



Town of Hilton Head Island
Public Planning Committee Regular Meeting

Thursday, June 27, 2019 at 3:00 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Bill Harkins, Glenn Stanford

Absent from the Committee: Tom Lennox

Present from Town Council: None

Present from Town Staff: Shawn Colin, Director of Community Development; Charles Cousins, Assistant to the Town Manager; Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Sheryse DuBose, Historic Neighborhoods Preservation Administrator; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Missy Luick, Senior Planner; Scott Liggett, Director of Public Projects & Facilities/Chief Engineer; Jayme Lopko, Senior Planner; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 3:02 p.m.

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

3. Approval of Minutes

- a.** Special Meeting May 29, 2019

Mr. Stanford moved to approve the minutes of the May 29, 2019 special meeting. Ms. Becker seconded. The motion passed with a vote of 3-0-1. Mr. Harkins abstained as he was not present at the subject meeting.

4. Unfinished Business

- a.** Discussion of Small Cell Wireless Facilities regulations

Ms. Cyran presented the item. Staff recommends the Public Planning Committee recommend approval of the proposed ordinance regulating Small Wireless Facilities (SWFs) to Town Council.

The Committee made brief comments and inquiries regarding MASC's model ordinance, and the status of the State legislature bill.

Chairman Ames asked for a motion to move this forward to Town Council. Mr. Harkins moved to approve. Mr. Stanford seconded. The motion passed with a vote of 4-0-0.

- b.** Discussion of Garden Shovels on the Beach

The Committee made comments to support a ban of shovels and other problematic items on the beach.

Mr. Harkins moved that the Public Planning Committee recommend to Town Council shovels and other problematic items be prohibited on the beach. Further, that Town Council direct Staff to provide a report on enforcement of the prohibited items. Mr. Stanford seconded.

The Committee agreed that language defining the prohibited items needs to be drafted and provided to Town Council.

Chairman Ames asked for public comments and the following were received: drafted language prohibiting shovels and similar items; estimated volunteer hours put into beach cleanup; abandoned items and trash collected on the beach were presented; and consider prohibition of all types of tools, large beach tents, and single-use plastic bags.

Following public comments, Chairman Ames called for a vote on the motion. The motion passed with a vote of 4-0-0.

5. New Business

- a. Review of ZMA-001467-2018: The request is to change the zoning designation of an undeveloped 6.22-acre parcel located at Fish Haul Road. The parcel is bisected by Fish Haul Road and is split zoned. The northern portion would be rezoned from RM-4 (Low to Moderate Density Residential) to MV (Mitchelville), and the southern portion would be rezoned from RM-8 (Moderate Density Residential) to MV (Mitchelville).

The applicant's legal representative presented statements to change the rezoning request from MV to RM-12. Staff provided information about public notice requirements and options to proceed.

The applicant indicated a new application with the rezoning request for RM-12 will be submitted at a future date. The application was withdrawn at the applicant's request.

The Committee then provided comments for the applicant's consideration: address workforce housing; clarify the intentions of the purchaser; use the questions posed to the Christian Academy rezoning request as a model to provide answers; provide a site plan; provide a business plan; and include Island Character in the design of the development.

Chairman Ames asked for public comments. One member of the public expressed support to reserve more than 5% of units for workforce housing.

No action was taken on this item.

- b. Discussion of amendments to the Land Management Ordinance related to Recreational Vehicles

Ms. Lewis presented the item. Staff recommends that the Public Planning Committee recommend approval of the proposed LMO amendments to Town Council.

The Committee made comments and inquiries regarding: parameters of an active building permit and the proposed extensions; parking requirements; demonstration of electricity, water and sewer services; concerns the amendment will create a challenge for staff in the future; whether an alternative way exists to solve the issue; concerns this would apply only to properties outside of the PUDs; adding a sunset clause to this; and support of the request being connected to a 501(c)(3).

Chairman Ames asked for public comments. One member of the public presented statements in support of this item.

Following public comments, Chairman Ames asked for a motion.

Mr. Stanford moved to recommend the LMO amendments be forwarded to the Town Council. Mr. Harkins seconded. The motion passed with a vote of 4-0-0.

6. Adjournment

The meeting was adjourned at 4:07 p.m.

Submitted by: Teresa Haley, Secretary

Approved: July 25, 2019