



**SPECIAL CALLED
PLANNING COMMISSION MEETING**
Kiawah Island Municipal Center
October 19, 2023; 10:30 AM

**This meeting is to immediately follow the scheduled Planning
Commission workshop beginning at 9:00AM.**

AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of September 6, 2023 [Tab 1]
 - B. Planning Commission Meeting Minutes of October 4, 2023
- IV. **Public Comments**
(Agenda Items Only)
- V. **Executive Session:**
 - A. Executive Session to receive legal advice regarding the 2013 Amended and Restated Development Agreement and Vested Rights pursuant to South Carolina Code Section 30-4-70(a)(2).
- VI. **Old Business:**
 - A. **Comprehensive Plan Amendment - Future Land Use Map** [Tab 3]
 - 1) #ACP23-000003 | Request to Amend the Comprehensive Plan – Comprehensive Plan Map IX.2, Future Land Use; To change the future land use designation for specific parcels within the 2013 Amended and Restated Development Agreement
 - B. **Zoning Map Amendment** [Tab 4]
 - 1) #REZ23-000003 | Request to Amend Chapter 12 - Land Use Planning And Zoning, Article II. - Zoning, Division 2. - Zoning Map/Districts, Section 12-62. – Zoning Map by rezoning specific parcels within the 2013 Amended and Restated Development Agreement
- VII. **New Business:**
 - A. **Zoning Text Amendment** [Tab 5]
 - 1) #AZO23-000002 | Request to amend Sec. 12-61. Establishment of Zoning Districts.

- 2) Request to establish new zoning category BW-1, Beachwalker Zoning District.
- 3) Request to establish new zoning category BW-2, Beachwalker Zoning District.
- 4) Request to amend Sec. 12-102. Principal Uses and Use Regulations.

B. Zoning Text Amendment

[Tab 6]

- 1) #AZO23-000003 | Request to amend Ordinance 2013-14 relating to the 2013 Amended and Restated Development Agreement.

VIII. Correspondence/Staff Comments:

IX. Council Liaison Comments:

X. Public Comments:

XI. Commissioner Comments:

XII. Adjournment:

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 at:

<https://www.kiawahisland.org/meetings-minutes/planning-commission/>