

Council Retreat

JANUARY 21, 2021



PUBLIC WORKS

Department of Public Works



- The health, safety and welfare of the island and its residents is a responsibility of The Town. This is why The Town currently has a contract in place with Carolina Waste to perform residential and commercial services for household trash, recycling, and yard debris on the island.
- The Town has been borrowing land on Kestrel Court for a secondary option for residents to properly dispose of extra solid waste

Challenges

- Improper use of this site has been an ongoing issue. However, in the past year, we have seen a spike in misuse and irresponsible behavior taking place at this site.
- An initial theory was that the drastic increase in online ordering at the beginning of the pandemic led to a large increase of solid waste, specifically cardboard, that quickly overcame our resources, leading to improper disposal.
- Subsequent occurrences have since led town staff to believe that the island has simply outgrown this solid waste center.



Mitigation



- In an effort to mitigate these issues, The Town has issued fines, upgraded the security cameras, and enhanced the signage that outlines the rules and proper use of the site.
- Unfortunately, we continued to see improper disposal of household waste and recycling at the center.
- Town staff has now decided to explore closing the current facilities, and relocating to the Municipal Complex.



New Ideas

New Ideas cont.

- How would relocating the solid waste center to the Municipal Complex solve our problems?
 - Increase Capacity
 - Control vehicular flow
 - Better camera system
 - Better accessibility for monitoring

Timeline

- Town staff has made contact with an architect who is in the process of developing a site plan.
- We have given an ambitious goal of being fully operational by the time the PGA Championship arrives. Our timeline will be in the hands of the county.
- The architect has shared that if the area does not exceed .5 acres of land disturbance, the permitting process should move quickly. However, the county may try to construe this as "part of a larger common plan" in which case the permitting process could take around 4 months.
- If the county takes this approach, The Town will have an opportunity to convince them otherwise.

TOWN OF Kiawah-Island.

HR&A STUDY
ANNEXATION
DEV. AGREEMENTS
PLANNING COMMISSION

Overall Responsibilities

Short Term (Day to Day)

- Zoning Administration
- Project Review and Permitting
- Subdivision Review
- Planning Commission and Board of Zoning Appeals

Long Range Planning

- Comprehensive Plan Update
- Development Agreements
- Regional Planning (Charleston County, CHATS, Census, etc.)
- Liaison, Commissions & Task Forces (FMSLR, Johns Island, SC Beach Advocates)

Overarching Themes

- **"A Redevelopment Era"** The Town will likely reach threshold for minimal to no new development and enter to era of redevelopment within 3-8 years. This has already begun with the Resort and many properties developed within 70s, 80s and 90s.
 - ▶ How does the Town encourage and ensure reinvestment into older properties?
- **Beyond the Gates**" As more growth happens in the region, development and including infrastructure pressure is increased along the Betsy Kerrison Parkway corridor and on the edge of Town limits.
 - ▶ What role does the Town and the Kiawah community play in how unincorporated JI develops?
- "Adaptive Management Planning" Flood mitigation and sea level rise is a concern which, if not addressed, could have a long-term detrimental public safety, environmental, and livability effects on our community.

Major Goals

- Prioritize long-range planning efforts beginning with Comprehensive Plan and onto developing priorities for beyond Kiawah "buildout"
 - Understand land uses for remaining developable parcels within the Town and land use patterns outside of the Town's limits
- Continuing resiliency efforts through Flood Mitigation and Sea Level Rise Adaptative Management Planning
- Strengthen regional planning relationships "beyond the gates" to prepare for and or guide for local development decisions



Kiawah Island Housing Market Study

Final Report

August 2020

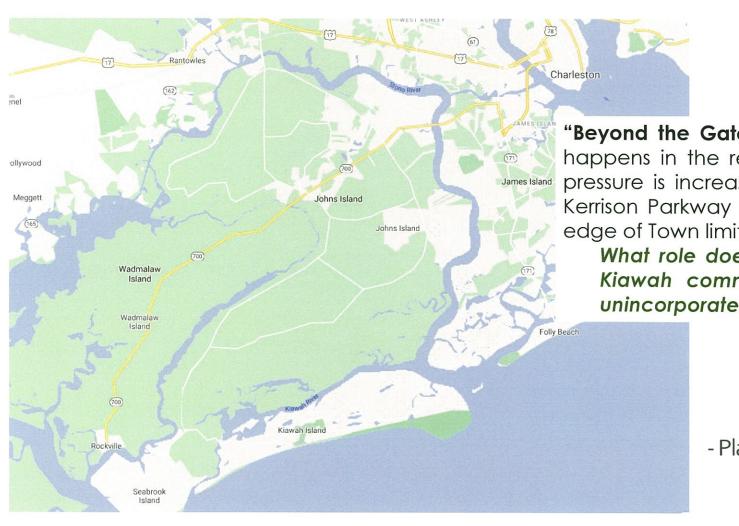
"A Redevelopment Era"

The Town will likely reach threshold for minimal to no new development and enter to era of redevelopment within 3-8 years. This has already begun with the Resort and many properties developed within 70s, 80s and 90s.

How does the Town encourage and ensure reinvestment into older properties?

Are there zoning modifications to aide this goal?

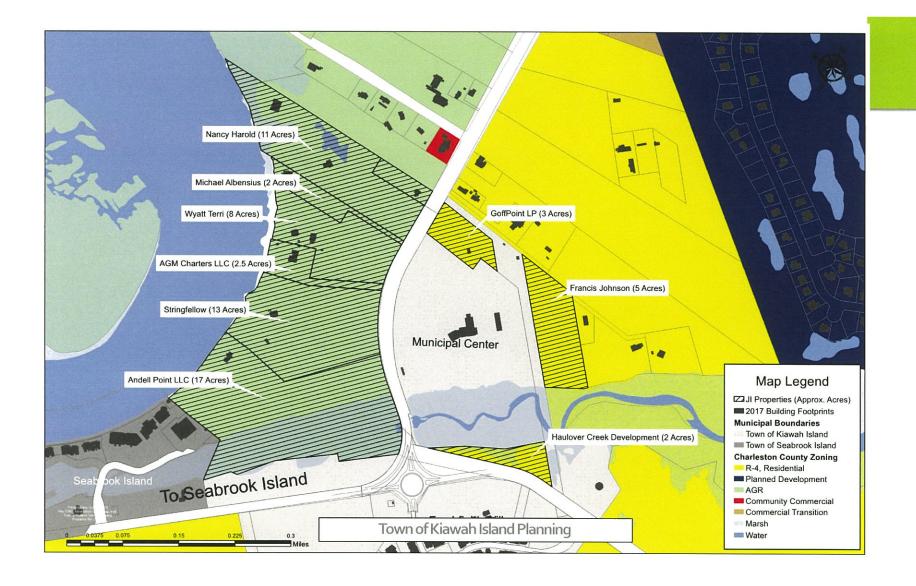


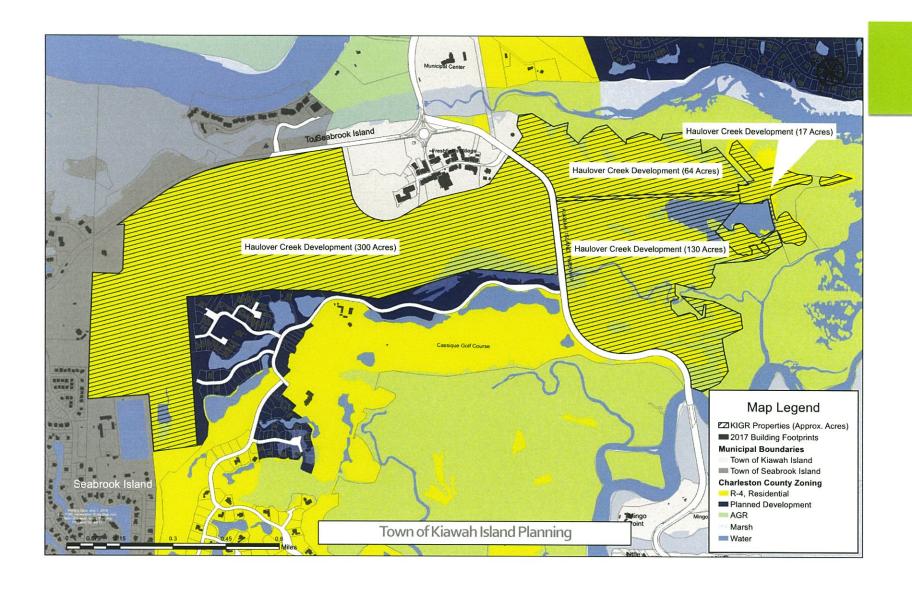


"Beyond the Gates" As more growth happens in the region, development pressure is increased along the Betsy Kerrison Parkway corridor and on the edge of Town limits.

What role does the Town and the Kiawah community play in how unincorporated JI develops?

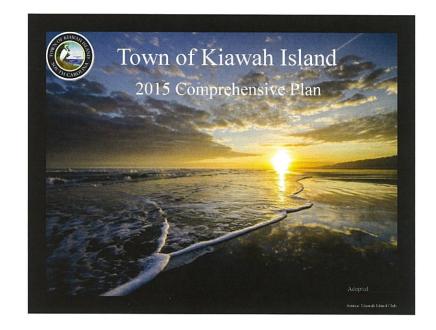
- Land Use
- Conservation
- Infrastructure
- Planned Developments





Initiatives

- Prepare for recommendation of Five-Year Comprehensive Plan Review
 - Review Data & Land Development Patterns (HR&A Housing Study, Conservancy Marsh Inventory, Groundwater Study)
 - Advance Flood Mitigation and Sea Level Rise Adaptations
 - Update Future Land Use Map (Ocean Park)
 - Incorporate Beach Management Plan
- Focus FMSLR Adaptive Management Plan next phases
 - Memorialize AMP for collaborative Kiawah Resiliency
 - Marsh Management Plan



Initiatives

Annexation Planning

- Provides urbanizing areas municipal services
- Exercises regulatory authority necessary to protect public health, safety and welfare
- Manages growth through timed development projects with appropriate infrastructure expansion
- Gives local municipality authority to apply its codes and regulations
- Exercise taxing authorities to new areas*accommodations/hospitality
- Provides voters with local representation

Impacts Zoning & Building Codes

As of Right Uses and Permitting

Provision of Public Services

Water, Sewer, Solid Waste, Police Protection

Financial Impact

Fees and Licenses

Kiawah Compatibility

Development Agreements

- KP Development Agreement
- 2020 Parcel 13 (Lot 1)
- 2019 Parcel 13 (East West Partners Multifamily)
- 2019 Extended until Jan 1, 2026
- KIGR Development Agreement
- 2017 Extended until July 11, 2027
- ➤ 2017 West Beach and Ocean Course Amendments

- Remaining development entitlements are primarily in Ocean Park and along Beachwalker Drive.
- Review zoning map and development agreements for development pattern consistency.

Initiatives

Zoning Ordinance Amendments

- Proposed Building Height / Flood Maps
- Zoning Map Inconsistencies
 - Settlement (R-1) & Ocean Park Open Space (PR) Rezoning
- Waterfront (Marsh) Developments Buffers
- Tree Protection Landscaping Ordinance
- Detached Accessory Dwelling Units (Wall Connection)

TOWN OF Kiawah-Island®

ENVIRONMENTAL

Environmental Department Mission

Manage, promote, and maintain the Town's natural resources through research, monitoring, management, and public education

SLR Adaptive Management Plan

- Adaptive Management is a concept for managing complex systems with unpredictable influences
- Developed by the Dept of the Interior
- 3 main components (Phases)
 - Stakeholder engagement/threshold definition (completed)
 - Monitoring program development
 - Response plan development.

Kiawah Thresholds

- Roads
- Utilities
- Property (public/private)
- Access to amenities
- Beach and dunes
- Salt marsh
- Maritime forest
- Vegetation

2021 Objectives

- Review threshold areas and consolidate current management plans/monitoring initiatives
- Collect additional information on threshold areas as needed
- Completion of threshold definitions
- Recommendations for ongoing monitoring program

	Ī	hreshold Plan Ex	kample – WMTF	Drainage Projec	:†
Threshold	Triggers	Response Plan	Indicators	Monitoring Schedule	Entity/Individual Responsible for Monitoring and Implementing Response
Roads are impassable due to flooding		consisting of staff, professionals and community members with project-specific expertise. 2. Determine whether an immediate fix is possible without the use of an outside engineering firm.	1. Rainfall averages for Kiawah Island and the Charleston area during major events. 2. Reconstructed rainfall models using new rainfall averages for the year and updated LiDAR from SCDNR. 3. Property owner flood reports and personal accounts.	1. Visual monitoring during storms that occur during high tide (by driving roads). 2. Plotting flood reports on maps as they come in. 3. Updating rainfall models with new and improved LiDAR, designed storms, land cover classifications, drainage patterns, etc. as the data is released. Ongoing modeling will be combined with flood reports to validate vulnerable areas. Flood reports will be compared with data from our in situ tide gauges and weather stations. Observations of infrastructure functioning during rainfall/storm surge events.	Will Connor/Lucas Hernandez* *Lucas will share monitoring reports with Will Connor and Shannon White to provide to KICA's Board if a solution can not readily be created. A task force may be created to study the issue and develop a better response plan as requested by the Board.

Rodenticides and Wildlife

- Second-generation anticoagulant rodenticides (SGAs) (aka rat poison)
- Inhibit the body's recycling of Vitamin K, which is vital to the blood clotting process
- Infected rodents bleed to death 3-7 days after consuming poison



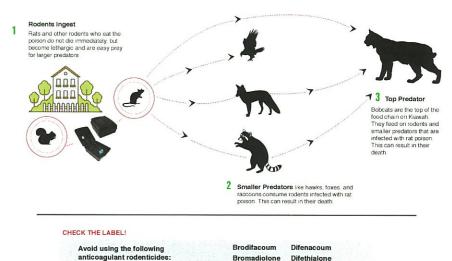
Second-generation Anticoagulants

- SGAs are lethal to rodents after a single feeding and are many times more toxic than first-generation anticoagulants (FGAs).
- Because SGAs don't kill immediately, the rodent continues to consume the bait, accumulating superlethal concentrations of the poison.
- Once a bobcat, hawk, owl, or any predator eats these dead/dying rodents, the SGAs begin to build up in their body. Because SGAs can persist for up to a year inside the body (compared to less than a month for FGAs), predators can accumulate a lethal dose if they continue to feed on poisoned rodents.



Rat Poison & Wildlife

Local residents may inadvertently be poisoning our wildlife by using anticoagulant rodenticides (rat poison).



2020 Activity Timeline

- 2017 Bobcat population begins to decline substantially. Deer population begins to increase. Bobcat population has declined from 30-35 to less than 10. Annual mortality rate increases from <10% to 75% by 2020.</p>
- August 2, 2019 Adult female Bobcat 300 found dead near Shipwatch Villas. Cause of death was anticoagulant rodenticide toxicosis.
- February 2020 Town Biologists begin collecting dead/dying animals as available for anticoagulant testing
- April 2020 Town Council plans to take vote on an ordinance to prohibit the use of SGAs on Kiawah except in cases of severe infestations or public health emergencies. Clemson Department of Pesticide Regulation (DPR) sends email to Council informing them that they are prohibited by state law from regulation pesticides. Ordinance is pulled from agenda.
- May 19, 2020 Adult Male Bobcat 550 found dead in Ocean Park. Cause of death was anticoagulant rodenticide toxicosis.

- June 10, 2020 Adult Female Bobcat 600 dies during labor near Airy Hall. 2 dead kittens found at site and 2 additional kittens dead in utero. Cause of death was anticoagulant rodenticide toxicosis.
- July 14, 2020 The Town sends a formal letter to DPR requesting a temporary 1-year prohibition on the use of SGAs on Kiawah Island. Supporting letters are sent in support from KICA, Conservancy, Coastal Conservation League and others.
- July 17, 2020 The Town launches the Bobcat Guardian program to encourage voluntary efforts to stop the use of SGAs on Kiawah.
- August 7, 2020 Clemson DPR denies the Town request for a temporary prohibition on SGAs. DPR recognizes the problem but believes that voluntary efforts are working
- August 24, 2020 Clemson DPR, Senator Chip Campsen, SC Pest Control Association have online meeting. Clemson DPR agrees to create a Rodenticide Task Force.
- November 30, 2020 Clemson DPR provides Task Force Report

Clemson Task Force Objectives

- 1. Voluntary industry compliance with a no SGA policy
- 2. Development of Best Management Practices (BMPs) for the use of SGAs;
- 3. An awareness and training program for resident and non-resident homeowners;
- 4. Information on the number of pest control accounts on Kiawah Island;
- 5. Regulatory compliance audits and inspections performed by Clemson University;
- 6. Research and measure the efficacy of these voluntary and educational efforts; and
- 7. Assistance from the South Carolina Department of Natural Resources on the project.

Next Steps

- Draft letter to Senator Chip Campsen regarding
 Task Force results
- Continue Town Bobcat GPS Study
- Continue anticoagulant testing of dying Kiawah wildlife
- Clemson University Research Study
- Education/Outreach efforts (Bobcat Guardian program)



Beach Management Plan

- Required by SC Beachfront Management Act
 - Review every 5 years, no submission to DHEC
 - Updated revision for DHEC approval every 10 years
 - 10 required criteria
 - Plan must be in place to receive state/federal funding for beach projects (Kiawah not eligible for funding)
- Original plan for Kiawah was completed in 1992
 - Full update in 2006, 2012, and 2020.
 - 2020 plan awaiting formal DHEC approval



Kiawah's Deer Population

Keystone species

- Browsing can change habitat and species composition
- ▶ Can cause significant damage to landscape shrubbery

Iconic species

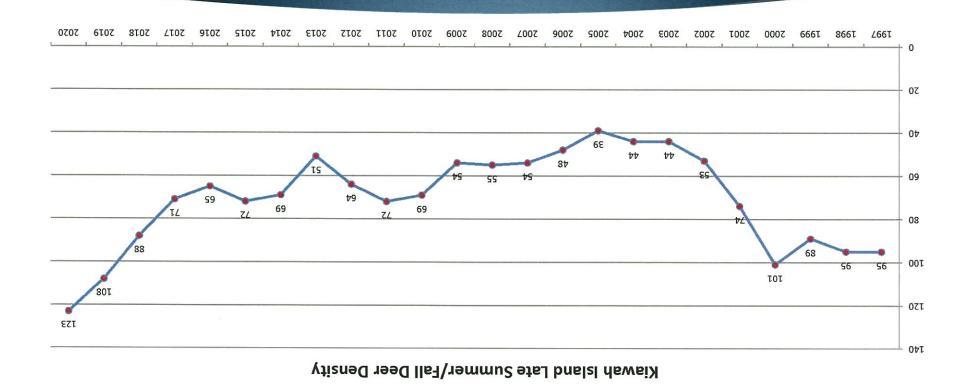
- Popular species
- Important for tourism

Public Safety

- Deer-vehicle collisions
- Zoonotic diseases



Deer Density (deer per square mile)



Deer Management Plan

- Approved by Town Council in April 2020
 - Sharpshooting
 - State permit and tags received (Sept 15-March 1)
 - Meat donated to charity
 - Program will begin in February (100 deer removed)

