



Town of Hilton Head Island
Planning Commission LMO Committee
Special Meeting
December 14, 2020 at 9:00 a.m. Virtual Meeting
MEETING MINUTES

Present from the Committee: Chair Leslie McGowan, Vice Chairman Todd Theodore, Michael Scanlon, John Campbell

Absent from the Committee: None

Present from the Planning Commission: Mark O'Neil, Stephen Alfred

Present from Town Council: Tamara Becker

Present from Town Staff: Shari Mendrick, Floodplain Administrator; Chris Yates, Building Official; Teri Lewis, Deputy Community Development Director; Shawn Colin, Community Development Director; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 9:00 a.m.

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 Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

Chair McGowan asked for a motion to approve the agenda. Mr. Scanlon moved to approve. Vice Chairman Theodore seconded. By way of roll call, the motion passed with a vote of 4-0-0.

5. Approval of Minutes

a. Regular Meeting of September 16, 2020

b. Special Meeting of September 23, 2020

Chair McGowan asked for a motion to approve the Minutes of the September 16, 2020 regular meeting and September 23, 2020 special meeting. Vice Chairman Theodore moved to approve. Mr. Scanlon seconded. By way of roll call, the motion passed with a vote of 4-0-0.

6. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted to the portal. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests to participate by phone.

7. New Business

- a. Review changes to the LMO related to the adoption of the new Flood maps

Chair McGowan asked Staff to present the item. Ms. Mendrick presented the proposed changes as described in the Committee's agenda package. Staff recommends that the LMO Committee forward the proposed amendments to Planning Commission with a recommendation of approval.

The Committee made comments and inquiries regarding: how the County is handling the changes; does FEMA calculate storm surge with dunes in place; what zones do not fall into the criteria; are current standards being increased in areas that impact buildings; to what extent would new homes have nonconformities; this proposal would keep maximum building heights as they are currently; whether this helps guardhouses or restrooms under 300 sq. ft.; provide a color map illustrating the new 14' zone versus the existing; measurement of commercial versus residential; whether BFE + 1' would apply to wood structures would be based on the zone; information from the County task force related to sea level rise; this proposal will not negatively impact citizens' flood insurance rates; whether limitations can be placed on private property owners' impacting the dunes.

Mr. Scanlon moved that the LMO Committee forward the proposed amendments to Planning Commission with a recommendation of approval. The Committee also recommended a color map showing new 14' zone versus the existing be provided at the Planning Commission meeting. Vice Chairman Theodore seconded. By way of roll call, the motion passed with a vote of 4-0-0.

8. Committee Business

- a. Review and Adoption of 2021 Meeting Schedule

Mr. Scanlon moved to approve the 2021 Meeting Schedule as submitted. Vice Chairman Theodore seconded. By way of roll call, the motion passed with a vote of 4-0-0.

9. Adjournment

The meeting was adjourned at 9:40 a.m.

Submitted by: Teresa Haley, Secretary

Approved: April 13, 2021