

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission Meeting**  
**Wednesday, December 2, 2015**  
**9:00a.m. – Benjamin M. Racusin Council Chambers**

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

Commissioners Absent: None

Town Council Present: Mayor Pro Tem Bill Harkins

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator  
Brian Hulbert, Staff Attorney  
Jennifer Ray, Urban Designer  
Jill Foster, Deputy Director of Community Development  
Shawn Colin, Deputy Director of 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, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**5. Approval of Agenda**

The Planning Commission **approved** the agenda as submitted by general consent.

**6. Approval of Minutes**

The Planning Commission **approved** the minutes of the October 21, 2015 meeting as presented by general consent.

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

None

**8. Unfinished Business**

None

*(Mr. Jim Gant and Mr. Todd Theodore recused themselves from review of PPR-2042-2015. Mr. Gant stated he has a volunteer position with the Children's Museum and Mr. Theodore stated he has a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Gant and Mr. Theodore and attached to the record.)*

## 9. **New Business**

### **Public Hearing**

**PPR-2042-2015** - Application for Public Project Review from the Town of Hilton Head Island to make improvements in the Coligny area, including roadway and intersection improvements, surface parking, a destination park and playground, a children's museum, streetscape improvements, pedestrian and pathway improvements, and drainage improvements. These improvements are centered in the area bounded by Pope Avenue on the east, Tanglewood Drive on the west, Nassau Street on the north, and South Forest Beach Drive and Coligny Circle on the South. Chairman Brown introduced the application, opened the public hearing, and requested that the staff make their presentation.

Mrs. Jayme Lopko made the presentation on behalf of staff. Mrs. Lopko presented an in-depth overhead review of the application including the location of the proposed project and the conceptual plan for the project. The staff recommended that the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on the Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the staff's report.

Coligny Area Improvements are proposed to enhance the experience of residents and visitors as well as serve as a catalyst to spur private sector redevelopment and investment in the area. Improvements are centered in the area bounded by Pope Avenue on the east, Tanglewood Drive on the west, Nassau Street on the north, and South Forest Beach and Coligny Circle on the South.

The Town created a Tax Increment Financing (TIF) District in 2000 to help enhance the public spaces in certain areas of the island. The Bridge to the Beach area was one of those areas. The Bridge to the Beach Advisory Report was adopted in 2001, identifying goals and projects for the Coligny area. The Bridge to the Beach One – Redevelopment Strategies Workbook was adopted in 2004 and contained specific projects desired for the Coligny area.

The established TIF District was due to expire at the end of 2014, so the Town got approval to extend the TIF District for another 10 years to allow for redevelopment projects to occur in the Coligny area.

Coligny Area Improvements are proposed to enhance the experience of residents and visitors as well as serve as a catalyst to spur private sector redevelopment and investment in the area. The Coligny area is a resort area on the island that sees a great deal of visitors throughout the year. The Coligny Area Improvements are identified in the Town's Capital Improvement Plan for design in fiscal year 2016 and construction is planned for multiple years with the bulk of it being completed in fiscal year 2017.

Proposed improvements include creation of a central park with space for special events as well as daily use including park elements such as a destination playground, shelters & restrooms, fountains, a band shell, pedestrian plazas, and leisure trail; pedestrian enhancements including delineated crossing locations and signage; roadway improvements including the creation of alternative routes for connectivity in and around the area; streetscape improvements such as pathway, landscaping, and signage improvements to reinforce the unique nature of the Coligny area; increased parking capacity within the area through upgrades to existing parking areas and the establishment of additional parking opportunities such as on-street parking; and development of a facility in partnership with a children's museum.

Mrs. Lopko presented the staff's Findings of Fact and Conclusions of law. Ms. Jennifer Ray presented brief comments regarding the timeline for completion of the project. Chairman Brown then requested public comments and the following were received: (1) Mr. Peter Ovens, citizen, encouraged the Planning Commission to support use of the H.A.W.K. pedestrian signalized crossing system; (2) Mr. Frank Babel encouraged the Planning Commission and the staff to provide as much bike parking as possible. Mr. Babel also presented statements in support of separating bike traffic from pedestrian traffic; (3) Walter Nester, Esq., representative for the owners of Coligny Plaza, presented statements with regard to a portion of the project; (4) Ms. Kyle Theodore, Wood + Partners, presented statements in support of the conceptual design for the project including comments regarding the signalized intersection. At the completion of public comments, Chairman Brown closed the public hearing for this application. Chairman Brown then invited comments by the Planning Commission.

The Planning Commission and Ms. Kyle Theodore discussed a couple of items including the removal of one tree versus the removal of multiple trees. Following final comments Chairman Brown requested that a motion be made.

Vice Chairman Kristian made a **motion to approve** application PPR-2042-2015 as presented. The application is compatible with the Town's Comprehensive Plan for location, character and extent based on the Findings of Facts and Conclusions of Law contained in the staff's report. Mr. Carstens **seconded** the motion and the motion **passed** with a vote of 7-0-0.

## **10. Chairman's Report**

None

## **11. Committee Report**

- 1) Commissioner Jim Gant presented a status update on the progress of the Circle to Circle Committee.
- 2) Commissioner Hughes stated that the CIP Committee will meet again sometime after the holidays to discuss budget recommendations for Fiscal Year 2017.
- 3) Commissioner Carstens stated that the Comp Plan Committee will meet sometime in January 2016.

**12. Staff Reports**

None

**14. Adjournment**

The meeting was adjourned at 9:35 a.m.

Submitted By:

Approved By:

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Kathleen Carlin  
Secretary

December 16, 2015\_\_\_\_\_  
Alex Brown  
Chairman