



PLANNING COMMISSION MEETING

Kiawah Island Municipal Center
November 5, 2025; 3:00PM

AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of October 8, 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. *(Overview of Next Steps – Discussion; No Action)*
 - B. **Continuation of Enhanced Protections for Beachfront and Environmentally Sensitive Areas – Phase II Update** [Tab 3]
Phase II: Enhanced protections for marsh front and properties adjacent to critical area. *(Discussion; No action taken)*
- VI. **New Business:**
 - A. **Zoning Text Amendment Application(s):**
 - 1) **Ordinance 2025-22 (#AZO25-000010) Town of Kiawah Island Architectural Review Controls** [Tab 4]
Request to amend the Town of Kiawah Island’s Land Use Planning and Zoning Ordinance to establish a design review board and associated architectural standards. - Section 12.24.2 Design Review Board. and Section 12.130 Design Standards. *(Town Council First Reading – October 14, 2025)*
- VII. **Correspondence/Staff Comments:**
 - A. KiawahNext Update
 - B. Development Project Updates
 - C. 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](#).