

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the February 20, 2019 – 3:00 p.m. Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Leslie McGowan, Glenn Stanford, Todd Theodore, Judd Carstens, Caroline McVitty, Michael Scanlon

Commissioners Excused: Lavon Stevens

Town Council Present: David Ames, Tamara Becker

Town Staff Present: Jeff Buckalew, Town Engineer; Shawn Colin, Director of Community Development; Nicole Dixon, Development Review Administrator; Carolyn Grant, Communications Director; Brian Hulbert, Staff Attorney; Teri Lewis, Deputy Director of Community Development; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jennifer Ray, Deputy Director of Community Development; Darrin Shoemaker, Traffic & Transportation Engineer; Taylor Ladd, Senior Planner; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Brown called the meeting to order at 3:00 p.m.

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

The Planning Commission approved the agenda by general consent.

6. Approval of Minutes – Meeting of February 6, 2019

Commissioner Stanford moved to approve the minutes of the February 6, 2019 meeting as submitted. Vice Chairman Kristian seconded. The motion passed with a vote of 8-0-0.

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

Patsy Brison addressed the Commission regarding the status of her request to amend the text of the LMO regarding large buildings in the Resort Development Zoning District.

8. Unfinished Business – None

9. New Business

a. Public Hearing

LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 3, 4 and 10 of the Land Management Ordinance (LMO) to revise the following sections: Sections 16-3-104.B – G: establishes Recreational Vehicle as a use in the RSF-3, RSF-5, RSF-6, RM-4, RM-8 and RM-12 zoning districts; Section 16-3-105.D: establishes

Recreational Vehicle as a use in the LC zoning district and permits Recreational Vehicle Parks from a conditional use to a by right use; Section 16-3-105.G: establishes Recreational Vehicle as a use in the MF zoning district; Sections 16-3-105.I-J: establishes Recreational Vehicle as a use in the MV and NC zoning districts; 16-3-105.L: establishes Recreational Vehicle as a use in the RD zoning district; Sections 16-3-105.N-O: establishes Recreational Vehicle as a use in the S and WMU zoning districts; Section 16-4-102.B.1.c: eliminates the condition associated with Recreational Vehicle Parks; Section 16-4-102.B.1.d [new section]: establishes conditions for Recreational Vehicle uses; Section 16-10-105: eliminates the prohibition on occupancy of a recreational vehicle outside of a Recreational Vehicle Park from the Recreational Vehicle definition and moves the definition for Recreational Vehicle to Section 16-10-103.

Ms. Lewis presented the item. Staff recommends that Planning Commission recommend approval of the proposed LMO amendments related to recreational vehicles to the Public Planning Committee.

The Commission made comments and inquiries regarding: clarify who may or may not occupy the recreational vehicle; this applies to property outside of the PUDs; that the owner should provide evidence of general utilities for the RV; the original intent of the amendment is to address a hardship for someone living in an existing home that was damaged; permitting recreational vehicles on vacant lots with only a building permit can bring about misuse; remove language in the conditions regarding a new residence; whether 180 days is adequate time for a home to be constructed and ready for occupancy; ongoing permitted construction is a proposed condition; RV Parks in the Light Commercial Zoning District would change from a permitted use subject to use-specific conditions to a permitted use by right; add language such as where a residence previously existed, a replacement, or a tear down; and expand on the condition that a residence is being renovated to address concerns for allowing RVs on vacant lots.

Chairman Brown opened the meeting for public comments.

Chet Williams presented suggestions to clean up the proposed conditions using defined terms in the LMO.

Patsy Brison expressed sympathy for the family asking for the amendment, but cautioned the impacts will be island-wide. Ms. Brison asked that the Resort Development Zoning District be removed from this proposal.

The Commission asked if active building permit is defined in the LMO. Ms. Lewis indicated it is defined in the Building Code and language can be added to reference that. The Commission inquired about this applying to the Resort Development Zoning District. This would apply to a property where there is an active residential building permit.

Ms. Lewis indicated staff will revise the amendments based on the changes discussed today.

Vice Chairman Kristian moved to postpone the item to the Commission's next regular meeting. Commissioner Theodore seconded. The motion passed with a vote of 8-0-0.

b. Public Hearing

ZA-000097-2019 – Request from Eric Walsnovich with Wood and Partners Inc., on behalf of Spandrel Development Partners, LLC, to amend the Official Zoning Map by changing the use and density designated by the PD-1 Indigo Run PUD (Planned Development Mixed-Use) Master Plan for parcel R510 008 000 098A 0000. Located at 55 Gardner Drive, the 13.83-acre property is the site of the Hilton Head Christian Academy campus, which will relocate to Bluffton. The assigned uses are commercial, institutional, and public recreation. The request is to change the designated uses to institutional or multi-family residential with a condition prohibiting rentals of less than three months. The assigned density is 10,000 sq. ft. per net acre for retail uses or 20,000 sq. ft. per net acre for non-retail uses. The request is to change the assigned density to 10,000 sq. ft. per net acre of institutional uses or 300 multi-family residential units, which is approximately 22 units per acre. The request is to reduce the allowed maximum building height from 75 feet to 55 feet.

(Commissioner Theodore recused himself from review of ZA-000097-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Ms. Ladd presented on behalf of Staff. Staff recommends the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serve 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. Staff recommends that the Planning Commission recommend approval of this application to Town Council with the following condition:

1. A Type C adjacent use buffer is required from the Sandalwood Terrace and Old Woodlands property lines.

The applicant and their representatives made a presentation. Following the presentations, the Commission made comments and inquiries regarding the application, including: rent will range from \$1,200 - \$2,500 per month; the project does not address affordable workforce housing which starts at \$875 per month as determined by the Town's housing consultant; the price points address some level of the workforce, even if it is not affordable to the entire workforce; the price paid for the Town-owned property to the north of the subject property; whether these units will be eventually converted into condominiums; density; that this project will have surface parking instead of garage parking; maximum impervious coverage requirements; whether this development will have restricted access; and the buffer condition suggested by staff.

Chairman Brown opened the meeting for public comments.

David Fingerhut presented statements that the Commission consider as a condition for granting the rezoning request, a set aside of a 20 percent of the units for workforce housing.

Gina Newby asked if the applicant conducted studies related to income levels of people in the surrounding properties and expressed more affordable housing is needed in the area.

Patsy Brison suggested the Commission use the median affordable rent indicated by the

Town's housing consultant to determine the percentage of units to set aside.

The Commission had additional discussion concerning the implementation of the request for affordable housing units and the agency that would oversee it; the economics of the project; the various factors involved to determine price points; and not having all the tools needed to address the workforce housing dilemma.

Vice Chairman Kristian moved to recommend this application is 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 with the following condition: a Type C adjacent use buffer is required from the Sandalwood Terrace and Old Woodlands property lines as further identified in the Staff Report. Commissioner Scanlon seconded. The motion passed with a vote of 5-2-0.

c. Annual Traffic Report

Mr. Shoemaker presented the 2018 Traffic Monitoring and Evaluation Report. Mr. Shoemaker provided a revised memo to the report and pointed out the revisions made since packet was posted.

(Commissioner Carstens left the meeting at this time.)

The Commission discussed the report with Staff, including: the State recommendation to change signal times were fully implemented and have had generally positive impacts; an acceleration lane cannot be built at the Squire Pope Road intersection with US 278 because it could adversely impact the County's ongoing Environmental Assessment; the owners of the elements that comprise the Sea Pines Circle; the location points of the wait times related to the Sea Pines Circle; positive impacts from signage improvements; the status of the Gateway Corridor Committee; and negative aspects of double lane traffic circles.

The Commission thanked Mr. Shoemaker for his work and presentation.

Chairman Brown opened the meeting for public comments.

Thomas C. Barnwell, Jr. complimented Mr. Shoemaker for his work. Mr. Barnell presented concerns regarding the future impacts to the Cross Island Parkway/Squire Pope Road/Gumtree Road area, specifically going off-island during the evening commute and asked the Commission to begin communication of that long range planning. Mr. Barnell indicated the SCDOT and the Town should extend the Gateway Corridor study to Gumtree Road and the Cross Island Parkway activities.

10. Commission Business – None

11. Chairman's Report

Chairman Brown congratulated Mr. Glenn Stanford on his anticipated win of the Town Council Ward 6 seat. Chairman Brown expressed Mr. Stanford will be sorely missed as a member of the Planning Commission.

12. Committee Report

LMO Committee – Vice Chairman Kristian indicated he is trying to arrange for a go-kart demonstration; Ms. Brison’s request to amend the LMO regarding large buildings in the Resort Development Zoning District will be on an upcoming LMO Committee agenda.

CIP Committee – Commissioner Stanford indicated there will be upcoming meetings regarding CIP project recommendations.

13. Staff Report – None

14. Adjournment

The meeting was adjourned at 5:10 p.m.

Submitted by: Teresa Haley, Secretary

Approved: March 6, 2019

Alex Brown, Chairman