



## PLANNING COMMISSION MEETING

Kiawah Island Municipal Center  
February 4, 2026; 1:00PM

### AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of January 7, 2026 [Tab 1]
- IV. **Public Comments**  
*(Agenda Items Only)*
- V. **Old Business:**
  - A. **Stormwater Management – Phase II Update** [Tab 2]  
Phase II: Development of specific stormwater standards for the Town of Kiawah Island.
  - B. **Zoning Map and Text Amendment Application(s):**
    - 1) **Ordinance 2026-01 (#REZ25-000001) | Key Dock Location Map Amendment** [Tab 4]  
Request to amend Sec. 12-62. Zoning Map to amend the Key Locations Map to modify the fixed dock designation to allow a floating dock at the subject property 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)
    - 2) **Ordinance 2026-02 (#AZO25-000014) | Key Dock Location Text Amendment** [Tab 5]  
Request to amend Section 12-78. Dock Key Locations to modify the fixed dock designation to allow a floating dock at the subject property 245 Eagle Point Road, Kiawah Island, SC. (TMS# 265-02-00-167)
    - 3) **Ordinance 2025-21 (#AZO25-000009) | Proposed Beachfront Overlay District** [Tab 6]  
An ordinance 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.  
*(First Reading Approved – 10/14/2025)*
- VI. **New Business:**
  - A. **Election of 2026 Officers**
  - B. **Approval of Rules of Procedures**
- VII. **Correspondence/Staff Comments:**
  - A. Development Project Updates
  - B. 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](#).