

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the Wednesday, April 5, 2017 – 9:00a.m. Meeting
Benjamin M. Racusin Council Chambers

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

Commissioners Absent: Caroline McVitty (excused), Judd Carstens (excused)

Town Council Present: Kim Likins, David Ames

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Nicole Dixon, Development Review Administrator; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Jayme Lopko, Senior Planner & Board Coordinator; Jennifer Ray, Planning & Special Projects Manager; Teresa Haley, Senior Administrative Assistant

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 – Meetings of February 15, 2017 and March 15, 2017

The Planning Commission approved the minutes of the February 15, 2017 and March 15, 2017 meetings as presented by general consent.

7. Appearance by Citizens on Items Unrelated to Today's Agenda – None

8. Unfinished Business

- a) **LMO Amendment** – Consideration of a proposed change to the previously reviewed draft LMO amendment on the zoning districts where Commercial Parking lots would be permitted.

Ms. Lewis presented a background and overview of the proposed LMO amendments as provided in the Commission's packet. These amendments were brought forward as part of the 2016 LMO Amendments – Second Set. A public hearing on these amendments was held by the Commission on January 4, 2017. At that time, the Commission did not recommend any changes to the Commercial Parking section of the amendments and voted 7-0 to recommend approval of the amendments.

At the Public Planning Committee meeting on March 2, 2017, staff discussed adding the use of commercial parking to the LMO as part of the review of the 2016 LMO Amendments – Second Set. The proposed amendments would have allowed commercial parking by condition in ten zoning districts. During their discussion, the Committee expressed a desire to limit the zoning districts where

this new use would be permitted. The Committee voted 2-0 to recommend that this use only be allowed in the CR (Coligny Resort), CC (Community Commercial), RD (Resort Development), SPC (Sea Pines Circle) and WMU (Waterfront Mixed Use) zoning districts. The Committee did not recommend allowing this use in the LC (Light Commercial), IL (Light Industrial), MF (Marshfront), MV (Mitchelville) and S (Stoney) zoning districts.

Per State Code Section 6-29-760, if Town Council recommends a change to a proposed text amendment after the public hearing, then that text amendment must be reviewed again by Planning Commission before the change can be adopted by Town Council.

Staff recommends that Planning Commission forward the proposed amendments to Town Council for approval.

Chairman Brown opened the meeting for public comment. Public comments received related to the following: concern for this use in the RD district; concern for opportunity loss where this use would be prohibited; and questions regarding conversion of nonconforming properties. Chairman Brown asked for any further public comment and none were received.

Chairman Brown asked for comments from the Commission. The Commission discussed the Public Planning Committee's concerns for blanket zoning. The Commission briefly discussed bringing existing areas into compliance. The Commission discussed the opportunity to revisit the zoning areas that are being eliminated if the need for commercial parking arises.

Commissioner Gant made a motion to approve forwarding the proposed amendments to Town Council for approval. Vice Chairman Kristian seconded. The motion passed with a vote of 7-0-0.

9. New Business – None

10. Commission Business

- a) Public Meeting of the Bradley Circle area property owners to discuss their concerns related to the existing zoning of the area.

Town Council has been approached by some residents of the Bradley Circle area who have concerns about the current zoning of this area. Prior to the LMO Rewrite project, this area was zoned RM-8 (Moderate Density Residential). As part of the LMO Rewrite project, this area was rezoned to RD (Resort Development). The subject area is surrounded by Driessen Beach Park on one side and Marriott's Surfwatch development on the other.

The neighborhood concerns began after a developer bought a property (the former 20 Bradley Circle), obtained variances from the BZA with staff support, subdivided the property into three lots and received building permits to construct three single-family attached homes (60' – 75' tall) on Bradley Circle. As a result of this project last year, staff brought forward and Town Council adopted an LMO amendment that changed the height for single-family homes in the RD zoning district from 75' to 45' (what the allowable height in this area was when it was zoned RM-8).

A public meeting on the issue of whether or not the Bradley Circle area should be rezoned from RD to RM-8 is being held so that property owners in the area have a forum to provide their input on such a rezoning. All property owners in the area have been sent an invitation to attend this public meeting.

Some property owners voiced support to rezone the area back to RM-8. Some property owners voiced support for the existing zoning to remain.

The Commission discussed reviewing the RD, RM-8 and RM-12 zoning districts and finding a middle ground. The Commission asked staff to provide at the next meeting a synopsis of the BZA's role and process in this. The LMO Committee will meet to discuss these items and bring back its recommendation to the Commission.

- b) Discussion on request to Town Council to form an Ad Hoc Committee of the Planning Commission to work on the preservation of ownership of Native Island properties.

The Commission discussed operating an Ad Hoc Committee to facilitate Town Council's key priority of addressing issues associated with Heirs Property and other issues regarding Native Islander's land. The scope would include working with a consultant to study all issues relative to Heirs Property including public education. The Committee is proposed to report to the Commission and to include members of the Commission as well as Native Island stakeholders.

Vice Chairman Kristian moved to request that Town Council form an Ad Hoc Committee, provide the scope of work for the Committee, authorize the Planning Commission to propose the Committee membership, and that the Committee report to the Planning Commission. Commissioner Stevens seconded. The motion passed with a vote of 7-0-0.

11. Chairman's Report

Chairman Brown provided an update on the Vision Project Management Team (VPMT). At its March 30 meeting, VPMT and the consultant discussed the Project Lead to be hired, communication development, public participation, and the Think Tank and validation process. The consultant is developing a public portal for all to access information regarding Visioning.

12. Committee Report

The CIP Committee plans to bring forward a proposed list of Priority Projects to the Commission at its next meeting. The LMO Committee held two recent meetings to 1) discuss food trucks on the Island, and 2) approved a First Set of 2017 LMO Amendments for the Commission's review at a future meeting. The Comp Plan will go to public hearing at the April 18 Town Council meeting.

13. Staff Reports

Information pertaining to impact fees will be presented to the Commission at its next meeting.

14. Adjournment – The meeting was adjourned at 11:00a.m.

Submitted By: Teresa Haley, Secretary

Approved By: April 19, 2017

Alex Brown, Chairman