



Town of Hilton Head Island  
**Planning Commission**  
Wednesday, August 21, 2019 at 3:00 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Caroline McVitty, Mark O'Neil, Alan Perry, Palmer E. Simmons, Todd Theodore

**Absent from the Commission:** Leslie McGowan (excused), Michael Scanlon (excused)

**Present from Town Council:** Mayor Pro-Tem Bill Harkins, David Ames, Glenn Stanford

**Present from Town Staff:** Anne Cyran, Senior Planner; Ricardo Franco, Addressing Technician; Teri Lewis, Deputy Director of Community Development; Jayme Lopko, Senior Planner; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Kristian called the meeting to order at 3:00 p.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. Swearing in Ceremony for New Commissioner Mark O'Neil**

Mayor Pro-Tem Bill Harkins performed the swearing in ceremony for new Commissioner Mark O'Neil.

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

**6. Approval of Agenda**

Chairman Kristian asked for a motion to approve the agenda. Vice Chairman Stevens moved to approve. Commissioner Perry seconded. The motion passed unanimously.

**7. Approval of Minutes** – Meeting of August 7, 2019

Commissioner Perry moved to approve the minutes of the August 7, 2019 regular meeting as corrected. Vice Chairman Stevens seconded. The motion passed unanimously.

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

**9. Unfinished Business** – None

**10. New Business**

- a. **STDV-1538-2019** – David R. Karlyk, a representative of Carolina Engineering, proposes to name a new street Old Stoney Lane. This street will serve a new 42 lot subdivision with a project address of 18 Squire Pope Road.

Mr. Franco presented the application as described in the Staff Report. Staff recommends the Planning Commission approve the Old Stoney Lane street name application based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report.

The Commission made comments and inquiries to Staff regarding the application, including: whether a street named Stoney Lane exists; consideration for naming the street Stoney Lane or New Stoney Lane; whether other streets in the area have a similar name; the proposed name was chosen by the property owner to reflect the neighborhood's history; the subdivision is tentatively named Old Stoney Village, which depends upon the outcome of the street naming; concern that "old" would imply a previously existing street; any mobile homes occupying the proposed development site have been or will be relocated; and the current address of 18 Squire Pope Road is serving as a placeholder and will be readdressed upon the final position of the subdivision.

Chairman Kristian opened the meeting for public comments and none were received.

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

Commissioner Perry moved to recommend the Planning Commission approve the Old Stoney Lane street name application based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report. Commissioner Theodore seconded. The motion passed with a vote of 5-2-0.

#### **11. Commission Business – None**

#### **12. Chairman's Report**

Chairman Kristian asked Staff whether the issue of clear-cutting may be an item for the LMO Committee to discuss. Ms. Lewis indicated the Public Planning Committee (PPC) asked Staff to look into this. Staff is in the process of doing research and will present that to the PPC at their September 26 meeting. As a result of that meeting, any recommendations to change the LMO would be presented to the Planning Commission and LMO Committee.

#### **13. Committee Report**

The LMO Committee has scheduled a meeting for August 29 at 2:00 p.m. in Council Chambers.

The Gullah Geechee Land & Cultural Preservation Task Force recommendations were presented to the PPC on August 19. The recommendations will be forwarded to Town Council at their September 17 meeting with a recommendation for acceptance.

#### **14. Staff Report**

- a. Update on the formulation of Workforce Housing Guidelines for the Planning Commission's consideration

Ms. Lewis presented the update. Staff has been working through the Housing Consultant's recommendations and Staff's Response to those recommendations with the PPC. Staff will present both sets of recommendations to PPC for a second time at their meeting tomorrow at 3:00 p.m. From there, Staff anticipates the item will move forward to Town Council's September 17 meeting.

**15. Adjournment**

The meeting was adjourned at 3:21 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** October 16, 2019