thereon unless permitted by the Town and until all applicable state and federal permits have been issued.

#### **Sec. 16-303 – Pedestrian Traffic in Dunes**

No person shall walk on any portion of the Dunes other than via Beach Walkovers, existing, non-vegetated foot paths in front of Beach Walkovers, other designated beach access points, unless on official business.

#### **Sec. 16-304 – Shoreline Alteration**

No alterations shall be made to the natural shoreline, inlet location, or to existing natural beach elevation unless permitted by the Town and until all applicable state and federal permits have been issued.

#### **Sec. 16-305 - Vehicle Use**

- (a) No vehicle, to include electric-assist bicycles and any other mode of transportation that is propelled by a motor or any other battery- assisted devices, including but not

limited to, battery-assisted motorized skateboards or battery-assisted motorized mono-wheel skateboards, shall be driven or operated on the Beach and Dune system of Kiawah Island, except as authorized below:

- (1) Emergency vehicles.
  - (2) Town and other authorized government vehicles.
  - (3) Vehicles used in the turtle monitoring program.
  - (4) Vehicles used to conduct Town-approved beach surveys.
  - (5) Vehicles used in conjunction with Town contracts, concessions, franchise agreements, or operation agreements.
  - (6) Kiawah Island Community Association security and maintenance vehicles.
  - (8) Small open motorized vehicles and medical devices may be operated by, or for the benefit of, individuals who have a physical or mental disability which is recognized by state or federal law, and which would otherwise preclude their use and enjoyment of the beach.
  - (9) Any other vehicles deemed essential by the Town.
- (b) Except in cases of an emergency, vehicles which are authorized to be driven or operated on the beach shall comply with the following requirements:
- (1) Vehicles shall be operated so as not to endanger or unreasonably disturb beachgoers, wildlife or marine life, and designated critical habitat areas, including shorebird and turtle nesting areas.
  - (2) Vehicles shall not exceed a speed of fifteen miles per hour.
  - (3) Vehicles shall be operated on the wet sand when possible.
  - (4) Vehicles shall not be driven onto or within any Dune or vegetated area.
  - (5) Vehicles shall enter the beach only from designated vehicle access points.
  - (6) Vehicles shall be equipped with four-wheel drive.
  - (7) Vehicle operators must obtain a beach driving certification from the Town.

**Sec. 16-306 - Digging on the Beach and Dune**

- (a) No person shall dig any hole to a depth of greater than 12 inches on the Beach.
- (b) No person shall possess a metal shovel of any type within the Beach and Dune System.

- (c) Anyone digging a hole or creating a sand structure must restore the sand to its natural condition either before leaving the beach or no later than 30 minutes prior to sunset.
- (d) Exceptions: (1) Authorized personnel and (2) sponsored KICA, KIGR, KI Club or Town events. All holes created shall be filled at the end of the event.

### **Sec. 16-307 – Discharge on the Beach**

Outfalls or other means of direct discharge onto the Beach are prohibited.

## **CHAPTER 4 - WILDLIFE AND MARINE LIFE**

### **Section 16-401 – Wildlife and Marine Life Protection**

In addition to any other applicable state or federal laws, no person shall physically harm or harass sea turtles (including eggs, nests and hatchlings), marine mammals or any seabird or shorebird (including eggs, nests and young).

- (a) For the purpose of this section, the term "harass" shall mean any act that has the potential to harm or otherwise disturb by disrupting behavioral patterns, including, but not limited to: migrating, breeding, feeding, or roosting.
- (b) Nothing herein shall preclude or otherwise limit the activities of any individual, employee, group or organization which has been duly authorized by an agency or department of the Town, state or federal government.

## **CHAPTER 5 - CONTROL OF PETS**

### **Sec. 16-501- Control of Pets on the Beach and Dune System**

- (a) Pets are not permitted in Critical Habitat.
- (b) Pets are not permitted on any portion of the Dunes. Pets shall traverse the Dunes via Beach Walkovers, existing, non-vegetated foot paths in front of Beach Walkovers, or other designated beach access points.
- (c) Pets are required to be on leash at all times on the beach, except for the locations and time periods specified below:
  - (1) Dog Use Area: Owners may unleash their pets year-round between dawn and dusk in the Dog Use Area which is marked with signage and includes the Beach between the Kiawah East Beach Club and the Ocean Course vehicular access. The pet must be under control, shall not be a nuisance, and the owner/handler must have a leash in their possession. When Suitable Nesting Habitat is identified within the Dog Use Area, the leash restriction in (d) applies.
  - (2) Seasonal Dog Use Area: Owners may unleash their pets from October 16 through February 28 between dawn and dusk in all areas of the beach except those areas

designated as Critical Habitat. The pet must be under control, shall not be a nuisance, and the owner/handler must have a leash in their possession.

- (d) Pets must be on leash seaward of any area designated as Suitable Nesting Habitat during shorebird nesting season, typically between April 1 and July 1

(Code 1993, § 16-502; Ord. No. 99-2, 3-9-1999; Ord. No. 2009-06, § 2(1), 9-1-2009; Ord. No. 2001-2, 3-13-2001; Ord. No. 2010-05, § 2, 8-30-2010; Ord. No. 2013-04, § 2, 5-7-2013; Ord. No. 2014-08, § 2, 8-5-2014)

## **CHAPTER 6 – CRITICAL HABITAT AND SUITABLE NESTING HABITAT**

### **Sec. 16-601 - Designation of Critical Habitat**

Critical Habitat includes all portions of the Beach and Dune System (1) west of the Critical Habitat sign located 800 yards west of Beachwalker County Park and (2) east of the Ocean Course Golf Course vehicular access.

### **Sec. 16-602 - Designation of Suitable Nesting Habitat**

Suitable Nesting Habitat areas will be designated by the Mayor when appropriate based on recommendations from the Town's Environmental Department.

## **CHAPTER 7 - BEACH LIGHTING FOR SEA TURTLE PROTECTION**

### **Sec. 16-701 - New Development**

- (a) Exterior Light Fixtures shall be shielded so that no light illuminates the Beach and the Point Source is not visible from the Beach.
- (b) Tinted or Filmed Glass shall be used in windows visible from the Beach.
- (c) Temporary lights at construction sites shall not be mounted more than 15 feet above the ground. Illumination from the lights shall not spread beyond the boundary of the property being developed, and in no case shall those lights illuminate the Beach or shall the Point Source be visible from the Beach. Lights shall be turned off from 9:00 p.m. until dawn during the period of May 1 to October 31 of each year.
- (d) Pool lighting shall be installed so that those lights do not illuminate the Beach and no Point Source is visible from the Beach.

(Code 1993, § 16-103; Ord. No. 2001-2, 3-13-2001; Ord. No. 2019-01, § 2, 3-5-2019)

### **Sec. 16-702 - Exemptions for New Development**

The provisions of section 16-701 shall not apply to any structure for which a building permit has been issued by the Town, prior to March 5, 2019.

(Code 1993, § 16-104; Ord. No. 2001-2, 3-13-2001; Ord. No. 2019-01, § 2, 3-5-2019)

**Sec. 16-703 - Existing Development**

- (a) Exterior Lights illuminating buildings or associated grounds for decorative or recreational purposes shall be shielded or screened so that those lights do not illuminate the Beach and no Point Source is visible from the Beach or turned off from 9:00 p.m. until dawn during the period of May 1 to October 31 of each year.

(Code 1993, § 16-105; Ord. No. 2001-2, 3-13-2001; Ord. No. 2019-01, § 2, 3-5-2019)

**Sec. 16-704 - Individual Use of Lights**

Use of unfiltered lights (any color spectrum except red), including but not limited to flashlights, bike lights, head lamps, cellular phones, and cameras, are prohibited on the Beach and Dune System from 9:00 pm until dawn during the period of May 1 to October 31 of each year.

(Ord. No. 2019-01, § 2, 3-5-2019)

**Sec. 16-705 - Organized Functions and Special Events**

The illumination from beachfront organized functions or special event lighting shall not spread beyond the boundary of the property and shall not illuminate the Beach nor shall the Point Source be visible from the Beach. No organized functions or special events shall take place on the Beach and Dune System between dusk and dawn during the period of May 1 to October 31 of each year, without approval of the Town.

(Ord. No. 2019-01, § 2, 3-5-2019)

**CHAPTER 8 – BEACH WALKOVERS**

**Sec. 16-801 – State Requirements Adopted**

All Beach Walkovers must be constructed in accordance with the South Carolina Department of Environmental Services - Bureau of Coastal Management (SCDES - BCM) requirements as set forth in the South Carolina Code of State Regulations, R 30-13(O)(1) and the Town hereby adopts and incorporates these regulations as a part of this Article.

**Sec. 16-802 – Permit Required**

Construction, major repair or modification of any Beach Walkover requires a permit from the Town. A permit is not required for maintenance projects to replace railings or decking if there is no excavation or movement of sand on the Beach and Dune System.

**Sec. 16-803 – Special Management Zones**

Special Management Zones shall be established by the Town to protect sections of the beach that are vulnerable to tidal intrusion due to limited dune protection. Special Management Zones will be designated by the Mayor when appropriate based on recommendations from the Town's Environmental Department.

**Sec. 16-804 – State of Disrepair**

Beach Walkovers shall be maintained in a state of good repair. This applies only to the portion of the walkover on the Active Beach. The Town will conduct periodic inspections, typically in May and after storm events, and shall notify the property owner that the said Beach Walkover is in violation. Owners must bring said walkover into compliance within 30 days of notification. Should said owner fail to repair and/or remove the unsafe portion from the identified Beach Walkover within the 30-day time limit, the Town shall be authorized to modify the identified Beach Walkover and file a real property lien against said owner's property for the costs associated with such removal or modification including reasonable attorney fees.

**Sec. 16-804 – Walkovers Extending onto the Active Beach**

Beach Walkover may not extend more than ten feet onto the active beach. The Town will conduct periodic inspections, typically in May and after storm events, and shall notify the property owner that the said Beach Walkover is in violation. The Town may, at its discretion, choose not to enforce this section after storm events in which the beach is expected to quickly recover and bring the Beach Walkover naturally back into compliance. The owner must submit their remediation plans within 30 days of notification. Once approved, the owner will have 90 days to cut off the boardwalk and remove the debris from the beach. Should the owner choose to rebuild, the normal approval process for a new Beach Walkover will be followed. Should said owner fail to modify the identified Beach Walkover within the 90-day time limit, the Town shall be authorized to modify the identified Beach Walkover and file a real property lien against said owner's property for the costs associated with such removal or modification including reasonable attorney's fees.

**Sec. 16-805 – Community Walkovers Terminating Landward of the Active Beach**

Owners of existing Community Beach Walkovers terminating more than 20 feet landward of the active beach shall be notified by the Town to make corrections and extend Beach Walkovers over the Primary Dune to the Active Beach. If the Beach Walkover is within a Special Management Zone, the Primary Dune height used to determine the Beach Walkover elevation shall be the average height of the Primary Dune thirty feet on either side of the Beach Walkover location. The owner must submit their remediation plans within 30 days of notification. Once approved, the owner will have 180 days to complete said remediation. Should said owner fail to extend and/or modify the identified Community Beach Walkover within the 180-day time frame, the Town shall be authorized to extend and/or modify said Community Beach Walkover and file a real property lien against said owner's property for

the costs associated with such extension and/or modification including reasonable attorney's fees.

### **Sec. 16-806 – Special Management Zone Requirements**

It is unlawful for the deck (the top surface of the wood planking) of any Beach Walkover located in a Special Management Zone to exist at an elevation below the Primary Dune height. The Primary Dune height shall be the average height of the Primary Dune thirty feet on either side of the existing Beach Walkover. Owners of existing Beach Walkovers in violation shall be notified by the Town to make corrections. The owner must submit their remediation plans within 60 days of notification. Once approved, the owner will have 180 days to complete said remediation. Should said owner fail to modify the identified Beach Walkover within the 180-day time frame, the Town shall be authorized to levy fines up to \$100 per day.

### **Sec. 16-807 – Construction Timing**

Beach Walkovers shall not be constructed during the time period from May 1 to October 31 in order to protect sea turtle nests and hatchlings. This seasonal restriction does not apply to Beach Walkover maintenance projects to replace railings or decking if there is no excavation or movement of sand on the Active Beach. The time frame requirements set forth in this section shall not accrue during this time period.

### **Sec. 16-808 - Exceptions**

The Town may grant an extension or modifications to the above date and time frames to owners of Beach Walkovers in the event of extenuating circumstances.

## **CHAPTER 9 – GENERAL BEACH REGULATIONS**

### **Section 16-901 - Littering Prohibited**

No person shall leave, or cause or permit to be left, any glass, bottle, glassware, can or pieces thereof, cigarette or cigar butts, or any garbage, waste, litter, trash, debris or refuse of any kind on the beach or dune system or within the waters adjacent to the beach.

### **Section 16-902 – Prohibited Items**

All single-use plastic carryout bags, all plastic straws, all polystyrene/plastic foam products, glass containers, and all balloons are prohibited from possession or use on the Beach (Sec 14-402 (e)).

### **Sec. 16-903 - Glass Containers and Products; Permitted Exceptions**

Glass containers of any kind are prohibited on the Beach and Dune System, unless permitted by the Town for organized events.

### **Sec. 16-904 – Launching, Operating or Retrieving of Vessels Restricted**

- (a) No person shall launch or retrieve a vessel, excluding surfboards, kayaks, paddleboards, rafts, inner tubes or similar devices, anywhere on the Beach and Dune System, except in case of emergency.
- (b) No person shall propel or cause to move any vessel, except kayaks, paddleboards, surfboards, rafts, inner tubes or similar devices within the Beach and Dune System, except in case of emergency.
- (c) The above provisions shall not apply to the portion the Beach along the Stono River from the northern tip of Little Bear Island extending 2300 yards to the south.

(Code 1993, § 16-803; Ord. No. 2001-2, 3-13-2001)

#### **Sec. 16-905 - Overnight Storage of Beach Equipment Prohibited**

No person shall leave overnight on the Beach and Dune System, including under Beach Walkovers, items of any kind whatsoever, unless permitted by the Town. These items include, but are not limited to, tents, tent frames, beach chairs, beach umbrellas, clothing and toys.

(Code 1993, § 16-805; Ord. No. 2001-2, 3-13-2001)

#### **Sec. 16-906 - Public Nudity Prohibited**

It shall be unlawful for any person to appear or travel on the Beach and Dune System in a state of nudity.

(Code 1993, § 16-806; Ord. No. 2001-2, 3-13-2001)

#### **Sec. 16-907 - Fires Restricted**

No person shall build, start, ignite or maintain a fire or open flame, or use any propane fired grill, cooker, or heating device heated by fire on the Beach and Dune System except by permit from the Town

(Code 1993, § 16-811; Ord. No. 2001-2, 3-13-2001)

#### **Sec. 16-908 - Fireworks Restricted**

No person shall use, fire, shoot, discharge or ignite fireworks on the Beach and Dune System, except by permit from the Town (See section 15-209 for further regulations regarding this activity).

(Code 1993, § 16-812; Ord. No. 2001-2, 3-13-2001)

#### **Sec. 16-909 - Breaching of the Peace Prohibited**

No person shall appear on the Beach and Dune System in a grossly intoxicated condition or otherwise conduct himself in a disorderly or boisterous manner.

(Code 1993, § 16-813; Ord. No. 2001-2, 3-13-2001)

**Sec. 16-910 - Commercial Activities Restricted**

No person shall sell or offer for sale any goods or merchandise, or solicit any trade or business on the Beach and Dune System, except under license or written agreement from the Town.

(Code 1993, § 16-814; Ord. No. 2001-2, 3-13-2001)

**Sec. 16-911 - Power to Recall Swimmers**

The duly appointed code enforcement officers of the Town shall have the power and authority to recall from the waters adjoining the beach any person who, in their discretion, shall be in danger of drowning or becoming imperiled, or who may imperil the safety of others, or when the condition of wind, water, weather or any hazard, including the physical and mental condition of the person in the water, shall be such as to constitute a danger to the health, life, or safety of that person, rescue personnel or other persons within the waters.

(Code 1993, § 16-815; Ord. No. 2001-2, 3-13-2001)

**Sec. 16-912 - Organized Functions and Special Events**

Organized functions and special events on the Beach and Dune System are prohibited except by permit from the Town.

(Code 1993, § 16-817; Ord. No. 2001-2, 3-13-2001) (Ord. No. 2013-03, § 2, 5-7-2013)

**Sec. 16-913 - Overnight Sleeping Prohibited**

No person shall sleep on the Beach and Dune System between the hours of 10:00 p.m. and 7:00 a.m.

(Code 1993, § 16-808; Ord. No. 2001-2, 3-13-2001)

## John Taylor

---

**From:** Jody Forrest <jody.forrest@kica.us>  
**Sent:** Tuesday, April 29, 2025 2:35 PM  
**To:** John Taylor; Jim Jordan  
**Cc:** ryan.ellmers@kica.us; Shannon White  
**Subject:** Proposed Changes to Article 16

To Whom It May Concern:

As the Director of Operations for the Kiawah Island Community Association (KICA), I am writing to express KICA staff concerns with proposed changes to Article 16 of the Municipal Code of the Town of Kiawah Island. While we recognize that the beaches, dunes and wildlife may benefit from the codification of regulations, we respectfully request the following be considered.

1. At great expense to the community, KICA abides by current state regulations that allow Beach Walkovers to be constructed two feet above the existing dune. Constructing Beach Walkovers at a height taken from the average of the primary dune thirty feet on either side of the existing Beach Walkover, as proposed in Sec 16-806, will potentially create an unsightly aesthetic for beachfront property. We receive numerous complaints from owners when we lift the Beach Walkovers using the existing regulations and the complaints are only amplified when handrails must be installed. We feel the proposed changes will result in higher elevations and increased use of handrails, resulting in more complaints and higher costs of construction. An unusually high walkover also makes beach access more difficult and creates a perilous dropoff from the highest point of the walkover, which may be up to 15 feet above the ground, given current dune conditions.
2. Although we disagree with the proposed methodology for calculating the height of the Beach Walkovers, if this change is to be adopted by the Town, we would like to request that this methodology be applied to future rebuilds of KICA owned Beach Walkovers and that existing walkovers be grandfathered in.
3. We anticipate that the date restrictions in the proposed changes will negatively impact public safety and we anticipate requesting frequent exceptions. We would like to have a more clearly defined understanding of the permitting process, in general, and if there is a different process for requesting exceptions.

Thank you for your consideration.

Jody Forrest, SFP  
Director of Operations  
Kiawah Island Community Association

Beachwalker Center  
23 Beachwalker Drive  
Kiawah Island, SC 29455  
P: 843-725-5574  
C: 843-343-4294



**TAB 9**

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# **TOWN COUNCIL**

**Agenda Item**



# Request for Town Council Action

**TO:** Mayor and Council Members  
**FROM:** Michael Nardelli, Operations Manager  
**SUBJECT:** Recommendation for Landscape Maintenance Services  
**DATE:** May 6th, 2025

---

## BACKGROUND:

The Town uses a third-party contractor to provide landscape services for all Town-owned trees, shrubs, lawns, and landscape beds along the Kiawah Island Parkway, Beachwalker Drive, and at the Municipal Center. The town currently uses Artigues Landscape Maintenance to perform these services, and they have been our landscape service provider since January 1<sup>st</sup>, 2022. They were awarded a 3-year contract, which ended at the end of 2024 and have been on a month-to-month extension since. Town staff released an RFP for Landscape Service and Maintenance firms to provide bids for this contract.

## ANALYSIS:

After the Request for Proposals (RFP) release date, the RFP was posted publicly, the Town hosted a mandatory pre-bid meeting in which six firms attended. Questions were answered, and an addendum was issued to the firms. After the submission date, a review committee was formed, made up of four staff members who were approved by the mayor to review the bids. Each member reviewed each bid independently and then came together to score each bid based on the RFP's criteria: Price (50 pts), Environmental Stewardship (10 pts), Electric Equipment (20 pts), and References and Professional Experience (20 pts).

To compare the bids apples-to-apples, the committee had to adjust the mulch and pine straw price as some firms did not calculate twice the annual installation cost. Once all the bids were apples to apples, the review committee scored each company as follows:

<b>Artigues Landscaping:</b>	<b>\$73,000</b>
<b>LandOne Group:</b>	<b>\$81,100</b>
<b>Russell Landscaping:</b>	<b>\$60,100</b>
<b>The Greenery Inc:</b>	<b><del>\$83,100</del> – Withdrew Bid</b>
<b>US Lawns:</b>	<b>\$77,100</b>
<b>Yellowstone:</b>	<b>\$49,100</b>

The highest-scoring company contacted us to tell us that they had to withdraw their bid due to an unexpected staffing issue. The review committee conducted extensive interviews with the top three companies that scored the highest to ask in-depth questions regarding their proposals.

## ACTION REQUESTED:

After much discussion and deliberation, Town staff is requesting that the Town Council approve the proposal from LandOne Group for landscape maintenance services at a cost of \$135,289 annually, subtracting from their bid the cost of mulch and pine straw. The review committee feels comfortable that LandOne Group will provide all the services we are requesting, as they have committed to a five-day-a-week service agreement with the Town of Kiawah Island, as no other firm offered such service levels.

**BUDGET & FINANCIAL DATA:**

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



# LAND ONE GROUP

TOWN OF

*Kiawah Island*<sup>®</sup>  
ESTABLISHED  
1988

"Lead the commercial landscape industry in customer experience by creating environments that improve the lives of people and businesses."



**LAND ONE**  
**GROUP**

**INTEGRITY  
DRIVES >>>  
EXCELLENCE**



**UNLEASH  
YOUR POTENTIAL**



**BIGGER  
THAN  
OURSELVES**



**EARN IT  
EVERY DAY**



**START WITH  
WHY?**

## Mission and Core Values

- Mission - "Lead the commercial landscape industry in customer experience by creating environments that improve the lives of people and businesses."

# Company Overview



Locations: Charleston and Greenville with operations in Myrtle Beach



2025 Forecast Revenue: \$10 million



Total Employees: 45



Core Services: Commercial installation (general contractors)  
Commercial maintenance  
Home builder installation services  
Irrigation  
Storm water management services

# Brief History

- Founded in 2016 to support Hunter Quinn Homes
  - Target work was home builders
  - Portfolio mix was 80% home builders and 20% commercial GC's
- 2017-2021: portfolio consisted of home builders and some small GC jobs.
- 2021-2023: began to sale larger GC jobs and hold maintenance contracts.
- 2023: leadership transition and rebranding began as leadership realized the need for a fresh focus on new core values and initiatives.
- Rebranded in 2024 with focus on expansion of regional footprint and presence in the design build and maintenance space.
  - Opened in Greenville
  - Implemented ERP to streamline processes and systems



# Our Team



Principal Owner – Will Herring



President – Gary Ostroski



Greenville Branch Manager – Greg Williams



Three Project Managers

8 Supervisors

37 total front-line workers



Business Developer – Anne Derbyshire



Estimator – Zach Weeks



Controller

# Key Differentiators

Local leadership with national expertise

Competitive pricing and high-quality standards

Strong experience with high volume installation work.

Key hires made to bolster maintenance division

Strong financial position without the burden of private equity or share holders.

# Target Market

## Home Builders

- Custom home installs and track home installs for large builders.

## General Contractors working with select group of landscapers

- Target in the \$50k - \$1mm+ project range.

## Commercial Maintenance

- Target industrial parks, office parks, retail and mixed use, hotels, multi-family.

# Notable Projects and Clients

## Commercial

- Camp Hall Volvo for Frampton Construction
- Port 95 with Peak Construction
- Recently awarded Residence Inn Patriots Pointe with Frampton

## Maintenance

- Berkely Homes
- Bosch Plant
- Port 95

## Home Builder

- Hunter Quinn Homes
- DR Horton
- Ashton Woods
- Grantham Homes
- Mungo Homes

# Target Locations - 2030

Charleston - Current

Greenville - Current

Myrtle Beach - 2025

Beaufort - 2026

Spartanburg - 2027

Palm Coast/Jacksonville - 2026

Charlotte - 2027



Thank You!

Gary Ostroski

President

[gostroski@landone.com](mailto:gostroski@landone.com)

843-376-8431

287 Luken Road, Goose Creek, SC 29445



## First Impression Plan for Landscaping Maintenance

First Impression plan for landscaping maintenance involves focusing on key areas that will have the most immediate impact on the appearance of a property. Here's a structured plan to help you get started:

### **Initial Assessment**

1. **Walkthrough Inspection**: Conduct a thorough inspection of the property to identify areas that need immediate attention.
2. **Client Consultation**: Discuss with the client their vision, preferences, and any specific requirements they have for the landscape.

### **Immediate Actions**

1. **Clean-Up**: Remove any debris, fallen leaves, and litter from the property. This instantly makes the area look tidier.
2. **Weeding**: Remove weeds from flower beds, lawns, and pathways to give a well-maintained appearance.
3. **Pruning and Trimming**: Prune overgrown shrubs, bushes, and trees. Trim edges along walkways, driveways, and garden beds.
4. **Mowing**: Mow the lawn to an even height, ensuring edges are neatly cut.

### **Enhancements**

1. **Mulching**: Apply fresh mulch to flower beds and around trees. This not only improves aesthetics but also helps retain moisture and suppress weeds.
2. **Edging**: Define edges of lawns, flower beds, and pathways to give a clean, sharp look.
3. **Plant Care**: Deadhead flowers, remove any dead or diseased plants, and fertilize as needed to promote healthy growth.

### **Inspection and Follow-Up**

1. **Review Work**: Inspect the completed work to ensure all tasks meet quality standards and the client's expectations.
2. **Client Walkthrough**: Conduct a walkthrough with the client to address any concerns and highlight improvements.
3. **Maintenance Schedule**: Develop a regular maintenance schedule to keep the landscape looking its best year-round.

### **Additional Considerations**

1. **Seasonal Planting**: Introduce seasonal flowers or plants to add color and variety throughout the year.
2. **Watering Systems**: Check and adjust irrigation systems to ensure proper watering.
3. **Lighting**: Inspect and clean outdoor lighting fixtures to enhance evening appeal.

This plan prioritizes tasks that create a strong first impression and lays the foundation for ongoing landscape maintenance.

**Contact name:**

**Invoice person contact:**

**LandOne Rep:**

**Date:**

**Notes:**



**Please accept this \$5,000 enhancement voucher to be included with an awarded contract for landscape maintenance services.**



## **YOUR TEAM**

Your dedicated leadership team has over 50 years of combined experience in managing large landscape installation and maintenance projects like Kiawah Island. Both Santiago, our Director of Operations, and Gary Ostroski, our President, collaborated on servicing the Town of Wake Forest in North Carolina.

Ostroski also managed the landscape maintenance for the Inner Harbor in Baltimore, Maryland at a time when they launched their "Swimmable/Fishable Harbor Initiative, which sought to reduce nitrogen in the Baltimore Harbor by way of planting native plant material and installing floating wetlands. Most recently, Ostroski managed resorts on Hilton Head Island that included Palmetto Dunes, Marriott Vacation Clubs, Indigo Run, Sea Pines, Long Cove and others.

We will take our experiences from successfully managing these projects and provide you with a unique management plan.

## **MANAGEMENT PLAN**

Our management plan is to have a dedicated onsite supervisor that only services The Town of Kiawah Island. During peak growing season we will direct report a minimum of two individuals to the property five days per week. During the off-season we will direct report a minimum of one individual to the property five days per week. This will provide greater flexibility in responding to town requests. This will also allow us to provide more oversight and control with litter and flexibility to add some Saturday litter hours when needed.

## **EQUIPMENT PLAN**

We will deploy a nearly 100% electric fleet from day one. All blowers, string trimmers, hedge trimmers and other handheld tools will be battery powered. We will utilize an electric Polaris (or similar) to navigate the property with our on-site team. Our push mowers will also be battery powered.

- Electric string trimmer
- Electric back pack/handheld blowers
- Electric push mowers

- Electric hedge trimmers
- Electric on-site vehicle
- Manual backpack sprayer
- Electric and gas chain saws
- Gas aerator
- Gas 60" mower
- Gas turf application vehicle
- Gas management vehicles

### **GROW INITIATIVE**

Our team is well versed in planting and maintaining native plants. Ostroski was part of a team that aimed to make the Baltimore Harbor swimmable and fishable by planting native plants, installing floating wetlands and reducing the use of nitrogen-based fertilizers around the Inner Harbor. Our team will be trained on these methods as they apply to the Town of Kiawah and your unique initiatives.



## Exhibit C – RFP Checklist and Submittal Forms

NOTE: These items are the criteria for evaluating your proposal. Please make sure that the following items are included with your submittal:

- Submittal Form (Required)
- Non-Collusion Oath (Required)
- Documentation of Insurance Coverage (Required)
- Copy of Business License (If applicable)
- Minority/Women-Owned Business Certification (Preferred but not required)
- Organization Information – (Required)
- Personnel List (i.e., names of persons to be used in this engagement) (Required)
- Equipment List - List equipment to perform the scope of work.
- References (Required)

You do not have to submit the Bidder's Checklist, which is included for your convenience. However, you must provide all required information.

Failure to submit the required items may deem your submittal to be non-responsive.

DATE: April 8, 2025

## ORGANIZATIONAL INFORMATION

NAME OF BIDDER: LandOne Group, LLCBUSINESS ADDRESS: 287 Luken RdGoose Creek, SC 29445**BY SUBMITTING THIS PROPOSAL, THE UNDERSIGNED BIDDER REPRESENTS:**

1. The Bidder has carefully examined specifications for the Services;
2. The Bidder is familiar with all the conditions surrounding the performance of the Services;
3. If awarded the Contract, the Bidder will provide all labor, material, supplies and equipment necessary to execute the Services in accordance with the Contract Documents;
4. The Bidder understands the Town reserves the right to reject any or all responses which does not meet the proposal requirements, or all proposals in the event the Project is canceled, postponed, or if it is in the best interest of Town of Kiawah Island;
5. If awarded the Contract, will enter and execute a contract as specified in the Request for Proposal;
6. The Bidder is legally able to enter into and perform a contract, if awarded;
7. The Bidder is current on all taxes and fees owed to the Town, as applicable;
8. The Bidder has provided proof of insurance as required by the Town.

I. PERSONNEL:

Provide a list of personnel that will be committed to this engagement and their job function.

Gary Ostroski - President

Santiago Palacio - Director of Operations

Nelson Tome - Sr Production Manager

Larry Ferguson - Supervisor

II. EXPERIENCE:

At least three (3) references for similar work performed are required; however, you may provide as many as five (5) references.

1. COMPANY NAME: Port 95

Contract Title Landscape Maintenance

Contract Period: From 7/01/2024 To 6/30/2026

Geographic Area Served Charleston, Tri- County, Saint George

Scope of Work: Maintenance Contract

Contracting Office: CBRE

Contact Name: Moore Gandy

Title: Associate Director - Property Management

Address: Winding Woods Rd

City Saint George State: South Carolina

Telephone: 8430577.0702

Email: moore.gandy@cbre.com

II. **EXPERIENCE (Continued):**

2. **COMPANY NAME:** Frampton Construction  
Contract Title Camp Hall 4A Installation  
Contract Period: From 12/15/2023 To 07/25/2024  
Geographic Area Served Volvo Drive  
Scope of Work: Full Service Installation and Maintenance  
Contracting Office: Frampton Construction  
Contact Name: Ryan Colucci  
Title: Project Manager  
Address: 9705 Hay 78, Ste 105  
City Ladson State: South Carolina  
Telephone: 843.693.3795  
Email: rcolucci@frampton.construction.com

3. **COMPANY NAME:** Bosch  
Contract Title Maintenance Contract  
Contract Period: From 03/01/2023 To 02/28/2026  
Geographic Area Served Summerville, Tri- County Area  
Scope of Work: Landscape Maintenance  
Contracting Office: J.L.L.  
Contact Name: Aimee Glover  
Title: Property Manager  
Address: 1144 Nexton Way,  
City Summerville State: South Carolina  
Telephone: 843.577.1161  
Email: aimee.glover@jll.com

4. **COMPANY NAME:** Townes at Carlina Grove  
Contract Title Landscape Maintenance  
Contract Period: From 01/01/2023 To 12/31/2025  
Geographic Area Served Charleston, Moncks Corner  
Scope of Work: Landscape Maintenance  
Contracting Office: Forestar  
Contact Name: Jessica Shipman  
Title: Property Manager  
Address: Blue Haw Drive  
City Moncks Corner State: South Carolina  
Telephone: 843.945.7020  
Email: jessicashipman@forestar.com

5. **COMPANY NAME:** Lowcountry Office Regime  
Contract Title Landscape Maintenance  
Contract Period: From 07/01/2024 To 06/30/2026  
Geographic Area Served Mount Pleasant  
Scope of Work: Landscape Maintenance  
Contracting Office: Strategic Asset Management  
Contact Name: Harris Myers  
Title: Property Manager  
Address: 353 N Shelmore Blvd  
City Mount Pleasant State: South Carolina  
Telephone: 843.416.1062  
Email: hmyers@samcharleston.com

**BUSINESS LICENSE:**

The Bidder is not required to have a valid business licenses to submit a Proposal. However, the Bidder must possess a valid Business License for business undertaken within the corporate limits of the Town of Kiawah Island.

Does your business have a valid **Town of Kiawah Island** Business License?

\_\_\_ Yes \_\_\_ No If yes, list the number we will get one or renew the one we have

Contact (843) 768-9166 with any questions. If no, a business license must be obtained upon award of the contract.

**INSURANCE:**

The successful Bidder, at his own expense, shall keep in force and at all times and maintain during the term of any contract resulting from this RFP the insurance requirements as outlined below.

**GENERAL LIABILITY:** \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a \$2,000,000 general aggregate limit.

**AUTOMOBILE LIABILITY:** \$1,000,000 combined single limit per accident for bodily injury and property damage.

**WORKERS' COMPENSATION:** Statutory limits are required by South Carolina state law and employer's liability limits of \$100,000 per accident.

The successful Bidder shall provide an acceptable Insurance Certificate(s) and Endorsement(s) to the Town no later than the execution of any contract resulting from this RFP. The Town reserves the right to receive any additional documentation or information verifying insurance coverage as the Town deems necessary. The Town may contact the successful Bidder's insurance agent(s) or carrier(s) directly concerning any insurance issues.

The Town of Kiawah Island must be advised immediately of any changes in required coverage(s).

**INDEMNIFICATION**

Except for expenses or liabilities arising from the negligence of the Town, the Bidder hereby expressly agrees to indemnify and hold the Town of Kiawah Island harmless against any and all expenses and liabilities arising out of performance or default of any resulting contract as follows:

The Bidder expressly agrees to the extent that there is a causal relationship between its negligent, reckless or intentionally wrongful action or inaction, or the negligent, reckless or intentionally wrongful action or inaction of any of its employees or any person, firm or corporation directly or indirectly employed by the Bidder, and any damage, liability, injury, loss or expense (whether in connection with bodily injury or death or property damage or loss) that is suffered by the Town and its employees or any member of the public, to indemnify and save the Town and its employees harmless against any and all liabilities, penalties, demands, claims, lawsuits, losses, damages, costs, and expenses arising out of the performance or default of any resulting contract from this RFP. Such costs are to include any defense, settlement, or reasonable attorneys' fees incurred by the Town or its employees. This promise to indemnify shall include bodily injuries or death occurring to Bidder's employees and any person directly or indirectly employed by the Bidder (including without limitation any employee of any subcontractor), the Town's employees, the employees of any other independent contractors, or occurring to any member of the public. When the Town submits a notice, the Bidder shall promptly defend any aforementioned action. This obligation shall survive the suspension or termination of this Agreement. The limits of insurance coverage required herein shall not serve to limit this obligation to indemnify. The recovery of costs and fees shall extend to those incurred in the enforcement of this indemnity.

**MINORITY/WOMEN-OWNED ENTERPRISE:**

Are you a Minority or Woman-Owned business? \_\_\_ Yes \_\_\_  No

If so, are you certified? \_\_\_ Yes \_\_\_  No

If you are certified, you must furnish a copy of your certificate with your submittal.

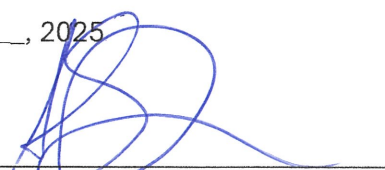
### NON-COLLUSION OATH

COUNTY OF: \_\_\_\_\_

STATE OF: \_\_\_\_\_

Before me, the Undersigned, a Notary Public, for and in the County and State aforesaid, personally appeared \_\_\_\_\_ and made oath that the Bidder herein, his agents, servants, and/or employees, to the best of his knowledge and belief, have not in any way colluded with anyone for and on behalf of the Bidder, or themselves, to obtain information that would give the Bidder an unfair advantage over others, nor have they colluded with anyone for and on behalf of the Bidder, or themselves, to gain any favoritism in the award of the contract herein.

SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025



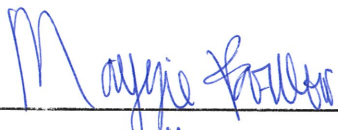
Authorized Signature for Bidder

Please print Bidder's name and address:

~~Gary Ostroski~~ <sup>M.P.</sup> Anne Derbyshire

287 Luken Rd.

Goose Creek, SC 29445



PRINT NAME: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF South Carolina

My Commission Expires: 10-22-2024



### Exhibit D – Price Schedule

Routine Landscape Maintenance (excluding mulch and pine straw)	Annual Cost
Kiawah Island Parkway and Leisure Trail	\$72,827
Roundabout (Circle)	\$5,972
Municipal Center	\$26,300
Beachwalker Drive and Leisure Trail	\$21,540
Sora Rail (solid waste and recycling center)	\$1,000
<b>Subtotal – Routine Maintenance</b>	<b>\$127,639</b>

Additional Services	Annual Cost
Irrigation Maintenance/Monitoring/Quarterly Inspections for all areas	\$4,575
Annual aeration of all turf areas within the contract	\$1,995
Tree Management	\$2,080
Warranty for all plant material (includes plants and installation)	\$3,000
Soil testing	\$1,000
<b>Subtotal – Additional Services</b>	<b>\$12,650</b>

Mulch and Pine Straw	Quantity per application	Annual Cost
Kiawah Island Parkway and Bike Path (double shredded hardwood mulch 1x)	290 Cubic Yards	\$20,300
Roundabout (double shredded hardwood mulch 1x)	10 Cubic Yards	\$700
Municipal Center (Longleaf pine straw 2x per year)	2700 Bales	\$15,930
Beachwalker Drive and Bike Path (Longleaf pine straw 2x per year)	2700 Bales	\$15,930
<b>Subtotal – Mulch and Pine Straw</b>		<b>\$52,860</b>

Unit Prices for Additional Services	Unit	Annual Costs
Double-shredded hardwood mulch per cubic yard (installed)	Cubic yard	\$70
Longleaf pine needles per bale (installed)	Bale	\$5.90
Laborer hourly rate	Hour	\$40
Supervisor hourly rate	Hour	\$60
Tree pruning (under 15')	Hour	\$40
Tree pruning (over 15')	Hour	\$60
Annual plantings	Square foot	\$6.50
Irrigation repairs – labor	Hour	\$50
Minor storm cleanup	Hour	\$40

Storm Response Services	Unit	Annual Costs
Debris removal crew (3 person minimum)	Hour	\$40/hr/person
Supervisor	Hour	\$60
Equipment operator	Hour	\$75
Chipper with operator	Hour	\$75
Dump truck with driver	Hour	\$100
Emergency response fee (after hours/holidays)	Each call	\$65

Summary	Annual Costs
Routine landscape maintenance	\$127,639
Additional services	\$12,650
Mulch and pine straw	\$52,860
<b>TOTAL ANNUAL COST</b>	<b>\$193,149</b>

**COMPANY INFORMATION**

NAME OF COMPANY: LandOne Group, LLC

  
Signature

Gary Ostroski  
Print Name

Title: \_\_\_\_\_ (i.e., Owner, Partner, Corporate Officer, etc.)

Address: 287 Luken Road

City: Goose Creek State: South Carolina Zip: 29445

Telephone Number: 843.647.9248 Business Fax Number: \_\_\_\_\_

Email Address: gostroski@landone.com

Is your firm a \_\_\_\_\_ Corporation, \_\_\_\_\_ Sole Proprietorship, or \_\_\_\_\_ Partnership?

If incorporated, please list state of incorporation: \_\_\_\_\_

FEIN or SSN: 47-4024483

**Exhibit E – Back Flow and Irrigation Plans**



Equipment list used to perform the scope of work

**All electric from day 1**

- 4x Stihl BGA 300 Battery Backpack Blower
- 3x Stihl KMA 135R Battery Kombi Motor
- 2x Stihl HLA 56 Extended Hedge Trimmer
- 2x Stihl FCA 135 Battery Edger
- John Deer Gator GS Electric Utility Vehicle
- 1x utility trailer

**Not electric have transition plan**

- 60" zero turn mower
- 60" zero turn mower
- 48" walk behind mower
- 36" walk behind

**Mission - "Lead the commercial landscape industry in customer experience by creating environments that improve the lives of people and businesses."**

# SAFETY MANUAL



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## SECTION 1.0 — RESPONSIBILITIES AND POLICIES

### 1.1 — SAFETY

We take pride in our safety record and continue to take measures to improve on it. Our goal is to have a safe work environment for all employees.

As a contractor, we are obligated by law to comply with the rules and regulations set forth by the U.S. Government Occupational Safety Health Act. We cooperate with other contractors and owners with whom we work by enforcing our safety program at all times.

We appreciate your continued cooperation to carry out the company's safety program by reporting unsafe conditions, tools, equipment, and people to your supervisor.

**LET'S KEEP UP THE GOOD WORK!**

### 1.2 — EMPLOYEE RESPONSIBILITIES

It is the duty of each employee to know the safety rules and shall be his/her duty to conduct all of his/her business in strict compliance of the same. Disregard for the safety rules set forth shall be grounds for dismissal.

In the event that you are injured while working, notify your supervisor, He/she will see to it that you receive the proper first aid and medical attention. The employee is responsible to fill out a safety/equipment incident report within 24 hours of his/her incident. The supervisor will ensure that proper records are maintained. **ALL INCIDENTS** must be reported, no matter how minor they may seem when they occur, so you will be protected if the incident becomes complicated. An incident that is not reported at all or reported in a timely manner makes it doubtful that the company's insurance carriers will accept the claim.

It is the duty of all employees to make full use of the safeguards provided for their protection. It is an employee's responsibility to abide by and perform the following requirements:

- Wear suitable work boots in good repair. Wearing sneakers or lightweight shoes is prohibited. Laced boots with safety toes are preferable.
- Use safety gear when performing operations where exposure to an injury is present (i.e., eyewear, ear protection, gloves, vests, hardhats).
- Be aware that certified training is required for all equipment operation.
- Use extreme caution when operating power equipment.

LandOne Group, LLC  
287 Luken Rd.  
Goose Creek, SC 29445  
(O) 843.300.1883 | (M) 843.642.7877  
[www.landonegroup.com](http://www.landonegroup.com)

- Do not remove safety guards except for the purpose of adjustment oiling or repairs. Report any guard not accomplishing its intended function.
- Do not operate machinery unless a guard or method of guarding is in good working order, in place, and operative.
- Remove spark plug wires from machines before oiling, fueling, adjusting, or repairing.
- Lift correctly to avoid sprains, strains, and back injuries. Get help on heavy loads. Employees are expected to comply with the stretching program standards.
- Wear seatbelts in all company vehicles and tractors at all times and turn headlights on whenever the vehicle is in motion.
- Unless posted otherwise, speed limit inside residential communities should be assumed to be 15 MPH.
- Do not engage in horseplay while working. Any fighting or threats made will be reported to the proper authorities.
- When backing a vehicle, use hand signals. These signals must be thoroughly understood before a job is begun. When in doubt, ask. Hand signals are preferable and shall be given by only one person at a time and such person must be in a position to have a clear, unobstructed view.
- Remember that children are not allowed on the job site.
- Do not work underneath or over others without first notifying them and seeing that the proper safeguards have been arranged.
- Store tools and materials to avoid injury.
- Leave jobs in a safe condition. Before leaving the job, employees shall correct or arrange to give warnings of any conditions that might result in injury.
- Report observed dangerous conditions or practices at once to your supervisor.
- Know where first aid and firefighting equipment are located.
- When smoking, dispose of cigarette butts properly. Smoking will not be prohibited within 50 feet of any home.

- The use of drugs and alcohol will not be permitted at any time on LandOne Group, LLC property, within their vehicles, or on the property of any of our clients or suppliers. Violation of this policy may lead to immediate termination.

### 1.3 — DRIVER RESPONSIBILITIES

- Know and comply with local and state traffic regulations.
- Become familiar with the operation of the vehicle assigned to you. Know what it can and cannot do. If you ever don't feel safe driving, let someone else take over.
- **Keep your vehicle mechanically sound. Report deficiencies to your supervisor.**
- Visually check any piece of equipment and fluids before using them.
- Have the right attitude. Be considerate and use common sense with respect to the protection and right of other drivers as well as pedestrians. Keep your temper! Be patient!
- Avoid parking on hills unless absolutely necessary. When you do, put the vehicle in the opposing gear, apply emergency brakes, and contact the curb with the front wheels turned in if headed downhill (turned out if headed uphill) and put a chock on the downgrade wheel.
- When mechanical trouble develops and you must stop on the side of the road, put out flares or other warning devices immediately in accordance with regulations.
- When possible, exit the vehicle from the curb side while on public highways.
- Adapt vehicle speed to weather, road conditions, traffic, and visibility and **NEVER** exceed posted speed limits.
- Allow at least one truck or truck and trailer length of space for each 10 miles of speed between you and the vehicle ahead.
- Avoid sudden stops to keep from being hit from the rear.
- Stop for school buses then proceed at a safe speed. Comply with local school bus traffic laws.
- Give correct signals far enough in advance to be seen.
- Avoid making U-turns.
- Smoking is **not** allowed in company vehicles.

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- **REPORT ALL ACCIDENTS PROMPTLY.** Trucks are equipped with accident kits and it is the driver's responsibility to check them for any missing items.
- Keep windshields and mirrors clean at all times.
- Lower dump bodies immediately after dumping. Check tailgate latch before loading/unloading.
- Check for overhead obstacles before loading.
- **Be defensive.** Watch out for yourself as well as others. Never assume that an equipment operator has seen you. Never assume that an equipment operator will not make a mistake.
- Never carry a load heavier than your truck will handle.

#### 1.4 — MODIFIED WORK PROGRAM

*LandOne Group, LLC* is committed to our employees' overall physical, mental, and financial well-being. Our modified work program is designed to be of mutual benefit to both our injured employees and the company.

In the event that an employee has an injury on the job, the employee will be taken in for medical treatment. Should the physician find that this employee's physical status has changed due to the injury, the employee will be assigned to our modified work program.

The injured employee will report to his/her department manager with a copy of the physician's instructions and physical limitations. The manager will honor these instructions by providing proactive modified work duties when the injured employee restriction can be accommodated.

The benefits to our modified work program are twofold. The injured employee benefits from this program by remaining actively employed, thereby increasing his/her self esteem and maintaining a positive attitude that can be an asset when recovering from a physical injury. The employee's earning ability also remains stable, thereby relieving the stress from lost wages that could be detrimental to his or her recovery process. The company benefits by not having to lose and replace a member of the workforce for an extended time period and avoiding time-loss penalties.

## SECTION 2.0 — GENERAL RULES AND DISCIPLINE

### 2.1 — DRUG AND ALCOHOL ABUSE

The company recognizes the problems and hazards associated with drugs and alcohol and, therefore, prohibits their use, possession, or distribution on company property.

A drug/alcohol free environment shall be assured by —

1. Prohibiting the use, possession, or distribution of any alcoholic beverages, intoxicants and narcotics, illegal or unauthorized drugs, “look-alike” or simulated drugs, and drug-related paraphernalia on company property. Employees will not report for duty under the influence of any drug, alcoholic beverage, intoxicant, narcotic, or other substance, including legally prescribed drugs and/or medications that will adversely affect their working ability, alertness, response, coordination, or jeopardize the safety of others.
2. Requiring drug and alcohol screening tests is a condition of employment. All employees and potential employees must give the company written authorization to conduct drug and alcohol screening tests whenever one of the following items occurs:
  - Whenever an employment offer is being considered, the applicant may be tested prior to the company making the offer of employment.
  - Whenever an employee is involved in a work-related accident resulting in an injury or property damage.
  - Whenever the immediate supervisor, along with another company manager, suspects an employee of using or working under the influence of alcohol or drugs.
3. Requiring any employee using prescription drugs, prescribed by an authorized medical practitioner, to report this use to his/her immediate supervisor. If it is determined that the prescription drug produces side effects that could be hazardous to job performance, the employee may be sent home at the discretion of the company. Any employee who fails to comply shall be subject to disciplinary actions including immediate discharge.
4. Giving employees with chemical, alcohol, and other drug dependencies the same consideration as employees with other diseases. Therefore, the company supports sound treatment efforts, and the job of the employee will not be jeopardized when he/she conscientiously seeks assistance.

### 2.2 — SMOKING

The company is strongly committed to maintaining and improving the health and wellbeing of all employees. Therefore, employees have the right to work in an environment free of the hazards of tobacco smoke.

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Smoking is not permitted in company vehicles, buildings, and facilities. Smoking is never permitted in areas where there is sensitive or hazardous material. Smoking on company property is only allowed in designated areas.

### 2.3 — DRUG AND ALCOHOL SCREENING TEST

1. Drug and alcohol screening tests will be conducted at the medical facility designated by the company. These tests shall be conducted immediately after the occurrences of the actions defined under *DRUG AND ALCOHOL ABUSE*. Any blood test shall be administered as directed by the physician.
2. Any applicant with a positive urinalysis test will not be eligible for employment.
3. Any employee with a positive urinalysis test result will be subject to the following disciplinary actions:
  - Immediate discharge if the drug use resulted in serious injury to another individual or substantial damage to the project or equipment.
  - The opportunity to seek assistance in overcoming the drug or alcohol problem.
  - Immediate discharge if assistance is declined.
  - Immediate discharge if this is a reoccurrence of a former, documented drug or alcohol problem.
4. The refusal of an employee to submit to a drug test will be viewed as a positive test result. The action taken will be at the discretion of the company.

### 2.4 — EXAMPLE FORM

#### CONSENT TO CONDUCT DRUG OR ALCOHOL TEST

I, \_\_\_\_\_, hereby agree to permit a medical laboratory authorized by *LandOne Group, LLC* to obtain a specimen from me to perform tests on the specimen to determine the presence of drugs or alcohol and to release the results to an authorized representative of the company, and on request of me. I further agree, that, the results of the tests may be introduced as evidence in any proceeding that is in any way related to my employment with the company and to which the company is a party. I understand that such test result will otherwise be kept confidential and will not be released to any party without the further written consent by me except by court order.

I certify that I am not currently using any prescription or nonprescription medication(s) or that the following are the only medication(s) I have used within the past 30 days (list all medications):

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Creek, SC 29445

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I, further, acknowledge that I have received a copy of *LandOne Group, LLC* alcohol and drug abuse policy. If any test confirming results are positive, my employer shall have the right to discharge me.

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Signature

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Date

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Print Name

### **SECTION 3.0 - WRITTEN HAZARD COMMUNICATION PROGRAM**

The following hazard communication program has been developed for Dennis' 7 Dees Landscaping, Inc. The written program will be available in the Safety Manual office for employee review.

#### **3.1 — CONTAINER LABELING**

The containers received for usage at *LandOne Group, LLC* will — • Be clearly and properly labeled as to the hazardous chemical content.

- List applicable hazards and necessary work practice warnings and/or guidelines on the label.
- List the name and address of the manufacturer on the label. Secondary containers, not for immediate use, will also be properly labeled.

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### **3.2 — MATERIAL SAFETY DATA SHEETS (MSDS)**

Copies of the MSDS forms for all hazardous chemicals at *LandOne Group, LLC* will be maintained in the “Right to Know Stations” and available for employee review. MSDS forms will be updated when new products are used or old products are discontinued.

### **3.3 — EMPLOYEE TRAINING**

Employees assigned to perform duties where hazardous chemical may be involved will be given the following information and training.

1. Overview of hazardous communication standard
2. Hazardous chemicals in the work area
3. Work practices and personal protective equipment to prevent adverse exposures to these chemicals
4. Warning properties and types of exposures (i.e., odor, skin contact, ventilation)
5. Emergency procedures to follow if adverse exposure occurs
6. Emergency procedures for spill or nonroutine tasks, such as confined space entry

### **3.4 — INFORMING CONTRACTORS**

*LandOne Group, LLC* will provide the project’s general contractor with the following information:

1. Hazardous chemicals to which employees may be exposed while on the job site and the procedure for obtaining material data safety sheets (MSDS)
2. Precautions employees may take to lessen the possibility of exposure by using appropriate protective measures and an explanation of the labeling system used

### **3.5 — HAZARDOUS NONROUTINE TASKS**

Periodically, employees must perform hazardous nonroutine tasks. Before starting work on such projects, each affected employee will be given information by his/her supervisor about hazardous chemicals to which they may be exposed during such activity

This information will include —

1. Specific chemical hazards employees may be exposed to;
2. Protective/safety measures employees can take to lessen risk of exposure;
3. Measures the company has taken to reduce the hazards.

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### 3.6 — BLOODBORNE PATHOGENS STANDARD

*LandOne Group, LLC* recognizes the need to safeguard workers from health hazards related to bloodborne pathogens. Exposure to blood-borne pathogens occurs in many ways. However, should an employee contract a needlestick injury, he or she needs to be aware of the follow standard procedure to seek medical attention for bloodborne injuries.

1. An injured employee must contact his/her supervisor immediately.
2. Employees are to be assured that the vaccine and vaccination necessary are provided free of charge to the employee.

## ACKNOWLEDGMENT:

## SAFETY MANUAL RECEIPT

I have read and understand the information contained in this manual.

I understand **ALL INCIDENTS** must be reported, no matter how minor they may seem when they occur and it is the duty of all employees to make full use of the safeguards provided for their protection.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature

\_\_\_\_\_

Print Name

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>		<b>CONTACT NAME:</b> Kandee Hagelston CPSR, AIAM	
Brown & Brown of Florida, Inc.		<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>
1720 SE 16th Avenue, Suite 301		<b>E-MAIL ADDRESS:</b> Kandee.Hagelston@bbrown.com	
Ocala	FL 34471	<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Accelerant Specialty Insurance Company	<b>NAIC #</b> 16890
		<b>INSURER B:</b> Auto-Owners Insurance Company	18988
		<b>INSURER C:</b> Colony Insurance Company	39993
		<b>INSURER D:</b> FFVA Select Insurance Company	16236
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	


**COVERAGES**      **CERTIFICATE NUMBER:** 24/25 Term      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR TR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			DCS0000073-00	06/24/2024	06/24/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			54-575795-00	06/24/2024	06/24/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$			XS177320	06/24/2024	06/24/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC85008021652024A	05/26/2024	05/26/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Leased and Rented Equipment			7857579524	06/24/2024	06/24/2025	Limit of Insurance \$100,000 Deductible \$1,000 Actual Cash Value

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

\*Bidding Purposes\*

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
Landone Group LLC 287 Luken Rd  Goose Creek      SC 29445	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 

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# TOWN OF KIAWAH ISLAND

## REQUEST FOR PROPOSAL Comprehensive Landscape Maintenance and Related Services

### 1. IMPORTANT DATES

Event	Date
RFP Release Date	March 17, 2025
Pre-Bid Site Visit (Mandatory)	March 24, 2025, 10:00 AM
Deadline for Questions	March 31, 2025, 5:00 PM
Final Addendum Issued (if necessary)	April 4, 2025
Proposal Submission Deadline	April 11, 2025, 2:00 PM
Anticipated Award Notification	May 6, 2025
Contract Start Date	June 1, 2025

### 2. OVERVIEW

The Town of Kiawah Island, South Carolina ("Town"), is requesting sealed Proposals from qualified firms to provide Comprehensive Landscape Maintenance and Related Services (the "Services" or "Project") for all town-owned properties and facilities, emphasizing environmental stewardship and sustainability.

**3. SCOPE OF SERVICES.** The Scope of Services and required Equipment are outlined in Exhibits A and B, respectively. Services consist of comprehensive and regular landscape maintenance and related tasks including, but not limited to:

- Mowing
- Weeding
- Edging
- Leaf blowing
- Litter and debris removal
- Trimming
- Pruning
- Mulching
- Fertilizing
- Pesticide treatment
- Hurricane/storm preparation and recovery services (on-demand)

The Town reserves the right to accept and award any or all of the Services to multiple firms on a nonexclusive basis.

#### 4. ENVIRONMENTAL PRIORITIES.

1. **Electric Equipment Usage:** The Town mandates the use of electric leaf blowers. Bidders are encouraged to propose and list any additional electric-powered equipment they plan to use for the Services at the commencement of the contract. Proposals demonstrating a broader use of electric-powered equipment will factor in the scoring criteria.
2. **Environmental Stewardship and Grow Native Initiative:** Support the Grow Native initiative, which aims to increase the use of native plants in landscaping projects across the island. This includes:
  - Prioritizing native plants in all new plantings and replacements.
  - Using the Grow Native Plant Database for plant selection.
  - Proposing native alternatives for replacements and new plantings.
  - Adapting maintenance practices to support native plants.
  - Organic/eco-friendly maintenance practices

Bidders should demonstrate their ability to meet these requirements in their proposals.

#### 5. PROPOSAL REQUIREMENTS

##### 5.1. Proposal Requirements

Proposals must include all of the following components:

1. **Completed Submittal Forms** (Exhibit C)
  - Organization Information Form
  - Non-Collusion Oath (notarized)
  - Personnel List
  - References (minimum of 3)
2. **Approach and Methodology**
  - Detailed explanation of how services will be performed
  - Schedule and frequency of services
  - Quality control procedures
  - Staffing plan (including supervision structure)
3. **Transition Plan**
  - Timeline for assuming responsibilities
  - Equipment mobilization plan
  - Initial site assessment approach
4. **Environmental Stewardship Plan**
  - Implementation strategy for Grow Native initiative
  - Organic maintenance practices
  - Sustainability measures
5. **Electric Equipment Plan**
  - List of electric equipment to be used
  - Timeline for transitioning to electric equipment
  - Strategies for addressing challenges with electric equipment
6. **Price Schedule** (Exhibit D)
  - Completed pricing for all line items
  - Additional services pricing

## 7. Supporting Documentation

- Proof of Insurance (or ability to obtain required coverage)
- Business License (if applicable)
- Minority/Women-Owned Business Certification (if applicable)
- Equipment List (model, quantity, type)

### 5.2. Format Requirements

- Submit four (4) printed copies and one (1) electronic version
- Include a table of contents
- Clearly label all sections
- Maximum length: 30 pages (excluding forms and attachments)

## 6. SUBMISSION INSTRUCTIONS

### 6.1. Proposal Submission

- Deadline: 2:00 pm on Thursday, April 311, 2025
- Address: Town of Kiawah Island, 4475 Betsy Kerrison Pkwy, Kiawah Island, SC 29455
- Mark sealed envelopes: "Town of Kiawah Island Landscape Services"
- Email electronic version to Petra Reynolds, Town Clerk, at [preynolds@kiawahisland.org](mailto:preynolds@kiawahisland.org)
- Late submissions will not be accepted or considered

### 6.2. Pre-Bid Site Visit (Mandatory)

A mandatory pre-bid site visit will be conducted on March 24, 2025, at 10:00 AM. Interested bidders must attend to familiarize themselves with all service areas. The tour will begin at the Town of Kiawah Island Municipal Center. Failure to attend may result in disqualification.

### 6.3. Questions and Inquiries

Direct all questions to Michael Nardelli, Operations Manager:

- Email: [mnardelli@kiawahisland.org](mailto:mnardelli@kiawahisland.org)
- Phone: (843) 768-9166

Only written inquiries received ten (10) or more working days before the RFP opening date will receive a response. All responses to significant questions will be provided to all prospective bidders via addendum.

## 7. EVALUATION AND SELECTION PROCESS

**7.1. Evaluation Criteria.** Each submittal will be evaluated based on the following criteria:

<b><u>Category</u></b>	<b><u>Maximum Points</u></b>
Price	50
Environmental Stewardship	10

<b>Category</b>	<b>Maximum Points</b>
Electric Equipment	20
References & Professional Experiences	20
<b>Total</b>	<b>100</b>

### **1. Price (50 points)**

- Pricing of routine maintenance services and required materials (mulch and pine straw) (40 points)
- Additional services (hourly rates) (10 points)

### **2. Environmental Stewardship (10 points)**

- Ongoing and implementation plan for Grow Native initiative (5 points)
- Experience with or use of organic/eco-friendly maintenance practices (5 points)

### **3. Electric Equipment (20 points)**

- Electric leaf blower compliance (mandatory requirement)
- Quantity and range of additional electric equipment beyond requirements (10 points)
- Plan for transitioning remaining equipment to electric (10 points)

### **4. References and Professional Experiences (20 points)**

- Reference for similar services provided to municipalities or homeowner's associations (15 points)
- Qualifications of key personnel and supervisors (5 points)

## **7.2. Evaluation Process**

- All proposals received shall be subject to evaluation by a review committee of the Town.
- The committee will review and analyze all submittals to rate the bidders according to the criteria above.
- The Town may request oral presentations or discussions with any or all bidders to clarify proposals.
- The committee will make recommendations to the Ways and Means Committee, Mayor, and Town Council.
- Selection shall be made in order of preference based on the criteria included in this RFP.
- The Town may request additional information from bidders during the review process.

## **7.3. Award Process**

- The award shall be made to the responsible bidder whose proposal is most advantageous to the Town of Kiawah Island.
- The Town reserves the right to reject any or all proposals in whole or in part as may be in the best interest of the Town.

- The Town is not obligated to select the lowest bid.
- A written Notice of Award of Contract will notify the successful bidder.
- The successful bidder shall not undertake any work, and the Town will not be responsible for payment of any work whatsoever undertaken by the successful bidder prior to issuance of the Notice to Proceed.

**8. CONTRACT TERMS AND CONDITIONS.** The successful Bidder will be required to enter into the Town's standard contract reflecting the Scope of Services herein and other relevant terms and conditions.

### 8.1. Contract Duration

The successful bidder contract will run for three (3) years (June 1, 2025 – May 31, 2028), with an option to extend for two (2) additional one-year periods if both parties mutually agree.

### 8.2. Performance Evaluation

1. The Town will conduct quarterly performance evaluations of the contractor.
2. The contractor shall meet with the Public Works Director or Operations Manager monthly to review services.
3. Failure to maintain satisfactory performance may result in termination of the contract.

### 8.3. Insurance Requirements

The successful bidder, at his own expense, shall keep in force and at all times maintain during the term of any contract resulting from this RFP the insurance requirements as outlined below:

1. **General Liability:** \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a \$2,000,000 general aggregate limit.
2. **Automobile Liability:** \$1,000,000 combined single limit per accident for bodily injury and property damage.
3. **Workers' Compensation:** Statutory limits are required by South Carolina state law, and employer's liability limits of \$100,000 per accident.

The Town of Kiawah Island shall be named as an additional insured on the General Liability and Automobile Liability policies.

The successful bidder shall provide an acceptable Insurance Certificate(s) and Endorsement(s) to the Town no later than the execution of any contract resulting from this RFP.

### 8.4. Termination Provisions

1. **Termination for Convenience:** The Town may terminate the contract at any time by giving thirty (30) days written notice to the contractor.
2. **Termination for Cause:** The Town may terminate the contract immediately for:
  - Failure to perform services as specified
  - Failure to meet performance standards

- Violation of any terms and conditions of the contract
3. In the event of termination, the contractor shall be paid for services satisfactorily completed prior to the termination date.

## **8.5. Contract Amendment**

Any modification or amendment to the contract must be in writing and signed by both parties. The Town reserves the right to modify service requirements during the contract period. Such modifications may include adding or deleting locations or services or changing service frequencies.

## **9. GENERAL INFORMATION**

### **9.1. Right to Reject**

Without prejudice, the Town reserves the right to reject, in whole or in part, any proposals received, waive all technicalities, or negotiate any term(s) or provision(s) of such proposals. Such rejection, waiver, or negotiation shall be accomplished in any manner necessary to serve the best interest of the Town.

### **9.2. Bidder Representations**

By submitting a proposal, each Bidder represents that:

1. The Bidder has read and understood this RFP (including all specifications and attachments) and that his proposal is made in accordance therewith.
2. The Bidder has reviewed the RFP, become familiar with the local conditions under which the work is to be performed, and correlated personal observations with the proposal's requirements.
3. The proposal is based on the terms, materials, systems, and equipment this RFP requires, without variance.
4. The Bidder is qualified to provide the services and equipment required under this RFP and, if awarded the contract, will do so professionally and timely using the successful Bidder's best skill and attention.

### **9.3. Non-Collusion**

Every proposal must be accompanied by a notarized affidavit of non-collusion, executed by the bidder or, in the case of a corporation, by a duly authorized representative of the said corporation.

## **10. EXHIBITS**

**Exhibit A - Scope of Services**

**Exhibit B - Equipment Requirements**

**Exhibit C - Submittal Forms**

**Exhibit D - Price Schedule**

**Exhibit E – Back Flow and Irrigation Plans**

## Exhibit A – Scope of Services

### SCOPE OF SERVICES

#### Covered Areas

1. Municipal Center grounds at 4475 Betsy Kerrison Pkwy
2. Kiawah Island Parkway and leisure trail
3. Beachwalker Drive and leisure trail ending at Beachwalker County Park
4. The Flagpole area and Roundabout at Freshfields Village
5. The Flagpole area and surrounding median located before the intersection of Kiawah Island Parkway and Beachwalker Drive
6. The landscape ‘triangle’ area within the intersection of Kiawah Island Park and Beachwalker Drive
7. Town’s rights of way areas along on Beachwalker Drive and Kiawah Island Parkway
8. Sora Rail (Solid Waste and Recycling Center)

#### **MAINTENANCE REQUIREMENTS**

The routine landscape maintenance required varies by season and must include the following for all Covered Areas:

*Year-round – January through December*

1. **Edging** (Weekly)
  - Maintain clean and smooth edges for all roadways and path edges
2. **Mowing** (Weekly)
  - Mow lawn areas
3. **Weed and Invasive Vines Control** (Weekly as needed)
  - Submit product information for all herbicides used in plant beds
  - Organic weed products preferred
  - Hand-pull weeds in flowering perennial beds to protect pollinators
4. **Trash and Debris Removal** (3 times per week) – Preferred schedule: Monday, Thursday, and Saturday
  - Blow roadways, parking lots, and leisure trails
  - Keep roadways and leisure trails free from dirt, mulch, pine straw, and other debris. Empty trash cans. Remove all debris, disposing of it offsite (not in the marsh or woods)
  - Clean catch basins after storms, and as needed
5. **Pruning** (As needed)

- Prune for plant health and vehicular and pedestrian safety
- Maintain trees and the natural shape of existing trees, shrubs, and grasses

*Growing Season – April through October*

**6. Fertilization** (As needed)

- Submit recommended fertilization schedule for all beds and lawn areas
- Provide product information for pollinator-friendly fertilizers
- Organic fertilizers preferred

**7. Chemical Applications to Turf** (As needed)

- Submit lawn care schedule and product information
- Ensure treatments are not detrimental to pollinators or surrounding landscapes
- Organic lawn care products preferred

*Dormant Season – November-March*

**8. Chemical Applications to Turf** (As needed)

- Submit lawn care schedule and product information
- Ensure treatments are not detrimental to pollinators or surrounding landscapes
- Organic lawn care products preferred

*Additional maintenance requirements*

**9. Irrigation System Management**

- Contractor is responsible for maintenance, repairs, and timing of irrigation systems
- Monthly inspections for broken heads, lines, valves, timers, and water coverage patterns
- Make repairs and adjustments with Town approval
- Promptly report malfunctioning valves, pumps, drip lines, spray heads, or timers to the Town
- Provide material pricing for approval before repairs
- Conduct initial system inspection within 45 days of contract start, reporting any existing damage or incorrect operation
- Keep records of routine inspections as well as issues and repairs that can be sent to an authorized representative of the Town

**10. Plant Warranty**

- Warranty of all plant material within landscape beds and sod for the contract duration
- Include both plant cost and labor for replacements
- Excludes damage from "Acts of God"

### 11. Turf Aeration

- a. Perform annually for all turf areas

### 12. Tree Management

- a. Remove accessible palm fronds, dead, broken, or unsightly tree limbs
- b. Remove invasive vines
- c. Conduct semi-annual inspections (Spring & Fall) of all trees in Covered Areas
- d. Present maintenance recommendations to the Town

### 13. Soil Testing

- a. Provide annual soil testing for each area (max 50 locations)
- b. Test locations must be representative, field-identified, and Town-approved
- c. Use results to guide fertilizer and chemical applications
- d. Provide certified horticulturalists' recommendations for chemical applications

### 14. Post-Storm Clean Up

#### a. Major Events:

- Definition: Events that cause widespread damage, requiring a coordinated, large-scale response
- Examples: Hurricanes, tropical storms, severe flooding, or other disasters that affect a significant portion of the Town
- Response: The town will activate FEMA emergency response contracts

#### b. Minor Events:

- Definition: Localized or less severe weather events that cause limited damage
- Examples: Thunderstorms, minor flooding, high wind events, or small-scale incidents affecting Town property
- Response: Contractor to respond within 24 hours (or when safe)
  - Clear roadways and leisure trails of debris
  - Remove fallen trees, branches, palm fronds, and other debris from Town property to the Contractor's debris reduction or disposal site
  - Restore all affected areas to pre-existing conditions
  - Conduct irrigation inspection on all Town property

#### c. Determination of Event Scale:

- The Town's Public Works Director or designated official will make the

final determination on whether an event is classified as "major" or "minor"

- This determination will be communicated to the contractor as soon as possible following the event

d. **Contractor's Responsibilities:**

- Be prepared to respond to both types of events
- Maintain open communication with Town officials before, during and after any weather event
- For major and minor events, document all work performed and additional costs incurred for potential reimbursement

*Property Specific Requirements*

1. **Municipal Center**

- 21-acre site, Town's main office
- Landscape: Grasses, roses, perennials, lawn areas, and trees surrounding the center and parking area
- Maintenance: Follow the above maintenance requirement schedule
- Additional:
  - Apply pine straw to all bed areas twice per year
  - Empty 3 trash cans according to the trash removal schedule. The 45-gallon trash receptacles are located at the main entrance, the egress to council chambers on the Southeast portion of the building, and by the contractor lobby on the North side of the building

2. **Flagpole and Roundabout (Circle)**

- Features: Native perennial/grass bed in center island, turf, trees, and four island beds along road accesses
- Maintenance: Follow the above maintenance requirement schedule
- Additional:
  - Annual application of 2" double-shredded hardwood mulch to all bed areas
  - Quarterly mulch applications in washout areas (upon Town authorization)

3. **Kiawah Island Parkway**

- Approximately 2.4-mile island causeway with leisure trail
- Extends from Roundabout to Beachwalker Drive intersection, including raised landscaped medians
- Features: Planting beds, trees and turf areas on both sides
- Special areas:
  - Two annual planting beds requiring biannual change-out:
    1. In front of the Town sign near the roundabout

2. In front of the Kiawah Island sign in the median before the intersection of Kiawah Island Parkway and Beachwalker Drive
  - Maintenance: Follow the above maintenance requirement schedule
  - Additional:
    - Annual application of 2" double-shredded hardwood mulch to all bed areas
    - Empty 3 trash cans according to the trash removal schedule located at the marsh access by the Kiawah River Bridge and two others on the leisure trail along the Kiawah Island Parkway
  
4. **Beachwalker Drive**
  - Approximately one (1) mile long
  - Features: Landscape areas on both sides of the roadway, trees, and shrubs
  - Maintenance: Follow the above maintenance requirement schedule
  - Additional:
    - Apply pine straw to all bed areas twice per year
    - Empty 1 trash can according to the trash removal schedule
  
5. **Sora Rail (trash and recycling center)**
  - Clean-up Schedule:
    - Twice Weekly
      - Pick up litter and debris from the entire site
      - Sweep or blow clean concrete dumpster pad and recycled asphalt apron
      - Trim and maintain vegetation around the perimeter of the site

## **Exhibit B – Equipment Requirements**

### **Equipment Requirements**

Proposers should outline their plan for using electric-powered equipment to perform the required services. This should include:

- Electric-leaf blowers are mandatory
- A list of electric equipment to be used
- A timeline for transitioning to electric equipment, if not already implemented
- Any anticipated challenges and proposed solutions for using electric equipment



## Exhibit C – RFP Checklist and Submittal Forms

NOTE: These items are the criteria for evaluating your proposal. Please make sure that the following items are included with your submittal:

- Submittal Form (Required)
- Non-Collusion Oath (Required)
- Documentation of Insurance Coverage (Required)
- Copy of Business License (If applicable)
- Minority/Women-Owned Business Certification (Preferred but not required)
- Organization Information – (Required)
- Personnel List (i.e., names of persons to be used in this engagement) (Required)
- Equipment List - List equipment to perform the scope of work.
- References (Required)

You do not have to submit the Bidder's Checklist, which is included for your convenience. However, you must provide all required information.

Failure to submit the required items may deem your submittal to be non-responsive.

DATE: \_\_\_\_\_, 2025

**ORGANIZATIONAL INFORMATION**

NAME OF BIDDER: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

\_\_\_\_\_

**BY SUBMITTING THIS PROPOSAL, THE UNDERSIGNED BIDDER REPRESENTS:**

1. The Bidder has carefully examined specifications for the Services;
2. The Bidder is familiar with all the conditions surrounding the performance of the Services;
3. If awarded the Contract, the Bidder will provide all labor, material, supplies and equipment necessary to execute the Services in accordance with the Contract Documents;
4. The Bidder understands the Town reserves the right to reject any or all responses which does not meet the proposal requirements, or all proposals in the event the Project is canceled, postponed, or if it is in the best interest of Town of Kiawah Island;
5. If awarded the Contract, will enter and execute a contract as specified in the Request for Proposal;
6. The Bidder is legally able to enter into and perform a contract, if awarded;
7. The Bidder is current on all taxes and fees owed to the Town, as applicable;
8. The Bidder has provided proof of insurance as required by the Town.



II. **EXPERIENCE (Continued):**

2. **COMPANY NAME:** \_\_\_\_\_  
Contract Title \_\_\_\_\_  
Contract Period: From \_\_\_\_\_ To \_\_\_\_\_  
Geographic Area Served \_\_\_\_\_  
Scope of Work: \_\_\_\_\_  
Contracting Office: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

3. **COMPANY NAME:** \_\_\_\_\_  
Contract Title \_\_\_\_\_  
Contract Period: From \_\_\_\_\_ To \_\_\_\_\_  
Geographic Area Served \_\_\_\_\_  
Scope of Work: \_\_\_\_\_  
Contracting Office: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

4. **COMPANY NAME:** \_\_\_\_\_  
Contract Title \_\_\_\_\_  
Contract Period: From \_\_\_\_\_ To \_\_\_\_\_  
Geographic Area Served \_\_\_\_\_  
Scope of Work: \_\_\_\_\_  
Contracting Office: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

5. **COMPANY NAME:** \_\_\_\_\_  
Contract Title \_\_\_\_\_  
Contract Period: From \_\_\_\_\_ To \_\_\_\_\_  
Geographic Area Served \_\_\_\_\_  
Scope of Work: \_\_\_\_\_  
Contracting Office: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

**BUSINESS LICENSE:**

The Bidder is not required to have a valid business licenses to submit a Proposal. However, the Bidder must possess a valid Business License for business undertaken within the corporate limits of the Town of Kiawah Island.

Does your business have a valid **Town of Kiawah Island** Business License?

\_\_\_ Yes \_\_\_ No If yes, list the number \_\_\_\_\_

Contact (843) 768-9166 with any questions. If no, a business license must be obtained upon award of the contract.

**INSURANCE:**

The successful Bidder, at his own expense, shall keep in force and at all times and maintain during the term of any contract resulting from this RFP the insurance requirements as outlined below.

**GENERAL LIABILITY:** \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a \$2,000,000 general aggregate limit.

**AUTOMOBILE LIABILITY:** \$1,000,000 combined single limit per accident for bodily injury and property damage.

**WORKERS' COMPENSATION:** Statutory limits are required by South Carolina state law and employer's liability limits of \$100,000 per accident.

The successful Bidder shall provide an acceptable Insurance Certificate(s) and Endorsement(s) to the Town no later than the execution of any contract resulting from this RFP. The Town reserves the right to receive any additional documentation or information verifying insurance coverage as the Town deems necessary. The Town may contact the successful Bidder's insurance agent(s) or carrier(s) directly concerning any insurance issues.

The Town of Kiawah Island must be advised immediately of any changes in required coverage(s).

**INDEMNIFICATION**

Except for expenses or liabilities arising from the negligence of the Town, the Bidder hereby expressly agrees to indemnify and hold the Town of Kiawah Island harmless against any and all expenses and liabilities arising out of performance or default of any resulting contract as follows:

The Bidder expressly agrees to the extent that there is a causal relationship between its negligent, reckless or intentionally wrongful action or inaction, or the negligent, reckless or intentionally wrongful action or inaction of any of its employees or any person, firm or corporation directly or indirectly employed by the Bidder, and any damage, liability, injury, loss or expense (whether in connection with bodily injury or death or property damage or loss) that is suffered by the Town and its employees or any member of the public, to indemnify and save the Town and its employees harmless against any and all liabilities, penalties, demands, claims, lawsuits, losses, damages, costs, and expenses arising out of the performance or default of any resulting contract from this RFP. Such costs are to include any defense, settlement, or reasonable attorneys' fees incurred by the Town or its employees. This promise to indemnify shall include bodily injuries or death occurring to Bidder's employees and any person directly or indirectly employed by the Bidder (including without limitation any employee of any subcontractor), the Town's employees, the employees of any other independent contractors, or occurring to any member of the public. When the Town submits a notice, the Bidder shall promptly defend any aforementioned action. This obligation shall survive the suspension or termination of this Agreement. The limits of insurance coverage required herein shall not serve to limit this obligation to indemnify. The recovery of costs and fees shall extend to those incurred in the enforcement of this indemnity.

**MINORITY/WOMEN-OWNED ENTERPRISE:**

Are you a Minority or Woman-Owned business? \_\_\_Yes\_\_\_No

If so, are you certified? \_\_\_Yes\_\_\_No

If you are certified, you must furnish a copy of your certificate with your submittal.

### NON-COLLUSION OATH

COUNTY OF: \_\_\_\_\_

STATE OF: \_\_\_\_\_

Before me, the Undersigned, a Notary Public, for and in the County and State aforesaid,  
personally appeared \_\_\_\_\_ and made oath that the Bidder herein, his agents,  
servants, and/or employees, to the best of his knowledge and belief, have not in any way colluded  
with anyone for and on behalf of the Bidder, or themselves, to obtain information that would give  
the Bidder an unfair advantage over others, nor have they colluded with anyone for and on behalf  
of the Bidder, or themselves, to gain any favoritism in the award of the contract herein.

SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
Authorized Signature for Bidder

Please print Bidder's name and address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

### Exhibit D – Price Schedule

Routine Landscape Maintenance (excluding mulch and pine straw)	Annual Cost
Kiawah Island Parkway and Leisure Trail	
Roundabout (Circle)	
Municipal Center	
Beachwalker Drive and Leisure Trail	
Sora Rail (solid waste and recycling center)	
<b>Subtotal – Routine Maintenance</b>	

Additional Services	Annual Cost
Irrigation Maintenance/Monitoring/Quarterly Inspections for all areas	
Annual aeration of all turf areas within the contract	
Tree Management	
Warranty for all plant material (includes plants and installation)	
Soil testing	
<b>Subtotal – Additional Services</b>	

Mulch and Pine Straw	Quantity per application	Annual Cost
Kiawah Island Parkway and Bike Path (double shredded hardwood mulch 1x)	290 Cubic Yards	
Roundabout (double shredded hardwood mulch 1x)	10 Cubic Yards	
Municipal Center (Longleaf pine straw 2x per year)	2700 Bales	
Beachwalker Drive and Bike Path (Longleaf pine straw 2x per year)	2700 Bales	
<b>Subtotal – Mulch and Pine Straw</b>		

<b>Unit Prices for Additional Services</b>	<b>Unit</b>	<b>Annual Costs</b>
Double-shredded hardwood mulch per cubic yard (installed)	Cubic yard	
Longleaf pine needles per bale (installed)	Bale	
Laborer hourly rate	Hour	
Supervisor hourly rate	Hour	
Tree pruning (under 15')	Hour	
Tree pruning (over 15')	Hour	
Annual plantings	Square foot	
Irrigation repairs – labor	Hour	
Minor storm cleanup	Hour	

<b>Storm Response Services</b>	<b>Unit</b>	<b>Annual Costs</b>
Debris removal crew (3 person minimum)	Hour	
Supervisor	Hour	
Equipment operator	Hour	
Chipper with operator	Hour	
Dump truck with driver	Hour	
Emergency response fee (after hours/holidays)	Each call	

<b>Summary</b>	<b>Annual Costs</b>
Routine landscape maintenance	
Additional services	
Mulch and pine straw	
<b>TOTAL ANNUAL COST</b>	

**COMPANY INFORMATION**

NAME OF COMPANY: \_\_\_\_\_

By: \_\_\_\_\_  
Signature Print Name

Title: \_\_\_\_\_ (i.e., Owner, Partner, Corporate Officer, etc.)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Business Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Is your firm a \_\_\_\_\_ Corporation, \_\_\_\_\_ Sole Proprietorship, or \_\_\_\_\_ Partnership?

If incorporated, please list state of incorporation: \_\_\_\_\_

FEIN or SSN: \_\_\_\_\_



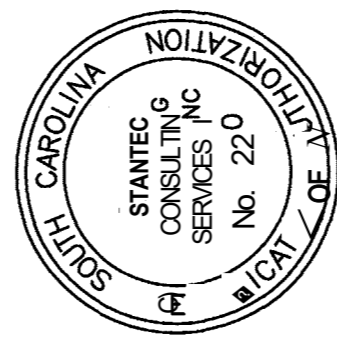
Klawah Municipal Complex

Stantec

468 Centre Pointe Drive, Suite 200  
North Charleston, South Carolina 29418  
www.stantec.com

LSP

2015 1/2 KING ST. CHARLESTON, SC 29401  
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WWW.LSP.COM



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REVISIONS:

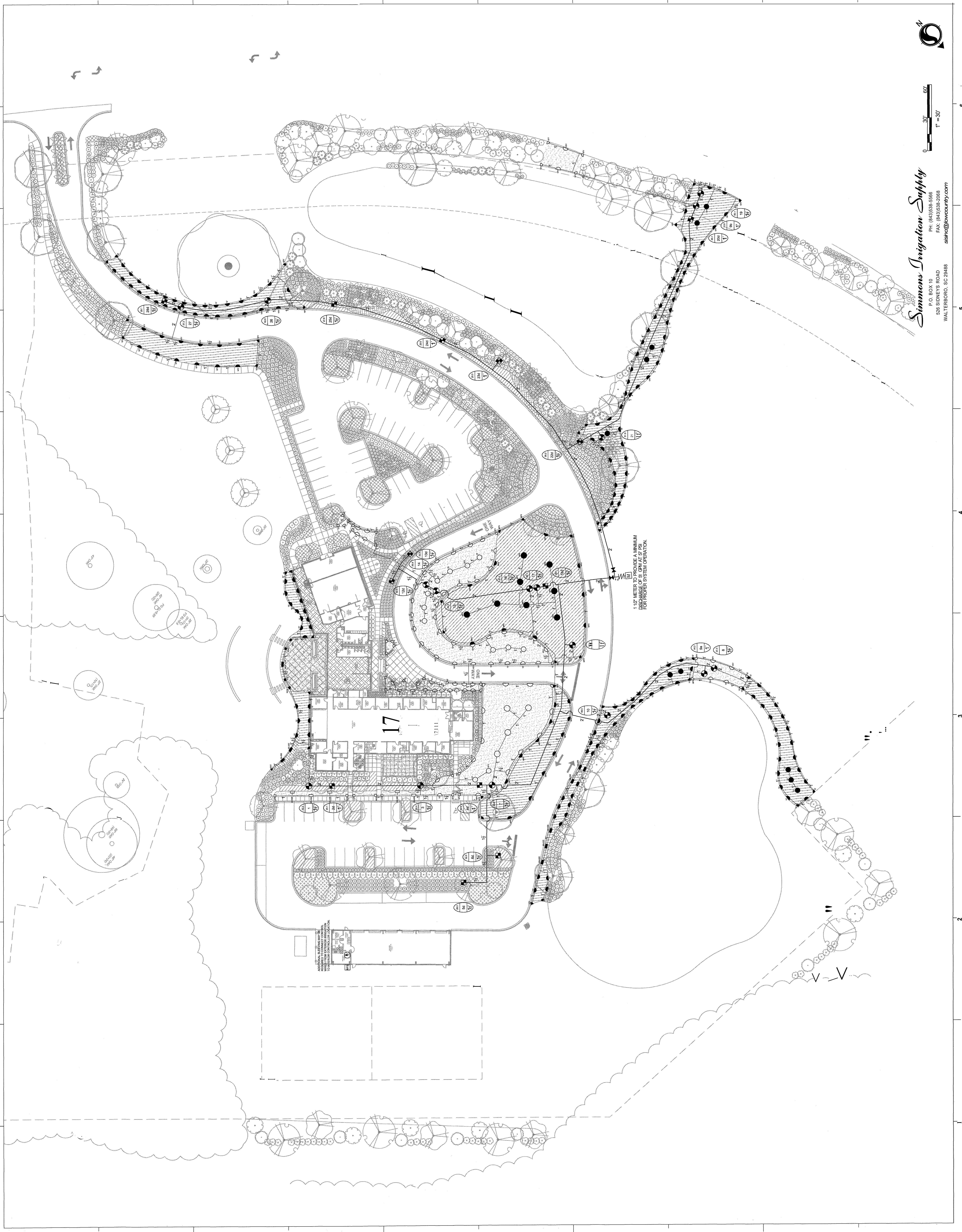
No.	Description	Date
1	Revision 1 - Addendum 1	02/22/2016
2	Revision 2 - Addendum 2	02/24/2016
3	Revision 3 - Addendum 3	02/24/2016
4	Revision 4 - Per SCDHEC	02/19/2016
5	Complete Building & Site Plan Review	02/24/2016

PROJECT: 17842645  
DATE: MARCH 24, 2016  
DRAWN BY: TIM MCCAIN  
CHECKED BY: BEN

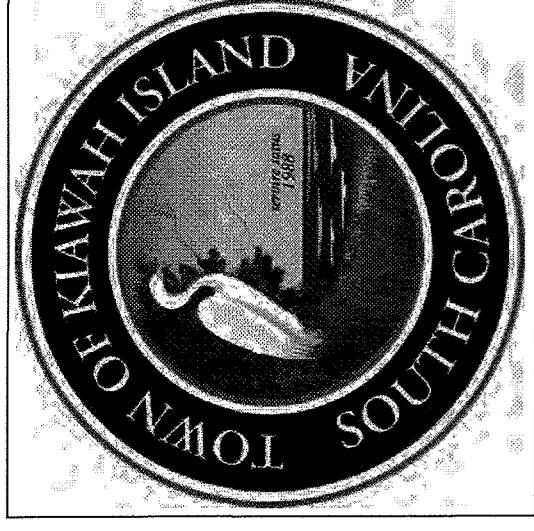
SPRAY IRRIGATION LAYOUT

1-201

CONSTRUCTION DOCUMENTS



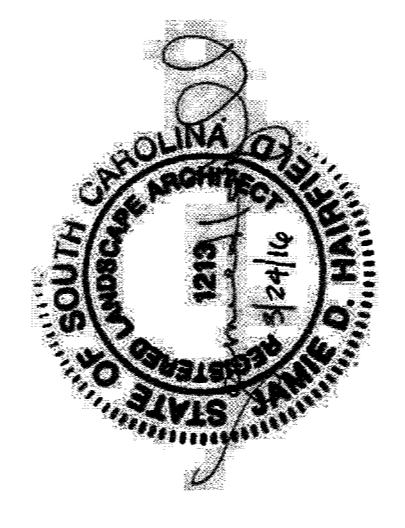
*Simmons Irrigation Supply*  
 P.O. BOX 10  
 528 SIDNEY'S ROAD  
 WALTERBORO, SC 29488  
 PH: (843) 538-5566  
 FAX: (843) 538-2088  
 sissir@simcountry.com



**Kiawah Municipal  
Complex**

**Stantec**  
450 Centre Pointe Drive, Suite 200  
North Charleston, South Carolina 29415  
704  
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205 1/2 KING ST. CHARLESTON SC 29401  
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REVISIONS:

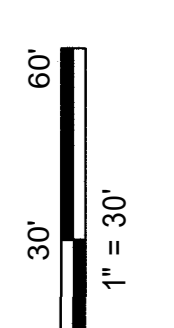
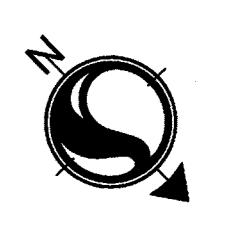
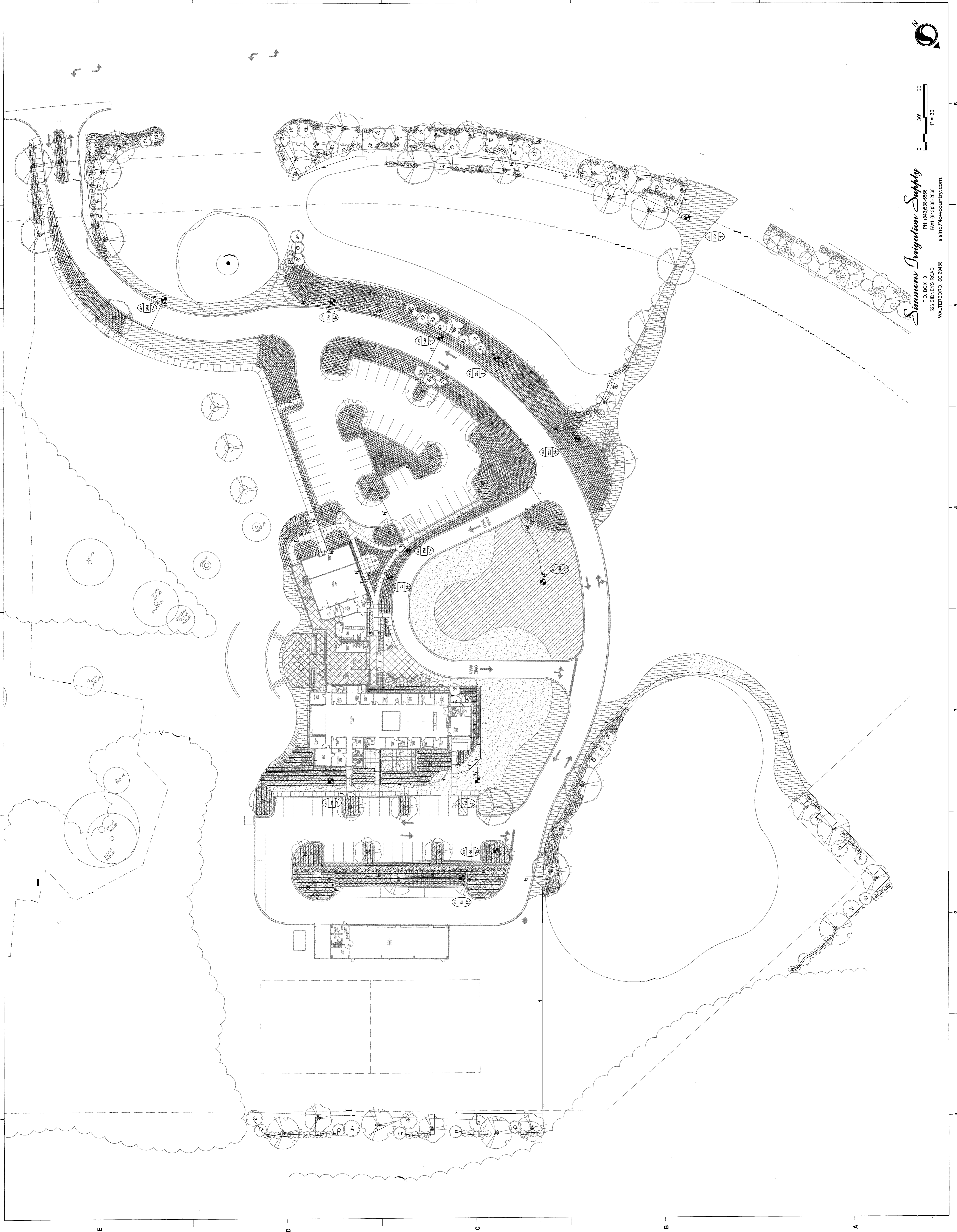
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2	Revision 2 - Addendum 2	02/24/2016
3	Revision 3 - Addendum 3	02/10/2016
4	Revision 4-Per SCDHEC	02/19/2016
5	Revision 5-Building & Site Plan Review	03/24/2016

PROJECT: 178420645  
DATE: MARCH 24, 2016  
DRAWN BY: TMM/CNN  
CHECKED BY: REM

**DRIP  
IRRIGATION  
LAYOUT**

**1-202**

**CONSTRUCTION  
DOCUMENTS**



**Simmons Irrigation Supply**  
P.O. BOX 10  
528 SIDNEY'S ROAD  
WALTERBORO, SC 29488  
PH: (843)538-5566  
FAX: (843)538-2098  
ssiinc@lowcountry.com



REVISED	DATE	BY
01	11/14/00	MS
02	01/24/01	MS
03	02/27/01	MS
04	03/27/01	MS
05	04/27/01	MS
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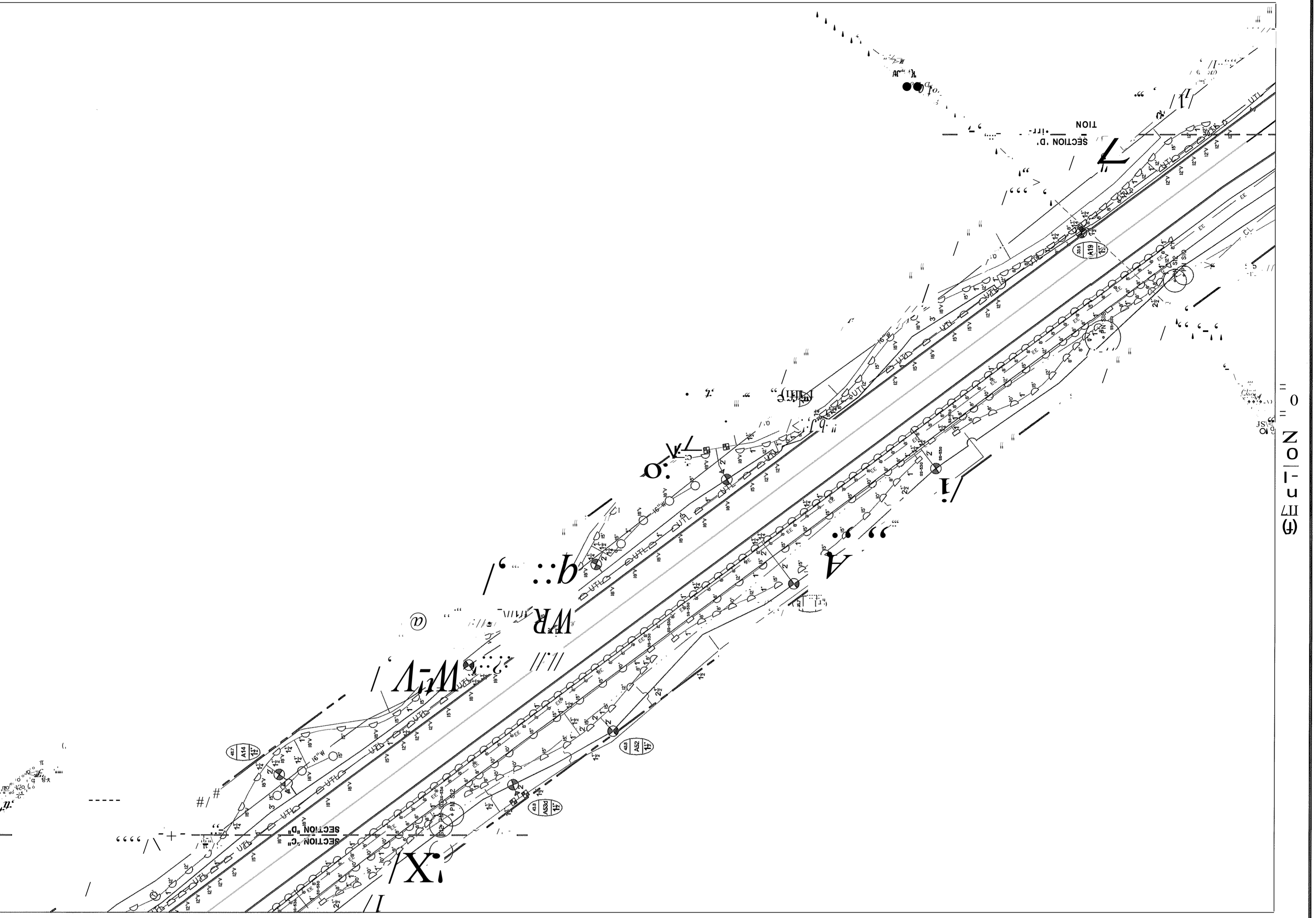


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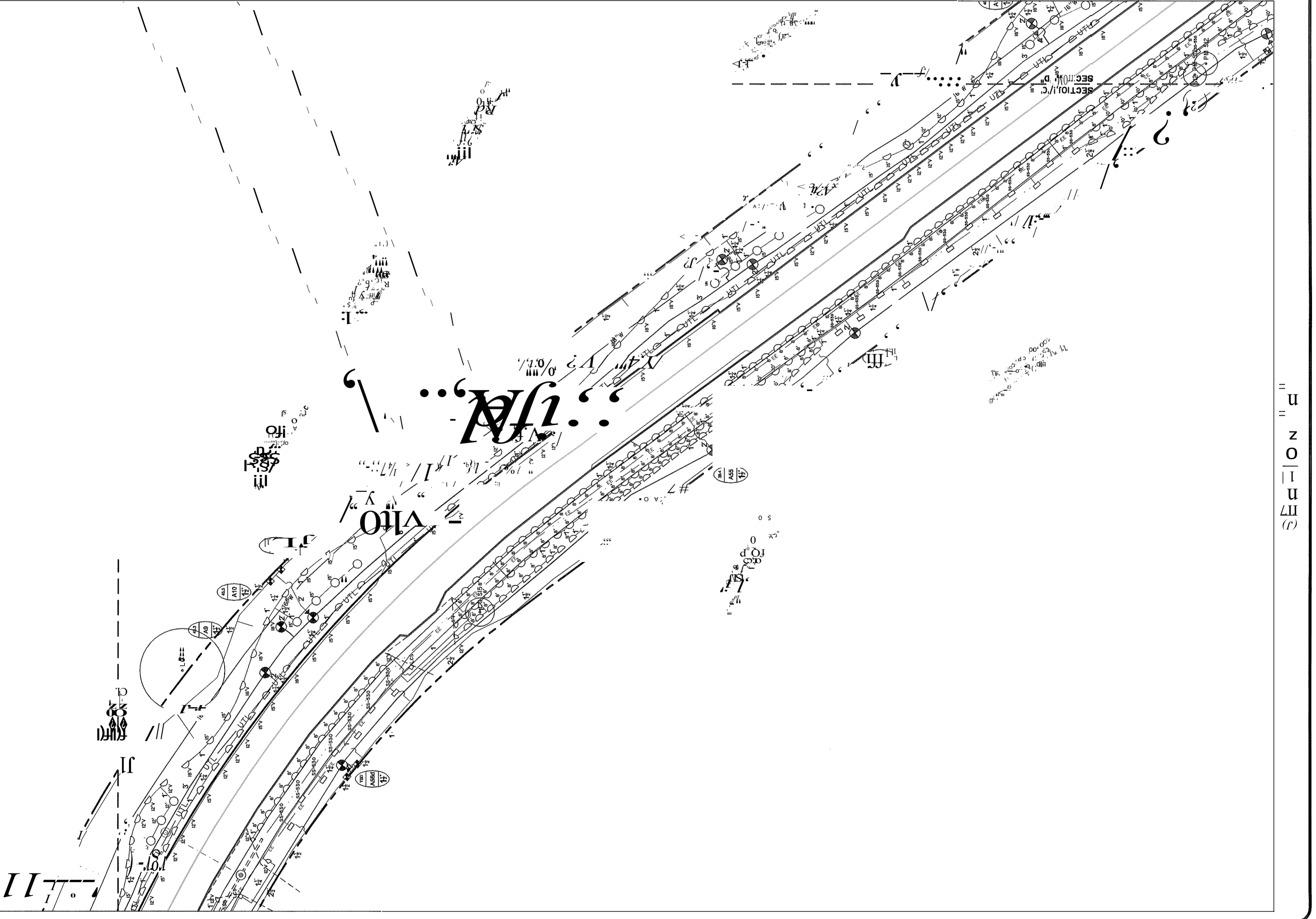
IRRIGATION LAYOUT

KIAWAH ISLAND PARKWAY = METER "A"

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NO. 17 (5)



NO. 11 (5)







REVISED: 11/15/15  
 CH# 11-01-15  
 DATE 11/15/15  
 DRAWN BY J. B. BROWN  
 CHECKED BY J. B. BROWN

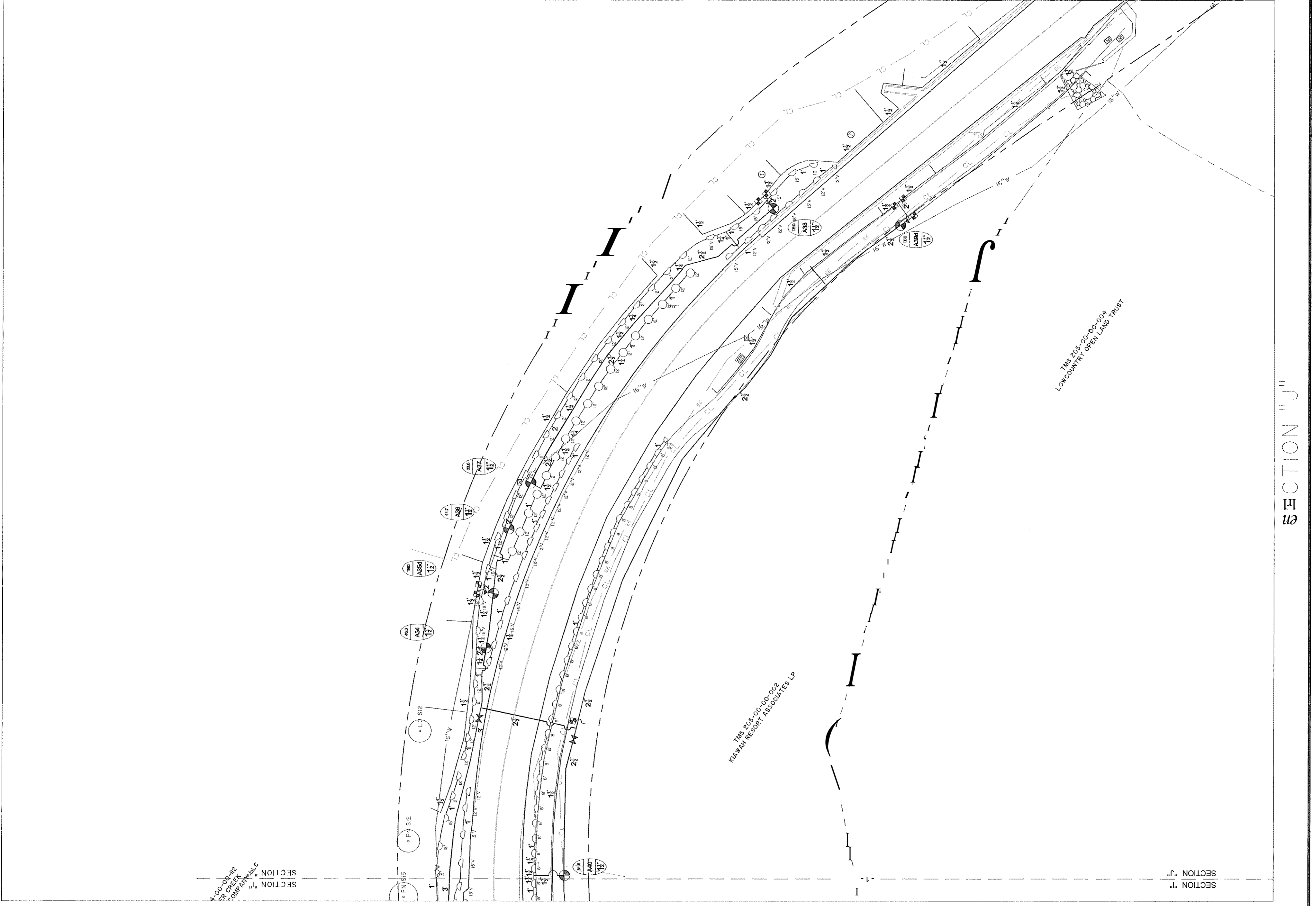
IRRIGATION LAYOUT

KIAWAH ISLAND PARKWAY - METER "A"

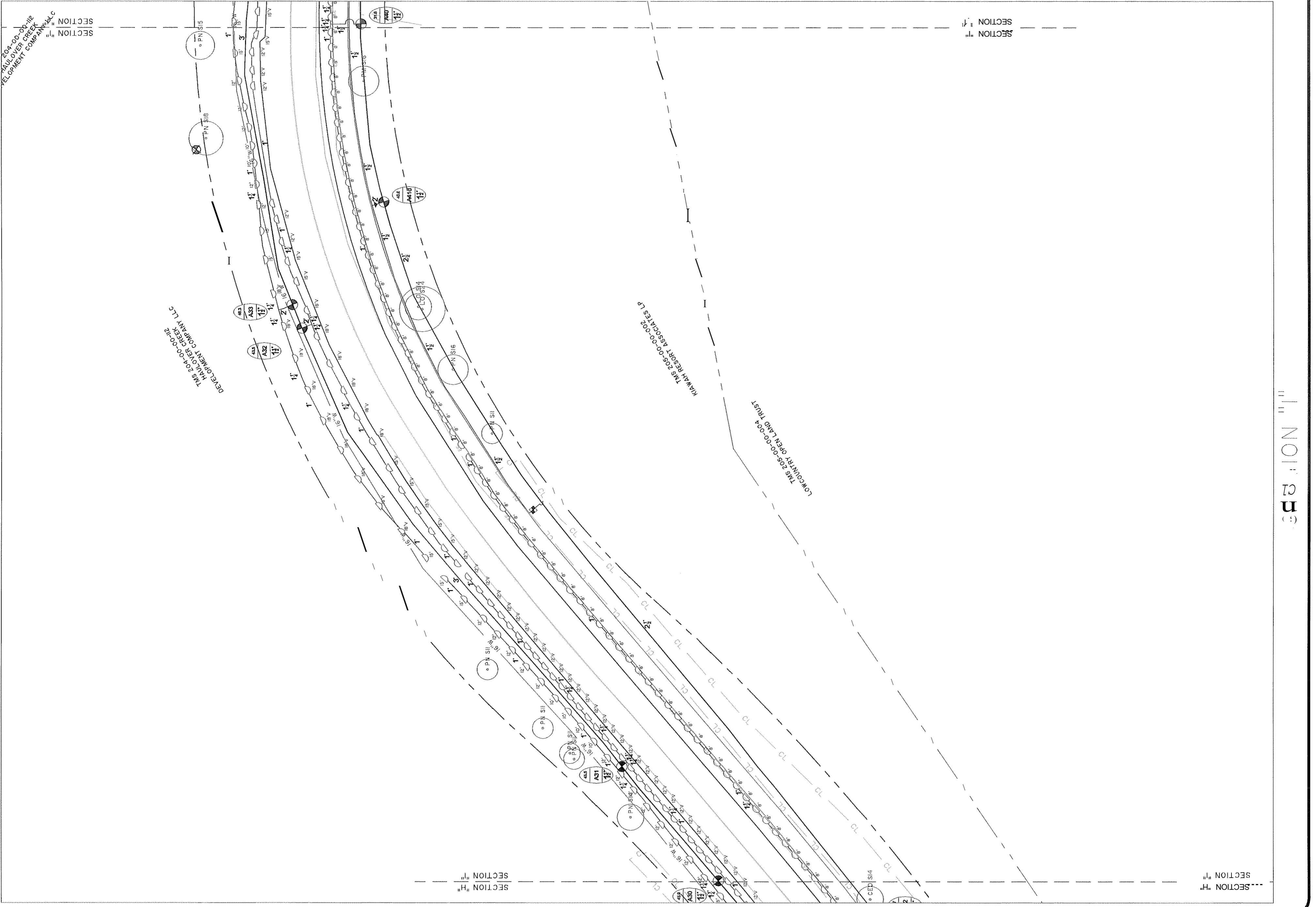
KIAWAH ISLAND, S.C.

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 P.O. BOX 10  
 SIMMONS IRRIGATION SUPPLY  
 PH: (843) 538-5566  
 FAX: (843) 538-2068  
 SI, S-INC@MILLIC01-1.MFR.Y.COM



SECTION "J"



SECTION "I"

SECTION "H"









REVISED 07/2017  
 DATE  
 DRAWN BY  
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 PROJECT NO.  
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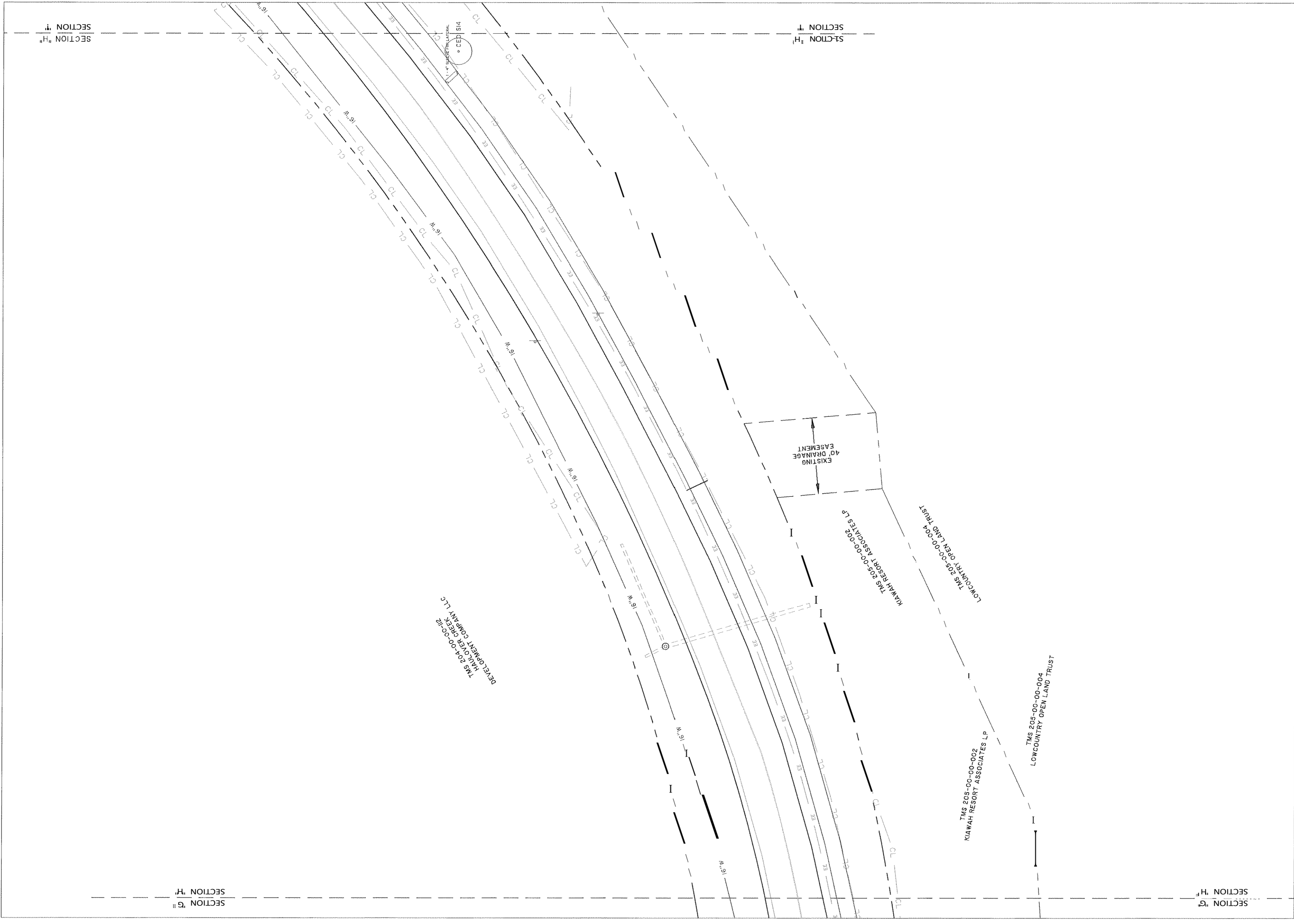
IRRIGATION LAYOUT

KIAWAH ISLAND PARKWAY - METER  
 KIAWAH ISLAND, S.C.

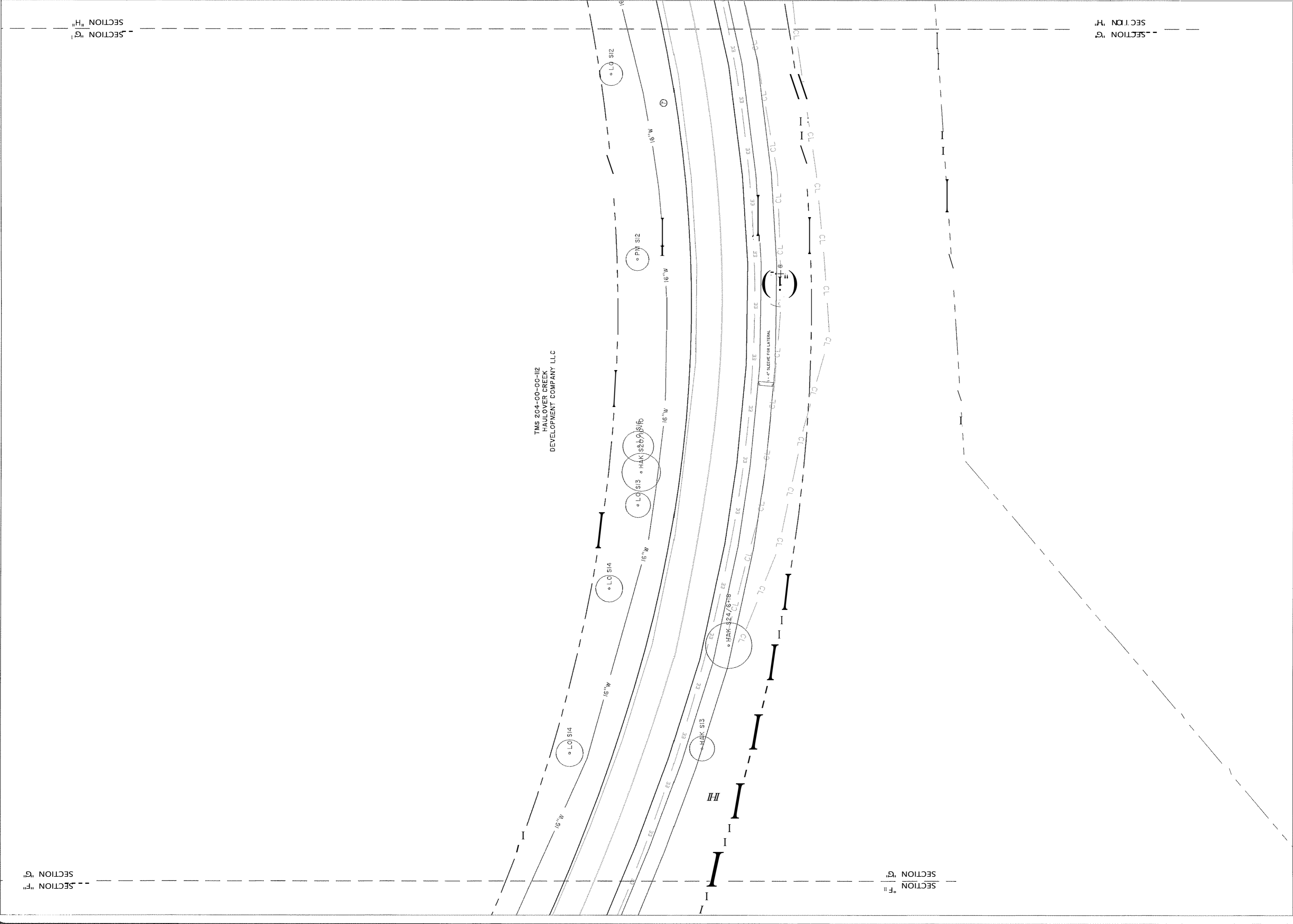
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 WALTERBORO, SC 29488  
 PHS: (843) 538-5566  
 FAX: (843) 538-2068  
 sis-inc@iow.com; iow.com

Simmons Irrigation Supply

SECTION "H" - BEEVEES



SECTION "G" - SLEEVES






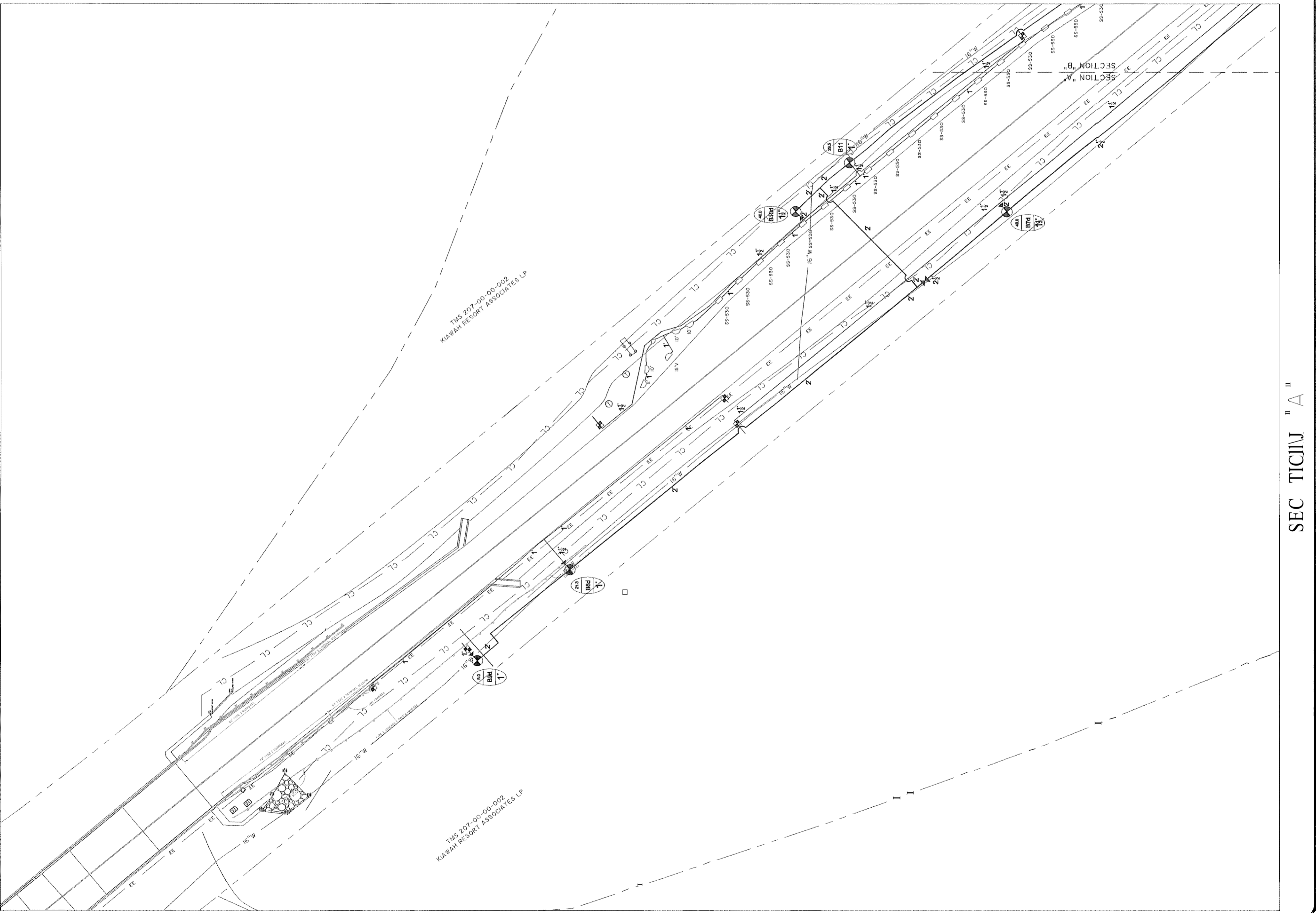
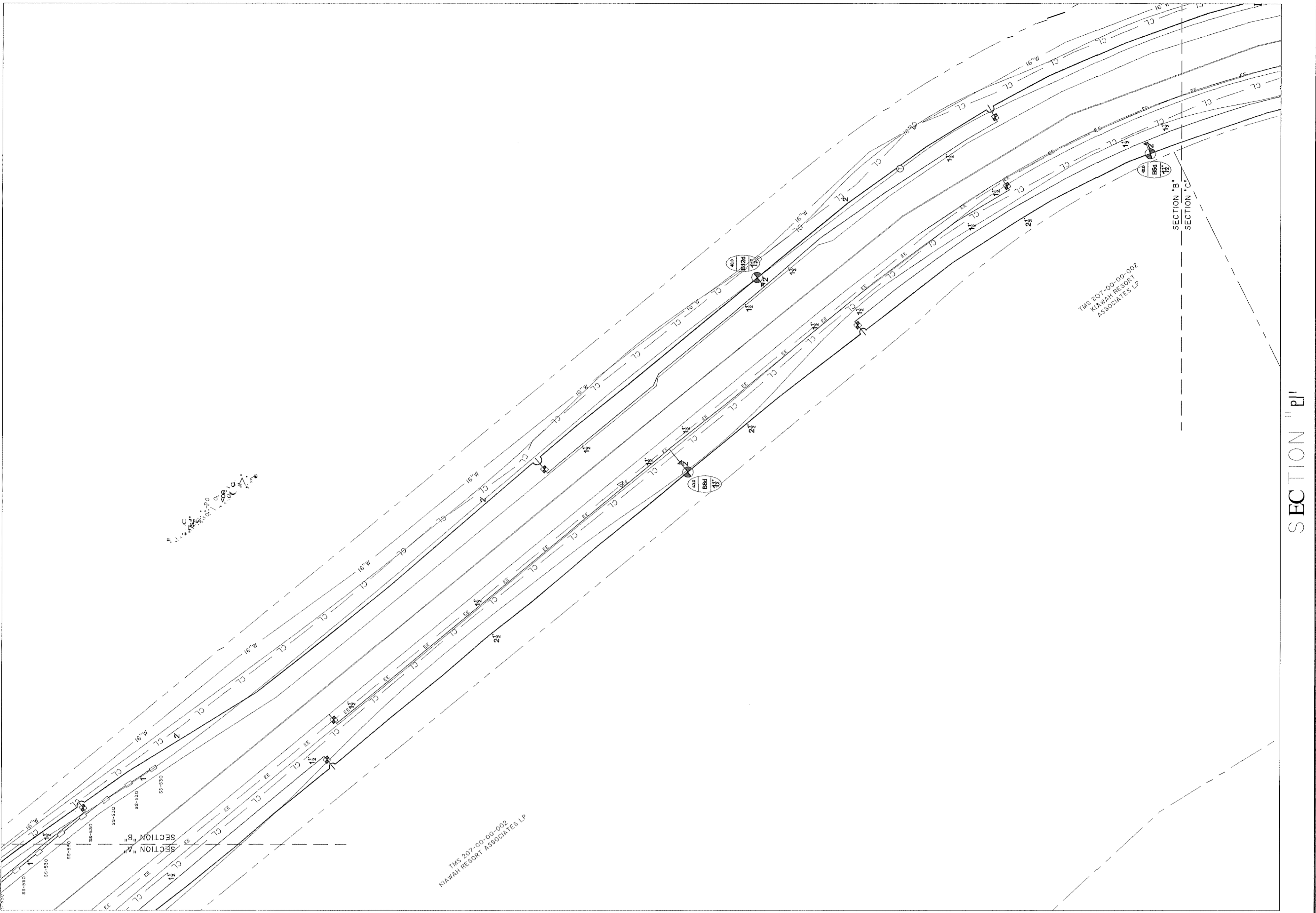




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KAWAH ISLAND PARKWAY -  
 KAWAH ISLAND, S.O.  
 REVISION LAYOUT

REVISED 00-00-00  
 Acct It: 3470-1-B  
 Date: 09-04-2009  
 Scale: 1" = 30'  
 Drawn: BWSTMM  
 Sheet B 12

SECTION "B"

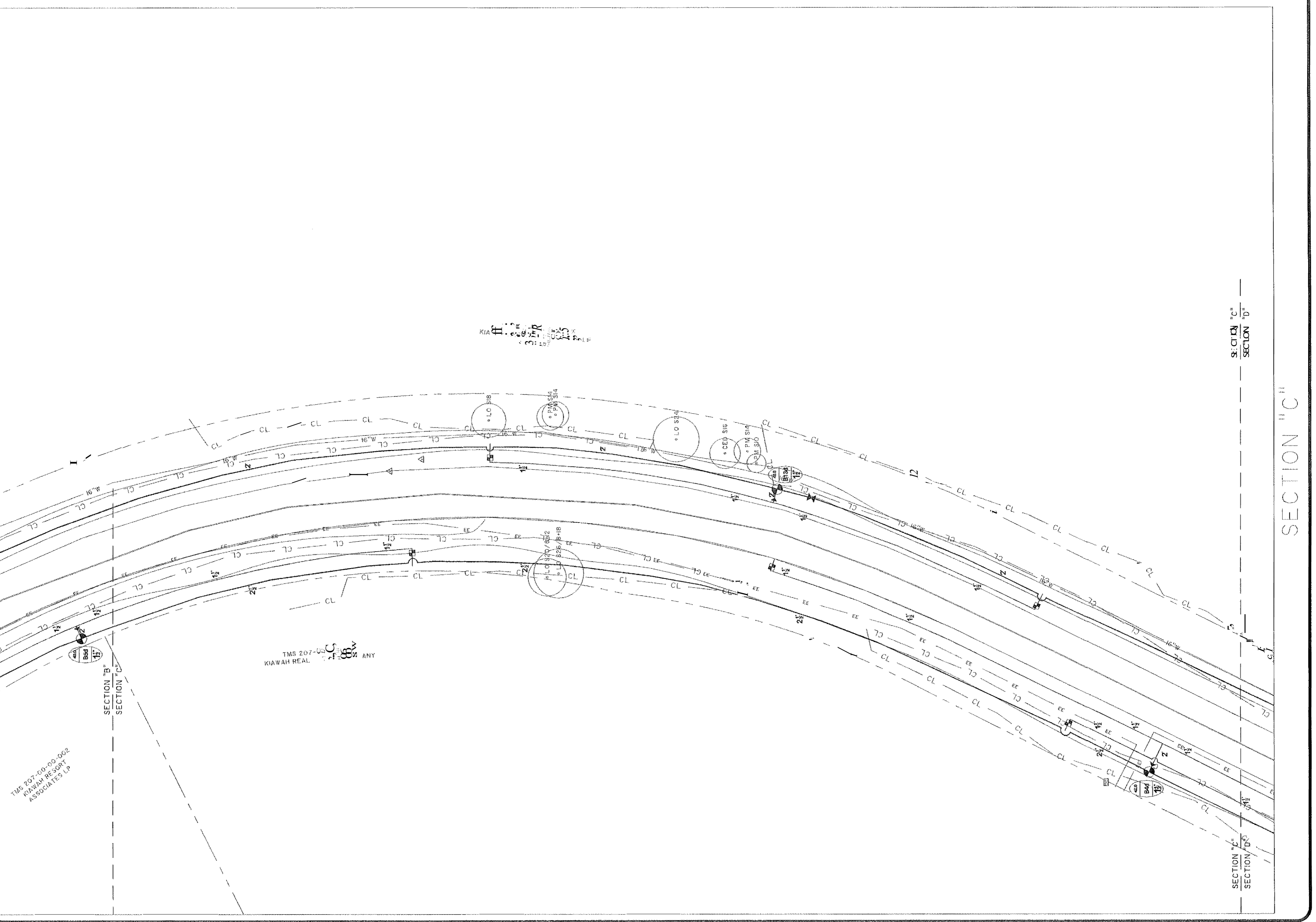
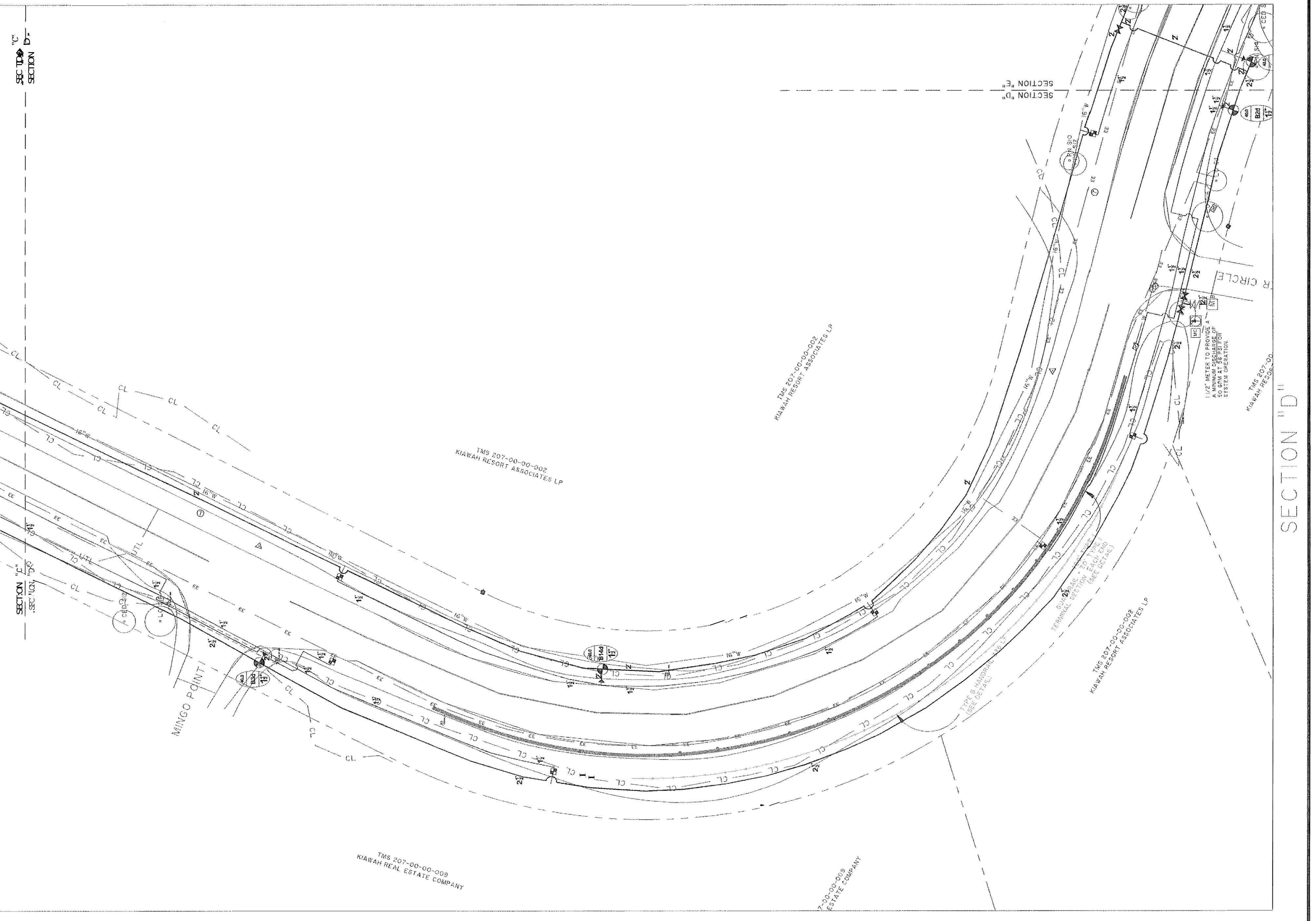
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REVISED 00-00-00  
 A-# 3470-1-B  
 Date: 09-04-2009  
 Scale: 1" = 30'  
 Drawn: BWS/TMM  
 Sheet: IB.13

Investigation - Meter  
 KIAWAH ISLAND PARKWAY - METER  
 KIAWAH ISLAND, S.C.

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SECTION "C"  
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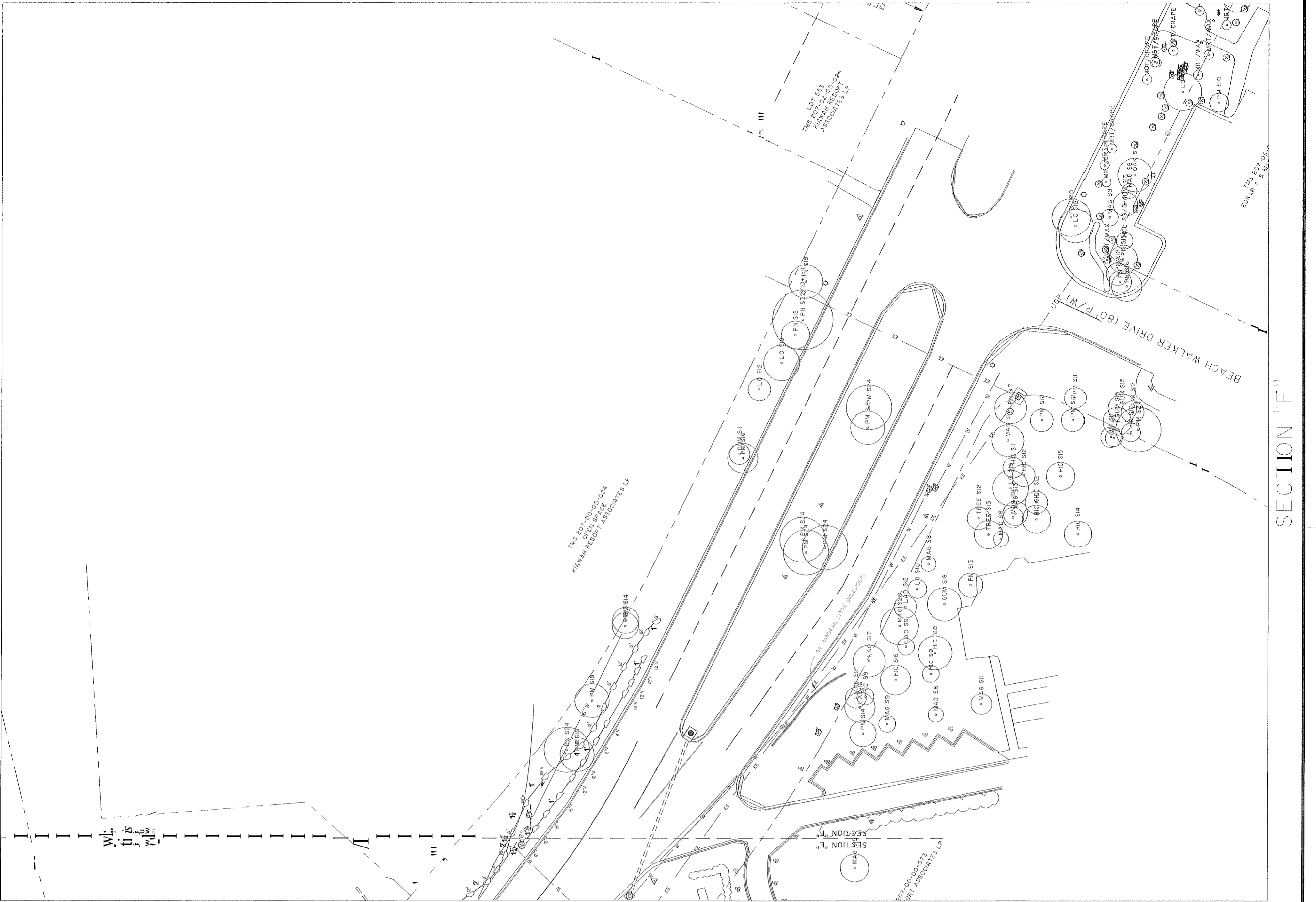
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 Acad # 3470-1-B  
 Date: 09-04-2009  
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 Sheet: B 14

IRRIGATION PLAN

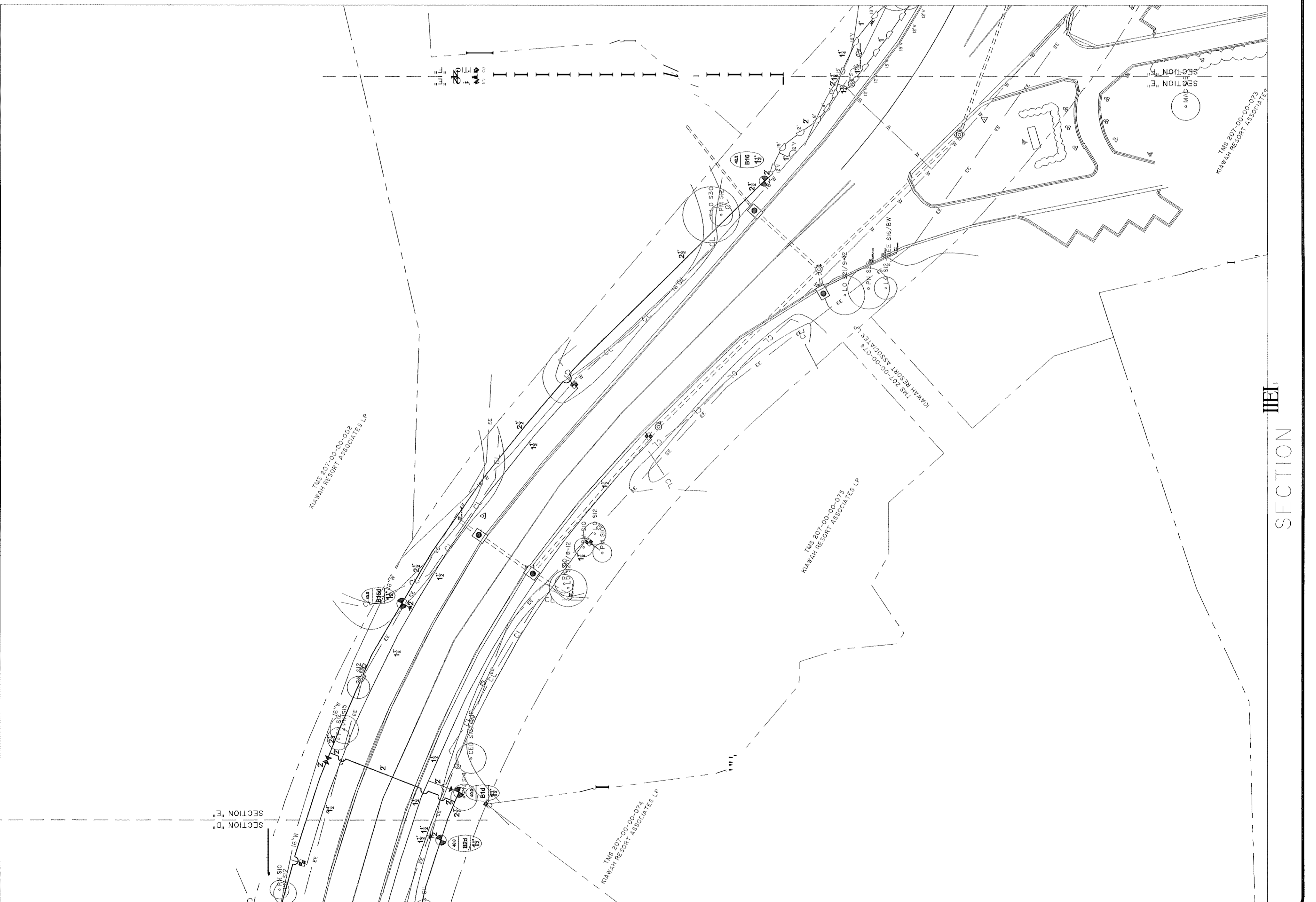
# KIAWAH ISLAND PARKWAY - METER 'B'

KIAWAH ISLAND, S.C.

THE DESIGN AND SPECIFICATIONS FOR THIS PROJECT PREPARED BY SIMMONS IRRIGATION SUPPLY AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF SIMMONS IRRIGATION SUPPLY.  
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 SIMMONS IRRIGATION SUPPLY  
 P.O. BOX 100  
 FAY (843) 538-2068  
 FAX (843) 538-6566  
 sistrinc@lowcountry.com



SECTION "F"



SECTION "E"



REVISED 00-00-00  
 Acad #: 3470-1-B  
 Date: 09-04-2009  
 Scale: 1" = 30'  
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 Sheet: B 15

S T M A V A L A Y O R T

KIAWAH ISLAND, S.C.  
 KIAWAH ISLAND PARKWAY

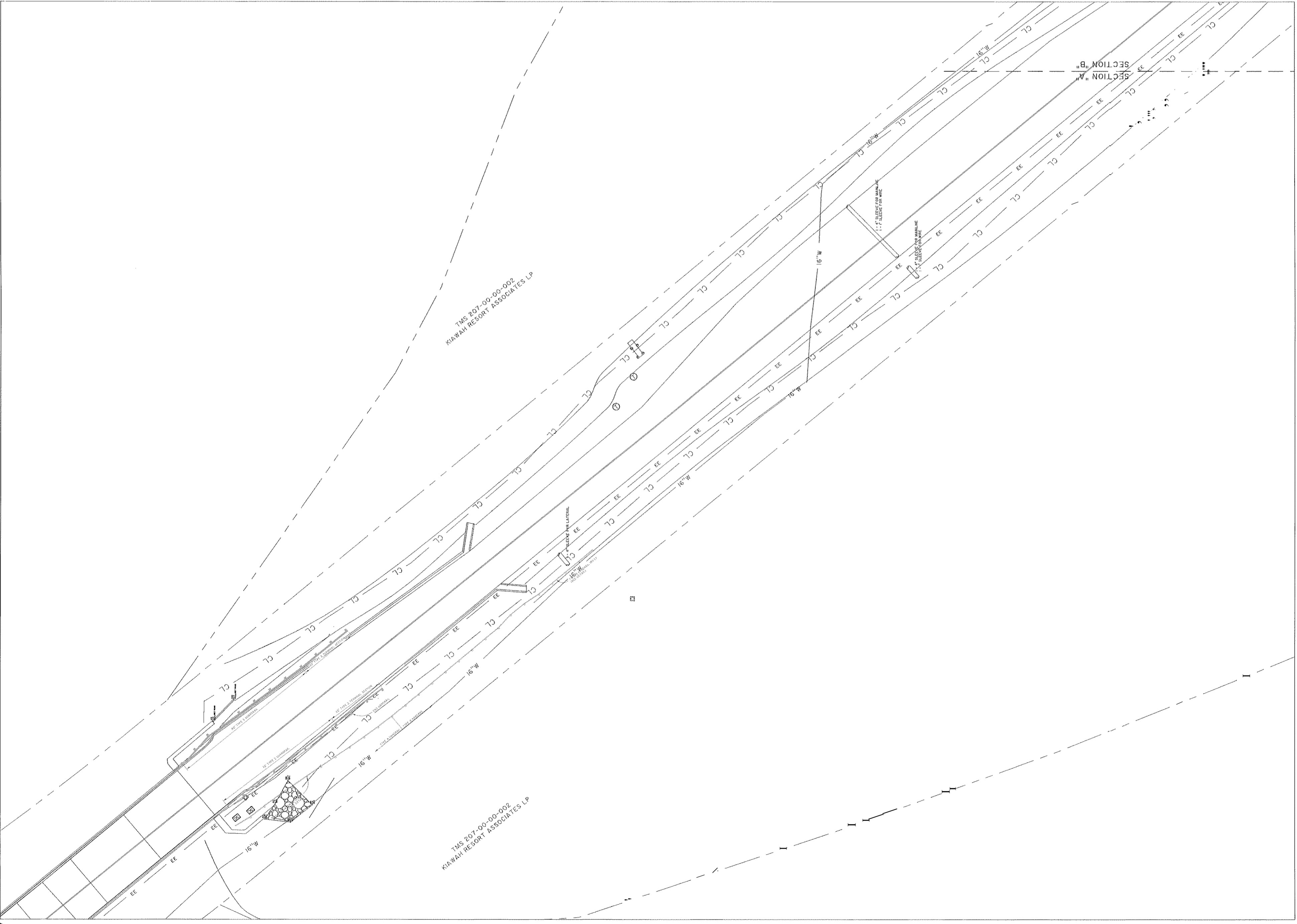
MTM: 10  
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STATION Irrigation Supply  
 P.O. BOX 10  
 528 SIDNERS ROAD  
 WALTERBORO, SC 29722  
 PH: (843) 938-6666  
 FAX: (843) 938-2068  
 stsmc@lowcountry.com

THIS DESIGN AND SPECIFICATION FOR THIS PROJECT PREPARED BY SIMMONS BRINNON SUPPLY PERSONS OTHER THAN SAID CLIENT AND MAY NOT BE COPIED OR REPRODUCED BY ANY OTHER PERSONS WITHOUT THE WRITTEN CONSENT OF SIMMONS BRINNON SUPPLY. THIS DESIGN AND SPECIFICATION FOR THIS PROJECT PREPARED BY SIMMONS BRINNON SUPPLY PERSONS OTHER THAN SAID CLIENT AND MAY NOT BE COPIED OR REPRODUCED BY ANY OTHER PERSONS WITHOUT THE WRITTEN CONSENT OF SIMMONS BRINNON SUPPLY.



SECTION "B" - SLEEVES



SECTION "A" - SLEEVES

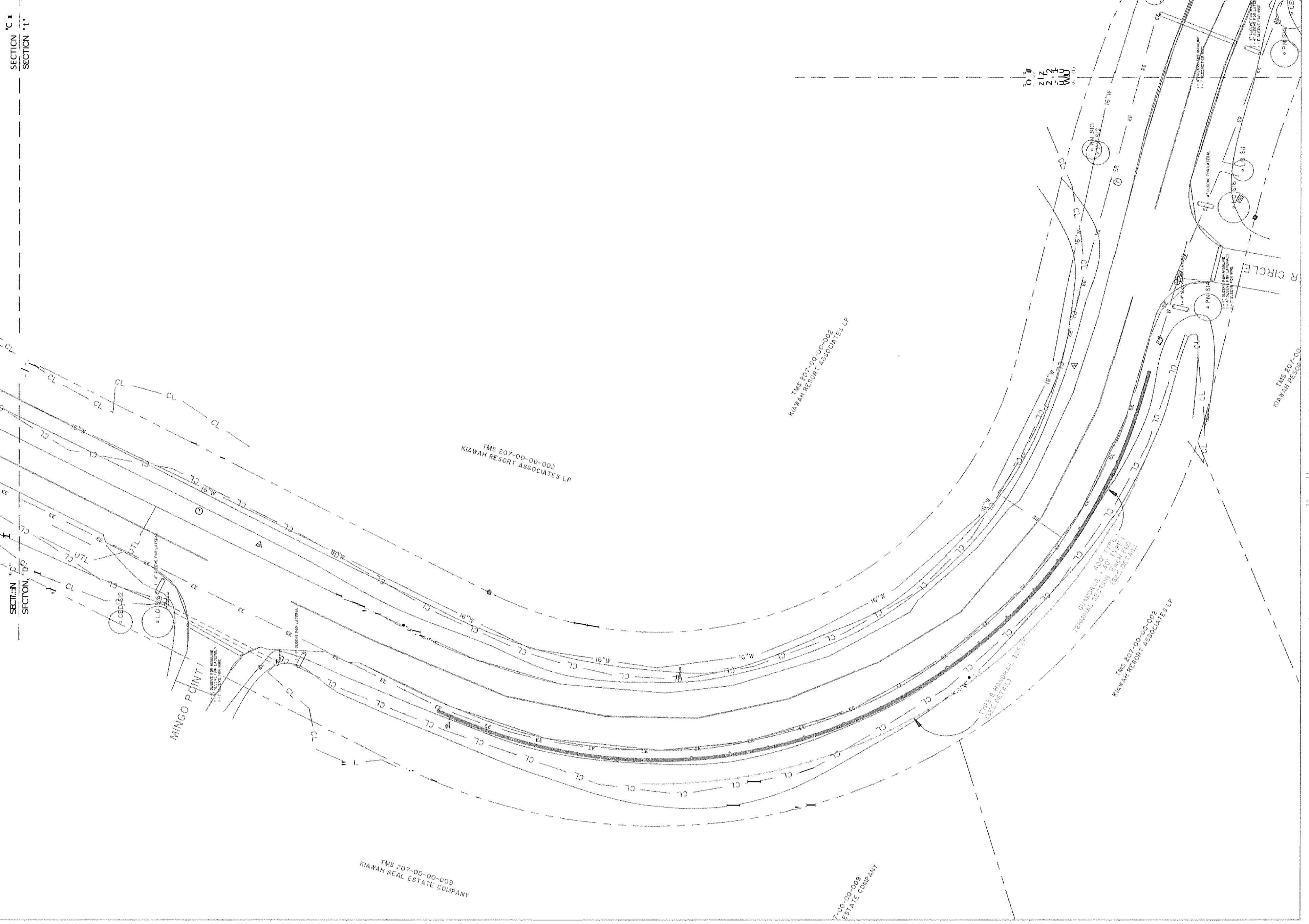


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 S" Test IB 1.6

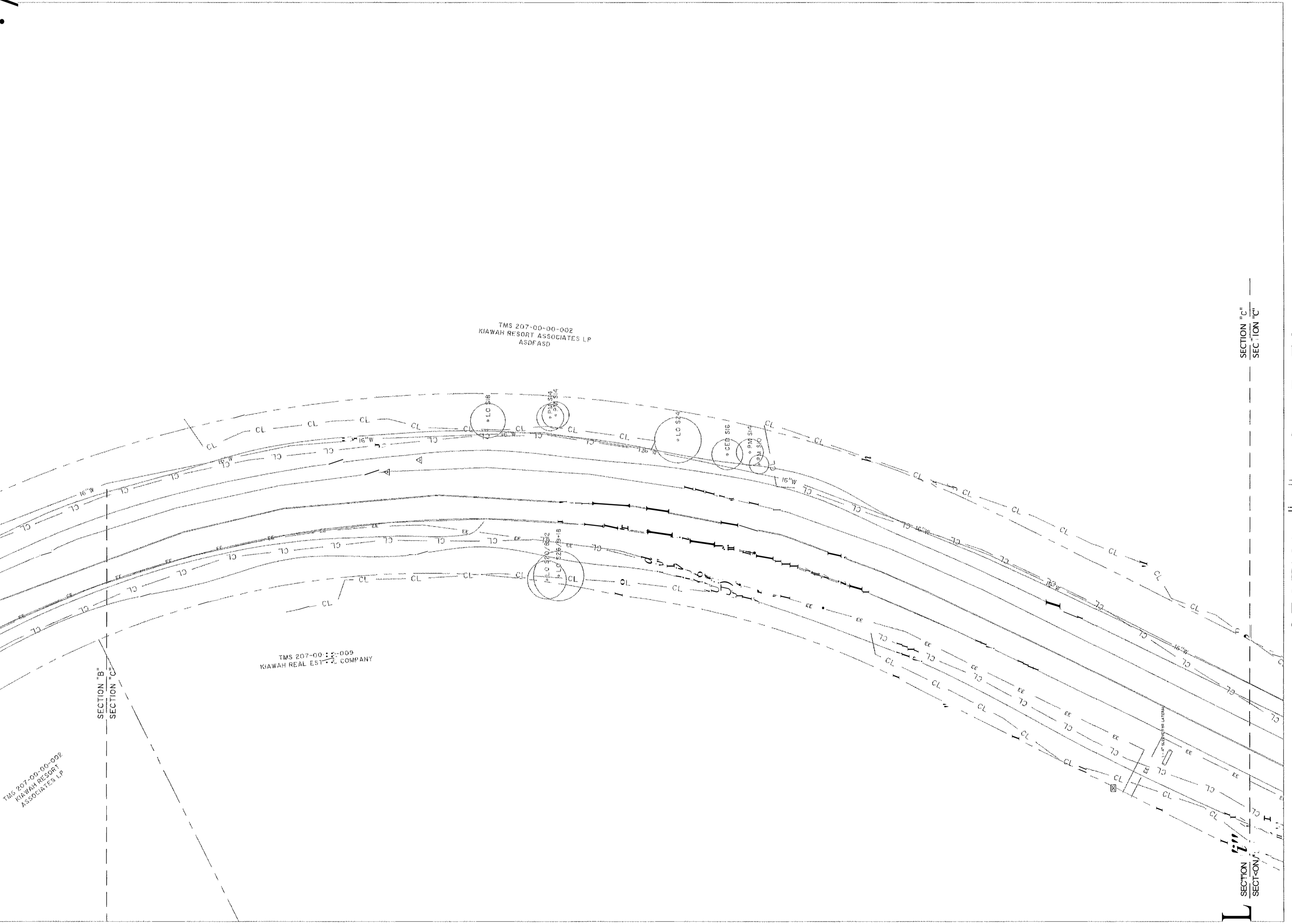
# KIAWAH ISLAND PARKWAY - METER

KIAWAH ISLAND, S.C.

WALTERBORO, SC 29486  
 P.O. BOX 10  
 528 SIDNEYS DR  
 PH: (843) 938-6566  
 FAK: (843) 938-2068  
 stsmc@lowcountry.com



SECTION "D" - SLEEVES



SECTION "C" - SLEEVES

SECTION "C"  
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SECTION "C"  
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THIS DESIGN AND SPECIFICATION FOR THIS PROJECT IS PREPARED BY STSMC FROM OUR OWN SKILL AND EXPERIENCE. IT IS THE PROPERTY OF STSMC AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF STSMC. STSMC SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETION OF THE DESIGN AND SPECIFICATIONS. NO PERSON OR PERSONS OTHER THAN STSMC OR ITS AGENTS, DESIGNERS AND SPECIFICATIONS ARE EMPLOYED FOR USE BY THIS CLIENT ONLY AND MAY NOT BE CHECKED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STSMC.





MAYOR:  
Bradley D. Belt

MAYOR PRO TEMPORE:  
Russell A. Berner

TOWN ADMINISTRATOR:  
Stephanie Tillerson

TOWN ATTORNEY:  
Stafford J. McQuillin III



COUNCIL MEMBERS:  
E. Luke Farrell  
Lance Spencer

Madeleine Kaye

Addendum 1  
Landscape Maintenance Services  
April 4, 2024

1. Do the 4 printed copies need to be hand delivered on the 11<sup>th</sup> or will the electronic submission suffice?
  - a. Four hard copies need to be submitted either in person or by mail by the due date and time.
2. Does the turf aeration include the municipal, roundabout and all of Kiawah parkway and Beach walker?
  - a. Yes, all the town's property that has turf will need aeration.
3. Are only those who attended and signed in at the mandatory pre-bid meeting eligible to submit a bid?
  - a. Yes, the pre-bid meeting was mandatory. No other firms will be considered.
4. Will the same impartial committee members who reviewed all RFP's for the 2024 RFP be reviewing the submitted bids? If there have been any changes to the members of the 2024 review committee, could you please provide the names and positions of the new committee members?
  - a. In accordance with the Town's procurement policy the mayor will select a review committee of qualified members.
5. If the full scope, to include mulch, is not awarded to the selected bidder, does the contractor have the option to withdraw their bid?
  - a. The selection committee only makes the recommendation with the final approval of the Town Council. The contractor has the option to withdraw.
6. Do you anticipate interviews being part of the selection process from the outset?
  - a. It will be at the discretion of the review committee based off the proposals regarding whether or not any interviews will take place.
7. Could you clarify who from the town will serve as the primary point of contact with the contractor on a daily / weekly basis?

MAYOR:  
Bradley D. Belt

MAYOR PRO TEMPORE:  
Russell A. Berner

TOWN ADMINISTRATOR:  
Stephanie Tillerson

TOWN ATTORNEY:  
Stafford J. McQuillin III



COUNCIL MEMBERS:  
E. Luke Farrell  
Lance Spencer

Madeleine Kaye

- a. This contract falls under the Town of Kiawah Island’s Public Works Department. The contacts within the department are the Public Works Director and Operations Manager.
8. Could you please clarify—if the contractor is meeting monthly with the Public Works Director or Operations Manager to review services, who will be responsible for conducting the separate quarterly performance evaluations that is to be conducted by “The Town”?
  - a. Representative/s from the Public Works Department will be conducting the quarterly performance evaluation. The Public Works Department can involve other qualified town staff in its review.
9. What is the best way to go about being awarded the contract.
  - a. The scoring points are based on our criteria and the overall evidence is based on your proposal that your firm will be the most advantageous for the Town.
10. Is electric equipment a requirement in the current contract?
  - a. No, it is not. Please refer to exhibit B of the RFP.
11. I just wanted to confirm that the number of bales is 2700?
  - a. 2700 bales is the annual number for the Municipal Center Complex and 2700 bales for Beachwalker Drive and bike path.
12. Is the town obligated to take the lowest bidder?
  - a. No.
13. Is the flower bed in front of the Real Estate building to be incorporated into this contract?
  - a. No, the Real Estate building has their own landscaping that handles that flower bed by their sign.



**TAB 10**

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# **TOWN COUNCIL**

**Agenda Item**



# Request for Town Council Action

**TO:** Mayor and Council Members  
**FROM:** Michael Nardelli, Operations Manager  
**SUBJECT:** Recommendation for Migration to Microsoft Government Cloud  
**DATE:** May 6th, 2025

---

## **BACKGROUND:**

The Town of Kiawah Island currently uses Microsoft Office 365 and Azure services via a commercial Microsoft cloud tenant. Due to the sensitivity of municipal data, the town staff recommends migrating these services to Microsoft's Government Community Cloud (GCC) to improve security, compliance, and data integrity, along with updating our email address extensions from .org to .gov.

This recommendation comes after consulting with our IT contract company, IMS Solutions Group, LLC, which advised separating the project into two distinct phases: migrating the Office365 environment to GCC and migrating the Azure environment.

## **SCOPE:**

**Phase 1: Office365 Migration** is estimated to take 50–60 hours and includes the following key components:

- **Tenant-to-Tenant Migration:**

Migrate 42 user accounts, 32 shared mailboxes, and approximately 1.4 TB of OneDrive data to the GCC tenant using BitTitan. The migration will not include Teams private chat history, Exchange Safe/Block lists, or calendar response tracking.

- **DUO Integration:**

Transition DUO multi-factor authentication from the current commercial domain to the new GCC domain.

- **Licensing and Domain Reconfiguration:**

Separate Kiawah's .org domain and Microsoft licenses from the current environment and reassign appropriate G3 licenses to users in the GCC tenant to the new .gov domain.

- **Enterprise Applications:**

Reconfigure applications such as Zoom and Zoom Room calendar integrations for functionality within the GCC environment.

- **End-User Support:**

Support end-users in transitioning to new .gov login credentials, ensuring smooth onboarding and usage.

**Phase 2: Azure Migration** is planned as a follow-up effort, estimated at 60–75 hours. This will involve replicating critical infrastructure, reconfiguring networks, validating services, and ensuring operational continuity across the new Azure GCC environment.

**ACTION REQUESTED:**

Town staff requests that the Town Council approve the attached proposal from IMS Solutions. The total fee is \$24,000, with a subsequent monthly fee of \$136.80.

**BUDGET & FINANCIAL DATA:**

This would be paid for through the General Fund.



# **Town of Kiawah Island**

**PROPOSAL**

## I. Solution Summary

### **Objective:**

The Town of Kiawah Island would like to move their Office365 and Azure environments into Microsoft's government (GCC) cloud. IMS recommends splitting that project into two phases: one phase to migrate Office365 resources, and a second phase to migrate the Azure resources. This project will cover the first phase, migrating Office365 resources to a new GCC tenant.

## II. Scope of Work

### **Phase 1: Microsoft 365 Migration**

This phase will take approximately 50 to 60 hours and covers the following:

#### **Tenant-to-Tenant Migration:**

- Migrate 42 users, 32 shared mailboxes, and approximately 1.4 TB of OneDrive data from the commercial tenant to GCC using BitTitan.
- Address limitations of the migration, including the inability to transfer Teams private chat history, Safe Sender and Block lists in Exchange, and calendar acceptance status emails.

#### **DUO Integration:**

- Transition DUO authentication setup from their commercial domain to their GCC domain.
- Licensing and Domain Reconfiguration:
- Separate Kiawah's licensing and .org domain from the current commercial tenant.
- Register their .org domain with the new GCC tenant and assign appropriate G3 licenses to users as needed.

#### **Enterprise Applications:**

- Reconfigure key enterprise apps such as Zoom and Zoom Room, including calendar integrations, within the GCC environment as requested by the client.

#### **End-User Support:**

- Provide assistance with transitioning to new .gov login credentials, addressing user challenges and ensuring smooth adoption.

### **Phase 2: Microsoft Azure Migration**

This phase aims to migrate critical business assets to GCC Azure. The estimated time for completion is 60 to 75 hours and includes:

#### **Audit and Backups:**

- Conduct a comprehensive audit of the current Azure environment to document resources, dependencies, and configurations.
- Create backups of essential data and configurations to safeguard against issues during migration.

#### **Azure Site Replication:**

- Use Azure Site Recovery (ASR) to replicate resources directly from the commercial segment to the GCC tenant.
- Set up a configuration server on GCC, register both environments, and establish a replication policy.
- Test the replication and cut-over dynamically to minimize downtime and configuration issues.

#### **Data Migration:**

- Transfer all critical data from Azure storage accounts to the GCC environment.
- Validate the data integrity post-migration.

#### **Networking Reconfiguration:**

- Realign network settings, including:
- Migrating virtual networks, subnets, and associated IP configurations.
- Configuring new public IP addresses, as the old ones will change.
- Implementing a new site-to-site VPN for seamless connectivity.
- (Recommended) Deploying a vMX for High Availability (HA) to support the dual Meraki firewall configuration with multiple ISPs.

#### **Ensure smooth connectivity to cloud resources, including:**

- Domain services
- Print services
- File services (via Azure Files)
- On-site NAS backup using SyncBack Pro currently on TOKI-AZ-DC01

#### **Validation and Testing:**

- Perform thorough testing of applications, services, and resources in the GCC Azure environment.
- Resolve any issues that arise during testing to ensure a successful cutover.

**III. Customer Responsibilities**

- Approve quote prior to quote expiration.
- Approve maintenance windows for work to be completed if needed.
- Provide required access and communication resources.


**IV. Assumptions**

- IMS will provide the necessary resources to facilitate all contracted work contained herein.
- Customer will provide access and facilities for IMS staff to perform any work required.
- Once the Project is complete, any additional work will be billed at a billable hourly rate.
- Extended onsite support can be made at the discretion of IMS / Customer

**V. Out of Scope**


- Any services, hardware, or software not specifically detailed in this Project's Scope of Work will be considered Out-of-Scope.
- Requests for Out-of-Scope work at any point in the Project Lifecycle are to be communicated, in writing, to the IMS Project Manager.
- Significant changes or additions to the defined work effort will require an IMS updated and approved project scope.
- IMS holds no responsibility on third-party software applications. IMS may act as the liaison between the customer and third-party software vendor so long as a current agreement exists between the customer and the third-party.
- IMS holds no responsibility for break/fix on hardware failures. IMS can facilitate warranty repairs if systems are under a current warrant status.

Ticket Classification Matrix

	Definition	Response SLA	Teams
<b>Priority 1</b> <b>Emergency Response</b>	Customer-initiated call with complete outage or business impact keeping entire customer workforce from operating	<b>15 Minutes</b> Support Center will coordinate with customer contact and IMS management. Worked to resolution.	Customer Support Center Escalations Team IMS Management
<b>Priority 2</b> <b>Rapid Response</b>	Automated Alert or customer-initiated ticket with partial and/or degraded impact	<b>1 Hour</b> Support Center will coordinate with customer contact and IMS management. Worked to resolution.	Customer Support Center Escalations Team IMS Management
<b>Priority 3</b> <b>Normal Response*</b>	Automated Alert or customer-initiated ticket. Limited impact causing inconvenience. Systems operating but inefficiently or limited to single user	<b>4 Hours</b> Support Center attempts resolution	Customer Support Center
<b>Priority 4</b> <b>Maintenance Actions</b>	Scheduled maintenance initiated by IMS or customer	<b>24 Hours</b> Scheduled coordination with customer.	Customer Support Center

\*All issues submitted via email are treated as a priority 3 issue, should an issue require immediate action, a phone call to the support center is highly recommended.

Ticket Prioritization Matrix

		IMPACT			
		CRITICAL	HIGH	MEDIUM	LOW
URGENCY		<i>Extensive impact at main site, or Multiple locations</i>	<i>High impact at single site, or more than 50% of site</i>	<i>Impact at &lt; 50% of site or a single department</i>	<i>Impact to limited or a single user</i>
<b>CRITICAL</b> (Business stoppage)		P1	P1	P2	P3
<b>HIGH</b> (Disruption of critical business)		P1	P2	P3	P3
<b>MEDIUM</b> (Users are inconvenienced)		P2	P3	P3	P4
<b>SERVICE REQUEST</b> (Move, Add, Change, or Delete)		P3	P3	P4	P4



**IMS Solutions Group, LLC**

PO Box 470  
Rock Hill, SC 29731  
United States

T: 800-428-7280

<b>Quote #</b>	<b>4090</b>
<b>Date</b>	<b>2025/04/15</b>
<b>Expires</b>	<b>2025/05/15</b>
<b>Contact</b>	<b>Jonathan Dukes</b>

**Prepared for** Town of Kiawah Island  
Michael Nardelli  
4475 Betsy Kerrison Parkway  
Kiawah Island, SC 29455  
United States

T: (843) 806-8108  
E: mnardelli@kiawahisland.org

**ACCEPT QUOTE**

## GCC Migration

### Removal of Previous Licensing

#### Monthly Fees

Item	Qty	Price	Total
<b>Office 365 E3 - 1YM</b>	42	(\$23.00)	<b>(\$966.00)<sup>†</sup></b>
The Office suite for PC and Mac with apps for tablets and phones plus email instant messaging HD video conferencing 1 TB personal file storage and sharing and available add-ons like PSTN calling. (Annual Billed Monthly)			
<b>Azure Active Directory Premium P1 - 1YM</b>	43	(\$6.00)	<b>(\$258.00)<sup>†</sup></b>
Azure Active Directory Premium provides single sign-on to thousands of cloud (SaaS) apps and access to web apps you run on-premises. Built for ease of use Azure Active Directory Premium features multi-factor authentication (MFA); access control based on device health user location and identity; and holistic security reports audits and alerts. (Annual Billed Monthly)			

*\* Recurring fees billed monthly with 0 upfront payment(s).*

Monthly Subtotal (\$1,224.00)

## Update to GCC Licensing

#### Monthly Fees

Item	Qty	Price	Total
<b>Microsoft 365 G3 GCC</b>	42	\$36.00	<b>\$1,512.00</b>
10% Item Discount (\$151.20)			<b>\$1,360.80<sup>†</sup></b>

*\* Recurring fees billed monthly with 0 upfront payment(s).*

Monthly Subtotal \$1,512.00

Discount (\$151.20)

## Non-recurring Items & Setup Costs

### One-Time Fees

Item	Qty	Price	Total
<b>Fixed Fee Project based on Scope of Work</b>	1	\$24,000.00	<b>\$24,000.00†</b>
Fixed Fee Project based on Scope of Work			

One-Time Subtotal **\$24,000.00**

## Summary

† Non-taxable item

Please contact us if you have any questions.

Monthly Subtotal	\$288.00
Discount	(\$151.20)
<b>Total Monthly</b>	<b>\$136.80 USD</b>
<b>Total One-Time</b>	<b>\$24,000.00 USD</b>

**ACCEPT QUOTE**

## Cost Breakdown

Category	One-Time Fees	Monthly Fees
Services	—	\$288.00
Fixed Fee / Labor	\$24,000.00	—
Discount	—	(\$151.20)
<b>Total</b>	<b>\$24,000.00 USD</b>	<b>\$136.80 USD</b>

***Unless executed within 24 hours, prices may change due to tight supply chain issues.***

Installation costs and non-recurring charges (NRC) will be invoiced upon execution of this Service Order Form.

This Service Order Form is entered into and pursuant to the terms of that certain Master Services Agreement executed prior to or simultaneous with this Service Order Form, the terms of which are incorporated herein by reference, along with all exhibits, schedules, addendums and appendices attached thereto and hereto, each as may be modified by subsequent change orders or amendments (collectively, the "Agreement"), by and between IMS Solutions Group, LLC, a South Carolina limited liability company having its principal place of business at 330 E Black St. Rock Hill, SC 29730 ("IMS Solutions Group"), and the Client identified above as of the Effective Date identified above.

1. IMS Solutions Group will provide all other Services described in any other part of this Agreement (including any attachment, exhibit, schedule, appendix, or service level agreement attached hereto). Subject to Client's agreement to pay the applicable fees, IMS Solutions Group will provide any additional services to Client as reasonably requested by Client.

2. Client Responsibilities. Client shall be solely responsible for, and shall indemnify, defend, and hold harmless IMS Solutions Group and its employees, agents, and invitees against any and all damage or injury to any IMS Solutions Group facility, any Equipment, and any individuals or their property arising from or related to the Services or the Client that is not caused in whole or in part by the negligence or willful misconduct of IMS Solutions Group. It is the Customer's responsibility to inform IMS Solutions Group in writing no later than the 21st of any month at helpdesk@imssolutionsgroup.com when billing changes are requested. These types of changes would include User counts, Office 365 license counts, Device removals, Backup removals, Colocation changes, etc. Otherwise, the billing change will be applied the month after the count changes have been reported. If a covered device (Server, Workstation, Edge) is deemed unsupported by IMS Solutions Group during the initial onboarding or during the term of the agreement, IMS Solutions Group reserves the right to end support on that that device and will notify customer as to such. By signing below, the Client represents and warrants that is has read and understands and agrees to be bound by the terms of the Agreement, including this Service Order Form, the Master Services Agreement, and all exhibits, schedules, addendum and appendices attached thereto and hereto, each as may be modified by subsequent change orders or amendments.

3. Return Policy:

- Returns must be made within 30 days of receiving item
- All returns will be subject to a 25% restocking fee
- All items returned must be in their original packaging
- Return acceptance or credits may be based on conditions set by vendor or manufacturer