



**Town of Hilton Head Island**  
**Regular Planning Commission Meeting**  
**Wednesday, March 21, 2012**  
**3:00 p.m. Benjamin M. Racusin Council Chambers**  
**AGENDA**

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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 mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
5. **Approval of Agenda**
6. **Approval of Minutes** - Planning Commission Meeting March 7, 2012
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**
9. **New Business**  
**Public Hearing**  
**PPR120001** – Application for Public Project Review from the Town of Hilton Head Island for intersection improvements, to include pathway modifications, drainage and access improvements, and landscaping, to the Arrow Road and Target Road intersection to increase efficiency and safety. *Presented by: Jayme Lopko*  
  
**LMO Amendments** - The Town of Hilton Head Island is proposing to revise and amend Chapter 3, Article IX and Chapter 5, Article XIII of the Land Management Ordinance (LMO). The proposed amendments will move the following sections from Chapter 3, Article IX, Sign Permits, into Chapter 5, Article XIII: Section 16-3-901, Applicability; Section 16-3-902, Signs Exempt from Permit; Section 16-3-903, Sign Alterations Exempt from Permit; and Section 16-3-904, Submission Requirements. The proposed amendments will revise the language in each affected section. The proposed amendments will clarify the purpose of the sign regulations, bring the regulations into conformance with recent judicial decisions, reorganize the regulations into a more intuitive order, update the regulations to reflect changes in advertising and to provide reasonable accommodation of some previously prohibited signs. The proposed amendments may affect your rights as an owner of land.  
*Review of the proposed amendments is postponed to a special Planning Commission meeting on Tuesday, April 10, 2012 at 9:00a.m.*

- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Reports**
- 13. Staff Reports**
- 14. Adjournment**

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

**\* Upcoming Planning Commission Meetings**

1. LMO Rewrite Committee Meetings – Thursday, March 22<sup>nd</sup> at 1:00p.m.
2. LMO Rewrite Committee Meeting - Thursday, March 29<sup>th</sup> at 1:00p.m.
3. Joint Town Council/Planning Commission Meeting – Friday, March 30<sup>th</sup> at 9:00a.m.

\* Please visit the Town's website for complete and up-to-date information on all meetings.

1 **TOWN OF HILTON HEAD ISLAND**

2 **Planning Commission**

3 **Minutes of the Wednesday, March 7, 2012 Meeting DRAFT**  
4 **9:00a.m. – Benjamin M. Racusin Council Chambers**

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6  
7 Commissioners Present: Chairman Loretta Warden, Vice Chairman Tom Lennox, David Bennett,  
8 Alex Brown, Jack Docherty, Bryan Hughes, Gail Quick and  
9 Barry Taylor

10  
11 Commissioners Absent: Terry Ennis, Excused

12  
13 Town Council Present: Mayor Drew Laughlin

14  
15 Town Staff Present: Nicole Dixon, Senior Planner  
16 Jayme Lopko, Senior Planner & Planning Commission Coordinator  
17 Shawn Colin, Comprehensive Planning Division Manager  
18 Teri Lewis, LMO Official  
19 Brian Hulbert, Staff Attorney  
20 Kathleen Carlin, Secretary & Administrative Assistant  
21  
22

23 **1. Call to Order**

24 **2. Pledge of Allegiance to the Flag**

25 **3. Roll Call**

26 **4. Freedom of Information Act Compliance**

27 Public notification of this meeting has been published, posted, and mailed in compliance  
28 with the Freedom of Information Act and Town of Hilton Head Island requirements.

29 **5. Approval of Agenda**

30 The agenda was **approved** as presented by general consent.

31 **6. Approval of Minutes**

32 The Planning Commission **approved** the minutes of the December 21, 2011 meeting as  
33 presented by general consent.

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

35 None

36 **8. Swearing in Ceremony for New Planning Commissioner – Mr. Alexander Brown, Jr.**

37 Mayor Drew Laughlin performed the swearing in ceremony for Mr. Alexander Brown, Jr.  
38 Mayor Laughlin stated his appreciation to Mr. Brown for his service to the Planning  
39 Commission and to the Town of Hilton Head Island. The Planning Commission welcomed  
40 Mr. Brown.

41 **9. Unfinished Business**

42 None

43

44

1 **10. New Business**

2 **Public Hearing**

3 **ZMA110007:** A request from Mr. Joe Ryan, on behalf of several property owners,  
4 proposing to amend the Official Zoning Map by changing the zoning designation of seven  
5 properties located at 840, 852, 856, 862 and 870 William Hilton Parkway, and 1 and 2  
6 Regency Parkway, from the OL (Office Institutional Low Intensity) Zoning District to the  
7 CC (Commercial Center) Zoning District. The properties are further identified on Beaufort  
8 County Tax Map 11, Parcels 132A, 77, 26, 153, 138B, 155A and 154.

9  
10 Chairman Warden introduced the application for Zoning Map Amendment and opened the  
11 public hearing. Chairman Warden then requested that the staff make their presentation.  
12

13 Ms. Nicole Dixon made the presentation on behalf of staff. The staff recommended that the  
14 Planning Commission find this application to be consistent with the Town's Comprehensive  
15 Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts  
16 and Conclusions of Law as determined by the LMO Official. Ms. Dixon reported that one  
17 property was taken out of the request (Parcel 26).  
18

19  
20 Mr. Joe Ryan, on behalf of several different property owners (Hargray, Prime Property  
21 Investments, Savannah Bank, S & C 278 Associates and the Romano Group Development),  
22 is proposing to amend the Official Zoning Map by changing the zoning designation of  
23 several properties located at 840, 852, 862 and 870 William Hilton Parkway and 1 and 2  
24 Regency Parkway, from the OL (Office Institutional Low Intensity) Zoning District to the  
25 CC (Commercial Center) Zoning District.  
26

27 The applicant has a business owner interested in opening a Mattress store in one of the  
28 Hargray buildings (862 William Hilton Parkway). Under the existing OL zoning designation,  
29 a retail store is not a permitted use. There are no current plans for redeveloping the  
30 remaining parcels, but the property owners decided to come together to rezone the properties  
31 for future opportunities. The lots proposed to be rezoned contain a portion of the Hargray  
32 development, the Savannah Bank, the vacant old Ronnie's bakery site, Stack's restaurant,  
33 and the Atrium building.  
34

35 Ms. Dixon stated that the subject properties are surrounded by Town-owned property and the  
36 Fresh Market Shoppes to the south, Long Cove Club and hotel uses to the west and north,  
37 and Palmetto Dunes and South Island Square across William Hilton Parkway.  
38

39 The applicant states in the narrative that the proposed application to rezone the subject  
40 properties from OL to the CC zoning district is more in character with the existing  
41 commercial uses in the surrounding area. The applicant believes that the requested CC  
42 zoning is in conformance with the objectives of the Comprehensive Plan, to have commercial  
43 property situated where it serves the Island residents and guests in a safe and efficient  
44 manner and to focus future development on infill development. The applicant also believes  
45 that by rezoning the properties to allow for retail possibilities, the marketability of the  
46 properties will increase  
47

48 Ms. Dixon presented an in-depth review of the application including overhead photographs  
49 of the site. Mrs. Jayme Lopko presented statements regarding the number of properties. All

1 of the properties have been advertised; and the Planning Commission's decision does not  
2 have to be 'all or nothing'. The Planning Commission can decide which properties to allow.  
3 Following the staff's presentation, Chairman Warden requested that the applicant make his  
4 presentation.  
5

6 Mr. Joe Ryan presented statements in support of the application. The applicant and the  
7 Planning Commission discussed several issues including the ownership of the parcels.  
8 Following their discussion, Chairman Warden requested public comments.  
9

10 The following property owners from Long Cove presented statements in opposition to the  
11 application: Mr. Jonathon Mullen, Mr. Declan McMullen, Mr. Jack Holland, Mr. Gere  
12 Grimm, and Mr. David Wetmore. The property owners stated concern with the types of uses,  
13 the noise, the light and loss of privacy. If the application is approved, several property  
14 owners stated the need for adequate buffering. Following these public comments, Chairman  
15 Warden stated that the public hearing for this application is closed.  
16

17 As part of the Planning Commission's discussion, Commissioner Quick stated concern with  
18 the Planning Commission's consideration of the application at this time due to the LMO  
19 Rewrite Committee's and the consultant's efforts to rewrite the current Land Management  
20 Ordinance. The Planning Commission should consider tabling this application until the  
21 consultant has had time to meet with Town Council, the LMO Rewrite Committee, and the  
22 Planning Commission. Commissioner Quick stated, and other Planning Commissioners  
23 agreed, that the Planning Commission does not seem to have all of the information that it  
24 needs at this time.  
25

26 The Planning Commission also discussed concerns with including the larger Hargray  
27 property. It may be appropriate to rezone the remaining properties. Vice Chairman Lennox  
28 agreed with the poor timing of the application. Chairman Warden also agreed and stated her  
29 concern with the 'patchwork' nature of the zoning request. Perhaps some of the boundaries  
30 can be changed. Mrs. Jayme Lopko presented statements on behalf of staff regarding the  
31 Planning Commission's options for approving the application, approving the application with  
32 modifications, or disapproving the application.  
33

34 Brian Hulbert, Esq., staff attorney, presented statements regarding action that can be taken by  
35 the Planning Commission. The Planning Commission cannot table or continue the  
36 application; only the applicant has the option to request an application to be tabled or  
37 continued. The Planning Commission and Mr. Hulbert also discussed the public notice  
38 requirements for this application.  
39

40 At this time Mr. Charles Cousins requested that the Planning Commission take a 5-minute  
41 recess to allow staff an opportunity to discuss the issue of public notification. Chairman  
42 Warden agreed and the Planning Commission took a 5-minute recess at 10:10a.m. When the  
43 meeting reconvened at 10:15a.m, Chairman Warden discussed the options that are before the  
44 Planning Commission concerning their action on the application. The Planning Commission  
45 has the option of approving the application, approving the application with modifications, or  
46 disapproving the application. The Planning Commission and the staff discussed the public  
47 notification issue.  
48  
49

1  
2 Mr. Brian Hulbert stated that he believed the ZMA should have been re-advertised after it  
3 was postponed in February. He said state code is very clear on this area. He recommended  
4 that this agenda item be re-advertised before another public hearing is held.  
5

6 As part of this discussion, Ms. Teri Lewis stated that the Land Management Ordinance is  
7 very specific in this matter. If the staff is going to re-advertise, then the Planning  
8 Commission will need to treat this application as a new application. A new public hearing  
9 will need to be published with a minimum of 30-days public notice. The Planning  
10 Commission discussed the issue with staff and agreed with the recommended solution.  
11 Following final comments, Chairman Warden requested that a motion be made.  
12

13 Vice Chairman Lennox made a **motion** recommending that the Planning Commission  
14 schedule a second public hearing for this application after proper notification has been given.  
15 Commissioner Quick **seconded** the motion and the motion **passed** with a vote of 8-0-0.  
16

17 The staff will arrange a special meeting date and will contact the Planning Commission as  
18 quickly as possible.  
19

#### 20 **Public Hearing**

21 **ZMA120002** - The Town of Hilton Head Island has applied to amend the Official Zoning  
22 Map by amending the Palmetto Dunes Resort Master Plan to change the land uses permitted  
23 on three parcels, located near the corner of William Hilton Parkway and Queens Folly  
24 Road. A portion of one property is currently zoned OL, Office/Institutional, and will be  
25 incorporated into the PD-1 as part of the Palmetto Dunes Resort Master Plan. The reminder  
26 of properties are currently zoned PD-1 within the Palmetto Dunes Resort Master Plan and  
27 assigned land uses of "HHI Fire Station", "PDR Maintenance" and "Outdoor  
28 Entertainment/Recreation." These designations will be changed to "Office",  
29 "Office/Maintenance" and "Government Facilities/Parks and Open Areas" with associated  
30 density. The properties are identified as parcels 19 and 347A on Beaufort County Tax Map  
31 12 and parcel 2 on Beaufort County Tax Map 15. Chairman Warden stated that the public  
32 hearing for this application is now open.  
33

34 Ms. Shea Farrar made the presentation on behalf of staff. Staff recommended that the  
35 Planning Commission find the application to be consistent with the Town's Comprehensive  
36 Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts  
37 and Conclusions of Law as determined by the LMO Official.  
38

39 Fire Station 6 is located near the entrance to Palmetto Dunes Resort on Queen's Folly Road.  
40 This facility was identified for replacement in the Town's 2012 Capital Improvements  
41 Program based on recommendations from the Town's Fire and Rescue Master Plan. The  
42 existing property would not accommodate the design that the Town uses for new fire  
43 stations, so alternative scenarios were explored. This resulted in an agreement between the  
44 Town, Palmetto Dunes Property Owner's Association (PDPOA) and Greenwood  
45 Communities and Resorts (GCR) to sell the existing fire station property to PDPOA and  
46 acquire the access needed to another Town property, better suited for the fire station. This  
47 will benefit both Palmetto Dunes and the Town. The Palmetto Dunes community will benefit  
48 by having its POA administration and security offices located at the entrance to the  
49 community, along with a new pass office. The Town will benefit by being able to relocate

1 Fire Station 6 to a site that has better access and is of adequate size for the new fire station  
2 design.

3  
4 In order for the proposed uses to be permitted on the applicable properties, the Town is  
5 proposing to rezone all properties to PD-1 as part of the Palmetto Dunes Resort Master Plan  
6 and to assign the appropriate land use designations.

7  
8 The density associated with the OL Zoning District will also be incorporated into the PD-1  
9 Zoning District for use with the development of the new fire station. No other density  
10 changes are proposed.

11  
12 Ms. Farrar briefly reviewed the Findings of Fact and Conclusions of Law. The Planning  
13 Commission and the staff discussed the application. Following their discussion, Chairman  
14 Warden requested public comments and none were received. Chairman Warden then stated  
15 that the public hearing for this application is closed. Chairman Warden then requested that a  
16 motion be made.

17  
18 Commissioner Docherty made a **motion** that the Planning Commission finds Application for  
19 Zoning Map Amendment, ZMA120002 to be consistent with the Town's Comprehensive  
20 Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts  
21 and Conclusions of Law determined by the LMO Official. Commissioner Hughes **seconded**  
22 the motion and the motion **passed** with a vote of 8-0-0.

23  
24 **11. Commission Business**

25 None

26 **12. Chairman's Report**

27 Chairman Warden presented a brief update on a couple of Planning Commission issues.  
28

29 **13. Committee Reports**

30 (A) Commissioner Lennox reported that the CIP Committee will meet on Thursday,  
31 March 8<sup>th</sup>, at 10:30a.m. to review the proposed CIP Fiscal Year 2013.

32 (B) Chairman Warden reported that the Comprehensive Plan Committee will meet today at  
33 1:30p.m. The committee will review the Population Element of the Comprehensive Plan.

34 (C) Commissioner Quick reported that the LMO Committee met on February 29<sup>th</sup> and again  
35 on March 5<sup>th</sup> to review the proposed Sign Amendments. The proposed amendments, with  
36 recommended revisions, have been forwarded to the full Planning Commission for review.

37 (D) The LMO Rewrite Committee will meet on Thursday, March 22<sup>nd</sup> and on Thursday,  
38 March 29<sup>th</sup> at 1:00p.m. The Committee will review the Code Assessment portion of the  
39 LMO.

40 (E) A joint meeting of the Planning Commission & Town Council is scheduled on Friday,  
41 March 30<sup>th</sup> 9:00a.m. The purpose of the joint meeting will be to discuss Code Assessment  
42 with the consultant.

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**14. Staff Reports**

(A) Mr. Shawn Colin presented a staff review of Town Council’s Goals for 2012 including the Targets for Action.

(B). Mrs. Jayme Lopko discussed training requirements and the scheduling of a group tour of historic property and CIP projects.

**15. Adjournment**

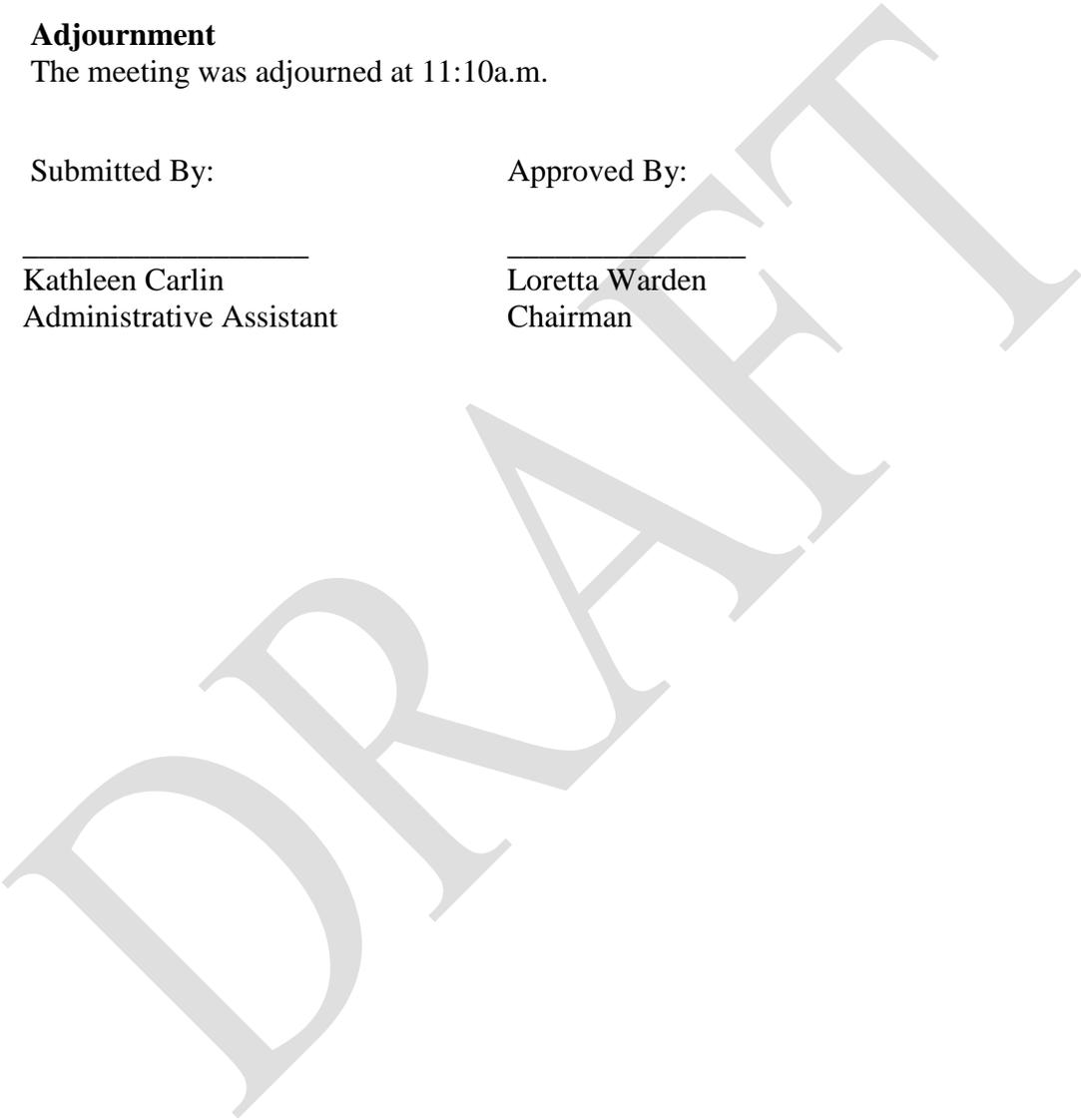
The meeting was adjourned at 11:10a.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Administrative Assistant

\_\_\_\_\_  
Loretta Warden  
Chairman





## 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 PUBLIC PROJECT REVIEW

Case #	Name of Project	Public Hearing Date
PPR120001	Arrow/Target Road Intersection Improvements	March 21, 2012

Parcel Data and Location	Applicant
Along Arrow Road from Michael & Co Antiques (138 Arrow Road) to the Shore Beach Services Office (116 Arrow Road), including the intersection with Target Road.	Bryan McIlwee Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928

#### Application Summary

Application for Public Project Review from the Town of Hilton Head Island for intersection improvements, to include pathway modifications, drainage and access improvements, and landscaping, to the Arrow Road and Target Road intersection to increase efficiency and safety.

#### Staff Recommendation

**Staff recommends that 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 herein.**

#### Background:

The Town of Hilton Head Island has identified the need to improve the intersection of Arrow Road and Target Road. The Arrow Road corridor has been the focus of Town Council's goals, initiatives, and policies over the past eight to ten years.

#### Description of Project:

The project will realign Arrow Road to straighten out the curve that occurs at its intersection with Target Road. The project will also include drainage and pathway improvements, landscaping, and changes in access to properties along Arrow Road.

The existing pathways will be modified for safety and also include new pedestrian crossings with connections to local businesses. The existing access to three parcels

along Arrow Road will be modified to eliminate multiple access points and provide a safer intersection with Target Road. Landscaping will be added at the conclusion of the project to soften the improvements and make the project consistent with the character of the island.

**Location, Character, and Extent:**

LMO Section 16-3-1201. Applicability and Purpose

*The Planning Commission shall review any new street, structure, utility, square, park, or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, and make a determination of compatibility with the Comprehensive Plan for **location, character and extent**.*

**Summary of Facts and Conclusions of Law:**

**Findings of Fact:**

- Notice of the Public Project Application was published in the Island Packet on February 12, 2012 as set forth in LMO 16-3-110 and 16-3-111.
- Notice of the Public Project Application was posted and mailed as set forth in LMO 16-3-110 and 16-3-111.
- A public hearing is being held on March 21, 2012 as set forth in LMO 16-3-1204A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1204.

**Conclusion of Law:**

The Public Project application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1204A.

**Summary of Facts and Conclusions of Law:**

**Findings of Facts:**

The adopted Comprehensive Plan addresses *the **location, character and extent*** of this project in the following areas:

**Community Facilities Element**

**Implementation for the Comprehensive Plan 6.3 – Transportation Network**

The Town needs a comprehensive transportation network composed of roads, pathways, water and air transportation opportunities that are adequately maintained that meet current standards.

**Implementation for the Comprehensive Plan 6.3 – Transportation Network**

The Town should coordinate with the State and County to provide for a safe, efficient and well maintained regional transportation network.

**Implementation for the Comprehensive Plan 6.3 – Transportation Network**

While the Island currently has an extensive pathway network, opportunities to

improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

**Implementation for the Comprehensive Plan 6.5 – Utilities**

In order to maintain water quality, reduce negative impacts on natural systems and provide for improved stormwater conditions on the Island, the Town should continue improving stormwater infrastructure and promoting the use of best management practices.

**Goal 6.3 – Transportation Network**

- B. The goal is to have a safe, efficient and well maintained regional and local roadway network.
- D. The goal is to have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

**Goal 6.5 – Utilities**

- F. The goal is to have well maintained, effective stormwater infrastructure on the Island.

**Implementation Strategy 6.3 – Transportation Network**

- A. Coordinate with the County of Beaufort and the SCDOT (South Carolina Department of Transportation) to implement the recommendations included in the Town’s annual Traffic Monitoring and Evaluation Report and to ensure that high quality maintenance is provided for the Island’s roadway network.

**Transportation Element:**

**Implication for the Comprehensive Plan 9.1 - Road Network**

The Town owns less than 2% of the roads on the Island and has limited authority to maintain or service roads it does not own. Coordination with the County, State and PUDs to ensure proper safety and road maintenance is important on the nearly 98% of roads not owned by the Town.

**Implication for the Comprehensive Plan 9.1 - Road Network**

Continued coordination with South Carolina Department of Transportation and Beaufort County to maintain the current capacity of William Hilton Parkway and other arterials by controlling access points and median crossing locations, improving intersections, adding decelerations lanes, optimizing the synchronized traffic lights with the mainland’s system and investigating other methods of traffic management and development control is recommended.

**Implication for the Comprehensive Plan 9.4 - Pathway Network**

While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

### **Goal 9.1 - Road Network**

- A. The goal is to improve the road network by creating safe and convenient access and interconnections to all areas of the Island while protecting community investments, neighborhoods, and the natural environment.
- C. The goal is to provide intersection design standards and maintenance for public safety while considering the unique Island character, aesthetics, topography, vegetation, environmentally sensitive areas, and neighborhood cohesiveness.
- D. The goal is to maintain all roads on Hilton Head Island to ensure safety and adequate access.

### **Implementation Strategies 9.1 – Road Network**

- A. Continue to coordinate with SCDOT and Beaufort County to maintain the current capacity of William Hilton Parkway and other arterials by controlling access points and median crossing locations, improving intersections, adding deceleration lanes or extending existing deceleration lanes, optimizing the synchronized traffic lights and investigating other methods of traffic management and development control.
- FF. Coordinate road improvements with the Island’s Drainage Study and any other drainage, water or sewer improvement project.

### **Implementation Strategy 9.4 – Multi-Use Pathways**

- C. Continue to improve safety of the Island’s Multi-use Pathway System by identifying conflicts and improvement opportunities.

### **Recreation Element**

#### **Goal 10.4 – Pathways**

- A. Continually make improvements to the existing pathway system and provide new pathway links.

#### **Conclusions of Law:**

#### **For the Location of the project:**

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities, Transportation and Recreation Elements for the location of this project.
- The intersection of Arrow and Target Roads has been identified for improvement for many years. This project will improve the safety of this intersection while also controlling the number and location of access points on a minor arterial.
- The existing pathway locations will be modified to provide better connections to other pathways in the area and provide safer crossings. Pathways will also be extended to provide access to local businesses promoting an alternatives means of transportation.
- Stormwater improvements are being made using best management practices in the area in conjunction with the roadway project.

**For the Character of the project:**

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities, Transportation and Recreation Elements for the character of this project.
- Landscaping will be added at the conclusion of the project to ensure the aesthetic of the project is consistent with the character of the island.
- This project will be consistent with the character of the commercial neighborhood it is located within by providing a safer intersection with multiple pathway connections to promote alternate forms of transportation.

**For the Extent of the project:**

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities, Transportation and Recreation Elements for the extent of this project.
- The Town is coordinating with SCDOT on the proposed improvements to this intersection to ensure that capacity on Arrow Road is maintained or improved.
- The existing pathways will be modified to provide safe connections and crossings with pavement markings and ADA Detectable Warning Surfaces.
- Multiple access points along Arrow Road will be eliminated to provide a safer intersection with Target Road and improve traffic flow.

**LMO Official Determination**

**Determination: Staff determines that this application is compatible with the Comprehensive Plan for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.**

**Planning Commission Determination and Motion:**

**The Planning Commission's role is to determine if the application is compatible with the Comprehensive Plan for location, character, and extent.**

**PREPARED BY:**

JL

\_\_\_\_\_  
Jayme Lopko, AICP  
*Senior Planner*

March 7, 2012

\_\_\_\_\_  
DATE

**REVIEWED BY:**

TBL

\_\_\_\_\_  
Teri B. Lewis, AICP  
*LMO Official*

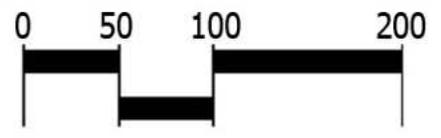
March 7, 2012

\_\_\_\_\_  
DATE

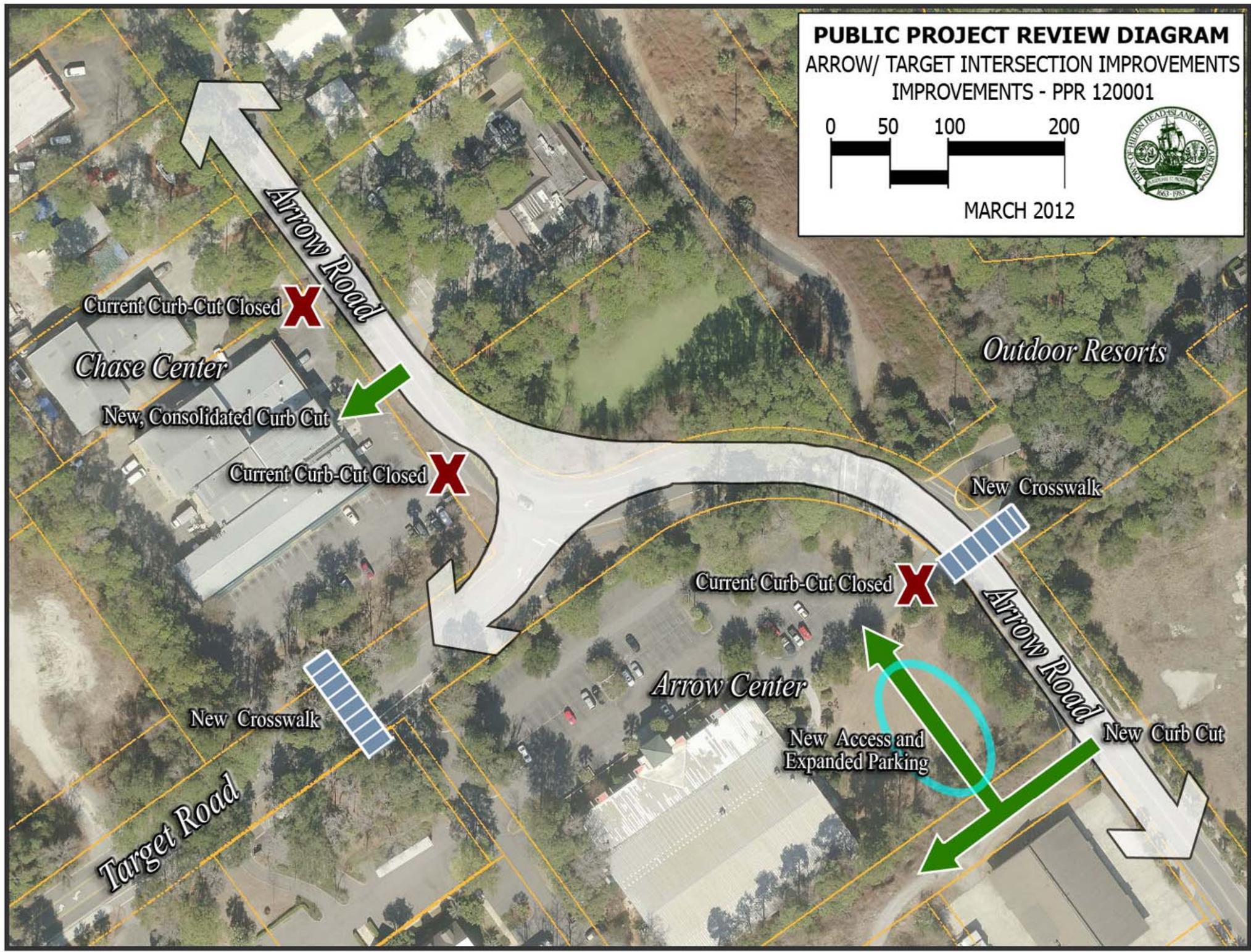
**ATTACHMENTS:**

- A) Vicinity Map
- B) Project Narrative

**PUBLIC PROJECT REVIEW DIAGRAM**  
ARROW/ TARGET INTERSECTION IMPROVEMENTS  
IMPROVEMENTS - PPR 120001



MARCH 2012



# **ARROW ROAD / TARGET ROAD INTERSECTION IMPROVEMENTS**

## **Public Project Review Narrative**

Planning Commission Date: March 21, 2012

This Public Project Review is for the intersection improvements to the Arrow Road and Target Road intersection. The proposed project seeks to increase the efficiency and safety of the intersection by increasing the radius of Arrow Road in the intersection. The directly affected properties are those with frontage on the intersection of Arrow Road and Target Road.

The Arrow Road corridor has been the focus of Town Council's goals, initiatives, and policies over the past eight to ten years. An Engineering consultant was hired and recommended that increasing the radius of the existing reverse curve was the best solution to improve this intersection. In terms of traffic capacity, motorist and pedestrian safety, and economic feasibility, it is the best alternative for the Town.

Construction will consist of clearing and grubbing, asphalt paving and pathways, storm drainage, concrete curb and gutter, pavement marking and signing, and traffic control. Crosswalks, which include the ADA Detectable Warning Surface, will be used at all road crossings. When the project is complete, the intersection will be landscaped to provide a pleasing aesthetic keeping with the island's character.