



Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, March 7, 2012
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** - Planning Commission Meeting December 21, 2011
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Swearing in Ceremony of Mr. Alex Brown** *Performed by: Mayor Drew Laughlin*
9. **Unfinished Business**
None
10. **New Business**
Public Hearing
ZMA110007: A request from Mr. Joe Ryan, on behalf of several property owners, proposing to amend the Official Zoning Map by changing the zoning designation of seven properties located at 840, 852, 856, 862 and 870 William Hilton Parkway, and 1 and 2 Regency Parkway, from the OL (Office Institutional Low Intensity) Zoning District to the CC (Commercial Center) Zoning District. The properties are further identified on Beaufort County Tax Map 11, Parcels 132A, 77, 26, 153, 138B, 155A and 154.
Presented by: Nicole Dixon

Public Hearing
ZMA120002 - The Town of Hilton Head Island has applied to amend the Official Zoning Map by amending the Palmetto Dunes Resort Master Plan to change the land uses permitted on three 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 reminder 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 "Office", "Office/Maintenance" and "Government Facilities/Parks and Open Areas" with associated density. The properties are identified as parcels 19 and 347A on Beaufort County Tax Map 12 and parcel 2 on Beaufort County Tax Map 15. *Presented by: Shea Farrar*

- 11. Commission Business**
- 12. Chairman's Report**
- 13. Committee Reports**
- 14. Staff Reports**
Presentation of Town Council Goals - 2012 *Presented by: Shawn Colin*
- 15. 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. Regular Planning Commission Meeting – Wednesday, March 21st at 3:00pm
2. LMO Rewrite Committee Meetings – Thursday, March 22nd and Thursday, March 29th
at 1:00pm

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