

FOREWORD

The *Town of Kiawah Island Comprehensive Plan* was initially adopted by the Town Council in 1994. Among other things, SC State Law § 6-29-510 requires that Planning Commissions review the comprehensive plan or elements no less than once every five years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The *Town of Kiawah Island Comprehensive Plan* was last updated in 2005. This 2010 document incorporates the results of the Town of Kiawah Island Planning Commission's review of the comprehensive plan and satisfies SC State Law § 6-29-510 requirements.



The Planning Commission completed this 2010 review with input from the public and support and guidance from the professional staff of the Town of Kiawah Island and the Charleston County Planning Department. The Comprehensive Plan seeks to accomplish the Town's Vision - "Kiawah Island is a residential community with a Resort surrounded by a unique and beautiful natural setting" - by articulating goals to guide future Town Council actions regarding the pattern and intensity of land use, the provision of public facilities and services, economic development, housing availability, and natural and cultural resources. In this plan, it is important to keep in mind that the Town of Kiawah Island is unique: most of the Town is within a private, gated community. Although zoning and development are governed by Town ordinances, the infrastructure inside the gate is owned and maintained by the Kiawah Island Community Association (KICA) and other private organizations. Among other changes, this 2010 review recognizes the following important 2005-2010 accomplishments, all of which were accomplished by the Town alone, except for the east beach restoration:

- Restoration of the east end of Kiawah Island's beach. This 2007 project invested \$3.6 million to move 550,000 cubic yards of sand from offshore locations to successfully stop intensive erosion of the beach.
- Construction of the Freshfields roundabout in 2005 and repaving of the Kiawah Island Parkway in 2009. The latter included the addition of a bike path. These investments, totaling \$5.1 million, improved the Island's sole emergency evacuation route, and were complemented with an award-winning bike path in 2009.
- Increased cultural activities available to the Town's residents and visitors coordinated through the Town Arts Council and other public and private organizations.
- Establishment of a regular solid waste recycling program in 2008 and its growth to over 250 tons recycled annually.
- Increased emphasis on transportation, housing affordability, and priority investment and increased specificity related to goal accomplishment, such as time frames for actions and persons or organizations responsible for taking such actions, required by the 2007 South Carolina Priority Investment Act.