

TOWN COUNCIL MEETING
Municipal Center Council Chambers
September 7, 2021; 2:00 PM

Minutes

I. **Call to Order:** *Mayor Labriola called the meeting to order at 2:00 pm.*

II. **Pledge of Allegiance**

III. **Roll Call:**

Present at meeting: John D. Labriola, *Mayor*
Dan Prickett, *Mayor Pro Tem*
Maryanne Connelly, *Councilmember*
Dr. Scott Parker, *Councilmember*
John Moffitt, *Councilmember*

Also Present: Stephanie Tillerson, *Town Administrator*
Joe Wilson, *Town Attorney*
Petra Reynolds, *Town Clerk*
Stephanie Braswell, *Communications Manager*
Brian Gottshalk, *Public Works Manager*
Mark Permar, *Representative of Applicant*
Dillon Turner, *Kimley-Horn*

IV. **Approval of Minutes:**

A. Minutes of the Town Council Meeting of August 3, 2021

Mayor Pro Tem Prickett made a motion to approve the minutes of the August 3, 2021 Town Council Meeting. Councilmember Connelly seconded the motion, and the minutes were unanimously approved.

B. Minutes of the Special Call Town Council meeting of August 25, 2021

Mayor Pro Tem Prickett made a motion to approve the minutes of the August 25, 2021 Special Call Town Council Meeting. Councilmember Parker seconded the motion, and the minutes were unanimously approved.

V. **Mayor's Update:**

Mayor Labriola stated that many comments, questions, and suggestions were received over the past weekend were very helpful. He indicated a question-and-answer sheet put together to address some of the issues and questions raised hopefully was sent out and also available. He stated the annexation process affords any community the ability to influence the developer. At this meeting, Council will consider the first reading of the ordinance to provide for annexation, but the property is not being annexed today. The ordinance allows the process to begin and permits the Planning Commission to enter into discussions on the project and with the developer.

Mayor Labriola stated the Planning Commission was comprised of skilled and experienced volunteers who understand the uses and standards that govern this and any other Town project. The Commission is targeted to have their work completed by October 6th. Town Council will rely on the Commission's recommendation for planned development approval and any other subsequent approval on annexation.

VI. Citizens' Comments (Agenda Items Only):

Mayor Labriola opened Citizens' Comments stating there would be an additional period following the developer's presentation.

The specific language of the person who spoke during the Citizens' comment period can be found on audio at the Town Clerk's Office or by viewing the meeting on the Town's YouTube Channel @The Town of Kiawah Island. The person who spoke was:

Ms. Toula DiGiovanni – 51 Cotton Hall

VII. Old Business:

None

VIII. Consent Agenda:

- A. To Consider Approval of the Kiawah Island Intersection and Corridor Study Updated Agreement
- B. To Consider Approval of the Cost for Salary Adjustments for Town Personnel

Councilmember Connelly made a motion to approve the Consent Agenda items A and B. Councilmember Parker seconded the motion and was unanimously passed.

IX. New Business:

- A. To Consider Approval of **Ordinance 2021-14** – An Ordinance to Provide for the Annexation of Property Bearing the TMS 205-00-00-356 Contiguous to the Town of Kiawah Island, in Charleston County and Owned by Haulover Creek Development Company LLC, Into the Town of Kiawah Island – **First Reading**

Mr. Taylor stated on September 2, 2021, the Town received a petition for annexation of property adjacent to the existing boundaries of the Town, owned by Haulover Creek Development Company, LLC. The property included approximately 82 acres adjacent to the Kiawah Island Parkway and the existing Freshfields commercial area.

Mr. Permar, representing the annexation petition applicant, stated his brief comments would be in advance of tomorrow's presentation to the Planning Commission, providing the first opportunity to understand the property, location, and the specifics of the mixed-use project. He indicated the property is currently in the unincorporated portion of Charleston County and has a zoning classification of R4 - low density/ single-family/detached. He indicated the proposal presented to the Planning Commission would outline uses as commercial and residential different from the current zoning. The presentation will include exhibits for standards from the PD (Planned Development) and an abstract conceptual diagram of how the parcel would be used..

Mr. Permar stated that attending the Planning Commission Workshop would be the senior management of the Riverstone Group, which oversees the Goodwin family holdings. They are very familiar with the island, its ties with the Goodwin family and have made significant improvements to the community since the early 1990s.

The specific language of all the persons who spoke following the Ordinance discussion can be found on audio at the Town Clerk's Office or by viewing the meeting on the Town's YouTube Channel @The Town of Kiawah Island. Persons who spoke included:

Mr. Richard Van Atta – 4309 Head Point Court – Kiawah River Estates

Mr. Paul Nelson- 410 Amaranth Road

Ms. Toula DiGiovanni – 51 Cotton Hall

Ms. Rhonda Douglas – 3071 Maritime Forrest Drive – Kiawah River Estates

Mr. Arthur Glaude – 5508 Turtle Cove
Mr. Steve Montagu-Pollock – 3150 Privateer Creek Road – Seabrook Island
Mr. Brad Belt – 151 Bobcat Lane
Dr. John Renner – 281 Tom Watson Lane – Cassique
Mr. Tim Hill – 15 Surfsong Road
Mr. Jerry McGee – 17 Inlet Cove

Councilmember Moffitt stated the important thing about the first step being taken today is to create a forum in which annexation discussions can be taken in a formal capacity. It does not predispose a specific schedule but rather begins the discussions to resolve all the items necessary before moving forward. He indicated the concerns expressed did not change his opinion on the initiation of the annexation.

Councilmember Connelly stated the issue is of great importance, but the public's expectations of the meeting differ from what was taking place. She indicated that the Planning Commission Workshop would provide much more information and start the discussion on the proposed plan and standards. She expressed her confidence that the Commission will thoroughly discuss all the issues which need to be addressed and do what is best for the community.

Councilmember Parker noted that without the initiation of the annexation process, the Planning Commission has no standing to engage in conversations with the developers or applicants and that the process is not limited to one month.

Councilmember Prickett commented on some of the recently raised concerns; He stated that traffic is not the developer's issue at this time, discussing the current road issues, including the efforts taken by the Town for a resolution. He stated that the current schedule might seem hurried, but without starting the process, nothing happens. The Planning Commission and Council will take more time if needed. However long the review process takes, the Planning Commission would make a recommendation to Council for consideration. Council would then make the decision on the planned development and annexation.

Mayor Labriola stated that if the first reading was not approved, the developer would move forward with the process through Charleston County. Without Kiawah's support, the process will take place in a different venue without the benefit of having the review done by the Kiawah Planning Commission hearing the input, suggestions, ideas, and questions from the Kiawah Community.

Mayor Labriola stated that in his opinion, the developer was the best partner considering their investment and long-term commitment to the island and has chosen to work with Kiawah. He indicated that he was confident they would do everything to make the project a success despite the concerns.

Additional comments were made by:
Ms. Toulia DiGiovanni – 51 Cotton Hall
Chis Dahlstrom – 7 Angler Hall
Marybeth MacAnaney - 102 Golden Eye Drive

Ms. Tillerson stated that all written public comments she received would be entered into the record and attached as part of the minutes.

Councilmember Parker made a motion to approve the first reading of Ordinance 2021-14 to provide for the annexation of property bearing the TMS 205-00-00-356 Contiguous to the Town of Kiawah Island. Councilmember Moffitt seconded the motion, and it was unanimously passed.

- B. To Consider Approval of Ordinance 2021-11 - An Ordinance to Amend Article 9 - Building and Building Codes, Chapter 1 - General, Division 2 - Construction Documents, Section 9-18. - Submittal Documents**

and Chapter 4 - Permits, License, and Fees, Division 2 - Licenses, Section 9-201. - Licenses, And Section 9-202. – Definitions – **First Reading**

Mr. Spicher stated in the current building ordinance the language under Sections 9-18 and 9-201 were too vague in defining design professionals and included no requirements as to when professional seals were to be provided. When the building ordinance was written, it was intended to apply to architects and engineers licensed by the state and has recently been misconstrued to include interior and graphic designers who are not licensed. The new language found in both Section 9-18 and Section 9-201, along with the new definition of “design professional” found in Section 9-202, now provided the clarity needed.

Mr. Spicher stated on occasion, a design professional or contractor may be under investigation by the SC Department of Investigations, a Division of the Department of South Carolina Labor, Licensing and Regulations. With no mechanism to prevent those individuals under investigation from submitting permitting documents for new projects, the language added allows staff to refuse acceptance of all documents for new projects until a decision is made on a pending investigation.

Councilmember Connelly made a motion to approve the first reading of Ordinance 2021-11 to amend Article 9 - Building and Building Codes, Chapter 1 - General, Division 2 - Construction Documents, Section 9-18. - Submittal Documents and Chapter 4 - Permits, License, and Fees, Division 2 - Licenses, Section 9-201. - Licenses, And Section 9-202. – Definitions. Councilmember Moffitt seconded the motion, and it was unanimously passed.

c. To Consider Approval of **Ordinance 2021-12** - An Ordinance to Amend Article 15 – Burning of Combustible Materials, Chapter 1 – Offenses Against Property, Section 15-105. – Burning of Combustible Materials – **First Reading**

Mr. Spicher stated that in Section 15-105 (a)(2)(a.), “propane” was added to the type of barbecue grills along with the language “associated with a single-family residence” added for clarification.

Mr. Spicher stated that for years, in multifamily structures, the Town permitted the use of electric grills on balconies. It was thought that they did not produce as many grease-laden vapors as a charcoal or gas grill. While electric grills produce less, over time, the grease vapors will adhere to the exterior walls and ceiling areas, producing a fire hazard. He reviewed the codes that require an exhaust system for any cooking equipment that produces smoke or grease-laden vapors and noted that compliance with the code would be extremely difficult to engineer and not cost-effective. The amended language would eliminate the use of electric grills on balconies of multifamily structures, in future projects, due to the fire hazard created.

Mayor Pro Tem Prickett made a motion to approve the first reading of Ordinance 2021-12 to amend Article 15 – Burning of Combustible Materials, Chapter 1 – Offenses Against Property, Section 15-105. – Burning of Combustible Materials. Councilmember Connelly seconded the motion.

Following further discussion, the motion was unanimously passed.

d. To Consider Approval of **Resolution 2021-03** - A Resolution Designating an Authorized Representative and Contact Person for Purposes of the American Rescue Plan Act Of 2021

The resolution designating Ms. Szubert as authorized representative and Ms. Tillerson as the contact person for the American Rescue Plan Act of 2021 was requested by the Municipal Association of South Carolina for non-entitlement municipalities.

Councilmember Parker made a motion to approve Resolution 2021-03 designating an authorized representative and contact person for purposes of the American Rescue Plan Act Of 2021. Councilmember Connelly seconded the motion, and it was unanimously passed.

E. To Consider Approval of the Beachwalker Drive Improvements Design

Mr. Taylor stated concerns with pedestrian traffic and safety along Beachwalker Drive prompted the Town to engage Kimley-Horn to conduct a Pedestrian and Bicycle Safety Analysis for Beachwalker Drive to understand better the issues and how to mitigate them. As a result, Kimley-Horn developed the Beachwalker Drive Pedestrian and Bicycle Safety Action Plan, which identified areas along the bike path and roadway needing improvement. Considering the comments received in community meetings, the plan was refined, and the recommendations presented for Council consideration.

Mr. Turner presented an overview of the study approach, and the observations noted:

- *Pathway Leads Through the Middle of Beachwalker Drive at Kiawah Island Parkway Intersection*
- *Unmarked Pathway at Riverview*
- *Tree Root Breaking Up the Path Asphalt*
- *Pathway Too Narrow for Two Bicyclist*
- *Inconsistent Pathway Widths*
- *Pathway Becomes Part of Vehicular Right-Turn Lane with Limited Sight Distance at Sunlet Blvd and Belmeade Hall*

Mr. Turner also presented conceptals of:

Improvements Near Beachwalker County Park
Improvements Near Belmeade Hall Road.
Improvements Near Sunlet Blvd/Bobcat Lane
Improvements Near Kiawah Island Parkway
Three Options for Parkway Crossing at the Main Gate

Mr. Turner presented a probable construction cost of \$284,000.00 for the recommended improvements along Beachwalker Drive. Ms. Tillerson stated that the Council's support of the proposed budget amount would allow the project to go out for bid with an actual construction cost being presented to the Ways and Means Committee for consideration and then Council for approval.

Councilmember Moffitt made a motion to approve the Beachwalker Drive Improvements Design. Councilmember Parker seconded the motion.

Following discussion, the motion was unanimously approved.

F. To Consider Approval of the Phillips and Jordan Contract Amendment

Mr. Gottshalk stated when the contract with Phillips and Jordan was written and approved in 2015, it expired in the middle of hurricane season. The intention for a new contract to expire in the spring, the contract amendment would provide an extension of the current contract to allow for an RFP (Request for Proposals) to be written and released this winter.

Mayor Pro Tem Prickett made a motion to approve the Phillips and Jordan Contract Amendment. Councilmember Connelly seconded the motion, and it was unanimously approved.

G. To Consider Approval of the Two New Kiawah Island Signs on the Parkway

Mayor Labriola stated the Ways and Means Committee thoroughly discussed the fabrication and installation of two new signs and recommended approval of the proposal from Signarama.

Councilmember Parker made a motion to approve the proposal from Signarama for two new Kiawah Island signs. Mayor Pro Tem Prickett seconded the motion.

Following discussion, the motion was unanimously approved.

- H. Executive Session - To Obtain Legal Advice on The Procedure to Be Followed for the Suspension and Proposed Revocation of Business License Hearing and Any Other Related Legal Issues - If Necessary**

Councilmember Parker made a motion to move to Executive Session to obtain legal advice on the procedure to be followed for the suspension and proposed revocation of business license. Councilmember Connelly seconded the motion, and it was unanimously passed.

Mayor Pro Tem Prickett made a motion to come out of the Executive Session. Councilmember Parker seconded the motion, and it was unanimously approved.

Mayor Labriola stated no decisions were made, and no actions were taken.

- I. Hearing on the Suspension and Proposed Revocation of Business License Number SBL 21-000014 Held by Reliable Property Managers, LLC for Repeatedly Engaging in Unlawful Business Activities in the Town Without Proper Inspections and the Hiring of Sub-Contractor Labor**

Mr. Spicher state that Reliable Property Managers, LLC engages in contract work as both a licensed residential builder and property maintenance on the island. He noted that under consideration were the violations that have occurred in the construction services. Town records show that since 2016 Reliable obtained 43 permits. Of the permits issued, 31 projects, Reliable failed to schedule inspections on the work performed, and 16 projects in which they failed to hire sub-contract labor when required. Both are violations of the Town's Municipal Code.

Mr. Spicher stated that Reliable Property Managers, LLC has shown a blatant disregard for the Town ordinances to protect the safety and welfare of the island's residents and requested the revocation of their business license for construction services offered for a period of no less than three years.

Councilmember Moffitt asked if the licensing department informed Reliable of the violations. Mr. Spicher stated the permitting and inspection requirements are required in any jurisdiction in the state and are basic knowledge in the construction industry. Further discussion included the event that led to the record review, the importance of the inspection process in ensuring safety, code compliance, and quality of work performance, and that some projects were properly permitted and inspected.

Ms. Megan Burns, CEO of Reliable Property Managers, LLC, explained that being fairly new to the construction side of their business and thought the proper internal process was in place. She stated that the Kiawah permitting process was different from the Charleston County process and was not aware of any issues with closing any permits. In an effort to rectify the issue, Ms. Burns presented, for the record, an internal document that would follow each step in the permit process to eliminate any future issues. She stated that even though the omissions were not intentional and an internal administrative breakdown, the company is taking full responsibility. She requested the opportunity to correct any issues in the future.

Councilmembers discussed that with Reliable's limited business area of Kiawah, Seabrook, and Kiawah River Estates, the difficulty believing the omissions were not intentional but rather an internal control breakdown that can happen in any business. Rather than revoke their business license, the suggestion was made to offer a probationary period in which random testing can be conducted of their permitting and inspection process and continual omissions reevaluated.

Mayor Pro Tem Prickett made a motion to place Reliable Property Managers, LLC on probation for a period of one year, and any violations observed in that period have the possibility of revoking the business license. Councilmember Parker seconded the motion.

Following further comments, the motion was unanimously approved.

X. Town Administrator's Report:

Mr. Spicher reported the Hazard Mitigation Plan adopted by Council in 2020 has been updated and requires that Council be informed of the updates. He reviewed some of the significant updates:

1. the addition of the new FRIM (Flood Insurance Rate Map) flood maps
2. an account of the new building base on the new maps
3. following procedural requirements, public meetings were held for the plan updates
4. all flood-prone areas of the County are now up to date
5. all hurricane occurrences, including ISIS (Inland Southern Insurance Services), is now part of the manual

XI. Council Member:

- a. Committee Updates
 - b. General Comments
- None

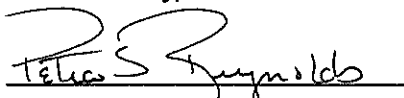
XII. Citizens' Comments:

None

XIII. Adjournment:

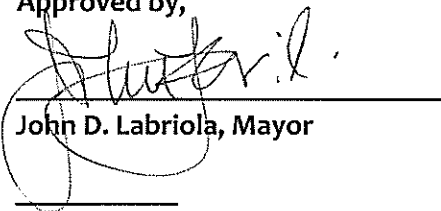
Councilmember Connelly made a motion to adjourn the meeting at 4:31 pm. The motion was seconded by Councilmember Parker and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



John D. Labriola, Mayor

Date



P12-App' 1

September 7, 2021
Town of Kiawah Island Council
4475 Betsy Kerrison Pkwy
Kiawah Island, SC, 29455

Dear Mayor Labriola and members of Kiawah Island Town Council,

The Coastal Conservation League is an environmental non-profit advocacy organization in Charleston, South Carolina. We appreciate the opportunity to comment on the proposed ordinance 2021-14; annexation of property TMS 205-00-00-356. The Conservation League is opposed to the requested annexation of 82.14 acres from the existing R-4 Charleston County zoning into PD.

An additional largescale mixed-use development adjacent Freshfields Village would place an undue burden on the transportation infrastructure that is already a concern for so many along Kiawah Island Parkway and Betsy Kerrison Parkway. The recent announcements of the MUSC Sea Islands Medical Facility and the Seafields at Kiawah Island Senior Living Facility has prompted a proposal for a comprehensive traffic study on the same agenda as the annexation in question. Approving the annexation to PD would open the door to allow for higher intensity development- upwards of 500 dwelling units and additional commercial development. The existing Charleston County zoning designation of R-4 would allow the developers to build only at a density of four dwelling units per acre, totaling less than 300 dwelling units with no commercial development.

Furthermore, the land in question at the southern end of Johns Island represents a fragile ecosystem situated within salt marsh and critical area that protects coastal communities from storms, erosion, and flooding while also filtering waterways of pollutants and providing critical habitat for marine animals. With our current reality of warming oceans and increasing storms, it is vital that we plan for marsh areas to be able to expand and migrate landward, especially considering sea level rise projections for our area show water levels rising 2-4 feet by 2100.

The applicant has stated an intention to build a mixed-use development center that is "in balance" with the existing Freshfields Village development. But more importantly, the vision should be in balance with the nature and community of the area. Therefore, we respectfully urge Town Council to deny the annexation request. If the Town should decide to approve the request, we would strongly encourage Council to only allow for the same density, land use and development regulations of the Charleston County R4 zoning.

Thank you for your thoughtful consideration of these comments.

Respectfully,

Betsy La Force
Senior Project Manager
Coastal Conservation League
843.725.2063 – betsyl@scccl.org

CHARLESTON

131 Spring Street, Ste. A
Charleston, SC 29403

COLUMBIA

1219 Assembly Street, Ste. 202
Columbia, SC 29201

BEAUFORT

1212 King Street
Beaufort, SC 29902

GROWFOOD CAROLINA

990 Morrison Drive
Charleston, SC 29403

(843) 723-8035

coastalconservationleague.org
action@scccl.org

~~Public Area~~
PR - Appr -

Stephanie Tillerson

From: shonb@rogers.com
Sent: Tuesday, September 7, 2021 11:08 AM
To: Stephanie Tillerson
Subject: Annexation

Stephanie,

I wanted to send you some concerns and considerations about the annexation of the West Andell (WA) property development. I don't have lots of time so I will try to keep my comments and questions brief.

I have three areas of concern: traffic, infrastructure and use of town funds. Annexation isn't something I necessarily oppose but it does raise many questions of how two areas can be part of the same town but have different desires or needs.

- **Traffic** We know that this development will add significant traffic to the area. Will the developer be held to pay for additional traffic control methods such as lights or traffic circles. It is my understanding that West Andell will not have membership in KICA but how long will it take for their residents to learn to enter the porous gate of Kiawah Island (lunch @ Ocean Course, Dinner @ Cherrywood, stop at a parking lot near the beach)? That will add to traffic that is already too heavy. Can KICA exclude WA residents from entering a part of it's own town? Will Bill Goodwin exclude them from membership in the Governor's Club? Will they be like KI Club members living @Cassique? I say not.
- **Infrastructure** Will WA be required to have it's own HOA to pay for and maintain it's infrastructure? Is TOKI responsible for any costs of roads or drainage or other expenses associated with this neighborhood? Since it is outside of the KI gates is it eligible for TOKI to pay for some of it's costs such as policing? I'm not interested in bearing the expense of anything to do with AW, just like I don't want the liability of covering costs for hurricane damage to Cap't Sam's Spit. The Planning Commission must make this a totally independent entity but that must be impossible since it is part of the same town.
- **Use of TOKI funds** If WA residents won't have access to Kiawah Island and it's beaches will they be happy to pay for the beach patrol or the other costs that TOKI bears on the Island? There must be ways for the Town to collect funds from those residents but they will not have the rights to some of the benefits that KI residents will have. What other expenses will TOKI have to cover that are not directly accessible to KI residents or

vice versa? How will TOKI derive revenue from the residential portion of WA? How will WA benefit from being in TOKI?

The idea of annexing isn't a horrible idea but other than limited control over the development I don't see a huge benefit for TOKI and the residents of KI. You can read my comments into the record and I would like all Council members and Planning Commission members to read my comments.

Thanks for all you do.

Shon M. Barnett
19 Surfsong Road
Kiawah Island

public record -
App'd

Stephanie Tillerson

From: Patrick Weyers <pjweyers@msn.com>
Sent: Tuesday, September 7, 2021 11:10 AM
To: Stephanie Tillerson
Cc: Joe Cronin; Jacqueline Weyers (jqweyers@gmail.com)
Subject: Haulover Creek Development Company, LLC Annexation Petition

Good Morning Mayor,

As a resident of the neighboring island of Seabrook, I am not opposed to the annexation of [Haulover Creek's property to Kiawah](#). I am concerned for the owners' interest in rezoning and adjusting the variances, specifically setbacks and housing density, once the property is annexed.

If they are changed to increase housing beyond current limits or minimize setbacks from our shared environment, this will effect myself and my fellow residents of Seabrook. We all know how difficult it has been to increase our current network of roads to facilitate traffic to and from the Sea Islands. It is a laborious process that will take multiple years, possibly decades. I ask kindly that you and the Town Council take that into account when a petition is made to adjust the variances of the property in the future.

Thanks for all you and the other council members do to serve your constituents on Kiawah and protect the natural beauty of the low country. It is very much appreciated.

Patrick Weyers
pjweyers@msn.com

public record -
App'd.

Stephanie Tillerson

From: Beth Wright <allthewrightstuff@comcast.net>
Sent: Monday, September 6, 2021 11:32 PM
To: John Labriola
Cc: Stephanie Tillerson
Subject: Please Preserve Our Islands

Mayor Labriola,

I am a full time resident of Seabrook Island, and I am asking you to please stop or greatly limit the size and scope of the proposed housing and retail development in the Freshfields area. The detrimental impact of additional traffic, and negative impact to wildlife and quality of human life will be overwhelming. Please do the right thing for the Sea Islands residents, please!

Sincerely,
Beth Wright

*Public Comment -
App #1*

Stephanie Tillerson

From: arec1@aol.com
Sent: Tuesday, September 7, 2021 9:08 AM
To: Stephanie Tillerson; John Labriola; mcconnelly@kiawahisland.org; John Moffitt; Scott Parker; Dan Prickett; John Taylor
Subject: Annexation

I am writing to tell you of our **STRONG OBJECTION** to the possibility of the annexation of the land near Freshfields.

There is **NO** concession we can obtain from the developer that will make it worthwhile to give them access to our island.

Everyone talks about how crowded Kiawah is now, the lines at the 1st gate, the scenes of road rage they witness because people are waiting too long to enter, how fast visitors and guests tear around the island above the speed limit and the issues that causes for the wildlife and bikers. Also, how crowded the bike paths have become.... well, imagine this with an additional 1,000-2,000 people gaining access to our island - if there are 500 units with 2 people per unit plus their guests - usually 2-4 people, this is **A LOT** of extra traffic for every part of our little island.

The character will forever be changed.

Voting - you would give these owners the right to vote and determine the future of island in one fell swoop because we are trying to contain development on John's Island. Better to **NOT ALLOW** annexation - let's face it, they want what we have. Their development is worth so much less without annexation - let them build whatever they are going to build but **KEEP THEM OUT**. fight them via the Charleston Planning board to ensure they have to adhere to traffic, environmental issues.

We cannot annex every new development on John's Island to preserve the land the way it is - all you have to do is look at Maybank and River Rd to know that - but we can preserve Kiawah the way it is and that means not giving voting rights to our island to people who don't live on it. Someone who buys a condo in a shopping center has a very different esthetic than someone who buys a house on Kiawah.

Adele Hoffmeyer
8 Avocet Lane

Public Records
Applied

Stephanie Tillerson

From: Lucy Hoover <lucyhoover@gmail.com>
Sent: Tuesday, September 7, 2021 9:42 AM
To: Stephanie Tillerson
Subject: Town of Kiawah Annexation

As the President of the Seabrook Island Green Space Conservancy, I would like to voice The Conservancy's objections to changing the Zoning in the proposed town annexation allowing a more densely developed area. Although Seabrook Island is not directly impacted by the new development, we share the local ecosystem and environmental concerns with our neighbors on Kiawah Island. Among our concerns include but are not limited to:

- Adding more hardscape which directly affects water runoff and the potential for significant flooding
- Diminished Oxygen production and increased Carbon Dioxide emissions caused by the removal of vegetation
- Diminished wildlife habitat
- Quality of life on the barrier islands diminished by increased traffic on the existing over trafficked road system

Respectfully,

Lucy Hoover
President Seabrook Island Green Space Conservancy

Public Record -
App'd.

Stephanie Tillerson

From: Barrie Glenn <bglenn@wd40.com>
Sent: Tuesday, September 7, 2021 9:25 AM
To: Stephanie Tillerson
Subject: Proposal for Annexation and Upzoning Near Freshfields Village

Good morning Ms. Tillerson,

We are new residents to Seabrook Island. We are writing to ask the commission / town to **vote NO to the Proposal for Annexation and Upzoning Near Freshfields Village**

While the town absolutely does need some additional commercial development (i.e. real stores with clothing that is practical and affordable, real pharmacy that's open 24/7) and a grocery store something larger than the size of shoebox, the very last thing it needs is more housing. The proposal adds another 500 dwelling units which also means potentially 2x that amount of cars on roads that can barely handle the traffic on them now. All you need to do is look at what the backups have been the past 3 months alone. With the addition of Seafields, that is an additional nearly 200 more dwelling units to be added to islands that are already bursting at the seams.

That said, if the upzoning is allowed, the potential for 1100 additional houses is nothing short of outrageous. Again, we cite the fact that the area is already ill equipped to handle the traffic, medical emergencies and will result in the destruction of land that should be preserved. With every home that is going up, wildlife continue to be displaced and it's hard to call yourself an environmentally friendly or sustainable island, when all we are doing is killing trees and the wildlife that reside here which will eventually result in their death as well. When that happens, we are just another place.

We moved here for quality of life. If we wanted this type of building, we would have stayed in or closer to a city. The town / commission need to say NO to this proposal. The beauty of living here is the uniqueness and feeling that you are getting away from it all. Please stop trying to turn it into something other. We have lived here for 3 months. In three months, all we've seen is rules, mandates and building proposals that raise the hair on the back of our necks. Enough is enough.

Vote NO.

Barrie and Alan Glenn

3051 Seabrook Island Road, SI, SC 29455

Barrie L. Glenn

Strategic Account Manager

WD-40 Company

704-254-5447

bglenn@wd40.com

*public record -
app'd.*

Stephanie Tillerson

From: joanne gallivan <gallivanjoanne@gmail.com>
Sent: Monday, September 6, 2021 7:43 PM
To: John Labriola; Stephanie Tillerson
Subject: Annexation near Freshfields Village

Please do NOT allow the latest request for annexation of land adjacent to Freshfields Village. I am a long time resident and very concerned how it will increase traffic and accidents on Main and Bohicket roads, cause overcrowding on the Sea Islands, pollution, and further damage to the environment. Keep the Sea Island community pristine and safe for all residents. The Islands cannot support the overcrowding and damage to the land, marshes and beaches the new developments will cause. How will so many residents be able to evacuate the Island in an emergency?

Please reject this request for annexation for the safety of current residents.

Thank you

Joanne Gallivan

Sent from my iPhone

public
Meeting
Agenda

Stephanie Tillerson

From: Leiman Andrea <drajlphd@gmail.com>
Sent: Tuesday, September 7, 2021 8:54 AM
To: Scott Parker; Stephanie Tillerson; John Labriola; John Moffitt;
mcconnelly@kiawahisland.org; Dan Prickett
Cc: John Taylor
Subject: annexation

Dear Town of Kiawah Council: We are writing to express our extreme disapproval of any plans for the Town of Kiawah to annex property currently off the island of Kiawah. There is no possible real benefit to those of us who live on Kiawah, and there are numerous arguments for not annexing property. We want our voices heard prior to the initial consideration at a meeting later today.

Sincerely,

Andrea and Paul Leiman
128 Blue Heron Pond Road

*public record.
approved.*

Stephanie Tillerson

From: Susan Tousignant <susantousignant@comcast.net>
Sent: Monday, September 6, 2021 8:43 PM
To: Stephanie Tillerson
Subject: Annexation

I do not think that annexation is a good idea. I think it is mainly a way for the developer to increase his selling prices by bring able to say these units are on Kiawah rather than John's Island.

I don't see any advantage to current Kiawah residents. Yes, there may be some additional tax revenue but when you think of all the services that the town will be expected to provide and the increased congestion in already congested Kiawah facilities and roads, I don't think it works for any of us.

Susan Tousignant
14 and 15 Sweetgrass Lane
860 716-3303
Sent from my iPhone

Stephanie Tillerson

From: Stephanie Braswell
Sent: Tuesday, September 7, 2021 10:58 AM
To: Stephanie Tillerson
Subject: FW: Annexation

For the record

Best regards,

Stephanie Braswell Edgerton
Communications Manager
Town of Kiawah Island
4475 Betsy Kerrison Pkwy
Kiawah Island, SC 29455
843-768-5113 direct
843-532-3269 cell
www.kiawahisland.org <<http://www.kiawahisland.org>>

On 9/6/21, 9:54 AM, "Marilyn Beach" <mlbbeach@gmail.com> wrote:

To Whom It May Concern,

We own a home on Kiawah and strongly oppose this proposed annexation by Haulover Creek Development Company, LLC as currently outlined. The road infrastructure cannot sustain any additional traffic. The existing grocery store is beyond capacity almost all of the time now. While some commercial development may be necessary in the future to fix the grocery store issue, this massive 500+ housing development is not the answer. The proposed residential development will only clog the road to the Beachwalker Park with beach goers that have nowhere to park.

The new addition of Seafields will result in additional congestion. Any proposed development in the Freshfields area should be capped to prevent significant vertical development. R-4 zoning would only allow 328 homes according to our calculations, and that number would be far less when considering land, water, and road build out.

Please do not allow this project to proceed as is.

Marilyn and Bob Beach
5 Ocean Course Drive

Sent from my iPad

PR-App'd

Dear Town Administrator Stephanie Tillerson;

I recently sent this letter to Mayor Labriola and just learned that it should also be sent to you. Thank you for your anticipated consideration of my views in this matter.

Best,

Marsha Papanek

----- Forwarded message -----

From: **Marsha Papanek** <mpap77@gmail.com>

Date: Mon, Sep 6, 2021 at 6:15 PM

Subject: ANNEXATION PROPOSAL

To: <jlabriola@kiawahisland.org>

Dear Mayor Labriola,

I am a long term resident of Seabrook Island and am appalled at the recent annexation proposal which would create such a massive increase in population (people, housing units and traffic) in the Kiawah/Seabrook Communities.

Please stop this development which comes amidst several other stark developments on Kiawah. Please keep our communities residential and peaceful, at least to the extent that they are at this juncture. Please don't let developers ruin the character of our neighborhoods. I know that many others share the view that we moved to this beautiful, glorious part of the country for its extraordinary scenery, incredible ocean beaches, wondrous wildlife and animals and friendly, welcoming neighbors.

Please don't allow such development, which is only done to make money at the very expense of the communities. I fear that if this is passed and development ensues that it will be the death of this wonderful place that we have all come to love. PLEASE do what you can to keep the developers away!

very truly yours,

Marsha Papanek

Best,
Marsha

P12-App' 1

Stephanie Tillerson

From: Beverly Wall <bevwall100@gmail.com>
Sent: Tuesday, September 7, 2021 11:56 AM
To: Stephanie Tillerson
Subject: The Annex and Rezone Request from Haulover Creek Development Company LLC

Ms. Tillerson,

I would encourage the Town of Kiawah Island to consider the negative impact the rezoning of the property requested by Haulover Creek Development Company LLC would have on not just the area surrounding Freshfields but also Betsey Kerrison, Bohicket Road and River Road.

Please do not add to the congestion that we already are experiencing.

I hope that Kiawah Island Town Council will take the best action to insure that the property is developed under its current zoning.

Sincerely,

Beverly Wall
3205 Wood Duck Pl
Seabrook Island SC 29455

Pr-App'd

Stephanie Tillerson

From: Dennis Wall <dwall100@gmail.com>
Sent: Tuesday, September 7, 2021 12:00 PM
To: Stephanie Tillerson
Subject: Annex and Rezone Request - Haulover Creek Development Company LLC

Ms. Tillerson,

I would encourage the Town of Kiawah Island to consider the negative impact the rezoning of the property requested by Haulover Creek Development Company LLC would have on not just the area surrounding Freshfields but also Betsey Kerrison, Bohicket Road and River Road.

Please do not add to the congestion that we already are experiencing.

I hope that Kiawah Island Town Council will take the best action to insure that the property is developed under its current zoning.

Sincerely,

Dennis Wall
3205 Wood Duck Pl
Seabrook Island SC 29455