



Town of Hilton Head Island
Planning Commission
Wednesday, November 20, 2019 at 3:00 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Commission: Chairman Peter Kristian, Leslie McGowan, Caroline McVitty, Mark O'Neil, Alan Perry, Michael Scanlon, Palmer E. Simmons

Absent from the Commission: Vice Chairman Lavon Stevens (excused), Todd Theodore (excused)

Present from Town Council: David Ames, Tamara Becker, Glenn Stanford

Present from Town Staff: Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Brian Eber, Storm Water NPDES Coordinator; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Kristian called the meeting to order at 3:00 p.m.

2. Pledge of Allegiance

3. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

4. Roll Call – See as noted above.

5. Approval of Agenda

Chairman Kristian asked for a motion to approve the agenda. Commissioner McVitty moved to approve the agenda. Commissioner Scanlon seconded. The motion passed with a vote of 7-0-0.

6. Approval of Minutes – Meeting of November 6, 2019

Chairman Kristian asked for a motion to approve the minutes of the November 6, 2019 meeting. Commissioner O'Neil moved to approve. Commissioner McGowan seconded. The motion passed with a vote of 7-0-0.

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

8. Unfinished Business – None

9. New Business

a. Public Hearing

LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 6, 7 and 10 and Appendix B of the Land Management Ordinance (LMO) to revise the following sections:

Sections 16-2-103.B.2.e.i, 16-2-103.C.2.f.i and 16-2-103.D.3.f.i: eliminate the requirement for a resolution for denial of text amendments, zoning map amendments and planned unit developments; Section 16-4-102.B.1.c: allow the use of RVs as residences in an RV park; Section 16-7-104.B and C: allow changes to nonconforming signs; 16-10-103.E.1: provide specific direction as to what uses are permitted as indoor and outdoor commercial recreation uses; Appendix B:B-2 – Map 16 and B-3: smooth out the Beachfront Line and Critical Protection Area Line on 23 Salt Spray Lane; Sections 16-5-102.B.2.d, 16-5-103.B.2.c, 16-5-103.D.1, 16-5-115.E (new section for Zero Lot Line Residential Subdivisions), 16-10-103.A.2 and 16-10-105: develop specific standards for zero lot line subdivisions, amend the definition of multifamily, create a definition for townhouse and amend the definition for zero lot line subdivision and Sections 16-5-103.F, 16-5-103.H.2, 16-5-115.C and D, 16-6-104.B and D, Table 16-6-104.F.1, Section 16-6-104.G, 16-6-104.J and 16-10-105: provide greater protection of trees and vegetation on sites.

The Town Staff presented each proposed amendment as described in the Commission's agenda package. The Commission and the public at large discussed each one. Following the public comment and discussion, the Commission voted on the proposed amendments.

Proposed Amendment

- This change will eliminate the requirement for a resolution for denial of text amendments, zoning map amendments and planned unit developments.

Commissioner McGowan moved to recommend this amendment not move forward for adoption. Commissioner Scanlon seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will make it clear that recreational vehicles within a recreational vehicle park are not required to meet the conditions in this section.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval. Commissioner Perry seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will allow some leniency to alter a sign that is nonconforming because it is an off-premises sign.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval. Commissioner Perry seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will make it clear that if a use is listed as Indoor Commercial Recreation it is not permitted as an Outdoor Commercial Recreation use.

Commissioner McVitty moved to recommend this amendment not move forward for adoption. Commissioner O'Neil seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will smooth out the Beachfront Line and Critical Protection Area Line on 23 Salt Spray Lane.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval. Commissioner McGowan seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will develop more specific standards for zero lot line subdivisions and develop a more specific definition for what qualifies as a zero lot line subdivision.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval with the following change:

- The 50% maximum impervious coverage requirement shall be based on the entire development.

Commissioner McGowan seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- These amendments will establish greater protection for trees and other vegetation, including but not limited to buffers.

Staff indicated that since the meeting package was posted a change was made to include Significant Tree sizes in the applicable table in the LMO in an effort to be clearer to applicants.

Commissioner McGowan moved to forward these amendments to Town Council with a recommendation of approval. Commissioner Scanlon seconded. The motion passed with a vote of 7-0-0.

10. Commission Business – None

11. Chairman’s Report

Chairman Kristian presented statements about Staff looking into leveraging the Opportunity Zone on the north end of the Island and tax benefits available to investors.

12. Committee Report

The Comprehensive Plan Committee plans to schedule a meeting upon the results of the Our Plan Development Team.

The LMO Committee has scheduled a meeting for December 4 at 9:00 a.m.

13. Staff Reports

a. Update on Workforce Housing Policy

Ms. Lewis presented the update that Staff is working toward the Town Council approved framework. Staff will be scheduling workshops with the Public Planning Committee with the goal to bring forward recommendations in January. The Planning Commission will be invited to attend the workshops. The recommendations may include LMO amendments for the LMO Committee and Planning Commission to evaluate.

b. Update on Our Plan

Ms. Ladd presented the update on the Our Plan Development Team and Work Groups. The public is invited to a drop-in style Open House on December 2 at 3:30 p.m. to view the progress of the Work Groups. The event will be held before the Our Plan Development

Team meeting in Council Chambers. The Development Team will meet at 4:00 p.m. to review and discuss the goals and strategies of the Work Groups. The Work Groups will reconvene in February to review their draft chapters.

14. Adjournment

The meeting was adjourned at 4:18 p.m.

Submitted by: Teresa Haley, Secretary

Approved: January 15, 2020