



**PLANNING COMMISSION MEETING**  
Kiawah Island Municipal Center  
June 4, 2025; 1:00PM

*[Planning Commission comprehensive plan workshop to immediately follow this meeting.]*

**AGENDA**

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of April 2, 2025 [Tab 1]
- IV. **Public Comments**  
*(Agenda Items Only)*
- V. **Old Business:**
  - A. **KiawahNext Update** [Tab 2]
    - 1) Comprehensive Plan Timeline
- VI. **Executive Session:**
  - A. Executive Session to receive legal advice protected by the attorney client privilege (S.C. Code Ann. 34-4-70-(a)(2)) concerning pending litigation regarding CASE NO. 2025-CP-10-01844. The Commission may take action after the Executive Session.
- VII. **New Business:**
  - A. **Zoning Text Amendment Application(s):**
    - 1) **#AZO25-000004 | Comprehensive Review of Use Regulations** [Tab 3]  
Request to amend Division 3. – Use Regulations and Sec. 12-374. Definitions. to refine and regulate uses which are compatible with the purpose of that district, with or without conditions or to restrict uses.
    - 2) **#AZO25-000005 | Communication Towers** [Tab 4]  
Request to amend Sec. 12-103. – Conditions of Use to modify standards regarding communication tower infrastructure to enhance public safety and quality of life issues regarding cellular coverage.
    - 3) **#AZO25-000007 | Amendment of Ordinance 2023-23** [Tab 5]  
Request to amend the existing Ordinance 2023-23 which removes the 2013 Amended and Restated Development Agreement as an appendix to the zoning code to refine intent and setback standards.

**B. Comprehensive Map Amendment(s):**

**1) #ACP25-000001 | Future Land Use Map Amendment**

**[Tab 6]**

Request to amend the Future Land Use designation for several parcels within and near the Ocean Park neighborhood (*see attached list of parcels*).

**C. Zoning Map Amendment(s):**

**1) #REZ25-000001 | Zoning Map Amendment**

**[Tab 7]**

Request to rezone several parcels within and near the Ocean Park neighborhood (*see attached list of parcels*).

**VIII. Correspondence/Staff Comments:**

**A. Development Project Updates**

**B. Resiliency Committee Updates**

**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/>

# COMPREHENSIVE PLAN AMENDMENT REQUEST | FUTURE LAND USE MAP

## CASE#: ACP25-000001 | Ocean Park Area

- 1) Request to change the Future Land Use designations from Medium Density Residential to Low Density Residential for the subject properties:

TMS# 207-00-00-015, 265-16-00-001,-002,-003,-004,-005,-006,-007,-008,-009,-010,-011,-012,-013,-017,-018,-019,-020,-021,-022,-024,-025,-027,-028,-030,-032,-033,-034,-035,-036,-041,-042,-043,-044,-045,-046,-047,-048,-049,-050,-051,-052,-053,-054,-055,-056,-057,-058,-059,-060,-061,-062,-064,-065,-066,-067,-068,-069,-070,-071,-072,-073,-077,-078,-079,-080,-081,-082,-083,-084,-085,-086,-088,-089,-090,-091,-092,-093,-094,-095,-096,-097,-098,-099,-100,-101,-102,-103,-104,-105,-106,-107,-108,-109,-110,-111,-112,-113,-114,-115,-122,-123,-124,-125,-126,-127,-128,-129,-130,-131,-132,-136,-137,-138,-139,-140,-141,-142,-143,-144,-145,-146,-147,-148,-149,-150,-151,-152,-153,-154,-155,-156,-157,-158,-161,-163,-165,-166,-167,-169,-170,-171,-172,-173,-174,-175,-176,-177,-178,-179,-181,-182,-183,-185,-189,-190,-191,-192,-193,-194,-195,-196,-197,-198,-199,-200,-201,-202,-203,-204,-205,-206,-207,-208,-209,-210,-211,-212,-213,-214,-215,-216,-217,-218,-219,-220,-221,-222,-223,-224,-225,-226,-227,-228,-229,-230,-231,-232,-233,-234,-235,-236,-237,-238,-239,-240,-241,-242,-243,-244,-245,-246,-247,-248,-249,-250,-251

- 2) Request to change the Future Land use designation from Medium Density Residential to Civic and Institutional for the subject property TMS# 207-00-00-030.
- 3) Request to change the Future Land use designation from Medium Density Residential to Active Recreation and Open Space for the subject property TMS# 265-16-00-148.
- 4) Request to change the Future Land use designations from Low Density Residential to Active Recreation and Open Space for the subject properties TMS# 265-16-00-185 & 207-00-00-020.
- 5) Request to change the Future Land use designation from Medium Density Residential to Active Recreation Residential and Open Space for the subject property TMS# 265-16-00-186.

# ZONING MAP AMENDMENT REQUEST

**CASE#: REZ25-000001 | Ocean Park Area**

- 1) Request to rezone from R-2, Residential to R-1, Residential for the subject properties:**

TMS# 207-00-00-015, 265-16-00-001,-002,-003,-004,-005,-006,-007,-008,-009,-010,-011,-012,-013,-017,-018,-019,-020,-021,-022,-024,-025,-027,-028,-030,-032,-033,-034,-035,-036,-041,-042,-043,-044,-045,-046,-047,-048,-049,-050,-051,-052,-053,-054,-055,-056,-057,-058,-059,-060,-061,-062,-064,-065,-066,-067,-068,-069,-070,-071,-072,-073,-077,-078,-079,-080,-081,-082,-083,-084,-085,-086,-088,-089,-090,-091,-092,-093,-094,-095,-096,-097,-098,-099,-100,-101,-102,-103,-104,-105,-106,-107,-108,-109,-110,-111,-112,-113,-114,-115,-122,-123,-124,-125,-126,-127,-128,-129,-130,-131,-132,-136,-137,-138,-139,-140,-141,-142,-143,-144,-145,-146,-147,-148,-149,-150,-151,-152,-153,-154,-155,-156,-157,-158,-161,-163,-165,-166,-167,-169,-170,-171,-172,-173,-174,-175,-176,-177,-178,-179,-181,-182,-183,-185,-189,-190,-191,-192,-193,-194,-195,-196,-197,-198,-199,-200,-201,-202,-203,-204,-205,-206,-207,-208,-209,-210,-211,-212,-213,-214,-215,-216,-217,-218,-219,-220,-221,-222,-223,-224,-225,-226,-227,-228,-229,-230,-231,-232,-233,-234,-235,-236,-237,-238,-239,-240,-241,-242,-243,-244,-245,-246,-247,-248,-249,-250,-251

- 2) Request to rezone from R-2, Residential to CS, Community Support for the subject property TMS# 207-00-00-030.**

- 3) Request to rezone the subject properties TMS# 265-16-00-148 & -185 from R-2, Residential to PR, Parks and Recreation.**

**This is a notification to area property owners and other interested parties that the Town of Kiawah will hold a Public Hearing (Tuesday July 1, 2025 at 1:00 PM) at the Kiawah Island Municipal Center, located at 4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455 for the referenced requests. The Planning Commission will consider recommendation on June 4, 2025. [Public Comment Portal available online.](#)**

