



The Town of Hilton Head Island  
**Public Planning Committee**  
Wednesday, August 10, 2023, 10:00 am  
**ACTION SUMMARY**

**Committee Members in Attendance**

	<u>Yes</u>	<u>No</u>
Councilmember David Ames, Chair, Ward 3	X	
Councilmember Patsy Brison, Ward 2	X	
Councilmember Tammy Becker, Ward 4	X	
Councilmember Glenn Stanford, Ward 6	X	
Councilmember Steve Alfred, Alternate, Ward 5		

**Adoption of the Agenda**

Councilmember Brison moved to approve the agenda of August 10, 2023, as presented.  
Councilmember Glenn Stanford seconded. Motion carried 4-0.

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Councilmember David Ames, Chair, Ward 3	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Glenn Stanford, Ward 6	X		
Councilmember Steve Alfred, Alternate, Ward 5			

**Approval of the Minutes**

a. **Regular Meeting – July 13, 2023**

Councilmember Stanford moved to approve the regular meeting minutes of July 13, 2023.  
Councilmember Becker seconded. Motion carried 4-0.

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Councilmember David Ames, Chair, Ward 3	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Glenn Stanford, Ward 6	X		

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Councilmember Steve Alfred, Alternate, Ward 5

### Unfinished Business

- a. **Presentation and Discussion on the Creation of Hilton Head Island District Plans and Land Management Ordinance (LMO) Updates –Missy Luick, Assistant Community Development Director**

No motions were made.

Yes      No      Abstain

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Councilmember David Ames, Chair, Ward 3

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Councilmember Patsy Brison, Ward 2

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Councilmember Tammy Becker, Ward 4

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Councilmember Glenn Stanford, Ward 6

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Councilmember Steve Alfred, Alternate, Ward 5

### Unfinished Business

- a. **Consideration of Proposed Ordinance 2023-16 Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance (LMO) to Amend Single-Family Dwelling Parking Requirements and to Establish Regulations for Single-Family Dwelling Floor Area Ratio Requirements – Missy Luick, Assistant Community Development Director**

Ms. Brison moved to recommend to move Proposed Ordinance 2023-16 forward to Town Council consideration of adoption of the proposed amendments with the following changes:

1. Change the Floor Area Ratio (FAR) to .32 instead of .45 making sure that it also applies to the three overlay districts.
2. In addition to that, include the staff recommendation on the parking, because reducing the FAR will then have the effect of reducing the parking requirements.

Ms. Becker seconded.

Ms. Brison clarified the motion to move forward with a Floor Area Ratio (FAR) of .32 to include the maximum home size of 4000 square feet, making sure it also applies to the three overlay districts. and to move forward with a parking recommendation as recommended by the Planning Commission.

Motion failed 2-2-0. (Ames and Stanford against)

Mrs. Brison moved that the Committee recommend to the Town Council adoption of the staff recommendations and Planning Commission recommendations on the FAR Amendments with the following changes:

1. Reducing the Floor Area Ratio (FAR) from .45 to .32 making sure the changes apply to the three overlay districts, Forest Beach, Folly Field and Holiday Homes, including the

recommendation from the staff and the Planning Commission of a maximum home size of 4000 square feet.

Mr. Stanford seconded.

Mr. Ames stated that if the FAR is lowered to .32 the maximum home size of 4000 square feet is not needed so he will be voting against it. Motion carried 3-1-0. (Ames against)

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Councilmember David Ames, Chair, Ward 3		X	
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Glenn Stanford, Ward 6	X		
Councilmember Steve Alfred, Alternate, Ward 5			

Ms. Brison moved that the Committee does not make a recommendation to Town Council with regard to the parking requirements. Mr. Stanford seconded.

Ms. Becker asked Mr. Colin to explain the option he presented earlier. He posed that rather than offer the one space at for 750 square feet to the parking provisions that are currently existing in the overlay districts which are 2 spaces up to 2000 square feet and 1 additional space for every 1000 square foot or portion thereof increment. Ms. Becker requested the Committee consider that option as an alternative.

**Ms. Brison stated she would withdraw the above motion if the seconder, Mr. Stanford, would withdraw his second. Mr. Stanford stated he agreed with the withdrawal. Motion withdrawn.**

Ms. Brison moved to recommend to the Town Council that the Land Management Ordinance (LMO) amendments on parking would be the ZoneCo Overlay proposed requirement.

Ms. Becker seconded.

Motion carried 3-1-0 (Stanford against)

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Councilmember David Ames, Chair, Ward 3	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Glenn Stanford, Ward 6		X	
Councilmember Steve Alfred, Alternate, Ward 5			