

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the February 6, 2019 – 9:00 a.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, Lavon Stevens, Michael Scanlon

Commissioners Absent: None

Town Council Present: David Ames

Town Staff Present: Jeff Buckalew, Town Engineer; Shawn Colin, Director of Community Development; Charles Cousins, Assistant to the Town Manager; Teri Lewis, LMO Official; Jayme Lopko, Senior 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

Chairman Brown called the meeting to order at 9:00 a.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 December 19, 2018

Commissioner Stanford moved to approve the minutes of the December 19, 2018 meeting as submitted. Commissioner Scanlon seconded. The motion passed with a vote of 8-0-1. Ms. McGowan abstained as she was not present at the subject meeting.

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

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

Nate Jones addressed the Commission regarding his request to amend the LMO to allow electric go-karts as an Outdoor Use in the Waterfront Mixed Use Zoning District. Mr. Jones asked that the request be revisited by the LMO Committee. In addition to Mr. Jones, eleven members of the public expressed support to allow electric go-karts as an Outdoor Use.

One member of the public expressed opposition to allow electric go-karts as an Outdoor Use, said the use should remain indoors, and that the vacant Sam's Club site could be an appropriate location for indoor go-karts.

8. Unfinished Business – None

9. New Business

a. Public Hearing

PPR-000011-2019: Application for a Public Project Review (PPR) from the Town of Hilton Head Island for improvements in the Shelter Cove area of US 278 Business (US 278). The improvements include expanding the roadway and adding two signalized crosswalks at the intersection of US 278 and Shelter Cove Lane near Hickory Tavern; expanding the roadway, and installing a new traffic signal and two signalized crosswalks at the intersection of US 278 and Shelter Cove Lane near the Beaufort County Sheriff's Office; and building a new multi-use pathway along eastbound US 278 between these two improved intersections.

Ms. Lopko presented the project as described in the Staff Report. Ms. Lopko pointed out that roadway improvements that occur within an existing right-of-way do not require a PPR. Therefore, the portions of the project that require a PPR are the proposed improvements to Intersections 4 and 6 and the new pathway.

Staff recommends that the Planning Commission find this application to be consistent 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.

The Commission discussed the project with Staff, including: support for a double left turn lane egress at Intersection 6, which Staff and the consultant are examining; concern for preservation of existing vegetation and oaks, particularly trees in the median, noting there is more room on the Palmetto Dunes of US 278 side to add pavement; Staff and the consultant are examining the feasibility of undertaking the improvements while maintaining the tree canopy and minimizing impacts to it; rebuilding Intersection 4 would facilitate the removal of the existing acceleration lane in the median and create an opportunity to restore that area to its natural state via the removal of pavement; consideration for an acceleration lane coming out of Intersections 3 and 5; the Town is in discussion with the owner of Joe Pope Cemetery to obtain a temporary easement required to build the new pathway; a suggestion to include the owner of the parking lot behind the cemetery in the Town's discussion with the cemetery property owner in an effort to obtain access to the cemetery from the parking lot; and the new signals should not adversely impact traffic flow and in fact will create opportunities to enhance efficiency.

Chairman Brown opened the meeting for public comments and the following were received:

Chip Munday expressed support for the project. He shared his concern that there will be gridlock at Intersection 4 when visitors exit Shelter Cove during events and whether commercial property owners have been consulted on this.

Hannah Horne asked that consideration be given to a dedicated shelter area on the Shelter Cove Towne Centre site for Palmetto Breeze riders.

Frank Babel thanked the Town for vetting the project and urged the Commission to approve it. He asked that the off-island Shelter Cove Lane signalized crossing be done first. He presented statements regarding a complete streets policy.

Andrew Schumacher thanked Staff for their work on coordinating with Palmetto Dunes on this project. Palmetto Dunes is proposing a new permanent ingress and egress out of the community at Intersection 5 in order to alleviate traffic at Intersection 1. He expressed support for double left turn lanes out of Palmetto Dunes at Intersection 1, and noted his concern to fit three lanes between the Palmetto Dunes monument sign and the mast arm.

Patsy Brison expressed support for tree preservation in the corridor and a complete streets policy. She urged the Commission to ask Staff about compliance with complete streets design standards, AASHTO standards, and to take immediate action to close the pedestrian crosswalk at Whole Foods.

The Commission and Staff had additional discussion, including: exploring how to best keep the new pathway separated from the curb; that the Town follows AASHTO standards; this project is subject to applicable local, state, and federal standards and regulations, including permits from the Town and State and the acquisition of the pathway easements; the unsignalized left turn at Intersection 2 will be closed in the interest of safety and that demand will be redirected to improved signalized intersections; this set up would be similar to the Village at Wexford and Main Street Village; Staff has coordinated with commercial interests throughout this process and generally their concerns relate to people efficiently entering sites rather than convenient egress; the new signals at Intersections 4 and 6 includes signalized pedestrian crossings; concerns that closing the unsignalized left turn lanes will put more demand on the signalized Intersections 4 and 6; that having a double left turn lane egress at Intersection 6 is strongly desired; tree preservation is non-negotiable; the new pathway needs to meet the proper standards so that they are not installed against curbs; and that the Town should work with Palmetto Breeze to create a sheltered area for the workforce.

Commissioner Stanford moved to approve that the Planning Commission find the application to be consistent 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. Vice Chairman Kristian seconded.

Chairman Brown asked for discussion on the motion. The Commission expressed concern with how to approve the project with all the concerns given today. The suggestion was made to approve the project and then make a separate motion to ask Staff to revisit the concerns brought up today.

Chairman Brown called the question on the motion to approve the project as presented and the motion passed with a vote of 9-0-0.

Vice Chairman Kristian moved that Staff consider all the items that the Commission discussed, including the turn lanes, the public transportation shelter, the concerns about the new pathway, the preservation of trees, and access to the cemetery. Furthermore, that Staff report back to the Planning Commission on the project design and how these items have or

have not been incorporated into the project before the project goes out for bid. Commissioner Scanlon seconded. The motion passed with a vote of 9-0-0.

10. Commission Business – None

11. Chairman’s Report – None

12. Committee Report

Commissioner Stanford reported the CIP Committee will meet on February 27 and March 12 at 10:00 a.m. to review and discuss the current CIP projects and recommendations for adoption of new CIP projects. The Committee will then bring their recommendations to the full Planning Commission.

Vice Chairman Kristian reported that at their January 28 meeting, the LMO Committee discussed amending the LMO to allow electric go-karts in the WMU Zoning District. At that meeting, several members of the public spoke in opposition of the amendment. Today, several members of the public spoke in support of the amendment. The request was made for more information and input on certain items, then to put the item back on a Committee meeting agenda. Vice Chairman Kristian indicated Staff is looking into many items including Ms. Brison’s comments. Chairman Brown asked Ms. Brison to provide a timeline of her comments to Staff to provide to the Commission.

Commissioner Carstens reported the process to appoint the *Our Plan* Development Team and Work Groups is now moving forward. The role of the Comprehensive Plan Committee in this effort will be worked out soon. Chairman Brown asked that once that occurs that Staff make a presentation to the full Commission. Chairman Brown asked Commissioner Carstens to provide an update on the ongoing progress of the Circle to Circle efforts.

Commissioner Stevens reported that the Gullah-Geechee Land & Cultural Preservation Task Force is anticipating a report from the consultants. The Task Force is working through the interview process for the Historic Neighborhoods Preservation Administrator position. Staff is making the applications available to the Task Force.

The Commission may consider hearing a presentation on a radar-based computerized traffic system at a future meeting.

The Commission inquired about an update from the Workforce Housing Consultant. Ms. Ray indicated the consultant will hold a series of meetings while she is in in Town next week. The public meetings are scheduled for February 11 at 6:00 p.m. at the Hilton Head PSD and February 12 at 6:00 p.m. at Town Hall. Also, the Public Planning Committee will hold a special meeting with the consultant on February 14 at 11:00 a.m. at Town Hall. Chairman Brown encouraged all to attend the upcoming meetings. There was brief discussion on holding a joint meeting of the Planning Commission and Public Planning Committee with the consultant. Chairman Brown will contact the Chairman of the Public Planning Committee to discuss.

13. Staff Report

a. Quarterly Report – Ms. Cyran noted the report included in the Commission’s packet.

14. Adjournment

The meeting was adjourned at 10:40 a.m.

Submitted by: Teresa Haley, Secretary

Approved: February 20, 2019

Alex Brown, Chairman