

# Enhanced Protection for Beachfront and Critically Environmentally Sensitive Areas

Planning Commission Meeting  
October 8, 2025



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## Objective / Purpose

Establish a primary (\*and secondary) preservation zone/buffer along Kiawah's beachfront and critical environmentally sensitive areas as marsh where certain or all types of development are prohibited or significantly restricted to preserve biodiversity, provide protection of development from coastal flooding and erosion and maintain consistent sight lines for preserving the natural character of Kiawah Island.

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## Timeline & Next Steps

- **March 2025** – A Planning Commission workgroup was established to begin refining objectives, establish preliminary recommendations for the full Planning Commission to consider.
  - Phasing of this initiative was discussed within the workgroup with a focus on the beachfront for Phase I.
- **September 2025** – Phase I has resulted in a Planning Commission recommendation to establish a Beachfront Overlay Zoning District.
  - The purpose of the Beachfront Overlay Zoning District is to establish a consistent visual, spatial and ecological transition buffer zone between the built environment and the beach and dune system.

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## Timeline & Next Steps

- **October 14, 2025** – Town Council will consider the Beachfront Overlay at their next meeting.
- **November 4, 2025** – A public hearing has been scheduled for the proposed Beachfront Overlay.
- **October 2025** – Shift to Phase II identifying priorities for remaining environmentally sensitive areas as marsh front properties.
  - Coordinate with Resiliency Committee efforts

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