

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission**  
**Minutes of the Wednesday, July 19, 2017 – 3:00p.m. Meeting**  
**Benjamin M. Racusin Council Chambers**

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Glenn Stanford, Todd Theodore, Barry Taylor, Judd Carstens, Lavon Stevens, Caroline McVitty

Commissioners Absent: Bryan Hughes (unexcused)

Town Council Present: Kim Likins, *Mayor Pro Tem*, David Ames, Tom Lennox

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; Jayme Lopko, Senior Planner; Teresa Haley, Senior Administrative Assistant

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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. Swearing in of Reappointed and New Commissioners (July 1, 2017 – June 30, 2020)**

Kim Likins, *Mayor Pro Tem*, performed the swearing in ceremony for reappointed Commissioners Peter Kristian, Caroline McVitty, and Lavon Stevens, and newly appointed Glenn Stanford.

**6. Approval of Agenda**

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

**7. Approval of Minutes – Meeting of June 21, 2017**

The Planning Commission approved the minutes of the June 21, 2017 meeting as presented by general consent.

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

Frank Babel addressed the Commission about funding biking, using technology to count bicyclists, accommodating active bicyclists, upcoming resurfacing projects and consideration for EDM 22.

Mira Scott addressed the Commission about the properties located at 3 and 5 Heron Street in the North Forest Beach Area.

Tai Scott addressed the Commission about Town application forms asking about applicable restrictive covenants.

**9. Unfinished Business – None**

**10. New Business**

## **Public Hearing**

**ZA-0001432-2017**– Request from the Town of Hilton Head Island to rezone the subject properties in the Bradley Circle area from the RD (Resort Development) zoning district to the RM-8 (Moderate Density Residential) zoning district. The subject parcels are further identified as Beaufort County Tax Map 8, Parcels 22G, 22J, 22K, 22L, 22M, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 279, 498, 499, 501, 502, 503, 505, 513, 575, 576, 591, 596, 597, 619, 624, 625, 635, 645, 669, 670, 671, 672 and 673 and on Beaufort County Tax Map 9, Parcels 11B, 11D, 11E, 264, 896, 1072, 1073, 1075, 1086, 1087, 1088, 1095, 1096, 1097, 1102, 1103 and 1201. The effect of this rezoning will be to reduce the allowable residential and non-residential density, reduce the maximum height and eliminate the following uses: Mixed-Use, all Resort Accommodation uses, all Commercial Recreation uses, all Office uses, most Commercial Services uses and Auto Rentals.

*(Mr. Carstens recused himself from ZA-0001432-2017 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and attached to the record.)*

Ms. Dixon presented the application summary and background described in the Staff Report as provided in the Commission's packet. Staff recommends the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report.

Chairman Brown opened the meeting for public comments. Five members of the public presented statements in support of the application and RM-8 zoning for this area. Seven members of the public presented statements in support of keeping RD zoning for this area.

Chairman Brown requested comments from the Commission. The Commission discussed and made inquiries regarding the following: 50 developable properties exist in the area, 24 have requested the property be rezoned to RM-8, 12 have asked for it to remain RD, and 14 have not responded; height restrictions for single-family and multi-family; notification process for rezoning and throughout the LMO rewrite; the variance for 20, 22, and 24 Bradley Circle and what it allowed for; and the zoning history of the area.

Commissioner Stevens made a motion to recommend forwarding the application to Town Council with a recommendation for approval, but with the following three parcels excluded from the application: Tax Map #8 Parcel #22G (10 and 12 Bradley Circle), Tax Map #8 Parcel #498 (14 Bradley Circle), and Tax Map #8 Parcel #503 (16 Bradley Circle). Commissioner Taylor seconded. The motion passed with a vote of 7-0-0.

### **11. Commission Business**

Chairman Brown asked the Commissioners to note the list of subcommittee assignments that have been made for the July 1, 2017 – June 30, 2018 term.

### **12. Chairman's Report – None**

### **13. Committee Report**

Commissioner Carstens reported that the plastic bag ban item has been tabled as there is no available staff support. He will meet with the new Comp Plan Committee members to talk about potential for moving it forward as a discussion.

Vice Chairman Kristian reported that the LMO Committee will be meeting on July 26<sup>th</sup> at 3:30pm to discuss the proposed 2017 LMO Amendments – Second Set.

Commissioner Stevens reported that the Gullah-Geechee Land and Cultural Preservation Task Force had its first meeting on Monday. He is encouraged by the committee members and public comments.

**14. Staff Reports** – None

**15. Adjournment** – The meeting was adjourned at 4:46p.m.

Submitted By: Teresa Haley, Secretary

Approved: September 20, 2017

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Alex Brown, Chairman