



The Town of Hilton Head Island
Planning Commission Special Meeting
Wednesday, June 12, 2019 – 9:00 a.m.
Hilton Head Island Public Service District
Community Room – 21 Oak Park Drive

AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
4. **Roll Call**
5. **Approval of Agenda**
6. **Approval of Minutes** – None
7. **Appearance by Citizens on Items Unrelated to Today’s Agenda**
8. **Unfinished Business**
9. **New Business**
 - a. **Public Hearing**

ZA-001131-2019 – Request from Eric Walsnovich with Wood and Partners Inc., on behalf of Spandrel Development Partners, LLC, to amend the Official Zoning Map by changing the use and density designated by the PD-1 Indigo Run PUD (Planned Development Mixed-Use) Master Plan for parcel R510 008 000 098A 0000. Located at 55 Gardner Drive, the 13.83-acre property is the site of the Hilton Head Christian Academy campus, which will relocate to Bluffton. The current assigned uses are commercial, institutional, and public recreation. The request is to change the designated uses to institutional or multi-family residential. The current assigned commercial density is 10,000 sq. ft. per net acre for retail uses, 20,000 sq. ft. per net acre for non-retail uses, or 10,000 sq. ft. per net acre of institutional uses. The request is to change the assigned density to 10,000 sq. ft. per net acre of institutional uses or 260 multi-family residential units, which is approximately 19 units per acre. The request is to reduce the maximum allowed building height from 75 feet to 45 feet (3 stories) for buildings along the southern property boundary and 55 feet (4 stories) for all other buildings. The rezoning request includes three conditions: rentals of less than four months will be prohibited; a portion of the units will be rented below market rates; and a Type D adjacent use buffer will be installed along the southern property boundary.
Presented by Taylor Ladd
 - b. **Election of Officers to serve the July 1, 2019 to June 30, 2020 term**

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 (4) or more of their members attend this meeting.