

TOWN OF HILTON HEAD ISLAND
The Planning Commission
Minutes of the Wednesday, January 20, 2010 Meeting APPROVED
3:00pm – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Al Vadnais, Vice Chairman Loretta Warden,
Tom Crews, Jack Docherty, Tom Lennox, Gail Quick
and David White

Commissioners Absent: Terrance Ennis and Therese Leary

Town Council Present: None

Town Staff Present: Darrin Shoemaker, Traffic and Transportation Engineer
Shawn Colin, Senior Planner
Jayme Lopko, Senior Planner & Planning Commission Coordinator
Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

Chairman Vadnais called the meeting to order at 3:00pm.

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 cell phone is allowed in the hallway outside of Council Chambers.

VI APPROVAL OF THE AGENDA

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

VII APPROVAL OF THE MINUTES

The minutes of the December 16, 2009 meeting were **approved** as presented by general consent.

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

None

IX UNFINISHED BUSINESS

None

X NEW BUSINESS

(1) **LMO Amendments** - The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise the following articles and sections, including: 16-4-201. This adds the proposed new zoning district, OCIL (Office/Light Commercial/Light Industrial) Zoning District, to the Designation of Districts table. 16-4-New Section. This provides a purpose statement for the proposed OCIL Zoning District. 16-4-1104. This adds the OCIL district and its' permitted uses to the Use Table. 16-4-1114. This provides a classification for the Limited Manufacturing use. 16-4-1213, 16-4-1214, 16-4-1232, 16-4-1233, 16-4-New Section, and 16-4-1241. This adds the OCIL Zoning District and conditions where applicable to various uses in the Specific Use Standards Article. 16-4-1501. This adds the OCIL Zoning District to the Density Standards table. 16-4-1505. This adds the OCIL Zoning District to the Maximum Impervious Coverage and Minimum Open Space table. 16-4-1601. This adds the OCIL Zoning District to the Maximum Structure Height table.

Chairman Vadnais reported that the review of this item is postponed to the February 17, 2010 meeting.

(2) **LMO Amendments** to amend Chapters 3, Article IV [Tree Protection] and 4, Article IV [Airport Overlay District] of the Land Management Ordinance (LMO), specifically Sections 16-3-402 and 16-4-403 to provide for changes to tree pruning and removal requirements in the approach path of the Hilton Head Island airport. These changes may affect your rights as an owner of land.

Chairman Vadnais reported that the review of this item is postponed to the February 3, 2010 meeting.

(3) **Presentation of Annual Traffic Report for 2009** - Mr. Darrin Shoemaker made the presentation on behalf of staff. It is recommended that the Planning Commission review and forward the 2009 Traffic Monitoring & Evaluation Report submitted by the LMO Official as required by Section 16-3-1311 of the LMO. This report is prepared annually by the LMO Official for public review and comment before the Planning Commission.

At the completion of the staff's presentation and discussion by the Planning Commission, Chairman Vadnais requested that a motion on this item be made.

Commissioner Quick made a **motion** to forward the 2009 Annual Traffic Report to Town Council with a recommendation of approval as presented by staff. Vice Chairman Warden **seconded** the motion and the motion **passed** with a vote 7-0-0.

XI COMMISSION BUSINESS

XII CHAIRMAN'S REPORT

XIII COMMITTEE REPORTS

Commissioner Crews, on behalf of the Comprehensive Plan Committee, briefed the Planning Commission on the proposed drafts to update the following elements of the Comprehensive Plan: Cultural Resources, Community Facilities, Priority Investment, and Transportation.

Mr. Colin presented brief statements in support of the proposed drafts on behalf of staff.

XIV STAFF REPORTS

XV ADJOURNMENT

There being no further business, the meeting was adjourned at 4:20pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Al Vadnais
Chairman