

**TOWN OF KIAWAH ISLAND**  
**TOWN COUNCIL MEETING**  
Live Streaming Via Zoom  
**August 26, 2020; 3:00 pm**

**Special Call Meeting**

Minutes

**I. Call to Order: Mayor Weaver called the meeting to order at 3:00 pm.**

**Present at the meeting:** Craig Weaver, *Mayor*  
Chris Widuch, *Mayor Pro Tem*  
Maryanne Connelly, *Councilmember*  
Dan Prickett, *Councilmember*  
Klaus Said, *Councilmember*

**Also Present:** Stephanie Tillerson, *Town Administrator*  
Joe Wilson, *Town Attorney*  
Steven Reilly, *HR&A*  
Keiley Gaston, *HR&A*  
Petra Reynolds, *Town Clerk*

Mayor Weaver explained why the delay of the Special Call meeting was due to a Zoom outage that would not allow live streaming to the public. He also noted the meeting was essential at this time to allow Council to consider approval of an emergency ordinance to extend current requirement or restrictions in advance of their expiration, along with the presentation and discussion of the HR&A Housing Market Study report.

**II. New Business:**

**A. To Consider Approval of Emergency Ordinance 2020-09 - An Amended Emergency Ordinance of the Town Council of the Town of Kiawah Island Regarding Face Coverings, Restrictions on Restaurants, Establishments that Possess a State Permit to Sell Alcohol, Other Businesses and Facilities, and Essential Businesses**

Mayor Weaver stated an emergency ordinance could only be in effect for 60 days before it must be reconsidered or it expires. The requirements of the emergency ordinances currently in effect will expire at the end of the week, and Emergency Ordinance 2020-09, while it does not impose any new requirements related to COVID, extends those currently in place until October 25<sup>th</sup>. Included in the extension is the requirement for wearing face coverings while waiting to enter inside a business or dining establishment, and while waiting for takeout food. The ordinance will also adopt and mirror all recent orders from the Governor relating to the sale of alcohol after 11:00 pm, inside dining requirements, and occupancy requirements established for mass gatherings along with the Town's occupancy limits for essential businesses.

***Mayor Pro Tem Widuch made a motion to approve Emergency Ordinance 2020-09 - An Amended Emergency Ordinance of the Town Council of the Town of Kiawah Island***

***Regarding Face Coverings, Restrictions on Restaurants, Establishments that Possess a State Permit to Sell Alcohol, Other Businesses and Facilities, and Essential Businesses. The motion was seconded by Councilmember Said and was unanimously passed.***

### **III. Presentation:**

#### **A. HR&A - Kiawah Island Housing Market Study**

*Earlier this year, the Town engaged an independent firm to study Kiawah's property values and trends, market position, and brand positioning. The goal was to understand our recent experience better and identify actions that the community – property owners, the Town, and major entities like KP (Kiawah Partners), KIGR (Kiawah Island Golf Resort), and KICA (Kiawah Island Community Association) – should consider ensuring that Kiawah experiences growing property values and remains a special place to own property and live or invest. This study grew out of last year's consideration of short-term rental policies, during which a lot of opinions and discussion revolved around property owners' differing views and experiences with property values on the island.*

*The Town Council engaged a highly respected consulting firm, HR&A Advisors, to study the question, with a specific focus on how our community's property values have performed compared to our peer communities. In addition, HR&A Advisors was charged with identifying the strengths and weaknesses of our market, the long-term challenges we face, and steps we can consider addressing those challenges.*

Before the presentation, Mayor Weaver pointed out that the Council has not had the opportunity to review or discuss the draft report and would not be taking any actions on adoption or approval. He also emphasized that a large part of the community was engaged in the study and incorporated a wide array of data and information from stakeholders, the Conservancy, area realtors, along with full and part-time residents, and short-term rental owners. While these entities provided information, they have not had a chance to review and discuss and do not thus far endorse the report. He also noted that the community would be given the opportunity to participate in a virtual session to present questions to HR&A.

Mr. Reilly introduced himself as a principal with HR&A Advisors, a real estate and economic development advisory firm operating across various areas with housing market studies as a core element. Along with Ms. Gaston, he presented an overview of the study report findings and recommended action items and discussed, in detail, the key findings and takeaways. As the presentation progressed, Councilmembers posed questions for clarification and provided feedback on the information offered.

A complete copy of HR&A's Kiawah Island Housing Market Study and presentation is available upon request.

Following the presentation, Mayor Weaver thanked Mayor Pro Tem Widuch and Ms. Tillerson for the many hours they have contributed, the large number of meetings and discussions with HR&A along with coordinating with the entities and residents to provide the information for the study.

**IV. Adjournment:**

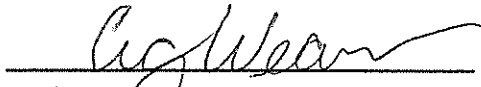
**Councilmember Prickett motioned to adjourn the meeting at 4:02 pm. The motion was seconded by Councilmember Connelly and carried unanimously.**

**Submitted by,**

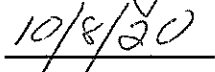


**Petra S. Reynolds, Town Clerk**

**Approved by,**



**Craig E. Weaver, Mayor**



**Date**