

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission**  
**Minutes of the Wednesday, November 16, 2011 Meeting    APPROVED**  
**3:00p.m. – Benjamin M. Racusin Council Chambers**

Commissioners Present: Chairman Loretta Warden, Vice Chairman Tom Lennox, David Bennett, Jack Docherty, Terry Ennis, Bryan Hughes, and Gail Quick

Commissioners Absent: Charles Young

Town Council Present: Bill Ferguson, George Williams and Lee Edwards

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator  
Shea Farrar, Senior Planner; Jennifer Lyle, Assistant Town Engineer  
Darrin Shoemaker, Traffic & Transportation Engineer  
Kathleen Carlin, Secretary & Administrative Assistant

- 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 November 2, 2011 meeting as amended by general consent.
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**  
None
- 8. Unfinished Business**  
None
- 9. New Business**  
**Public Hearing**  
**PPR110004** – Application for Public Project Review from the South Carolina Department of Transportation to replace the bridge over Jarvis Creek on Spanish Wells Road. The replacement bridge will be constructed with a new alignment that will shift the roadway to the west of the existing bridge. Chairman Warden introduced the application and opened the public hearing. Chairman Warden requested that staff make their presentation.

Mrs. Jayme Lopko made the presentation on behalf of staff. Staff recommended that the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location character and extent based on the Findings of Facts and Conclusions of Law determined by the LMO Official. The anticipated schedule for this project is to commence

right-of-way acquisition in Winter 2011-2012 while the project is under design and construction would begin in Winter 2012-2013.

The project would take approximately 12 to 15 months to complete. The existing bridge of Jarvis Creek was built in 1955 and has been found to be structurally deficient and nearing the end of its useful life. This project is to replace the existing bridge with an 880 foot long by 43.25 foot wide bridge.

The proposed bridge will include two 12 foot wide lanes with an eight foot wide shoulder and concrete barrier on either side. The proposed bridge will be constructed three feet higher and in a new alignment to the east of the existing bridge.

Mrs. Lopko presented an in-depth review of the application including the project narrative, site map, and the proposed bridge layout. Mrs. Lopko reviewed the Findings of Fact and Conclusions of Law as stated in the staff's report. At completion of the staff's presentation, Chairman Warden requested that the applicant make his presentation.

Mr. Alan Matienzo, with South Carolina Department of Transportation (DOT), presented statements in support of the application. Mr. Matienzo reviewed the public community presentation that was made by the Department of Transportation in June 2011. Following the applicant's presentation, Chairman Warden stated her appreciation to the applicant for their efforts in making the public aware of this project. Chairman Warden then requested public comments on the application.

Mr. Peter Ovens, citizen, presented statements regarding the construction timeline for the project. A second speaker (*unintelligible name*) also presented comments regarding the application. At the completion of public comments, Chairman Warden stated that the public hearing for this application is closed. Following final discussion by the Planning Commission, Chairman Warden requested that a motion be made.

Commissioner Docherty made a **motion to approve** application for Public Project Review, PPR110004 as presented by the staff. The Planning Commission finds this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on the Findings of Facts and Conclusions of Law determined by the LMO Official and stated in the staff's report. Vice Chairman Lennox **seconded** the motion and the motion **passed** with a vote of 7-0-0.

### **Public Hearing**

**PPR110005**– Application for Public Project Review from the Town of Hilton Head Island to construct a multi-use pathway along William Hilton Parkway from Long Cove Drive to The Village of Wexford and along Wexford Drive from William Hilton Parkway toward the Wexford roundabout. Also included are new signalized pedestrian crossings and median refuges on William Hilton Parkway at New Orleans Road/The Village at Wexford and at Shipyard Dr./Wexford Dr., and a right turn lane on William Hilton Parkway to serve New Orleans Road. Chairman Warden introduced the application and opened the public hearing. Chairman Warden requested that staff make their presentation.

Ms. Shea Farrar made the presentation on behalf of staff. Staff recommended that the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on the Findings of Facts and Conclusions of Law as

determined by the LMO Official. Application for Public Project Review from the Town of Hilton Head Island is to construct a multi-use pathway along William Hilton Parkway from Long Cove Drive to The Village of Wexford and along Wexford Drive from William Hilton Parkway toward the Wexford roundabout. Also included are new signalized pedestrian crossings and median refuges on William Hilton Parkway at New Orleans Road/The Village at Wexford and at Shipyard Dr./Wexford Dr., and a right turn lane on William Hilton Parkway to serve New Orleans Road.

The Town of Hilton Head Island has identified the need for an additional multi-purpose pathway connection between The Village at Wexford and Long Cove Drive and along Wexford Drive. This section of pathway will help connect residential areas to nearby commercial uses. Crosswalks will be added at the two signalized intersections at New Orleans Road and Shipyard Drive. Also included in the project is the improvement of the intersection at William Hilton Parkway and New Orleans Road. A right turn lane from William Hilton Parkway is needed to serve New Orleans Road, which will improve how the intersection functions as well as the general traffic flow of William Hilton Parkway in this area.

Ms. Farrar stated that the pathways will be designed to match the existing asphalt multi-purpose pathways used by the Town. The path will meander along the roadside and the project will be designed with sensitivity to natural resources. Signalized crosswalks, including pedestrian refuges, will be designed in a manner consistent with current standards for these projects. Ms. Farrar presented an in-depth presentation of the application, including the project narrative and vicinity map. Ms. Farrar presented the Findings of Fact and Conclusions of Law. Following staff's presentation, the Planning Commission asked for input from the Town's Engineering and Traffic/Transportation Department.

Ms. Jennifer Lyle, Assistant Town Engineer, and Mr. Darrin Shoemaker, Traffic and Transportation Engineer, for the Town presented statements in support of the application. The Planning Commission and staff discussed the intent of the project. Following their discussion, Chairman Warden requested public comments on the application.

Mr. Peter Ovens, citizen, presented statements regarding the intent of the project. Mr. Frank Babel presented statements in support of the pathway project. At the completion of public comments, Chairman Warden stated that the public hearing for the application is closed. Following final discussion by the Planning Commission, Chairman Warden requested that a motion of the application be made.

Commissioner Ennis made a **motion** to **approve** application for Public Project Review, PPR110005 as presented by staff. The Planning Commission finds this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on the Findings of Facts and Conclusions of Law determined by the LMO Official and stated in the staff's report. Commissioner Quick **seconded** the motion and the motion **passed** with a vote of 7-0-0.

## 10. **Commission Business**

### Presentation by developers of Shelter Cove Mall regarding future redevelopment

Chairman Warden stated that today's the developer's presentation is for information purposes

only. No action will be taken by the Planning Commission today. Following introductory comments, Chairman Warden requested that the presentation be made.

Mr. Mark Senn, president of Blanchard & Calhoun, developing partner of the project, made the opening presentation. Mr. Senn presented two overhead conceptual drawings for redevelopment of the mall. The plans call for tearing down much of the mall, with exception of the Belk store, and turning some of the property into a walkable village of shops. Kroger will serve as a secondary anchor to the mall and will be located next to the Belk department store. Plans call for developing about 250,000 square feet of new retail space, more open space, and 220 apartments overlooking Broad Creek. An increased view of the water is a major component of the plans.

At Mr. Senn's request, Mr. Mark Baker, of Wood + Partners, Inc., and the team of Witmer Jones and Keefer, presented details of the two conceptual plans. The Planning Commission discussed the intent of the project and asked several questions for clarification.

The Planning Commission discussed the importance of the revitalization of this area and stated their support for the direction of the project. A hybrid of the two conceptual plans presented today is recommended. Commissioner Quick stated that the developers of the Shelter Cove Mall are entrusted with an important piece of property; and development should be in concert with established principles and core values of the Town. Chairman Warden agreed with these statements. The Planning Commission looks forward to future public review of this important project.

**11. Chairman's Report**

None

**12. Committee Reports**

LMO Rewrite Committee: Commissioner Quick stated that the Town has received five (5) consultant proposals as part of the Request for Proposals. Additional information on these proposals will be provided when available.

**13. Staff Reports**

None

**14. Adjournment**

The meeting was adjourned at 4:30p.m.

Submitted By:

Approved By:

December 7, 2011

\_\_\_\_\_  
Kathleen Carlin  
Administrative Assistant

\_\_\_\_\_  
Loretta Warden  
Chairman