



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, November 19, 2014
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 and posted in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes** – November 5, 2014 Meeting
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
 - a. Public Hearing**
ZA-1685-2014: Walter J. Nester III on behalf of Bayshore Retirement Partners, LLC has applied to amend the Official Zoning Map by amending the PD-1 (Planned Development Mixed-Use) Zoning District, specifically the Hilton Head Plantation Master Plan, to change the allowed uses and to change the density associated with the subject properties. The properties are identified on Beaufort County District R510 Tax Map 3 as parcels 89A, 127, 128 and 129 (Phase I) and parcels 121 & 126 (Phase II). The properties are addressed as 421, 424, 425 and 427 Squire Pope Road and are collectively known as Salty Fare.

This application will change the permitted uses on all of the parcels from commercial to group living. This application will change the density from 10,283 square feet of commercial use to: 126 dwelling units on the Phase I parcels (parcels 89A, 127, 128, and 129); and 26 dwelling units or a 50,000 square foot assisted living facility on the Phase II parcels (parcels 121 and 126). *Presented by: Anne Cyran*
 - b. Recommendation of proposed CIP Fiscal Year 2016 Priority Projects to Town Council**
Presented by: Scott Liggett

- 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 or more of their members attend this meeting.