



Kiawah Island Traffic Mitigation

A Proposal to Better Manage Commercial Traffic on the Island

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Town Council Meeting

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Proposed Plans to Reduce Traffic



- ▶ The following **two concepts** can help to reduce construction-related traffic and help to mitigate the regular traffic back-ups during peak times:

1. BLACKOUT

Stop of all non-urgent construction work during peak weeks for the island – for example around Easter, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas to New Year.

This measure will need to be implemented and enforced in collaboration with KICA at the 1st Gate based on a Town's Ordinance.

2. LIMIT

Cap the number of building permits issued per year by the Town of Kiawah Island for new construction, alteration, renovation or remodel and major repair projects.

- ▶ Both concepts could substantially **reduce the amount of commercial and construction-related traffic** onto and on the island and **significantly improve the perceived experience** for both our residents and visitors to the island.

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Plan 1: Blackout Construction Work



- ▶ The proposal would be to **not allow general construction work for new building projects as well as renovation, remodel and large repair projects** on the island during peak times.
- ▶ This measure would be **very similar to other high-end resorts and gated communities** around the country who have implemented such measures years ago.
- ▶ **Exceptions could be made for urgent repair needs** like for HVACs or plumbing matters or pool cleaning and landscaping needs.
- ▶ Non-urgent contractors for general construction projects **would not be allowed onto the roadways of the island** during the following peak times (for example):
 - ▶ **Easter:** Friday before Easter to Monday after Easter
 - ▶ **Memorial Day:** Friday before Memorial Day to Tuesday after Memorial Day
 - ▶ **July 4th:** Friday the week before July 4th until Sunday after July 4th
 - ▶ **Labor Day:** Thursday before Labor Day to Tuesday after Labor Day
 - ▶ **Thanksgiving:** Friday the week before Thanksgiving until Sunday after Thanksgiving
 - ▶ **Christmas to New Year:** Starting December 22nd until January 2nd

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Plan 2: Limit Building Permits



- ▶ The proposal would be to **limit the total number of building licenses** issued by the Town each year to a level slightly above pre-Covid numbers or to ...

400 (or minus 40%)

... building licenses for Renovation and New Construction projects per year.

- ▶ This measure would **reduce construction-related traffic** over the entire year.
- ▶ At the same time, this measure would also **impact the Town's budget** in terms of the **financial revenue stream** coming from building licenses:
 - ▶ 2023/24 TOKI Budget estimates 70 New Construction and 600 Renovation permits
 - ▶ New Construction Permits average 10,000 USD, Renovation permits are 830 USD
 - ▶ Assuming that the reduction of building licenses from these 670 permits in total would be reduced proportionally (-40%), we can expect:
 - ▶ 42 New Construction projects equal to 420,000 USD (minus 280,000 USD)
 - ▶ 360 Renovation projects equal to 300,000 USD (minus of 200,000 USD)
 - ▶ **480,000 USD lower revenue stream or -4% of 12.1 mn USD total revenue**

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Benefits of Plan 1 and 2



- ▶ The benefits from both measures for the community would be significant:
 1. **Reduced construction-related traffic by a notable number** during peak times and over the entire year onto and on the island
 2. **Less traffic congestion on the roads** leading to the island
 3. **Reduced construction noise** on the island during these peak times and over the entire year
 4. **Help protect our entire eco-system** on the island by reducing the speed of destruction of our natural resources of maritime forests, beaches, marshes and wildlife
 5. **Help reduce the carbon footprint** of our island notably ... which is one of the objectives for the Kiawah Goes Green Initiative
 6. Last but not least, the budgeting process and the estimation of **building license revenue for the Town would be much easier to predict**

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Next Steps



- ▶ This proposal should be **discussed further among Council members and staff** in the coming days/weeks to finetune some of the suggestions and ensure that no legal limitations exists or laws being violated.
- ▶ **Community input** will be very vital for the following steps to ensure that all concerns are voiced and can be addressed.
- ▶ Town staff would then **propose two Ordinances** which should come before the Town Council for a 1st and 2nd reading.
- ▶ Both Ordinances could be in place towards the end of the year ...
- ▶ ... while **KICA will of course need to collaborate with TOKI** on the measures of Plan 1 as we can implement and enforce these measures only together with KICA.
- ▶ We can **consider a trial period of perhaps 6 or 12 months**, after which the Town Council will discuss the outcome of these measures and the feedback from property owners and members of the construction/renovation/repair community and revise the Ordinances accordingly.