



Town of Hilton Head Island  
**Planning Commission Special Meeting**  
July 15, 2020 at 9:00 a.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Leslie McGowan, Mark O'Neil, Alan Perry, Michael Scanlon, Todd Theodore

**Absent from the Commission:** None

**Present from Town Council:** Tamara Becker

**Present from Town Staff:** Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Joheida Fister, Deputy Fire Chief-Administration/Fire Marshal; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Rene Phillips, Website Administrator; Jennifer Ray, Deputy Director of Community Development; Stephen Ryan, Staff Attorney; Brad Tadlock, Fire Chief; Eileen Wilson, Senior Administrative Assistant; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Kristian called the meeting to order at 9:05 a.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. Swearing in Ceremony for New and Reappointed Commissioners**

Stephen Ryan, Staff Attorney, performed the swearing in ceremony for reappointed Commissioners Peter Kristian, Lavon Stevens, and Alan Perry.

**4. Roll Call –** See as noted above.

**5. Approval of Agenda**

Chairman Kristian asked for a motion to approve the agenda. Vice Chairman Stevens moved to approve. Commissioner Scanlon seconded. By way of roll call, the motion passed with a vote of 7-0-0.

**6. Approval of Minutes**

**a. Meeting of February 19, 2020**

Chairman Kristian asked for a motion to approve the minutes of the February 19, 2020 meeting. Vice Chairman Stevens moved to approve. Commissioner Scanlon seconded. By way of roll call, the motion passed with a vote of 7-0-0.

**7. Citizen Comments**

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at noon yesterday and all comments were provided to the Commission. Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at noon yesterday and one member of the public requested to participate by phone.

**8. Unfinished Business – None**

**9. New Business**

**a. Election of Officers for July 1, 2020 – June 30, 2021 term**

Commissioner McGowan made a motion to nominate and elect Peter Kristian to serve as Chairman for the new term. Commissioner Theodore seconded. There were no additional nominations for the office of Chairman and Mr. Kristian accepted the nomination. By way of roll call, the motion to elect Peter Kristian as Chairman passed with a vote of 7-0-0.

Commissioner Perry made a motion to nominate and elect Lavon Stevens to serve as Vice Chairman for the new term. Commissioner McGowan seconded. There were no additional nominations for the office of Vice Chairman and Mr. Stevens accepted the nomination. By way of roll call, the motion to elect Lavon Stevens as Vice Chairman passed with a vote of 7-0-0.

Commissioner Scanlon made a motion to appoint Teresa Haley to serve as Secretary for the new term. Commissioner Perry seconded. By way of roll call, the motion passed with a vote of 7-0-0.

**b. Public Hearing**

**STDV-001236-2020** – Request from the Town of Hilton Head Island to rename the ocean side portion of Firethorn Lane to Firethorn Way. The modification will result in a new address number and street name for five properties: 31 Firethorn Lane (R550 015 00A 0024 0000); 32 Firethorn Lane (R550 015 00A 0023 0000); 33 Firethorn Lane (R550 015 00A 0025 0000); 34 Firethorn Lane (R550 015 00A 023A 0000); and 37 Firethorn Lane (R550 015 00A 0029 0000). The modification will result in a new address number for two properties: 24 Firethorn Lane (R550 018 000 0168 0000); and 26 Firethorn Lane (R550 018 000 0167 0000).

Chairman Kristian asked Chief Tadlock to present the application. Chief Tadlock presented the application as described in the Commission's agenda package. Staff recommends the Planning Commission approve the application to modify a portion of Firethorn Lane to Firethorn Way based on the review criterion outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report.

Chairman Kristian opened the hearing for public comments and none were received at this time.

The Commission made brief inquiries regarding the application and neighborhood input. Following the brief discussion, Chairman Kristian asked for a motion.

Commissioner Scanlon moved to recommend the Planning Commission approve the application to modify a portion of Firethorn Lane to Firethorn Way based on the review criterion outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report. Vice Chairman Stevens seconded. By way of roll call, the motion passed with a vote of 7-0-0.

**c. Public Hearing**

**ZA-001245-2020** – Request from the Town of Hilton Head Island, on behalf of ArborNature, LLC, to amend the Official Zoning Map for the property located at 76 Leg O’ Mutton Road, Parcel ID R510 008 000 0275 0000. The approved uses and density are EITHER a Wholesale Landscape Nursery and Landscape Contractor’s Office with Page 2 of 2 Outside Storage at up to 6,000 square feet per net acre on 2.18 acres of the site and Residential at 8 units per net acre on the remaining 4.33 acres of the site OR Residential at 8 units per net acre for the entire site. The request is to change the allowed uses and density to EITHER a Wholesale Landscape Nursery and Landscape Contractors Office with Outside Storage at up to 6,000 square feet per net acre, Without any Tree Grinding or Logging for the entire site OR Residential at 8 units per net acre for the entire site. The subject property would remain in the PD-1 (Planned Development Mixed-Use) Zoning District, in the Indigo Run Master Plan.

Chairman Kristian asked Curtis Coltrane, Town Attorney, to address his July 8, 2020 letter to the Planning Commission attached hereto as Exhibit B. Chairman Kristian then opened the meeting for public comments. Chester Williams, legal representative of ArborNature, LLC, addressed the Commission regarding the two letters attached hereto as Exhibit A and Exhibit C.

Chairman Kristian asked Ms. Dixon to present the application. Ms. Dixon presented the application as described in the Commission’s agenda package. Staff recommends that the Planning Commission find this application to be consistent with the Town’s Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report. Staff recommends that the Planning Commission recommend approval of this application to Town Council with the following conditions:

- Grinding is prohibited on this site
- Logging or storage of logs is prohibited on this site
- Tree or log length trailer trucks carrying logs are prohibited from entering this site
- Dropping of logs is prohibited on this site

The Commission made comments and inquiries regarding the application. Following the brief discussion, Chairman Kristian asked for a motion.

Commissioner Scanlon moved to recommend that the Planning Commission find this application to be consistent with the Town’s Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report. Staff recommends that the Planning Commission recommend approval of this application to Town Council with the following conditions:

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Commissioner Theodore seconded. By way of roll call, the motion passed with a vote of 7-0-0.

## **10. Staff Report**

- a. **Update on Our Plan** – Staff will present the first of two information sessions about Our Plan. The first segment will cover the Our Plan contents, and an overview of the first two sections: Our Purpose and Process, and the Our Community section covering the elements. Staff will also provide an update on the expected adoption steps and timeline. This presentation is intended to provide the Planning Commission and the public with an overview of what to expect when the draft of Our Plan starts the adoption process in August.

Ms. Ladd presented update. The Commission made remarks regarding the process and commended Ms. Ladd, the Our Plan Development Team, and work groups for their work on the Our Plan. Ms. Ladd outlined the next steps and upcoming meeting schedule to forward the Our Plan to Town Council for adoption. Ms. Ladd is scheduled to present a second information session at the next Planning Commission meeting.

## **11. Adjournment**

The meeting was adjourned at 10:44 a.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** August 19, 2020