

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

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

Commissioners Absent: Todd Theodore (excused), Lavon Stevens (unexcused)

Town Council Present: Kim Likins, David Ames, John McCann

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Carolyn Grant, Communications Director; Brian Hulbert, Staff Attorney; Jennifer Ray, Planning & Special Projects Manager; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Brown called the meeting to order at 9:02 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**

Vice Chairman Kristian moved to approve the agenda as presented. Commissioner Stanford seconded. The motion passed unanimously.

**6. Approval of Minutes – Meeting of August 15, 2018**

Vice Chairman Kristian moved to approve the minutes of the August 15, 2018 meeting as amended. Commissioner Stanford seconded. The motion passed unanimously.

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

**8. Unfinished Business – None**

**9. New Business**

- a. Recommendation from the Comprehensive Plan Committee on the Process and Principles and the Branding of Phase 2 of the Vision “Reinventing Sustainability...Again” and the Comprehensive Plan.

Commissioner Carstens presented opening remarks. Ms. Ray made a presentation on the recommendations. Staff recommends the Planning Commission forward the proposed principles and process to direct Phase 2 of the Vision and align it with the Comprehensive

Plan to Town Council with a recommendation of approval. Staff recommends the Planning Commission forward to Town Council with a recommendation of approval a proposal to continue to use the *Hilton Head Island – Our Future* brand for Phase 2 of the Vision.

Chairman Brown requested comments from the Commission. The Commission made comments and inquiries regarding: coordination with anchor institutions including the neighboring county as per state law; reaching milestones and coordinating community celebrations; and staff has a list of the citizens who participated in Phase 1 and who signed up to receive information on the continuing process.

Chairman Brown asked for public comments. Randy Tardy presented statements regarding differing views in the community, placing emphasis on Mitchelville and Coligny to help the Vision come forth and increase tourism, consideration of the northern end of the island and native islanders, and support for the Vision. Owen Ambur presented statements regarding his difficulty in using the Visioning goals as framework for the Comp Plan and expressed interest to see Staff accomplish it, and using technology to enable public input.

The Commission commended Staff on their work to this point and expressed the importance of staying engaged with the community. The Commission made additional comments and inquiries regarding: funding the process and principles going forward; work groups associated with the Vision pillars and the process to create the work groups; Staff will clarify how the Commission, the Comprehensive Plan Committee, and potential community work groups will work together and separately; suggestion to change the name of the proposed Our Plan Development Team to Public Input Task Force; the proposed timeline and schedule of events; expanding beyond the nine required state elements of the Comprehensive Plan; avoiding the perception of gated versus non-gated communities; planning for and supporting all elements of the Comprehensive Plan collectively for success; and implementing the proposed key metrics.

Chairman Brown asked the Commission to consider as part of a motion that the selection of the task group membership be worked out and that such group name be changed to the Public Input Task Force as discussed.

Commissioner Scanlon moved that the selection of the membership of the task force of public citizens be clarified and it be put into the chart (Exhibit C) as the “Public Input Task Force”, where it previously had been referred to as the Our Plan Development Team. Commissioner Scanlon further moved to forward Staff’s recommendation – to forward the proposed principles and process to direct Phase 2 of the Vision and align it with the Comprehensive Plan to Town Council with a recommendation of approval; and to continue to use the *Hilton Head Island – Our Future* brand for Phase 2 of the Vision. Vice Chairman Kristian seconded. The motion passed with a vote of 7-0-0.

## **10. Commission Business – None**

**11. Chairman's Report – None**

**12. Committee Report**

Vice Chairman Kristian reported the LMO Committee is looking into dates to meet.

Commissioner Stanford indicated the CIP Committee plans to report on the status of CIP projects in October. The full CIP process and meetings will begin after the New Year.

**13. Staff Report**

Ms. Ray asked the Commission to complete the surveys at the dais regarding continuing education training topics and times.

Chairman Brown asked Mr. Colin to clarify information regarding the recently hired consultant for Affordable Workforce Housing. Mr. Colin indicated the Town has executed a contract with a consultant to address Affordable Workforce Housing and develop the Town's own strategic plan regarding the same. The County created a position to manage workforce housing programs and initiatives for the County. The Housing Needs Assessment was performed by the consultant that the County hired separately.

The Commission asked for a report from the consultant regarding details of Affordable Workforce Housing funding sources and a general report on the first meeting of the consultant with the Public Planning Committee.

**14. Adjournment**

The meeting was adjourned at 10:04 a.m.

Submitted by: Teresa Haley, Secretary

Approved: October 3, 2018

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Alex Brown, Chairman