

LONG RANGE PLAN ISSUE S-3: Gate Access and Congestion at Gates.

Following is the subcommittee report prepared by Lide Glenn, Bob Hoopman, Buzz Sniffen, Chris Sosnowski and Stan Stanton.

Kiawah Island is a gated residential community, but with a growing resort within the gates and an active rental market for homes and villas. Growth of the resort with additional hotel rooms, additional villas and homes for rent as well as the continued positive notoriety of the resort will increase rental population at all times of the year.

1. How can we improve the current easy access through the gates?
2. How can we reduce the increasing congestion at Main Gate?

The subcommittee submitted some possible solutions for this issue. The SSAC reviewed their comments and made the following recommendations to the KICA Board at its June 8th meeting.

RECOMMENDATIONS:

(1) Establish a new Welcome Center designed to project a more hospitable welcome to island guests.

The Center is to be located in the proposed Andell Commercial Center, contemplated for construction at a location near the new round-about. The Welcome Center would include inside and "drive through" facilities for computer issued:

Commercial, contractor and employee passes.

- Property owner decals.
- Property owner guest passes.
- Renter's passes unless mailed by rental agencies.
- Passes for guests of hotel occupants and guests of renters in villas, homes, etc.

- One day passes for golfers & visitors to locations such as the Straw Market and hotel.
- Passes for renters except hotel guests.
- One day \$10 access fees.
- Annual renewal of bike company decals.

(2) Change the current main gate to a "wave through" only, similar to the Vanderhorst gate.

Passes would not be issued there. It would be staffed by one person who would "wave through" vehicles with a valid pass or decal.

(3) Construct a bar code gate system at the current main gate for property owners who are authorized to use it.

DETAILS FOR NEW WELCOME CENTER

- Space to accommodate the computer facility, a minimum of 3 workstations and one
- private office.
- Space for relocation of the Visitor Center, currently located in the Town Municipal Center.
- Space for check-in facilities if it is feasible to locate this in the Welcome Center.
- Space (700 square feet) to accommodate the employees, their desk space and restroom facilities.
- Spaces for a combination break area and training area. (Say 300 square feet)
- Space to accommodate other services, such as Business License administration if the Town of Kiawah determines this to be desirable.
- A drive up window for retrieval of passes. Space for a staff of 2 people and their equipment.
- A counter inside where personnel can discuss special needs of property owners, guests, renters and hotel guests.
- A storage area (200 square feet) for uniforms, decals, passes, etc.
- A separate entrance and inside facility to accommodate contractors, delivery people and commercial entities.
- A parking area to accommodate commercial vehicles ranging in size from a pick-up and/or van to the

largest 18 wheeler. We must occasionally accommodate busses.

FINANCING:

Specific funding sources have not been determined, but possibilities include:

- Daily or annual access fee for employees, contractors and visitors except for property owner guests.
- Annual fee for each home, cottage and villa offered for rental, either through a rental agency or directly by the owner.
- Changes to Covenants, which would establish larger annual KICA dues for the larger homes on Kiawah.
- ATAX money.

CHECK LIST:

Planning must include consideration of the following types of vehicles at all access gates. These plans must include manning, bar code readers, traffic lanes, signage, etc. for:

- Property owners
- Property owner guests
- Renters
- Renter's guests
- Hotel occupants
- Hotel occupant guests
- Individuals visiting public areas of hotel, Straw Market, public restaurants
- Employees of the Resort, KICA, stores, restaurants etc.
- Contractors and their employees
- Delivery and utility vehicles
- Vehicles which are "exempt" from the Decal/Pass Policy.
- Visitors to the County Park
- Non-Property owner members and guests at Kiawah Island Club and Governors Club
- VIP's

- Long term renters

Please note that the above are recommendations. Specific actions will be taken by the Board of Directors based upon financial and other considerations. The board and the Long Range Planning Committee sincerely appreciate the efforts of the subcommittee, who considered this issue in a very systematic and detailed manner. As decisions are made regarding these recommendations, the board pledges that the subcommittee and the membership will be advised as to why certain recommendations were or were not taken.