

TOWN OF HILTON HEAD ISLAND

The Planning Commission

Minutes of the Wednesday, February 4, 2009 Meeting

9:00am – Benjamin M. Racusin Council Chambers

APPROVED

Commissioners Present: Chairman Al Vadnais, Tom Crews, Jack Docherty, Terence Ennis, Therese Leary, Tom Lennox, Gail Quick and David White

Commissioners Absent: Vice Chairman Loretta Warden, Excused

Town Council Present: None

Town Staff Present: David Cooler, Administrative Battalion Chief
Suzanne Brown, Addressing Technician
Scott Liggett, Director Public Projects & Facilities/Chief Engineer
Shea Farrar, Senior Planner & Planning Commission Coordinator
Heather Colin, Development Review Administrator
Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

Chairman Vadnais called the meeting to order at 9:00am.

II PLEDGE OF ALLEGIANCE TO THE FLAG

III ROLL CALL

IV FREEDOM OF INFORMATION ACT

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.

V USAGE OF CELLULAR TELEPHONE

Please turn off all cellular phones so that the meeting is not disturbed. Use of the cellular phone is allowed in the hallway outside of Council Chambers.

VI APPROVAL OF THE AGENDA

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

VII APPROVAL OF THE MINUTES

The Minutes of the January 21, 2009 meeting were **approved** as presented by general consent.

VIII APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA

Citizen, Ms. Kim Lutian, stated that she is the owner/operator of a liquor store on the north end of the island. Ms. Lutian would like to open a second liquor store at the Island Crossing Shopping Center. According to the LMO, a liquor store is not allowed at this location due to its close proximity to an existing liquor store. Ms. Lucian requested that the Planning Commission and Town staff reconsider the way distance separation requirements are met

between liquor stores (LMO Sec. 16-4-1234). A different method of measurement would enable Ms. Lutian to open a liquor store in the desired location. Chairman Vadnais recommended that this issue be referred to the staff for review. The staff should research the request and present a recommendation to the Planning Commission at a future date.

Chester C. Williams, Esq., updated the Planning Commission on the status of his client's proposed redevelopment of the Mall at Shelter Cove. Mr. Williams also discussed the proposed amendment to the Comprehensive Plan.

IX UNFINISHED BUSINESS

None

**X NEW BUSINESS
PUBLIC HEARING
Street Name Request**

The Town of Hilton Head Island has applied to name an existing Town-owned right-of-way located off of Marshland Road near the intersection of Matthews Drive. This right-of-way is identified as Beaufort County Tax Map Parcel Number 496 on Map Number 8. The new road name will impact four existing address points that are now addressed off of Marshland Road.

Chief David Cooler made the presentation on behalf of staff. The staff recommends the Planning Commission approve the Alex Patterson Road Name Application based on the review criteria outlined in the Land Management Ordinance and enclosed in the staff's report dated February 4, 2009.

The applicant has submitted the street name "Alex Patterson Road" as the name of the new street off Marshland Road. Chief Cooler presented an aerial map of the area and described the location. Chief Cooler reviewed the required Findings of Fact and Conclusions of Law. The application complies with all requirements.

The Planning Commission and Chief Cooler discussed the location and the new street name. Ms. Suzanne Brown presented brief comments in support of the application. At the completion of the staff's presentation and discussion by the Planning Commission, Chairman Vadnais requested that a motion be made.

Commissioner White made a **motion** that the Planning Commission **approve** the application for the new street name request "Alex Patterson Road" as presented by staff. This recommendation is based on the review criteria outlined in the LMO and the Findings of Fact and Conclusions of Law contained in the staff's report. Commissioner Leary **seconded** the motion and the motion **passed** with a vote of 8-0-0.

XI CHAIRMAN'S REPORT

Chairman Vadnais stated that the next Planning Commission meeting on February 18, 2009 has been canceled due to a lack of agenda items. The LMO Committee meeting also scheduled for February 18th at 6:00pm has been postponed to March 18, 2009 at 6:00pm.

XII COMMITTEE REPORTS

Commissioner White reported that the CIP Committee will meet on March 10, 2009 at 3:00pm. If necessary, the Committee will meet again on March 17th at 3:00pm.

Commissioner Docherty reported that the LMO Committee will meet this evening at 6:00pm. The purpose of this meeting will be to discuss the proposed Street Naming Amendments.

Mr. Scott Liggett presented an update on the CIP program on behalf of staff. Mr. Liggett and the Planning Commission discussed several issues including TIF and the Hospitality Tax Programs.

XIII STAFF REPORTS

The one-half hour of Subdivision Training is postponed to the March 4, 2009 meeting so that all Planning Commissioners can be present for this important training.

Ms. Heather Colin presented an update of Town Council’s action on the 2008 General LMO Amendments as well as changes to the Natural Resource Amendments.

XIV ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30am.

Submitted By:

Approved By:

Kathleen A. Carlin
Administrative Assistant

Al Vadnais
Chairman