



The Town of Hilton Head Island  
**Planning Commission Regular Meeting**  
**Wednesday, August 7, 2019 – 9:00 a.m.**  
Benjamin M. Racusin Council Chambers  
**AGENDA**

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*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. **Swearing in Ceremony for New Commissioner Palmer E. Simmons** – *Performed by Josh Gruber, Assistant Town Manager*
5. **Roll Call**
6. **Approval of Agenda**
7. **Approval of Minutes**
  - a. Special Meeting of June 12, 2019
  - b. Regular Meeting of June 19, 2019
8. **Appearance by Citizens on Items Unrelated to Today's Agenda**
9. **Unfinished Business**
10. **New Business**
  - a. **Public Hearing**  
**ZA-001460-2019** – Request from Michael G. Thomas with Cordillo TB, LLC to amend the Official Zoning Map by changing the zoning designation of the Tidal Bluff development, a 4.96 acre parcel containing 15 duplexes, located at 2 Tidal Bluff Road. The request is to rezone the property from RM-4 (Low to Moderate Density Residential) to RM-12 (Moderate to High Density Residential). The property is further identified as Parcels 17, 376, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406 on Beaufort County Tax Map 5. *Presented by Nicole Dixon*
  - b. **Public Hearing**  
**ZA-001461-2019** – Request from Thomas C. Barnwell, Jr., on behalf of the Ben White Trust, to amend the Official Zoning Map by changing the zoning designation of an undeveloped 6.22-acre parcel located at 280 Fish Haul Road. The parcel is bisected by Fish Haul Road. The request is to rezone the northern portion from RM-4 (Low to Moderate

Density Residential) to RM-12 (Moderate to High Density Residential), and to rezone the southern portion from RM-8 (Moderate Density Residential) to RM-12 (Moderate to High Density Residential). It is further identified as Beaufort County Tax Map 4, Parcel 16. The effect of this rezoning will be to increase the available density from 4 and 8 units per net acre to 12 units per net acre. *Presented by Taylor Ladd*

## **11. Commission Business**

- a. Committee Appointments

## **12. Chairman's Report**

## **13. Committee Report**

## **14. Staff Report**

- a. Quarterly Report – *Presented by Anne Cyran*

## **15. Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.**