



**The Town of Hilton Head Island**  
**Regular Planning Commission Meeting**  
**Wednesday, October 5, 2011**  
**9:00 a.m. Benjamin M. Racusin Council Chambers**  
**AGENDA**

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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. **Presentation of Crystal Award to Departing Planning Commissioner, Ms. Terry Leary**  
*Presented by: Mayor Pro Tem Ken Heitzke. A Farewell Reception for Ms. Leary will be held in Council Chambers immediately following the meeting.*
6. **Swearing In Ceremony for new Planning Commissioner, Mr. Bryan Hughes**  
*Performed by: Mayor Pro Tem Ken Heitzke*
7. **Approval of Agenda**
8. **Approval of Minutes** – Planning Commission meeting September 7, 2011
9. **Appearance by Citizens on Items Unrelated to Today’s Agenda**
10. **Presentation by Mr. Jack Alderman on behalf of the Greater Island Council**
11. **Unfinished Business**  
**ZMA110002:** The Town of Hilton Head Island is proposing to amend the Official Zoning Map by changing the zoning designation of two properties located at 32 and 40 Marshland Road from the IL (Light Industrial) Zoning District to the RM-4 (Low to Moderate Density Residential) Zoning District. These parcels are further identified on Beaufort County Tax Map 8 as Parcels 8E and 410. *Presented by: Anne Cyran*
12. **New Business**  
**Public Hearing**  
**ZMA110005:** A request from Truitt Rabun, on behalf of Circle K Stores, proposing to apply the RFZ (Redevelopment Floating Zone Overlay District) to the existing OL (Office Institutional Low Intensity) Zoning District for properties located at 825 and 827 William Hilton Parkway. The site contains a nonconforming structure and several site features and in order to redevelop the property, the applicant applied for the RFZ to allow flexibility in certain design standards that constrain the redevelopment. The properties are further identified on Beaufort County Tax Map 12, Parcels 19A and 19B.  
*Presented by: Nicole Dixon*

**13. Commission Business**

Approval of the Planning Commission's 2012 Meeting Schedule

**14. Chairman's Report**

**15. Committee Reports**

**16. Staff Reports**

Quarterly Report

**17. Adjournment**

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

**\* Upcoming Planning Commission Meetings**

1. Comp. Plan Committee Meeting – October 11<sup>th</sup> at 9:00, Conf. Room # 3
2. CIP Committee Meeting - October 13<sup>th</sup> at 3:00 p.m., Conf. Room # 4
2. LMO Rewrite Committee Meetings – Every Thursday at 1:00pm in Council Chambers

\* Please refer to the Town's website for complete and up-to-date information on all Town meetings.