

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission**  
**Minutes of the November 15, 2018 – 9:00 a.m. Special Meeting**  
**Benjamin M. Racusin Council Chambers**

Commissioners Present: Chairman Alex Brown, Leslie McGowan, Glenn Stanford, Caroline McVitty, Lavon Stevens, Michael Scanlon

Commissioners Excused: Vice Chairman Peter Kristian, Judd Carstens, Todd Theodore

Town Council Present: Tom Lennox

Town Staff Present: Jeff Buckalew, Town Engineer; Brian Hulbert, Staff Attorney; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jayme Lopko, Senior Planner; Jennifer Ray, Planning & Special Projects Manager; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Brown called the meeting to order at 9:00 a.m.

**2. Pledge of Allegiance to the Flag**

**3. Roll Call**

**4. 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.

**5. Approval of Agenda**

**6. Approval of Minutes – Meeting of October 3, 2018**

Commissioner Stanford moved to approve the minutes of the October 3, 2018 meeting as submitted. Commissioner Scanlon seconded. The motion passed unanimously.

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

Patsy Brison addressed the Commission with concerns about the height, density and gross floor area of new buildings being constructed and which have been constructed after 2014 in the South Forest Beach area. Ms. Brison asked the Commission to consider LMO amendments to reduce the impacts of any more of this type of development as soon as possible.

**8. Unfinished Business – None**

**9. New Business – None**

**10. Commission Business – None**

**11. Chairman's Report – None**

## **12. Committee Report**

Commissioner Stevens reported the Gullah-Geechee Land & Cultural Preservation Task Force had a productive community workshop last night. The Task Force will meet again tomorrow, November 16<sup>th</sup> at 1:00 p.m. in Town Hall Council Chambers.

## **13. Staff Report**

### **a. Update on Fiscal Year 19 CIP**

Commissioner Stanford presented opening remarks. Mr. Liggett presented a thorough review and update of the following categories of priority projects:

- a) Pathways
- b) Roadway Improvements
- c) Park Development
- d) Existing Facilities & Infrastructure
- e) New Facilities
- f) Beach Maintenance

The Commission discussed and made inquiries of these categories with Mr. Liggett. The Commission thanked Mr. Liggett for his presentation.

Chairman Brown asked for public comments. Frank Babel with the Bicycle Advisory Committee presented information regarding bicycle safety and policy solutions. He suggested the Town Council request funds from SCDOT to make their roads safer for the community. He suggested that the Town bundle William Hilton Parkway, Pope Avenue, Palmetto Bay Road, and Forest Beach into a single priority safety project. Mr. Babel also recommended that the Parks and Recreation Commission do an assessment of the Town parks and facilities to figure out what we have and what to do going forward. Heather Rath, Chair of Greater Island Council Parks and Recreation, invited the Commission to attend Donuts with Danny, an event that will be held the first week in December to watch the traffic interaction with pedestrians and vehicles in front of The Oaks between 7:00 and 7:30 a.m. Alex Cruden addressed the Commission regarding support for the Hilton Head Island Pickleball Club's upcoming proposal for a pickleball complex.

### **b. Update on Affordable Workforce Housing Initiative**

Ms. Ray presented the update. The Consultant appeared at a Public Planning Committee meeting in September, met with Town Staff, went on tours, and gathered information. The Consultant and her team have been working on an assessment of Workforce Housing needs specific to the Island. They have reviewed the County Consultant's Report and added supplemental information and data. A draft of her assessment will be available in the next couple of weeks. The Consultant and her team will be here the last week in November to conduct meetings and about a dozen focus groups. The Public Planning Committee will hold a special meeting with the Consultant on Thursday, November 29<sup>th</sup> at 3:00 p.m. in Council Chambers.

Chairman Brown asked for public comments and none were received.

Chairman Brown requested Town Staff notify the Commission of these meetings related to Affordable Workforce Housing.

**c. Update on Gullah-Geechee Land & Cultural Preservation Task Force**

Ms. Lopko summarized the Task Force's accomplishments over the last year including identifying all of the Gullah properties on the Island and significantly reducing delinquent property taxes. The Town created a Historic Neighborhoods Preservation Administrator position to work specifically with the historic neighborhoods. The position was advertised and applications were received. The position is scheduled to be filled in January. The Town hired a consultant, The Walker Collaborative, to work on the Gullah-Geechee Culture Preservation Project. Phase one consists of identifying issues and concerns with the preservation of the Gullah culture, heirs' property, and LMO issues. The Consultant's first visit occurred in September to gather information and receive community input on these issues. The Consultant is currently here on their second visit to develop conceptual strategies to address these issues. The Task Force's next meeting is tomorrow at 1:00 p.m. in Council Chambers.

Commissioner Stevens thanked Ms. Lopko and Ms. Ray for their work with the Task Force.

Chairman Brown asked Staff to follow up regarding: the request from Roger Freedman regarding electric go-karts, the request from Patsy Brison regarding building size, provide a one page status report on the Circle to Circle Committee recommendations, and provide the schedule of the Town Council workshop on December 12<sup>th</sup> and 13<sup>th</sup>.

**14. Adjournment**

The meeting was adjourned at 10:11 a.m.

Submitted by: Teresa Haley, Secretary

Approved: December 5, 2018

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Alex Brown, Chairman