

**TOWN COUNCIL MEETING**  
**Kiawah Island Municipal Center**  
**Council Chambers**  
**March 1, 2022; 2:00 PM**

**AGENDA**

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*  
John Moffitt, *Councilmember*  
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 Retreat of January 11, 2022

*Mayor Pro Tem Prickett made a motion to approve the minutes of the January 11, 2022, Town Council Retreat. Councilmember Connelly seconded the motion, and it was unanimously approved.*

B. Minutes of the Town Council Retreat of January 13, 2022

C. Minutes of the Town Council Meeting of February 1, 2022

*Mayor Pro Tem Prickett made a motion to approve the minutes of the February 1, 2022, Town Council Meeting. Councilmember Connelly seconded the motion, and it was unanimously approved.*

V. **Mayor's Update:**

Mayor Labriola stated that on February 22<sup>nd</sup>, the third workshop meeting was held. The subject matter of the public meeting, at which the public was encouraged to speak, was the revisions to the Annexation and Zoning Process. The documents, which have undergone many revisions, were discussed in detail by Ms. Tillerson and Mr. Wilson. He noted that the meeting was well attended, and the community was given an opportunity to express their concerns about the revisions. During March, Ms. Tillerson, Mr. Wilson, and community members will continue to meet to discuss revisions to the language to provide documents that future Councils will use to address planning, annexation, and zoning issues. If no further meetings are required, a draft ordinance will be presented at the April Town Council meeting for the first reading.

Mayor Labriola stated he had the opportunity to speak to Mr. Jack Pringle, the attorney representing the Town, in the intervention of the Kiawah Island Utility proposed rate increase case. In the discussion, the Mayor's submitted testimony document was reviewed.

A public hearing will be held in March on the proposed rate increase. Once the date is received, it will be sent out to the community if residents wish to participate in the testimony.

## VI. Citizens' Comments (Agenda Items Only):

### Alex Fernandez – 418 Snowy Egret

Mr. Fernandez referenced the new business item for the Kiawah Island Parkway at Beachwalker Drive Intersection Design. He made three requests for Council consideration:

- better communication with contractors moving large equipment on the Parkway
- immediately creating an emergency task force to address the issue of how to control the increasing flow of traffic coming through the gate
- when the project is put out for bid, include language to accelerate the project so the issues can be dealt with quickly as possible

## VII. Presentation:

### A. Kimley Horn - Preliminary Findings of the Kiawah Island Parkway Intersection and Corridor Traffic Study

Mayor Labriola stated that the community's concerns regarding traffic flow and delays are critically important. The Town initiated the study with Kimley-Horn during the past year and is underway. The specific project Council will consider was part of the study and resulted from many discussions that included community engagement.

Mr. Taylor stated the Town had partnered with Kimley-Horn on several different projects regarding traffic safety. The Kiawah Island Corridor Study project was conducted to comprehensively look at the entire Parkway, from the gate to the roundabout, including Betsy Kerrison Parkway and Seabrook Island Road segments. Considering all the future development in the area and future growth projections, the purpose of the study was to identify any significant infrastructure improvements that might be needed along the Parkway.

Mr. Turner provided a presentation of the Kiawah Island Corridor Study findings. Reviewed were the study approach and areas, short and long-term approved developments, along with types of data collected and analyzed. The approved recommendations would be compiled into a finalized report for future reference use.

Mr. Turner reviewed and discussed in detail the keynotes and concepts of the study results :

- 1.) Kiawah Island Parkway at Betsy Kerrison fails during the 2036 long term analysis
  - A turbo roundabout should be considered for future conditions
- 2.) Camp Care Road at Future Lot A fails
  - Turn lanes on Betsy Kerrison are recommended
- 3.) Old Cedar Lane fails during the long-term conditions
  - Turn lanes are recommended on Old Cedar Lane
- 4.) 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
- 5.) 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 for the side-street movements
- 6.) If possible, it is strongly recommended Andell West interconnect to Freshfields
  - The existing Freshfields access on the Kiawah Island Parkway is recommended to become a RI/RO
- 7.) Bohicket Marina access on Seabrook Island Road is recommended to become a roundabout

**VIII. Old Business:**

- A. To Consider Approval of the Land Lease Agreement with Kiawah Island Utility (SouthWest Water) for Wet Trash and Recycling Center at Kestrel Court

Mr. Wilson stated that the terms of the insurance requested by Kiawah Island Utility (KIU) were amended and agreed.

***Mayor Pro Tem Prickett made a motion to approve the Land Lease Agreement with Kiawah Island Utility (SouthWest Water) for Wet Trash and Recycling Center at Kestrel Court. Councilmember Connelly seconded the motion, and it was unanimously approved.***

Ms. Tillerson discussed the timeline for the competition of the project.

**IX. New Business:**

- A. To Consider Approval of the Tidal Trails Franchise Agreement
- B. To Consider Approval of the Proposal from Biohabitats for the Marsh Management Plan

Ms. Tillerson stated that items A and B were discussed and recommended for approval by the Ways and Means Committee.

***Councilmember Connelly made a motion to approve the Tidal Trails Franchise Agreement and the Proposal from Biohabitats for the Marsh Management Plan. Councilmember Moffit seconded the motion, and it was unanimously approved.***

- C. To Consider Approval of the Agreement with Kimley-Horn for the Kiawah Island Parkway at Beachwalker Drive Intersection Design

Ms. Tillerson stated that the Agreement with Kimley-Horn for the Kiawah Island Parkway at Beachwalker Drive Intersection Design was discussed and recommended for approval by the Ways and Means Committee.

Mr. Taylor explained that the agreement with Kimley-Horn would allow for the preparation of design and construction documents to begin the bidding process to select a contractor for the Beachwalker Drive Intersection Project. Discussion of the project included the timeline and concerns with traffic disruptions when the project construction begins.

***Councilmember Parker made a motion to approve the Agreement with Kimley-Horn for the Kiawah Island Parkway at Beachwalker Drive Intersection Design. Councilmember Connelly seconded the motion, and it was unanimously approved.***

- D. To Consider Approval of the Public Safety Committee Appointment

Councilmember Connelly stated that Mr. Ritchie, the former chief from Mt. Pleasant, is the new Director of Security with the Community Association and would be replacing Mr. Elder.

***Mayor Pro Tem Prickett made a motion to approve the appointment of Mr. Ritchie to the 2022 Public Safety Committee. Councilmember Connelly seconded the motion, and it was unanimously approved.***

**X. Town Administrator's Report:**

Ms. Tillerson reported that this year's deer culling project had been completed. All 200 deer tags issued to the Town had been used, and the meat had been processed and donated to non-profit organizations as required. The total number of pounds donated will be communicated when received.

Ms. Tillerson reported that the project for garage renovations had been completed, with the selection of furniture pending.

Ms. Tillerson reported that the Municipal Center landscape project should begin in the coming weeks beginning with the removal of dead materials.

Councilmember Parker inquired if there had been any update on the Seafields project. Ms. Tillerson confirmed that, as discussed at the Ways and Means Committee, the project plans still have not yet been received.

**XI. Council Member:**

- a. Committee Updates
- b. General Comments

Councilmember Moffitt stated that at the first reading of the noise ordinance, it was tabled to gain clarity and less ambiguity. A study group was formed and has been working on the ordinance and is close to completion. The group's positive contributions have created an ordinance that is clear and easy to follow. The target is to have the first reading of the ordinance at the April Town Council meeting, but revision may delay until the May meeting.

Councilmember Connelly announced that after a year's worth of effort, there was now an ambulance on Kiawah at Station 6 to help with any emergency responses.

Councilmember Connelly commented on the 95 acres of Grayson Oaks near Main Road and Humbert Road (Grayson Oaks) across from the Berkley Electric Offices. Charleston County plans to acquire Grayson Oaks with the intent of using the location would be as a debris, mulch, and burning site, to move dirt, and as a staging area for DOT (Department of Transportation) equipment. The potential for air quality hazards, the location affecting property values in the area, and increased traffic are concerns for all Johns Islanders. To support the residents of Johns Island, Council Member Connelly asked if the Council would consider writing a letter to the County indicating that Kiawah, along with State and local representatives, does not support the acquisition effort.

Mr. Taylor indicated the County had not completed its due diligence process and did not have all of the technical pieces of the project's impact. The lack of community input has led to the concerns expressed, and he could not locate the information present at the County Council meeting. In further discussion, Councilmembers agreed that more specific details on the use of the site are required.

Mayor Pro Tem Prickett reported that Mr. Taylor has worked with County staff on the roads to learn more about the time frame of the work projects. There is likely to be a public meeting in early April, with the date to be announced by the County. It is expected that there will be several changes to the options in Segment C.

On the suggestion from Mr. Fernandez, Ms. Tillerson stated that instead of creating a task force, she would recommend putting the task of exploring short-term solutions before the Public Safety Committee at this month's meeting.

Mayor Labriola reported that the Town entered into negotiations with the property owners next to the Municipal Center. The offer that was made was not accepted. The property and the surrounding properties have been sold to a developer from Charleston.

**XII. Citizens' Comments:**

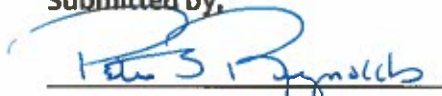
**Mark Permar – 81 Dungannon - on behalf of Kiawah Partners**

Mr. Permar stated that Kiawah Partners appreciated the advanced way of thinking in the traffic study considering that traffic is one of the indicators of other issues. He asked if he could obtain a copy of the report presented at the meeting.

**XIII. Adjournment:**

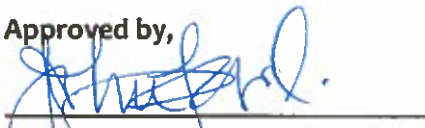
*Councilmember Connelly made a motion the adjourn the meeting at 3:24 pm. Councilmember Parker seconded the motion, and it was unanimously passed.*

**Submitted by,**



**Petra S. Reynolds, Town Clerk**

**Approved by,**



**John D. Labriola, Mayor**

4.11.2022

**Date**