



Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, July 18, 2012
3:00p.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 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 - Regular Meeting June 20, 2012**
- 7. Swearing in Ceremony for New and Returning Planning Commissioners**
New Planning Commissioner - Mr. Brian Witmer
Returning Planning Commissioners - Mr. Bryan Hughes and Mr. Barry Taylor
Performed by: Mayor Drew Laughlin
- 8. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 9. Unfinished Business**
None
- 10. New Business**
Public Hearing
ZMA120004: A request from Michael Kronimus with KRA Architecture & Design, on behalf of Stewart Kittredge Collins, to amend the Official Zoning Map by increasing the allowed density and revising the allowed uses on eight properties located at 421, 424, 425 and 427 Squire Pope Road, collectively known as Salty Fare. All of the properties are located in the PD-1 (Planned Unit Development) Zoning District in Hilton Head Plantation, and the request proposes to maintain the PD-1 zoning classification. The properties are further identified on Beaufort County Tax Map 3 as Parcels 121, 126, 127, 128 and 089A.
This application has been withdrawn by the applicant.
- 11. Commission Business**
Appointment of Planning Commission Secretary July 1, 2012 – June 30, 2013

Mandated Training will be held in Conference Room 3 immediately following today's business meeting.

12. Chairman's Report

13. Committee Reports

14. Staff Reports

Summary of Economic Analysis/Financial Feasibility Report – Coligny District

Presented by: Shawn Colin

15. Adjournment

*** Upcoming Planning Commission Meetings**

- a. LMO Rewrite Committee Meeting – Thursday, July 19, 2012 at 1:00p.m
- b. Planning Commission Meeting – Wednesday, August 15, 2012 at 3:00p.m

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

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

1 **TOWN OF HILTON HEAD ISLAND**
2 **Regular Planning Commission**
3 **Wednesday, June 20, 2012 Meeting**
4 **3:00p.m – Benjamin M. Racusin Council Chambers**

DRAFT

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

10
11 Commissioners Absent: None

12
13 Town Council Present: Mayor Drew Laughlin

14
15 Town Staff Present: Charles Cousins, Community Development Department Director
16 Jayme Lopko, Senior Planner & Planning Commission Coordinator
17 Scott Liggett, Director of Public Projects and Facilities/Chief Engineer
18 Kathleen Carlin, Secretary & Administrative Assistant
19
20
21

22 **1. Call to Order**

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

24 **3. Roll Call**

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

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

28 **5. Approval of Agenda**

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

30 **6. Approval of Minutes**

31 The Planning Commission **approved** the minutes of the regular June 6, 2012 meeting as
32 presented by general consent.

33 The Planning Commission **approved** the minutes of the June 8, 2012 special meeting as
34 presented by general consent.

35 **7. Presentation of Crystal Award to Outgoing Planning Commissioner,**

36 **Mrs. Loretta Warden – Presented by: Mayor Drew Laughlin**

37 Mayor Laughlin presented the Town's Crystal award to outgoing Planning Commissioner
38 and Chairperson, Mrs. Loretta Warden. On behalf of Town Council, Mayor Laughlin stated
39 his appreciation to Mrs. Warden in recognition of her seven years of outstanding service to
40 the Planning Commission and to the community.

41 Chairman Warden expressed her appreciation to Mayor Laughlin, her fellow Planning
42 Commissioners, and to the staff. Everyone is invited to attend a Farewell Reception for
43 Mrs. Warden to be held in Council Chambers immediately following the business meeting.
44

1 **8. Appearance by Citizens on Items Unrelated to Today's Agenda**

2 Chester C. Williams, Esq., presented statements to Chairman Warden in appreciation of her
3 excellent service to the Planning Commission and to the community.

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5 **9. Unfinished Business**

6 None

7
8 **10. New Business**
9 **Public Hearing**

10 **ZMA120004:** A request from Michael Kronimus with KRA Architecture & Design, on
11 behalf of Stewart Kittredge Collins, to amend the Official Zoning Map by increasing the
12 allowed density and revising the allowed uses on eight properties located at 421, 424, 425
13 and 427 Squire Pope Road, collectively known as Salty Fare. All of the properties are located
14 in the PD-1 (Planned Unit Development) Zoning District in Hilton Head Plantation, and the
15 request proposes to maintain the PD-1 zoning classification. The properties are further
16 identified on Beaufort County Tax Map 3 as Parcels 121, 126, 127, 128 and 089A.

17
18 Chairman Warden reported that the review of this application is postponed to the Planning
19 Commission meeting on July 18, 2012 at 3:00p.m.

20
21 **11. Chairman's Report**

22 None

23 **12. Committee Reports**

24 Commissioner Quick reported that the LMO Rewrite Committee met with the consultants,
25 Clarion and Associates, on June 18th and on June 19th to review the proposed changes to the
26 Code Assessment. The next LMO Rewrite Committee meeting will be on June 28th at
27 1:00p.m in Council Chambers.

28
29 **13. Staff Reports**

30 a) Mrs. Lopko presented the Quarterly Report to the Planning Commission.

31 b) Mr. Scott Liggett presented brief comments regarding current CIP projects. The staff and
32 the Planning Commission discussed the burial of power lines.

33 c) Mrs. Lopko presented a brief update of the Salty Fare application.

34 d) Mrs. Lopko reported that Town Council approved the budget last evening which included
35 approval of the Town's new permitting software.

36 e) Mr. Charles Cousins reported that the Town has hired a consultant to perform an
37 economic analysis of the two conceptual plans for Coligny. The consultant will present the
38 findings of this study to Town Council on July 3rd. The Planning Commission is encouraged
39 to attend the Town Council meeting.

40 On behalf of staff, Mr. Cousins expressed his appreciation to Mrs. Loretta Warden for her
41 outstanding service to the Planning Commission and to the community.

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2 **14. Adjournment**

3 The meeting was adjourned at 3:20p.m.

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5 Submitted By:

Approved By:

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10 Kathleen Carlin
Secretary

Loretta Warden
Chairman

DRAFT