

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, February 3, 2016
3:00p.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Judd Carstens, Jim Gant, Bryan Hughes, Caroline McVitty, Barry Taylor and Todd Theodore

Commissioners Absent: Lavon Stevens

Town Staff Present: Shawn Colin, Deputy Director of Community Development
Jill Foster, Deputy Director of Community Development
Brian Hulbert, Staff Attorney
Darrin Shoemaker, Traffic & Transportation Engineer
Jayme Lopko, Senior Planner & Board Coordinator
Anne Cyran, Senior Planner
Teri Lewis, LMO Official
Heather Colin, Development Review Administrator
Eileen Wilson, Sr. 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**
Chairman Brown stated that due to the large turnout for today's public hearing, the Commission will move the Unfinished Business agenda item to take place after the public hearing. The Planning Commission **approved** the **amended** agenda by general consent.
- 6. Approval of Minutes**
The Planning Commission **approved** the minutes of the January 20, 2016 meeting as presented by general consent.
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
None
- 8. Unfinished Business**
Annual Traffic Report - Planning Commission Action on Memo to Town Council –
moved to follow new business

9. New Business

PUBLIC HEARING

ZA-2193-2015 - Bonnie Lowrey applied to amend the Official Zoning Map by amending the PD-1 (Planned Development Mixed-Use) Zoning District, specifically the Hilton Head Plantation Master Plan, to the increase the residential density allowed on the subject properties. The subject properties include a parcel with the Old Fort Pub and a parcel with an art store, addressed as 63 and 61 Skull Creek Drive, respectively, one non-addressed parking lot, and one undeveloped parcel near Skull Creek Drive. The subject parcels are further identified on Beaufort County Tax Map 3, as Parcels 34, 46, 79, and 83.

The density currently available on the subject properties is 8 residential dwelling units per acre (22 units total) and 8,000 square feet per acre (22,000 square feet total) of limited commercial uses. This application will increase the residential density allowed to 20 dwelling units per acre (55 units total). This application will not change the amount of commercial density allowed on the properties.

Ms. Anne Cyran gave an in-depth presentation of the application. Ms. Cyran concluded by stating that Town staff recommends that the Planning Commission recommend approval to Town Council of this application which includes amending the Official Zoning Map by amending the Hilton Head Plantation Master Plan to increase the allowed residential density from 8 dwelling units to 20 dwelling units per acre. Though the proposed rezoning meets the required criteria, staff has concerns which can be found on page two of the staff report of this application.

The applicant, Mrs. Lowrey, stated that she is asking that the permitted residential density on this tract of land be increased from 8 units per acre to 20 units per acre which is in conformance with the adjacent properties. Mrs. Lowrey stated that for her to plan anything further without knowing what density the Town will approve for this property is not economically feasible. Once she has documented guidance as to the density, she can then move forward with concrete plans, drawings and submissions to the Town for approvals as the process unfolds.

At: 9:40 a.m. Chairman Brown opened the Public Hearing for public comments:

The concerns expressed by the residents of Hilton Head Plantation was that the current zoning density of 8 units/acre should be maintained; they believed this area was protected from changes that could negatively impact their quality of life and property values; residents were upset that they have no idea what Mrs. Lowrey intends to do with this property because no specific plan has been put forth. The following people signed in and spoke to the Commission in opposition of the proposed zoning application:

Paul Koepke
Jim Fullam
Lisa Menni
Peter Korde
Margaret Conn

Linda Piekut, Executive Director of Heritage Library
Jeanne Galantte
Philip Sine
Jim Colere
Jim Allerto
Bob Mackenzie
Ed Mankis
Lisa Ennis on behalf of the Indian Springs Homeowners Association

At 10:20 a.m. Chairman Brown closed the public comment

The Planning Commissioners all expressed concern over the density of this proposal and that 20 units is too much for this location. This proposed application being so close to historic Fort Mitchel will bring a damaging impact to the area of Fort Mitchel and a possible negative impact to the area. The Commissioners did empathize with the applicant but urged Mrs. Lowrey to meet with her neighbors to come to satisfactory agreement.

After much discussion, Chairman Brown addressed Mrs. Lowrey stating that from the Commissioners comments, it appears we will not be approving the proposed 20 dwelling units and once this Commission makes a motion and takes a vote, it will then go to Town Council and if Town Council denies the application, you will have a waiting period of up to one year before you can reapply unless you make significant changes to the application.

Chairman Brown suggested to Mrs. Lowrey that she may want to take the recommendation of the Commission to have further conversations with the surrounding property owners.

Mrs. Lowrey said to the Commission that she would like to request her application be withdrawn.

Mr. Kristian made motion to **accept** Mrs. Lowrey's request to withdraw application **ZA- 2193-2015**. Mr. Taylor **seconded** the motion. The motion **passed** with a vote of 8-0-0.

Unfinished Business

Annual Traffic Report - Planning Commission Action on Memo to Town Council

Chairman Brown thanked Mr. Shoemaker for the traffic report he presented at the January 20, 2016 Planning Commission meeting. Since that meeting, the Commissioners submitted to Town staff their comments and recommendations for the traffic report. Town staff compiled the comments and put into a memorandum.

Mr. Kristian made a **motion** to submit the traffic report along with the memo containing their recommendations to Town Council for their approval. Mr. Gant **seconded** the motion. The motion **passed** by a vote of 8-0-0.

10. Commission Business – None

11. Chairman's Report - None

12. Committee Report:

Mr. Gant reported that the Circle to Circle Committee has a signed contract with a consultant who will be here next week. The first meeting with Circle to Circle will be on February 10 to lay out a detailed work plan to bring their role to closure by the end of April. Circle to Circle Committee has a long session meeting scheduled for February 24, 2016 to get into the details of traffic volume projections out through 2030 and proposed mitigations so this will start to come to closure in next the 90 days. The Circle to Circle Committee will report back to the Planning Commission.

Mr. Hughes reported that the Capital Improvements Program Committee met on Thursday, January 28, 2016 and finalized our list of recommendations for Fiscal Year 2017. Planning Commission will see that list of recommendation March 2, 2016.

13. Staff Reports - None

14. Adjournment - The meeting was adjourned at 11:02 a.m.

Submitted By:

Eileen Wilson, Secretary

Approved By:

Approved 2/17/2016
Alex Brown, Chairman