



Town of Hilton Head Island
PUBLIC PLANNING
COMMITTEE SPECIAL MEETING
Thursday, July 13, 2023, 10:00 AM
MINUTES

Present from the Committee: David Ames, *Chairman*; Patsy Brison, Tamara Becker, Glenn Stanford, *Members*

Present from Town Staff: Shawn Colin, *Assistant Town Manager-Community Development*; Missy Luick, *Assistant Community Development Director*; Kimberly Gammon, *Town Clerk*; Numerous members of Community Development

1. Call to Order

Chair Ames called the meeting to order at 10:02 a.m.

2. FOIA Compliance

Ms. Gammon confirmed Compliance with the Freedom of Information Act.

3. Adoption of the Agenda

Mr. Stanford moved to approve. Ms. Becker seconded. Motion carried 4-0.

4. Approval of Minutes

a. Regular Meeting Minutes of June 8, 2023

Mr. Stanford moved to approve. Ms. Brison seconded. Motion carried 4-0.

5. Appearance by Citizens

Lynn Fontaine addressed the Committee stating her support for the Islander Mixed-Use Project stating it will benefit the Town by providing housing and not use tax dollars.

Sherrie Mikrut addressed the Committee stating her support for the Islander Mixed-Use text amendment stating it will provide much needed housing for the local workforce and students attending USCB.

Fred Goulet addressed the Committee stating his support of the Islander Mixed Use text amendment and commended the applicant for addressing the needs of the community. He urged the Committee members to vote in support of the text amendment.

Melinda Tunner addressed the Committee asking for support for the Islander Mixed-Use text amendment. She stated the Island would benefit from the dormitories planned for the project as well as workforce housing. She complimented the design and the fact taxpayer dollars will not be used.

Angie Hutchens addressed the Committee and stated her support of the developer for the Islander Mixed-Use project.

Risa Prince addressed the Committee regarding the Islander Mixed-Use Text Amendment stating that it is easy to look at the project superficially as benefitting the public. She asked that they dig deeper prior to voting on the issue. She stated the request is a form of public/private partnership. She posed questions regarding the specifics of the amendment.

Xiaodan Li urged the Committee members to vote in favor of the Islander Mixed-Use text amendment citing excerpts from *Our Plan* regarding fostering private section development of needed and diverse obtainable housing options.

John Zmarslay addressed the Committee regarding the decline of buildings on Office Way and urged the Committee members to vote in support of the Islander Mixed-Use text amendment which would create a solution to some of the workforce housing issues, help USCB develop a thriving campus, is fully privately funded, repurpose an area in desperate need of revitalization, and reduce density.

Madeline Dowd addressed the Committee stating her support for the Islander Mixed-Use text amendment stating it is privately funded and it enhances what is now an eyesore at the Sea Pines Circle.

Megan Fitzpatrick addressed the Committee stating her support for the Islander Mixed-Use text amendment stating the need to reduce traffic coming on to the Island along with the need to address the revitalization of the properties on Office Way. She commended the SERG Group and other local employers for addressing the issue by working with the developer.

Matt Sweeney addressed the Committee commending the developer, employers and USCB for working together to come up with a solution to the need for workforce housing, student housing and addressing the need for revitalization in the area. He spoke in support of the Islander Mixed-Use text amendment.

6. Unfinished Business

- a. Presentation and Discussion on the Creation of Hilton Head Island District Plans and Land Management Ordinance (LMO) Updates – Shawn Colin, Assistant Town Manager, Community Development**

Shawn Colin updated the Committee regarding the new hires in the Community Development Department within the past year. He introduced each of them and explained their role in working for the Town in the Community Development Department.

Missy Luick conducted a presentation regarding the LMO Amendments Plan stating that Phases 1, 2 and 3 are complete. She explained Phase 4 set in currently in staff review and Floor Area Ratio (FAR) and Parking Standards were separated from Phase 4 LMO Amendment set to create Phase 4a LMO Amendment set. She noted the legal ad for phase 4a ran on Sunday, June 25th, 2023 and is scheduled for Planning Commission review on July 27th, 2023. Mis Luick reviewed the timeline for Phase 4, 4a and 5 with a completion date for all expected by April, 2024.

Ms. Luick proceeded to review the Growth Framework Map and District Plans noting that overall, it is a conservation and growth management strategy. She explained there will be eight district plans spanning the Island non-planned communities stating the Mid-Island Plan has been adopted and the Marshes is to be discussed today and Bridge to Beach is scheduled next. Ms. Luick further explained the conservation growth framework map which provides base direction for possible growth and redevelopment opportunities on the Island where investment can occur while focusing on areas of conservation considerations. She reviewed each district and the parameters of each in detail.

Members of the Committee made comments regarding the following: the need for neighborhoods that are not in Planned Unit Developments to be considered and protected; suggestion that the old Mercedes property be placed in the Main Street District as opposed to the Mid Island District; the need for input and feedback from the public; a suggestion that if a district is accessed by a road/street, the road/street should be included within that district; a request that the Forest Beach District is scheduled next; a comment that the design of the districts are logical and the names identify them well; and the need for correlation between the district plans and the zoning map.

Miss Luick proceeded to conduct a detailed presentation regarding the draft Marshes District Plan and noted staff welcomes feedback and comments regarding the draft. She added that it will be posted on the Town website for access and review by the public.

Members of the Committee made comments regarding the following: a request for clarification of leveling up development regulations which means reigning in overall density and adding architectural standards; a request for a breakdown between rental units and owner occupied residences; concern of the increase in population; a clarification request as to whether the proposed pathways will be included in the CIP; clarification of underdeveloped parcels; the need for a breakdown of single family versus mobile homes; a request for the standards for pervious versus impervious on single family lots; concern for the loss of "Island Character"; the need for clarification of history regarding higher density in the area; the need for access to water; clarification that Lowcountry Neighborhood would be a new zoning classification under the proposed newly written LMO; the need for comparison for the proposed land use as to what it is today; the need to determine whether the Town wants mobile homes on the island or is it being attempted to do things for people to purchase a home; questioning neighborhood commercial size of 25,000 square feet; concern regarding changes in home based businesses; concern over different density for different areas; the need for another level of stakeholder input for historic neighborhoods definition; concern for residents and neighborhoods outside of PUD's; concern for significant commerce being inappropriate in the area; the need to look at sizes of existing commercial spaces with what is being recommended; consideration to reduce the number of zoning districts in the LMO; the need to make sure the Design Review Board has a better guide and expanded

purview when making recommendations; a suggestion that the Paddocks property be returned to its original use as a stable and be available to the public; the need for an updated definition of dwelling unit; suggestion of an additional tactic of land purchased for preservation; and noted appreciation for the detailed work completed to date and the quality of information within the draft plan.

Chairman Ames asked for public comment.

Xiaodan Li addressed the Committee and encouraged members to reach out to their constituents regarding the purpose and economic impact.

Carey Kelly, Indigo Run Manager addressed the Committee expressing concerns regarding development of property connected to Indigo Run PUD and the impact of value of properties as the plan moves forward.

Sherrie Mikrut addressed the Committee and encouraged reaching out to all residents in the areas and voiced concern for government overreach regarding the requirements within the plan.

Matt Sweeney addressed the Committee voicing concern regarding the scope of the program and rewriting of the LMO. He encouraged the Committee and Council not to suffer from paralysis by analysis.

Megan Fitzpatrick addressed the Committee requesting clarification regarding community input. Mr. Colin stated a draft plan for community reaction is being created and will soon be available. Ms. Fitzpatrick also stated traffic concerns need to be addressed prior to moving forward with the plan.

Melinda Tunner addressed the Committee regarding the complexity of the plans and how it will be prioritized.

Daniel Anthony addressed the Committee and applauded the plan stating the complexity and diversity within the area and voiced concern regarding overdevelopment.

7. Adjournment

The meeting was adjourned at 12:20 p.m.

Approved: August 10, 2023

The recording of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov