

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the March 7, 2018 – 9:00 a.m. Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Glenn Stanford, Todd Theodore, Bryan Hughes, Barry Taylor, Lavon Stevens, Caroline McVitty

Commissioners Excused: Vice Chairman Peter Kristian, Judd Carstens

Town Council Present: None

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; 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 February 7, 2018 and February 21, 2018

Chairman Brown asked for a motion to approve the minutes of the February 7, 2018 and February 21, 2018 meetings. Commission Stanford moved to approve. Commissioner Taylor seconded. The motion passed with a vote of 7-0-0.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

Frank Babel presented statements regarding the 2nd Annual Southeast Biking Symposium scheduled for March 22-24 and invited the Planning Commission to attend.

8. Unfinished Business – None

9. New Business

a. Public Hearing

ZA-000266-2018 – Request from the Town of Hilton Head Island to rezone R510 004 000 0344 0000 (154 Beach City Road) from LC (Light Commercial) to PD1 (Planned Development Mixed Use), specifically the Palmetto Hall Master Plan. The effect of this rezoning will be to change the allowable uses, density, height, and impervious coverage requirements.

Ms. Lewis presented the application described in the Staff Report as provided in the Commission's packet. Ms. Lewis clarified the property was not purchased by the County as part of the plan to expand airport operations. A portion of the building on the property is located in the Object Free Area (OFA) and therefore, not in compliance with Federal Aviation Administration (FAA) safety plans. The purpose of purchasing the property is to remove the portion of the building that sits within the OFA in order to comply with the FAA. Over the last several months, Staff has worked with the County and Palmetto Hall Property Owners Association to find a solution that is amenable to both – allowing the uses that the airport needs for the property and makes residents comfortable. Last week Staff received a letter from Palmetto Hall stating that they are supportive of this rezoning, with the exception of animal services as a permitted use. Staff recommends the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report.

Jon Rembold, Beaufort County Airports Director presented statements regarding the application and answered questions presented by the Commission.

Chairman Brown requested comments from the Commission. The Commission discussed and made inquiries regarding: the definition of community services use; the property is not subject to Palmetto Hall review boards; any proposed development plan on this site will be subject to FAA review; the proposed uses are specific to this property; this rezoning is not spot zoning because the property across Beach City Road from the subject property is zoned PD-1; PD-1 zoning district allows the establishment of specific uses that are amenable to both the Airport and Palmetto Hall; the maximum height allowed is 45 feet subject to FAA review and regulations; a portion of the existing building is located in the OFA area and that portion will be demolished; the portion of the building outside of the OFA will be used for airfield maintenance and storage; fencing has been installed across Beach City Road on Palmetto Hall-owned property for sound mitigation; additional options for sound mitigation are under consideration; and access to the property will be from the airport side of the property and from the far north end of Beach City Road.

Chairman Brown opened the meeting for public comment. Public comments received related to: opposition to the use of the property for animal services; hearing construction related noises at night; the timeline for construction; and why certain uses are being permitted that are not airport-related.

Ms. Lewis indicated FAA money was used to purchase the subject property. The FAA doesn't allow property purchase with their money to be devalued; therefore the property cannot be devalued by restricting the allowed uses to just airport-related uses. Mr. Rembold indicated construction is planned to be finished by this summer. Construction for this project is permitted to be done at night as airfield projects are commonly done in this manner.

The Commission made further inquiries to Ms. Lewis and Mr. Rembold. The inquiries and responses related to: the remaining portion of the existing building will be between 5,000-6,000 square feet; other uses are possible but most of the building will serve as maintenance use; the list of uses was discussed with Palmetto Hall; Palmetto Hall sent a letter of support for the rezoning with the exception of allowing animal services; the County does not have an issue with the removal of animal services from the list of permitted uses; and the County will brief the FAA on the result of today's meeting.

Mr. Rembold indicated the County does try to respond to any community input regarding construction noise. He will talk with the contractors about making changes without sacrificing safety to mitigate the noise producing activities.

Commissioner Stanford moved to approve the application to be consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report, provided that the use of animal services be removed. Commissioner Theodore seconded. The motion passed with a vote of 7-0-0.

10. Commission Business – None

11. Chairman's Report

Chairman Brown presented the Planning Commission's Semi-Annual Activity Report to Town Council last night.

12. Committee Report

Commissioner Hughes noted the CIP Committee's meeting immediately following this and invited the public to attend. Commissioner Stevens indicated the free Heirs' Property Seminar was successful.

13. Staff Report

Ms. Cyran indicated Staff has no agenda items for the March 21 meeting. Chairman Brown asked Staff to provide the timeline for the CIP recommendations and the budget; and the Circle to Circle marketing dollars.

14. Adjournment – The meeting was adjourned at 9:39 a.m.

Submitted by: Teresa Haley, Secretary

Approved: April 4, 2018

Alex Brown, Chairman