

TOWN OF HILTON HEAD ISLAND
Planning and Development Standards Committee
Minutes of Wednesday, September 28, 2011 Meeting
4:00pm – Benjamin M. Racusin Council Chambers

APPROVED

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

Committee Members Absent: None

Council Members Present: Kim Likins, Alternate

Town Staff Present: Nicole Dixon, 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

Mr. Harkins made a **motion** to **approve** the minutes of the August 24, 2011 meeting as presented. Mayor Pro Tem Heitzke **seconded** the motion and the motion **passed** with a vote of 3-0-0.

4) UNFINISHED BUSINESS

None

5) NEW BUSINESS

ZMA110003: A request from Mr. Dale R. Johnson proposing to amend the Official Zoning Map by changing the zoning designation of three properties located at 841, 843 and 845 William Hilton Parkway from the OL (Office Institutional Low Intensity) Zoning District to the CC (Commercial Center) Zoning District. The properties are known as South Island Square and are further identified on Beaufort County Tax Map 11, Parcels 25, 25B and 25C.

Ms. Nicole Dixon made the presentation on behalf of staff. Ms. Dixon stated that the Planning Commission met on September 7, 2011 to review the application for Zoning Map Amendment (ZMA110003) and after a public hearing voted unanimously to recommend that Town Council approve the proposed application for rezoning. The staff recommended that the Planning and Development Standards Committee forward the application for the proposed rezoning to Town Council with a recommendation for approval.

The purpose of this application is to amend the Official Zoning Map by changing the zoning designation of three properties located at 841, 843 and 845 William Hilton Parkway, also known as South Island Square, from the OL (Office Institutional Low Intensity) Zoning District to the CC

(Commercial Center) Zoning District. The properties proposed to be rezoned contain a shopping center, a vacant building and a building with office uses and vacant space.

The Town received this request from Dale Johnson, on behalf of the property owners, to rezone the three parcels from OL to CC, in order to have more uses available to redevelop the property and to occupy currently vacant office space on the property. The parcel which contains the shopping center is currently nonconforming because the use is not permitted in the OL zoning district. The proposed rezoning will make the shopping center parcel conforming. Staff reviewed this request and determined that the application is consistent with the Comprehensive Plan and the Land Management Ordinance (LMO).

The existing OL zoning district in this area was established after many of the properties had already been developed with commercial uses. The intent of the creation of the OL district was that once these commercial uses were no longer in business, the area would develop with office uses, and concentrate the development of commercial uses in other areas of the Island. But the commercial uses never left and the area does not function as an OL zoning district. The proposed rezoning will make current nonconforming uses conforming, will improve the marketability of the properties and will meet current market demands by permitting uses that are already developed on the properties and uses that are more common in this vicinity. The rezoning will also allow for existing office space which has been vacant for years to be redeveloped or leased with new expanded use opportunities while still allowing office type uses.

Ms. Dixon presented an in-depth review of the application. Following staff's presentation and discussion by the Committee, Chairman Ferguson requested that the applicant make his presentation. Applicant, Mr. Dale Johnson, Architect, presented statements in support of the application. Following the applicant's presentation, Chairman Ferguson requested public comments and the following were received. Resident, Mr. John Binkley, presented statements in opposition to approval of the application due to his concern with potential noise, traffic, and excessive light. Ms. Dixon responded to these concerns. The staff does not believe that excessive noise, traffic or light will be an issue with approval of the application. Following final comments by the Committee, Chairman Ferguson requested that a motion be made.

Mayor Pro Tem Heitzke made a **motion** recommending that the Committee forward Application for Zoning Map Amendment, ZMA110003, to Town Council with a recommendation of **approval**. Mr. Harkins **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 4:20pm.

Submitted By:

Approved By:

October 26, 2011

Kathleen Carlin
Administrative Assistant

Bill Ferguson
Chairman