



**Town of Hilton Head Island
Planning Commission
Wednesday, May 21, 2014
3:00 p.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 – May 7, 2014 Meeting**
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
None
- 10. Commission Business**
Status of Coligny Area Improvement Project *Presented by: Jennifer Ray*
- 11. Chairman’s Report**
- 12. Committee Reports**
LMO Rewrite Committee Update - Presentation of Land Management Ordinance (LMO) Rewrite Draft Chapter 5 (Development & Design Standards); Chapter 6 (Natural Resources); and Chapter 7 (Non-Conformities) *Presented by Jim Gant, Member, LMO Rewrite Committee*
- 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.

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, May 7, 2014
9:00a.m – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Gail Quick, Vice Chairman David Bennett, Alex Brown, Judd Carstens, Bryan Hughes, Tom Lennox, Barry Taylor and Brian Witmer

Commissioners Absent: Terry Ennis

Town Council Present: Kim Likins

Town Staff Present: Scott Liggett, Director of Public Projects & Facilities
Darrin Shoemaker, Traffic and Transportation Engineer
Jennifer Ray, Urban Designer
Shawn Colin, Deputy Director Community Development
Jayme Lopko, Senior Planner & Planning Commission Coordinator

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 Town of Hilton Head Island requirements.

5. Approval of Agenda

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

6. Approval of Minutes

The Planning Commission **approved** the minutes of the April 16, 2014 meeting as submitted by general consent.

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

Mr. Peter Ovens presented public comments in support of the Coligny Redevelopment Priority Projects List, particularly the H.A.W.K pedestrian system. Chairman Quick stated that she agrees that the H.A.W.K pedestrian system should be given top priority.

8. Unfinished Business

None

9. New Business

CIP Fiscal Year 2015 Priority Projects

Chairman Quick requested that Commissioner Tom Lennox, Chairman of the CIP Committee, present introductory statements on behalf of the committee. Commissioner Lennox stated that the Capital Improvements Program (CIP) Committee met on April 24, 2014 to review the proposed Fiscal Year 2015 Capital Improvement Program. Today's presentation includes the CIP Committee's recommendations.

Since the committee's initial review in November 2013, several material changes in the proposed program have been recommended by the staff. These changes are attributable to a variety of factors including directives of Town Council concerning the pursuit of the USCB and the Coligny Area Improvements Projects, the unanticipated receipt of Fiscal Year 2014 Tax Increment Financing (TIF) District revenues above projections, the proposed 10 year Tax Increment Financing District term extension and the reduced availability of Hospitality Tax revenues for allocation to future years of the Capital Improvements Program.

The proposed Fiscal Year 2015 CIP spreadsheet depicts the manner in which these priority projects could be funded in the upcoming year and programmed for funding in the out years.

Town Council will review the proposed CIP within Fiscal Year 2015 Consolidated Municipal Budget on May 13 - 21, 2014. Once the CIP proposal is approved, it will go to Town Council before their workshops. Commissioner Lennox then requested that Mr. Scott Liggett make his presentation on behalf of staff.

Mr. Liggett presented an in-depth review of the proposed CIP Fiscal Year 2015 Priority Projects. Today's presentation will highlight the changes that have been made since November 2013.

Mr. Liggett reviewed the following categories: (A) Pathways; (B) Roadway Improvements. As part of the discussion on Item (B) Roadway Improvements, Commissioner Brown, Commissioner Lennox, Mr. Shoemaker and Mr. Liggett discussed the staff's recommendations for proposed improvements to the intersection of Squire Pope Road. Following this discussion, Chairman Quick requested that a motion be made that the proposed improvements to the intersection of Squire Pope Road be *added* to the Priority List.

Commissioner Brown made a **motion** that the Planning Commission **adds** the staff's proposed improvements to the intersection of Squire Pope Road to the Priority List as presented by staff. Commissioner Taylor **seconded** the motion and the motion **passed** with a vote of 8-0-0.

Mr. Liggett then reviewed Item (C) Park Development. This review included Shelter Cove Community Park, Chaplin Linear Park, and the expansion of the Island Recreation Center.

Ms. Jennifer Ray presented statements regarding the status of the Shelter Cove Community Park and the Chaplin Community Park on behalf of staff.

Mr. Liggett then reviewed (D) Existing Facilities; (E) New Facilities; and (F) Beach Maintenance.

Following Mr. Liggett's presentation on CIP Fiscal Year 2015 – Proposed Priority Projects, Commissioner Lennox recommended that a motion be made to forward the CIP Fiscal Year 2015 Proposed Priority Projects to Town Council for their consideration as presented. Chairman Quick then requested that a motion be made.

Commissioner Hughes made a **motion** that the Planning Commission **forwards** the proposed CIP Fiscal Year 2015 Priority Projects as presented by staff and discussed by the Planning Commission today. Commissioner Witmer **seconded** the motion and the motion **passed** with a vote of 8-0-0. Chairman Quick requested public comments and the following were received:

Mr. Frank Babel presented public statements in support of making needed safety improvements to existing bike pathways. Mr. Babel also encouraged the Planning Commission to support future development of new bike pathways.

10. Commission Business

- 1) Chairman Quick presented a brief update regarding the status of the two Coligny Redevelopment Workshops that were held by the Planning Commission in April. The Planning Commission will receive their first report on this item from the consultant on May 21, 2014. Chairman Quick stated that the Planning Commission will need to ensure that good procedures are in place to facilitate their communication with the consultant, with the staff, and with the public.
- 2) Chairman Quick read into the record a new document entitled *The Planning Commission's Framework, Principles and Communication Guide* that was developed recently by Commissioner Ennis, Chairman Quick, and the staff. This item will be discussed at the May 21, 2014 meeting.

11. Chairman's Report

None

12. Committee Reports

Mr. Jim Gant, on behalf of the LMO Rewrite Committee, presented an in-depth overhead review of LMO Rewrite Draft Chapter 3 (Zoning Districts) and Chapter 4 (Use Standards).

LMO Chapter 3 Zoning and Chapter 4 Uses Review

This section will review all of the island's zoning districts and is organized with three components per Zone: (1) Zoning district character and objectives of revision; (2) Map of the District; (3) Detailed comparison of uses proposed versus existing uses in LMO. A detailed review of this material was conducted by prep-teams from the Planning Commission and the LMO Rewrite Committee on April 7, 2014.

Prep Teams were comprised of Commissioner Bennett and Commissioner Hughes, LMO Rewrite Members, Mr. David Ames, Mr. Jim Gant, Mr. Chris Darnell and Mr. Irv Campbell, as well as Mr. Curtis Coltrane, Esq. and staff member Ms. Teri Lewis.

Uses and Conditions

- ◇ Requirements on three types of non-conformities (use, density, site features) are confusing. These regulations limit the ability for redevelopment in that they require conformance to the extent possible.
- ◇ Non-conforming uses do not qualify for the existing waiver process, requiring exceptions to use the floating redevelopment zone process which is complex.
- ◇ Commercial owners need the assurance that in the event of a single building disaster (fire, explosion, tornado, etc.) they will be allowed to rebuilding the "as is" building in the same manner they would if the building were destroyed in a major declared disaster.

Revision Objectives

- ◇ Create an environment that enables improvement of existing non-conforming properties.
- ◇ Minimize nonconforming uses through a more comprehensive integrated zoning approach that reduces specificity of uses and employs a mix of uses. Improve

communication on what property owners can do to improve nonconforming site features.

Approach to Zoning and Uses

- ◇ Zoning is a balance between community vision and rights of property owners.
- ◇ Zoning is not status – it must reflect realities of public sector and perceived opportunities of private citizens.
- ◇ Enhancing special character of different areas will better meet resident and visitor expectations (e.g. Coligny as a beach and tourist center; and e.g. Mathews/278 as drive-to commercial center.
- ◇ Regional economy significantly different today than in the 1980s and 1990s (e.g. reduced demand for commercial office space; and much regional business shifting off island.)

Mr. Gant presented a thorough review of the following zoning districts including locations, character, and zoning objectives: (1) Coligny Resort District; (2) Sea Pines Circle District; (3) Community Commercial District; (4) Waterfront Mixed Use District; (5) Resort Development District; (6) Marshfront District; (7) Neighborhood Commercial District; (8) Stoney District; (9) Light Commercial District; (10) Main Street District; (11) Changes to Residential Districts and (12) Initiative Areas.

Mr. Gant stated that a review of draft Chapters 5, 6, and 7 will be presented on May 21, 2014. A public hearing to review all of the draft chapters is planned for June 4th and June 18th. Town Council is expected to review all draft chapters in July. Mr. Gant noted that Draft Chapter 2 is expected from the consultant very soon and will be presented to the Planning Commission in June by Curtis Coltrane, Esq.

13. Staff Reports

14. Adjournment

There being no further business, the meeting adjourned at 10:40a.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Gail Quick
Chairman