



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, July 15, 2015
3:00p.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. **Swearing In Ceremony for Reappointed Planning Commissioners (July 1, 2015 – June 30, 2018)** Mr. Bryan Hughes, Mr. Barry Taylor and Mr. Todd Theodore *Performed by: Brian Hulbert, Staff Attorney*
6. **Approval of Agenda**
7. **Approval of Minutes** Regular Planning Commission Meeting – May 20, 2015
8. **Appearance by Citizens on Items Unrelated to Today's Agenda**
9. **Unfinished Business**
None
10. **New Business**
 - a) **Proposed Addendum #1 to the Amended and Restated Development Agreement dated November 19, 2014**
A request from Shelter Cove Towne Centre, LLC and Shelter Cove II, LLC for the Town of Hilton Head to enter into an Addendum to the Amended and Restated Development Agreement dated November 19, 2014. The modifications proposed in the Addendum include, without limitation, providing for a redesigned Concept Plan which shifts the number and location of Multifamily Residential Units from a maximum of 210 as previously approved to a proposed 120-150 units on Multifamily Site #1 and from no units currently approved to 80-120 proposed multifamily units on Multifamily Site #2, the aggregate total would not exceed 240 total units. Modifications also include a proposed land swap to allow for future park expansion and redistribution of the apartment units.
Presented by: Heather Colin

b) Public Hearing

ZA-001190-2015:

A request (A Zoning Map Amendment – PUD District application type), from Victor J. Mills on behalf of Shelter Cove Towne Centre, LLC and Shelter Cove II, LLC proposing to amend the Official Zoning Map by amending the PD-1 Zoning District, specifically the Palmetto Dunes Resort Master Plan, to allow for 240 multi-family residential units. All other permitted uses and associated densities will remain unchanged. This request is specifically related to proposed amendments to the Development Agreement associated with the property that potentially will relocate the multi-family units from the west portion of the ‘Mall Tract’ to the east portion and will be further distributed between the ‘Mall Tract’ and the adjacent eastern property not to exceed a total of 240 units. The property is approximately 26 acres on Shelter Cove Lane and Broad Creek and is currently identified on Beaufort County District R520, Tax Map 12C, parcel 2 which also includes the ‘Exchange Parcel-New Multi-Family Parcel’ now identified as parcel 7. *Presented by: Heather Colin*

11. Commission Business

Appointment of a Nominating Committee for the election of Officers for the term July 1, 2015 to June 30, 2016.

12. Chairman’s Report

13. Committee Report

14. Staff Reports

15. Adjournment

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