



Town of Hilton Head Island
Planning Commission
Wednesday, May 15, 2019 at 3:00 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Commission: Chairman Alex Brown, Leslie McGowan, Judd Carstens, Lavon Stevens, Caroline McVitty

Excused from the Commission: Vice Chairman Peter Kristian, Michael Scanlon, Todd Theodore

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

Present from Town Staff: Shawn Colin, Director of Community Development; Carolyn Grant, Communications Director; Brian Hulbert, Staff Attorney; Jayme Lopko, Senior Planner; Taylor Ladd, Senior Planner; Jenn McEwen, Director of Cultural Affairs; Jennifer Ray, Deputy Director of Community Development; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Brown called the meeting to order at 3:01 p.m.

2. Pledge of Allegiance to the Flag

3. 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.

4. Roll Call – See as noted above.

5. Approval of Agenda

The Planning Commission approved the agenda by general consent.

6. Approval of Minutes – Meeting of May 1, 2019

Commissioner McGowan moved to approve the minutes of the May 1, 2019 meeting as submitted. Commissioner Carstens seconded. The motion passed unanimously.

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

Bob Soltys and Alex Cruden addressed the Commission regarding a need for additional pickle ball courts.

Patsy Brison addressed the Commission regarding amending the text of the LMO regarding large buildings in the Resort Development Zoning District and Island-wide.

8. Unfinished Business

- a. ZA-000097-2019 – Summary of the revised rezoning application. Comments from the Planning Commission will be forwarded to Town Council. The revised request will be on the May 21 Town Council agenda.

This item was removed from the agenda.

9. New Business

- a. Acceptance of Gullah Geechee Culture Preservation Project Report and recommendation for allocation of funding.

Commissioner Stevens presented opening remarks. Commissioner Stevens expressed his gratitude to the Town for creating this effort through the Gullah Geechee Land & Cultural Preservation Task Force, the Town Staff, especially Ms. Jayme Lopko, and the public at large. Commissioner Stevens highlighted some of the recommendations.

The Gullah Geechee Land & Cultural Preservation Task Force recommends that the Planning Commission accept the Gullah Geechee Culture Preservation Project Report as amended and recommend that Town Council accept the Report and allocate \$105,000 in funding for implementation.

The Commission complimented Commissioner Stevens and the Task Force members on their work. The Commission made comments and inquiries regarding: provide resources and education to land owners in the historic Gullah neighborhoods; establish and implement a program to educate local area students, teachers, management positions, and others on Gullah culture; the importance of documenting Gullah history and culture; and designate a Historic Gullah Neighborhoods Conservation Overlay District to serve as a vehicle for many of the report's recommendations including making changes to the LMO.

Chairman Brown opened the meeting for public comments and none were received.

Chairman Brown shared brief remarks regarding this effort and past efforts by the Town to preserve Gullah culture.

Commissioner McGowan moved that the Planning Commission accept the Gullah Geechee Culture Preservation Project Report as amended and recommend that Town Council accept the Report and allocate \$105,000 in funding for implementation. Commissioner Carstens seconded. The motion passed with a vote of 5-0-0.

10. Commission Business – None

11. Chairman's Report – None

12. Committee Report

Commissioner Carstens reported the kick off meeting for the Our Plan process occurred last Wednesday. The Our Plan Development Team and work groups will begin meeting on a regular basis. The Development Team's first meeting is scheduled for Monday, May 20 at 4:00 p.m. in the Living Lab.

13. Staff Report

Ms. Cyran reported that Staff will be in contact with the Commissioners to find out their availability for a special Planning Commission meeting on June 12. The purpose of the meeting is to have a public hearing for a new rezoning application pertaining to the Hilton Head Christian Academy property.

14. Adjournment

The meeting was adjourned at 3:44 p.m.

Submitted by: Teresa Haley, Secretary

Approved: June 5, 2019