



## PLANNING COMMISSION MEETING

Kiawah Island Municipal Center  
September 10, 2025; 1:00PM

### AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of August 6, 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)*
    - 2) **#AZO25-000009 | Beachfront Overlay District** [Tab 3]  
Request 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.
    - 3) **#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.
- VI. **New Business:**
  - A. **Zoning Text Amendment Application(s):**
    - 1) **#AZO25-000012 | Minimum Parking Standards** [Tab 5]  
Request to amend Chapter 12 - 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.
    - 2) **#AZO25-000013 | Planning Board Memberships (PC, BZA, LTPB)** [Tab 6]  
Request to amend Chapter 12 - Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 1 - Generally Sec. 12-23. - Planning Commission., Sec. 12-24. -

Board of Zoning Appeals., and Sec. 12-24.1. - Landscape and Tree Preservation Board. to clarify memberships of planning and zoning boards.

**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](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](#).