

**Circle to Circle Committee of the Planning Commission**  
**Meeting Minutes**  
**February 25, 2015**  
8:30 AM  
Council Chambers, Town Hall

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| Circle to Circle Committee Members present: | Jim Gant (Chairman), Judd Carstens, David Ames, Mike Thomas, Leslie Richardson, David Bachelder, Carlton Dallas, Jack Daly, Joe Kernan, Tom Lennox |
| Planning Commission Members present:        | Jim Gant , Judd Carstens   |
| Town Staff present:                         | Charles Cousins, Jill Foster, Brian Hulbert, Shawn Colin, Shea Farrar, Teri Lewis, Jennifer Ray  |

- Chairman Gant called the first meeting of the Circle to Circle Committee of the Planning Commission to order at 8:30 AM.
- With no prior meeting minutes to approve, Chairman Gant introduced the first item of business: Review Town Council Charter and Scope. Town Council identified the development of a Coligny Circle to Sea Pines Circle Area Plan as top priority in 2015 and established this Committee.
- Chairman Gant shared that the Committee will review existing conditions, including what is on the ground, what is allowable under the Land Management Ordinance and what work is in process. The Committee will then develop a vision for the area, including identified sub-areas, for what the area could be in the future, in order to identify impediments, define options to overcome impediments, define recommendations needed to implement the vision, and assess the impact of the vision on traffic and parking requirements. The Committee will then finalize the committee report and recommendations to Town Council.
- Chairman Gant introduced the next agenda item, Committee Operation/Proposed Schedule and Scope.
- The Committee agreed to meet weekly on Wednesdays at 8:30 AM, with the exception of conflicts with regular Planning Commission meetings. The target date to complete the work is October of 2015. This will account for the timing of the results of the annual traffic count in June and the update of the traffic model, which will be used to project traffic conditions in the area.
- For the next agenda item, Committee Review, Shawn Colin began by leading a discussion of the map area included in the charter for the Committee: The area from the old Food Lion on Palmetto Bay Road to Coligny Circle on Pope Avenue that will generally include properties adjacent to these roadways.
- The Committee agreed that the area should generally include South Forest Beach to Deallyon Avenue and North Forest Beach to two properties owned by the Town. Cordillo Avenue from Pope Avenue to Deallyon should also be considered. Arrow Road would be

included and New Orleans Road to the intersection with Arrow Road. Office Park road and Greenwood Drive are included.

- In response to questions from the Committee, Chairman Gant suggested that if the Committee feels that the charter area should be extended all the way down Palmetto Bay Road to the bridge over Broad Creek, they could take such a request back to Council.
- Teri Lewis then reviewed the zoning districts and associated standards that are part of the area, which include the Sea Pines Circle District (CPC), the Coligny Resort District (CR), the Resort Development District (RD), Light Commercial District and Residential Moderate Density District (RM-8).
- In response to questions regarding the scope of the Committee's charter, Chairman Gant suggested that if they determine through this process that there are concerns with areas or topics outside of the charter, then the Committee can point those out in their recommendations to Town Council.
- An overview of the USCB Hospitality School project was presented by Jennifer Ray. There were concerns with the design of the project and the potential that it will not be in keeping with the vision that may come from the Committee for a more pedestrian oriented environment. Chairman Gant responded that he felt the Committee could provide input on how the design could be better integrated into the Committee's vision as they move forward.
- Chairman Gant adjourned the meeting at 9:57 AM.

Submitted by: Shea Farrar

Approved: March 11, 2015

Chairman: \_\_\_\_\_  
Jim Gant