



## PLANNING COMMISSION MEETING

Kiawah Island Municipal Center  
October 8, 2025; 1:00PM

### AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of September 10, 2025 [Tab 1]
- IV. **Public Comments**  
*(Agenda Items Only)*
- V. **Old Business:**
- VI. **New Business:**
  - A. **Zoning Text Amendment Application(s):**
    - 1) **#AZO25-000014 | Landscape and Tree Preservation Standards** [Tab 2]  
Request to amend Chapter 12 - Land Use Planning and Zoning Ordinance Article . Town of Kiawah Island's Comprehensive Plan. to modify beachfront and maritime forest standards to the proposed Beachfront Overlay Zoning District.
    - 2) **#AZO25-000015 | Town of Kiawah Island's Comprehensive Plan.** [Tab 3]  
Request to amend Chapter 12 - Land Use Planning and Zoning Ordinance Article I. – In General, Sec. 12-1.Town of Kiawah Island's Comprehensive Plan. to formally reference KiawahNext –Town of Kiawah Island Comprehensive Plan 2025 Update.
  - B. **Stormwater Management – Phase II Update** [Tab 4]  
Phase II: Development of specific stormwater standards for the Town of Kiawah Island. *(Discussion; No action taken)*
  - C. **Continuation of Enhanced Protections for Beachfront and Environmentally Sensitive Areas - Phase II** [Tab 5]  
Phase II: Enhanced protections for marsh front properties. *(Discussion; No action taken)*
- VII. **Correspondence/Staff Comments:**
  - A. KiawahNext Update
  - B. Development Project Updates
  - C. Resiliency Committee Updates

### VIII. **Public Comments:**

4475 Betsy Kerrison Parkway | Kiawah Island, SC 29455 | (843) 768-9166 | Fax (843) 768-4764 | [www.kiawahisland.org](http://www.kiawahisland.org)

**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](mailto: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](#).