



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, April 17, 2024, 2:00 PM Minutes

1. Call to Order

Acting Chairman Henz called the meeting to order at 2:00 p.m. Those present were: Tom Henz, John Campbell, Ellen Whaley, Rick D'Arienzo, Albert Mealer and Chuck Lobaugh. Bruce Siebold and Mark O'Neil attended remotely. Joe DuBois was excused.

2. Pledge to the Flag

3. Adoption of the Agenda

Acting Chair Henz asked staff if they had any changes to the Agenda. Shea Farrar, Principal Planner, said that the Commission needed to elect an Acting Chair due to unforeseen circumstances as both the Chair and Vice-Chair were not present. Commissioner Campbell motioned to elect Tom Henz as Acting Chair. Commissioner D'Arienzo seconded. The motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of March 20, 2024

Commissioner Whaley moved to approve the Minutes of March 20, 2024. Commissioner Lobaugh seconded. The Minutes of March 20, 2024 passed unanimously.

b. Special Meeting Minutes of April 3, 2024

Commissioner Whaley moved to approve the Special Meeting Minutes of April 3, 2024. Commissioner Lobaugh seconded. The Special Meeting Minutes of April 3, 2024 passed unanimously.

5. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall Portal. No comments were received. Public comments concerning non-agenda items were solicited. A citizen spoke concerning the number of trolleys that are coming onto Bradley Beach Road and the safety of the people.

6. Unfinished Business

None

7. New Business

- a. Land Management Ordinance: Consideration of a Public Hearing to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Floor Area Ratio Requirements from .55 to .45 within the Forest Beach Neighborhood Character Overlay District - Aaron Rucker, Community Planning Manager

Acting Chair Henz introduced the item and declared the Public Hearing open. Aaron Rucker, Community Planning Manager, presented the item as included in the Agenda Packet and advised this is a Public Hearing to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Floor Area Ratio Requirements from .55 to .45 within the Forest Beach Neighborhood Character Overlay District and is consistent with the existing FAR requirements in the other character overlay districts of Folly Field and Holiday Homes and advised staff is recommending approval. Mr. Rucker answered several questions from the Commission. No public comments were made by the audience and the Public Hearing was closed.

Commissioner Lobaugh moved to approve and Commissioner Mealer seconded. The motion passed unanimously.

- b. PPR-000479-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct a 1,600 square foot classroom and training space - Alexis Cook, Principal Planner of Design

Acting Chair Henz introduced the item, and declared the Public Hearing open. Alexis Cook, Principal Planner, presented the item as included in the Agenda Packet and advised we do this for public projects that meet our standard review procedure requirements under the LMO. This is a way to bring public notice and awareness to the Planning Commission of public projects that are happening throughout the Town, and advised that this item falls under the Fire Rescue Training Center Facility Upgrades under the CIP. This is one portion of a larger Master Plan upgrade. Ms. Cook also introduced Chris Savage, Captain for Safety and Professional Development for Fire Rescue. Ms. Cook advised staff recommended approval. No public comments were made by the audience, and the Public Hearing was closed. A concern was raised about the traffic backing up on Summit Drive. Ms. Cook advised that she will speak with the Town's Traffic Engineer.

Commissioner Whaley moved to approve Commissioner Campbell seconded. The motion passed unanimously.

- c. PPR-000478-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct a 300 linear foot pathway that will connect an existing pathway system on Cordillo Parkway to Pope Avenue - Trey Lowe, Senior Planner

Acting Chair Henz introduced the item and declared the Public Hearing open. Brian Eber, Development Services Manager, presented the item as included in the Agenda Packet and stated staff identified areas to improve access to public pathways and this one

section of the roadway into the back gate from Pope Avenue was sorely lacking. This project includes the design and construction of a 300 LF of asphalt pathway along the major corridor of Pope Avenue and Cordillo Parkway near one of the entrances for Shipyard. This currently grassed space is frequently used by pedestrians and bicycles.

The project will include a 10' wide, asphalt pathway and improvements to the ADA connection at Pope Avenue and Cordillo Parkway. The project will take into consideration existing utilities and will improve existing landscaping. The Town is currently working with a private commercial entity and Shipyard Property Owners Association to obtain the necessary easement to complete the project. The next steps will include submitting the required Development Plan reviews and permits, as required.

Mr. Eber answered several questions from the Commission. No public comments were made by the audience and the Public Hearing was closed.

Commissioner Lobaugh moved to approve and Commissioner Campbell seconded. The motion passed unanimously.

- d. PPR-0000541-2024: Consideration of a Public Hearing for a Public Project Review**
Application from the Town of Hilton Head Island to construct an open-air structure and improvements for accessibility at Folly Field Beach Park - Alexis Cook, Principal Planner of Design

Alexis Cook, Principal Planner, introduced Ryan Williams, member of the 2024 Chamber Leadership Program. Mr. Williams detailed the mission of the project called "Wheels to Waves", which is meant to ensure beach access to mobility challenged individuals while simultaneously aiding in the promotion of Hilton Head's beaches by being ADA friendly. The first goal of the program is to have wheelchairs available for residents and visitors that need them, as well as a storage structure at the Folly Field Beach location which would hold up to three of the wheelchairs. The structure itself was designed by Zenos Morris, Built Environment Director for the Town of Hilton Head. Funds have been raised for this project, and the program is in line with the Town's strategic plan to enhance beaches.

Acting Chair Henz opened up the Public Hearing for any comments in which a few nearby residents expressed concerns about parking. Mr. Williams addressed these concerns. The Public Hearing was closed. A motion to approve this program as presented was made by Mr. Campbell and seconded by Mr. D'Arienzo. The motion passed unanimously.

- e. STDV-000513-2024: Consideration of a Public Hearing for Nathan Sturre, of Sturre Engineering, proposing to name an access easement located off Thomas Cohen Drive.** The affected parcels are R510 007 000 0818 0000, R510 007 000 0080 0000, R510 007 000 0472 0000, and R510 007 000 0459 0000 - Joheida Fister, Deputy Fire Chief

The Acting Chair introduced the item and declared the Public Hearing open. Deputy Fire Chief Joheida Fister presented the access easement name of Thomas Cohen Lane,

which is off of Thomas Cohen Drive. The proposed street name was chosen as a way to continue to pay homage to the late Thomas Cohen, a prominent member of the Hilton Head Island Community. Staff recommended approval based on the review criteria as outlined in the staff report and the LMO. No comments were made by the public. The Public Hearing was closed. A motion to approve the access easement name was made by Commissioner Campbell and seconded by Commissioner D'Arienzo. The motion passed by a unanimous vote.

- f. STVD-000441-2024: Consideration of a Public Hearing for Thomasina Cohen-Fields, owner of 59 and 61 Thomas Cohen Drive, proposing to name an access easement located at 59 Thomas Cohen Drive. The affected parcels are R510 007 000 0455 0000 and R510 007 000 0757 0000 - Joheida Fister, Deputy Fire Chief

The Acting Chair introduced the item, and declared the Public Hearing open. Deputy Fire Chief Joheida Fister presented the access easement name of Thomas Cohen Place, which is off of Thomas Cohen Drive. Staff recommended approval based on the review criteria outlined in the staff report and the LMO. No comments were made by the public. The Public Hearing was closed. A motion to approve the access easement name was made by Commissioner Lobaugh and seconded by Commissioner D'Arienzo. The motion passed unanimously.

- g. STDV-000496-2024: Consideration of a Public Hearing for Imani Johnson, owner of R510 007 000 0519 0000, proposing to name an access easement located off Cobia Court. The affected parcels are R510 007 000 0444 0000, R510 007 000 0303 0000 and R510 007 000 0519 0000 - Joheida Fister, Deputy Fire Chief

The Acting Chair introduced the item and declared the Public Hearing open. Deputy Fire Chief Joheida Fister presented the access easement name of Nardy Place. The proposed street name was chosen as the new street name as a way for family to pay homage to the late Charles Renard "Nardy" Miller. Staff recommended approval based on the view criteria as outlined in the staff report and the LMO. No comments were made by the public. The Public Hearing was closed. A motion to approve the access easement name was made by Commissioner Campbell and seconded by Commissioner Lobaugh. The motion passed unanimously.

8. Commission Business

None

9. Chairman's Report

None

10. Staff Reports

- a. DPR-000055-2024 - Major Development Plan at 27 New Orleans Road for a proposed Alljoy Donut and Bicycle Storage Facility - Brian Eber, Development Services Manager

Alexis Cook, Principal Planner, presented the plan for a major development plan, Alljoy Donuts, proposed for New Orleans Road. The board went into a brief discussion following the presentation and mentioned a few concerns regarding the parking agreement that would be shared with the neighboring business across the street, Crane's Tavern. Commissioner Mealer expressed the need for a crosswalk to keep pedestrians safe while utilizing the parking offered across the road. The applicant, along with Ms. Cook, stated that they would explore options for this.

11. Adjournment

The meeting was declared adjourned at 4:01 p.m.

APPROVED: May 15, 2024

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov