



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, May 1, 2019 – 9:00 a.m.
Benjamin M. Racusin Council Chambers
AGENDA**

As a courtesy to others please turn off/silence all electronic devices during the meeting.

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of April 3, 2019
7. **Appearance by Citizens on Items Unrelated to Today’s Agenda**
8. **Unfinished Business**
9. **New Business**
 - a. **Public Hearing**
ZA-000741-2019 – Request from Todd Theodore with Wood and Partners Inc. on behalf of Shipyard Plantation Property Owners’ Association, to amend the Official Zoning Map by changing the uses and densities designated by the PD-1 Shipyard PUD (Planned Development Mixed-Use) Master Plan for parcels R550 015 000 0343 0000 and R550 015 000 0394 0000. Parcel #343, located at 10 Shipyard Drive, is 2.8 acres. It is the site of the existing Shipyard Administrative Office. Parcel #394 is 1.8 acres and it is undeveloped. Both parcels are located at the William Hilton Parkway entrance for Shipyard on Shipyard Drive. The existing designated use of Parcel #343 is “Administrative Office with Associated Parking for the Shipyard Plantation Security Offices, Shipyard Plantation Property Owners’ Association and for Visitor Pass Distribution” with an existing density of 3,100 square feet. The existing designated use of Parcel #394 is “Open Space, Undesignated” with no density assignment. The maximum building height currently allowed on both parcels is 75 feet. The request is to change the designated uses of Parcel #343 to “Community Services, Parks, and Open Space,” to increase the maximum density to 4,000 square feet per net acre, and to decrease the maximum building height to 45 feet. The request is also to change the designated uses of Parcel #394 to “Community Services, Parks, and Open Space,” to assign a maximum density of 10,000 square feet per net acre, and to decrease the maximum building height to 45 feet.
Presented by Taylor Ladd

10. Commission Business

11. Chairman's Report

12. Committee Report

13. Staff Report

14. Adjournment

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.