

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the January 17, 2018 – 3:00 p.m. Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Glenn Stanford, Todd Theodore, Bryan Hughes, Barry Taylor, Judd Carstens, Lavon Stevens, Caroline McVitty

Commissioners Absent: None

Town Council Present: David Ames

Town Staff Present: Brian Hulbert, Staff Attorney; Cathy Jones-Gooding, Communications Manager; Jennifer Ray, Planning & Special Projects Manager; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

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

The Planning Commission approved the agenda as submitted by general consent.

6. Approval of Minutes – Meetings of October 18, 2017 and November 1, 2017

Commissioner Stanford moved to approve. Vice Chairman Kristian seconded. The minutes of the October 18, 2017 meeting were unanimously approved.

Vice Chairman Kristian moved to approve. Commissioner Stanford seconded. The minutes of the November 1, 2017 meeting were unanimously approved.

7. Appearance by Citizens on Items Unrelated to Today's Agenda – None

8. Unfinished Business – None

9. New Business

a) Public Hearing

STDV-002524-2017 – Ronda Carper, owner of 32 Bradley Circle, proposes to rename an existing street from Bradley Circle to Oceanside Cove. There are twenty two parcels on Bradley Circle that would be affected by the renaming.

Ms. Cyran presented the application described in the Staff Report as provided in the Commission's packet. Staff recommends the Planning Commission approve the Bradley Circle street name modification application based on the review criterion outlined in the Land

Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report. Ms. Cyran explained Town and County vetting processes for street names that must be followed. Ms. Cyran provided a list of names that were proposed by the applicant and other residents. Some names did not meet the applicable criteria and were rejected. Some names were not reviewed by Town and County due to insufficient time prior to the meeting. Since the packet was posted, Staff received two e-mails and verbal comments in opposition to the application. The Town received no public comment in support of the application.

Chairman Brown requested comments from the Commission. The Commission made inquiries regarding the history of the street naming of Bradley Circle. Since the street is not currently a circle, the Commission asked whether consideration was given to changing only the street suffix. It is believed Bradley Circle was once a circle and connected to Bradley Beach Road at a point in time. There was mention of previous street renaming in the area (“2nd Street” now known as “Sandy Beach Trail”). The Commission made inquiries regarding notice responsibilities of the applicant and Town. Staff explained and noted all responsibilities were met for the application. There was concern for the notice standards within the LMO and the suggestion was made to revisit them at the appropriate time. The Commission asked how addressing changes are communicated to GPS. Ms. Jones-Gooding indicated the Town provides notifications to various GPS (Google, Bing, Waze, etc.) when any changes are made. It is up to them then to incorporate the changes into their systems and maps. Emergency Town Vehicles are equipped with GPS and the confusion is not on their end, but on the caller’s end.

Chairman Brown opened the meeting for public comments. Five members of the public presented statements in opposition of the application. One member of the public presented statements in favor of the application. One member of the public indicated his clients are not opposed to the change, but not to the proposed name. One member of the public explained the historical significance of “Bradley” – Dr. Bradley, a Black doctor from Savannah, and a number of Black professionals in Savannah, bought property in the subject area. If you trace title back far enough to the various tracts then you will come across those deeds.

Chairman Brown requested comments from the Commission. The Commission indicated if there’s an issue with “circle”, then more research should be done before changing it. There is historical importance with the name “Bradley”. It was noted most of the residents that spoke today are opposed to the application and there is not a consensus to change the name. The suggestion was made that signage may want to be looked at that indicates Bradley Circle is not a thru-road.

The Commission has had this area before them back in 2017 for other concerns. It appears the street renaming would not resolve those issues. The street was once connected to Bradley Beach Road and perhaps made access easier. Chairman Brown asked Commissioner Hughes that when the CIP Committee reconvenes, there is some discussion about reconnecting these roads. There has been much discussion on moving traffic away from the south end and toward the northern beaches like Bradley and Burkes. Having infrastructure in place would be beneficial. Chairman Brown expressed sympathy to the issues of congestion and pointed out that connection to those streets may provide some relief.

Chairman Brown then asked for a motion.

Vice Chairman Kristian moved to *deny* the application based on the historical connotations of the name Bradley and the lack of consensus by the owners who reside there. Commissioner Stanford seconded. The motion passed with a vote of 9-0-0.

b) Public Hearing

ZA-002505-2017 – Request from Judd Carstens, with Witmer Jones Keefer LTD., to amend the Official Zoning Map by changing the zoning designation of the property located at 71 Shelter Cove Lane from LC (Light Commercial) to the PD-1 (Planned Development Mixed-Use) Zoning District, specifically the Palmetto Dunes Resort Master Plan. This rezoning would allow an increase in the density and height standards. This rezoning would identify the use assigned to the property as an assisted living facility on the master plan. The subject parcel is identified as Beaufort County Tax Map 12C, Parcel 1.

This agenda item (9b) was withdrawn by the applicant.

10. **Commission Business** – None
11. **Chairman’s Report** – None
12. **Committee Report** – None
13. **Staff Report** – None
14. **Adjournment** – The meeting was adjourned at 3:41 p.m.

Submitted by: Teresa Haley, Secretary

Approved: February 7, 2018

Alex Brown, Chairman