

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission**  
**Minutes of the December 5, 2018 – 9:00 a.m. Regular Meeting**  
**Benjamin M. Racusin Council Chambers**

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Judd Carstens, Leslie McGowan, Glenn Stanford, Caroline McVitty, Lavon Stevens, Michael Scanlon

Commissioners Excused: Todd Theodore

Town Staff Present: Teri Lewis, LMO Administrator; Joheida Fister, Fire Marshal; Ricardo Franco, Addressing Technician; Brian Hulbert, Staff Attorney; Jayme Lopko, Senior Planner; Anne Cyran, Senior Planner; Taylor Ladd, Senior Planner; Eileen Wilson, Senior Administrative Assistant

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**1. Call to Order**

Chairman Brown called the meeting to order at 9:00 a.m.

**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 distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**5. Approval of Agenda**

The agenda was approved as presented.

**6. Approval of Minutes – Special Meeting of November 15, 2018**

Commissioner Stanford moved to approve the minutes of the November 15, 2018 Special Meeting as submitted. Commissioner Scanlon seconded. The motion passed unanimously.

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

Patsy Brison from the South Forest Beach area stated that she spoke at the Planning Commission's last meeting and asked the Commission to consider an ordinance amendment regarding the new buildings in the South Forest Beach area and their gross size. She urged the Planning Commission to move forward with this.

Ms. Brison inquired as to the status of the Town Council workshop agenda for next week.

She said she hopes the Planning Commission has a wish list for the Town Council workshop.

Ms. Brison made the following suggestions:

1. To do something about the large buildings in the Resort Development District.
2. Include whatever concerns you have about land management on the Island.
3. A moratorium per South Carolina statute 6-1-110. Now is the time to do it before more growth happens that we do not want to happen.

**8. Unfinished Business – None**

**9. New Business**

- a. **STDV-2431-2018** – Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Way. This street will serve Hammock Breeze, a new 39 lot subdivision.

Mr. Franco presented the application described in the Staff Report as provided in the Commission’s packet. Staff recommends the Planning Commission approve the Hammock Breeze Way street name application based on the criteria outlined in Land Management Ordinance (LMO) Section 16-2-103.O.4 and enclosed in the Staff Report.

Mr. Franco explained the words *hammock* and *breeze* are both theme appropriate terms in relation to Hilton Head Island. *Hammock* refers to the stands of trees that are prevalent near Hilton Head Island and the southeastern United States. *Breeze* refers to the prevailing easterly winds off of the Atlantic Ocean that are common to the Island.

The Commissioners discussed the application, including: the repetition of Hammock in the names Hammock Way and Hammock Court will be confusing for delivery companies and emergency personnel; that the applicant submitted alternative street names, including Talon Court instead of Hammock Court; and that Hammock Breeze doesn’t reflect the history of the area; that the community needs to preserve the historic culture of the area.

Chairman Brown opened the meeting for public comments and none were received.

Vice Chairman Kristian moved to approve the street name Hammock Breeze Way based on the criteria outlined in the LMO Section 16-2-103.O.4 and enclosed in the Staff Report. Commissioner Stanford seconded. The motion passed with a vote of 6-2-0. (Commissioners Stevens and McVitty were opposed).

- b. **STDV-2433-2018** – Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Court. This street will serve Hammock Breeze, a new 39 lot subdivision.

Mr. Franco presented the application described in the Staff Report as provided in the Commission’s packet. Staff recommends the Planning Commission approve the Hammock Breeze Court street name application based on the criteria outlined in LMO Section 16-2-103.O.4 and enclosed in the Staff Report.

Vice Chairman Kristian made a motion to approve the street name of Talon Court based on the criteria outlined in LMO Section 16-2-103.O.4 and enclosed in the Staff Report. Commissioner Stanford seconded. The motion passed with a vote of 5-3-0. (Commissioners Stevens, McVitty, and Scanlon were opposed).

Vice Chairman Kristian suggested staff work with developers to use more historically significant street names to preserve the culture.

**c. Public Hearing**

**LMO Amendments** – The Town of Hilton Head Island is proposing to amend Chapters 4 and 10 of the Land Management Ordinance (LMO) to revise the following sections:

Section 16-4-102.B.1.c: Permits property owners to temporarily occupy a recreational vehicle while building or renovating a single-family structure on the same property.

Section 16-10-105: Eliminates the prohibition on occupancy of a recreational vehicle outside of a Recreational Vehicle Park from the Recreational Vehicle definition.

Ms. Lewis presented this item to the Commissioners stating this amendment is to create relief for property owners wishing to temporarily occupy recreational vehicles while building or renovating single-family homes. Ms. Lewis stated these amendments were drafted as a result of discussions with individuals that seek to build a home on a property to replace a substandard residence while still allowing the resident to remain on the site. Ms. Lewis explained what text would be added and what would be removed to these drafted amendments.

Discussion among the Commissioners included: the definition of an active building permit; extending the limit of the building permit; RVs are only allowed in RV parks at this time; the definition of specifications of an RV; changing the language and location of RV in the LMO; enforcement issues; and that Commissioners are sympathetic as to the reason behind this proposed amendment, but that as written this amendment leaves it open to interpretation and abuse.

Chairman Brown opened the meeting for public comments and the following were received:

Mr. Taiwan Scott stated temporarily living in RVs has been an issue in the Gullah community for a long time. Family members drive their RVs to the Island to spend a week or a summer on their property. It is very questionable that the Town doesn't allow people to live in an RV unless it is in an RV park, but the LMO currently allows people to live in tents on their property. RVs should be allowed within the Gullah communities.

Mr. Chester Williams stated he is sympathetic to the purpose of the amendments, but it needs more thinking through. As this is written, it can have very unexpected consequences. Mr. Williams offered to help draft language to get to the end result without opening a Pandora's Box.

Mr. Neil Turner, owner of the north-end RV resort, stated there is a lot more involved with RVs, including sewage, electrical, disposal, and the size of RVs when they are fully opened and installed.

Chairman Brown stated as a Town, processes are put in place for a reason. This item hasn't been vetted enough to make a qualified decision. These amendments should go back to the LMO Committee.

Commissioner Stanford made a motion that the RV amendments be referred to the LMO Committee for revisions. Vice Chairman Kristian seconded. The motion passed unanimously.

**10. Commission Business** – None

**11. Chairman’s Report** – None

**12. Committee Reports**

Commissioner Stanford said the CIP Committee has no report. Chairman Brown asked Commissioner Stanford to keep the topic of safety at crosswalks on Hilton Head Island as a priority. Commissioner Stanford said the CIP Committee is giving high priority to safety along US 278 and at US 278 pedestrian and bicycle crossings, especially for children boarding and exiting school buses in the area near The Oaks and Station One.

Vice Chairman Kristian stated the LMO Committee has met and will be bringing some items to the Planning Commission in January. Vice Chairman Kristian will work with staff to schedule an LMO Committee meeting for the end of this month.

Commissioner Carstens reported the Comprehensive Plan Committee is discussing the next steps for the Vision with staff, and how the Vision corresponds with the Comprehensive Plan.

Commissioner Stevens reported the next Gullah-Geechee Land & Cultural Preservation Task Force is on December 17<sup>th</sup> and they hope to receive an update on the Historic Neighborhoods Preservation Administrator position. The consultant’s report should be complete by the end of March.

Chairman Brown asked about the agenda for the Town Council workshop next week. Mr. Brian Hulbert stated it is not finalized yet but should be ready to distribute by this Friday. Town staff will forward a copy to the Planning Commission when it is finalized.

**13. Staff Reports**

- a. Update on Fire Hydrant Expansion Project.** Fire Marshal Joheida Fister reported the Town’s Fiscal Year 2019 budget included \$50,000 to cost-share with the Hilton Head Public Service District to install eight new fire hydrants, which serve homes located more than 1,000 feet from a hydrant. Ms. Fister displayed maps showing where each hydrant is located.

The Commission discussed the Hold Harmless Agreement form that is signed by a homeowner who knowingly builds or places a house farther than 1,000 feet from a fire hydrant. The location of that home is added to a list for future hydrant installation.

Vice Chairman Kristian clarified that these hydrants are paid by the general public, whereas other homeowners on the island must pay for hydrants in their community.

Ms. Cyran informed the Commission their next meeting will be December 19<sup>th</sup>. At that meeting there will be a Circle to Circle update per the Commission’s request. Ms. Cyran reported there is an Affordable Workforce Housing survey on the Town’s website. Ms. Cyran said she would provide the Commission with the agenda for the Town Council Workshop as soon as it is finalized. Ms. Cyran said she will research ways to ensure developers consider historic names for new streets in Gullah neighborhoods.

Vice Chairman Kristian respectfully requested that the Planning Commission participate in

the Affordable Workforce Housing process; all of the Commissioners agreed.

**14. Adjournment**

The meeting was adjourned at 10:20 a.m.

Submitted by: Eileen Wilson, Secretary

Approved: December 19, 2018

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Alex Brown, Chairman