

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the May 16, 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: None

Town Staff Present: Jennifer Ray, Planning & Special Projects Manager; Ricardo Franco, Addressing Technician; Taylor Ladd, Senior Planner; 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 April 18, 2018

Commissioner Stanford moved to approve the minutes of the April 18, 2018 meeting as amended. Vice Chairman Kristian seconded. The motion passed unanimously.

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

8. Unfinished Business – None

9. New Business

- a. **STDV-0999-2018**: Lawrence Mann, a representative of Southern Heritage Homes Inc., proposes to name a new street Broad View Lane. This street will serve a new 23 lot subdivision, which is currently addressed at 31 Marshland Road.

Mr. Franco presented the application described in the Staff Report as provided in the Commission’s packet. Mr. Franco added that 25 and 27 Marshland Road are also part of this proposal. Staff recommends the Planning Commission approve the Broad View Lane street name based on the review criterion outlined in the Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report.

Chairman Brown asked the Commission for comments. The Commission asked how the applicant arrived at the proposed street name. The proposed street name, Broad View Lane, and the proposed name of the development, Marshes of Broad Creek, relate to the development's proximity to Broad Creek. The Commission asked about the size of the subdivision. The applicant indicated approximately 7.0-7.5 acres. The Commission discussed and asked for clarification on Attachment A Location Map and Attachment B Site Plan of the Staff Report. Attachment A outlines parcel 31 Marshland Road as the subject parcel. Attachment B includes parcels 25, 27, 29, and 31 Marshland Road. The Commission expressed concern not for the proposed street name, but for naming the appropriate parcels. The applicant clarified parcels 25, 27, 29, and 31 have been combined. The applicant then identified the location of the street on the Location Map.

Chairman Brown asked if Staff supports approval of the application with the four parcels identified. Staff confirmed support for approval.

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

Commissioner Carstens made a motion 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 with the condition that Attachment A Location Map of the Staff Report represents parcels 25 through 31 Marshland Road. Commissioner Theodore seconded.

Following the motion, the Commission pointed out the four parcels (25, 27, 29, and 31) need to be specified in the motion. Also, the Commission inquired about legal publication requirements pertaining to the application. Staff indicated a legal ad is not required for a new street naming.

Commissioner Carstens amended his motion 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 with the condition that Attachment A Location Map of the Staff Report represents parcels 25, 27, 29, and 31 Marshland Road. Commissioner Theodore seconded. The amended motion passed with a vote of 9-0-0.

10. Commission Business

a. Confirmation of Nominating Committee

Chairman Brown recommended the Nominating Committee consist of Vice Chairman Kristian, Commissioner Stanford, and Commissioner McVitty.

Commissioner Taylor moved to approve the Nominating Committee as presented. Commissioner Hughes seconded. The motion passed with a vote of 9-0-0.

11. Chairman's Report – None

12. Committee Report

The LMO Committee plans to schedule a meeting after the new Commissioners are appointed and the subcommittee assignments are set for the new term. The Comprehensive Plan Committee will proceed in the same manner.

The Gullah-Geechee Land & Cultural Preservation Task Force presented a quarterly report of activities at yesterday's Town Council meeting. Commissioner McVitty complimented Commissioner Stevens on the work being done. Chairman Brown thanked Commissioners McVitty, Stevens, and Theodore for serving on the Task Force.

13. Staff Report – None

14. Adjournment – The meeting was adjourned at 3:22 p.m.

Submitted by: Teresa Haley, Secretary

Approved: June 6, 2018

Alex Brown, Chairman