

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, February 5, 2014
9:00a.m – Benjamin M. Racusin Council Chambers

Approved

Commissioners Present: Chairman Gail Quick, Vice Chairman David Bennett,
Alex Brown, Judd Carstens, Terry Ennis, Bryan Hughes, Tom Lennox,
Barry Taylor, and Brian Witmer

Commissioners Absent: None

Town Council Present: Bill Harkins

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
Shawn Colin, Deputy Director of Community Development
Kathleen Carlin, Secretary

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. Chairman's Welcome and Introduction to Meeting Procedures

6. Approval of Agenda

The agenda was **approved** as presented by general consent.

7. Approval of Minutes

The Planning Commission **approved** the minutes of the meeting on January 8, 2014 as presented by general consent.

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

Mr. Peter Ovens, citizen, presented statements in concern of the intersections related to Shelter Cove and Palmetto Dunes. Mr. Ovens stated that he has been working with staff on these concerns for some time. Mr. Ovens recommended that staff bring their original traffic study and sketches for these intersections back to the Planning Commission for further study. The Town needs to be proactive in their approach to these intersection concerns. Mr. Ovens presented an overhead review of the intersections and highlighted the areas of concern. Chairman Quick thanked Mr. Ovens for his comments.

9. Unfinished Business

None

Chairman Quick stated that Commissioner Judd Carstens and Commissioner Brian Witmer will recuse themselves from review of the following zoning map amendment application, ZMA130009, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by both Commissioner Carstens and Commissioner Witmer and attached to the record.

10. New Business
Public Hearing

ZMA130009:

A request from Brian Witmer, on behalf of Palmetto Dunes Property Owners Association, proposing to apply the RFZ (Redevelopment Floating Zone Overlay District) to the existing PD-1 (Planned Development) Zoning District for the property located at 16 Queens Folly Road. The site contains a nonconforming structure (old Fire Station 6) and several nonconforming site features. The Palmetto Dunes POA is proposing to redevelop the property, and has applied for the RFZ to allow flexibility in certain design standards that constrain the redevelopment. The property is further identified on Beaufort County Tax Map 12, Parcel 347A. Chairman Quick introduced the application and opened the public hearing. Chairman Quick then requested that the staff make their presentation.

Ms. Nicole Dixon made the presentation on behalf of staff. The staff recommended that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the LMO based on the Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the staff report. Ms. Dixon presented an in-depth overhead review of the application including the

The property is currently home to the Town's Fire Station 6. The Palmetto Dunes Property Owners Association (POA) has a contract to purchase the property from the Town when the new fire station building is complete on Dalmatian Lane. The POA will redevelop the property as their administration, security and guest pass office.

The subject property is surrounded by property owned by the Greenwood Development Corporation for office, maintenance and storage yard uses for Palmetto Dunes, a water tower site, and has frontage on Dalmatian Lane and Queens Folly Road.

The property is currently considered nonconforming for several reasons. The existing building, built around 1983, is located within the minimum adjacent street setback and buffer. In addition, the density permitted for this property according to the Palmetto Dunes master plan is 4,500 square feet. LMO Section 16-4-1604 states that maximum site specific densities shall not exceed the density limits established in approved master plans. The existing building is 7,840 square feet, 3340 square feet over the permitted density. The property contains several other nonconforming site features: lack of vegetated buffers, inadequately sized parking spaces, lack of and inadequately sized medians and drive aisles, and too much impervious coverage.

The LMO states that a nonconforming structure shall not be expanded, enlarged, relocated or redeveloped, in whole or in part, unless the result is to bring the structure into conformance with the provisions of the LMO. The LMO provides the Redevelopment Floating Zone (RFZ) as a tool to redevelop nonconforming structures and sites.

The staff met with the applicant several times to review their options, and it was determined that the RFZ is the only option that would allow the redevelopment of the site, while still retaining some nonconformities. Approval of the RFZ will reduce the required adjacent street setback and buffer along Queens Folly Road by 50%. The applicant will also be able to rebuild to a density that is greater than what is permitted according to the Palmetto Dunes master plan. This will help facilitate the redevelopment of the property.

The applicant states in the narrative that Palmetto Dunes POA has a contract to purchase the property from the Town in the fall of 2014. The POA will redevelop the property as their administration, security and community pass office. The applicant states that after studying proposed renovations to the existing fire station building, the POA concluded that it isn't feasible to renovate the existing structure due to the current structural condition. The applicant decided that the redevelopment floating zone was the process they would pursue in order to redevelop the site so that it functions efficiently for their needs. The applicant states in the narrative that the redevelopment will lessen the nonconformities on site, improve site conditions while maintaining island character, and will be compatible with surrounding land uses.

Ms. Dixon presented the Findings of Fact and Conclusions of Law. Following the staff's presentation, Chairman Quick requested that the applicant make his presentation.

Mr. Wallace Milling, with Witmer, Keefer, Jones, and Mr. Andrew Schumacher, Palmetto Dunes General Manager, presented statements in support of the application. The Planning Commission discussed a couple of issues including the recommendation for an access easement by several Planning Commissioners. The Planning Commission and Ms. Dixon discussed a couple of issues concerning application of the Redevelopment Floating Zone.

Chairman Quick requested public comments on the application and the following were received: Mr. Peter Ovens presented comments regarding the location of an existing bike path. At the completion of public comments, Chairman Quick stated that the public hearing for this application is closed. Following final comments by the Planning Commission, Commissioner Quick requested that a motion be made.

Commissioner Hughes made a **motion** to **approve** Application for Variance ZMA130009 as presented by staff. Vice Chairman Bennett **seconded** the motion and the motion **passed** with a vote of 7-0-0.

11. Commission Business

Chairman Quick reminded the Planning Commission that the LMO Rewrite Committee will meet this afternoon at 2:00p.m. The Planning Commission will hold a Workshop on Zoning District on Wed., February 12, 2014 at 6:00p.m. Members of the LMO Rewrite Committee will join the Planning Commission at the Workshop.

12. Chairman's Report

Chairman Quick stated that at yesterday's Town Council meeting it was decided to bring the Coligny project back to the Planning Commission for action. Chairman Quick also stated that she presented the Planning Commission's Semi Annual Report to Town Council. The report covered the Planning Commission's activity for the period July – December 2013. LMO Rewrite Committee and Comprehensive Planning Committee

reports were presented. Commissioner Ennis presented statements regarding Town Council's Goals.

13. Committee Reports

a. Commissioner Hughes presented comments of behalf of the Rules of Procedures Committee. Members of the committee have been reviewing the current Rules. Commissioner Hughes stated that the appointment of an attorney on the Planning Commission would be helpful.

14. Staff Reports

Mr. Shawn Colin presented an update on Town Council's Goals as well as the Coligny project.

15. Adjournment

The meeting was adjourned at 10:15a.m.

Submitted By:

Approved By:

March 19, 2014

Kathleen Carlin
Secretary

Gail Quick
Chairman