

**TOWN COUNCIL MEETING**  
**Municipal Center Council Chambers**  
**June 7, 2022; 2:00 PM**

**Minutes**

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

**II. Pledge of Allegiance**

**III. Roll Call:**

**Present at Meeting:** John D. Labriola, *Mayor*  
Dan Prickett, *Mayor Pro Tem*  
Maryanne Connelly, *Councilmember*  
John Moffitt, *Councilmember*

**Absent:** Dr. Scott Parker, *Councilmember*

**Also Present:** Stephanie Tillerson, *Town Administrator*  
Joe Wilson, *Town Attorney*  
John Taylor, Jr., *Planning Manager*  
Petra Reynolds, *Town Clerk*  
Dillon Turner, *Kimley Horn*

**IV. Approval of Minutes:**

**A. Minutes of the Town Council Meeting of May 3, 2022**

*Mayor Pro Tem Prickett made a motion to approve the Town Council meeting minutes of May 3, 2022. Councilmember Connelly seconded the motion, and it was unanimously approved.*

**V. Mayor's Update:**

Mayor Labriola stated that Disaster Awareness Day would be coming up on June 17 and that more information on the joint event between Seabrook and Kiawah would be sent out to the community.

Mayor Labriola stated that the following afternoon there would be a Zoom meeting regarding the development of the 22-acre Andell site, specifically the Harris Teeter store being the focal point. Information and instructions on how to Zoom in are out, and he encouraged everybody to view the meeting.

Mayor Labriola stated that all South Carolina municipalities must prepare a Comprehensive Plan with updates in five-year increments. The Town's last update was in 2015, and the 2020 update was delayed due to Coronavirus. With the challenges foreseen in the next five years, Mayor Labriola stated the Town is committed to bringing all stakeholders and interested parties together to provide input into the 2022 Comprehensive Plan Update to make it a successful document.

Mr. Taylor stated that from a planning perspective, some of the key factors and intermediate projects that would help formalize the 2022 Comprehensive Plan Update are:

- study of the marsh
- the study of the remaining lands to be developed
- resiliency
- housing study
- looking at the community as a whole

- transportation, infrastructure, and traffic
- engaging with the community

Mr. Taylor stated that along with the Planning Commission, a third party would be engaged to assist with the update. It is the hope that the third party will be in place by the summer with community engagement in the fall and targeted completion in early 2023.

Ms. Tillerson added that, as done with previous studies, focus groups are planned to provide the opportunity for the community to be involved in developing a document that would be used in planning future development.

**VI. Citizens' Comments (Agenda Items Only):**  
None

**VII. Proclamation:**  
**A. Proclamation Recognizing June as Public Safety Month**

Councilmember Connelly read the Proclamation recognizing June as Public Safety Month. She indicated that Mr. Harris had planned many different activities planned during the month and encouraged everyone to attend.

**VIII. Presentation:**  
**A. Kiawah Island Parkway Intersection and Corridor Study – Kimley Horn**

Mr. Taylor stated that Kimley Horn was the consultant engaged in conducting a study of the Kiawah Island Parkway intersection and corridor. The study included future development on and off the island with assumptions made to determine if there would be significant impacts on the Parkway and where infrastructure improvements may be needed. A preliminary assessment of the proposed recommendations was presented in March.

Mr. Turner provided a presentation of the Kiawah Island Corridor Study findings. Reviewed were the study approach and areas, short and long-term approved development, potential land uses for long-term development, and types of data used for short and long-term analysis.

Council Members discussed that the analysis of upper Beachwalker Drive, conducted separately, should include existing and potential development and be added as an addendum to the study documents.

Mr. Turner reviewed and discussed in detail the priority recommendations, short-term and long-term concepts of the study results:

**Short-Term (2026)**

- 1.) A free-flow lane exiting Kiawah Island at Beachwalker Drive is recommended
  - This would result in:
    - Improved traffic flow
    - The Real Estate Office would become a RI/RO (Right In/Right Out) access on Kiawah Island Parkway
- 2.) The future Andell West Property should be signalized on Kiawah Island Parkway
  - A roundabout operates well in the short term but fails long term
  - A signal will allow for gaps in the side-street movements
- 3.) If possible, it is strongly recommended that Andell West interconnect to Freshfields
  - The existing Freshfields access on the Kiawah Island Parkway is recommended to become a RI/RO (Right In/Right Out)

**Short-Term (2036)**

- 1.) Kiawah Island Parkway at Betsy Kerrison fails during the 2036 long-term analysis

- A turbo roundabout should be considered for future conditions
- 2.) Old Cedar Lane (Cassique) fails during the long-term conditions -
  - Turn lanes are recommended on Old Cedar Lane
- 3.) Camp Care Road at Future Lot A fails
  - Turn lanes on Betsy Kerrison are recommended
- 4.) Bohicket Marina access on Seabrook Island Road is recommended to become a roundabout

Council Members engaged in an in-depth discussion of the recommendations and concepts along with projects currently in progress.

**IX. Consent:**

- A. To Consider Approval of **Ordinance 2022-02** - An Ordinance to Amend the Town of Kiawah Island Municipal Code Chapter 12 - Land Use Planning and Zoning Ordinance – Article II. – Zoning, Division 2. – Zoning Map/Districts, Section 12-79. Designation of Annexed Territory – **Second and Final Reading**
- B. To Consider Approval of **Ordinance 2022-03** - An Ordinance to Amend the Town Of Kiawah Island Municipal Code Chapter 12 – Land Use Planning and Zoning– Article II. – Zoning, Division 5. – General Procedural Requirements, Section 12-159. Planned Development – **Second and Final Reading**
- C. To Consider Approval of **Ordinance 2022-04** - An Ordinance to Adopt the Fiscal Year 2021-2022 Budget for the Town of Kiawah Island, South Carolina (7/1/22 Through 6/30/23) – **Second and Final Reading**
- D. To Consider Approval of the Proposals for Debris Management and Emergency Response Management and Recovery Services
- E. To Consider Approval of the proposal from Duke Construction, LLC for the Kestrel Court Solid Waste Center Improvements Project

**Mayor Pro Tem Prickett made a motion to approve consent items A through E. Councilmember Connelly seconded the motion, and it was unanimously approved.**

**X. New Business:**

- A. To Consider Approval of **Resolution 2022-02** - A Resolution to Adopt the Town of Kiawah Island Annexation Policy Plan and Procedures Manual

Ms. Tillerson stated the adoption of the Annexation Policy and Procedures Manual is connected to the two zoning text amendment ordinances approved earlier. The document creates a policy that would encourage and support community participation in future annexation requests and provides guidelines on the roles of the Planning Commission, Council, and staff in the annexation request process.

**Councilmember Connelly made a motion to approve Resolution 2022-02 to Adopt the Town of Kiawah Island Annexation Policy Plan and Procedures Manual. Councilmember Moffit seconded the motion, and it was unanimously approved.**

- B. To Consider Approval of the Amendment to the Town of Kiawah Island Employee Handbook

Ms. Tillerson stated the requested amendments to the Kiawah Employee Handbook are to clean up or provide clarity on the PTO (Paid Time Off) policy, maternity/paternity leave, and the addition of an Employee Assistance Program. Also, after reviewing employee benefits and a comparison to other area communities and municipalities, she asked for the addition of Christmas Eve, which staff requested, be added to the holiday calendar.

**Councilmember Connelly made a motion to approve the Amendment to the Town of Kiawah Island Employee Handbook. Mayor Pro Tem Prickett seconded the motion, and it was unanimously approved.**

**XI. Town Administrator's Report:**  
None

**XII. Council Member:**  
a. Committee Updates  
b. General Comments

Councilmember Moffit was pleased that the contract was approved for the Kestral Court project.

Councilmember Connelly encouraged everyone to participate in Public Safety Month.

Mayor Pro Tem Prickett stated that the Main Road Corridor - Segment C public comment period closed on May 27. When the County analyzes all the comments, they will recommend their preferred alternative, providing another period for public comments on the recommendation.

**XIII. Citizens' Comments:**

**Dennis Mola – 334 Catbrier Court**

Mr. Mola asked what the Town's policy was on riding a class 1- E-bike on the beach. Councilmember Connelly stated that the Town does not allow the use of motorized vehicles on the beach. Ms. Tillerson noted that the Public Safety Committee would discuss the use of E-bikes for beach use only and make a recommendation to Council.

**Brad McIlvain – Blue Heron Pond Road – Kiawah Island Community Association Board Member (KICA)**

In response to Mr. Mola's question, Mr. McIlvain stated that KICA does not permit E-bikes on the island.

Mr. McIlvain responded to an earlier comment made during the presentation traffic. Mr. Turner has made a presentation to the KICA Board on how to improve Kiawah Beach Drive. KICA is also looking at the intersection, gate area, and other options to improve gate flow. He encouraged the Town Council and the KICA Board to work together to resolve the issues.

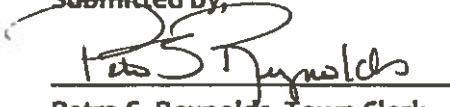
**Brad Belt – 151 Bobcat Lane**

Mr. Belt asked that, with the upcoming deadline for public comments to the Charleston County Planning Commission for the Riverstone request, if the Town was planning on submitting a response. Mayor Labriola responded there had not been any discussion to this point. He stated that thoughtful consideration would have to be given to many factors in a discussion, and a response would be carefully crafted.

**XIV. Adjournment:**

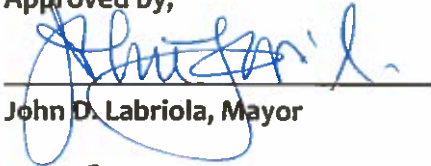
**Councilmember Connelly made a motion to adjourn the meeting at 5:10 p.m. Councilmember Moffitt seconded the motion, and it was unanimously passed.**

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



John D. Labriola, Mayor

7-7-2022

Date