



Town of Hilton Head Island
Planning Commission LMO Committee Meeting
September 16, 2020 at 2:00 p.m. Virtual Meeting
MEETING MINUTES

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

Absent from the Committee: None

Present from the Planning Commission: Peter Kristian, Lavon Stevens, Mark O'Neil

Present from Town Council: Marc Grant, Tamara Becker, Glenn Stanford

Present from Town Staff: Jeff Buckalew, Town Engineer; Sheryse DuBose, Historic Neighborhoods Preservation Administrator; Joheida Fister, Deputy Fire Chief-Administration/Fire Marshal; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 2:00 p.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. Vice Chairman Theodore moved to approve. Mr. Scanlon seconded. By way of roll call, the motion passed with a vote of 3-0-0.

5. Approval of Minutes

- a.** Special Meeting of August 11, 2020

Chair McGowan asked for a motion to approve the minutes of the August 11, 2020 special meeting. Mr. Scanlon moved to approve. Vice Chairman Theodore seconded. By way of roll call, the motion passed with a vote of 3-0-0.

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 yesterday and all comments were provided to the Committee. Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at noon yesterday and one citizen requested to participate.

- 7. Unfinished Business** – None

8. New Business

a. Review of Historic Neighborhoods Preservation Overlay (HNP-O) District

Chair McGowan asked Dr. DuBose to make a presentation. Dr. DuBose presented the Gullah Geechee Land & Cultural Preservation Task Force (Task Force) recommendations as described in the Committee's agenda package. Dr. DuBose pointed out that while Staff supports the Task Force recommendations, there are some areas of concern. Dr. DuBose, Chief Fister, and Mr. Buckalew discussed those concerns as they relate to Community Development, Fire Rescue, and Engineering matters.

The Committee expressed overall support for the proposed HNP-O District. The Committee made comments and inquiries regarding: minimum required right-of-way width as it relates to maintenance and safety issues; clarification on the maximum impervious coverage requirements between zoning districts; if the hold is lifted off the sale of a family compound, is the Task Force confident this would not lose Gullah property, since the goal is to preserve the culture; what happens when family subdivision property is sold to a non-family member; concern the regulations will be taken advantage of in order to sell the property and as a result Gullah property will not be preserved, but lost; the building code has requirements for construction and distance between buildings; different scenarios of development under these regulations; the intent of these regulations is to preserve Gullah property.

Chair McGowan opened the meeting for public comment and received the following: Mr. Phillip Smith, President of Oak Marsh POA, expressed concerns with the proposal, specifically the home occupation section. Chair McGowan clarified the home occupation section has been taken out of this proposal. Councilman Grant made comments regarding the community members that desire to overcome challenges with current development standards.

The Committee continued discussion on the various aspects of the proposed amendments. Following the discussion, the Committee asked Staff to come back to the next meeting with an illustration to help understand the rationale behind the right-of-way widths. Additionally, Chair McGowan asked that on Exhibit B, pages 4 and 6, the word "dwelling" be changed to "living".

9. Adjournment

The meeting was adjourned at 3:16 p.m.

Submitted by: Teresa Haley, Secretary

Approved: December 14, 2020