



**Town of Hilton Head Island  
Planning Commission Meeting  
Wednesday, February 20, 2019 – 3:00 p.m.  
Benjamin M. Racusin Council Chambers  
AGENDA**

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*As a courtesy to others please turn off/silence all electronic devices 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 distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes – Meeting of February 6, 2019**
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
- 9. New Business**
  - a. Public Hearing**  
**LMO Amendments** – The Town of Hilton Head Island is proposing to amend Chapters 3, 4 and 10 of the Land Management Ordinance (LMO) to revise the following sections:  
  
Sections 16-3-104.B – G: establishes Recreational Vehicle as a use in the RSF-3, RSF-5, RSF-6, RM-4, RM-8 and RM-12 zoning districts; Section 16-3-105.D: establishes Recreational Vehicle as a use in the LC zoning district and permits Recreational Vehicle Parks from a conditional use to a by right use; Section 16-3-105.G: establishes Recreational Vehicle as a use in the MF zoning district; Sections 16-3-105.I-J: establishes Recreational Vehicle as a use in the MV and NC zoning districts; 16-3-105.L: establishes Recreational Vehicle as a use in the RD zoning district; Sections 16-3-105.N-O: establishes Recreational Vehicle as a use in the S and WMU zoning districts; Section 16-4-102.B.1.c: eliminates the condition associated with Recreational Vehicle Parks; Section 16-4-102.B.1.d [new section]: establishes conditions for Recreational Vehicle uses; Section 16-10-105: eliminates the prohibition on occupancy of a recreational vehicle outside of a Recreational Vehicle Park from the Recreational Vehicle definition and moves the definition for Recreational Vehicle to Section 16-10-103. *Presented by Teri Lewis*

**b. Public Hearing**

**ZA-000097-2019** – Request from Eric Walsnovich with Wood and Partners Inc., on behalf of Spandrel Development Partners, LLC, to amend the Official Zoning Map by changing the use and density designated by the PD-1 Indigo Run PUD (Planned Development Mixed-Use) Master Plan for parcel R510 008 000 098A 0000. Located at 55 Gardner Drive, the 13.83-acre property is the site of the Hilton Head Christian Academy campus, which will relocate to Bluffton. The assigned uses are commercial, institutional, and public recreation. The request is to change the designated uses to institutional or multi-family residential with a condition prohibiting rentals of less than three months. The assigned density is 10,000 sq. ft. per net acre for retail uses or 20,000 sq. ft. per net acre for non-retail uses. The request is to change the assigned density to 10,000 sq. ft. per net acre of institutional uses or 300 multi-family residential units, which is approximately 22 units per acre. The request is to reduce the allowed maximum building height from 75 feet to 55 feet. *Presented by Taylor Ladd*

**c. Annual Traffic Report – Presented by Darrin Shoemaker**

**10. Commission Business**

**11. Chairman’s Report**

**12. Committee Report**

**13. Staff Report**

**14. Adjournment**

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