



**The Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, July 21, 2010
3:00 p.m. Benjamin M. Racusin Council Chambers
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers 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 mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes - Regular Planning Commission Meeting of June 16, 2010**
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
 - a) **ZMA100002** – The Town of Hilton Head Island has applied to amend the Official Zoning Map by amending the Palmetto Dunes Resort Master Plan and its accompanying text to change the land uses permitted on four parcels, located near the corner of William Hilton Parkway and Queens Folly Road. A portion of one property is currently zoned OL, Office/Institutional, and will be incorporated into the PD-1 as part of the Palmetto Dunes Resort Master Plan. The remainder of properties are currently zoned PD-1 within the Palmetto Dunes Resort Master Plan and assigned land uses of “HHI Fire Station”, “PDR Maintenance” and “Outdoor Entertainment/Recreation.” These designations will be changed to “Fire Station and Palmetto Dunes Administrative/Security/Maintenance/Pass Office”, “Palmetto Dunes Maintenance/ Utility/Pass Office” and “Government Facilities/Parks and Open Areas” with associated density. The properties are identified as parcels 19, 346, and 347A on Beaufort County Tax Map 12 and parcel 2 on Beaufort County Tax Map 15.
This application has been withdrawn.
 - b) **LMO Amendment** – The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise the following article and section: Article XIII, Section 16-4-1305. This reduces the separation requirement for auto sales facilities, eliminates the requirement of having direct access to a major or minor arterial road and requires a minimum lot size. These changes may affect your rights as an owner of land. *Presented by: Nicole Dixon*

- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Reports**
- 13. Staff Reports**
 - a) Planning Commission Reference Manuals
- 14. Adjournment**

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