

TOWN OF HILTON HEAD ISLAND
Planning and Development Standards Committee
Minutes of Wednesday, February 23, 2011 Meeting
4:00pm – Benjamin M. Racusin Council Chambers

APPROVED

Committee Members Present: Chairman Bill Ferguson, Mayor Pro Tem Ken Heitzke,
Bill Harkins

Committee Members Absent: None

Council Members Present: Kim Likins, Alternate

Town Staff Present: Shea Farrar, Senior Planner
Teri Lewis, LMO Official
Heather Colin, Development Review Administrator
Nicole Dixon, Senior Planner; Anne Cyran, Senior Planner
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

Chairman Ferguson called the meeting to order at 4:00p.m.

2) 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.

3) APPROVAL OF MINUTES

Mayor Pro Tem Heitzke made a **motion** to **approve** the minutes of the January 26, 2011 meeting as presented. Chairman Ferguson **seconded** the motion and the motion **passed** with a vote of 2-0-1. Councilman Harkins abstained from the vote due to his absence from the meeting.

4) UNFINISHED BUSINESS

None

5) NEW BUSINESS

Annual Resolution proclaiming April Fair Housing Month

Ms. Marcy Benson made the presentation on behalf of staff. The staff requested that the Committee forward the Annual Resolution proclaiming April Fair Housing Month to Town Council with a recommendation of approval.

In order for the Town of Hilton Head Island to be eligible to participate in any future Community Development Block/Economic Development Grants (CDBG) it is required to certify that it will undertake an action to affirmatively further fair housing. By approving and advertising this Resolution the Town will have satisfied this requirement.

The Annual Resolution is modeled on a recommended format provided by the Lowcountry Council of Governments and has been used previously by the Town. Following the staff's presentation and discussion by the Committee, Chairman Ferguson requested that a motion be made.

Mayor Pro Tem Heitzke made a **motion** to forward the Fair Housing Resolution proclaiming April Fair Housing Month to Town Council with a recommendation of **approval** as presented by the staff. Councilman Harkins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Recommendation for Cell Tower height proposed for Fire Station # 7 site

Ms. Shea Farrar made the presentation on behalf of staff. The staff recommended that Town Council permit a tower height of 140' for the cell tower proposed on the Fire Station # 7 site for the following reasons:

- a) Reducing the tower height from 140' to 120' will reduce the coverage area of the tower and the overall quality of service in the area.
- b) A 140' tower will provide the opportunity to co-locate up to 4 service providers, while a 120' tower would accommodate 2 co-locations. The Town's request to locate emergency management equipment on the tower would result in three remaining co-locations on the 140' tower and only one on the 120' tower. This could result the need for additional towers to meet the needs of other service providers.
- c) The lease rate for the site will be higher for a 140' tower than a 120' tower because it can accommodate 2 additional co-locations.

American Tower has requested to lease Town-owned land at the site of Fire Station 7 for the purpose of constructing the 140' communications tower on Marshland Road that will help improve service in the Indigo Run area. There have been discussions about limiting the height of the tower to 120'. The staff has researched the pros and cons of such a restriction and recommends that a tower height of 140' be permitted.

Town Council has identified the need to address the issue of telecommunication service on the Island, which is included as one of Town Council's goals for 2011. The quality of existing service and coverage on the Island varies among the different carriers and in many locations service is poor to nonexistent.

American Tower, a tower construction company, requested to lease Town-owned property in order to construct additional towers on the Island to improve cellular service. These towers provide the opportunity for cellular companies to add additional antenna to increase coverage as well as the quality of service in that area. Higher antennas typically have larger coverage areas.

American Tower is currently pursuing a Zoning Map Amendment to allow a tower on the site of Fire Station # 7 and the request includes a tower height of 140'. However, preliminary discussions outlining provisions to consider when drafting the lease agreement for this tower have included limiting the tower height to 120' to minimize adverse visual impacts. In addition, as a part of the agreement with American Tower, the Town would like to secure a space on the tower for placement of its emergency management equipment. Staff believes a tower height of 140' is more desirable for the reasons stated above. The staff further recommended that the tower be camouflaged like an evergreen tree in order to blend into the environment as much as possible.

The Committee questioned the revenue generation potential of a 140' tower as well as the fall distance of a 140' tower. The staff stated that the tower's fall zone is contained within Town owned property. The applicant has stated that, in the event of a fall, the tower is designed to fall into itself.

Following the staff's presentation and discussion by the Committee, Chairman Ferguson requested comments from the public regarding the height of the tower. Mr. Jim Collett, citizen, presented statements in support of the 140-ft. tower as presented today by staff. Following public comments, Chairman Ferguson requested that a motion be made on the recommendation for the height of the tower.

Councilman Harkins made a **motion** to **forward** staff's recommendation for a 140-ft. high Cell Tower camouflaged as an Evergreen tree proposed for Fire Station 7 site as presented today by staff to Town Council with a recommendation of **approval**. Mayor Pro Tem Heitzke **seconded** the motion and the motion **passed** with a vote of 3-0-0.

c) **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 as 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 & Development Standards Committee forward Zoning Map Amendment ZMA100008, for the proposed Indigo Run Telecommunications Facility, to Town Council with a recommendation for approval.

The Planning Commission met on January 19, 2011 to review this application and after a public hearing voted unanimously to find the application consistent with the Comprehensive Plan and serves to carry out the purposes of the LMO.

Mr. Jay Sanders, with American Tower Corporation, is proposing to amend the Official Zoning Map by amending the Indigo Run Master Plan to add "Telecommunications Facility" as a permitted land use on Parcel B-1. The property is currently zoned PD-1 within the Indigo Run Master Plan and assigned land uses of "Residential" and "Private & Semi-Private Recreation". Fire Station #7 is currently located on the subject property. This application is supported by Town Council's Policy Agenda for 2011 which has the evaluation of Technology Infrastructure listed as a top priority. Following the staff's presentation, Chairman Ferguson requested that the applicant make his presentation.

Mr. Jay Sanders, representing American Tower Company and AT&T Mobility, presented statements in support of the application. The Committee and the applicant discussed several issues including the height of the tower and the quality of service. At the completion of the discussion, Chairman Ferguson requested public comments and none were received. Chairman Ferguson then requested that a motion.

Mayor Pro Tem Heitzke made a **motion** to forward Zoning Map Amendment ZMA100008 to Town Council with a recommendation of **approval**. Councilman Harkins **seconded** the motion and the motion **passed** with a vote of 3-0-0. Councilman Harkins stated that this is a step in the right direction for public service.

6. ADJOURNMENT

The meeting was adjourned at 4:30pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Bill Ferguson
Chairman