



Town of Hilton Head Island
Public Planning Committee Special Meeting
August 27, 2020 at 10:00 a.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: Shawn Colin, Director of Community Development; Josh Gruber, Assistant Town Manager; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Stephen Ryan, Staff Attorney; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 10:00 a.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 February 27, 2020

Chairman Ames asked for a motion to approve the minutes of the February 27, 2020 regular meeting. Mr. Stanford moved to approve. Ms. Becker seconded. By way of roll way, the motion passed with a vote of 3-0-0.

6. Citizen Comments

Public comments concerning business 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 records. Citizens were also provided the option to comment on business items during the meeting by phone. One member of the public signed up to comment on the Sea Turtle Protection Ordinance Revisions.

7. Unfinished Business

a. Review and recommendation on Workforce Housing LMO Amendments

Ms. Lopko presented the item. Staff recommends the Public Planning Committee review the proposed Workforce Housing (WFH) Land Management Ordinance (LMO) amendments and forward a recommendation of approval to Town Council.

Mr. Stanford moved to forward the proposed Workforce Housing (WFH) Land Management Ordinance (LMO) amendments to Town Council for consideration. 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.)

b. Review and recommendation on Sea Turtle Protection Ordinance Revisions

Ms. Cyran presented the item. Staff recommends the Public Planning Committee forward the proposed revisions to the Sea Turtle Protection Ordinance to Town Council with a recommendation of approval. Ms. Cyran presented a possible change to consider in regards to the sea turtle nests that are laid north of the jetty which is approximately Beach Marker 121 in the Port Royal area. The Sea Turtle Patrol relocates all nests that are North of this area as the area has been deemed unstable for sea turtle nests. The Committee may consider advising staff to forward the proposed recommendation with the addition that the proposed changes to the ordinance would not apply to structures north of Beach Marker 121.

Chairman Ames asked for public comments. Ms. Amber Kuehn presented statements in support of the revisions.

Chairman Ames asked Staff to provide suggestions on how to enhance enforcement of the ordinance for the Town Council's consideration. Chairman Ames also pointed out that engagement of the community is key to educating residents and visitors alike.

Ms. Becker moved to recommend the Public Planning Committee forward the proposed revisions to the Sea Turtle Protection Ordinance to Town Council with a recommendation of approval. Chairman Ames seconded. By way of roll call, the motion passed with a vote of 2-1-0. (Roll: Ames, Becker – for the motion; Stanford – against the motion.)

8. New Business – None

9. Staff Reports

a. Update on Parking Study

Mr. Gruber presented the update. Walker Consultants is conducting the parking study for the Town. The consultant is preparing a comprehensive parking plan for the majority of the Town parks and beach areas. During the first phase of their work, the consultant met with stakeholders and gathered public feedback through surveys. The consultant is now in the second phase finalizing recommendations and making plans to re-engage stakeholders in the next month or two for feedback on the proposed recommendations. The Consultants are also analyzing the feasibility of some type of parking structure at the Coligny Beach Parking Lot. Upon completion of this phase, the consultant will give a presentation to the full Town Council.

b. Update on 2020 Trolley Service

Ms. Cyran presented the update. Due to exposure to COVID-19, Palmetto Breeze is understaffed and has shifted its drivers to only the bus services. Currently, the trolley service is not running. Palmetto Breeze will provide an update soon on when the trolley service is planning to resume.

10. Committee Business

Ms. Becker shared an idea that was presented to her for individuals who need wheelchair access to the beaches. The Committee supported the idea as being consistent with the Our Plan, the Town's Comprehensive Plan. Islanders Beach Park would be an ideal location. The Committee endorsed the project and agreed to send it to the Town Manager to review and a public-private project. The Committee also discussed having a workshop about growth on the island, related tools and techniques to consider, along with short term rentals impacting residential neighborhoods.

11. Staff Updates – None

12. Appearance by Citizens on Items Unrelated to Today's Agenda – None

13. Adjournment

The meeting was adjourned at 11:57 a.m.

Submitted by: Teresa Haley, Secretary

Approved: October 23, 2020