



Town of Hilton Head Island  
**Planning Commission Meeting**  
June 16, 2021 at 3:00 p.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Alan Perry, Stephen Alfred, Michael Scanlon, John Campbell, Leslie McGowan, Mark O'Neil, Todd Theodore

**Present from Town Council:** William Harkins, Tom Lennox, Glenn Stanford

**Present from Town Staff:** Jennifer Ray, Interim Community Development Director; Teri Lewis, Deputy Community Development Director; Anne Cyran, Senior Planner; Cindaia Ervin, Finance Assistant

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**1. Call to Order**

Chairman Kristian called the meeting to order at 3:00 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. Presentation of the Town's Crystal Awards to outgoing Chairman Peter Kristian, Vice Chairman Lavon Stevens, Commissioners Todd Theodore and Leslie McGowan** – Jennifer Ray, Interim Community Development Director, presented the awards. Ms. Ray expressed appreciation to Mr. Kristian, Mr. Stevens, Mr. Theodore, and Ms. McGowan for their service to the community on behalf of the Town.

**5. Approval of Agenda**

Chairman Kristian asked for a motion to approve the agenda. Commissioner McGowan moved to approve. Commissioner Scanlon seconded. By show of hands, the motion passed with a vote of 8-0-1. Vice Chairman Stevens abstained due to technical difficulties.

**6. Approval of Minutes**

**a. Meeting of June 2, 2021**

Chairman Kristian asked for a motion to approve the minutes of the June 2, 2021 meeting. Commissioner Alfred moved to approve. Commissioner McGowan seconded. By show of hands, the motion passed with a vote of 8-0-1. Vice Chairman Stevens abstained due to technical difficulties.

**7. Appearance by Citizens**

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. No comments were submitted, but the record from the Open Town Hall portal was provided to the Commission for review and made part of the official meeting record. Citizens were also provided the option to sign up for public comment participation by phone during the meeting. One citizen signed up to speak, Mr. Mark Baker.

a. Greater Island Council Beaufort County Landfill Resolution – *Presented by Mark Baker*

Mr. Baker, a member of the Greater Island Council Sustainability Advisory Committee, presented a resolution regarding solid waste management and recycling for Hilton Head Island and Beaufort County. Mr. Baker noted that the Beaufort County landfill is reaching the end of its lifespan, and that a new landfill will cost County taxpayers upwards of \$100 million. In addition, the County's landfill operation agreement with Waste Management will end in 2025. This gives the County and the Island the opportunity to re-position how we manage the waste stream and an opportunity to capture and process recyclable materials, which will extend the life of the landfill.

The County is currently engaged in the process of re-negotiating the agreement, and the Town needs to be involved. The resolution includes requirements for the new agreement. Mr. Baker stated the agreement should require the landfill to be open during peak times, including the weekend; that Beaufort County should invest in a recycling and processing transfer station; and that Beaufort County should pay the recycling fees in addition to the waste disposal fees.

Mr. Baker requested the Commission review the resolution and forward it to Town Council with a recommendation of approval.

The Commission made the following comments and inquiries: the Island needs to be focusing on recycling and needs a plan to handle waste and recycling for the next 20 to 50 years; the Island is behind, and it would be great to see Town Council support this effort; where a transfer station would be located; the County's Public Facilities Committee is working on the agreement; the landfill's remaining capacity could be extended from 5 to 15 years if we divert recyclable materials from it; that we need to separate recycling instead of allowing single stream; a transfer station or sustainability campus would need to be between 50 and 100 acres; and the safety of landfill operations.

Commissioner O'Neil made a motion to advance the resolution to the Public Planning Committee. Commissioner Scanlon seconded. By way of roll call, the motion passed with a vote of 9-0-0.

**8. Unfinished Business – None**

**9. New Business**

a. **Public Hearing**

**ZA-001212-2021** – Request from Trey Griffin of Wood & Partners, Inc., and DPJ Residential LLC, on behalf of the property owners, to amend the Official Zoning Map to rezone ten properties totaling 13.74 acres from Low to Moderate Density Residential (RM-4) Zoning District to Planned Development Mixed-Use (PD-1) Zoning District, into the Indigo Run Master Plan, with an allowed use of multi-family residential and a density of approximately 20 dwelling units per acre (total 275 units) with conditions. The subject properties are parcels 022C, 022D, 022F, 022G, 0152, 0072, 0139, 0141, 0168, 0167 on Beaufort County Tax Map 11. The subject properties have multiple addresses; they are accessed from Marshland Road, Julia Drive, and Mackerel Drive.

**This application was withdrawn by the applicant.**

**10. Commission Business – None**

**11. Chairman’s Report** – Chairman Kristian thanked outgoing Commissioners McGowan and Theodore and Vice Chairman Stevens.

**12. Committee Reports**

**CIP Committee** – Commissioner Theodore did not have a report on the Committee, but said it has been a pleasure working with his fellow Commissioners.

**Gullah Geechee Land & Cultural Preservation Task Force** – Vice Chairman Stevens thanked his fellow Commissioners and the community for their support. He also noted that Town Council approved the first reading of the Family Compound and Family Subdivision LMO Amendments yesterday.

**Comp Plan Committee** – Commissioner Scanlon thanked Chair McGowan for her work on Our Plan and the LMO Committee. He expressed his appreciation for Vice Chairman Stevens work on the Gullah Geechee Task Force, and he thanked Chairman Theodore for his work on the Our Plan Development Team. Commissioner Scanlon thanked Chairman Kristian for being an outstanding Chairman and for his service to the entire community.

**LMO Committee** – Commissioner McGowan did not have a report on the Committee, but stated it has been a privilege to work on the Commission.

**Rules of Procedure** – Commissioner Perry did not have a report on the Committee, but expressed his appreciation for the Commissioners.

Chairman Kristian thanked staff for their work on the Commission.

**13. Staff Report**

**14. Adjournment**

The meeting was adjourned at 3:43 p.m.

**Submitted by:** Anne Cyran, Senior Planner

**Approved:** August 4, 2021