



Town of Hilton Head Island  
**Public Planning Committee Special Meeting**  
October 23, 2020 at 3:00 p.m. Virtual Meeting  
**MEETING MINUTES**

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

**Others Present from Town Council:** Tom Lennox

**Present from Town Staff:** 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 Ames called the meeting to order at 3:00 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. Roll Call** – See as noted above.

**4. Approval of Agenda**

Chairman Ames asked for a motion to approve the agenda. Mr. Stanford moved to approve. Ms. Becker seconded. By way of roll call, the motion passed with a vote of 3-0-0.

**5. Approval of Minutes**

a. Regular Meeting August 27, 2020

Chairman Ames asked for a motion to approve the minutes of the August 27, 2020 regular meeting. Mr. Stanford moved to approve. Ms. Becker 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. All comments were provided to the Committee for review and made part of the official record. Citizens were also provided the option to comment on agenda items during the meeting by phone. One member of the public signed up to give comments on the Dirt Road Paving LMO Amendments.

**7. Unfinished Business – None**

**8. New Business**

a. Review and recommendation on Dirt Road Paving LMO Amendments

Ms. Lewis presented the item. Staff recommends that the Public Planning Committee review the proposed Dirt Road Paving Land Management Ordinance (LMO) Amendments and forward a recommendation of approval to Town Council.

Chairman Ames asked for public comment. Dr. Kelley LeBlanc expressed concerns about

process issues that result in native islanders being overcharged for property taxes and recommended that the Town address these issues to help lower taxes for native islanders.

The Committee made comments and inquiries regarding: how property taxes relate to the exclusion of the right-of-way (ROW); how much land the Town would be taking for the ROW and the impact that has on lot size; concerns about reducing the setback from the roadway resulting in safety issues for vehicle access; concerns with people parking in the ROW; some of the issue that Dr. LeBlanc brought up may be cleared up by the distinction of an easement and the dedication of a ROW; unclear how the County would treat land subject to an easement and perhaps the property appraisal would take into account the size of the property after the easement; the Town's Fire Marshal said that the reduction to the ROW would still allow passage of fire apparatus; how, where, and when utilities would be placed; define the Town's Dirt Road Paving Program in the appropriate section; the program will allow property owners' to develop to the density potential that existed prior to the establishment of the ROW; the Town has a survey done on individual properties, not a title search; Town Engineering is leading this program; providing adequate drainage would be part of this project; whether Engineering is addressing concerns about flooding, expanding pavement, and homes being closer to the roadway; concern with approving this program which references the Historic Neighborhoods Overlay District which has not yet been reviewed by the Committee; whether there is any indication from property owners' that if these amendments are passed then they would in fact donate the ROW. Following the discussion, Chairman Ames asked for a motion.

Mr. Stanford moved to forward the proposed Dirt Road Paving Land Management Ordinance (LMO) Amendments to Town Council for approval with the following suggestion:

- Provide a definition in proposed new section 16-5-105.D for the Town's Dirt Road Paving Program.

Chairman Ames seconded. By way of roll call, the motion passed with a vote of 2-1-0. (Roll: Ames, Stanford – for the motion; Becker – against the motion.)

## **9. Staff Reports – None**

## **10. Committee Business**

### **a. Review and Adoption of 2021 Meeting Schedule**

Mr. Stanford moved to approve the 2021 Meeting Schedule as submitted. Ms. Becker seconded. By way of roll call, the motion passed with a vote of 3-0-0.

Chairman Ames asked if the Committee members had additional items they would like to bring forward related to planning. The Committee expressed wanting to see how the current ordinance addresses underutilized or dilapidated buildings, and furthermore, Staff recommendations on that. Chairman Ames asked Staff to provide the previous work that Staff prepared on this issue.

The Committee also expressed the desire to see consistent landscaping aesthetics along major roads, particularly from the area where Mathews Drive connects to William Hilton Parkway to Shelter Cove.

Chairman Ames noted that the Shelter Cove POA thanked Staff for their transparency on projects in their area.

Chairman Ames asked that Staff make sure projects in the area of the airport approach pathway get reviewed by the airport.

Chairman Ames requested that Staff review the recent items that Design Review Board (DRB) has highlighted as concerns (i.e. building height, massing, setbacks) and review recent developments across the Island and come back to the Committee with an assessment of their recommendations on what might be changed in the LMO based on Charles Fraser's 7 basic principles as outlined in the Comprehensive Plan:

1. Do not impose development on the environment
2. Create green space for privacy
3. Keep density as low as profitably possible
4. Create roads for beauty and efficiency not just transit
5. Build no structure higher than the tallest tree
6. Cut only those trees that are absolutely necessary
7. Think always of enhancing the quality of life for those who would be residents of the Island.

The Committee expressed they would like to have a joint meeting with the DRB or invite the Chairman of the DRB to present the challenges they face with the LMO.

#### **11. Adjournment**

The meeting was adjourned at 3:48 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** November 19, 2020