

TOWN OF HILTON HEAD ISLAND
Planning & Development Standards Committee
Minutes of the Wednesday, March 28, 2012 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: None

Town Staff Present: Shawn Colin, Comprehensive Planning Division Manager
Charles Cousins, Comprehensive Planning Division 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

Mayor Pro Tem Heitzke made a motion to **approve** the minutes of the March 28, 2012 meeting as presented. Mr. Harkins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

ZMA120002: The Town of Hilton Head Island has applied to amend the Official Zoning Map by amending the Palmetto Dunes Resort Master Plan to change the land uses permitted on three parcels, located near the corner of William Hilton Parkway and Queens Folly Road. A portion of one property is currently zoned OL Office/Institutional, and will be incorporated into the PD-1 as part of the Palmetto Dunes Resort Master Plan. The remainder of properties are currently zoned PD-1 within the Palmetto Dunes Resort Master Plan and assigned land uses of “HHI Fire Station”, “PDR Maintenance” and “Outdoor Entertainment/Recreation.” These designations will be changed to “Office”, “Office/Maintenance” and “Government Facilities/Parks and Open Areas” with associated density. The properties are identified as parcels 19 and 347A on Beaufort County Tax Map 12 and parcel 2 on Beaufort County Tax Map 15.

Mr. Shawn Colin made the presentation on behalf of staff. Mr. Colin stated that the Town of Hilton Head Island is proposing to amend the Town’s Official Zoning Map by amending the Palmetto Dunes Resort Master Plan to change the land uses permitted on three parcels located near the corner of William Hilton Parkway and Queens Folly Road. A portion of one property is currently zoned OL (Office/Institutional), and will be incorporated into the PD-1 Zoning District as part of the

Palmetto Dunes Resort Master Plan. The remainder of properties are currently zoned PD-1 within the Palmetto Dunes Resort Master Plan and assigned land uses of “HHI Fire Station”, “PDR Maintenance” and “Outdoor Entertainment/Recreation.” These designations will be changed to “Office”, “Office/Maintenance” and “Government Facilities/Parks and Open Areas” with an associated density of 13, 800 sq ft. The staff recommended that the committee forward the application to Town Council with a recommendation of *approval*. Mr. Colin stated that the Planning Commission held a public hearing on March 7, 2012 and voted unanimously to recommend that Town Council approve the rezoning request.

The Town initiated this request as a result of land use changes associated with an agreement that was executed between the Town, Palmetto Dunes Property Owner’s Association (PDPOA) and Greenwood Communities and Resorts to sell the existing fire station property to PDPOA and acquire the accesses needed to another Town property for the relocation of Fire Station 6. The zoning and land uses assigned to the subject properties must be changed to facilitate this development.

The approval of this rezoning will benefit both Palmetto Dunes and the Town. The Palmetto Dunes community will benefit by having its POA administration and security offices located at the entrance to the community, along with a new pass office. The Town will benefit by being able to relocate Fire Station 6 to a site that has better access and is of adequate size for the fire station design. Mr. Colin briefly reviewed the Findings of Fact and Conclusions of Law in support of the application.

The committee discussed the application and Mr. Charles Cousins presented statements in clarification of the pedestrian pathway and access to the fire station. Chairman Ferguson then requested public comments and none were received. Following final comments by the committee, Chairman Ferguson requested that a motion be made.

Mayor Pro Tem Heitzke made a **motion** that the committee should forward Application for Zoning Map Amendment ZMA120002 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. ADJOURNMENT

The meeting was adjourned at 4:30pm.

Submitted By:

Approved By:

April 25, 2012

Kathleen Carlin
Administrative Assistant

Bill Ferguson
Chairman