



Town of Hilton Head Island
Planning Commission Special Meeting
October 21, 2020 at 2:00 p.m. Virtual Meeting
MEETING MINUTES

Present from the Commission: Chairman Peter Kristian, Mark O'Neil, Alan Perry, Todd Theodore, Stephen Alfred, John Campbell

Absent from the Commission: Leslie McGowan (excused), Michael Scanlon (excused), Vice Chairman Lavon Stevens (excused)

Present from Town Council: Tamara Becker, David Ames

Present from Town Staff: Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Teri Lewis, Deputy Director of Community Development; Jayme Lopko, Senior Planner; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Kristian called the meeting to order at 2:00 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 Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

Chairman Kristian asked for a motion to approve the agenda. Commissioner Alfred moved to approve the agenda. Commissioner O'Neil seconded. By way of roll call, the motion passed with a vote of 6-0-0.

5. Unfinished Business

a. Review of Town Council's changes related to Workforce Housing LMO Amendments

Ms. Jayme Lopko presented the item. Staff recommends the Planning Commission review the proposed Workforce Housing (WFH) Land Management Ordinance (LMO) amendments and forward a recommendation to Town Council.

Public comment received through the Open Town Hall portal were provided to the Commission and made part of the record. There were no citizens that signed up to speak during the meeting.

The Commission made comments in support of allowing Workforce Housing through Commercial Conversion, and bonus density in the Opportunity Zone and Palmetto Bay Road areas. The Commission generally agreed that bonus density incentives should not be given in the Pope Avenue area because it is too dense already. One Commissioner supported bonus density in the Pope Avenue area because the idea is to provide housing in areas where there is employment, opportunity exists for employees to walk to work, and

some parts in the area are underutilized. Following the discussion, Chairman Kristian asked for a motion.

Commissioner O'Neil moved that the Planning Commission recommend that Town Council adopt the amendments related to Commercial Conversion, and consider allowing bonus density in the Opportunity Zone and Palmetto Bay Road areas. Commissioner Perry seconded. By way of roll call, the motion passed with a vote of 6-0-0.

6. **New Business** – None
7. **Commission Business** – None
8. **Chairman's Report** – None
9. **Committee Reports** – None
10. **Staff Report** – None
11. **Adjournment**
The meeting was adjourned at 2:17 p.m.

Submitted by: Teresa Haley, Secretary

Approved: December 16, 2020