

# TOWN OF HILTON HEAD ISLAND THE PLANNING COMMISSION

Al Vadnais, *Chairman*  
Loretta Warden, *Vice Chairman*  
Tom Crews  
Jack Docherty  
Terence Ennis  
Therese Leary  
Thomas Lennox  
Gail Quick  
David White



## AGENDA

Wednesday, February 17, 2010

3:00pm Meeting - Benjamin M. Racusin Council Chambers

**I CALL TO ORDER**

**II PLEDGE OF ALLEGIANCE TO THE FLAG**

**III ROLL CALL**

**IV FREEDOM OF INFORMATION ACT COMPLIANCE**

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**V USE OF CELLULAR TELEPHONE**

Please turn off all cellular phones so as not to disturb the meeting. Use of the cellular phone is allowed in the hallway located immediately outside of Council Chambers.

**VI APPROVAL OF AGENDA**

**VII APPROVAL OF MINUTES – February 3, 2010**

**VIII APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA**

**IX UNFINISHED BUSINESS**

None

**X NEW BUSINESS**

**PUBLIC HEARING**

**ZMA090005:** The Town of Hilton Head Island is proposing to amend the Official Zoning Map for a portion of the IL, Light Industrial zoning district by changing the zoning designation of several properties located along Beach City Road and Mathews Drive and further identified on Beaufort County Tax Map 4, Parcels 318, 319A, 319, 320, 317, 25, 336, 348, 347, 346, 345, 343, 344, and 359; Tax Map 5, Parcel 15; and Tax Map 8, Parcels 281, 280, 1A, 238, 1, 1B, 172, 171, 173, 174, 175, 176, 190, 121, 115 and 120. This portion of the IL district will be rezoned to OCIL, Office/Light Commercial/ Light Industrial Zoning District with different design standards and permitted uses than the IL district. *Presented by: Nicole Dixon*

**PUBLIC HEARING**

**ZMA100001** - An application has been submitted by Bret Pruehs of McNair Law Firm on behalf of 701 Associates, LLC to amend the Official Zoning Map by amending the Sea Pines Master Plan and its associated text to add liquor store as an additional permitted use at 70 Lighthouse Road, common referred to as Sea Pines Center.

*Presented by: Jayme Lopko*

**2010 Comprehensive Plan** - The Planning Commission will review and consider a recommendation on the Natural Resources, Cultural Resources, Land Use, Transportation, Recreation, Population, Economic Development, Priority Investment, Community Facilities, and Housing Elements of the Comprehensive Plan and the Beaufort County Hazard Mitigation Plan to Town Council for adoption. Copies of the documents to be considered are available for public inspection in the Community Development Department.

*Presented by: Shawn Colin*

**XI COMMISSION BUSINESS**

**XII CHAIRMAN'S REPORT**

**XIII COMMITTEE REPORTS**

**XIV STAFF REPORTS**

**XV ADJOURNMENT**