



PLANNING COMMISSION WORKSHOP
Kiawah Island Municipal Center
December 3, 2025; 1:00PM

[Planning Commission Meeting to immediately follow this scheduled Planning Commission Workshop.]

AGENDA

- I. Call to Order:**
- II. Public Comments**
(Agenda Items Only)
- III. Discussion Items:**
 - A. Proposed Zoning Amendments:**
 - 1) #AZO25-000009 | Proposed Beachfront Overlay District**
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.
 - 2) #AZO25-000012 | Modified Minimum Parking Standards**
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.
- IV. Public Comments:**
- V. Commissioner Comments:**
- VI. 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 at 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](#).