



Annexation

Becoming Part of the Town of Kiawah Island

Public Information Meetings

August 8th at 2 pm

August 13th at 7 pm

August 20th at 2 pm



Annexation Background

- o In January the current Town Council expressed interest in annexing properties outside the KICA gate and bordering on the Kiawah Island Parkway.
 - To gain control of development; and
 - To secure borders; and
 - To receive income now accruing to Charleston County.



Annexation Background

- o Discussions with Darby were planned but put on hold given a pending law suit which led to the sale of Kiawah and other KP properties.
- o When engaged new KP owners expressed interest and a desire to expedite annexation.
- o The Town and KP reacted accordingly to annex Freshfields and Cassique



Annexation Process

- o Three public information meetings are scheduled to discuss and receive public input.
- o All meetings will be held in the Municipal Center's Council Chambers
- o Meetings will be held as outlined below:
 - August 8th at 2 pm
 - August 13th at 7 pm
 - August 20th at 2 pm



The Annexation Process

- o SC Code of Laws Title 5, Chapter 3, Act 250
- o Enables /regulates the Annexation process
- o Methods of Annexation of privately owned property includes
 - 100% and 75% freeholder petition and ordinance method
 - 25% elector petition and election method

Kiawah Partners (KP) have requested that the Town annex Freshfields and Cassique



Freshfields Annexation

o Freshfields Village and 20 undeveloped acres 100% owned by KP.

- Annexation by 100% petition and ordinance method
- KP petitions Town to annex
- Town creates an annexation ordinance
- After two readings of the ordinance, the property is annexed
- No public hearing is required per statute

Note: Freshfields Village infrastructure maintained by private corporate entity



Cassique Annexation

- o Cassique is a mix of property ownership
- o KP 100% owned: Golf Course, unsold platted lots, undeveloped acreage, streets. Can be annexed using the 100% petition and ordinance method.
- o Privately owned homes and lots at Cassique
 - Join with KP 100% owned
 - POA Request using 75% method

Note: Cassique infrastructure is maintained by POA

Masterplan View



Bohicket Marina

Freshfields Village

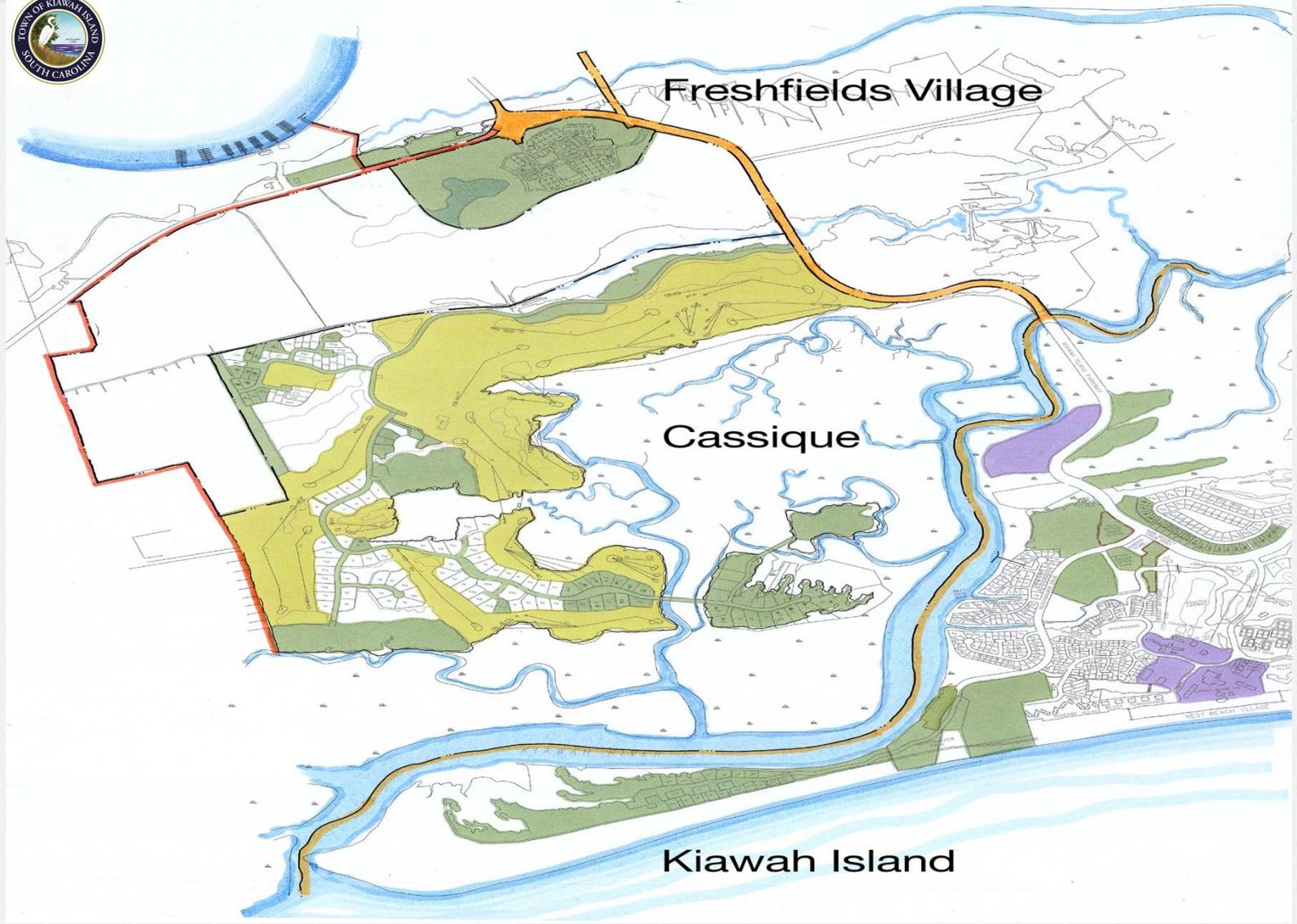
Cassique

Seabrook Island

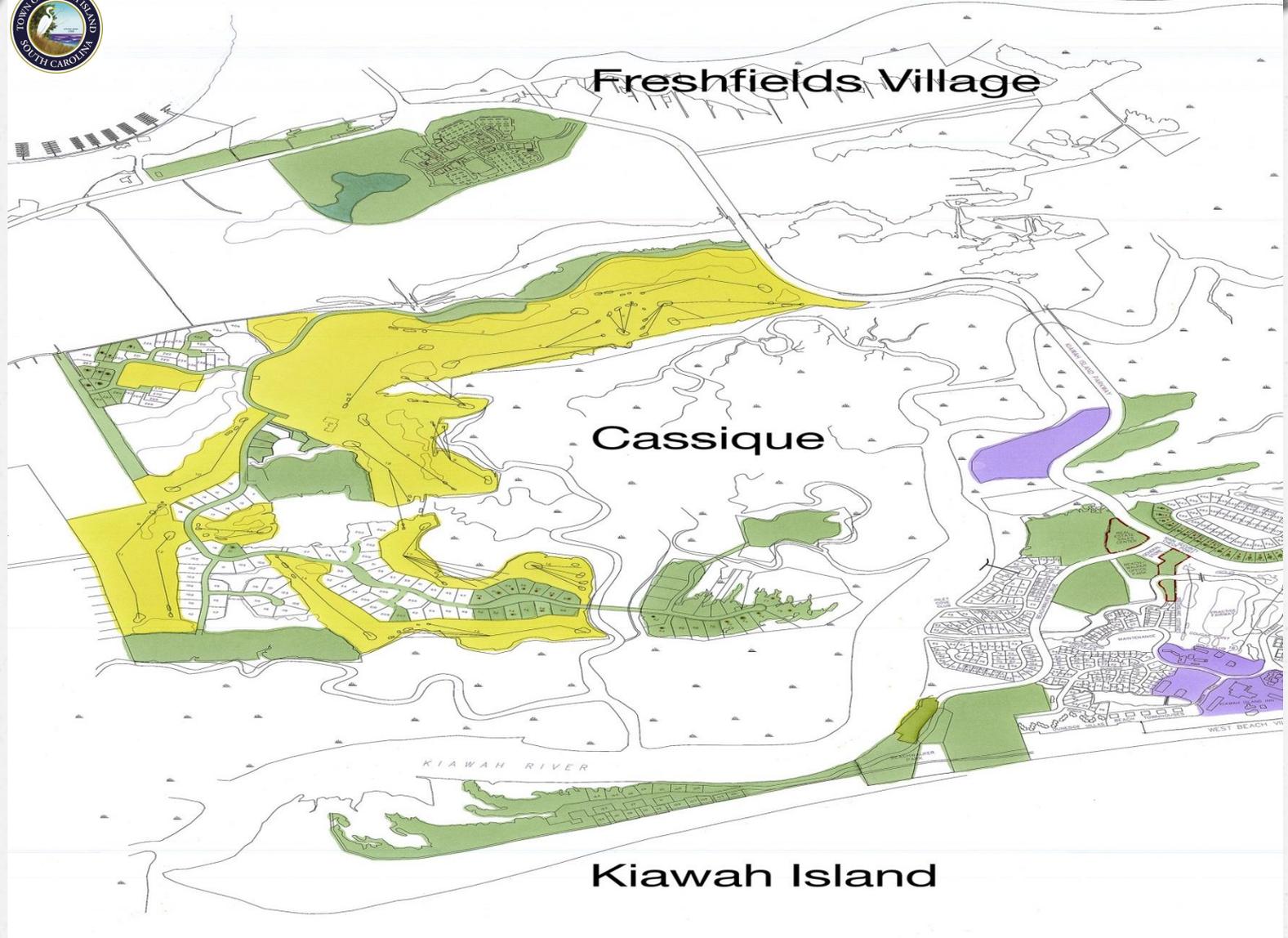
Kiawah Island



Town Limits



Annexation Properties





Advantages of Annexation

- Buffer and secure the Town's borders
- Control zoning and development
- With two gated communities and shopping center, reduce vulnerability to legal challenges to a gated community
- Capture \$1.0 - \$1.5 million in annual income, currently accruing to Charleston County
- Added income will be reinvested in the Town of Kiawah to benefit all property owners.



Disadvantages of Annexation

- o Additional annual expenses of approximately \$300,000 - \$400,000 for:
 - public safety
 - code enforcement
 - solid waste collection



What's Next

- o The critical timing issue is incorporating Freshfields and Cassique zoning and planning into the Town's ordinances.
- o Lauren Patch will spearhead this effort and direct annexation activities.
- o At the August 7th Planning Commission Meeting an annexation subcommittee was approved to work on zoning and planning issues.
- o The members are Larry Iwan, Dan Prickett and Fred Peterson.
- o We are targeting to have annexation completed in October.