



The Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, April 6, 2011
9:00 a.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 March 16, 2011
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**
None
9. **New Business**

Public Hearing

a) **STRNM110001:** Vehicular Access Easement Name Request – Benjamin Stewart has applied to name a vehicular access easement located near 109 William Hilton Parkway. Properties affected by this application are Parcels 61 and 61C on Beaufort County Tax Map 7. The proposed easement name is Betty P. Lane. *Presented by: David Cooler*

Public Hearing

b) **ZMA110001:** Perry Wood of Wood + Partners on behalf of Mr. Robert T. Kolb has requested to amend the Official Zoning Map by amending the Spanish Wells Master Plan and its associated text to bring two parcels totaling 5.82 acres into the Spanish Wells Planned Unit Development . This request would change the zoning designation of the two properties from RM-4, Low Density Residential to PD-1, Planned Development Mixed Use District as part of the Spanish Wells Master Plan with assigned uses of single family residential, multi-family residential and interval occupancy. The properties are located as 738 and 740 Spanish Wells Road and are further identified on Beaufort County Tax Map10 as Parcels 23A and 23B. *Presented by: Shea Farrar*

Public Hearing

c) **Town Impact Fees:** Review of the Town's Impact Fee Ordinance, Section 16-5-1815 of the Town's Land Management Ordinance requires the Planning Commission to review the Ordinance in conjunction with the adoption of the Town's Comprehensive Plan to determine if revisions to the existing ordinance are warranted. *Presented by: Shea Farrar*

d) Confirmation of Fiscal Year (CY) 2012 Proposed Priority Projects

Presented by: Scott Liggett

e) LMO Amendments: The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise the following sections: **Section 16-4-1204:** This will allow recreation uses in the Water Front Mixed Use (WMU) District to be permitted with conditions. This will allow outdoor recreation uses in the Central Forest Beach (CFB) and Resort Development (RD) Districts to be permitted with conditions instead of by special exception. **Section 16-4-1343:** This will revise the title of this section to be Outdoor Recreation/Entertainment. This will remove the condition that outdoor entertainment and recreation sites shall not exceed 4 acres. This will add a condition that, with the exception of watercraft, outdoor recreation uses shall not include motorized structures or equipment. This will allow outdoor recreation uses to be located on sites without direct access to minor arterial roads. These changes may affect your rights as an owner of land. *This item has been withdrawn from review.*

- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Reports**
- 13. Staff Reports**
- 14. Adjournment**

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