



2022

Council
Retreat

PLANNING & ZONING

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 and Special Plans
- ▶ Development Agreements
- ▶ Regional Planning (Charleston County, CHATS, Census, etc.)
- ▶ Liaison, Commissions & Task Forces (, Johns Island, SC Beach Advocates)

Overarching Themes

- ▶ **“Beyond the Gates” Continued** As Kiawah enters more of redevelopment stage with less undeveloped properties and as more growth happens in the region, development and 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. Kiawah must continue to focus on resiliency.

Major Goals

- ▶ **Prioritize Long-Range Planning Efforts** beginning with Comprehensive Plan Review
 - ▶ **Regional Transportation Network**
 - ▶ Strengthen regional planning relationships
 - ▶ **Annexation and Growth Management**
 - ▶ Review existing procedures for annexation and planned developments and develop annexation strategy
 - ▶ **Development / Design Standards**
 - ▶ Define development standards assuring future developments that are not subject to existing development agreement standards are compatible with Kiawah
 - ▶ **Formalize Marsh Management Plan**



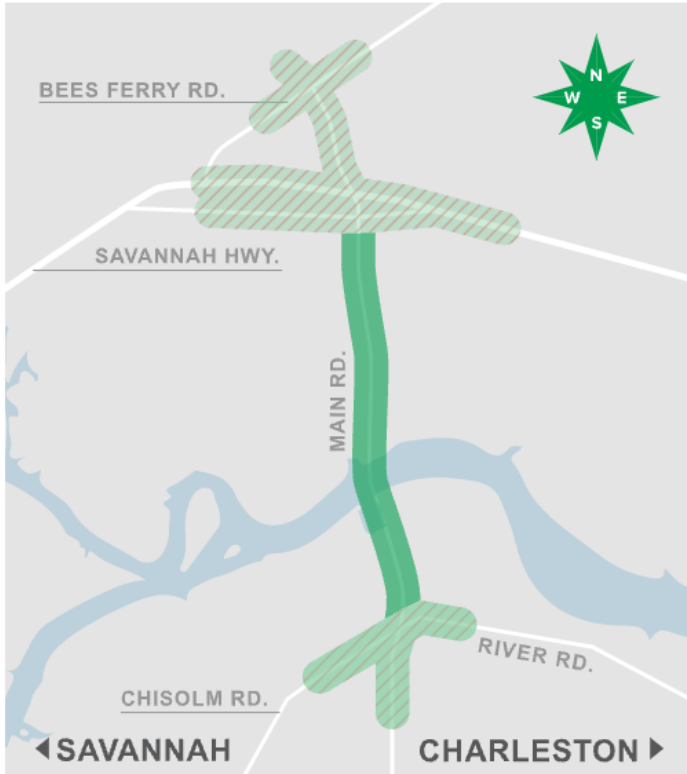
Main Road Corridor: *The Sea Islands Way*

“Imagine Roads the Sea Islands Way. Efficient in Function yet Resolute in Character”

Main Road Corridor – *The Sea Islands Way*

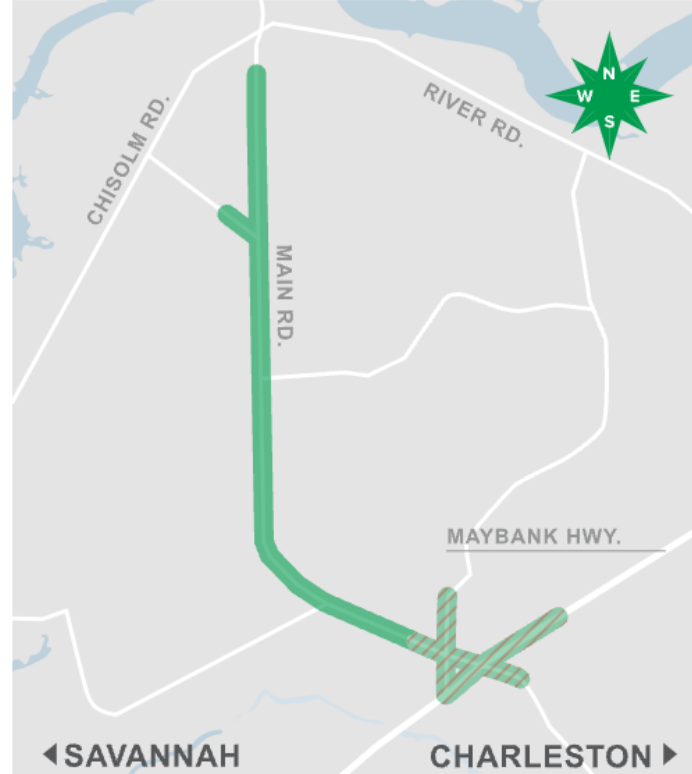
- **The primary purpose of the project is to:**
 - Reduce congestion
 - Increase capacity on Main Road/Bohicket Road from Maybank Highway to Betsy Kerrison Parkway.
- **The secondary purpose of the project is to:**
 - Provide opportunities for bicyclists and pedestrians to safely travel throughout the project area.

Main Road Corridor



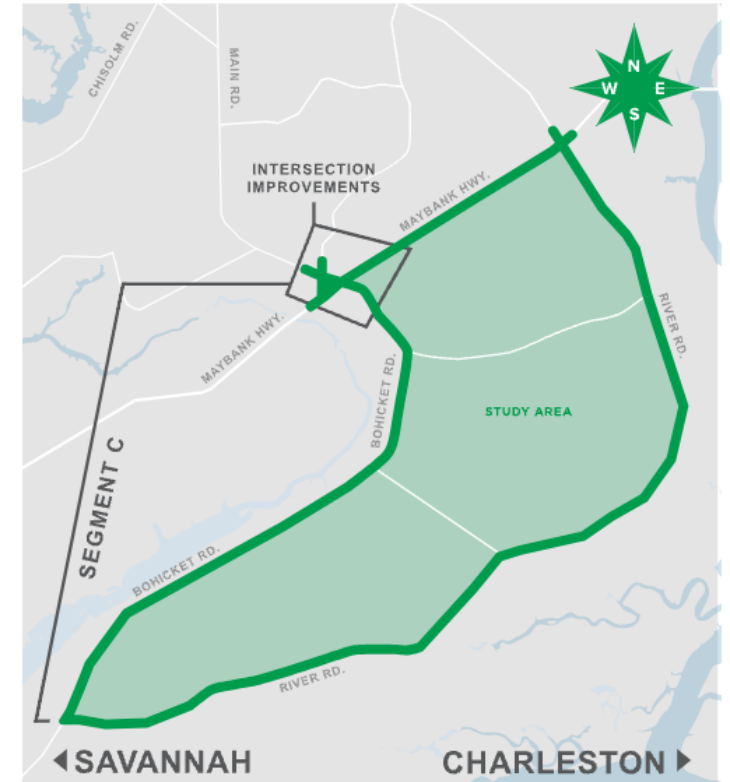
Segment A

design phase of
preferred alternative



Segment B

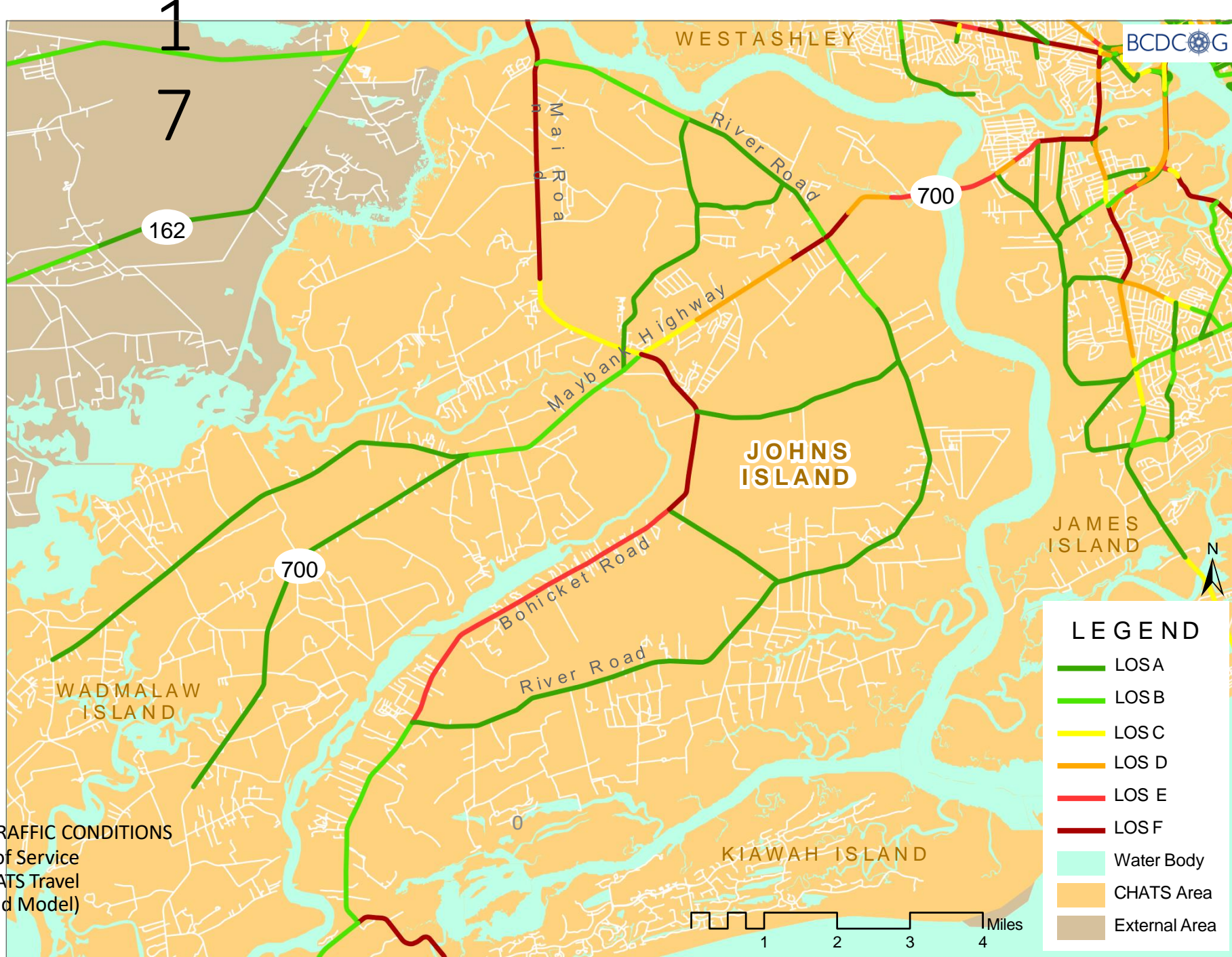
project inactive



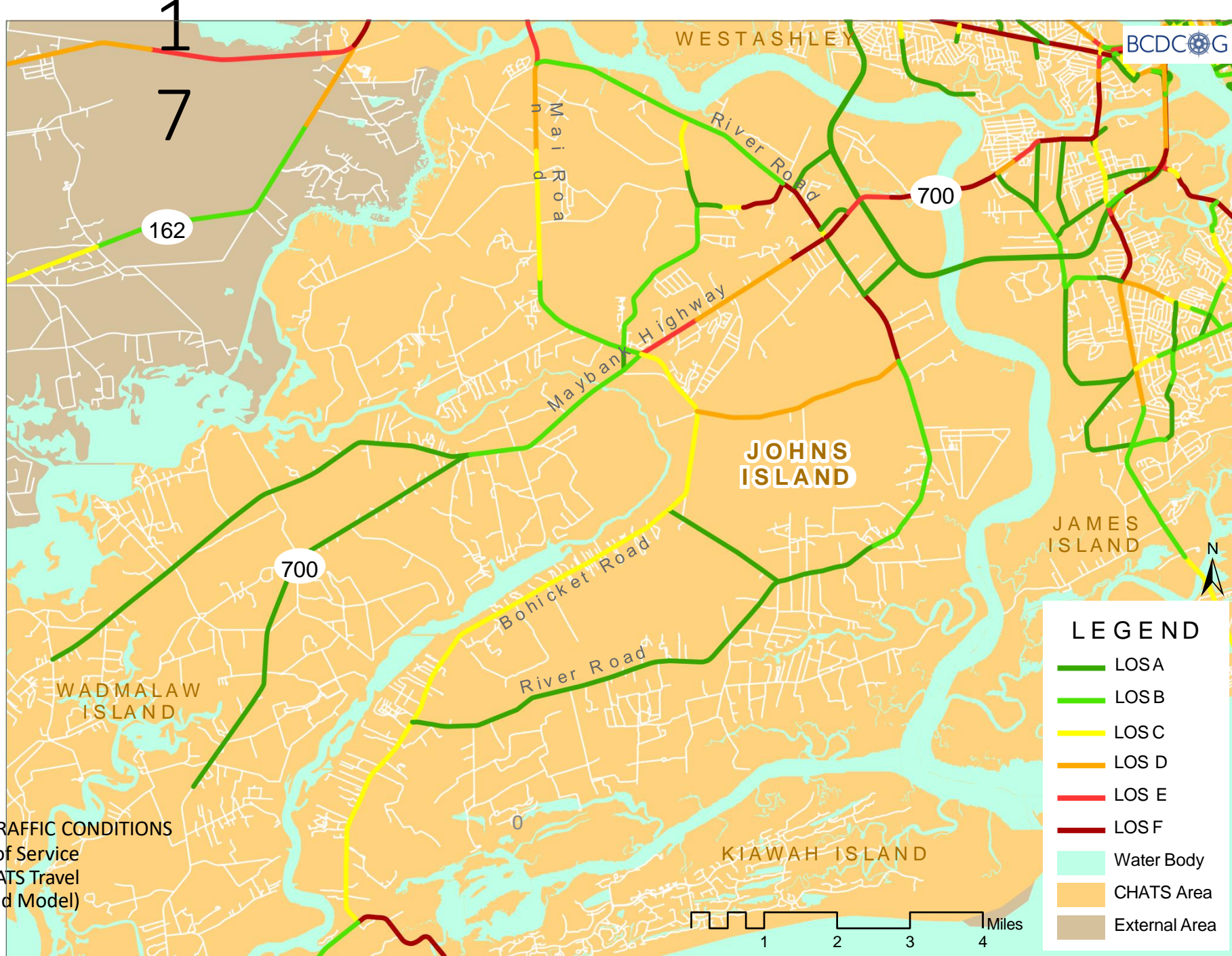
Segment C

working towards a
preferred alternative

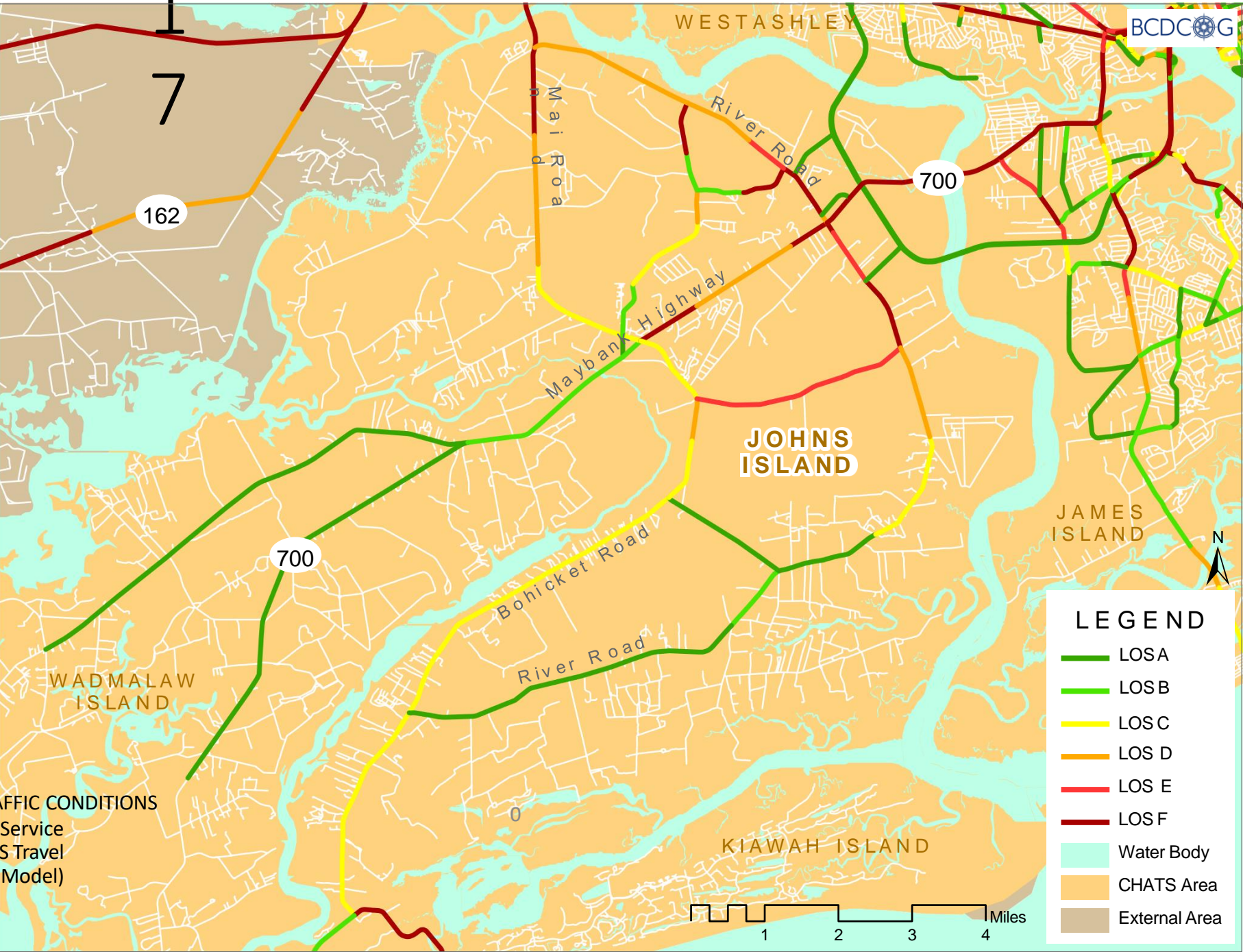
0.5
YEAR 2020 ESTIMATED TRAFFIC CONDITIONS
Average Daily Level of Service
(LOS) (Source: CHATS Travel
Demand Model)

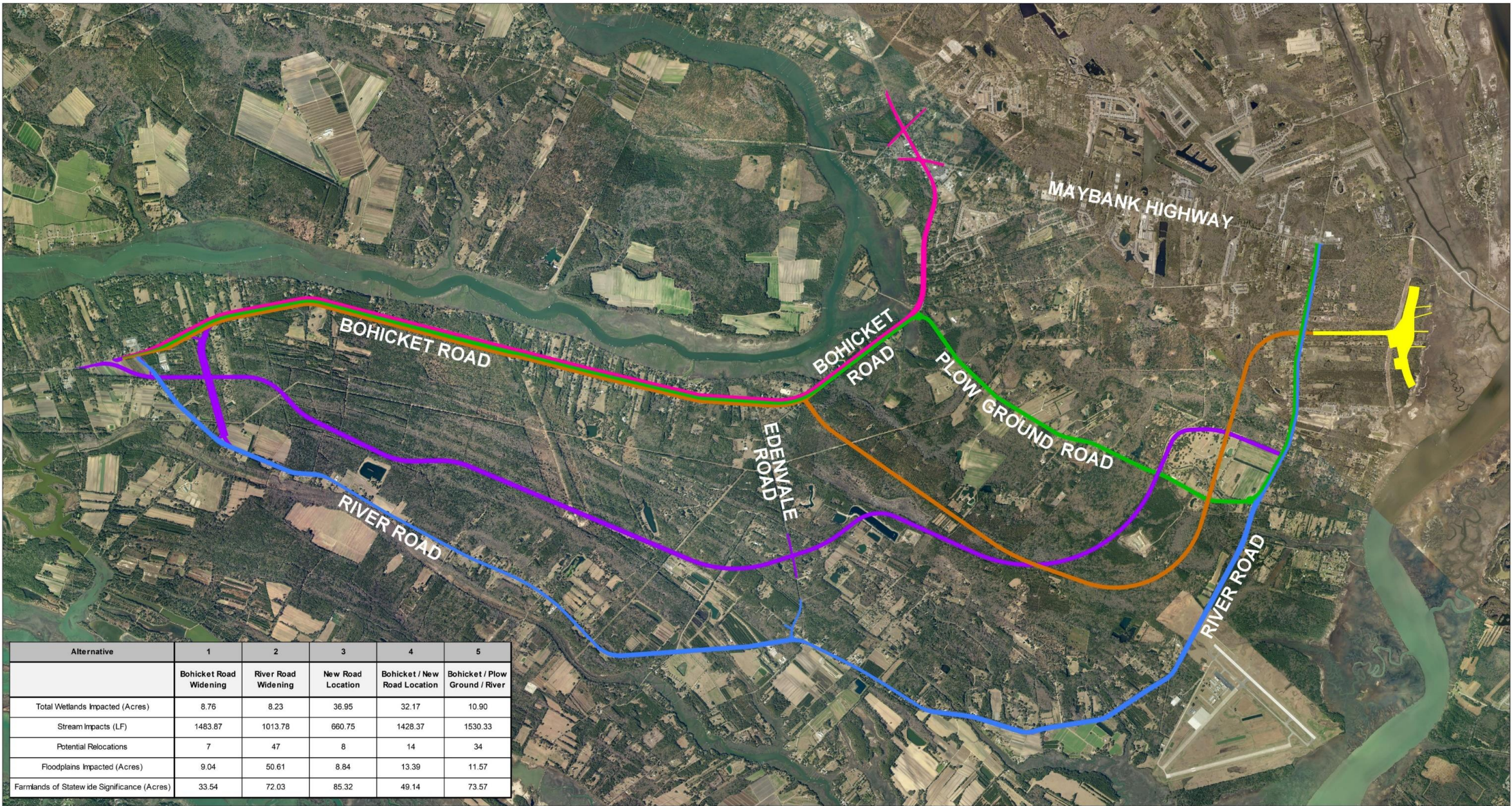


YEAR 2030 ESTIMATED TRAFFIC CONDITIONS
Average Daily Level of Service
(LOS) (Source: CHATS Travel
Demand Model)



YEAR 2040 ESTIMATED TRAFFIC CONDITIONS
Average Daily Level of Service
(LOS) (Source: CHATS Travel
Demand Model)





Alternative	1	2	3	4	5
	Bohicket Road Widening	River Road Location	New Road Location	Bohicket / New Road Location	Bohicket / Plow Ground / River
Total Wetlands Impacted (Acres)	8.76	8.23	36.95	32.17	10.90
Stream Impacts (LF)	1483.87	1013.78	660.75	1428.37	1530.33
Potential Relocations	7	47	8	14	34
Floodplains Impacted (Acres)	9.04	50.61	8.84	13.39	11.57
Farmlands of Statewide Significance (Acres)	33.54	72.03	85.32	49.14	73.57



LEGEND

- ALT 1 CORRIDOR – BOHICKET ROAD
- ALT 2 CORRIDOR – RIVER ROAD
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- MARK CLARK EXT INTERSECTION CORRIDOR

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FEET
SCALE:
1" = 1000'



**MAIN ROAD SEGMENT C
OVERALL VIEW
CHARLESTON COUNTY, SC**

Proposed Main Road Corridor - Segment C Improvements

Widen Bohicket Road
Edenvale to Maybank Hwy (700)

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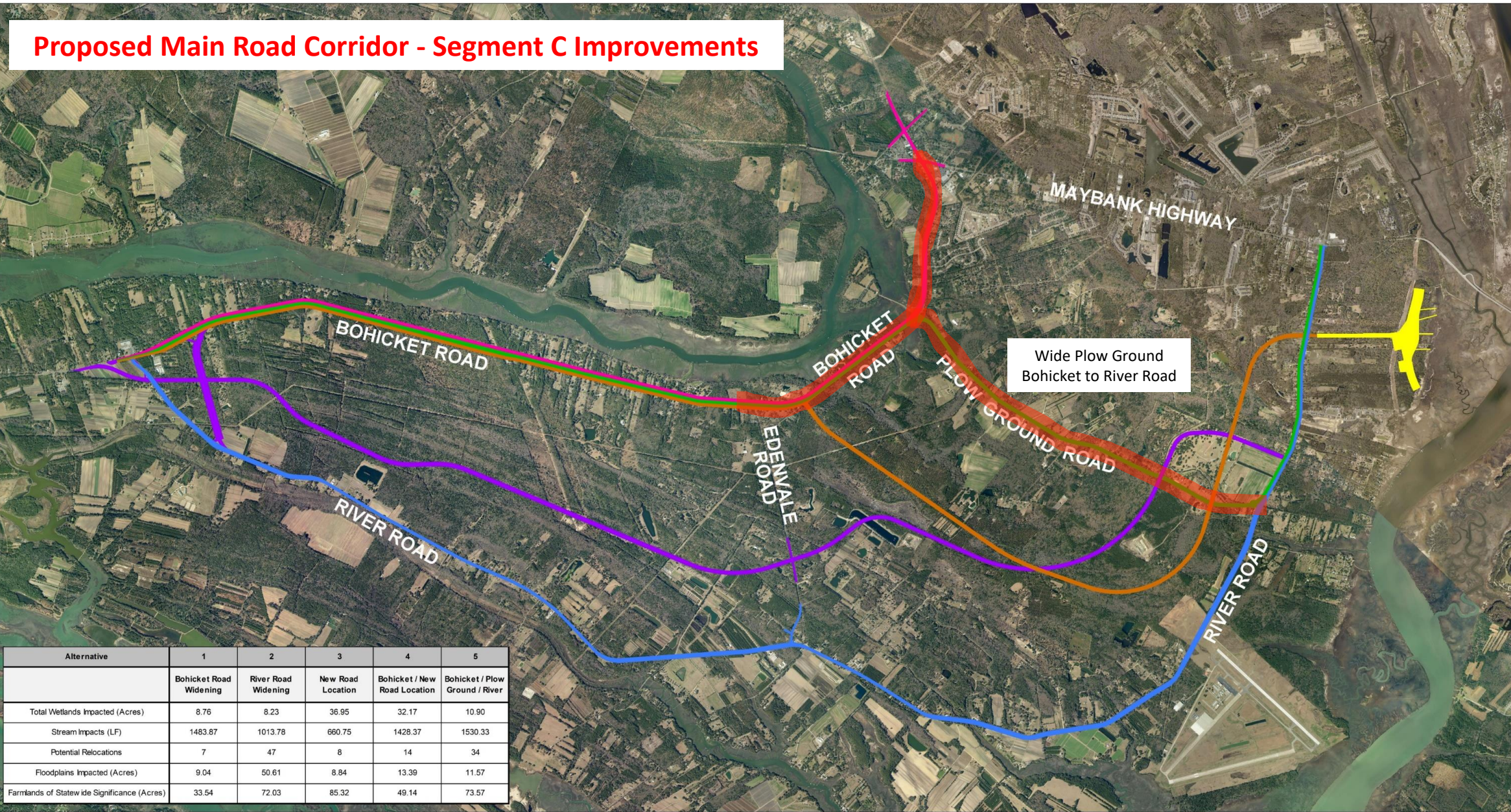
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CHARLESTON COUNTY, SC**



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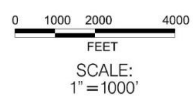


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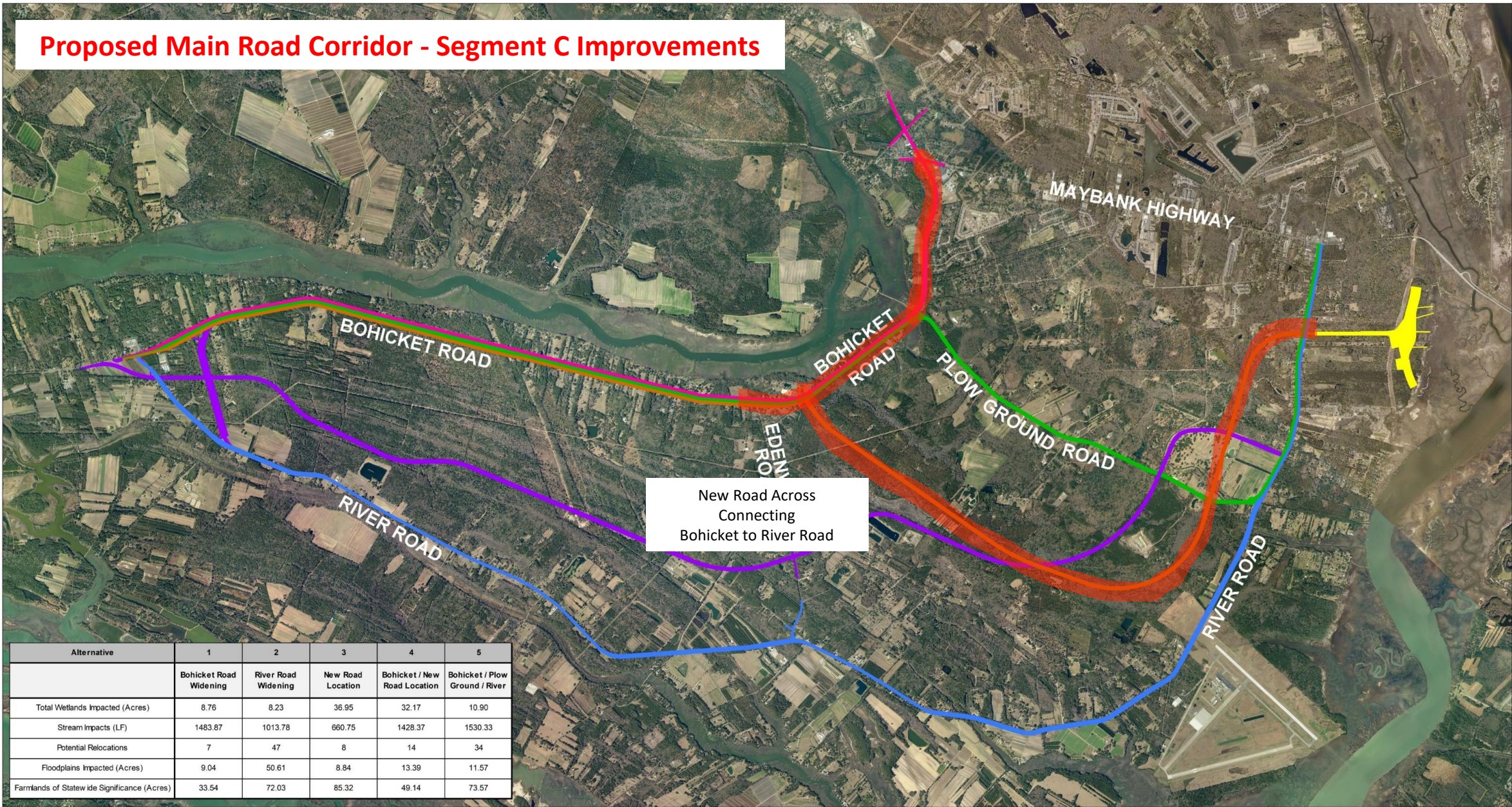
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CHARLESTON COUNTY, SC**

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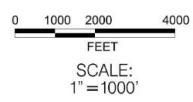
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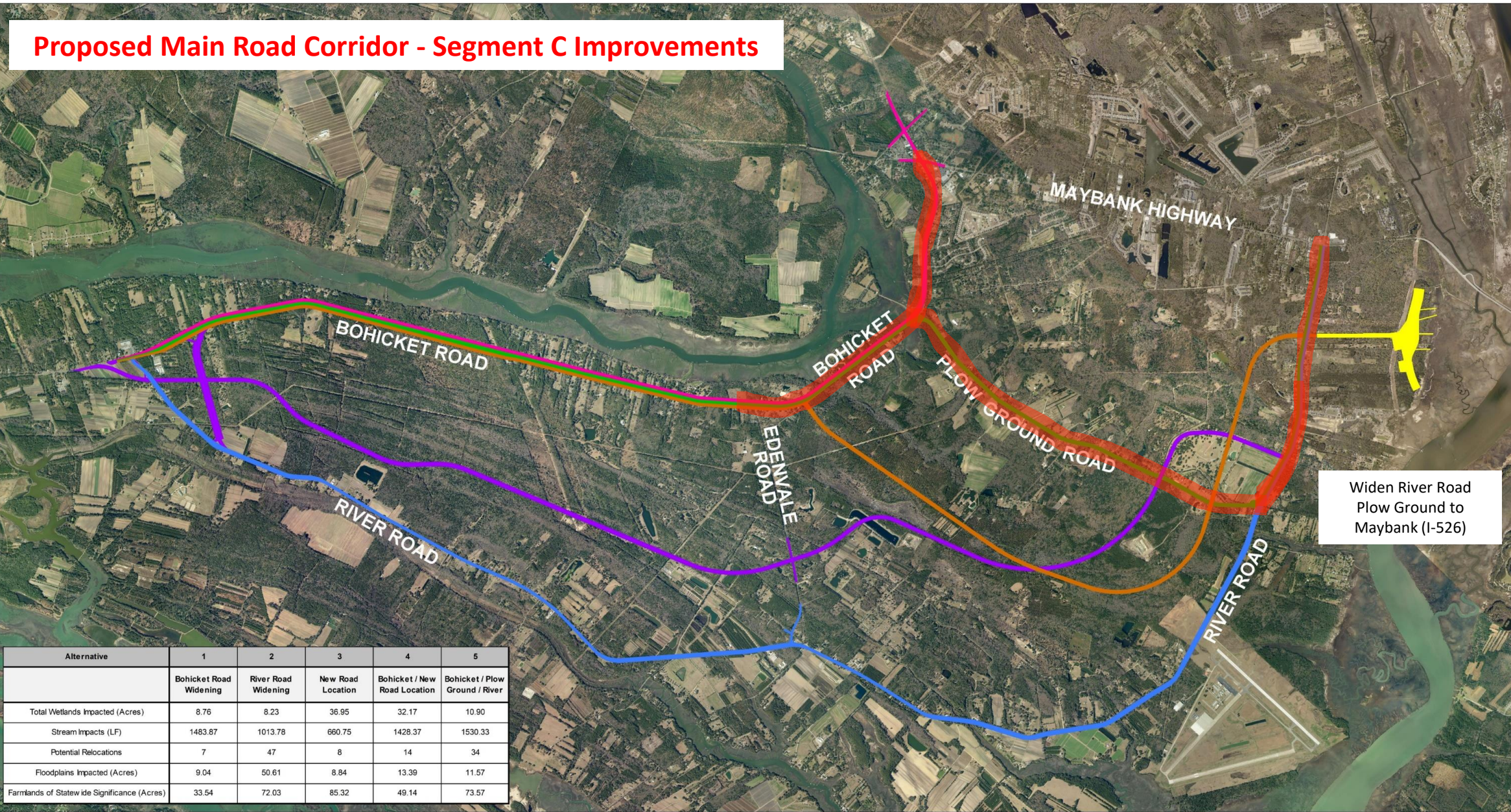
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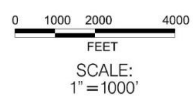
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MAIN ROAD SEGMENT C
OVERALL VIEW
CHARLESTON COUNTY, SC

Proposed Main Road Corridor - Segment C Improvements

- Provides Traffic Relief for Kiawah, Seabrook and Southern Johns Island
- Provides route access connecting future I-526 Extension
 - Provides parallel alternative to Maybank Highway
- Preserves Tree Canopy of Bohicket Road South of Edenvale
 - Utilizes Existing Right of Way

Widen Bohicket Road
Edenvale to Maybank Hwy (700)

Wide Plow Ground
Bohicket to River Road

New Road Across
Connecting
Bohicket to River Road

Widen River Road
Plow Ground to
Maybank (I-526)

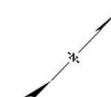
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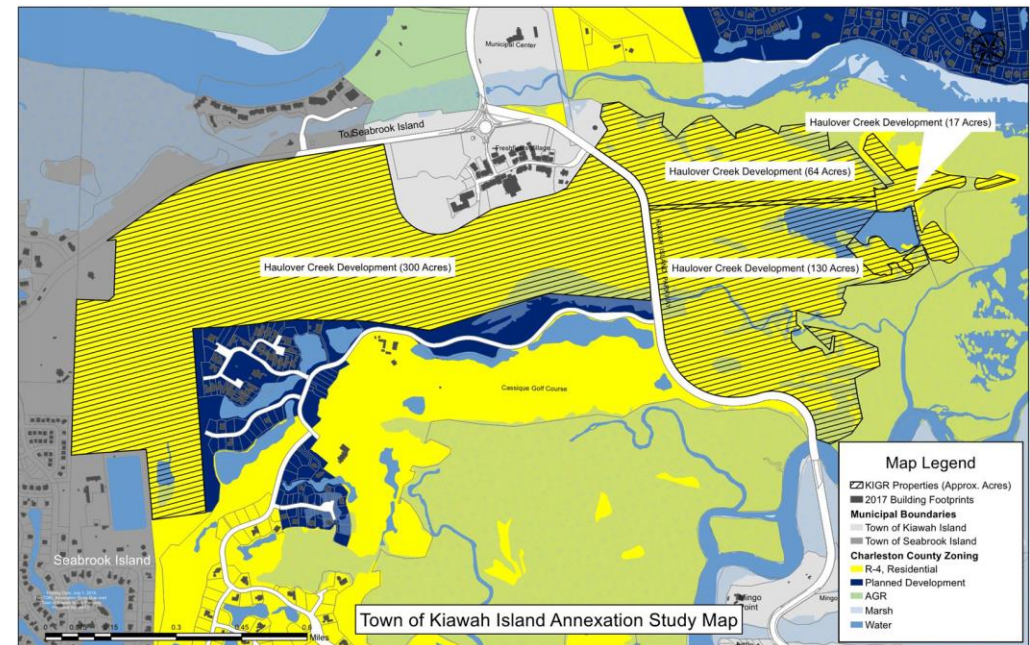
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- Provides parallel alternative to Maybank Highway
- Provides route access connecting future I-526 Extension
- Preserves Tree Canopy of Bohicket Road South of Edenvale
- Utilizes Primarily Existing Right of Ways

Major Goals

- ▶ **Prioritize Long-Range Planning Efforts beginning with Comprehensive Plan Review**
 - ▶ **Regional Transportation Network**
 - ▶ Strengthen regional planning relationships
 - ▶ **Annexation and Growth Management**
 - ▶ Review existing procedures for annexation and planned developments and develop annexation strategy
 - ▶ **Development / Design Standards**
 - ▶ Define development standards assuring future developments that are not subject to existing development agreement standards are compatible with Kiawah
 - ▶ **Formalize Marsh Management Plan**

Initiatives

- ▶ **Annexation and Growth Management**
 - ▶ Kiawah Island Parkway Corridor Study
 - ▶ Review existing procedures for annexation and planned developments and develop annexation strategy
 - ▶ Consider Conservation Areas



Initiatives

► **Annexation & Growth Management**

- Enhance review process by which zoning can be established in sync with annexation petition
- Increase opportunity for public engagement
- Ensure timeline is fair and reasonable to community and developer
- Consider growth management strategy as part of annexation process
 - Include fiscal impact analysis for budget and potential capital expenditures
 - List of priorities and property types to consider for annexation
- Continue to educate community on development and planning processes

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

Initiatives

- ▶ **Develop Development and Design Standards**
 - ▶ Kiawah Island Parkway Overlay
 - ▶ Buffers to protect the character
 - ▶ Tree and Landscape Ordinance
 - ▶ Sign Ordinance

Initiatives

- ▶ **Focus FMSLR Adaptive Management Plan next phases**
 - Memorialize AMP for collaborative Kiawah Resiliency
 - Marsh Management Plan

The purpose of the MMP is to explore various methods of protection for the Island's marsh including management strategies for managing the interface between highlands and critical area that is vital to a healthy salt marsh.

Initiatives

► **Comprehensive Marsh Management Plan**

- December 27, 2022 – RFQ Released
- January 18, 2022 @ 1:30 PM – Pre-Qualification Meeting
- January 28, 2022 @ 4:00 PM – Response Deadline
- January 31 – February 11, 2022 – Review and Interview of Consultants
- February 2022 – Selection of Qualified Consultants and Contract Negotiations
- February – March 2022 – Contract Approval by Town Council
- March 21, 2022 – Anticipated Project Kickoff (subject to approval by Town Council)

Town of Kiawah Island Community Vision

“The Town of Kiawah Island is a residential community incorporating a world class resort and a unique, vibrant shopping village within a natural maritime setting that is being preserved and enhanced for current and future generations.”

Comprehensive Plan

- Current Plan was adopted by Ordinance 2015-08
- Mandated by the 1994 Planning Act: *If a jurisdiction wants zoning or subdivision regulations the Comprehensive Plan must at minimum contain:*
 - Land Use Element
 - Community Facilities Element
- Comprehensive Plan has no zoning power but forms a basis for zoning

Comprehensive Plan

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment
- *Resilience Element

Each element consist of 3 parts:

- ▶ Inventory of Existing Conditions
- ▶ Statement of Needs and Goals
- ▶ Implementation Strategies with Time Frames

*new element: state requirement not currently in Comprehensive Plan

Initiatives

► Prepare for Comprehensive Plan Review

- Organizational Structure
 - Town Staff and Committees
- Review Data & Land Development Patterns
 - Remaining Entitlements
 - Update Future Land Use Map (Ocean Park)
 - Freshfields and Betsy Kerrison Parkway
- Community Facilities Element
 - KICA, Berkeley Electric Infrastructure Improvements
- 2019 HR&A Housing Study
- Restructure for Resilient Element
 - Kiawah Conservancy Projects
 - Incorporate Beach and Marsh Management Plan

