

# TOWN OF HILTON HEAD ISLAND

## Planning Commission Meeting

Approved

Wednesday, October 1, 2014

3:00p.m – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman David Bennett, Vice Chairman Alex Brown, Judd Carstens, Bryan Hughes, Jim Gant, Peter Kristian, Caroline McVitty, Barry Taylor and Todd Theodore

Commissioners Absent: None

Town Council Present: Kim Likins and George Williams

Town Staff Present: Heather Colin, Development Review Administrator  
Jayme Lopko, Sr. Planner & Planning Commission Coordinator  
Steve Riley, Town Manager  
Charles Cousins, Director of Community Development  
Jill Foster, Deputy Director Community Development  
Brian Hulbert, Staff Attorney  
Teri Lewis, LMO Official  
Shawn Colin, Deputy Director Community Development  
Kathleen Carlin, Secretary

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### 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 mailed and posted in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

### 5. Approval of Agenda

Commissioner Kristian made a **motion** to **approve** the agenda as submitted. Commissioner Hughes **seconded** the motion and the motion **passed** with a vote of 9-0-0.

### 6. Approval of Minutes

Commissioner Gant made a **motion** to **approve** the minutes of the Planning Commission meeting held on September 17, 2014 as submitted. Commissioner Kristian **seconded** the motion and the motion **passed** with a vote of 8-0-1. Commissioner McVitty abstained from the vote due to her absence from the meeting.

### 7. Appearance by Citizens on Items Unrelated to Today's Agenda

None

**8. Unfinished Business**

None

**9. New Business**

*(Commissioner Judd Carstens and Commissioner Todd Theodore recused themselves from review of the following two New Business items due to professional conflicts of interest. Conflict of Interest Forms were completed and signed by Commissioner Carstens and Commissioner Theodore and attached to the record.)*

**1) Public Hearing**

A request (A PUD Master Plan Amendment (major) application type), from Victor J. Mills on behalf of Shelter Cove Towne Centre, LLC and Shelter Cove II, LLC proposing to amend the Official Zoning Map by amending the PD-1 Zoning District, specifically the Palmetto Dunes Resort Master Plan, to change the density associated with the permitted multifamily uses. All other permitted uses and associated densities will remain unchanged. The properties are identified on Beaufort County District R520 Tax Map 12B as parcel 26 (Shelter Cove Towne Centre) and a portion of parcel 2 on Beaufort County District R520 Tax Map 12C (portion of Shelter Cove Community Park).

Chairman Bennett introduced the business item and opened the public hearing. Chairman Bennett discussed the procedure that the Planning Commission will follow in reviewing the following two items. The staff will make their presentation first and then the applicant will be invited to make their presentation. Following these presentations, Chairman Bennett will invite public comments. Chairman Bennett then requested that Ms. Heather Colin make her presentation on behalf of staff.

Ms. Colin presented a brief updated review of the project including the request to change the density associated with the permitted multi-family use. The commercial portion of the project has received approval for the Development Plan Review. The Design Review Board has also approved this portion of the plan. Many tenants in Shelter Cove Towne Centre are already open for business and many more are in the process of customizing their store space and getting ready to open.

Ms. Colin stated that the future Community Park is under construction and has received its required approvals. The redevelopment project and the commercial portion of the overall project have undergone numerous approvals and public meetings with Town Council, Public Facilities, Planning Commission, Parks & Recreation Commission, the Design Review Board, as well as pre-application meetings. The applicant is proceeding with their approved plans and approved permits. The project complies with the Town's Land Management Ordinance (LMO) as well as the Town's Design Guide. The project also complies with the Development Agreement.

The first request is the rezoning and the increase in the number of apartments. Following this business item, the staff and the Planning Commission will review the modifications made to the Development Agreement that are associated with the first

request. The applications under review today do not pertain to either the commercial work portion or the Community Park portion of the plan.

Ms. Colin stated that the first item is a request to increase the number of apartments from 210 to 240. The request also involves a shift in where these units would be located. On the west side of the property the units are proposed to decrease from 76 to 50 units. On the east side of the property they would increase from 134 units to a maximum of 210 units (this is the location of the current Shelter Cove Community Park). The aggregate total would not exceed 240 units. There are no other changes to other uses or densities associated with this project.

Ms. Colin stated that the Master Plan was amended and approved on October 16, 2012 through a Zoning Map Amendment process to allow for the multi-family units. Ms. Colin reviewed an overhead map showing the locations of the various properties. A total of 76 apartments are currently approved on the west side. The applicant is proposing to decrease that to a maximum of 50. The east side currently allows 134 units and would propose to increase to 210 units. This would allow some flexibility on the applicant's part to shift things around a bit as necessary.

The last action on this application was taken on October 16, 2012 where Town Council approved the rezoning of the Mall, as well as the associated Development Agreement. These items were brought forward by the Planning Commission at that time with a recommendation of approval. Following today's review the Planning Commission will either approval the request as submitted, approve the request with conditions, or disapprove the request.

At the end of July 2014, Town Council held a public workshop on the increased multi-family density and increase in height. The purpose of the July 2014 Workshop was to receive public comments. No action was taken by Town Council at that time. Following these comments, Ms. Colin briefly reviewed the six criteria:

Criteria 1: Consistency (or lack thereof) with the Town's Comprehensive Plan. This request has touched on many elements of the Plan - Housing Element, Community Facilities Element, Economic Development Element, Land Use Element and the Transportation Element. The staff finds that this plan is consistent with the Comprehensive Plan in these elements. Ms. Colin presented brief comments regarding the Town's revised Traffic Study. The revised Traffic Study addresses the additional dwelling units as well as the shift in location.

Ms. Colin stated that the revised Traffic Study indicates that there are existing transportation deficiencies. The resulting difference in the generated traffic from the 210 units to 240 units is very small and the recommended modifications remain relatively unchanged.

Criteria 2: The compatibility with the present zoning and conforming uses of nearby property and the character of the neighborhood. The staff finds that this request complies with the requirements of Criteria 2.

Criteria 3: Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment. The staff finds that this request complies with the requirements of Criteria 3.

This area is a mix of uses including multi-family residential. The development in the vicinity is reviewed by the Town's Design Review Board according to the Town's Design Guide. Much of the area is also under the purview of private Architectural Review Boards.

Criteria 4: Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment. The staff finds that this request complies with the requirements of Criteria 4.

Criteria 5: Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment. The staff finds that this request complies with the requirements of Criteria 5.

The shift in the multi-family units further from the closest residential development (Newport) is an appropriate shift that lessens the impact on the existing neighborhood in the area. The additional 40 dwelling units are supported in the applicant's narrative and will provide more availability of apartments on the island.

Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use. The staff finds that this request complies with the requirements of Criteria 6.

There are existing utilities and facilities that are available for this development and the details for these facilities and modifications will be reviewed by staff as part of that development review.

While staff has some concerns over the additional trips that will be generated, the staff has determined that overall the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the LMO based on the Findings of Fact and Conclusions of Law. Staff recommended that the Planning Commission forward the request to Town Council with a recommendation of approval.

Ms. Colin stated the next steps for the proposal. After the Planning Commission makes their recommendation to Town Council, the Town Council will hold a first reading and a second reading.

Ms. Colin encouraged interested parties to refer to the Town's website for up-to-date information on the Town Council meetings. Interested parties are also welcomed to contact Ms. Heather Colin directly for additional details. Ms. Colin provided the attending public with her business phone number and email address.

Ms. Colin stated that this application will undergo two reviews by the Design Review Board. The DRB will review the Conceptual plan for the project and they will review the Final plan. This project will also be required to receive a Development Plan Review, where the staff will review all application details to make sure that they comply with the LMO and the Development Agreement.

Following staff's presentation, Chairman Bennett requested that the applicant make his presentation.

Mr. Mark Senn, Blanchard & Calhoun, presented statements in support of the revised plan. At this time the developer is allowed to build 210 dwelling units with surface parking included. Based on the limitations on the land, the existing plan would require the developers to use about 42 parking spaces on Shelter Cove Lane as part of the parking. The average size of the dwelling units in the existing plan would be 950 sq. ft. to 1,000 sq. ft.

In support of the request for increased density and an increase in building height, Mr. Senn stated that the developer recently conducted a number of interviews with people who are interested in leasing luxury apartments. The Development Agreement for this project states that the units must be rented long term (over twelve months). The developer's goal is for a rental term of three or more years.

The developer's survey and questionnaire indicates that there is a market and a desire for larger size luxury apartments with covered parking in this location. With this in mind, the developer started to re-think their proposal for this location. Mr. Senn presented statements in support of the idea of structured parking. The structured parking concept is more expensive, but it has the advantage of no surface parking. The structured parking would be wrapped around the building, hardly visible, and aesthetically pleasing.

Mr. Senn discussed the input that they have received from the Newport Community and their request for decreased density in this area. The developer is looking for the Planning Commission's recommendation as to their preference for the existing plan or the revised plan. Following this discussion, Mr. Senn introduced Ms. Ellen Garland, member of the project's architectural firm.

Ms. Garland presented a brief overhead review of the existing plan and the revised plan. Ms. Garland presented statements regarding the proposed increase in the size of apartments and the structured parking. The new plan represents a long-term multi-generational interest in the community. The revised plan shows 1,600 square feet being proposed on the east side, and 1,800 square feet being proposed on the west side of the property.

Ms. Garland briefly reviewed some of the architectural elements, the structured parking, the public space, pathways, landscape features, pocket parks, and the marsh experience.

The plan is intended to energize the shops and the restaurants that are featured in the Shelter Cove Towne Centre. The plan is designed to maximize the potential of the site.

Following Ms. Garland's presentation, Chairman Bennett invited discussion by the Planning Commission.

Commissioner McVitty requested additional details regarding the context and the origin of the developer's survey and questionnaire. Mr. John Lee, Blanchard &

Calhoun, presented statements in response to this question. The developer's survey and questionnaire indicates a new market in this area that shows a desire by some residents to downsize their homes. The survey further indicates that people living outside of the area are interesting in living on the island without the commitment of home ownership.

Commissioner Kristian presented comments regarding the original plan as it relates to the location of the Veteran's Memorial Park. Commissioner Kristian also presented statements regarding the second plan as it relates to the location of the Veteran's Memorial Park. Following these statements, Chairman Bennett requested public comments and the following were received:

(1) Mr. Philip Schembra presented statements in support of the new plan based on the location of the project and the high-quality of the project; (2) Mrs. Mary Amonetti presented statements in support of the new plan based on the structured parking, the need for large luxury apartments, and the quality of the project; (3) Mr. Peter Ovens stated that he supports the elimination of street parking. Mr. Ovens recommended that the applicant consider making several design changes to the plan including moving the location of the Veteran's Memorial Park to the west side of the project; (4) Mr. Bill Baker stated his opposition to the new plan based on the increase in building height and its negative impact on the existing marsh views at the Veteran's Memorial Park; (5) Ms. Barbara Hill-Newby stated her opposition to the new plan based on its negative impact on natural resources, traffic problems associated with the use, and a need to update existing housing on the island; (6) Mrs. Barbara Marhoffer stated her opposition to the plan based on its negative impact on bird habitat, walking space, the removal of trees, and existing rental housing on the island; (7) Mrs. Mary Alice Tarley presented statements in opposition to the revised plan based on the loss of natural resources specifically the rookery habitat for birds; (8) Mr. Lloyd Smith stated his opposition to the plan based on increased building height, blocked views of the water, additional traffic, and environmental concerns; (9) Mr. Robert Ochen stated that he is opposed to the new plan because the first plan is better based on the land use; (10) Ms. Maria Bolinder stated that she is opposed to the plan due to poor land planning, the need to protect natural resources, and a lack of complete information; (11) Mrs. Emily Ochen presented statements in concern of the plan's negative impact to the beauty of the island; (12) Mr. John Phelps presented statements in support of the revised plan. We have too much vacant, worn out commercial space on the island. The new plan represents progress, especially at the Shelter Cove Town Centre; (13) Ms. Jan Martin presented statements in support of the project and other new development at Shelter Cove Towne Centre; (14) Mr. Charles Davis presented statements in support of the project and the developer's efforts and cooperation, especially in responding to the concerns of the Newport Community; (15) Mr. Alf Nelson presented statements in support of the project primarily due to the developer's interest in working with the Newport Community. The structured parking is a great idea; (16) Mr. Kevin Quat presented statements in support of the revised plan including the need for larger units and structured parking; (17) Ms. Angela Coleman presented statements in support of the project, the quality of the development, and structured parking; (18) Mr. Gorden Glenn, presented statements in support of the creativity and quality of the first plan. The model should stay four stories vs. five stories; (19) Mrs. Susan Murphy presented statements in opposition

to the project due to its negative impact on natural resources, including the loss of trees, understory vegetation, and bird habitat; (20) Ms. Rose Anne Schaffer presented statements regarding the size of the park and the location of parking. Ms. Schaffer inquired about the procedure for monitoring the terms of long lease agreements; (21) Mrs. Sheila Johnson presented statements in support of the need for trees and expanded vegetation to screen the area. Adequate shade at the site will be especially important during the summer months; (22) Mrs. Fran Baer presented statements in concern of the loss of natural resources, the loss of oak trees, the loss of habitat diversity, and the excessive signage; (23) Mr. Kumar Viswanathan presented statements in concern of the island's existing aged commercial property and the need for revitalization. The revised plan is high quality and important for the community; (24) Mr. Joe Kopf presented comments in concern of the accuracy of the developer's survey. The developers have done a great job; the existing plan should be approved, however, because we do not need five story building at this location; (25) Mr. Paul Gibson presented statements in support of the need for luxury apartments on the island; (26) Mr. Jerry Kendall presented statements in concern of the light pollution associated with development on the island; (27) Ms. Emery Kinsey presented statements in support of the first plan because five story buildings are too high for the island; (28) Mr. Scott Foster stated that five story buildings already exists on the island. The new plan is high quality and should be approved; (29) Mr. Wes Jones presented statements regarding the quality of the project and his working relationship with Blanchard & Calhoun. Currently there is a dramatic lack of apartment space for young people on Hilton Head Island. The revised plan should be approved. This completed all public comments.

Mr. Senn expressed his appreciation to the public for their comments. Mr. Senn presented a brief history of the failed Mall at Shelter Cove in support of the plan. The developer stated that they have worked hard to create a better plan for this site – to create a relationship between the buildings and the water (a mixed use project with a park). The developer has tried to work with the community in response to their concerns, particularly regarding the loss of trees and the loss of understory vegetation. The developer has also tried to respond to requests for expanded views of the water. The developer stated that they will install additional trees and understory vegetation to lessen the impact of the site.

Commissioner Gant presented statements regarding the footprint of the proposed east side project as it compares to the footprint of the original building with street parking. Mr. Senn presented comments regarding the setting of rents and the rental policy. Chairman Bennett and Mr. Senn briefly discussed who will be responsible for monitoring the rental units.

Vice Chairman Brown and Mr. Senn discussed the issue of long-term rentals. Mr. Senn stated that the apartments cannot be converted to condos based on deed restrictions. Vice Chairman Brown presented comments in concern of existing parking issues.

Vice Chairman Brown stated his concern that the project is coming together 'piece meal' because the parking issue has not been sufficiently addressed. Mr. Senn presented comments regarding special event parking.

Commissioner Taylor presented statements in support of the project for this location particularly related to the structured parking. Commissioner Kristian complimented the developers on the quality of the project, particularly their interest in working with the community. Commissioner Kristian presented statements related to the issue of building height. Ms. Colin stated that the by-right building height limit for the PD-1 Zoning District is currently 75-feet.

Commissioner Kristian presented statements related to the number of units planned for the east side structure - a four story building vs. the number of units planned for a five story building. Ms. Garland stated that the number of units is 42 units on each floor. Structured parking would not be viable for less than five stories. Structured parking is dictating part of the height.

Chairman Bennett and Mr. Senn discussed the issue of setting rents (high \$2,000 to low \$3,000 per month). Commissioner McVitty presented statements regarding the existing plan as it is seen today including comments regarding the loss of trees, excessive signage, and loss of bird habitat. A compromise will be needed.

Chairman Bennett stated his concern with the project being consistent with the Comprehensive Plan, specifically the Housing Element. How are we reconciling the high rents in this location with the goal of developing affordable housing on the island? Mr. Senn presented statements in response to the issue of rent amounts and affordability relative to other Hilton Head Island properties.

Commissioner Gant stated that, based on his own experience, the proposed rents are comparable with other rents on Hilton Head Island. Vice Chairman Brown stated that he agreed with Chairman Bennett's concerns with regard to the need for affordable housing opportunities on the island.

Chairman Bennett and Ms. Colin discussed several issues including the staff's overall analysis of the plan and its compliance with all elements of the Comprehensive Plan. Chairman Bennett asked the staff how they believe that the plan conforms to the Comprehensive Plan. Ms. Colin stated that she looked to the Community Development Department's Comprehensive Planning Division in determining the plan's conformance. Ms. Colin stated that the staff's determination included an analysis of all of the elements.

Chairman Bennett presented comments regarding the public-private partnership. Ms. Colin stated that the plan represents a much larger park than the first plan allowed. Chairman Bennett and Ms. Colin discussed the principles that are involved in the staff's determination (as related to the proposed increase in dwelling units).

Chairman Bennett and Ms. Colin discussed the proposed increase in apartment size. Chairman Bennett stated his concern with the massiveness of the project on a 4.9 acre site, particularly when considering the LMO Rewrite Committee's emphasis on protecting edge conditions. Ms. Colin clarified the space that would be potentially traded as part of the Town's land swap, which is approximately 5 acres in size. The height issue will be covered as part of the next business item.

Commissioner Taylor presented statements in support of the revised plan presented today. The revised plan is a good fit for this location, particularly when considering the structured parking. There are already other five-story buildings located in and around Shelter Cove. The structured parking is a big plus. The applicant's revised plans for the Newport Community is also a plus.

Commissioner Hughes stated that he agrees with Commissioner Taylor's statements with regard to density and building height. We are dealing with density units here and not square footage. The revised plan is appropriate for this particular site.

Commissioner Hughes stated that he appreciates the developer's efforts to accommodate the Newport Community. Public comments received from the Newport community and those living near Shelter Cove Town Centre have been positive, while public comments from other citizens living further away from this site are generally negative.

Commissioner Hughes stated that while affordable housing is needed on the island, this is not the best location for it. This is mixed use water front property and affordable housing probably is not a good fit for this location. The project revitalizes the site of the formerly failed Mall at Shelter Cove. It is a large improvement to the area.

Commissioner Gant presented statements in support of the issue of 30 additional units of density and height on the east side of the project. The project meets the terms of the Comprehensive Plan. The heights are comparable to what is already allowed on the site. The interior parking is a real plus because it frees up a lot of asphalt space. We have heard from citizens on both sides of this issue. Building design issues are not part of the purview of the Planning Commission, although the Planning Commission should make recommendations on these issues.

Commissioner Kristian stated that the Planning Commission's role is to decide on the issue of density and not the design of the project. Commissioner Kristian presented statements in some concern of the massing of the building and the water's edge. Tradeoffs are going to occur. We want to make this project a going concern - we make it make the project successful. We will have to leave it to the good judgment of others to make sure that this project meets Hilton Head Island character.

Mr. Shawn Colin presented statements on behalf of the Comprehensive Planning Division. Mr. Colin presented statements regarding density, marsh views, natural resources, and land use. Mr. Colin stated that 42 acres (+/-) are involved in this project. The plan is consistent with the Comprehensive Plan. Chairman Bennett presented statements in concern of the additional density. Chairman Bennett asked how the staff will control restricting the size of the building. Commissioner Kristian asked the staff to respond to this issue.

Ms. Colin responded to this issue on behalf of the staff. Ms. Colin stated that the staff will forward all of the Planning Commission's specific concerns to Design Review Board, when the project reaches that level of review. The Planning Commission's concerns will also be forwarded on to Town Council.

Ms. Colin stated that two votes are required. The first vote is for the rezoning for 30 more residential units (no conditions can be attached to re-zonings). The second vote will be the Development Agreement which gets more into the specifics, especially with regard to height.

Chairman Bennett stated that while he supports economic development on the island, he does not believe that this project meets the intent of the Comprehensive Plan, particularly with regard to the Housing Element. Chairman Bennett stated that he believes the addition from four stories to five stories is too massive for this area. The project does not fit the vision for Hilton Head Island. At the completion of all public comments, Chairman Bennett closed the public hearing portion of the meeting.

Following final comments by the Planning Commission, Chairman Bennett requested that a motion be made. The Planning Commission will vote on the issue of density first. Building height will be voted on as part of the modifications to the Development Agreement.

Commissioner Hughes made a **motion** that the Planning Commission should **approve** the applicant's request to increase the density to from 210 to 240 units as presented by staff. Commissioner Gant **seconded** the motion and the motion **passed** with a vote of 4-3-0. Chairman Bennett, Vice Chairman Brown, and Commissioner McVitty were opposed to the motion.

As required by the Rules of Procedure, Chairman Bennett, Vice Chairman Brown and Commissioner McVitty must state their reasons for being opposed to the motion.

Commissioner McVitty stated that she is opposed to the motion because of the density issue. The project seems overwhelming due to its massive size for this location. The loss of natural resources associated with the project is also a concern.

Vice Chairman Brown stated that he is opposed to the motion due to his concern with a 'piece meal' approach to the project. There needs to be more of a partnership approach to this project because the project needs to make sense for the entire community. Additional details are needed for the project.

Chairman Bennett stated that he is opposed to the motion because he does not believe that the project fully conforms to the Comprehensive Plan. The five-story structure is too massive for the location along Broad Creek; the project does not fit the vision for Hilton Head Island.

At this point, the staff and the Planning Commission moved to the second item on the agenda.

- 2) Modifications to the Development Agreement for the Mall at Shelter Cove  
Chairman Bennett introduced the item and requested that Ms. Heather Colin make her presentation on behalf of staff.

Ms. Colin stated that the Development Agreement is closely related to the first request. With the additional units, a change is necessary to the Development Agreement, specifically with regard to the height of buildings.

Ms. Colin presented a brief history of the Development Agreement. When the original Development Agreement was approved back in 2012, the Planning Commission reviewed the land use regulations as related to the project. There are no revisions at this time beyond the number of units (already voted on) and the height.

Following their review the staff recommended that the Planning Commission forward a recommendation of approval to Town Council. Ms. Colin stated that next steps for this process are two public hearings by Town Council. Following staff's presentation, Chairman Bennett requested comments by the applicant.

Mr. Senn presented brief comments regarding the modifications to the Development Agreement. Following these brief comments, Chairman Bennett requested public comments and the following were received:

- (1) Ms. Susan Murphy presented statements in opposition to the application;
- (2) Mr. Peter Ovens presented statements regarding the addition of acreage to solve the height issue;
- (3) Ms. Mary Amonetti presented statements in support of the application.

Following public comments, Chairman Bennett invited discussion by the Planning Commission.

Commissioner Hughes stated that the plan should be sensitive to the Veteran's Memorial Park. Commissioner Kristian and Chairman Bennett agreed with these comments. Chairman Bennett stated that the Planning Commission needs to preserve the character and the vision of Hilton Head Island. Chairman Bennett stated that a five-story building in this location is inappropriate for the area. Mr. Senn responded to the concerns regarding the expanded plan and building height. Mr. Senn stated that the developer will not be able to build within the same envelope with structured parking with the existing plan. Mr. Senn stated that the Design Review Board will carefully review the design elements and will make any necessary design conditions part of their approval. Commissioner Gant stated that the increase in building height from 60-ft. to 75-ft. is in keeping with the standards of Hilton Head Island. We have already approved 75-ft. building height in other water front places on the island. Commissioner Taylor presented statements in support of the plan, particularly regarding the parking. Following final comments by the Planning Commission, Chairman Bennett requested that a motion be made.

Commissioner Hughes made a **motion** that the Planning Commission should **approve** the increase in building height from 60-ft. to 75-ft. The developer should take into consideration the comments and concerns presented today regarding the Veteran's Memorial Park. Commissioner Kristian **seconded** the motion and the motion **passed** with a vote of 4-3-0.

As required by the Rules of Procedure, Chairman Bennett, Vice Chairman Brown and Commissioner McVitty stated their reasons for being opposed to the motion.

Commissioner McVitty stated that she is opposed to the motion because the building height is inconsistent with the plan. Vice Chairman Brown stated that he is opposed to the motion for the reasons stated previously. The project is piece-meal.

Chairman Bennett stated that he is opposed to the motion because of the overall breadth of the project. Chairman Bennett stated that the modifications to the Development Agreement and overall scope of the project do not fit into our vision for Hilton Head Island.

**(2) Commission Business**

None

**(3) Chairman's Report**

None

**12. Committee Reports**

None

**13. Staff Reports**

Mrs. Lopko distributed copies of the meeting packet for the Special Planning Commission meeting on Monday, October 13, 2014 at 3:00p.m.

**14. Adjournment**

The meeting was adjourned at 12:25p.m.

Submitted By:

Approved By:

November 5, 2014

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Kathleen Carlin  
Secretary

\_\_\_\_\_  
David Bennett  
Chairman