



PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

March 5, 2024; 1:00PM

AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of January 8, 2025 [Tab 1]
 - B. Planning Commission Meeting Minutes of February 5, 2025
 - C. Planning Commission Meeting Minutes of February 26, 2025
- IV. **Public Comments**
(Agenda Items Only)
- V. **Presentation:**
 - A. **Kiawah Resiliency Partnership Efforts – Mingo Point Oyster Reefs Restoration Project:** Kiawah Island Gold Resort, Kiawah Conservancy, and South Carolina Department of Natural Resources' Oyster Recycling and Enhancement Program (SCORE); Liz King, KIGR, Sean Cannon, Kiawah Conservancy
- VI. **Old Business:**
 - A. **KiawahNext Update** [Tab 2]
 - 1) Comprehensive Plan Update
- VII. **New Business:**
 - A. **Executive Session:**

Executive session to receive legal advice protected by the attorney client privilege (S.C. Code Ann. 34-4-70-(a)(2)) concerning mediation with Kiawah Resort Associates, LP - CASE NO.: 2024-CP-10-03809, CASE NO. 2024-CP-10-00491, and CASE NO.: 2024-CP-10-03812; and to receive legal advice for matters concerning subdivision application #SBD25-000001 – A Preliminary Subdivision Plat (TMS# 209-11-00-050).

(The Planning Commission may take action after executive session.)
 - B. **Subdivision Application(s):**
 - 1) **#SBD24-000005** Kiawah Resort Associates [Tab 3]
Southeastern Land Surveying LLC
An Abandonment Plat
Cape Point Right of Way
TMS #207-05-00-0011; 207-05-00-001; -124

2) #SBD24-000006 Kiawah Resort Associates [Tab 4]
Southeastern Land Surveying LLC
A Subdivision Plat - Service Vehicle Access ROW
Requested Waiver pursuant to Sc. 12-254.
TMS #207-05-00-0011; 207-05-00-001; -124

3) #SBD25-000001 1CM LLC | Southeastern Land Surveying LLC [Tab 5]
A Preliminary Subdivision Plat
Captain Maynards Island (Lots 1-2, Tract 26, Phase 3)
TMS #209-11-00-050

C. Zoning Text Amendment(s):

1) #AZO25-000002 | **Development Agreement Review Procedure** [Tab 6]
Request to amend Section 12-160. - Development agreements. to
modify review procedures for development agreements.

2) #AZO25-000003 | **Waterfront Development Standards & Lot Coverage** [Tab 7]
Request to amend Section 12-76. - Waterfront Development
Standards applying to properties adjacent to saltwater marshes,
wetlands, waterways and Sec. 12-374. Definitions to modify required
buffer standards and to modify lot coverage and associated
definitions.

D. Enhanced Protections for Beachfront and Environmentally Sensitive Areas [Tab 8]
Introduction of enhanced protections oceanfront and marsh front properties
consideration. (*Discussion; No action taken*)

E. Comprehensive Review of Use Regulations [Tab 9]
Introduction of review of Land Use Planning and Zoning Ordinance Article II.
- Zoning, Division 3. Use Regulations. (*Discussion; No action taken*)

VIII. Election of 2025 Officer

A. Election of Planning Commission Chair

IX. Correspondence/Staff Comments:

- A. Development Project Updates
- B. Comprehensive Marsh Management Plan

X. Public Comments:

XI. Commissioner Comments:

XII. Adjournment: