



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, February 3, 2016
9:00a.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 – January 20, 2016
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
Annual Traffic Report - Planning Commission Action on Memo to Town Council
- 9. New Business**

PUBLIC HEARING

ZA-2193-2015 - 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, to the increase the residential density allowed on the subject properties. The subject properties include a parcel with the Old Fort Pub and a parcel with an art store, 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 on Beaufort County Tax Map 3, as Parcels 34, 46, 79, and 83.

The density currently available on the subject properties is 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. This application will increase the residential density allowed to 20 dwelling units per acre (55 units total). This application will not change the amount of commercial density allowed on the properties. – *Presented by Anne Cyran*

- 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.