



Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, February 6, 2013
9:00 a.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 - Planning Commission Meeting January 2, 2013**
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
Public Hearing
LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise Section 16-4-1701 to remove the limit on number of stories and number of parking levels within the Maximum Structure Height table.
Presented by: Anne Cyran
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Reports**
- 13. Staff Reports**
Chaplin Linear Park Project
- 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**

- a. Regular Planning Commission Meeting – Wednesday, February 20, 2013 at 3:00p.m.

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

1 **TOWN OF HILTON HEAD ISLAND**
2 **Regular Planning Commission**
3 **Wednesday, January 2, 2013 Meeting**
4 **9:00a.m – Benjamin M. Racusin Council Chambers**

DRAFT

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7
8 Commissioners Present: Chairman Gail Quick, Vice Chairman Tom Lennox,
9 Jack Docherty, Bryan Hughes, Barry Taylor and Brian Witmer

10
11 Commissioners Absent: Alex Brown, David Bennett and Terry Ennis

12
13 Town Council Present: None

14
15 Town Staff Present: Shea Farrar, Senior Planner
16 Jennifer Lyle, Assistant Town Engineer
17 Darrin Shoemaker, Traffic & Transportation Engineer
18 Jayme Lopko, Senior Planner & Planning Commission Coordinator
19 Kathleen Carlin, Secretary
20

21 **1. Call to Order**

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

23 **3. Roll Call**

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

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

27 **5. Approval of Agenda**

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

29 **6. Approval of Minutes**

30 The Planning Commission **approved** the minutes of the December 19, 2012 meeting as
31 presented by general consent.

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

33 None

34 **8. Unfinished Business**

35 None

36 **9. New Business**

37 **Public Hearing**

38 **PPR120010** – Application for Public Project Review from the Town of Hilton Head Island
39 for a new signalized intersection on William Hilton Parkway at Queens Way, including a
40 new road segment for access to Fresh Market Shoppes and Hargray developments. Multi-
41 purpose pathways and other intersection improvements along William Hilton Parkway will
42 also be included in the project. Chairman Quick introduced the application and opened the
43 public hearing. Chairman Quick then requested that the staff make their presentation.
44

45 Ms. Shea Farrar made the presentation on behalf of staff. The staff recommended that the
46 Planning Commission find this application to be compatible with the Town's Comprehensive

1 Plan for location, character and extent based on the Findings of Facts and Conclusions of
2 Law as determined by the LMO Official and contained in the staff's report.
3

4 Ms. Farrar presented an in-depth overhead review of the application including the project
5 map. The Town of Hilton Head Island has proposed a new signalized intersection at William
6 Hilton Parkway and Queens Way, the primary access to the Leamington community. A new
7 access road will connect the Fresh Market Shoppes and Hargray offices to the new signalized
8 intersection allowing two median crossovers to be closed. The priorities of the project are to
9 address the roadway's operational efficiencies in this area, to provide safer access and
10 improved connectivity among these developments and to aid in emergency response. In
11 addition to benefitting the approximately 40,000 motorists which travel through the area
12 daily, residents of the Leamington Community, visitors to the Fresh Market Shoppes, and
13 Hargray offices will directly benefit as they will be able to take a left turn onto William
14 Hilton Parkway at a signalized intersection.
15

16 The project includes a new signalized intersection at William Hilton Parkway and Queens
17 Way, the access to Leamington. A new roadway segment on Town property across from
18 Leamington shall connect to the adjacent Fresh Market Shoppes and Hargray developments.
19 The project also includes closing the adjacent median crossings of William Hilton Parkway
20 at the Fresh Market Shoppes and Hargray developments. The Town's standard multi-
21 purpose pathway facilities along William Hilton Parkway will be connected and signalized at
22 the new intersection. Upon project completion, landscaping will be installed to complement
23 the character of the existing developments and median areas. The roadway improvements
24 will be designed with curb and gutter applications to minimize impact on natural resources.
25

26 Ms. Farrar stated that the project is currently in the design, permitting, and land acquisition
27 phase. Funding for construction is available in FY13 and is expected to be committed; with
28 the anticipation that construction will begin on the project by September 2013. Following
29 the staff's presentation, Chairman Quick requested public comments and the following were
30 received:
31

- 32 1. Mr. Mark Reinhardt, Director of Administration with Hargray, presented a brief power
33 point presentation in opposition to the application. Mr. Reinhardt stated his company's
34 concern with the new roadway based on the additional commercial traffic in their parking
35 area. Mr. Reinhardt also stated his concern with closing the two medians due to its
36 negative effect on Hargray's commercial business. Mr. Reinhardt stated the need for
37 additional directional signage. The Planning Commission and Mr. Reinhardt discussed
38 ownership of the existing connecting road. The road is owned by Hargray but
39 maintenance ownership has not been addressed.
40
- 41 2. Mr. Frank Babel, citizen, and biking advocate, presented comments from a bicyclist's
42 viewpoint. Mr. Babel stated that the project is an improvement over existing safety
43 conditions. The project makes the area more bicycle and pedestrian friendly and is
44 consistent with the Town's Transportation and Recreation Plan. The challenge, however,
45 will be in directing the bicycle/pedestrian traffic in and out of the Fresh Market Shoppes.
46 Good directional signage will be important to the project. Since the improvements will
47 benefit the Fresh Market Shoppes, owners of the Fresh Market Shoppe should assume
48 some of the responsibility regarding the costs of improved parking for bicycles (perhaps
49 with the cost of additional bike racks).
50

1 3. Mr. Peter Ovens, citizen, presented statements regarding Hargray's ownership of the
2 connector road. Who will be responsible for maintaining the new road? Mr. Ovens also
3 presented comments with regard to the white color of crossings.
4

5 Chairman Quick requested that the staff respond to the concerns raised by both citizens and
6 Hargray. Ms. Jennifer Lyle, Assistant Town Engineer, presented statements in clarification
7 of the application. Ms. Lyle discussed plans for closing the medians and access to Hargray.
8 Staff will work with Hargray regarding the maintenance of the new roadway.
9

10 Commissioner Taylor and Ms. Lyle discussed the locations that are Town owned.
11 Commission Hughes and Ms. Lyle discussed the directional signage to Fresh Market
12 Shoppes. Commissioner Docherty and the staff discussed the lighted intersection.
13 Commissioner Docherty stated his support of the application for safety reasons. Chairman
14 Quick and Ms. Lyle discussed the access to Palmetto Dunes. Vice Chairman Lennox and
15 Ms. Lyle discussed the signalized intersection and the need for increased safety.
16

17 Mr. Darrin Shoemaker, Traffic and Transportation Engineer, presented additional staff
18 comments with regard to vehicular/bicycle/pedestrian safety. Chairman Quick stated her
19 concern with safety issues. Good directional signage to the Fresh Market Shoppes will be
20 important.
21

22 Commissioner Witmer stated his agreement with the concerns presented by the Planning
23 Commission. Commissioner Witmer stated that this is a good opportunity to increase safety
24 at this location with a campus environment and an improved signalized intersection.
25 Improved connectivity will be important to the project.
26

27 Commissioner Ennis stated his agreement with the need for improved connectivity and safe
28 access. Commissioner Hughes agreed with these comments and stated the need for safety
29 enhancement of the property.
30

31 Commissioner Taylor stated that he agrees with the concerns raised by Mr. Reinhart, with
32 Hargray. The Town should work with Hargray to address their concerns perhaps by
33 realigning the new road a little bit.
34

35 At the completion of all public comments, Chairman Quick stated that the public hearing for
36 this application is closed.
37

38 Vice Chairman Lennox presented additional statements regarding closure of the two cross
39 over medians. Following final discussion by the Planning Commission, Chairman Quick
40 requested that a motion be made.
41

42 Commissioner Docherty made a **motion to approve** Application for Public Project Review
43 PPR120010 as presented by the staff. Commissioner Hughes **seconded** the motion and the
44 motion **passed** with a vote of 5-1-0. Commissioner Taylor stated that he is opposed to the
45 motion because he believes the Town should work with Hargray to address their concerns
46 with the connector road.
47
48
49



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Teri B. Lewis, AICP, *LMO Official*
VIA: Jayme Lopko, AICP, *Senior Planner*
FROM: Anne Cyran, AICP, *Senior Planner*
DATE: January 17, 2013
SUBJECT: Proposed LMO Amendment – Amending Maximum Structure Height

Recommendation

The LMO Committee discussed the amendment at their January 16, 2013 meeting. The Committee voted 3-0-0 to forward the attached amendment to the Planning Commission with a recommendation of approval.

Staff recommends that the Planning Commission forward the attached amendment to Town Council with a recommendation of approval.

Summary

Staff recommends amending LMO Sec. 16-4-1701, Maximum Structure Height, to remove from the table the Not to Exceed column, which specifies how many stories, habitable stories and levels of parking are permitted within the maximum structure height standards. This amendment will not change the maximum structure height, it will simply eliminate the limitation on how many stories or levels of parking are permitted within the maximum height.

Background

This amendment was prompted by a discussion with a potential developer regarding the impact of these restrictions on redevelopment projects. The developer brought to our attention the removal of these restrictions would allow greater flexibility in building design while not changing the maximum height of structures or the total permitted density. It makes sense to make this change island wide.

Please contact me at (843) 341-4697 or at annec@hiltonheadislandsc.gov if you have any questions.

Staff Explanation: Staff recommends amending LMO Sec. 16-4-1701, Maximum Structure Height, to remove from the table the Not to Exceed column, which specifies how many stories, habitable stories and levels of parking are permitted within the maximum structure height standards. This amendment will not change the maximum structure height, it will simply eliminate the limitation on how many stories or parking levels are permitted within the maximum height.

This amendment was prompted by a discussion with a potential developer regarding the impact of these restrictions on redevelopment projects. The developer brought to our attention the removal of these restrictions would allow greater flexibility in building design while not changing the maximum height of structures or the total permitted density. It made sense to staff to make this change island wide rather than in one zoning district.

Sec. 16-4-1701. - Maximum Structure Height

Maximum structure heights for each district are set forth in the Table below. No structure shall exceed the specified height limits unless otherwise allowed in this Article.

Base Districts	Maximum Height	Not to Exceed
CON	25 feet <u>(bridges over navigable waters may exceed this limitation)</u>	(bridges over navigable waters may exceed this limitation)
PR	45 feet	2 stories
RS-2, RS-3, RS-4, RS-5, RS-6	35 feet	
RM-4	35 feet	
RM-8	45 feet	
RM-12	45 feet	
PD-1	75 feet	5 habitable stories
SMU, MMU—Residential	45 feet	3 habitable stories/4 level parking
SMU, MMU—Non Residential	35 feet	2 habitable stories/4 level parking
SMU, MMU Mixed Use	45 feet	3 habitable stories/4 level parking
CFB—Located greater than 600 feet from the upland boundary of the beach as defined in Sec. 8-1-112 of the Municipal Code.	45 feet	3 habitable stories/4 level parking
CFB—Located within 600 feet of the upland boundary of the beach as defined in Sec. 8-1-112 of the Municipal Code.	75 feet	5 habitable stories/4 level parking
WMU, RD	75 feet	5 habitable stories/4 level parking
OL, NC, OM, CC—Residential	35 feet	2 habitable stories/4 level parking
OL, NC, IL, OCIL—Nonresidential	35 feet	2 stories
OM, CC—Nonresidential	45 feet	3 stories
CCW, DCW	45 feet	3 habitable stories/4 level parking