



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, March 7, 2018 – 9:00 a.m.
Benjamin M. Racusin Council Chambers
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 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 distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes** – Meetings of February 7, 2018 and February 21, 2018
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
- 9. New Business**
 - a. Public Hearing**
ZA-000266-2018 – Request from the Town of Hilton Head Island to rezone R510 004 000 0344 0000 (154 Beach City Road) from LC (Light Commercial) to PD1 (Planned Development Mixed Use), specifically the Palmetto Hall Master Plan. The effect of this rezoning will be to change the allowable uses, density, height, and impervious coverage requirements. *Presented by Teri Lewis*
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Report**
- 13. Staff Report**
- 14. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the February 7, 2018 – 9:00 a.m. Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Glenn Stanford, Bryan Hughes, Barry Taylor, Judd Carstens, Lavon Stevens

Commissioners Excused: Todd Theodore, Caroline McVitty

Town Council Present: David Ames

Town Staff Present: Jeff Buckalew, Town Engineer; Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Nicole Dixon, Development Review Administrator; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Darrin Shoemaker, Traffic & Transportation Engineer; Anne Cyran, Senior Planner; Teresa Haley, Senior 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

Commissioner Stanford moved to amend the agenda to hear STDV-000051-2018 first and PPR-2706-2017 second. Vice Chairman Kristian seconded. The motion passed with a vote of 5-0-0.

Following STDV-000051-2018, Staff indicated the applicant for PPR-2706-2017 is delayed in traffic. Vice Chairman Kristian moved to amend agenda to hear the Annual Traffic Report second and PPR-2706-2017 third. Commissioner Stanford seconded. The motion passed with a vote of 5-0-0.

6. Approval of Minutes – Meeting of January 17, 2018

Vice Chairman Kristian moved to approve. Commissioner Stanford seconded. The minutes of the January 17, 2018 meeting were unanimously approved.

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

Frank Babel presented statements regarding a sewer pipeline being put in on Marshland Road and once completed for staff to look at paving the area to make a continuous pathway.

8. Unfinished Business – None

9. New Business

- a) **STDV-000051-2018** – David Karlyk, on behalf of the property owner, proposed to name a new street Pink Sand Lane. The street is located in a new 13 lot subdivision currently addressed as 618 Spanish Wells Road.

Ms. Cyran presented the application described in the Staff Report as provided in the Commission's packet. Staff recommends the Planning Commission approve the Pink Sand Lane street name application based on the review criterion outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report.

Chairman Brown opened the meeting for public comments and none were received.

Chairman Brown asked if the Commission had any comments and none were received.

Vice Chairman Kristian moved to approve the application based on the review criterion outlined in the Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report. Commissioner Stanford seconded. The motion passed with a vote of 5-0-0.

b) Annual Traffic Report

Mr. Shoemaker presented the 2017 Traffic Monitoring and Evaluation Report as described in the Commission's packet. In addition to packet, Mr. Shoemaker presented spreadsheets with various amounts of data associated to the report.

(Commissioner Stevens entered the meeting at this time.)

Chairman Brown asked for comments from the Commission. The Commission thanked Mr. Shoemaker for his presentation. The Commission discussed and made inquiries regarding: the instances where intersections are found to be deficient; the mitigation recommendations; the average percentage increase in traffic; maximum capacity reached on bridges; the need for additional lanes; signage implemented to redirect and balance traffic; additional signage to come; substantial progress combining south end signal systems to release traffic in a staggered fashion; the impact of driverless vehicles; properties that would be potentially impacted by widening intersection of 278 and Squire Pope; consideration of speed limit with six lanes; if SCDOT could come talk to those directly impacted by their projects; aesthetic considerations and budget to continue to keep island character; and timing of traffic reviews and modifications and potential LMO changes.

(Commissioner Hughes entered the meeting at this time.)

Chairman Brown asked Staff to provide in future reports areas of technology that are advancing (e.g. driverless vehicles).

Chairman Brown opened the meeting for public comment. One member of the public thanked the Commission for consideration of aesthetics as you enter the island. One member of the public asked about a third lane that would extend from Squire Pope to Walmart and about the lane extending to turn onto Gumtree. One member of the public spoke to vegetation that has

been removed in Windmill Harbour from the storms, and the visual and noise impacts related to construction.

The Commission expressed desire to send a memorandum to Town Council in connection with the annual report. There needs to be coordination with SCDOT with regard to aesthetics and property owners within the gateway. Reporting on the sensitivity of the aesthetics of the corridor and the widening impact it will have on surrounding property owners. Future reports on driverless vehicles and other advancing technologies and related impacts. Reviewing of goals and traffic deficiencies that were set over fifteen years ago. The Sea Pines Circle counting method.

Vice Chairman Kristian moved to accept the 2017 Traffic Monitoring and Evaluation Report as presented. Commissioner Taylor seconded. The motion passed with a vote of 5-0-2. (Commissioner Stevens and Commissioner Hughes abstained from the vote as they were not present at the start of the hearing.)

Vice Chairman Kristian moved to forward a memorandum to Town Council in connection with the 2017 Traffic Monitoring and Evaluation Report covering the following comments: (i) Town and SCDOT coordination regarding the aesthetics within the subject corridor, (ii) Town and SCDOT coordination regarding the impacts of future road projects, particularly road widening, on property owners within the subject corridor; (iii) future reports on advancing technologies such as driverless vehicles and their related impacts, (iv) review of traffic deficiencies and goals that were set over fifteen years ago, and (v) the Sea Pines Circle traffic counting frequency. Commissioner Taylor seconded. The motion passed with a vote of 5-0-2. (Commissioner Stevens and Commissioner Hughes abstained from the vote as they were not present at the start of the hearing.)

c) **Public Hearing**

PPR-2706-2017 – Application for Public Project Review from Beaufort County for a safety-oriented access management project on Jenkins Island. The project includes: widening US 278 to six lanes on Jenkins Island; closing median crossovers; building a new median crossover; building pavement bulb-outs for U-turns; and installing two traffic signals.

Ms. Cyran presented the application described in the Staff Report as provided in the Commission's packet. Ms. Cyran pointed out the Town limit and the project limit, noting the right-of-way is part of the Town. Staff recommends the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report with the condition that pathways and landscaping are installed along this section of US 278.

Chairman Brown asked the applicant to come forward. Colin Kinton presented the purpose of the project and need to improve the operational efficiency of US 278 by improving the level of service at intersections, and to provide safe and efficient access to local communities with minimal disruption to through traffic along US 278. The project description is to widen US 278 from four to six travel lanes across Jenkins Island, prohibit all left turns onto US 278, modify existing intersections using restricted crossing U-turn intersections, and add two traffic signals. Mr. Kinton described the "superstreet" concept and the project location. Then further provided

the project overview and proposed plan. County Council approved bonding plan for the design and construction of the project for a total of \$7.4 million. The project schedule proposes to begin construction in early 2018 and finish construction late 2018 – early 2019.

Chairman Brown requested comments from the Commission. The Commission discussed and made inquiries regarding: all jurisdictions coordinate in their planning process on the project and all related projects; consideration for a bridge project and the related impacts; traffic signal triggering system; the traffic movement from each direction; the County's commitment to working with the Town for pathways and landscaping; Town and County working on MOU for pathway; plans for aesthetics and noise reduction for neighboring communities; acquiring the Town land; purpose of adding acceleration lane exiting Windmill Harbour; and the signals will provide gaps in traffic.

When asked by the Commission, Mr. Shoemaker present statements regarding support for this project and further noted he does not expect that the project will be as successful as it ultimately will be until the six lane connection proceeds down to Squire Pope Road. Ms. Cyran provided additional comments regarding the project meeting the goals and implementation strategies of the Town's Comprehensive Plan with the addition of pathway and landscaping installations.

Chairman Brown thanked the public for their patience and opened the meeting for public comments. Eleven members of the public presented statements in favor of the application.

Chairman Brown requested additional comments from the Commission. The Commission presented statements regarding: trusting the experts that this is the best plan; the challenges with one way on and one way off the island; aesthetics and safety are priorities; including the condition of the aesthetic component is in keeping with the Comprehensive Plan; the pathways should connect to something, but don't want to exclude it and lose the opportunity; the project as a short term solution; the project and other related projects need to be looked at in a comprehensive way. The County and Town have been talking about the project for over ten years. With that said, Chairman Brown expressed the communication between the jurisdictions should have been better regarding the area of US 278 between the west end of the causeway to the intersection of Squire Pope Road and US 278. Chairman Brown expressed the project does not include plans to fix concerns for property owners in that area and therefore, he cannot support it. The Commission asked the rationale for why the project ends before that area. Mr. Kinton indicated Windmill Harbour is the County's constituents and they brought it to the County's attention. The County and Town have been in discussions about who will take on the other part, and the Town is actively looking at it.

Vice Chairman Kristian moved to approve the application to be compatible with the Town's Comprehensive Plan for location, character and extent based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report with the condition that pathways and landscaping are installed along this section of US 278. Commissioner Stanford seconded. The motion passed with a vote of 6-1-0.

10. Commission Business

- a) Rescheduling the regular November meeting date

Ms. Cyran indicated the November 7th meeting will need to be rescheduled since Student Government Day will require Council Chambers on the same day. Ms. Cyran will send an e-mail to the Commission with some alternative dates.

Ms. Cyran reminded the Commission of their State training hours requirement. Ms. Cyran indicated the February 21st meeting will include a Circle to Circle update. Ms. Cyran asked if the Commission would like to receive training afterward and the Commission agreed.

Mr. Cousins presented statements and clarification regarding the County/Jenkins Island project. The Town has been actively pursuing opportunities to work together with the County and State on the project. There will be more steps involved in the project which will provide more opportunities for the Town to speak on important issues and concerns.

11. Chairman's Report – None

12. Committee Report

Commissioner Hughes asked Ms. Cyran to provide possible meeting dates in the next few weeks for the CIP Committee to meet.

Commissioner Stevens stated the Gullah-Geechee Land & Cultural Preservation Task Force is scheduled to present to Town Council on February 20.

Vice Chairman Kristian indicated the Visioning Consultant will be presenting at the Vision Project Management Team meeting on February 16.

13. Staff Report

a) Quarterly Report – The Quarterly Report was included in the Commission's packet.

14. Adjournment – The meeting was adjourned at 12:31 p.m.

Submitted by: Teresa Haley, Secretary

Approved: February 21, 2018

Alex Brown, Chairman

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the February 21, 2018 – 3:00 p.m. Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Glenn Stanford, Todd Theodore, Bryan Hughes, Barry Taylor, Judd Carstens, Lavon Stevens, Caroline McVitty

Commissioners Absent: None

Town Council Present: Tom Lennox

Town Staff Present: Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Shari Mendrick, Planner; Jennifer Ray, Planning & Special Projects Manager; Darrin Shoemaker, Traffic & Transportation Engineer; Anne Cyran, Senior Planner; Teresa Haley, Senior 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

The Planning Commission approved the agenda as submitted by general consent.

6. Approval of Minutes – Meeting of February 7, 2018

The minutes of the February 7, 2018 meeting were postponed to the next regular meeting.

7. Appearance by Citizens on Items Unrelated to Today's Agenda – None

8. Unfinished Business – None

9. New Business – None

10. Commission Business

Staff has received a zoning map amendment application for the March 7th meeting. At this time, no applications have been submitted for the March 21st meeting.

The Commission's November meeting date has been changed to November 15th at 9:00 a.m.

Ms. Ray informed the Commission of the Southeast Biking Symposium running from March 22 – March 24.

11. Chairman's Report

Chairman Brown encouraged everyone to read the Vision Report presented by Future IQ at the Vision Project Management Team's (VPMT) meeting last Friday. The Report is accessible on the Town's website and through the Vision lab portal. Chairman Brown thanked Ms. Ray for her role in the process. Ms. Ray encouraged everyone to respond to the final product through: meetings of the VPMT, Public Planning Committee, and Town Council; the online survey comment section; and letters to the editor.

12. Committee Report

Commissioner Hughes reported the CIP Committee has scheduled a meeting for March 7th at 10:00 a.m. Commissioner Stevens reported the Gullah-Geechee Land and Cultural Preservation Task Force presented an update to Town Council yesterday.

13. Staff Report

a) Circle to Circle Update

Ms. Lewis presented the update regarding Food Trucks. The Town issued an Invitation to Bid in May 2017 on four spaces around Driessen Beach Park and Burkes Beach Road for the purpose of providing food truck services on a trial basis. Four food trucks (one per available space) were awarded the right to operate in their specific space between June 16th and September 16th. Two food trucks (Murican Border and Lowcountry Lobster) were located at Driessen Beach Park. It's Only Fair was located at the end of Burkes Beach Road, and Taco Brown was located at the entrance to Chaplin Park. Feedback from the vendors was that the sales from beachgoers were minimal. The purveyors of the four food trucks were interested in operating food trucks on Hilton Head Island, but with the exception of Taco Brown, felt that their locations close to the mid-Island beaches were not the best location for them. As such, Staff recommends that any special food truck project at mid-island beaches not be pursued in 2018.

Ms. Lewis noted Staff has been looking at ways to approve food trucks on the island. Ms. Lewis described temporary open air sales versus permanent food trucks and the applicable process and requirements currently being used.

The Commission discussed and made inquiries regarding: "commissary" is not a defined use in the LMO, but is treated as commercial services which is allowed in many of the zoning districts as temporary open air sales; consideration for an old building near Bradley Beach being turned into a food establishment; food trucks for special events are allowed with a permit; food trucks might be beneficial in Ward 1 and particularly Mitchelville; the food truck vendor located in Chaplin Park felt they had success, but has decided to discontinue servicing the area as of now; Staff will continue researching locations where a food truck might be successful; if a vendor wants to service a certain area they have to obtain permission from the property owner, the area has to be zoned for temporary open air sales, a business license must be obtained, and applicable conditions must be met; and education and marketing of food trucks.

Ms. Cyran presented the update regarding the Golf Course Shuttle. Last spring, Staff worked with a potential vendor to create a shuttle service, but the vendor backed out at the last minute. Staff does not recommend creating a shuttle service for the 2018 season because there are not

enough beachgoers using the Burkes Beach Access to justify the service. Currently, there are not sufficient amenities or incentives to draw large numbers of beachgoers from Coligny Beach Park to the Burkes Beach Access. Parking at Coligny Beach Park and other beach accesses is inexpensive or free. In addition, the experience with food trucks last summer demonstrated that adding commercial services to this area was not enough to draw more visitors, especially away from the Coligny beach area.

The Commission discussed and made inquiries regarding: whether there is a plan to change free parking in Coligny to paid parking; paid parking is in consideration by Town Council for the future; and the shuttle expense was going to be paid by the Town, but that service is currently on hold.

Mr. Shoemaker presented the update regarding Signs for North Beaches. Three new mid-island signs were installed to direct traffic to the mid-island beaches.

1. A sign listing the distances to Folly Field Beach, Driessen Beach, and Burkes Beach was installed in the William Hilton Parkway median across from First Presbyterian Church, ¼ mile in advance of Mathews Drive.
2. A sign stating “Burkes Beach Next Left” was installed on the shoulder of eastbound William Hilton Parkway approximately 580 feet in advance of Burkes Beach Road.
3. A sign stating “Beach Parking Next Left” was installed on the shoulder of eastbound William Hilton Parkway approximately 550 feet in advance of Singleton Beach Road.

Mr. Shoemaker presented the update regarding Pavement Markings and Signs to improve traffic flow around Sea Pines Circle. The following improvements were made or will be made to improve traffic flow.

1. A right-turn arrow and the word “ONLY” were added to the pavement of each right lane as it approaches Sea Pines Circle.
2. “Right Lane Must Turn Right” shoulder-mounted signs were installed on Palmetto Bay Road, William Hilton Parkway, and Pope Avenue in advance of Sea Pines Circle.
3. The lane-use and guide signs on the mast arms on Palmetto Bay Road, William Hilton Parkway, and Pope Avenue in advance of Sea Pines Circle were replaced with larger signs.
4. Two signs were installed to direct traffic bound for Coligny Beach to New Orleans Road instead of Sea Pines Circle:
 - A sign stating “Coligny Beach Left at Second Signal” was installed in the median on eastbound William Hilton Parkway across from the entrance to The Greenery.
 - A sign stating “Coligny Beach Left at Signal” was installed on the westbound shoulder of New Orleans Road (by TD Bank).
5. Three shoulder-mounted diagrammatic signs identifying the exits from Sea Pines Circle will be replaced by the end of March. The new signs: identify Sea Pines Circle at the top of the sign; identify the appropriate turns for Sea Pines and Coligny Beach; and they are larger (10 feet wide by 6 feet high) than the signs they will replace. They will replace the existing signs on:
 - The shoulder of eastbound Palmetto Bay Road just past Target Road.
 - The shoulder of eastbound William Hilton Parkway approximately 730 feet in advance of Sea Pines Circle.

- The shoulder of northbound Pope Avenue approximately 500 feet in advance of Sea Pines Circle.

The Commission discussed and made inquiries regarding: when the signs for north beaches were installed and the impact on food truck success; capability and tracking of any excess capacity at northern beaches; the Town website directing people to the north beaches; researching and optimizing online search engine results for “Hilton Head Island beaches”; related to Sea Pines Circle, attempts to obtain proper authorization to make pavement markings were unsuccessful; the anticipated completion date for the New Orleans Road to Office Park Road intersection project is early June and its completion would help reduce congestion.

Chairman Brown asked whether the Circle to Circle recommendations included marketing funds for implementation of these recommendations. Staff will report back on this item. The Commission presented statements regarding implementing the food trucks at mid-island beaches for another season. Now that the signage has been installed, and together with marketing, and optimization of the Town website and online search engine results – all will help contribute to the success of the food trucks at mid-island beaches.

Ms. Cyran presented the update regarding the Trolley Service. The Circle to Circle Vision Plan encourages the use of a trolley program within the Pope Avenue Corridor and on the island. Palmetto Breeze with assistance from Staff is planning a trolley service to connect Coligny Beach Park to the Shelter Cove Community Park, Shelter Cove Towne Centre, Shelter Cove Harbour, and Park Plaza starting in July. Ms. Cyran noted her presentation tomorrow to the Public Planning Committee and she will report back to the Commission with any input.

The Commission discussed and made inquiries regarding: a trolley route to the native island community; the routes are designed to keep a maximum waiting time of thirty minutes; two trolleys are planned for use this season; a third trolley is planned for next season and possibly an additional route; marketing is the key to educating and informing the community of the service; marketing is a component of Palmetto Breeze’s plan; operating time for this year is tentatively July through September; operating time for next year is around the time of the RBC Heritage; and there was concern for success of the trolley service with competing free parking at Coligny Beach Park.

Chairman Brown asked which department is responsible for monitoring and implementing the Circle to Circle report, and reporting to Town Council. Ms. Cyran indicated since the Circle to Circle Committee and its Ad Hoc Committee were disbanded, the responsibilities are dispersed throughout several departments of the Town. However, Community Development Staff has the primary role for reporting to Town Council and providing updates to the Commission. Chairman Brown asked the CIP Committee to take on the responsibility of ensuring the actions of the Circle to Circle report are being pursued, and whether additional recommendations are needed as actions progress. Chairman Brown thanked Staff for the updates presented today.

Chairman Brown opened the meeting for public comment. One member of the public asked who on Town Staff he could talk to about food trucks, and he was directed to Ms.

Lewis. Chairman Brown asked if the Commission had any further comments or questions and none were received.

- 14. Adjournment** – The meeting was adjourned at 4:00 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Alex Brown, Chairman

DRAFT



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT ZONING MAP AMENDMENT

Case #:	Name of Project or Development:	Public Hearing Date:
ZA-000266-2018	154 Beach City Road	March 7, 2018

Parcel Data & Location:	Applicant & Agent:
<u>Parcel ID:</u> R510 004 000 0344 0000 <u>Size:</u> 2.35 acres <u>Address:</u> 154 Beach City Road	Town of Hilton Head Island One Town Center Ct. Hilton Head Island, SC 29928
Existing Zoning District:	Proposed Zoning District:
LC – Light Commercial	PD-1 – Planned Development Mixed Use (Palmetto Hall Master Plan) See Attachment B, Proposed Zoning Standards

Application Summary:

The Town of Hilton Head Island is proposing to amend the Official Zoning Map by rezoning parcel R510 004 000 0344 0000 (154 Beach City Road) from LC (Light Commercial) to PD-1 (Planned Development Mixed Use). The effect of this rezoning will be to change the allowable uses, density, maximum height, and maximum impervious coverage standards.

Staff Recommendation:

Staff recommends the Planning Commission find this 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 herein.

Background:

The subject parcel was developed in 2003. It contains a vacant 14-unit office and storage building. Beaufort County purchased the property on May 18, 2015 as part of the plan to expand airport operations. In the Hilton Head Island Airport Master Plan (adopted October 27, 2010), the Airport Layout Plan (Phase 1 Development) (Attachment C) shows the subject parcel is one of several properties to be acquired by the Airport. A portion of the expanded taxiway will be located on the subject parcel. (Note that the Airport Layout Plan is conceptual; it doesn't show the exact locations of the proposed improvements). A portion of the existing building on the parcel will be used for an

airfield maintenance office and storage.

The property is currently zoned LC (Light Commercial). The two uses in the LMO specifically related to aviation – Aviation and Surface Transportation Uses and Aviation Services Uses – are not permitted in the LC zoning district. In order for the airport to use or make minimal improvements to the property, it must be rezoned to a district that allows aviation-related uses.

Town staff originally proposed rezoning the parcel to the IL (Light Industrial) zoning district, which allows aviation-related uses and is compatible with the property to the south. Staff presented the proposed rezoning during the October 18, 2017 Planning Commission meeting. However, Palmetto Hall residents raised concerns regarding the uses allowed in the IL zoning district, and the Planning Commission voted 5 to 2 to recommend that the parcel not be rezoned to the IL zoning district.

Since that Planning Commission meeting, Town staff worked with Beaufort County and the Palmetto Hall Property Owners Association to find a solution that is amenable to both.

Applicant's Grounds for ZMA:

The Town is pursuing a zoning map amendment to rezone the subject property to facilitate Hilton Head Island Airport operations. Plans for the property include expanding the taxiway onto a portion of the property and using a portion of the existing building for an airfield maintenance office and storage.

The proposed change in zoning will change the density, permitted uses, maximum height, and maximum impervious coverage standards for the parcel.

Summary of Facts and Conclusions of Law:

Findings of Fact:

1. The application was submitted on February 5, 2018 as set forth in LMO 16-2-103.C and Appendix D-1.
2. Per LMO 16-2-102.E.1, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing.
3. The LMO Official scheduled the public hearing on the application for the March 7, 2018 Planning Commission meeting, which is a regularly scheduled meeting of the Planning Commission.
4. Per LMO 16-2-102.E, the LMO Official shall publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
5. Notice of the March 7, 2018 public hearing was published in the Island Packet on February 18, 2018.
6. Per LMO 16-2-102.E.2, the applicant shall mail a notice of the public hearing by first-class mail to the owners of the land subject to the application and owners of record of properties within 350 feet of the subject land, no less than 15 calendar days before the hearing date.
7. The applicant mailed notices of the March 7, 2018 public hearing by first-class mail to the owners of record of the properties being rezoned and to the owners of record of properties within 350 feet of the subject land on February 16, 2018.
8. Per LMO 16-2-102.E.2, the LMO Official shall post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one notice being visible from each public thoroughfare that abuts the subject land.
9. The LMO Official posted on February 16, 2018 conspicuous notice of the public hearing on the lands subject to the application.

Conclusions of Law:

1. The application was submitted in compliance with LMO 16-2-103.C and Appendix D-1.
2. The LMO Official scheduled the public hearing on the application for the March 7, 2018 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
4. The applicant mailed notices of the public hearing to owners of record of the properties being rezoned and to the owners of record of properties within 350 feet of the subject land 19 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.
5. The LMO Official posted conspicuous notice of the public hearing on the lands subject to the application 19 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.

As set forth in LMO 16-2-103.C.2.e, Zoning Map Amendment (Rezoning) Advisory Body Review and Recommendation, the Commission shall consider and make findings on the following matters regarding the proposed amendment.

Summary of Facts and Conclusions of Law:

Criteria 1: Whether and the extent to which the proposed zoning is in accordance with the Comprehensive Plan (LMO 16-2-103.C.3.a.i):

Findings of Fact:

The Comprehensive Plan addresses this application in the following areas:

Transportation Element

Implication of the Comprehensive Plan – 9.6 Air Transportation

- Viability for future commercial airline use as part of the overall transportation system serving the Island and leveraging off the value to the community of other Island airport models.

Goal 9.6 – Air Transportation

- A. To ensure that airport operations remain safe while providing air travel to the Island.

Conclusions of Law:

1. This application is consistent with the Comprehensive Plan, as described in the Transportation Element as set forth in LMO Section 16-2-103.C.3.a.i.
2. In accordance with the Transportation Element, the proposed rezoning will allow the airport to use the property to make required facility improvements to ensure the airport operates safely.

Summary of Facts and Conclusions of Law:

Criteria 2: Whether and the extent to which the proposed zoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity (LMO 16-2-103.C.3.a.ii):

Findings of Fact:

1. The proposed rezoning will permit a variety of use types to include: airfield maintenance office and storage, taxiway, community services, government uses, contractor’s office, other

office uses, animal services, landscape businesses, auto rentals, taxicab services, warehouses and self-service storage.

2. The subject area is surrounded by properties zoned LC, PD-1 and IL.

Conclusions of Law:

1. The proposed rezoning will allow a range of uses that are compatible with the uses allowed on other property in the vicinity per LMO 16-2-103.C.3.a.ii.
2. The uses that would be allowed on the subject properties as a result of the rezoning will be compatible with the uses on the adjacent IL and LC zoned parcels.

Summary of Facts and Conclusions of Law:

Criteria 3: Whether and the extent to which the proposed zoning is appropriate for the land (LMO 16-2-103.C.a.iii):

Finding of Fact:

1. The proposed rezoning is appropriate for the land. The subject parcel was purchased by Beaufort County to assist in meeting goals of the FAA as they relate to the Hilton Head Island Airport.

Conclusion of Law:

1. The proposed zoning is appropriate for the land in accordance with LMO 16-2-103.C.a.iii.

Summary of Facts and Conclusions of Law:

Criteria 4: Whether and the extent to which the proposed zoning addresses a demonstrated community need (LMO 16-2-103.C.a.iv):

Finding of Fact:

1. The subject property will be used by the County for certain operations of the Hilton Head Island Airport; to do so it must be located within a district that permits those types of uses per LMO regulations.

Conclusion of Law:

1. The proposed rezoning demonstrates a community need in accordance with LMO 16-2-103.C.a.iv.

Summary of Facts and Conclusions of Law:

Criteria 5: Whether and the extent to which the proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town (LMO 16-2-103.C.3.a.v):

Findings of Fact:

1. The subject property was purchased by Beaufort County for the purpose of facilitating operations at the Hilton Head Island Airport.
2. The Phase 1 Development Airport Layout Plan (part of the Hilton Head Island Airport Master Plan as adopted by Town Council and Beaufort County Council) indicates that the subject parcel was proposed to be acquired by the Airport and that a portion of Taxiway F would be constructed on this parcel.

Conclusion of Law:

1. The proposed rezoning is consistent with the overall zoning program as expressed in future

plans for the Town per LMO 16-2-103.C.3.a.v).

Summary of Facts and Conclusions of Law:

Criteria 6: Whether and the extent to which the proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts (LMO 16-2-103.C.3.a.vi):

Finding of Fact:

1. The subject parcel is proposed to be rezoned to a district that is immediately across the street from the subject parcel.

Conclusion of Law:

1. Due to the nearby proximity of other like zoned parcels, the proposed rezoning will not create an inappropriately isolated zoning district that is unrelated to adjacent and surrounding zoning districts.

Summary of Facts and Conclusions of Law:

Criteria 7: Whether and the extent to which the proposed zoning would allow the subject property to be put to a reasonably viable economic use (LMO Section 16-2-103.C.3.a.vii):

Finding of Fact:

1. The property as proposed to be rezoned will allow a variety of uses. It will be used to facilitate the operations of the Hilton Head Island Airport.

Conclusion of Law:

1. The rezoning of the subject property will allow it to be put to a reasonably viable economic use in accordance with LMO Section 16-2-103.C.3.a.vii.

Summary of Facts and Conclusions of Law:

Criteria 8: Whether and the extent to which the proposed zoning would result in development that can be served by available, adequate, and suitable public facilities (e.g. streets, potable water, sewerage, stormwater management) (LMO Section 16-2-103.C.3.a.viii):

Finding of Fact:

1. The infrastructure, to include streets, potable water, sewerage and stormwater management, is already in place.

Conclusion of Law:

1. The proposed rezoning will result in development that will be served by available, adequate and suitable public facilities in accordance with LMO 16-2-103.C.3.a.viii. These facilities are already serving the existing property.

Summary of Facts and Conclusions of Law:

Criteria 9: Is appropriate due to any changed or changing conditions in the affected area (LMO Section 16-2-103.C.3.a.ix):

Finding of Fact:

1. The rezoning is appropriate given that this property is now owned by the County and was

acquired for the purpose of facilitating operations at the Hilton Head Island Airport.

Conclusion of Law:

1. The proposed rezoning is appropriate for the affected area due to the fact this property is already in the process of being developed for certain airport uses that would be allowed by the rezoning in accordance with LMO Section 16-2-103.C.3.a.ix).

LMO Official Determination:

Staff recommends that the Planning Commission find this 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 herein.

Staff recommends that the Planning Commission recommend **APPROVAL** to Town Council of this application, which includes amending the Official Zoning Map.

Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.

PREPARED BY:

TL

Teri B. Lewis, AICP
LMO Official

February 27, 2018

DATE

REVIEWED BY:

AC

Anne Cyran, AICP
Senior Planner and Planning Commission Coordinator

February 27, 2018

DATE

REVIEWED BY:

SC

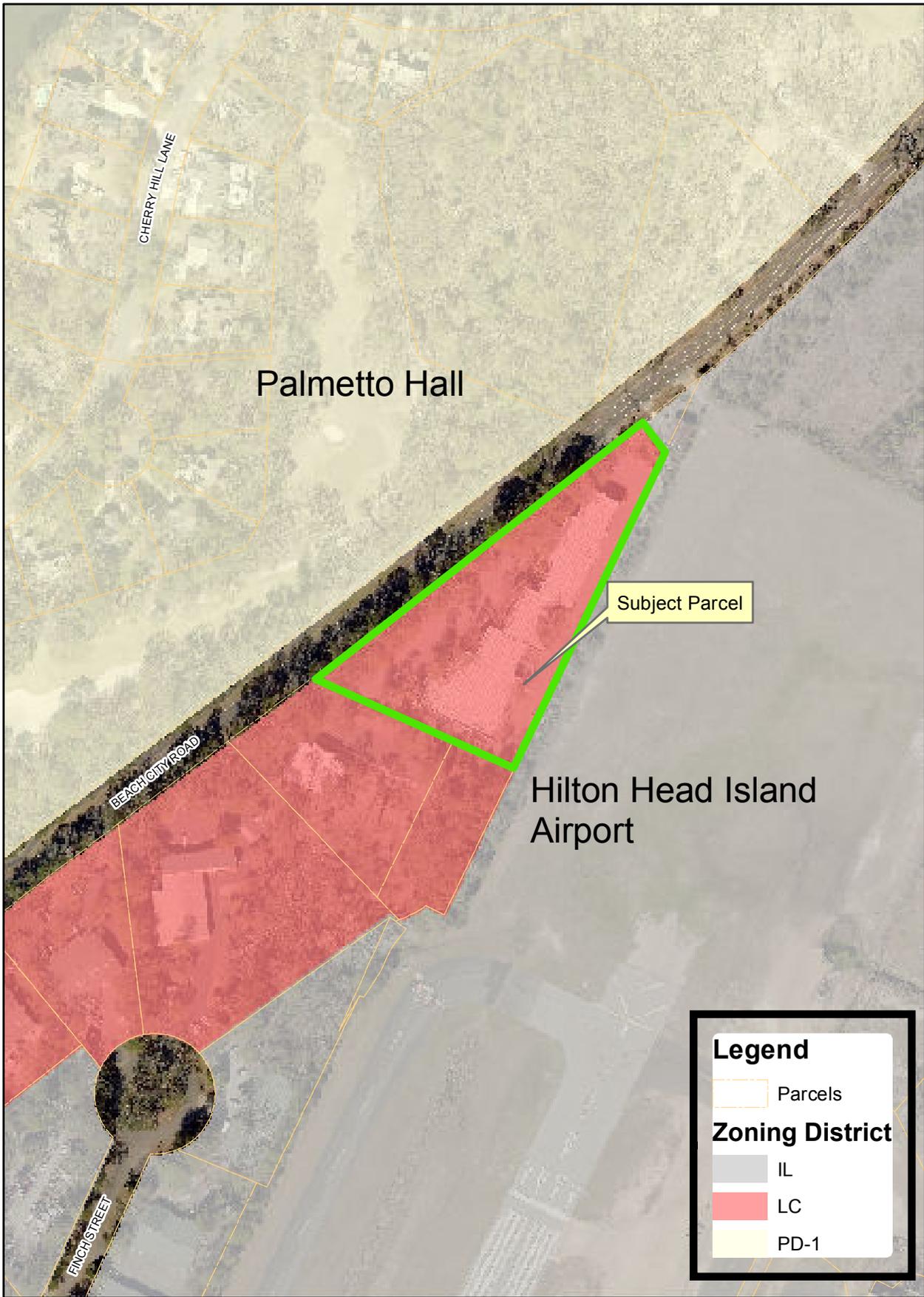
Shawn Colin, AICP
Deputy Director of Community Development

February 27, 2018

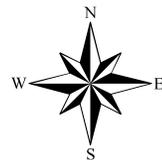
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ATTACHMENTS:

- A) Vicinity Map
- B) Proposed Zoning Standards
- C) Airport Layout Plan (Phase 1)



ZMA-000266-2018, Staff Report
 Attachment A: Vicinity Map



ZMA-000266-2018, Staff Report
Attachment B: Proposed Zoning Standards

Proposed Zoning Standards

The Town is pursuing a zoning map amendment to rezone 154 Beach City Road from LC (Light Commercial) to PD-1 (Planned Development Mixed-Use). The subject parcel, R510 004 000 344 0000, is proposed to be rezoned to PD-1 as part of the Palmetto Hall master plan.

The proposed allowable uses will be those listed below.

- Airfield maintenance office and storage
- Taxiway
- Community Services
- Government uses
- Contractor's office
- Other office uses
- Animal services
- Landscape businesses
- Auto rentals
- Taxicab services
- Warehouses
- Self-service storage

The proposed maximum allowable height will be 45' above base flood elevation.

Any proposed development on this site will be subject to FAA SF 7460 review.

The proposed maximum allowable density will be as follows:

- Nonresidential – 10,000 GFA per net acre

