



# TOWN NOTES

## KIGR Draft Development Agreement Update

EVENT/PERFORMANCE	DATE/TIME	VENUE	TICKET RELEASE DATE
<b>2010 SEPTEMBER</b>			
JIMMY KEYS COMEDIAN AND MUSICIAN	WEDNESDAY, SEPTEMBER 15 @ 7:30PM	TURTLEPOINT	P.O. 8/27/10 Public 9/1/10
<b>2010 OCTOBER</b>			
BEAUTIFUL MUSIC MICHELLE AMATO QUINTET	THURSDAY, OCTOBER 14 @ 7:30PM	TURTLEPOINT	P.O. 9/27/10 Public 9/30/10
GAUBERT VIVANT CONCERT	FRIDAY, OCTOBER 22 @ 7:30PM	CHURCH OF OUR SAVIOUR	P.O. 10/5/10 Public 10/8/10
SERENITY TO ETERNITY PIANIST: Konstantin Soukhovetski	THURSDAY, OCTOBER 28 @ 7:30PM	CHURCH OF OUR SAVIOUR	P.O. 10/11/10 Public 10/14/10
BRASS EMSEMBLE ON THE GREEN	SATURDAY, OCTOBER 30 @ 5:30PM	FRESHFIELDS	No Tickets Required
<b>2010 NOVEMBER</b>			
PIANO BAR SERIES	WEDNESDAY, NOVEMBER 3 @ 5:00PM WEDNESDAY, NOVEMBER 10 @ 5:00PM	SANDCASTLE	No Tickets Required
<b>2010 DECEMBER</b>			
HOLIDAY CONCERT WITH YURIY BEKKER	THURSDAY, DECEMBER 2 @ 7:30PM	HOLY SPIRIT CATHOLIC CHURCH	P.O. 11/15/10 Public 1/18/10
GIFT OF THE MAGI CHAMBER MUSIC CHARLESTON	SUNDAY, DECEMBER 12 @ 4:00PM	CHURCH OF OUR SAVIOUR	P.O. 11/15/10 Public 11/18/10

## Jimmy Keys, Comedian/Musician

Wednesday, September 15th @ 7:30pm @ Turtle Point Clubhouse

*Ticket Release: PO: 8/27 ; Public: 9/1*

Comedian and Musician Jimmy Keys comes to Kiawah! Giving a high energy variety show packed with comedy, visual musical impressions and favorite Broadway, wrapped around some of the most exciting piano playing that you will ever witness! Keys has been compared to a cross between Elton John (in that he sings and plays the piano) and Robin Williams (in that his comedy is off-the-wall) making his show a unique and highly entertaining musical and comedy act. He has opened for major headliners including Willie Nelson, Tom Jones, Wynona Judd, Huey Lewis & the News, and Jimmy has lived and worked in over a dozen countries entertaining thousands of people of many nationalities. Keys is a unique individual who has the ability to communicate with any audience, of any age group, through his music, singing and comedy.



## Michelle Amato Quintet

Thursday, October 14th @ 7:30pm @ Turtle Point Clubhouse

*Ticket Release: PO: 9/27 ; Public: 9/30*

Michelle Amato is a dynamic vocalist performing traditional, contemporary and Brazilian jazz. She has performed and recorded with many famous artists, including Liza Minelli, Al Green, Jon Secada, and Donna Summer. She has also performed with world renowned composer, Yanni during the 2003-2004 Ethnicity tour and her solo work can be heard on that CD along with "Yanni Live" DVD. Michelle has been a featured soloist with the Memphis Symphony, The South Florida Pops, the Baton Rouge Symphony, The Florida West Coast Symphony and the Orlando Philharmonic. She received her Masters Degree from the University of Miami School of Music and she currently teaches at the University of North Florida. Michelle will be performing with other talented musicians (saxophone, keyboard, percussion and bass guitar) playing jazz and show tunes that will surely delight you. A spectacular event not to be missed.



For 4 years the Town has negotiated with the Kiawah Island Golf Resort for a Development Agreement (DA) that preserves the interests of the Town, property owners, and the environment, while allowing the land owner, Kiawah Island Golf Resort to plan for development of their parcels. The Town has posted the proposed Development Agreement on its website, published a summary presentation highlighting the major components of the agreement, held three public information meetings, and two webinars. The Town is required by statute to hold at least two public hearings and publish their date, time and location in a newspaper of general circulation. The Town of Kiawah Island has scheduled Public Hearings for Wednesday, September 1st at 2 p.m. and Thursday, September 30th at 10 a.m. both in Council Chambers.

The benefits of the proposed Development Agreement for the Town and its residents include a 10-year development plan for the Resort owned properties consistent with the Town's Comprehensive Plan and Vision. The D.A. provides for: low density, preservation of open space, improved traffic flow, consistency in neighborhood appearances, and 20 parking spaces with pedestrian access to the beach at West Beach. Night Heron Park is not included in the D.A. and remains unchanged.

The proposed Development Agreement encompasses parcels owned by the Kiawah Island Golf Resort totaling 866.37 acres. These parcels are highlighted and labeled on the map. For a detailed view of this map and other exhibits, please visit the Council Chambers at Town Hall where they are on display or at [www.kiawahisland.org](http://www.kiawahisland.org). The proposed Development Agreement creates two new residential zoning districts R-2 (DA) and R-3 (DA) and allows for parcel specific standards for the other parcels. The objective of these zoning categories is to establish standards including number of bedrooms, building height, setbacks, lot width, depth and lot coverage. The R-2 (DA) district allows for Maximum density of 7 dwelling units per acre, a max of 21 bedrooms per acre, screened or enclosed parking, no open storage, 10 Sq. Ft. of swimming pool and deck area per bedroom, and no more than 7 dwelling units in any building. The R-3 (DA) district provides for neighborhoods consisting of higher density and the maximum density is 12 dwelling units per acre, no open storage, 10 Sq. Ft. of swimming pool and contiguous pool deck area per bedroom, and no more than 7 dwelling units per building.

In the West Beach area revitalization will occur and within 60 days of signing the agreement the KIGR will inform the Town of its intentions for the Old Inn. Its demolition and landscaping must be completed within one year. If the renovation option is selected, then renovation permitting must begin within 60 days of notice to the Town. Also, Cougar Point clubhouse will be rebuilt and a road plan will be established, and commercial services will be provided in the area as allowed by zoning. In the East Beach area the results of the development agreement include decreased traffic and congestion, relocation of villa check-in to West Beach, Mingo Point or off-island, increased open space, and commercial services as allowed. Present zoning would allow the KIGR to replace the 150 guest bedrooms in the Old Inn, and to build an addition to the Sanctuary with a maximum of 255 guest bedrooms. The proposed Development Agreement would allow a maximum of 1010 bedrooms, which is an additional 605 bedrooms above what present zoning would allow.

The proposed Development Agreement is still a "work in progress" and the Town continues to make changes to the document as observations are made that will make it a better development tool for all involved. With that in mind, please remember that the Town of Kiawah values your input and would like our property owners to know that every effort will be made to incorporate your feedback into the proposed development agreement. Please register your comments in writing or verbally to any member of the Town Council. Also, you may find the proposed Development Agreement, summary, and exhibits on the Town's website at [www.kiawahisland.org](http://www.kiawahisland.org).

## September Meetings

Development Agreement Public Hearing, September 1 at 2pm  
Town Council Meeting September 7 at 2pm  
Planning Commission Meeting, September 8 at 3pm  
Arts Council Meeting, September 9 at 3pm

Environmental Committee Meeting, September 14 at 3pm  
BZA, September 20 at 4pm  
Ways and Means, September 28 at 9am  
Development Agreement Public Hearing, September 30 at 10am

## Meeting Highlights

**Second Reading Ordinance 2010-5-Pet Restraint** Mayor Wert read three emails into the record regarding the Pet Restraint ordinance. Two emails opposed the ordinance and one email supported. Mayor Wert stated that less than five incidents have been reported and corroborated and in those situations, the dog owners were fined. Mr. McHugh noted that dogs are prohibited in the critical habitat areas. After discussion Mayor Wert call for a vote on the motion. The motion carried unanimously.

### Kiawah Island Voting Location

Mayor Wert explained that Town Council tasked the Municipal Election Commission (MEC) with developing a recommendation on the relocation of the Kiawah Island voting location from the fire station to Town Hall. The MEC researched the proposed relocation and was unable to provide a recommendation based on their findings. The MEC was concerned that their authority was strictly for Municipal elections and did not wish to make a decision that impacted both state and federal elections. They also had concerns with the availability of parking at Town Hall and the interruption of normal business during elections. Based on the observations, the Kiawah Island voting location will not be relocated.

### New Business:

**MASC Achievement Award Video**  
The Town of Kiawah Island recently won the MASC Achievement Award for Parkway and Bike Path project. The MASC Award Video was shown to attendees. Mayor Wert congratulated all involved in making the project a success and Mrs. Rucker for submitting the application to MASC.

### Outdoor Grilling Ordinance

Mr. Orban explained that the Town's Municipal Code prohibits all grilling on multi-family decks or balconies. He stated that recent changes in the International Fire and Building Codes allow grilling on multifamily decks and balconies if specific requirements are met. He explained that Maritime Villas was built to International Fire and Building Code standards and has electric grills on the balconies. It was decided that Mr. Rhoad will draft an ordinance that brings the Town's grilling prohibition in line with the International Fire and Building Codes. Mayor Wert asked that the ordinance not include any allowance of an open flame on a multi-family deck.

### TOKI/KIGR - Development Agreement

Mayor Wert announced that the Development Agreement was released on August 2 at 1:00pm and that further Public Information sessions will take place including two webinars on Wednesday the 11th at 1:00pm and Friday August 13th at 10:00am. The official Public Hearings will be September 1st at 1:00pm and September 30th at 10:00am in Council Chambers. The Planning Commission will review the proposed

development agreement and offer changes to the comprehensive plan and zoning map.

### Charitable Contributions

Mayor Wert stated that after review of the previous year's budget, the Town's revenues were greater than predicted and charitable contributions will be made. The Ways and Means Committee reviewed the charitable contributions and Mayor Wert motioned to approve the following: Charleston Triathlon Club \$3,000; Rural Mission \$15,000; Coastal Crisis Chaplaincy \$4,000; Barrier Island Free Medical Clinic \$15,000; Our Lady of Mercy Outreach \$15,000; Habitat for Humanity \$15,000; and Back Pack Buddies \$2,000. An additional \$152,000 was accrued for use as follows: Kiawah Island Nature Conservancy \$100,000 for their Land Purchase Program; Charleston Symphony Orchestra \$50,000, after review of their budget; and for the purchase of software to teach English to residents of Johns Island \$2,000. All reserved funds to be voted on independently by the Council at a later date. Mr. McHugh seconded the motion. The motion carried unanimously.

### Committee Reports: Arts Council

Mr. Lipuma stated that the Arts Council final report will be presented during the September meeting.

### Public Safety

Mr. Orban stated that during the July Public Safety meeting, Joe Croughwell, KICA Chief of Security, reported that the Island has had a 21% increase in traffic over July 2009. Fire Chief Karl Ristow reported that over half of their calls are EMS calls and that false alarm calls have decreased. All emergency services have relocated their dispatch to the 911 consolidated center at the County. Beach patrol is doing a great job on the beach this season and the Town is very happy with the work of the staff.

### Environmental Committee

Mr. McHugh gave "kudos" to the Town's wildlife staff on their creation of a wildlife website at [www.wildlifeatkiawah.com](http://www.wildlifeatkiawah.com) and the success it has seen. The website is averaging over 3,800 hits per month and is becoming a part of the community. Pond 41 had a large fish kill that may have been caused by toxic algae. Some have raised concern about rats on the island and it seems that there is not necessarily any cause for alarm. The presence of mice or rats in homes or buildings is most likely a result of the high temperatures outdoors and the vermin looking for cooler temperatures inside.

### Recycling

Mr. McHugh stated that Parkside Villas continues to be a test site for multiple containers and results should become available shortly. Saturday backdoor recycling service will be implemented at all rental homes and available for others requesting the service.

### Johns Island Roads

The County Council voted 5-4 on August 17 to not recommend the Greenway be placed on the BCD COGS long range plan. The Council voted 9-0 to seek funding for improvements to River, Bohicket and Main Roads.

### Town Administrator's Report:

Mrs. Rucker stated that over 300 Town Note's surveys have been returned. The results will be available in the upcoming weeks. The Comprehensive Plan is being reviewed and that Town Staff, County Staff and the Subcommittee have spent countless hours working on the document. The Town has requested \$50,000 from the County for work associated with bank stabilization at the Kiawah River Bridge.

### Mayors Report:

Mayor Wert stated that Roger Warren, President of KIGR is attending a press event for the 2012 PGA. For info on how to purchase tickets or volunteer for the event visit [www.pga2012.com](http://www.pga2012.com). There was a car stolen on Eugenia a few days prior and that car was recovered in the Town Hall parking lot. A second car was stolen from Atlantic Avenue. There was also a third stolen car recovered in the Town parking lot that was stolen from Folly Beach.

### Council Member Comments:

#### Mayor Wert

There will be cranes visible near the Old Inn for the removal of underground propane tanks.

#### Mr. Orban

Mr. Gunnells, Town Treasurer, received his Certified Public Finance Administrators designation on Tuesday, July 26 during the APTUS&C Annual Meeting.

#### Mr. Lipuma,

Mr. Lipuma stated that Saturday, July 24 the Town had a 5 1/2 hour power outage. Mr. Orban stated that during the last Public Safety Meeting, notification of power outages was discussed. Mr. Lameo is to work with Mr. Croughwell, KICA chief of security, to identify best practices associated with power outage notifications. BEC will work with the Town on this also.

### I-526 Recommendation

Mr. Lipuma also stated that after he read the SC DOT I-526 plan it struck him that a 70mph four-lane highway leading to a 35 mph byway, with bicycle lanes, leaves a lot to be considered. DOT is seeking comment and he asked others to provide comment. The Savage Report contacted the Town and the suggestion was made to contact Paul Roberts for an interview on the Johns Island Roads. It was listed in the July 30 Post and Courier that National Geographic rated Beachwalker Park as 4th in friendly beaches.

## Dog Leash Ordinance



During the August Town Council meeting, Council approved an amendment to the dog leash ordinance to allow more flexibility for dog owners to run their dogs on the beach. This amended ordinance is effective immediately. With the new ordinance, owners may unleash their pets year round in those areas designated as "Dog Use Area" on the above map of Kiawah Island, if the pets are controlled by voice command. This provision applies only during daylight hours, i.e. from one half hour after sunrise to one half hour before sunset. Dogs must be on leash at all times in the areas designated as "Critical Habitat Areas" on the referenced map. Owners may also unleash their pets from November 1 through March 15 in the "green" seasonal dog leash area, if the pets are controlled by voice command and the owners are in possession of a leash for use if requested by other beachgoers. This applies only during daylight hours. New signage will be erected to clearly designate the no leash and critical habitat areas on the beach. If you have any questions, about the new ordinance or need clarification on the dog leash areas, please feel free to contact Town Hall at 768-9166. This map is also available on the Town's website at [www.kiawahisland.org](http://www.kiawahisland.org)

## Brown Trash and Hazardous Waste Day

The Town will host its quarterly Brown Trash Day Friday, September 3rd. Please place all brown trash on the curb by 8:00 a.m. to ensure collection. Also on Friday, September 3rd, Household Hazardous Waste can be brought to the garage area at Town Hall at 21 Beachwalker Drive. For more information contact Rusty Lameo at 768-5111 or by email at [rlameo@kiawahisland.org](mailto:rlameo@kiawahisland.org). **What classifies as Brown Trash?** Lawn chairs, Grills, Toasters, Lamps, Small Microwaves, Computer, Printers, Folding or Beach Chairs, Mattresses, Box Springs, Bicycles, Strollers. For larger items such as refrigerators, washers, dryers, etc., please call Suburban Disposal 843-873-4810 to schedule pickup at an additional cost. **What classifies as Household Hazardous Waste?** Household Chemicals, Garden Chemicals, Home Workshop Chemicals, Used Motor Oil, Oil Filters, Old Gasoline, Gas & Oil Mix, Antifreeze, Paint and Paint Remover, Varnish, Pesticides

## Electric Car Safety

Due to the recent popularity and availability of rental vehicles known as "Low Speed/Neighborhood Electric Vehicles" there are some safety rules and regulations that must be followed on the island.

- Vehicles operator must possess a valid driver's license.
- Vehicles must have copy of insurance and registration within the vehicle during use.
- All South Carolina driving laws are to be followed (including use of seatbelts)
- Do not overload vehicles or allow children to hang outside of the vehicle.
- Do not operate vehicle on any cart path or leisure trail.
- Vehicles are not to be operated on the beach or boardwalks.
- Vehicles are not allowed on highways/street with speed limits over 35 mph.
- On roadways with 35mph speed limits, use courtesy and allow cars to pass you safely and not delay traffic.

## Town Notes Survey

Thank you to everyone who participated in the Town Notes survey last month. We are tabulating results and will feature survey findings in the October edition of Town Notes.



## New Homes Under Review by the ARB

### No New Homes

The above homesites have been presented to the ARB for conceptual review, the first of three reviews by the ARB prior to approval. Call 843-768-3419 for more information.