



PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
April 3, 2024; 2:00PM

AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of January 10, 2024 [Tab 1]
 - B. Planning Commission Meeting Minutes of February 7, 2024
 - C. Planning Commission Meeting Minutes of March 6, 2024
- IV. **Public Comments**
(Agenda Items Only)
- V. **Executive Session:**
 - A. Executive Session pursuant to South Carolina Code Section 30-4-70(a)(2) to receive legal advice regarding the 2013 Amended and Restated Development Agreement and the rezoning of parcel #TMS 207-05-00-0011 (Captain Sam's Spit).
- VI. **Old Business:**
 - A. **KiawahNext Update** [Tab 2]
 - B. **Comprehensive Plan Amendment Request** [Tab 3]
 - 1) #ACP24-000001 | Request to Amend the Comprehensive Plan – Comprehensive Plan Map IX.2, Future Land Use to change the future land use designation for the subject property TMS# 207-05-00-0011 from Low Density Residential to Active Recreation and Open Space. (Captain Sam's Spit); and for the subject property TMS# 207-05-00-001 from Medium Density Residential to Conservation, Active Recreation and Open Space.
 - C. **Zoning Map Amendment Request** [Tab 4]
 - 1) #REZ24-000001 | Request to amend Chapter 12- Land Use Planning and Zoning Ordinance Article II. – Zoning, Division 2. – Zoning Map/Districts, Section 12.62. Zoning Map to rezone the subject property TMS# 207-05-00-0011 and TMS# 207-05-00-00-001 from R-1, Residential and R-2, Residential to proposed KC-O, Kiawah Conservation Overlay.

D. Zoning Text Amendments

1) **#AZO24-000003** [Tab 5]
Request to amend Sec. 12-31. – Impact Fees to further define impact fee assessment studies for potential levied impact fees.

2) **#AZO24-000006** [Tab 6]
Request to amend Sec. 12-162. – Site Plan Review and Sec. 12-164. – Administrative Permits to modify the approval process for site plan review.

VII. New Business:

A. Subdivision Application [Tab 7]

1) **SBD24-000002** | A Subdivision Plat and Waiver Request
KDP II LLC
Subdivision Plat Creating Parcel 12A
TMS# 207-05-00-0011 and TMS#2007-05-00-001

B. Subdivision Application [Tab 8]

1) **SBD24-000003** | A Subdivision Plat and Waiver Request
KDP II LLC
Subdivision Plat of Parcel 12B Residual & Marsh Area (Captain Sam’s Spit)
TMS# 207-05-00-0011

VIII. Correspondence/Staff Comments:

IX. Public Comments:

X. Commissioner Comments:

XI. Adjournment:

FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island. Meeting materials available for public view online at: <https://www.kiawahisland.org/meetings-minutes/planning-commission/>