



Town of Hilton Head Island  
**Planning Commission Meeting**  
Wednesday, September 15, 2021 – 3:00 p.m.  
**REVISED AGENDA**

Revision:  
Item 9a. has  
been withdrawn  
from the agenda.

This meeting is being conducted virtually and can be watched via the [Town of Hilton Head Island Public Meetings Facebook Page](#).

1. **Call to Order**
2. **Pledge of Allegiance**
3. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
4. **Roll Call**
5. **Approval of Agenda**
6. **Approval of Minutes**
  - a. Meeting of August 4, 2021

7. **Appearance by Citizens**

Citizens who wish to address the Commission concerning items on the agenda may do so by contacting the Commission Secretary at 843-341-4691 no later than 2:00 p.m. the day of the meeting. Citizens may also submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 2:00 p.m. the day of the meeting. Comments submitted through the portal will be provided to the Commission and made part of the official record.

8. **Unfinished Business – None**

9. **New Business**

- a. **STDV-001826-2021** – Request from Taiwan Scott to name an access easement off Freddie's Way as Minnie Common. *Presented by Fire Rescue Staff.* **Note: This application has been withdrawn.**
- b. **Public Hearing**  
**ZA-001918-2021** – Request from Trey Griffin, of Wood & Partners, Inc., and DPJ Residential LLC, on behalf of the property owners, to amend the Official Zoning Map to rezone ten properties totaling 13.74 acres from the Low to Moderate Density Residential (RM-4) Zoning District to the Planned Development Mixed-Use (PD-1) Zoning District, into the Indigo Run Master Plan, with an allowed use of multi-family residential and a density of 12 dwelling units per acre (total 164 units) with conditions. The subject properties are parcels 022C, 022D, 022F, 022G, 0152, 0072, 0139, 0141, 0168, and 0167 on Beaufort County Tax Map 11. The subject properties have multiple addresses;

they are accessed from Marshland Road, Julia Drive, and Mackerel Drive. *Presented by Nicole Dixon*

**10. Commission Business**

**11. Chairman's Report**

**12. Committee Reports**

**13. Staff Report**

**14. Adjournment**

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