

**Town of Kiawah Island Zoning Ordinance Amendment Request**  
**Case AZO25-000015 Case History**

**Planning Commission Meeting: October 7, 2025**  
**Public Hearing and First Reading:**  
**Second Reading:**

**CASE INFORMATION**

Applicant: Town of Kiawah Island

Application: The Town of Kiawah is requesting to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* Sec. 12-1. - Town of Kiawah Island's Comprehensive Plan. to formally adopt KiawahNext as the Town of Kiawah Island Comprehensive Plan 2025 Update which satisfies the state of south Carolina requirement of local governments.

**The proposed ordinance updates the Town's zoning code to reference the 2025 KiawahNext Document as the current comprehensive plan.**

**RECOMMENDATION BY THE PLANNING COMMISSION**

Pursuant to §12-158(3) of the *Land Use Planning and Zoning Ordinance* "The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. A simple majority vote of Planning Commission members present, and voting shall be required to approve the amendment."

**DECISION ON AMENDMENT BY THE TOWN COUNCIL**

Pursuant to §12-158(5) of the *Land Use Planning and Zoning Ordinance* "After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications, or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present, and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions. Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment.

**APPROVAL CRITERIA**

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

- a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;
- b. The proposed amendment is consistent with the purposes and intent of this article;
- c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;

d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.

**PLANNING STAFF REVIEW**

The proposed ordinance establishes a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system and allows for review and mitigation of any proposed removal of the maritime forest found in the Beachfront overlay buffer zones.

**Planning staff finds the proposed amendment satisfies the approval criteria pursuant to §12-158(6) and recommends approval .**

**PLANNING COMMISSION MEETING OCTOBER 7, 2025**

Notifications: 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.

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## Sec. 12-1. Town of Kiawah Island's Comprehensive Plan.

- (a) *Introduction.* The Town of Kiawah Island Comprehensive Plan was initially adopted by the Town Council in 1994. SC State Law § 6-29-510 requires that Planning Commissions review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years. ~~review the comprehensive plan or elements no less than once every five years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The Town of Kiawah Island Comprehensive Plan was last updated in 2005. The 20102025~~ document "KiawahNext" incorporates the results of the Town of Kiawah Island Planning Commission's review of the comprehensive plan and satisfies SC State Law § 6-29-510 requirements. The Comprehensive Plan seeks to accomplish the Town's Vision by articulating goals to guide future Town Council actions, ~~regarding the pattern and intensity of land use, the provision of public facilities and services, economic development, housing availability and natural and cultural resources. The Plan also sets forth specific criteria that will guide future Town Council actions to accomplish the Plan's goals, thereby realizing its Vision. That Vision and the guiding basis for the Plan is that Kiawah Island is a residential community with a Resort.~~
- (b) *Amendment on file.* The Town of Kiawah Island's Comprehensive Plan is hereby amended as follows: See Exhibit A on file in the Town Clerk's office, incorporated herein by reference which shall replace and hereafter be known as the Town of Kiawah Island's Comprehensive Plan.

(Ord. No. 2010-10, § 2, 11-2-2010)