



Town of Hilton Head Island
Planning Commission Special Meeting

July 27, 2023, at 10:00 a.m.

MEETING MINUTES

Present from the Commission: Bruce Siebold, Chairman; Mark O'Neil, Vice-Chairman; Rick D'Arienzo; Tom Henz; John Campbell; Chuck Lobaugh; Albert Mealer, Ellen Whaley; Joseph DuBois

Present from Town Staff: Shawn Colin, *Community Development Director*; Missy Luick, *Director of Planning*; Richard Edwards, *Community Planning Manager*; Brian Eber, *Development Services Manager*; Shea Farrar, *Principal Planner*; Ashley Goodrich, *Principal Planner*; Karen Knox, *Board Secretary*

Present from Town Council: Tamara Becker

Other's Present: Curtis Coltrane, Esquire

1. Call to Order

Chairman Siebold called the meeting to order at 10:05 a.m.

2. Pledge of Allegiance

3. 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.

4. Swearing in Ceremony of New Commissioner Joseph DuBois and Reappointed Commissioner Albert Mealer

Shawn Colin swore in new Commissioner Joseph DuBois and Reappointed Commissioner Albert Mealer and thanked them for their service to the Commission and the Community.

5. Roll Call

As noted above

6. Approval of Agenda

Chairman Siebold asked for a motion to approve the Agenda. Commissioner Henz moved to approve. Commissioner Lobaugh seconded. By a show of hands, the Motion passed with a vote of 9-0-0.

7. Approval of Minutes

None

8. Appearance by Citizens

Several comments were received on the Open Town Hall Portal. The comments were sent to the Commission and will be made part of the official record.

9. Unfinished Business

None

10. New Business

a. Nomination and Election of Officers for July 1, 2023 – June 30, 2023

Commissioner Henz nominated Bruce Siebold as Chairman and Mark O'Neil as Vice Chairman. Commissioner Lobaugh seconded. The Motion unanimously passed by a vote of 9-0-0.

b. Public Hearing

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

16-2-102.G.3, 16-3-104.B.2, 16-3-104.C.2, 16-3-104.D.2, 16-3-104.E.2, 16-3-104.F.2, 16-3-104.G.2, 16-3-105.D.2, 16-3-105.G.2, 16-3-105.I.2, 16-3-105.J.2, 16-3-105.L.2, 16-3-105.N.2, 16-3-105.O.2: Allowable Principle Uses and Required Parking; 16-3-104.B.3, 16-3-104.C.3, 16-3-104.D.3, 16-3-104.E.3, 16-3-104.F.3, 16-3-104.G.3, 16-3-105.D.3, 16-3-105.G.3, 16-3-105.I.3, 16-3-105.J.3, 16-3-105.L.3, 16-3-105.N.3, 16-3-105.O.3: Development Form Standards – Floor Area Ratio; 16-3-106.H, 16-3-106.I, 16-3-106.J: District Regulations – Parking; 16-10-102 – Definitions; 16-10-104 – Table of Abbreviations and 16-5-107.D: Minimum Number of Parking Spaces – Use Category/Use Type Single-Family, to amend single-family dwelling parking requirements and to establish single-family dwelling floor area ratio requirements.

The Town of Hilton Head Island proposes to add a new subsection 118 to Chapter 5 of the Land Management Ordinance (LMO) as Section 16-5-118 to establish regulations for single-family dwelling floor area ratio requirements.

Chairman Siebold opened the Public Hearing at 10:18 a.m.

Richard Edwards provided staff's presentation on the Amendments. Following his presentation, he answered many questions from the Commission. The Commission had a lengthy discussion on the topic then asked for public comment. Many citizens provided input on the Amendments.

Chairman Siebold closed the Public Hearing at 11:48 a.m.

The Commission had a lengthy discussion on the topic and Mr. Shawn Colin answered questions from the Commission. After discussion, Chairman Siebold asked for a Motion. Commissioner Henz moved that the Planning Commission accept the Town's recommendation as presented. Vice-Chair O'Neil seconded. Shawn Colin stated there is a change he would like the Commission to consider in the definition of how floor ratio is defined. The proposed definition should change to net acreage to be consistent with other areas of the LMO.

Commissioner Lobaugh moved to amend the Motion to change the language from area to net acreage. Commissioner Whaley seconded. By a show of hands, the Amended Motion carried.

The Motion passed by a vote of 6-3. Commissioners D'Arienzo, Mealer and Whaley voted against the Motion.

10. Commission Business

None

11. Chairman's Report

None

12. Staff Reports

Shea Farrar stated we have the Local Official's Guide to Comprehensive Planning available. We couldn't find additional copies, but we are happy to lend this out if you are interested.

13. Adjournment

Chairman Siebold adjourned the meeting at 12:09 p.m.

Submitted by: Karen D. Knox
Board Secretary

Approved: September 20, 2023