



The Town of Hilton Head Island
**Gullah Geechee Land & Cultural
Preservation Task Force
Meeting Minutes
October 10, 2022, 1:00 p.m.**

Present from the Task Force: Chairman Lavon Stevens; John Campbell; Tom Henz; Ibrahim Abdul-Malik; Shani Green

Absent from the Task Force: Vice Chair Palmer Simmons (excused)

Present from Town Council: Alex Brown; David Ames

Present from Town Staff: Shawn Colin, *Assistant Town Manager*; Angie Stone, *Assistant Town Manager*; Missy Luick, *Community Planning Manager*; Carolyn Grant, *Communications Director*; Chris Darnell, *Urban Designer*; Shea Farrar, *Senior Planner*; Karen Knox, *Senior Administrative Assistant*; Brian Glover, *Administrative Assistant*

1. Call to Order

Chairman Stevens called the meeting to order at 1:00 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 requirements of the Town of Hilton Head Island.

3. Roll Call

As noted above.

4. Approval of Agenda

Chairman Stevens asked for a motion to approve the agenda. Mr. Abdul-Malik moved to approve. Mr. Henz seconded. By a show of hands, the agenda was approved by a vote of 5-0-0.

5. Approval of Minutes

Chairman Stevens asked for a motion to approve the minutes of September 12, 2022. Mr. Abdul-Malik moved to approve. Mr. Henz seconded. By a show of hands, the minutes of September 12, 2022, were approved by a vote of 5-0-0.

6. Appearance by Citizens

None

7. Discussion Items

a. Mid-Island Redevelopment District – Consultant Presentation

The consultants' provided a brief presentation on the Mid-Island Redevelopment District as included in the packet.

The Board expressed support for the changes to the project included in the update. Additionally, the board expressed several concerns about the project outlined below:

- Mixed use could create conflicts between residential and commercial uses
- Improving and enabling existing neighborhoods should be emphasized
- Price ranges for work force housing should cover all incomes
- Mobile home usage needs additional attention
- Historic Neighborhood home businesses should receive assistance

The topic was opened to public comment:

Thomas Barnwell clarified that the number of units in the Grasslands area was approved by Beaufort Planning Commission not Hilton Head. Additionally, he asked that the changes and benefits be explained in writing to owners/residents in the affected areas.

Andre White commented on flexibility for mobile home, parking when combining commercial and residential, mixed use for churches, buffers, setbacks, and affordable housing benefits for smaller lot sizes.

Tyrone Scott spoke about advertising for mixed use areas.

Dr. Cohen asked for a clarification about single and double wide mobile homes. Shawn Colin stated that double wide mobile homes would count as one, however if it divided into a duplex, it would count as two.

Lee Williams Jones asked about the density for parcels which are less than 3 acres.

Andre White expressed concerns about conditional use permits adding additional hoops to go through.

Tyrone Scott suggested adding a density bonus for small lots if the development is slated for workforce housing.

b. Heirs Property FEMA Disaster Recovery – Meldon Hollis

Mr. Hollis provided an overview of the changes to FEMA disaster recovery processes. He stated that policy changes have now enabled Heirs Property to qualify for support from FEMA. Additionally, he discussed the changes to the application process and encouraged applicants to continue trying if there are issues with the first application.

c. Update on Historic Districts Overlay District

Missy Luick stated that there were no additional changes to the historic districts aside from those included in the Mid-Island Redevelopment Project presentation. She provided a summary of the changes which apply to the historic districts.

The Board asked for the Town's position on implementing code changes instead of using an overlay district. Mrs. Luick stated that the town is supportive of implementing code changes.

d. Gullah Resource Page

Mrs. Luick spoke about the updates added to the town website to make information more accessible.

The Board asked if zoning maps could be added which include upcoming zoning changes.

e. Proposed 2023 Meeting Schedule

Chairman Stevens stated Mr. Abdul-Malik left the meeting early and the board no longer had a quorum. The Proposed 2023 Meeting Schedule will be placed on the November Agenda.

8. Staff Report

a. Delinquent Tax List Update

Mrs. Luick stated that there are currently 3 properties on the list.

b. Historic Neighborhood Design Studio Report

Mrs. Luick stated there have been 44 requests and there are 21 projects active. 14 of which are on hold.

c. Town Open Positions Update

Mrs. Luick provided a list of all open positions.

d. Home Safety and Repair Program Update

Mrs. Luick stated that the town is looking for additional contractors for the program. Currently there are 80 applications and 63 have been approved.

e. Sewer Connection Program Update

Mrs. Luick stated there are 9 applications and 6 have been approved.

9. Adjournment

The meeting adjourned at 3:00 p.m.

Submitted by: Brian Glover, Administrative Assistant

Approved: November 7, 2022