

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

APPROVED

Committee Members Present: Chairman Bill Ferguson, Bill Harkins, and Kim Likins, Alternate

Committee Members Absent: Mayor Pro Tem Ken Heitzke

Council Members Present: None

Town Staff Present: Anne Cyran, Senior Planner
Teri Lewis, LMO Official
Heather Colin, Development Review Administrator
Jill Foster, Community Development Department Deputy Manager
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

Mr. Harkins made a **motion** to **approve** the minutes of the February 23, 2011 meeting as presented. Mrs. Likins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

4) UNFINISHED BUSINESS

None

5) NEW BUSINESS

ZMA100009: The Town of Hilton Head Island is proposing to amend the Official Zoning Map for portions of the IL, Light Industrial and OL, Office/Institutional Low Density Zoning Districts, by changing the zoning designation of five properties in the area of the Mathews Drive and Marshland Road intersection. These parcels are further identified on Beaufort County Tax Map 8 as Parcels 11H and 217 and on Tax Map 8A as 104, 106 and 108. The properties will be rezoned to CC, Commercial Center Zoning District.

Ms. Anne Cyran made the presentation on behalf of staff. The staff recommended that, following today's review, the Committee forward this application to Town Council with a recommendation of approval. This application is consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the Land Management Ordinance (LMO), based on those Findings of Facts and Conclusions of Law as determined by the LMO Official.

Ms. Cyran stated that the purpose of the rezoning is to bring these properties into greater compliance with the Land Management Ordinance (LMO) and to formalize the existing commercial nature of these street-front properties in the Mathews Drive/Marshland Road area. On February 16, 2011 the Planning Commission held a public hearing to discuss the application and voted unanimously to find the application consistent with the Comprehensive Plan and carries out the purposes of the LMO.

The parcels subject to the proposed rezoning are older, developed sites. All of the parcels were initially zoned for light industrial uses. The property addressed at 2 Marshland Road was rezoned in 2003 from IL to OL as a result of a request from the property owner, who found that the property couldn't adequately function as a light industrial property. Each of the parcels has nonconforming site structures or features and four of the five properties have non-conforming uses, which are all commercial uses.

The Town received a request from a property owner to rezone his parcel from OL to CC, a district that would allow greater flexibility in leasing space to tenants. The staff examined this request and determined that, based on their existing uses; five parcels in the area would be more appropriately zoned in the Commercial Center (CC) Zoning District. The rezoning will bring these properties into greater compliance with the LMO without creating new nonconformities.

Ms. Cyran presented a detailed review of the application including the Vicinity Map, the Aerial Photos, and the Use Table. Ms. Cyran reviewed the Findings of Fact and Conclusions of Law. This completed the staff's presentation on the application.

Following the discussion by the Committee, Chairman Ferguson requested public comments and none were received. Following final comments on the application, Chairman Ferguson requested that a motion be made.

Mr. Harkins made a **motion** to forward application for Zoning Map Amendment ZMA100009 to Town Council with a recommendation of **approval** as presented today by staff. Mrs. Likins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

6. COMMITTEE BUSINESS

None

7. ADJOURNMENT

The meeting was adjourned at 4:15pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Bill Ferguson
Chairman