



Town of Hilton Head Island
Planning Commission LMO Committee
Special Meeting

September 23, 2020 at 9:00 a.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: Tamara Becker

Present from Town Staff: Jeff Buckalew, Town Engineer; Shawn Colin, Director of Community Development; 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 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 3-0-0.

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 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 comment by phone on the Historic Neighborhoods Preservation Overlay District.

6. Unfinished Business

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

Chair McGowan asked Dr. DuBose to make a presentation. As requested by the Committee at the last meeting, Staff presented an illustration to help in understanding the rationale behind the right-of-way widths. Dr. DuBose recapped the last Committee

meeting and Staff's concerns. Staff and the Committee discussed those concerns, including: allowing a minimum right-of-way width to be 20' would cause maintenance and safety issues; change the right-of-way width to 30' for a two-way road; allow for a one-way right-of-way minimum width of 24'; rounding up density causes stress on the environment, infrastructure, and the like, especially on smaller parcels; keep with the current code to round-down when it comes to density; without a hold being placed on the sale of a family compound, the new regulations could speed up the process of selling and inadvertently losing Gullah property. The Committee discussed support of the proposed regulations that include: new opportunities to pass land to future generations with a family compound and family subdivision; reductions to buffers, setbacks, and access; increased impervious cover and building heights.

Chair McGowan opened the meeting for public comment and received the following: Mr. Phillip Smith, President of Oak Marsha POA, expressed general concerns with the proposal and indicated it will cause loss of Gullah heritage. Mr. Smith suggested reducing or eliminating property taxes and business taxes to support the native island community.

Mr. Scanlon moved to forward the proposed Historic Neighborhoods Preservation Overlay (HNP-O) District to the Planning Commission for approval with the following recommendations:

- Change right-of-way width within a family subdivision to 30' and add a one-way right-of-way requirement of 24';
- Add a 3-year hold to the sale of a family compound after its established;
- Eliminate the section to round up density; and
- Change the density in the MF District to 6 du/acre along major arterials.

Vice Chairman Theodore seconded. By way of roll call, the motion passed with a vote of 3-0-0.

7. New Business

a. Review of Dirt Road Paving LMO Amendments

Chair McGowan asked Staff to present the item. Ms. Lewis presented the item as described in the Committee's agenda package. Staff recommends proposed changes that include the following:

- Add language to the RM-4, RM-6, RM-8, RM-12, MF, MV, NC, S and WMU zoning districts that states that parcels along a right-of-way (ROW) acquired as part of the Town's Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the establishment of the ROW;
- Add language that the adjacent street setback will only be 5' along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program;
- Add language that an adjacent street buffer will not be required along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program;
- Add a new section to establish the exceptions that will apply to all rights-of-way created as part of the Town's Dirt Road Paving Program; and

- Add language that allows the Town Engineer to accept a minimum ROW of 30' for streets acquired under the Town's Dirt Road Paving Program where physical and property constraints exist.

There was no public comment on this item.

The Committee briefly discussed the proposed changes and suggested that the minimum width requirement of a one-way right-of-way be 24'.

Mr. Scanlon moved to forward the proposed Dirt Road Paving LMO Amendments to the Planning Commission for approval with the following recommendation:

- Add a one-way right-of-way width requirement of 24'.

Vice Chairman Theodore seconded. By way of roll call, the motion passed with a vote of 3-0-0.

8. Adjournment

The meeting was adjourned at 10:52 a.m.

Submitted by: Teresa Haley, Secretary

Approved: December 14, 2020