

TOWN OF HILTON HEAD ISLAND
Regular Planning Commission
Wednesday, May 2, 2012 Meeting **APPROVED**
9:00a.m. – Benjamin M. Racusin Council Chambers

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

Commissioners Absent: None

Town Council Present: Bill Ferguson

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
Charles Cousins, Director, Community Development Department
Shawn Colin, Manager, Comprehensive Planning Division
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 special meeting held on April 10, 2012 as presented by general consent. The Planning Commission also **approved** the minutes of the regular meeting held on April 18, 2012 as presented by general consent.
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
None
8. **Unfinished Business**
None
9. **New Business**
Public Hearing
The Planning Commission will review and consider a recommendation on updates to the Population, Housing, and Community Facilities Elements of the Comprehensive Plan to Town Council for adoption. Chairman Warden presented opening statements and opened the public hearing for this item.

Chairman Warden requested that Commissioner Ennis, Chairman of the Comprehensive Planning Committee, present introductory comments. Commissioner Ennis presented a brief history of the Comprehensive Planning Committee's work. The Population Element is the

final addition to the completed Comprehensive Plan. The Population Element is data-driven and its completion was heavily dependent upon the Town's most recent census information. Commissioner Ennis thanked the committee and the staff for all of their hard work in developing the Population Element. Chairman Warden thanked Commissioner Ennis for his comments and requested that staff make their presentation.

Mrs. Jayme Lopko made the presentation on behalf of staff. The staff recommended that the Planning Commission forward the proposed changes to the Comprehensive Plan to Town Council with a recommendation of approval.

The Comprehensive Plan Committee met on March 7, 2012 and voted to approve the updates to the Comprehensive Plan as presented by staff. There was discussion on minor additions to include information on the native islander population and historic significance of the island. Those changes have been made by staff.

The Town has drafted updates to the Population, Housing, and Community Facilities Elements based on information obtained from the 2010 Census. The Population Element was not completely updated during the rewrite of the current Comprehensive Plan that was adopted in 2010 because the 2010 Census information was not available until 2011.

The 2010 Census asked fewer questions than in the past, which caused most of the information to be based on three year estimates. Some of the census information was contained within the Housing and Community Facilities Elements so they have been updates as well.

The population of the Town of Hilton Head Island grew from 33,862 in 2000 to 37,099 in 2010, while Bluffton Township grew from 19,044 in 2000 to 52,777 in 2010. The other notable change was the continuing increase in the median age for the island from 46 in 2000 to 51 in 2010.

Mrs. Lopko and the Planning Commission discussed several issues including demographic information for schools, housing vacancy rates, and the sources of data. Following the staff's presentation, Chairman Warden requested comments from the public.

Chester C. Williams, Esq., presented comments regarding the availability of demographic information in schools. Mr. Williams also recommended several minor changes to the Population Element including revising the Title shown under Table 4 and changing the terminology shown on page 28. Chairman Warden and the other Commissioners agreed with the recommended minor changes. Chairman Warden requested that staff change the reference to the Housing Element shown on page 28; change the title shown under Table 4.1 to read 1980 – 2010. The change to the terminology on page 28 is to the 4% tax rate to indicate that it is for primary residences. Following public comments, Chairman Warden stated that the public hearing for this item is closed. Following final discussion by the Planning Commission, Chairman Warden requested that a motion be made.

Commissioner Quick made a **motion** that the Planning Commission forward by resolution the proposed updates to the Comprehensive Plan to Town Council with a recommendation of **approval**. Commissioner Hughes **seconded** the motion and the motion **passed** with a vote of 9-0-0.

10. Commission Business

None

11. Chairman's Report

None

12. Committee Reports

A. Commissioner Lennox stated that the CIP is the only agenda item of an upcoming fiscal year 2013 budget workshop meeting to be held later in May.

B. Commissioner Quick presented an update on the status of the LMO Rewrite Committee. The staff is still working with the consultant on the Code Assessment.

Separately, Commissioner Quick complimented the staff and the Mayor on the Town's outstanding 2011 accomplishments that were included in the spring edition of "Our Town". The two-page article highlights the many achievements that are taking place on Hilton Head Island.

Commissioner Quick also stated that an official dedication of the island's second public art piece will take place on May 3rd. The official dedication of the horse sculptures titled "The Family" will take place at 10:30a.m. at its permanent location on William Hilton Parkway across from Chaplin Park.

13. Staff Reports

Mrs. Lopko stated that a special meeting has been scheduled on June 8th at 9:00a.m. for review of the redevelopment plans for the Mall at Shelter Cove.

Mr. Charles Cousins stated that Town Council plans to hold a special workshop related to the rezoning agreement for the Mall at Shelter Cove. A workshop meeting date has not been decided.

Mr. Shawn Colin presented comments regarding the most recent redevelopment plan for the Mall at Shelter Cove. The latest redevelopment plan is posted on the Town's website.

14. Adjournment

The meeting was adjourned at 9:50a.m.

Submitted By:

Approved By:

May 16, 2012

Kathleen Carlin
Administrative Assistant

Loretta Warden
Chairman