



TOWN OF
Kiawah Island

Mavor

John D. Labriola

Council Members

Maryanne Connelly

John Moffitt

Scott Parker

Dan Prickett

Town Administrator

Stephanie Monroe Tillerson

MEMORANDUM

TO: Town of Kiawah Island Planning Commission Members

FROM: John Taylor, Jr., Planning Director

DATE: August 24, 2022

SUBJECT: Wednesday September 7, 2022 3:00 p.m. Planning Commission Meeting Packet

Attached you will find the following items:

- Agenda for the September 7, 2022 meeting of the Planning Commission
- Meeting minutes of the August 3, 2022 Planning Commission Meeting
- Planning Commission Rules of Procedure Proposed Amendment
- Packet of case materials for your consideration. Please find enclosed the staff review and supporting documentation for the following cases.
 - #AZO22-000003 | Proposed Zoning Ordinance Text Amendment (Section 12-64. Setbacks.)
 - #SBD22-000012 | A Preliminary Subdivision Plat | Beachwalker Commons
 - #AZO22-000004 | Proposed Zoning Ordinance Text Amendment (Section 12-104. Accessory Uses, Building/Structures.)

Please feel free to call or email me at (768-9166) jtaylor@kiawahisland.org if you have any questions or concerns prior to the meeting. Please call or email Petra Reynolds, Town Clerk at (768-9166) preynolds@kiawahisland.org if you are unable to attend this meeting.



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PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

September 7, 2022; 3:00PM

AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of August 3, 2022 [Tab 1]
- IV. **Public Comments:**
(Agenda Items Only)
- V. **Old Business:**
 - A. **Planning Commission Rules of Procedure Proposed Amendment**
 - Consideration of Virtual Meeting Protocol and Professional and Ethical Standards [Tab 2]
 - B. **Zoning Ordinance Text Amendments:**
 - 1) **Zoning Ordinance Text Amendment Request:** [Tab 3]
#AZO22-000003: Request to amend Section 12-64. Setbacks.
- VI. **New Business:**
 - A. **Subdivision Applications:**
 - 1) #SBD22-000012: **Kiawah Resort Associates, LP & Beachwalker Office Park, LLC** [Tab 4]
A Preliminary Subdivision Plat - Beachwalker Commons
TMS #207-05-00-004; -120; -116 and -117
 - B. **Zoning Ordinance Text Amendments:**
 - 1) **Zoning Ordinance Text Amendment Request:**
#AZO22-000004: Request to amend Section 12-104. Accessory Uses, Buildings/Structures. [Tab 5]
- VII. **Correspondence/Staff Comments:**
- VIII. **Council Liaison Comments:**
- IX. **Public Comments:**
- X. **Commissioner Comments:**
- XI. **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/>