

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, May 18, 2016
3:00p.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Brian Hughes, Barry Taylor, Lavon Stevens, Caroline McVitty

Commissioners Absent: Todd Theodore (excused), Judd Carstens (unexcused), Jim Gant (unexcused)

Town Council Present: Bill Harkins

Town Staff Present: Nicole Dixon, Senior Planner; Derrick Coaxum, Assistant Facilities Manager; Teri Lewis, LMO Official; Heather Colin, Development Review Administrator; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Shawn Colin, Deputy Director of Community Development; Jill Foster, Deputy Director of Community Development; Jayme Lopko, Senior Planner & Board Coordinator; Teresa Haley, Secretary

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

The Planning Commission **approved** the minutes of the April 6, 2016 meeting as presented by general consent.

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

None

8. Unfinished Business

None

9. New Business

Public Hearing

(Mr. Taylor recused himself from review of ZA-000745-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

ZA-000745-2016 – Derrick Coaxum with the Town of Hilton Head Island, on behalf of the Beaufort County School District, applied to amend the Official Zoning Map by amending eight properties that comprise the Hilton Head Island school campus from RM-8 (Moderate Density Residential) to the MS (Main Street) Zoning District. This rezoning will allow the school campus to be more in line with design parameters that fit the use of a school campus. The subject properties include the two elementary schools, the middle school, the high school, the Island Recreation Center, playing fields and associated parking. The subject parcels are further identified as Beaufort County Tax Map 7, Parcels 118, 227, 30, 149E, 149B, 149D, 149 and Tax Map 7D, Parcel 4.

Ms. Dixon presented an in-depth analysis of the rezoning case as described in the Staff Report included in the Commission’s packet. Ms. Dixon stated that the applicant’s narrative demonstrates that the proposed rezoning is consistent with the goals of the Comprehensive Plan, meets the needs of the community and the school district and is appropriate for the uses that currently exist and that are in the vicinity. Staff recommends that the Planning Commission find the rezoning 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 included in the Commission’s packet.

Chairman Brown opened the meeting for public comment. One member of the public suggested a possible way to rezone the property with limited use. The public expressed concern for certain nearby residential property being rezoned. Staff clarified that nearby residential property will not be rezoned by this application.

The Commission discussed the following concerns: the impact of approving the rezoning versus keeping the zoning as is; the process of filing a new rezoning application; the impact of rezoning the district with conditions; and the rezoning impact on Hilton Head Plantation. The Commission further inquired as to the timeline of the Island Recreation project and the impact today’s decision may have on such project.

Mr. Kristian made a motion to **approve** the Staff recommendation of the rezoning application and recommended forwarding to Town Council for approval. Mr. Kristian further recommended that Town Council require the School Board to work with Hilton Head Plantation to put forth an application to rezone into the PD-1 zoning district with uses on the property limited to educational, recreational, and minor utility. Ms. McVitty **seconded** the motion. The motion **passed** with a vote of 5-0-0.

10. Commission Business

Confirmation of Nominating Committee

Chairman Brown recommended that the Nominating Committee consist of Vice Chairman Kristian, Mr. Taylor, Mr. Stevens and Ms. McVitty and that such Committee recommend nominations for Chairman and Vice Chairman at the Commission’s June 15 meeting. Mr. Hughes made a motion to **approve** the Nominating Committee as presented. Vice Chairman Kristian **seconded** the motion. The motion **passed** with a vote of 6-0-0.

11. Chairman’s Report – None

12. Committee Report – None

13. Staff Reports

Ms. Lopko stated that there are no agenda items for the June 1 Commission meeting and with the Commission's approval, the meeting is cancelled. The Commission approved the cancellation.

Ms. Lopko congratulated Chairman Brown and Mr. Carstens on their reappointments to the Commission by Town Council.

Ms. Lopko informed the Commission of upcoming board trainings. Ms. Lopko further noted that the Circle to Circle Committee will be holding community forums on June 1 and June 2 at multiple locations.

14. Adjournment – The meeting was adjourned at 4:02p.m.

Submitted By:

Approved By: June 15, 2016

Teresa Haley, Secretary

Alex Brown, Chairman