



PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
December 3, 2025; 2:00PM

[Planning Commission Meeting to begin immediately following the scheduled Planning Commission Workshop.]

AGENDA

- I. Call to Order:**
- II. Roll Call:**
- III. Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of November 5, 2025** [Tab 1]
- IV. Public Comments**
(Agenda Items Only)
- V. Old Business:**
 - A. Stormwater Management – Phase II Update** [Tab 2]
Phase II: Development of specific stormwater standards for the Town of Kiawah Island.
 - B. Enhanced Protections for Beachfront & Environmentally Sensitive Areas – Phase II Update** [Tab 3]
Phase II: Enhanced protections for marsh front properties.
- VI. New Business:**
 - A. Zoning Map and Text Amendment Application(s):**
 - 1) #REZ25-000001 | Key Dock Location Map Amendment (245 Eagle Point)** [Tab 4]
Request to amend Sec. 12-62. Zoning Map to amend the Key Locations Map to modify the fixed dock designation to allow a floating dock at the subject property 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)
 - 2) #AZO25-000014 | Key Dock Location Text Amendment (245 Eagle Point)** [Tab 4]
Request to amend Section 12-78. Dock Key Locations to modify the fixed dock designation to allow a floating dock at the subject property 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)
 - 3) Ordinance 2025-21 (#AZO25-000009) | Proposed Beachfront Overlay District** [Tab 5]
An ordinance to create a beachfront overlay zoning district to establish a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system.
(First Reading Approved – 10/14/2025)

4) Ordinance 2025-23 (#AZ025-000012) | Modified Minimum Parking Standards [Tab 6]

An Ordinance to amend the Town of Kiawah Island Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 4 – Supplemental Regulations, Sec. 12-128. - Access, Parking, and Loading Regulations. to modify minimum parking standards. (*First Reading Approved – 10/14/2025*)

VII. Correspondence/Staff Comments:

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

VIII. Public Comments:

IX. Commissioner Comments:

X. Adjournment:

Public Comments: The public is encouraged to attend meetings to share comments directly to members of the Planning Commission. Persons interested in submitting written public comments should email their comments to the Planning Department, tokiplanning@kiawahisland.gov referencing the case number.

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](#).