

# TOWN OF HILTON HEAD ISLAND

## Planning Commission

Minutes of the Wednesday, January 5, 2011 Meeting  
9:00a.m. – Benjamin M. Racusin Council Chambers

APPROVED

Commissioners Present: Chairman Al Vadnais, Vice Chairman Loretta Warden,  
Tom Crews, Jack Docherty, Terence Ennis, Tom Lennox,  
Gail Quick and Charles Young

Commissioners Absent: Therese Leary

Town Council Present: Bill Ferguson

Town Staff Present: David Cooler, Administrative Battalion Chief  
Shawn Colin, Comprehensive Planning Division Manager  
Mike Roan, Urban Design Administrator  
Jeff Buckalew, Town Engineer  
Teri Lewis, LMO Official  
Nicole Dixon, Senior Planner; Shea Farrar, Senior Planner  
Kathleen Carlin, Secretary & Administrative Assistant

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**1. CALL TO ORDER**

Chairman Vadnais called the meeting to order at 9:00a.m.

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**3. ROLL CALL**

**4. 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.

**5. APPROVAL OF THE AGENDA**

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

**6. APPROVAL OF THE MINUTES**

The minutes of the December 15, 2010 meeting were **approved** as amended by general consent.

**7. APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA**

None

**8. UNFINISHED BUSINESS**

None

9. **NEW BUSINESS**

**Public Meeting**

**APL100006:** Request for Appeal from Chester C. Williams on behalf of Ephesian Ventures, LLC. The Community Development Department issued a notice of action, approving the construction of a tabby walkway and brick areas at Edgewater on Broad Creek. The appellant contends that the Community Development Department erred in its decision to issue a notice of action and is requesting that the notice of action be declared void.

Chairman Vadnais stated that action on APL100006 has been postponed to the February 2, 2011 meeting at 9:00a.m. For the record, Chairman Vadnais reported that he is having a great deal of difficulty placing this application on the Planning Commission's agenda.

Chairman Vadnais stated that he has expressed his reasons for his concern extensively with staff. Chairman Vadnais stated that he has been informed by staff that they have shared this information with the Town's attorney. Chairman Vadnais stated that he will be available to discuss this issue with anyone who may wish to discuss it with him immediately following today's meeting.

**Public Hearing**

**STRNM100001:**

This application is a request to modify an existing street name. Mr. William H. Presnell, on behalf of Lowcountry Bank, has applied to modify the street name of Lost Way Manor, located off of Jonesville Road. The properties affected by this application are parcels 936 through 947 and 87 on Beaufort County Tax Map 7. The proposed street name is Creek Cove Lane.

Administrative Battalion Chief David Cooler made the presentation on behalf of staff. The staff recommended that the Planning Commission *approve* the Creek Cove Lane Modified Street Name Application based on the review criterion outlined in the Land Management Ordinance. The current name of the development is Wayward Cove and the current street name is Lost Way Manor. The residents have proposed to modify the street name in correlation with the surrounding area. The name Creek Cove Lane is related to the community's adjacent waterway, Jarvis Creek.

Administrative Battalion Chief Cooler presented a visual review of the property and stated the required Findings of Fact and Conclusions of Law. The Planning Commission and the staff discussed the application. Following the discussion, Chairman Vadnais requested public comments.

Applicant, Mr. William Presnell, on behalf of Lowcountry Bank, presented brief statements in support of the application. Following these comments, Chairman Vadnais stated that the public hearing for this application is closed.

At the completion of the discussion, Chairman Vadnais requested that a **motion** be made that the Planning Commission **approves** Street Name Application, STRNM100001, as presented today by staff. Commissioner Quick made the **motion** as stated by Chairman Vadnais. Commissioner Young **seconded** the motion and the motion **passed** with a vote of 8-0-0.

**10. COMMISSION BUSINESS**

None

**11. CHAIRMAN’S REPORT**

None

**12. COMMITTEE REPORTS**

Commissioner Quick, LMO Committee Chairperson, stated that all future proposed amendments to the Land Management Ordinance should be reviewed first by the LMO Committee before being reviewed by the entire Planning Commission. The LMO Committee will review the proposed amendments first and will then provide a recommendation to the full Planning Commission. Chairman Vadnais stated his agreement with Commissioner Quick’s policy on these reviews.

**13. STAFF REPORTS**

- a. Quarterly Report - Mr. Shawn Colin requested comments or questions from the Planning Commission on the Quarterly Report and none were received.
- b. Status Report on Unpaved Roads – Mr. Jeff Buckalew presented the requested update on the status of unpaved roads. Mr. Buckalew stated that a number of roads (including Ned Court, Jessica Drive, and Fish Haul Road) are scheduled to be paved by the County in Spring 2011.

Commissioner Young and Mr. Buckalew discussed plans for paving Fish Haul Road. Commissioner Young thanked the staff and complimented their efforts in making recent road improvements to the Mitchelville extension road.

- c. Town Council Goals, Targets for Action, and Management Agenda – Mr. Shawn Colin made the presentation on behalf of staff. Mr. Colin briefly reviewed the Planning Commission’s list of priorities provided to Town Council for their consideration. Mr. Colin reviewed the Planning Commission’s list of priorities and goals in relationship to Town Council’s list of priorities and goals. There is a good deal of consistency between the two.

Mr. Colin stated that Mr. Mike Roan, Urban Design Administrator, will make the presentation on the proposed conceptual redevelopment of the Coligny area.

Mr. Roan stated that today’s presentation is for informational purposes only. Mr. Roan presented a visual review of the area and outlined a conceptual framework for public and private investment in the redevelopment of the Coligny area.

Mr. Roan’s presentation included the reconfiguration of the infrastructure, land and density based incentives provided by the Town, and the creation of a cohesive district as requested by Town Council.

The Planning Commission and Mr. Roan discussed the potential provision for including residential development in the proposal. The Planning Commission and Mr. Roan discussed potential next steps.

The Planning Commission reported their strong support for pursuing the conceptual proposal as presented by the staff today. The Planning Commission stated that they

look forward to being involved in future public hearings on this project with presentation to be in a similar manner as the Comprehensive Plan. The Planning Commission thanked Mr. Roan for his excellent presentation.

Because this issue did not appear as a business item on today's agenda, the Planning Commission cannot vote on the item. Chairman Vadnais stated that there will be several public meetings in the future on the conceptual redevelopment of the Coligny area.

At completion of the discussion Vice Chairman Warden recommended that the "Planning Commission go on record and inform Town Council that having received a presentation on the conceptual plan for the redevelopment of the Coligny area, the Planning Commission wishes to convey to them our support for pursuing this and our willingness as a body to be involved in future public hearings on this project."

Chairman Vadnais agreed with Vice Chairman Warden's statements and recommended that the project be presented in a similar manner as the Comprehensive Plan. The Planning Commission unanimously agreed with these recommendations.

**14. ADJOURNMENT**

The meeting was adjourned at 10:25a.m.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Vice Chairman Loretta Warden on behalf of  
Al Vadnais, Chairman