

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the August 15, 2018 – 3:00 p.m. Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Leslie McGowan, Glenn Stanford, Todd Theodore, Judd Carstens, Caroline McVitty

Commissioners Excused: Michael Scanlon, Lavon Stevens

Town Council Present: None

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Nicole Dixon, Development Review Administrator; Carolyn Grant, Communications Director; Brian Hulbert, Staff Attorney; Taylor Ladd, Senior Planner; Jennifer Ray, Planning & Special Projects Manager; Danielle Tison, Fire Inspector; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Brown called the meeting to order at 3:00 p.m.

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

Prior to the meeting, the applicant withdrew application ZA-001482-2018. Vice Chairman Kristian moved to remove the item from the agenda and accept the agenda as amended. Commissioner Stanford seconded. The motion passed unanimously.

6. Approval of Minutes – Meeting of August 1, 2018

Vice Chairman Kristian moved to approve the minutes of the August 1, 2018 meeting as amended. Commissioner Stanford seconded. The motion passed unanimously.

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

Chip Munday on behalf of the Indigo Run community, and Bruce McLellan, Indigo Run resident, addressed the Commission regarding their opposition to the rezoning of 107 Leg O' Mutton Road from RM-4 to PD-1 Indigo Run.

8. Unfinished Business

a. Public Hearing

ZA-001467-2018 – Request from property owners Thomas C. Barnwell Jr. and Perry White to amend the Official Zoning Map by changing the zoning designation of an undeveloped 6.22-acre parcel located at 280 Fish Haul Road. The parcel is bisected by

Fish Haul Road. The request is to rezone the northern portion from RM-4 (Low to Moderate Density Residential) to MV (Mitchelville), and to rezone the southern portion from RM-8 (Moderate Density Residential) to MV (Mitchelville). It is further identified as Beaufort County Tax Map 4, Parcel 16. The effect of this rezoning will be to increase the available density and to increase the number and type of allowable uses.

Staff recommends the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and 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.

Chairman Brown indicated this public hearing remained open from the August 1st meeting as voted on by the Planning Commission.

Chairman Brown asked the potential buyer/developer of the property to come forward. Walter Nester, Esquire on behalf of the buyer/developer Webb Investment Group, presented statements regarding the application and answered questions presented by the Commission.

Chairman Brown requested comments from the Commission. The Commission made inquiries regarding the buyer/developer's development intentions and plans.

Timothy Welting with Webb Investment Group, presented statements regarding the intentions of the development. His team and the Engineering team met yesterday to discuss trying to put 74 single-story, 2-bedroom 2-bathroom workforce housing type of units on the property.

The Commission expressed concern the property is bisected by an easement rather than a right-of-way and asked if there is any intention to realign the road. Mr. Nester presented statements regarding the County easement. The County would need to authorize any rerouting of the road, and such road would need to continue to serve the general public and not just this property. Mr. Welting indicated the PSD finds it feasible to use the existing sewer. The intention is to use as much of that road as possible and align it so the 74-density units can fit on the property.

Chairman Brown asked for public comments. Beverly Taylor presented statements in support of this application. Chris Christon presented statements in support of this application and affordable workforce housing.

The Commission expressed the Mitchelville district will be impacted by this development and they want to be certain it is right. The Commission expressed support to resolve the issue of affordable workforce housing in the community.

Vice Chairman Kristian moved that the Planning Commission recommend to the Town Council approval of the application based on the Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report. Commissioner Stanford seconded. The motion passed with a vote of 5-1-1.

(Commissioner Carstens voted against the motion solely based upon the maximum building height permitted with the rezoning. Commissioner McVitty abstained as she was not present at the opening of the public hearing on August 1, 2018.)

9. New Business – None

10. Commission Business – None

11. Chairman’s Report – None

12. Committee Report

Vice Chairman Kristian reported dates are being looked into for upcoming LMO Committee meetings.

Commissioner Carstens reported on the Comp Plan Committee’s progress to date and outlined the objectives for the upcoming weeks. The next meeting is scheduled for Thursday, August 23rd at 10:00 a.m.

13. Staff Report

Ms. Cyran encouraged everyone to sign up on the Town’s website to receive newsletters related to the Comp Plan and Phase 2 process. Ms. Cyran provided the current status of the September 5th meeting.

14. Adjournment

The meeting was adjourned at 3:31 p.m.

Submitted by: Teresa Haley, Secretary

Approved: September 5, 2018

Alex Brown, Chairman