

TOWN OF HILTON HEAD ISLAND
The Planning Commission

Minutes of the Wednesday, October 7, 2009 Meeting
9:00am – Benjamin M. Racusin Council Chambers

APPROVED

Commissioners Present: Acting Chairman Loretta Warden, Tom Crews, Jack Docherty,
Therese Leary, Gail Quick and David White

Commissioners Absent: Chairman Al Vadnais
Terence Ennis and Tom Lennox, Excused

Town Council Present: Bill Ferguson and John Safay

Town Staff Present: Nicole Dixon, Planner
Randy Nicholson, Comprehensive Planning Division Manager
Jayme Lopko, Senior Planner & Planning Commission Coordinator
Kathleen Carlin, Administrative Assistant & Commission Secretary

I CALL TO ORDER

Chairman Warden called the meeting to order at 9:00am.

II PLEDGE OF ALLEGIANCE TO THE FLAG

III ROLL CALL

IV FREEDOM OF INFORMATION ACT

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.

V USAGE OF CELLULAR TELEPHONE

Please turn off all cellular phones so that the meeting is not disturbed. Use of the cellular phone is allowed in the hallway outside of Council Chambers.

VI APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

VII APPROVAL OF THE MINUTES

The Minutes of the August 19, 2009 meeting were **approved** as presented by general consent.

VIII APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA

None

IX UNFINISHED BUSINESS

ZMA090003

To receive comments and to consider and make a recommendation to Town Council on a request to amend the Sea Pines Master Plan and its accompanying text, by changing the specific use designation of approximately 2 acres of property located on Cordillo Parkway, referred to as Parcel "A" and identified as Parcel(s) 218 on Beaufort County Tax Map # 18, from Institutional and Recreational uses to Commercial, Institutional, Residential and Recreational uses.

Chairman Warden reported that today's review of this zoning map amendment application is postponed at the request of the applicant and the staff. The next anticipated review date by the Planning Commission will be January 6, 2010. Chairman Warden stated that due to the receipt of additional new information, a new public hearing will be held.

X NEW BUSINESS

PUBLIC HEARING

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapter 6 of the Land Management Ordinance (LMO) to revise the following section:

Section 16-6-409. This will base the calculation of the tree mitigation fee on the average of three quotes received from a landscaping firm as opposed to the highest of three quotes.

Ms. Nicole Dixon made a brief presentation on behalf of staff. The staff is proposing a couple of minor changes. The first proposed change is to use an average of three quotes from a landscaping firm as opposed to using the highest of three quotes (as currently stated in the LMO).

The second proposed change is to allow, if available, a current project or a project that was done within a year of the tree replacement request to also be used in addition to or in place of one of the three quotes from a landscaping firm.

Ms. Dixon stated that the LMO Committee met on September 2, 2009 to review the proposed amendments. The LMO Committee voted unanimously to forward the proposal to the full Planning Commission as presented with a recommendation for approval. This completed Ms. Dixon's presentation on the proposed LMO amendments. The Planning Commissioners thanked Ms. Dixon for her presentation.

Chairman Warden requested public comments on the proposed amendments and none were received. Chairman Warden stated that the public hearing for this item is closed. Following final comments, Chairman Warden requested that a motion be made.

Commissioner Leary made a **motion** that the Planning Commission **approve** the proposed LMO amendment, Sec. 16-6-409, as presented. Commissioner White **seconded** the motion and the motion **passed** with a vote of 6-0-0.

XI COMMISSION BUSINESS

Planning Commission Recommendation - Town Council's Goals - 2010

Mr. Randy Nicholson made the presentation on behalf of staff. Mr. Nicholson and the Planning Commissioners reviewed the following priorities: (1) Comprehensive Plan Implementation Program; (2) Community Character and Design; (3) Green Initiatives; (4) Economic Development Strategies; and (5) Informed Airport Position.

Following the staff's presentation and a discussion by the Planning Commission, the Planning Commissioners prioritized their goals by taking a vote. Mr. Nicholson will provide a draft of their conclusions in the next Planning Commission's packet.

XII STAFF REPORTS

Mrs. Lopko presented the 3rd Quarter Project Status Report.

XII ADJOURNMENT

There being no further business, the meeting was adjourned at 10:15am.

Submitted By:

Approved By:

Kathleen A. Carlin
Secretary

Loretta Warden
Acting Chairman