

**TOWN OF KIAWAH ISLAND**  
**2019 Council Strategic Planning Retreat**  
**Kiawah Municipal**  
**Center**  
**Room: Meeting Room**  
**January 24, 2019**

**Minutes**

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

**Also Present:** Stephanie Monroe Tillerson, Town Administrator  
Dwayne Green, Town Attorney  
Dorota Szubert, Town Treasurer  
Petra Reynolds, Town Clerk

Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All Town Council meetings are recorded for a complete transcript.

**Brief Review of Current Initiatives Continuing into 2019**

- Re-engineering of Town Services
  - Building Services

Mayor Pro Tem Widuch explained that the Town, because of its interpretation of FEMA requirements tracked every improvement done to your home as "*Substantial Improvements*." If home improvements reached 50% of the value, it would be required to be brought up to current code. A more liberal reading of the regulations, consistent with how the surrounding communities are operating, allows the Town far more leeway in how it tracks "*Substantial Improvement*."

Council voted to eliminate all residential trade permits, regardless of value, if the work does not require an inspection by Town personnel upon completion. Work that involves any of the five areas that do require inspections: Mechanical, Electrical, Plumbing, Propane or other Gas, and any Structural changes, will still need a Town Permit.

This eliminated roughly 50% of all permits issued by the Town and lost approximately \$200,000 in Town Revenue.

- Business Licenses/Short Term Rental

Mayor Pro Tem Widuch explained that discussions are taking place in a Work Group to look at the Town's Short-Term Rental Ordinance. Also, this group is looking at the operation of Vacation Clubs and if they are violating the zoning ordinance, along with capping Short Term Rentals as a percentage or as a firm number of total rentals on the Island. Mayor Weaver added that a lot of time is spent on ensuring Short Term Rentals are in compliance with the Town's business license and accommodation taxes ordinances and property advertising.

- Law Enforcement Support. Thoroughly discussed at yesterday's meeting.
- Sea Level Rise

Mayor Pro Tem Widuch stated that Mr. Taylor, Planning Director, is coordinating a group to incorporate the Sea Level Rise Report recommendations into the Town's Comprehensive Plan. He also indicated that the Community Association had formed a group to look at water management, drainage, and flooding.

- Town-Owned Roads Projects

Ms. Tillerson discussed the addition of a dedicated turning lane into the County Park on Beachwalker Drive. The other road project is the repaving of the Parkway and the visual aesthetics from the round-a-bout to the gate. The project is to compete before the PGA.

#### Group Discussion (facilitated by Mark Permar)

- Identifying & Prioritizing Town Priorities

##### **Basic Municipal Services**

**Solid Waste Management** - address on-going performance issues by evaluating changes to service approach and/or provider management.

**Beachwalker Road/County Park Improvement** - complete addition of dedicated approach lane to Beachwalker Count Park and alleviate on-going traffic control issues.

**Kiawah Island Parkway "renewal"** - complete project encompassing re-surfacing, consideration of elevation changes, aesthetic changes, and temporary or permanent changes to facilitate 2021 PGA traffic movement.

**Code Enforcement Service Level** - improve the town's code enforcement efforts to address the impact of the island's growth.

**Business License Process Reengineering** - consider ordinance and process changes to improve compliance while making the process more efficient and easing the burden for staff and businesses and contractors.

**Municipal Center Cost Control** - identify and evaluate changes to the Town's building operations (irrigation, landscape, electric, etc.) to make substantial reductions in costs and/or constrain future cost increases.

Councilmembers added to the **Basic Municipal Services**:

**Asset Management**  
**Risk Management**  
**Comprehensive Plan**  
**Public Safety**  
**Law Enforcement**  
**Emergency Management**  
**EMS, Fire and Related Services**

## **Addressing Public Concerns and Preserving the Kiawah "brand"**

**Sea-Level Rise** -four alternative approaches:

- a) Create and incorporate in Comprehensive Plan an overall town strategy for addressing the potential implications of long-term sea-level rise;
- b) Address impact of SLR on Kiawah's natural habitat (i.e., marshes, beach, private and common landscape;
- c) Address the impact of SLR on residential and commercial properties and assess the adequacy of current building requirements and codes; and
- d) Address impact of SLR on the town's roads and infrastructure (roads, drainage, utilities) from the standpoint of functionality and public safety.

**Off-Island Roads** - support efforts and actively promote safer and better roads and transportation across Johns Island.

**Beach Management** - create a comprehensive policy and unified approach for managing the island's beach assets to maintain the natural health, aesthetic standards, and enjoyability.

**Single-use Plastics** - evaluate policies - including voluntary programs and ordinances -to reduce or eliminate the use of plastics within the town.

**Town Financial Management** - establish a long-term financial plan for the Town.

**Community/Resident Communications And Engagement** - Reexamine and identify changes to improve the Town's communications to residents, property owners, and tourists, and expand community involvement.

**PGA** - Partner fully, and as appropriate, with KIGR and the PGA in anticipation of the 2012 PGA Tournament (i.e., business licenses, funding, transportation)

**Comprehensive Plan Update** - Begin initial work on the major update of the Town's Comprehensive Plan.

**Marketing Kiawah** - begin initial consideration of the Town's longer-term role in promoting the community and the "brand" if and when the primary developer reduces their primary role.

**Development/Build-Out-Conduct** - a comprehensive audit/evaluation of the current KP Development Agreement to identify issues, obligations, and impacts as the developer completes their development involvement or reaches the term of the agreement. Enhance the community's understanding of the remaining development rights retained by KP, KIGR, and others and create a better, more uniform understanding of what post-build-out Kiawah will looklike.

**Short-Term Rentals** - consider the impact of short-term rentals - especially in R-1 districts - (i.e., public safety, public behavior, property values, Kiawah "brand"), and recommend solutions encompassing regulation, enforcement, and restrictions.

Councilmembers added to the **Addressing Public Concerns and Preserving the Kiawah "brand"**


**Redevelopment**

**Natural Environment**

Councilmembers engaged in an in-depth discussion of the topics and how to move forward.

**The meeting adjourned at 10:51 am.**

Submitted by,

  
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Petra S. Reynolds, Town Clerk

Approved by,

  
\_\_\_\_\_  
Craig E. Weaver, Mayor

4/23/19  
Date