

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

November 5th, 2025, 3:00 pm

Minutes

I. **Call to Order:** *Ms. Hennessy called the meeting to order at 3:00 pm.*

II. **Roll Call:**

Present:

Joanne Hennessy, *Chair*

Larry Iwan, *Vice Chair*

Gene Babinec

John Connolly

Sandy Devine

Maribeth Schmersal

Rob Ryan

Also Present:

John Taylor, Jr., *Planning Director*

Patrea St. John, *Planner 1*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of September 9th, 2025

Mr. Iwan made a motion to approve the minutes of the October 8th 2025, Planning Commission meeting. Mr. Babinec seconded the motion, and it was approved with 4 affirmative vote, Mr. Connelly, Ms. Devine and Ms. Schmersal abstained.

IV. **Public Comments:** *(Agenda Items Only) None*

V. **Old Business:**

A. Stormwater Management – Phase II Update.

Mr. Taylor provided an overview of the current effort to develop supplemental stormwater standards specific for the Town of Kiawah Island. Weston and Sampson and Lucas Hernandez are in the data gathering and analysis phase of this project. The project timeline proposes a check in late November/ December and providing recommendations to a joint workshop with the Planning Commission and Town Council in February/March.

B. Continuation of Enhanced Protections for Beachfront and Environmentally Sensitive Areas – Phase II Update.

Mr. Taylor noted that this phase would focus on marshfront properties and will follow a similar process to the Phase 1 beach overlay.

Staff noted that while they already have considerable information about what's possible, the challenge would be determining the mechanisms for implementing standards or restrictions to support marsh integrity. They would outline a scope of work including consideration of how many properties are affected, current setbacks, and how the regulations interface with state regulations.

Staff is working to schedule a workshop for the Planning Commission to include a

presentation by Lee Bundrick on the work he has been doing on mapping and analysis of the varied marsh parcels on Kiawah island.

VI. New Business

A. Zoning Text Amendment Application(s)

1) Ordinance 2025-22 (#AZO25-000010) | Architectural Review Controls.

Town Council voted to approve on first reading (4-1) and made some changes from the Planning Commission recommendation. These changes include adding the measures of review into the ordinance which the Design Review Board would consider in evaluating development projects. Signage was added to the list of measured categories.

Mr. Ryan made a motion amend to allow for consistent language though the ordinance in referencing design standards and Mr. Babinec seconded the motion. The motion was approved unanimously. Mr. Babinec made a motion to approve the amended ordinance and Ms. Schmersal seconded the motion. The motion was approved unanimously.

2) #AZO 25-000015| Town of Kiawah Island's Comprehensive Plan

Request to amend Chapter 12- Land Use Planning and zoning Ordinance Article 12- In general, Sec.12-1 Town of Kiawah Island's Comprehensive P[lan to formally reference KiawahNext – Town of Kiawah Island Comprehensive Plan 2025 Update.

Mr. Taylor explained this is a technical requirement to update the current code to reference the new KiawahNext document. He indicated that the code section had been redlined for the 2025 KiawahNext document to be the comprehensive plan pursuant to state law. He noted that they hope the formal document would be completed and approved by November.

Mr. Babinec made a motion to approve the text amendment AZO 25-000015 Town of Kiawah Island's Comprehensive Plan, motion was seconded by Mr. Ryan and was approved unanimously.

VII. Correspondence/Staff Comments

Development Project Updates

- MUSC and Seafields are still slated for completion by the end of this year

VIII. Public Comments: none

IX. Commissioner Comments: none

X. Adjournment

Mr. Babinec made a motion to adjourn the meeting. Mr. Ryan seconded the motion. The motion was approved unanimously at 4:00 pm.

Submitted by,

Patrea St John, Planner

Date