



The Town of Hilton Head Island
**Gullah Geechee Land & Cultural
Preservation Task Force Special Meeting**

February 1, 2021, 9:00 a.m.

VIRTUAL VIA BLUEJEANS

AGENDA

In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

- 1. Call to Order**
- 2. FOIA Compliance** - Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Approval of Minutes** – July 20, 2020, August 6, 2020, August 24, 2020, and September 1, 2020
- 6. Citizen Comments**
- 7. Discussion Items**
 - a. Review Progress and Next Steps for Historic Neighborhoods Overlay District LMO Amendments**
 - b. Next Top Priority Projects**
 - c. Delinquent Property Taxes for 2021**
 - d. Adoption of 2021 Meeting Schedule**
- 8. Adjournment**

Public comments concerning agenda items can be submitted electronically via the Town's Virtual Town Hall public comment portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at **Noon on Friday, January 29, 2021** prior to the scheduled meeting. Citizens may also call (843) 341- 4683 to sign up for public comment participation during the meeting by phone. The public comment period will close at **Noon on Friday, January 29, 2021** prior to the scheduled meeting. All comments will be provided to the Task Force for review and made part of the official record.

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.

Please note that a quorum of the Planning Commission may result if five (5) or more of their members attend this meeting.



Town of Hilton Head Island
**Gullah Geechee Land & Cultural Preservation
Task Force**

July 20th at 1:00 pm

VIRTUAL VIA BLUEJEANS

MEETING MINUTES

Present From the Committee: Lavon Stevens, Palmer Simmons, Todd Theodore, Martha Davis, Ibrahim Abdul Malik

Present from Town Staff: Sheryse DuBose, Jennifer Ray, Teri Lewis, Eileen Wilson, Teresa Haley

1. Call to Order

Chairman Stevens called the meeting to order at 1:05 PM.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call

See above

4. Approval of Agenda

The agenda for today's meeting has been approved by consent.

5. Approval of Minutes

The minutes for November 4, 2020 meeting have been approved by consent.

6. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at Noon on Friday. All comments were provided to the Task Force for review and made a part of the official record.

Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at Noon on Friday. There were no request from citizens to participate by phone.

7. Old Business

None

8. New Business

Chairman Stevens opened the meeting by providing an overview of how it was important that the Town and the Gullah community coexist and work towards moving the Historic Overlay District Project forward. Sheryse DuBose stated that the Historic Neighborhoods Preservation

Overlay (HNP-O) District was identified as a high priority recommendation from the Gullah Geechee Cultural Preservation Report and reviewed the proposed amendments. Comments and questions made by the Task Force were as follows: Addressing the Historic overlay overlap with the Corridor Overlay District, creating a “sliding scale” for properties to address missing flexibility, addressing nonconforming uses, whether construction or placement of homes applies to Family Compound applications, addressing the five year hold on selling property within the proposed Family Compound, considering changing the proposed RM-6 district to mixed use, clarifying if a right-of-way is deeded to the Town, consider establishing the Historic Neighborhoods Preservation Administrator as the zoning official to relieve anxiety and create flexibility, and provide examples of where or what the LMO changes will benefit. Sheryse DuBose stated that staff will review the comments and will address them at the April 6th meeting.

Sheryse DuBose explained that after the Task Force make recommendations to forward the proposed HNP-O District, the amendments will be heard by the LMO Committee, Planning Commission, and Town Council for two readings.

9. Adjournment

Chairman Stevens adjourned the meeting at 2:44 PM.

Submitted by: Sheryse DuBose

Meeting Date: July 20, 2020



Town of Hilton Head Island
**Gullah Geechee Land & Cultural Preservation
Task Force**

August 6 at 1:00 pm

VIRTUAL VIA BLUEJEANS

MEETING MINUTES

Present From the Committee: Lavon Stevens, Martha Davis, Ibrahim Abdul Malik, Joyce Wright, Teresa White

Present from Town Staff: Sheryse DuBose, Jennifer Ray, Teri Lewis, Eileen Wilson, Teresa Haley

1. Call to Order

Chairman Stevens called the meeting to order at 1:05 PM.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call

See above

4. Approval of Agenda

The agenda for today's meeting have been approved by consent.

5. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at Noon, Wednesday, August 5, 2020, prior to the scheduled meeting. Comments for today's meeting were provided by Ibrahim Abdul Malik, were provided to the Task Force for review, and made a part of the official record.

Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at Noon on Wednesday, August 5, 2020, prior to the scheduled meeting. There were no request from citizens to participate by phone.

6. Discussion Item

Sheryse DuBose responded to the comments and questions that arose from the July 20th meeting. The responses were as follows: The five year hold from selling the property was for the purpose of land preservation and staff is willing to remove the stipulation, The RM-6 regulation will remain in place for the purposes of increasing density, the right-of-way to access property is deeded to the Town, and staff will address adjacent properties and will have visuals of examples for this as well as other proposed LMO changes.

Teri Lewis explained the role of zoning official and the process for receiving a development review application.

Responses from the Task Force included Staff clarifying the 60-day application turn-around process, the need for determining how Heirs' Property will be addressed in the proposed HNP-O District, and how the HNP-O District will address property owners who want to work on their land if a home occupation has already been established.

Jennifer Ray clarified that the HUD money for COVID-19 relief was approved by Town Council and Community Foundation of the Low Country will administer the money using an application process.

Chairman Stevens discussed the process of making people aware that they are on the tax list and reducing the number of people who are delinquent. Sheryse DuBose discussed the challenge of paying taxes with the stress of the pandemic, the tax payment schedule, and the tax sale date.

7. Adjournment

Chairman Stevens adjourned the meeting at 2:32 PM.

Submitted by: Sheryse DuBose

Meeting Date: August 6, 2020



Town of Hilton Head Island
**Gullah Geechee Land & Cultural Preservation
Task Force**

August 24, 2020 at 1:00 pm
VIRTUAL VIA BLUEJEANS

MEETING MINUTES

Present From the Committee: Lavon Stevens, Caroline McVitty, Palmer Simmons, Todd Theodore, Ibrahim Abdul Malik, Joyce Wright,

Present from Town Staff: Sheryse DuBose, Jennifer Ray, Teri Lewis, Eileen Wilson, Teresa Haley

1. Call to Order

Chairman Stevens called the meeting to order at 1:05 PM.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call – See above

4. Approval of Agenda

The agenda for today's meeting has been approved by consent.

5. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at Noon on Friday. All comments were provided to the Task Force for review and made a part of the official record.

Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at Noon on Friday, August 21, 2020, prior to the scheduled meeting. There was one request to phone in with public comment.

6. Discussion Item

Sheryse DuBose gave a presentation that contained graphics and discussed revisions that allowed land use flexibility and added a Home Occupation section to the proposed Historic Preservation Overlay District (HNP-O) Amendments. Task Force made comments and questions concerning the following: Clarification on the purpose of the five foot setback, clarification on how to determine acreage for additional density and to consider rounding up to calculate density, adding density to properties in Chaplin zoned Marshfront, address inconsistencies in the buffers and setbacks, clarify the number of family members that can work at the family business in the Home Occupation section.

Teri Lewis clarified how density for acreage was determined. Jennifer Ray responded to the request for an attorney to draft the amendments by clarifying that the Town attorney found the

language drafted for the HNP-O District was consistent with the LMO, that LMO changes were made every year, and the purpose now is to move the District forward in order for land owners to take advantage.

The Task Force stated that they were not ready to take action on the HNP-O District as there were still too many questions. They requested that the next meeting addressed their concerns, that the Staff attorney be present, and to have a map to answer questions about the Marshfront properties in the Chaplin neighborhood.

7. Adjournment

Chairman Stevens adjourned the meeting at 3:01 PM.

Submitted by: Sheryse DuBose

Meeting Date: August 24, 2020



Town of Hilton Head Island
**Gullah Geechee Land & Cultural Preservation
Task Force**

September 1, 2020 at 1:00 pm

VIRTUAL VIA BLUEJEANS

MEETING MINUTES

Present From the Committee: Lavon Stevens, Caroline McVitty, Palmer Simmons, Todd Theodore, Ibrahim Abdul Malik, Martha Davis

Present from Town Staff: Sheryse DuBose, Jennifer Ray, Teri Lewis, Josh Gruber, Shawn Colin, Jayme Lopko, Eileen Wilson, Teresa Haley

Present from Town Council: Bill Harkins, Marc Grant

1. Call to Order

Chairman Stevens called the meeting to order at 1:05 PM.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call – See above

4. Approval of Agenda

The agenda for today's meeting has been approved by consent.

5. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at Noon, Monday, August 31, 2020, prior to the scheduled meeting. Two comments made by the public were provided to the Task Force and made a part of the official record.

Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at Noon on Monday, August 31, 2020, prior to the scheduled meeting. There was one request to phone in with public comment.

6. Discussion Item

Chairman Stevens opened the meeting by stating that it is important for the Town of Hilton Head and the Gullah Community to coexist. Sheryse reviewed the Historic Overlay District based on the Gullah Geechee Cultural Preservation Report, reviewed the purpose of zoning to answer questions raised at the previous meeting, presented revisions to the Home Occupation section, and clarified how to calculate density per acre before asking the Task Force to move the proposed HNP-O District Amendments to the LMO Committee.

Questions and comments from the Task Force were as follows: Calculations for density should be rounded up within the proposed District, case studies should be presented to reflect the need for the Family Subdivision and Family Compound, provide consistency to the setback and

access requirements, clarification on whether the HNP-O District will address nonconforming uses, and there are still concerns about the proposed Home Occupation section within the District.

Chairman Stevens made the motion to move the HNP-O amendments forward, taking out the Home Occupation section, rounding up the acreage, to be consistent with the 20-foot right of way, and upzoning in Chaplin to eight units per acre, and the setback change from 30 feet to 20 feet. The motion was seconded by Todd Theodore. The motion was passed by a 5-0-0 vote.

7. Adjournment

Chairman Stevens adjourned the meeting at 2:47 PM.

Submitted by: Sheryse DuBose

Meeting Date: September 1, 2020

**Gullah Geechee Land and Cultural Preservation Task Force
2021 Meeting Schedule**

February 1st

March 1st

April 5th

May 3rd

June 7th

July 5th

August 2nd

September 6th

October 4th

November 1st

December 6th