

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the Wednesday, January 19, 2011 Meeting APPROVED
3:00p.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Al Vadnais, Vice Chairman Loretta Warden, Tom Crews,
Jack Docherty, Terence Ennis, Gail Quick and Charles Young

Commissioners Absent: Therese Leary and Tom Lennox

Town Council Present: None

Town Staff Present: Nicole Dixon, Senior Planner;
Jayme Lopko, Senior Planner & Planning Commission Coordinator
Teri Lewis, LMO Administrator
Heather Colin, Development Review Administrator
Kathleen Carlin, Secretary & Administrative Assistant

1. **CALL TO ORDER**
Chairman Vadnais called the meeting to order at 3:00p.m.

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **ROLL CALL**

4. **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.

5. **APPROVAL OF THE AGENDA**
The agenda was **approved** as presented by general consent.

6. **APPROVAL OF THE MINUTES**
Chairman Vadnais reported his concern with the accuracy of the January 5, 2011 Planning Commission meeting minutes. Approval of the minutes is deferred to the next meeting.

7. **APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA**
None

8. **UNFINISHED BUSINESS**
None

9. NEW BUSINESS
Public Hearing

ZMA100008: Mr. Jay Sanders of American Tower Corporation has requested to amend the Official Zoning Map by amending the Indigo Run Master Plan to add Telecommunications Facilities as a permitted use on the property located at 1001 Marshland Road. The property is currently zoned PD-1 within the Indigo Run Master Plan and assigned land uses of Residential and Private & Semi-Private Recreation. The property is referred to Fire Station # 7 and is further identified on Beaufort County Tax Map 11, Parcel 276.

Ms. Nicole Dixon made the presentation on behalf of staff. The staff recommended that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the Land Management Ordinance (LMO), based on the Findings of Facts and Conclusions of Law as determined by the LMO Official.

Ms. Dixon stated that the applicant is proposing to amend the Indigo Run Master Plan to add "Telecommunications Facility" as a permitted land use on Parcel B-1. The property currently has assigned land uses of "Residential" and "Private & Semi-Private Recreation". According to LMO Section 16-4-209, in the PD-1 district, a Telecommunications Facility is a use that is restricted to locations where the Town-approved master plan or master plan text specifically states such use is permitted. Because the master plan does not list Telecommunications Facility as an assigned land use on the subject property, the applicant has requested a rezoning.

The applicant states that the proposed application is in conformance with the Comprehensive Plan and other Zoning Map Amendment criteria because a new telecommunications facility will improve cell phone and E911 coverage on the Island in areas where it is lacking in what is referred to as "cold" spots in the Comprehensive Plan. The proposed tower will be located in an area with natural vegetation to act as a buffer and screen it from adjacent properties and will be in compliance with all LMO regulations.

Fire Station #7 is currently located on the subject property. The new telecommunications facility will be located within a wooded area on the parcel so that it is heavily screened with vegetation. The property is surrounded by the Cross Island Parkway, Marshland Road and single family residential lots within Indigo Run.

The proposed 140 foot tower would be built for AT&T Mobility to provide residential coverage to Spanish Wells and portions of Indigo Run. The Town's Fire & Rescue Department will also have space on the tower available to them for their communication equipment to increase communication coverage in this area. The tower will not be lighted.

Following the staff's presentation, Mr. Jay Sanders, applicant, presented statements in support of the application. The Planning Commission discussed several issues with the applicant including the tower's compatibility with other providers and frequency level. The Planning Commission reported the importance of the tower to the Island.

Following this discussion, Chairman Vadnais requested comments from the public and none were received. Chairman Vadnais stated that the public hearing for this item is closed.

Following final comments by the Planning Commission, Chairman Vadnais requested a **motion** finding that ZMA100008 is consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance. Commissioner Ennis made the motion as stated. Commissioner Quick **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. COMMISSION BUSINESS

None

11. CHAIRMAN'S REPORT

Chairman Vadnais presented statements regarding the Planning Commission's previous approval of the amendment to the LMO concerning the extension of the airport runway (Planning Commission meeting on January 5, 2011).

Chairman Vadnais stated that Commissioner Ennis was opposed to the Planning Commission's approval of that amendment due to his concerns with the potential conflict between LMO Sec. 16-4-403 and the one just approved, LMO Sec. 16-4-1307. Based partly on these concerns, Chairman Vadnais recommended that the LMO Committee schedule a meeting with staff for the purposes of studying the existing and proposed language of the LMO. The language needs to be made clear and more consistent.

Chairman Vadnais also recommended that the LMO Committee consider additional clarification on the issue of a master plan or land use plan for Hilton Head Island.

The staff will contact Commissioner Quick to make the LMO Committee meeting arrangements.

12. COMMITTEE REPORTS

None

13. STAFF REPORTS

None

14. ADJOURNMENT

The meeting was adjourned at 3:15p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Vice Chairman Loretta Warden on behalf of Al Vadnais
Al Vadnais, Chairman