

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission**  
**Minutes of the March 6, 2019 – 9:00 a.m. Meeting**  
**Benjamin M. Racusin Council Chambers**

Commissioners Present: Chairman Alex Brown, Leslie McGowan, Judd Carstens, Lavon Stevens, Caroline McVitty

Commissioners Excused: Vice Chairman Peter Kristian, Todd Theodore, Michael Scanlon

Town Council Present: Tamara Becker, Bill Harkins

Town Staff Present: Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Brown called the meeting to order at 9:02 a.m.

**2. Pledge of Allegiance to the Flag**

**3. Roll Call**

**4. Freedom of Information Act Compliance**

Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**5. Approval of Agenda**

The Planning Commission approved the agenda by general consent.

**6. Approval of Minutes – Meeting of February 20, 2019**

Commissioner Stevens moved to approve the minutes of the February 20, 2019 meeting as submitted. Commissioner McGowan seconded. The motion passed with a vote of 5-0-0.

**7. Appearance by Citizens on Items Unrelated to Today's Agenda**

Patsy Brison addressed the Commission regarding the status of her request to amend the text of the LMO regarding large buildings in the Resort Development Zoning District.

**8. Unfinished Business**

**a. Public Hearing**

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

Sections 16-3-104.B – G: establishes Recreational Vehicle as a use in the RSF-3, RSF-5, RSF-6, RM-4, RM-8 and RM-12 zoning districts; Section 16-3-105.D: establishes Recreational Vehicle as a use in the LC zoning district and permits Recreational Vehicle Parks from a conditional use to a by right use; Section 16-3-105.G: establishes Recreational Vehicle as a use in the MF zoning district; Sections 16-3-105.I-J: establishes Recreational Vehicle as a use in the MV and NC zoning districts; 16-3-105.L: establishes Recreational

Vehicle as a use in the RD zoning district; Sections 16-3-105.N-O: establishes Recreational Vehicle as a use in the S and WMU zoning districts; Section 16-4-102.B.1.c: eliminates the condition associated with Recreational Vehicle Parks; Section 16-4-102.B.1.d [new section]: establishes conditions for Recreational Vehicle uses; Section 16-10-105: eliminates the prohibition on occupancy of a recreational vehicle outside of a Recreational Vehicle Park from the Recreational Vehicle definition and moves the definition for Recreational Vehicle to Section 16-10-103.

Ms. Lewis presented the item. Staff recommends that Planning Commission recommend approval of the proposed LMO amendments related to recreational vehicles to the Public Planning Committee.

Chairman Brown opened the meeting for public comments.

Jack Daly expressed concerns for misuse of the proposal and asked that the Forest Beach area be excluded.

Larry LaBanc expressed concerns for negative impacts related to the proposal and asked that the Forest Beach area be excluded.

Patsy Brison expressed concerns for negative impacts related to the proposal and asked that the Commission deny this amendment.

The Commission made comments and inquiries regarding: whether the use may be permitted by special exception and the related process; this use is limited to single family residence and one RV at a time; the RS-5 Zoning District includes the Forest Beach and the Folly Field areas; the minimum lot size required is one fifth of an acre; recreational vehicle is defined in the LMO; the basis of this amendment is to provide additional help to community members facing a hardship; authorizing the LMO Official to verify conditions are met and issue the approval rather than permitting the use island-wide; there are separate regulations allowing the use of RVs after disasters; determining criteria of a hardship; specifying property size requirements; addressing the original intent of the amendment; if this amendment passes as proposed, all reviews would be at the Staff level; provide language that the final decision is made at the Staff level; RV size dimensions and limitations; eliminate the RS-5 Zoning District and research other areas where the use should not be applied; consider nonconforming lots and a condition to address the use complies with setbacks.

Chairman Brown asked for a motion to direct Staff to revise the amendments based on the discussion today. Commissioner McGowan moved on that motion. Commissioner Stevens seconded. The motion passed with a vote of 5-0-0.

**9. New Business** – None

**10. Commission Business** – None

**11. Chairman's Report**

Chairman Brown asked the Commissioners to note the updated list of subcommittee assignments.

**12. Committee Report**

Commissioner Carstens reported on the status of the Circle to Circle Committee & Ad Hoc Committee recommendations.

Commissioner Stevens reported on the status of the Gullah-Geeche Land & Cultural Preservation Task Force, the consultant's draft report, and the Historic Neighborhoods Preservation Administrator position.

**13. Staff Report – None**

**14. Adjournment**

The meeting was adjourned at 9:49 a.m.

Submitted by: Teresa Haley, Secretary

Approved: April 3, 2019

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Alex Brown, Chairman