



## PLANNING COMMISSION MEETING

Kiawah Island Municipal Center  
August 6, 2025; 1:00PM

### AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of July 2, 2025 [Tab 1]
- IV. **Public Comments**  
*(Agenda Items Only)*
- V. **Old Business:**
  - A. **Zoning Text Amendment Application(s):**
    - 1) **#AZO25-00004 | Use Regulations** (Ordinance 2025-10) [Tab 2]  
An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 3 - Use Regulations and Section 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. *(1<sup>st</sup> Reading Approved by Town Council July 1, 2025)*
  - B. **Zoning Text Amendment Application(s):** [Tab 3]
    - 1) **Update Establishing Town of Kiawah Island Architectural Review Controls**
    - 2) **Proposed Beachfront Overlay District** [Tab 4]  
Establishing a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system. *(Discussion Item)*
- VI. **New Business:**
  - A. **Zoning Text Amendment Application(s):** [Tab 5]
    - 1) **#AZO25-00008 | Modified Zoning District Standards**  
An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 2 – Zoning Map/Districts to modify zoning standards including but limited to lot coverage, height, and setbacks within several residential, resort, commercial, community support, and parks and recreation zoning districts.
- VII. **Correspondence/Staff Comments:**
  - A. **KiawahNext Update**  
4475 Betsy Kerrison Parkway | Kiawah Island, SC 29455 | (843) 768-9166 | Fax (843) 768-4764 | [www.kiawahisland.org](http://www.kiawahisland.org)

- B. Development Project Updates
- C. Resiliency Committee Updates

**VIII. Public Comments:**

**IX. Commissioner Comments:**

**X. 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/>