



**PLANNING COMMISSION MEETING**  
Kiawah Island Municipal Center  
March 6, 2024; 2:00PM

**AGENDA**

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
  - A. Planning Commission Meeting Minutes of January 10, 2024
  - B. Planning Commission Meeting Minutes of February 7, 2024 [Tab 1]
- IV. **Public Comments**  
*(Agenda Items Only)*
- V. **Executive Session:**
  - A. Executive Session pursuant to South Carolina Code Section 30-4-70(a)(2) to receive legal advice regarding the 2013 Amended and Restated Development Agreement and the rezoning of parcel #TMS 207-05-00-0011 (Captain Sam's Spit).
- VI. **Old Business:**
  - A. **KiawahNext Update** [Tab 2]
  - B. **Comprehensive Plan Amendment Request** [Tab 3]
    - 1) **#ACP24-000001** | Request to Amend the Comprehensive Plan – Comprehensive Plan Map IX.2, Future Land Use to change the future land use designation for the subject property TMS# 207-05-00-0011 from Low Density Residential to Active Recreation and Open Space. (Captain Sam's Spit); and for the subject property TMS# 207-05-00-001 from Medium Density Residential to Active Recreation and Open Space.
  - C. **Zoning Map Amendment Request** [Tab 4]
    - 1) **#REZ24-000001** | Request to amend Chapter 12- Land Use Planning and Zoning Ordinance Article II. – Zoning, Division 2. – Zoning Map/Districts, Section 12.62. Zoning Map to rezone the subject property TMS# 207-05-00-0011 from R-1, Residential to PR, Parks and Recreation; and to rezone the subject property TMS#207-05-00-001 from R-2, Residential to PR, Parks and Recreation.

- VII. New Business:**
- A. Subdivision Application** [Tab 5]
- 1) **SBD24-000001** | A Subdivision Plat and Waiver Request  
 KDP II LLC  
 Ocean Front Highland (Captain Sam's Spit)  
 TMS# 207-05-00-0011
- B. Zoning Text Amendment Requests** [Tab 6]
- 1) **#AZO24-000002**  
 Request to amend Sec. 12-20. – Authority and Purpose, Sec. 12-23. Planning Commission. and Sec. 12-25 – Planning Director to modify provisions of zoning permit applications.
- 2) **#AZO24-000003** [Tab 7]  
 Request to amend Sec. 12-31. – Impact Fees to further define impact fee assessment studies for potential levied impact fees.
- 3) **#AZO24-000004** [Tab 8]  
 Request to amend Sec. 12-65. – R-1, Residential District, Sec. 12-66. – R-2, Residential District, and Sec. 12-67. – R-3, Residential District to modify lot coverage standards.
- 4) **#AZO24-000005** [Tab 9]  
 Request to amend Sec. 12-102. – Principal Uses and Use Regulations, Sec. 12-104. Accessory uses, buildings/structures., Sec. 12-103. – Conditional Uses, and Sec. 12-106. – Temporary Uses to further refine allowed uses, conditional uses and temporary uses.
- 5) **#AZO24-000006** [Tab 10]  
 Request to amend Sec. 12-162. – Site Plan Review and Sec. 12-164. – Administrative Permits to modify the approval process for site plan review.
- VIII. Correspondence/Staff 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/>