



PLANNING COMMISSION MEETING
Kiawah Island Municipal Center
February 7, 2024; 2:00PM

REVISED AGENDA

- I. **Call to Order:**
- II. **Roll Call:**
- III. **Approval of Minutes:**
 - A. Planning Commission Meeting Minutes of October 19, 2019 [Tab 1]
 - B. Planning Commission Meeting Minutes of December 6, 2023
 - C. Planning Commission Meeting Minutes of January 10, 2024
- IV. **Public Comments**
(Agenda Items Only)
- V. **Old Business:**
 - A. **Rules of Procedure 2024** [Tab 2]
 - B. **KiawahNext Update** [Tab 3]
- VI. **New Business:**
 - A. **Executive Session**
 - 1) Executive Session pursuant to South Carolina Code Section 30-4-70(a)(2) to receive legal advice regarding filed rezoning complaints subsequent to the expiration of the 2013 Amended and Restated Development Agreement.
 - B. **Zoning Text Amendment Request** [Tab 4]
 - 1) **#AZO24-000001** | Request to amend Section 12-23. Planning Commission. and Section 12-24. Board of Zoning Appeals. to modify term of office of members.
 - C. **Comprehensive Plan Amendment Request** [Tab 5]
 - 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# 207-05-00-00-0011 from Low Density Residential to Active Recreation and Open Space. (Captain Sam’s Spit); and for the subject property TMS# 207-

05-00-00-001 from Medium Density Residential to Active Recreation and Open Space.

D. Zoning Map Amendment Request

[Tab 6]

- 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.

E. Discussion Items

- 1) **Introduction of Proposed Amendments to Chapter 12 – Land Use Planning and Zoning**
 - i. **Sec. 12-20 – Authority and Purpose.**
 - ii. **Sec. 12-25 – Planning Director.**
 - iii. **Sec. 12-31 – Impact Fees.**
 - iv. **Sec. 12-65 – R-1, Residential District.**
 - v. **Sec. 12-66 – R-2, Residential District.**
 - vi. **Sec. 12-67 – R-3, Residential District.**
 - vii. **Sec. 12-102 – Principal Uses and Use Regulations.**
 - viii. **Sec. 12-106 – Temporary Uses.**
 - ix. **Sec. 12-162 – Site Plan Review.**
 - x. **Sec. 12-164 – Administrative Permits.**

VII. Correspondence/Staff Comments:

VIII. Public Comments:

IX. Commissioner Comments:

X. 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/>