



**Town of Hilton Head Island  
Planning Commission Meeting  
Wednesday, April 22, 2015  
3:00p.m. Benjamin M. Racusin Council Chambers  
AGENDA**

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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 – March 18, 2015
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**  
**ZA-89-2015:**  
Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, has applied to amend the Official Zoning Map by amending the Planned Development Mixed-Use (PD-1) Zoning District, specifically the Port Royal Plantation and Surrounds Master Plan, to clarify and change the allowed uses and to increase the density on a 38.62 acre property. The property is identified as a portion of parcel 277 on Beaufort County Tax District R510, Map 9. The property is addressed as 10 Clubhouse Drive and is known as Port Royal Clubhouse.

The designated use for the property on the Master Plan is a Golf Course. In addition to a golf course, there is a golf clubhouse, locker rooms, a golf pro shop, and administrative offices on the property. This application will add to the Master Plan the following designated uses for this property: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, a Fitness and Wellness Center, Locker Rooms, and Administrative Offices. This change will bring the existing uses into compliance with the Master Plan and allow the redevelopment of the property for additional recreational uses.

The property has no assigned density on the Master Plan. However, there is an existing 7,316 square foot administrative office building on the property. This application will assign 12,500 square feet of Administrative Office use to the property. This change will bring the existing administrative office into compliance with the Master Plan and allow an expansion of the administrative office space. *Presented by: Anne Cyran*

**ZA-91-2015:**

Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, has applied to amend the Official Zoning Map by changing the base zoning district of an 8.4 acre property from the Planned Development Mixed-Use (PD-1) Zoning District, specifically the Port Royal Plantation and Surrounds Master Plan, to the Resort Development (RD) Zoning District. The property is identified as a portion of parcel 277 on Beaufort County Tax District R510, Map 9. The property is addressed as 15 Wimbledon Court and is known as the Port Royal Racquet Club.

This application will change the permitted uses on the property from recreational to the uses listed in LMO 16-3-105.L.2, Resort Development District – Allowable Principal Uses. This application will increase the density on the property from no density to the Maximum Density allowed in LMO 16-3-105.L.3, Resort Development District – Development Form and Parameters. *Presented by: Anne Cyran*

**9. New Business**  
**Public Hearing**  
**PPR-646-2015**

Application for Public Project Review from the Town of Hilton Head Island to construct a pathway connectivity improvement project that would consist of a new 900 foot segment of multi-use pathway along Pembroke Drive that would extend from the intersection of Pembroke Drive with William Hilton Parkway to Otter Hole Road. In addition, a new pathway connection will be added from this pathway to the existing pathway along Natures Way. Crosswalks would be included in the project. *Presented by: Jayme Lopko*

**Public Hearing**  
**PPR-647-2015**

Application for Public Project Review from the Town of Hilton Head Island to construct a pathway connectivity improvement project that would consist of a new 500 foot multi-use pathway segment along Eastbound William Hilton Parkway (WHP) that would extend from the endpoint of the existing sidewalk in the Chaplin area at the Broad Creek tributary to the intersection of Shelter Cove Lane, where a new crosswalk on Shelter Cove Lane would connect to the existing crosswalk that extends across WHP in this location. *Presented by: Jayme Lopko*

**10. Commission Business**

**11. Chairman's Report**

**12. Committee Report**

**13. Staff Reports**

Quarterly Report – *Presented by: Jayme Lopko*

**14. Adjournment**

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