



**Town of Hilton Head Island  
Planning Commission Meeting  
Wednesday, June 15, 2016  
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. **Approval of Agenda**
6. **Approval of Minutes** Regular Planning Commission Meeting – May 18, 2016
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**  
None
9. **New Business**
  - a) **Public Hearing**  
**ZA-0863-2016** - Bonnie Lowrey 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, from the currently approved density of 8 residential dwelling units per acre (22 units total) **AND** 8,000 square feet per acre (22,000 square feet total) of limited commercial uses to the proposed density of 16 residential dwelling units per acre (44 units total) **OR** 8,000 square feet per acre (22,000 square feet total) of limited commercial uses.  
  
The subject properties include a parcel with the Old Fort Pub and a parcel with an art gallery, addressed as 63 and 61 Skull Creek Drive, respectively, one non-addressed parking lot, and one undeveloped parcel near Skull Creek Drive. The subject parcels are further identified as Beaufort County Tax Map 3, Parcels 34, 46, 79, and 83. *Presented by: Anne Cyran*
  - b) **Public Hearing**  
**PPR-0429-2016** – Application for Public Project Review from the Town of Hilton Head Island for improvements at the intersection of Pope Avenue and Lagoon Road. These improvements include a fully signalized intersection with crosswalks, expanded auxiliary lanes and turn lanes. *Presented by: Jayme Lopko*

c) **Public Hearing**

**LMO Amendments** - The Town of Hilton Head Island is proposing to amend Chapter 3 of the Land Management Ordinance (LMO) to revise the following sections:

Sections 16-3-105.D, 16-3-105.F, 16-3-105.G, 16-3-105.I, 16-3-105.L, 16-3-105.M, 16-3-105.N and 16-3-105.O: to allow an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure to be converted to a residential unit or units upon the Administrator's determination that the development can support the required amount of parking. *Presented by: Teri Lewis*

d) **Circle to Circle (CTC) Committee Preliminary Report and Recommendations**

The CTC Chairman will share conclusions reached by the Committee for the Circle to Circle Study Area and deliver a preliminary report and set of recommendations to the Planning Commission for consideration. Upon review, the Planning Commission will be asked to forward the final report and all recommendations to Town Council. *Presented by: Jim Gant*

e) Election of Officers

**10. Commission Business**

**11. Chairman's Report**

**12. Committee Report**

**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.*