



Town of Hilton Head Island  
**Planning Commission**

Wednesday, November 6, 2019 at 9:00 a.m.

Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Leslie McGowan, Mark O'Neil, Alan Perry, Michael Scanlon, Palmer E. Simmons, Todd Theodore

**Absent from the Commission:** Caroline McVitty (excused)

**Present from Town Council:** David Ames, Tamara Becker, Glenn Stanford

**Present from Town Staff:** Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

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

**2. Pledge of Allegiance**

**3. FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

**4. Roll Call** – See as noted above.

**5. Approval of Agenda**

Chairman Kristian asked for a motion to amend the agenda to reorder the Staff Reports and hear them prior to New Business. Commissioner Scanlon moved to approve the agenda as amended. Commissioner McGowan seconded. The motion passed with a vote of 8-0-0.

**6. Approval of Minutes**

**a. Meeting of August 21, 2019**

Chairman Kristian asked for a motion to approve the minutes of the August 21, 2019 meeting. Commissioner Scanlon moved to approve. Commissioner McGowan seconded. The motion passed with a vote of 8-0-0.

**b. Meeting of October 16, 2019**

Chairman Kristian asked for a motion to approve the minutes of the October 16, 2019 meeting. Commissioner Theodore moved to approve. Vice Chairman Stevens seconded. The motion passed with a vote of 8-0-0.

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

Three members of the public presented comments and questions related to: a plan for affordable housing and certain properties on the Island; locations to put affordable housing;

concern USCB property is underutilized; consider charging for parking at Coligny; make developers contribute to affordable housing; study on the maximum number of tourists that can be housed on the Island; concerns with increased building heights and density and sustainability; and consider the old Sam's Club building for go-karts.

## **8. Unfinished Business – None**

### **9. Staff Reports**

#### **a. Update on the Our Plan Work Groups**

Ms. Ladd presented the update on the Our Plan Work Groups. The Work Groups have been refining their goal statements, and providing staff with direction for strategies and tactics. Ms. Ladd noted several upcoming meetings and encouraged the public and the Commissioners to attend. The Our Plan Development Team has scheduled a meeting on December 2 at 4:00 p.m. in Council Chambers to provide feedback on the goal statements, strategies and tactics of the Work Groups. In December and January, staff will be drafting a plan and then reconvene the Work Groups in February to review their draft chapters to make sure the scope and intent for the group has been captured. The plan will be forwarded to the Our Plan Development Team, Comprehensive Plan Committee, Planning Commission, with the intent of adoption before the end of June 2020.

#### **b. Update on Workforce Housing Plan**

Ms. Ray presented the update that last night Town Council unanimously approved the framework that staff has been working on with the Public Planning Committee (PPC) over the past years. Town Council made one change to add a ninth recommendation regarding exploration of the role of transportation in addressing workforce issue. The recommendations pertaining to commercial conversion and reuse, bonus density, criteria for use of Town-owned land, will go back to PPC in January with the program ready to move forward through the process to adopt as policy. This may include LMO amendments for the LMO Committee and Planning Commission to evaluate.

#### **c. Discussion on master planning certain commercial areas on the north end of the Island**

Ms. Ray reported that staff has been looking at the area as an opportunity zone and will make a recommendation to the Town Manager to start a discussion with the Town Council.

### **10. New Business**

#### **a. Consideration of proposed amendments to the LMO related to the RD (Resort Development) zoning district, specifically changes to interval occupancy, calculation of density and building height.**

Ms. Lewis presented the item described in the Commission's packet. The LMO Committee reviewed the proposed amendments on October 21, 2019 and voted 3-0 to recommend that the Planning Commission not advance the amendments as proposed. Staff recommends the proposed amendments not be pursued.

Chairman Kristian asked Ms. Brison if she would like to approach. Ms. Brison made a presentation on her proposed amendments. Following the presentation, the Commission made comments and inquiries regarding: the areas that fall under the RD zoning district; building height is measured from Base Flood Elevation (BFE); there are other zoning districts besides RD with a height restriction of 75' above BFE; consideration of setback

standards and buffer options; adjacent street setbacks and setback angles; building height on the beach side was not changed through the LMO rewrite process; and certain architectural elements can be added with staff review and approval.

Chairman Kristian opened the meeting for public comments and the following were received: concerns the existing ordinance would allow more large buildings within the RD zoning district, and does not protect the environment, heritage and goals of the Island; and concerns about limiting property owners' rights to develop their land.

The Commission expressed appreciation to the public for their comments, however, pointed out concerns they have about discouraging redevelopment on the Island and negatively impacting the tourism industry. The Commission discussed concerns with reducing the maximum building height of non-single-family development; eliminating one bedroom units; changing how the density for certain uses are calculated; and requiring building height be based on tree height. The Commission indicated there needs to be a balance between the residential and resort communities, and encourage development and maintain island character. There was general agreement among the Commissioners that setback standards should be revisited by the LMO Committee.

Upon the conclusion of the discussion, Chairman Kristian asked for a motion.

Commissioner McGowan moved to return the item to the LMO Committee to address the concerns discussed today including setback standards. Commissioner Scanlon seconded. The motion passed with a vote of 8-0-0.

**11. Commission Business – None**

**12. Chairman's Report**

**13. Committee Report**

The LMO Committee has met several times over the last few months and will be bringing forward two sets of LMO amendments. A public hearing of the Proposed General 2019 Amendments – Set 1 is scheduled for the Planning Commission's November 20 meeting at 3:00 p.m. A public hearing of the Proposed General 2019 Amendments – Set 2 is scheduled for the Commission's December 18 meeting at 3:00 p.m.

The Comprehensive Plan Committee plans to schedule a meeting upon receipt of the results of the Our Plan Development Team.

The Gullah Geechee Land & Cultural Preservation Task Force recommendations are scheduled to be on the Town Council's November 19 meeting agenda.

**14. Adjournment**

The meeting was adjourned at 10:27 a.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** November 20, 2019