



Town of Hilton Head Island
Planning Commission Special Meeting

Wednesday, June 12, 2019 at 9:00 a.m.

Hilton Head Island Public Service District, Community Room
21 Oak Park Drive

MEETING MINUTES

Present from the Commission: Chairman Alex Brown, Vice Chairman Peter Kristian, Leslie McGowan, Caroline McVitty, Alan Perry, Michael Scanlon, Lavon Stevens

Absent from the Commission: Judd Carstens (excused), Todd Theodore (excused)

Present from Town Council: David Ames, Tamara Becker, Tom Lennox, Glenn Stanford

Present from Town Staff: Shawn Colin, Director of Community Development; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Taylor Ladd, Senior Planner; Missy Luick, Senior Planner; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

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

2. Pledge of Allegiance

3. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

4. Roll Call – See as noted above.

5. Approval of Agenda

The Commission approved the agenda by general consent.

6. Approval of Minutes – None

7. Appearance by Citizens on Items Unrelated to Today's Agenda – None

8. Unfinished Business – None

9. New Business

a. Public Hearing

ZA-001131-2019 – Request from Eric Walsnovich with Wood and Partners Inc., on behalf of Spandrel Development Partners, LLC, to amend the Official Zoning Map by changing the use and density designated by the PD-1 Indigo Run PUD (Planned Development Mixed Use) Master Plan for parcel R510 008 000 098A 0000. Located at 55 Gardner Drive, the 13.83-acre property is the site of the Hilton Head Christian Academy campus, which will relocate to Bluffton. The current assigned uses are commercial, institutional, and public recreation. The request is to change the designated uses to institutional or multi-family

residential. The current assigned commercial density is 10,000 sq. ft. per net acre for retail uses, 20,000 sq. ft. per net acre for non-retail uses, or 10,000 sq. ft. per net acre of institutional uses. The request is to change the assigned density to 10,000 sq. ft. per net acre of institutional uses or 260 multi-family residential units, which is approximately 19 units per acre. The request is to reduce the maximum allowed building height from 75 feet to 45 feet (3 stories) for buildings along the southern property boundary and 55 feet (4 stories) for all other buildings. The rezoning request includes three conditions: rentals of less than four months will be prohibited; a portion of the units will be rented below market rates; and a Type D adjacent use buffer will be installed along the southern property boundary.

Ms. Ladd presented the application as described in the Staff Report. Staff recommends the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serve to carry out the purposes of the LMO, based on those Findings of Fact 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 condition:

1. A Type C adjacent use buffer is required from the Sandalwood Terrace property boundary (north property line). The property subject to this condition is further identified as R510 008 000 0224 0000.

The applicant and their representatives made a presentation. Following the presentations, the Commission commended the applicant for meeting with the community stakeholders and making the application better fit into the Town's values and needs. The Commission made comments and inquiries regarding the application, including: concerns for master-leasing agreements; the workforce housing units will be a mixture of studio, 2-bedroom, and 3-bedroom; reserving 5% or more of the units for workforce housing would be a good precedent to set for future developers; a workforce housing tenant can lease another unit within the development if they are no longer eligible for a workforce housing unit; the difference in Type C and Type D buffers; based on HUD, workforce housing amounts to around \$850 per month for a studio; the market rate rentals will be approximately \$1,200 to \$2,800 per month for a 2-bedroom; pricing for a 3-bedroom is being worked on; other nearby communities reserve workforce housing units for a duration of 10 years; consideration for extending the duration of the workforce housing units as the Island is closer to build out than surrounding communities; and drainage improvements will be made along the south boundary property line and where additionally needed to meet Town codes.

Chairman Brown opened the meeting for public comments and the following were received: the development on Alex Patterson Place is a different concept than this application; support of this application; opposition to this application; consideration of extending the minimum rental duration to 6 months; the high school is overcrowded and cannot accommodate more students that would come from this development; concerns for the building height, density units, buffer plantings will take time to mature and screen visual impacts, traffic, crime and safety; preservation of the Old Woodlands' neighborhood; increase the percentage of workforce housing units; increase the 20 year restriction on conversion; and each rezoning impacts the community one project at a time and the Commission needs to consider the overall plan for this Island.

The Commission made additional comments and inquiries regarding: eliminating the 20 year restriction on conversion of rental apartments to units for sale, or increasing it to 30 or 40 years; the workforce housing units should be reserved for 20 years; the minimum rental duration should be extended to 6 months; the Commission's charge to determine whether

the application is in line with the Comprehensive Plan; consideration to add a restrictive covenant that when the conversion happens that it cannot be a short term rental; impact of the taxes on surrounding properties; affordable or workforce housing should not be equated with crime; and encouraged a diverse group of people be selected to live in the workforce housing units.

Upon the conclusion of the discussion, Chairman Brown asked for a motion.

Vice Chairman Kristian moved to recommend this application is consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report with the following condition: a Type C adjacent use buffer is required from the Sandalwood Terrace property boundary as further described in the Staff Report. Further, the Commission recommends Town Council consider the following comments: to consider extending the minimum rental duration from 4 to 6 months; to reserve the workforce housing units for a duration of 20 years, instead of 10 years; and to either eliminate the 20 year restriction on conversion of rental apartments to units for sale or increase it to 30 or 40 years. Commissioner Scanlon seconded. The motion passed with a vote of 7-0-0.

b. Election of Officers to serve the July 1, 2019 to June 30, 2020 term

Commissioner Stevens reported the Nominating Committee unanimously recommended to appoint Mr. Peter Kristian as Chairman of the Planning Commission to serve the July 1, 2019 to June 30, 2020 term. Commissioner McGowan moved to approve. Commissioner Scanlon seconded. The motion passed unanimously.

Commissioner Stevens reported the Nominating Committee unanimously recommended to appoint Mr. Lavon Stevens as Vice Chairman of the Planning Commission to serve the July 1, 2019 to June 30, 2020 term. Vice Chairman Kristian moved to approve. Commissioner Scanlon seconded. The motion passed unanimously.

The Nominating Committee unanimously recommended to reappoint Teresa Haley as Secretary. Vice Chairman Kristian moved to approve. Commissioner Scanlon seconded. The motion passed unanimously.

10. Commission Business – None

11. Chairman's Report – None

12. Committee Report

LMO Committee – Additional meetings will be scheduled after the new Commissioners are sworn in for the new term and the committee assignments are made.

Gullah Geechee Land & Cultural Preservation Task Force – The next meeting is scheduled for June 17 at 1:00 p.m.

13. Staff Report – None

14. Adjournment

The meeting was adjourned at 10:52 a.m.

Submitted by: Teresa Haley, Secretary

Approved: August 7, 2019