



Town of Hilton Head Island
Planning Commission Special Meeting
October 14, 2020 at 9:00 a.m. Virtual Meeting
MEETING MINUTES

Present from the Commission: Chairman Peter Kristian, Vice Chairman Lavon Stevens, Leslie McGowan, Mark O'Neil, Alan Perry, Michael Scanlon, Todd Theodore, Stephen Alfred, John Campbell

Absent from the Commission: None

Present from Town Council: Tamara Becker, Marc Grant, Glenn Stanford

Present from Town Staff: Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Sheryse DuBose, Historic Neighborhoods Preservation Administrator; Cindaia Ervin, Finance Assistant; Teri Lewis, Deputy Director of Community Development; Missy Luick, Senior Planner; Tyler Newman, Senior Planner; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

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

2. 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.

3. Roll Call – See as noted above.

4. Swearing in Ceremony for New Commissioner John Campbell

Shawn Colin, Director of Community Development, performed the swearing in ceremony for newly appointed Commissioner John Campbell.

5. Approval of Agenda

Staff requested to flip the order in which the Zoning Map Amendments, items 8c and 8d, are presented. Chairman Kristian asked for a motion to approve the agenda as amended. Commissioner McGowan moved to approve the agenda as amended. Commissioner Alfred seconded. By way of roll call, the motion passed with a vote of 9-0-0.

6. Approval of Minutes

a. Special Meeting of September 16, 2020

Chairman Kristian asked for a motion to approve the minutes of the September 16, 2020 special meeting. Commissioner Alfred moved to approve. Commissioner O'Neil seconded. By way of roll call, the motion passed with a vote of 9-0-0.

7. Unfinished Business – None

8. New Business

a. Public Hearing

Dirt Road Paving LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 3 and 5 of the Land Management Ordinance (LMO) to add and revise the following sections:

Section 16-3-104, RM-4, RM-6, RM-8 and RM-12 zoning districts: add language that states that parcels along a right-of-way (ROW) acquired as part of the Town’s Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the establishment of the ROW; Section 16-3-105, Marshfront (MF), Mitchelville (MV), Neighborhood Commercial (NC), Stoney (S), and the Waterfront Mixed Use (WMU) zoning district: add language that states that parcels along a right-of-way (ROW) acquired as part of the Town’s Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the establishment of the ROW; Table 16-5-102.C: add language that the adjacent street setback will only be 5’ along any parcels abutting a Town ROW acquired as part of the Town’s Dirt Road Paving Program; Table 16-5-103.D: add language stating that an adjacent street buffer will not be required along any parcels abutting a Town ROW acquired as part of the Town’s Dirt Road Paving Program; 16-5-105.X [New Section] Exceptions for Streets in the Town’s Dirt Road Paving Program: add a new section to establish the exceptions that will apply to all rights-of-way created as part of the Town’s Dirt Road Paving Program; Table 16-5-105.D.1: adds language that allows the Town Engineer to accept a minimum ROW of 30’ for streets acquired under the Town’s Dirt Road Paving Program where physical and property constraints exist.

Ms. Lewis presented the item as described in the Commission’s Agenda Package. Staff recommends that the Planning Commission review the Dirt Road Paving Land Management Ordinance (LMO) Amendments and forward a recommendation of approval to Town Council.

The Commission made brief inquiries about the change to add language that the adjacent street setback will be a minimum of 5’ along any parcels abutting a Town right-of-way (ROW) acquired as part of the Town’s Dirt Road Paving Program; the amount of pavement that would be laid down as part of a one-way ROW and two-way ROW; the amount of space that would be available for utilities on either side of a one-way ROW and two-way ROW; provide language that ROW acquired as part of the Town’s Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the established of the ROW.

Chairman Kristian opened the public hearing for public comments and none were received. With no public comments, Chairman Kristian closed the public hearing.

Commissioner Perry moved that the Planning Commission forward the Dirt Road Paving Land Management Ordinance (LMO) Amendments to Town Council with a recommendation of approval. Commissioner Scanlon seconded. By way of roll call, the motion passed with a vote of 9-0-0.

b. Public Hearing

Historic Neighborhood Preservation Overlay (HNP-O) District LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 10, and Appendix D of the Land Management Ordinance (LMO) to add and revise the following sections:

Section 16-2-101: Add Family Compound and Family Subdivision to the Summary Table of Development Review Procedures for Development Approvals and Permits; Section 16-2-102.J.1.a: Add vested rights for approval or conditional approval of an application for Family

Compound and Family Subdivision; Section 16-2-103.U: Add applications for Family Compound and Family Subdivision to Appeal of the Official's Decision to Planning Commission; New Section 16-2-103.X: Create purpose, applicability, review procedure, review standards, effect of approval, expiration, and amendment sections for Family Compound; New Section 16-2-103.Y: Create purpose, applicability, review procedure, review standards, effect of approval, expiration, and amendment sections for Family Subdivision; Section 16-3-104.E: Increase maximum impervious cover and building height for parcels in the HNP-O District within the RM-4 District; New Section 16-3-104.F: Create RM-6 Moderate Density Residential District including purpose, allowable principal uses, and development form and parameters; Section 16-3-104.G: Increase maximum impervious cover for parcels in the HNP-O District within the RM-8 District; Section 16-3-104.H: Increase maximum impervious cover for parcels in the HNP-O District within the RM-12 District; Section 16-3-105.G: Increase the maximum density for residential properties along major arterials in MF District; Section 16-3-104.K: Increase maximum building height for HNP-O District within the NC District; New Section 16-3-106.N: Create Historic Neighborhoods Preservation Overlay (HNP-O) District, including applicability and purpose, delineation of the district, including maps; regulations, including setbacks, buffers, impervious cover, building height, access, and wetlands protection; allowable uses/activities; and applications; Table 16-4-102.A.6: Add RM-6 and its allowable uses to the Principal Use Table; Section 16-4-102.B.1.d: Add use-specific conditions for Workforce Housing in the RM-6 district; Section 16-4-102.B.7.I: Add use-specific conditions for Other Commercial Services in the RM-6 District; Section 16-4-102.B.10.a.ii: Add use-specific conditions for Boat Ramps, Docking Facilities, and Marinas in the RM-6 District; Section 16-10-102.B.1: Permit density to be rounded up for parcels within the HNP-O District; Section 16-10-105: Add general definitions for Family Compound and Family Subdivision; Appendix D: Create applications and submittal requirements in new sections D-26 Family Compound and D-27 Family Subdivision.

Dr. DuBose presented the item as described in the Commission's Agenda Package. Staff recommends that the Planning Commission review the Historic Neighborhoods Preservation Overlay (HNP-O) District Land Management Ordinance (LMO) Amendments and forward a recommendation of approval to Town Council.

Chairman Kristian opened the public hearing for public comments on this item 8b, 8c, and 8d. Six members of the public spoke in support of the proposed amendments. Eight members of the public spoke in opposition to the proposed amendments. With no further public comments, Chairman Kristian closed the public hearing.

The Commission made comments and inquiries regarding: support for the HNP-O District and preserving Gullah heritage; appreciation for the work of the Gullah Geechee Land & Cultural Preservation Task Force (Task Force) and Staff; the proposed amendments are a good start but need further refinement; this needs to be accompanied by other efforts such as some type of tax relief for native island property owners; rounding-up density units has been removed from the proposal; the proposal does not change environmental protection regulations in the LMO and would still apply to properties under this proposal; a greater buffer should apply to higher density subdivisions than currently proposed; the buffer and setback standards between uses; the process leading up to this proposal has taken approximately 3 years, has been open to the public, and involved a lot of community input; concern with how to balance property rights and avoid misuse of fewer regulations; provide literature on family compounds; whether this proposal will preserve family land or provide a fast-track to flip property resulting in lost heritage; the proposal would bring the native island

part of the community up to a level playing field; the proposed map needs to be truly reflective of this proposal and other proposals like workforce housing in the community; the number of acres that would be impacted by this proposal; transfer of development rights is not shown on the map; would like to see more details on the areas being affected; transfer of density from one piece of property to another is not included in this proposal; concern for unintended consequences with rushing the proposal; concerns about including previously developed subdivisions in the proposal; remove established subdivisions from the proposal; consider a buffer between an established subdivision next to properties in the HNP-O District; under this proposal roads in a family compound would require an all-weather drive surface; family subdivision would require a paved right-of-way for 6 or more lots; property owners should be allowed to maximize their land; it is the choice of the landowner as to whether or not they want to sell their land under these regulations.

The Commission generally agreed that the HNP-O Amendments should exclude major and minor legally platted and developed single family subdivisions. Staff said that legal review on this exclusion is needed and that a determination will be provided when the Amendments go to the Public Planning Committee.

Vice Chairman Stevens moved that the Planning Commission forward the Historic Neighborhoods Preservation Overlay (HNP-O) District Land Management Ordinance (LMO) Amendments to Town Council with a recommendation of approval, with the following revision:

- Include language in the HNP-O Amendments that provides an exception for major and minor legally platted and developed single family subdivisions.

Commissioner Theodore seconded. By way of roll call, the motion passed with a vote of 9-0-0.

At 11:45 a.m., Chairman Kristian asked for a motion to recess the meeting for 15 minutes. Commissioner McGowan moved to approve. Vice Chairman Stevens seconded. The motion passed unanimously. At 12:00 p.m., Chairman Kristian reconvened the meeting. Commissioner Perry moved to approve. Commissioner O'Neil seconded. The motion passed unanimously.

c. Public Hearing

ZA-001783-2020 – Request from the Town of Hilton Head Island to amend the Official Zoning Map by applying the Historic Neighborhoods Preservation Overlay (HNP-O) District to identified parcels. The LMO amendments associated with the HNP-O District will allow the development of a historic overlay that includes flexibility to buffers, setbacks, and access; increase in height and impervious cover; and adds Family Compound and Family Subdivision as new applications. Affected parcels are identified as: Parcels 12, 14-16, 18, 20, 24-28, 2B, 2D-2F, 2H-2I, 30-32, 48, 50-52, 57-58, 11F, 11I, 124, 130, 134-135, 141-145, 148, 14A, 14C, 14F-14H, 14J, 150-152, 156-159, 15A-15C, 160-169, 16A-16B, 170-171, 19A-19E, 204-209, 20A, 20C-20D, 20G, 210-217, 21A, 247, 24A-24B, 24D-24E, 251-252, 254-257, 259, 25A, 264-269, 26A-26B, 270-275, 30A, 30C, 52A, and 58A on Beaufort County Tax Map 3, District 510; Parcels 1-51, 135-145, 148-152, 154-166, 168-184, 188-260, 262-302, and 310-312 on Beaufort County Tax Map 3A, District 510; Parcels 87-144, and 146-147 on Beaufort County Tax Map 3B, District 510; Parcels 6-7, 9-19, 6C, 6E-6K, 7A-7F, 14A-14C, 15A-15B, 17A, 18A-18D, 19A-19E, 19G-19K, 292, 302, 308-316, 330-333, 335, 353, 355, 357, 360-361, 363, 372, 292A, and 311A on Beaufort County Tax Map 4,

District 510; Parcels 1-10, 13-18, 18 (110-113, 120-127, 210-213, 220-227, 310-313, 320-327, 410-413, 420-427), 1A-1D, 21-23, 2A, 5A-5B, 6B-6C, 7A, 8A, 8A (A-B, 1101-1130, 1201-1230, 1301-1330, 2101-2120, 2201-2222, 2301-2322), 8B, 8B (C-D, 3101-3104, 3106, 3108-3138, 3202-3238, 3301-3338), 10A-10I, 13A, 16A-16M, 18A, 192-195, 197, 202-204, 208, 227, 22A, 232-239, 23B, 240-242, 248-249, 274, 282, 285, 294-299, 301-302, 307-308, 313-319, 321, 326-327, 329-334, 336-376, 378-412, 415-429, 431-434, 192A-192B, and 227A on Beaufort County Tax Map 5, District 510; Parcels 2-3, 3A-3I, 41-42, 47-66, 68-75, and 77-98 on Beaufort County Tax Map 6, District 510; Parcels 1, 4-19, 1C, 20, 22-24, 26-29, 31-36, 45, 4F, 5B, 71, 78, 79, 7A-7E, 80, 82-89, 8A, 90-92, 95-99, 9A, 100-102, 104, 113-118, 11A, 120-121, 123-129, 12A, 131, 136-137, 13A-13B, 141-143, 145, 147-149, 14A-14C, 150-151, 154, 156, 159, 15A, 160, 16A-16D, 16F-16G, 17A-17B, 185, 187-188, 18A, 191-194, 196-197, 200, 203-204, 20A, 219, 226, 228-229, 229 (1L-1M, 2L-2M, 3L-3M, 4L-4M, 5L-5M, 6L-6M, 7L-7M, 8L-8M, 9L-9M, 10L-10M, 11L-11M, 12L-12M, 13L-13M, 14L-14M, 15L-15M, 16L-16M, 17L-17M, 18L-18M, 19L-19M, 20L-20M), 22B-22C, 230-243, 246, 248-249, 24B-24C, 251-252, 25A-25B, 25E-25I, 25M-25Q, 265, 26A-26O, 26Q, 270-272, 274-284, 286-288, 28A-28C, 295-299, 29A, 300, 301-306, 31A-31E, 31G-31H, 32A-32F, 34B-34G, 34J-34K, 366-380, 383-388, 390, 392-393, 396-397, 399, 401-405, 411-412, 414-418, 420-425, 427-437, 440-446, 448-450, 454-456, 458-459, 45A, 463-468, 46B-46F, 46J, 470, 470 (1-90, 111-114, 121-124, 211-214, 221-224, 311-314, 321-324, 411-414, 421-424, 511-514, 521-524), 472-475, 477-510, 514-521, 523-578, 591-807, 810-812, 818-829, 82B, 830-869, 86A (0004), 86B, 86D-86H, 870-879, 87A, 880-889, 88A, 88C-88I, 890-909, 90A-90C, 910-925, 929, 92A, 930-931, 935-939, 93A, 940-978, 980-989, 98A-98D, 990-1009, 100B-100C, 1010-1015, 1017, 1019, 101A, 1020-1041, 1053-1054, 1060, 1064, 1071, 1076-1156, 1158, 1161-1163, 1170-1173, 120A, 125A-125C, 125E, 132A, 132A (1A-1K, 2A-2K, 3A-3K, 4A-4K, 5C-5K, 6C-6K, 7C-7K, 8C-8K, 9C-9K, 10C-10K, 11C-11K, 12C-12K, 13C-13K, 14C-14K, 15C-15K, 16C-16K, 17D, 17F-17I, 17K, 18D, 18F-18I, 18K, 19D, 19F-19I, 19K, 20D, 20F-20I, 20K, 21G-21I, 22G-22I, 23G-23I, 24G-24I, 25G, 25I, 26G, 26I, 27G, 27I, 28G, 28I, 29I, 30I, 31I, 32I, 33I, 34I, 35I, 36I), 132C-132D, 136A, 143A-143B, 147B, 149A-149F, 150A, 151A-151B, 192G-192H, and 200A, on Beaufort County Tax Map 7, District 510; Parcels: 1-8 on Beaufort County Tax Map 7D, District 510; Parcels: 8-9, 13-18, 20, 27-32, 8B-8D, 8G-8K, 8N, 8P, 8R-8T, 90, 97, 9A, 13A-13K, 14A-14G, 153, 15A, 205-213, 22G, 22J-22M, 22P-22V, 241, 259, 279, 27A-27E, 28A-28B, 28D, 28G-28H, 29B-29N, 29P-29S, 30A-30C, 30E-30I, 31A-31G, 341-342, 358, 361, 379-387, 391-395, 406, 418-419, 426, 460-461, 488, 496, 498-499, 501-503, 505, 509-513, 518, 575-577, 591, 596-599, 601, 607, 609-610, 619, 624-625, 631, 635, 639, 643, 645, 650-667, 669-674, 688, 707 and 737-748 on Beaufort County Tax Map 8, District 510; Parcels: 1A (0002), 76-101, 120-136, 138-143, 146-157, 208, 274, and 276 on Beaufort County Tax Map 8A, District 510; 7-8, 44, 7A-7D, 8A-8K, 11A-11B, 11D-11E, 264, 538, 538 (A1-A4, B1-B4, 101-142, 144, 201-242, 244, 301-342, 344, 401-442, 444), 773, 896-897, 897 (100A-150A, 200A-250A, 300A-350A), 1012, 1023-1024, 1031-1032, 1072--1073, 1075, 1086-1088, 1095-1097, 1102-1103, 1200-1201, and 538A on Beaufort County Tax Map 9, District 510; Parcels 3-9, 26-36, 39, 3A-3F, 40, 4A-4G, 5B-5E, 5G-5H, 6A-6C, 7A-7F, 265-266, 269, 26A-26D, 271, 275-276, 27D-27E, 283, 289, 28A-28B, 290, 296-297, 29A, 303, 306, 308, 30A-30E, 310-312, 31A, 32A-32B, 32D-32G, 33A-33K, 34B-34C, 352, 355, 359-360, 36B-36G, 402-404, 40A-40K, 425-428, 430-450, 456-457, 531-534, 586, 630, 635-636, 638-639, 641-647, 653, and 713-725 on Beaufort County Tax Map 10, District 510; Parcels 3-7, 21-22, 2B-2C, 3B-3E, 44, 57-59, 5A, 60-73, 76, 7B-7D, 7F-7G, 7J, 80-82, 127-

131, 139, 141, 152, 160, 164, 167-169, 171, 173, 176, 177, 177 (2101-2105, 2201-2205, 2301-2305, 2401-2405, 2501-2503), 180-181, 183, 209, 22A-22D, 22F-22G, 323-324, 333-364, 373-378, 388-389, 393, 395-397, 78A, 80A, 82A, and 129A-129B on Beaufort County Tax Map 11, District 510; Parcels 2-3, 7-8, 10, 25, 25 (1-6, 1101-1126, 1201-1226, 1301-1326, 1401-1426, 2101-2127, 2201-2227, 2301-2327, 2401-2427), 27-29, 2D, 30-37, 39-42, 57, 59-62, 75, 8A, 10A-10G, 10N, 10Q-10R, 11B, 13B, 25B, 25B (3101-3127, 3201-3227, 3301-3327, 3401-3427, 4101-4137, 4201-4237, 4301-4337, 4401-4437), 26C, 350, 363, 366, 377-388, 390-409, 411-412, 454-469, 541-566, and 571 on Beaufort Tax Map 12, District 510; Parcels 1, 2, 2 (6111-6118, 6121-6128, 6131-6138, 6142-6147, 6211-6216, 6221-6226, 6231-6236, 6241-6246, 6252-6255, 6311-6316, 6321-6326, 6331-6336, 6341-6346, 6352-6355), 5-10, 1A-1B, 49, 68-69, 6A-6B, 7A, 8A, 11G-11H, 11J-11M, 136-139, 146-147, 149, 14D-14E, 14I, 222-246, 248-250, and 258 on Beaufort County Tax Map 3, District 511; Parcels 3, 2B, 2D-2E, 38, 3A-3D, 40-44, 46, 47, 49, 4B-4D, 4G, 50-51, 53-56, 58, 5A, 60-66, 68-69, 6A, 70, 72-75, 138, 146, 152, 161, 189, 190, 245, 247, 289-293, 377, 37A, 37B, 381, 389, 38A, 38C, 38C (1-22), 391, 394-395, 40A-40B, 426, 42A, 44A-44B, 453, 462, 46A, 46G-46I, 47A, 50A-50B, 55A, 60A-60C, 61A-61C, 62A, 62C, 63B, 63D, 66A-66G, 68A-68C, 68G-68I, 72A-72D, 73A, 74A-74F, 75A-75C, 75E-75F, 808-809, 933, 1042, 1044, 1046, 1048, 1052, 1055-1059, 1062-1063, 1065-1067, 1072-1074, 1159-1160, 189A-189F, 190A-190C, and 192A-192F on Beaufort County Tax Map 7, District 511; Parcels 10-12, 23-25, 8E, 107, 10A, 118-119, 11A, 11D, 11H, 122, 122 (5511-5516, 5521-5526, 5531-5536, 5541-5546, 5551-5556), 12A, 151, 151 (5611-5617, 5621-5627, 5631-5637, 5641-5647, 5651-5657), 159, 204, 20C, 216-218, 218 (1-2, 5111-5117, 5121-5127, 5131-5137, 5141-5147, 5151-5157, 5221-5222, 5231-5234, 5241-5244), 219, 229, 22B, 22E-22F, 23A, 23A (1), 23C-23G, 24A-24B, 24D-24G, 24I-24J, 24L, 24P, 25A, 347, 349, 355, 372, 410, 504, 516, 516 (1), 517, 606, 606 (5411-5418, 5421-5428, 5431-5438, 5441-5448, 5451-5458), 616, 616 (5311-5319, 5321-5329, 5331-5339, 5341-5349, 5351-5359), 621, 627, 629, 637, 646-649, and 688 on Beaufort County Tax Map 8, District 511; Parcels 104, 106, 108, 119, and 137 on Beaufort County Tax Map 8A, District 511; Parcels 1121-1137, and 1192 on Beaufort County Tax Map 9, District 511; Parcels 4-5, 1B-1C, 1F, 1H, 24, 26, 2A, 2C, 43-49, 4B-4C, 50-56, 63-73, 25A, 26A, 335-339, 371-372, 497-538, and 567 on Beaufort County Tax Map 12, District 511.

Ms. Luick presented the item as described in the Commission's Agenda Package. Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein. Staff recommends that the Planning Commission recommend approval of this application to Town Council.

The Commission asked what the previous recommendation to exclude major and minor legally platted and developed single family subdivisions from the HNP-O Amendments does to the rezoning applications. Staff indicated that if approved, the text amendment should cover the Commission's recommended exclusions.

Chairman Kristian opened the public hearing for public comments. See public comments as noted above. With no further public comments, Chairman Kristian closed the public hearing.

Commissioner Scanlon moved that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein. Furthermore, the Planning Commission recommends approval of this application to Town Council. Vice Chairman Stevens seconded. By way of roll call, the motion passed with a vote of 9-0-0.

d. Public Hearing

ZA-001782-2020 – Request from the Town of Hilton Head Island to amend the Official Zoning Map for RM-4 properties within the proposed Historic Neighborhoods Preservation Overlay (HNP-O) District to be rezoned to RM-6. Affected parcels are identified as: Parcels 12, 14-16, 18, 20, 24-26, 28, 2B, 2D-2F, 2H-2I, 30-31, 48, 52, 57-58, 11F, 11I, 124, 134-135, 142-145, 148, 14A, 14C, 14F-14H, 14J, 150-152, 156-159, 15A-15C, 160-169, 16A-16B, 170-171, 19A, 19C-19E, 204-209, 20A, 20C-20D, 20G, 210-217, 21A, 247, 24A-24B, 24D-24E, 251-252, 254-257, 259, 25A, 264-269, 26A, 26B, 270-275, 30A, 30C, 52A, and 58A on Beaufort County Tax Map 3, District 510; Parcels 1-51, 135-145, 148-152, 154-166, 168-184, 188-260, 262-302, and 310-312 on Beaufort County Tax Map 3A, District 510; Parcels 6, 17-19, 6C, 6E-6K, 7A-7F, 17A, 18A-18D, 19A-19E, 19G-19K, 292, 308-316, 330-333, 335, 353, 355, 357, 360-361, 292A, and 311A on Beaufort County Tax Map 4, District 510; Parcels 6-10, 13-16, 21-23, 6C, 7A, 10C, 10E, 10G, 13A, 16A-16M, 18A, 192-195, 197, 202-204, 227, 22A, 232-239, 23B, 240-241, 285, 294-299, 302, 313-319, 326-327, 336-375, 407-412, 415-429, and 227A on Beaufort County Tax Map 5, District 510; Parcels 2-3, 37, 3A-3I, 41-42, and 47-98 on Beaufort County Tax Map 6, District 510; Parcels 4-5, 7-19, 1C, 20, 22, 24, 27, 31-36, 45, 4F, 5B, 78-79, 7A-7E, 82-89, 8A, 90-92, 95-98, 9A, 104, 113-117, 11A, 125-129, 12A, 131, 137, 13A-13B, 141-142, 145, 147-148, 14A-14C, 151, 156, 159, 15A, 160, 16A-16D, 16F-16G, 17A-17B, 185, 18A, 191, 193, 20A, 229, 229 (1L-1M, 2L-2M, 3L-3M, 4L-4M, 5L-5M, 6L-6M, 7L-7M, 8L-8M, 9L-9M, 10L-10M, 11L-11M, 12L-12M, 13L-13M, 14L-14M, 15L-15M, 16L-16M, 17L-17M, 18L-18M, 19L-19M, 20L-20M), 22B-22C, 246, 248, 24B-24C, 251, 25A-25B, 25E-25I, 25M-25Q, 26A, 26C-26O, 270-271, 274-284, 286-288, 295-299, 301-306, 31A-31E, 31G-31H, 32A-32F, 34B-34G, 34J-34K, 366-376, 378, 380, 383, 386-388, 390, 393, 399, 401-405, 411-412, 414-418, 420-425, 427-437, 440-444, 446, 448-450, 454, 45A, 463-468, 46B-46F, 46J, 470, 470 (1-90, 111-114, 121-124, 211-214, 221-224, 311-314, 321-324, 411-414, 421-424, 511-514, 521-524), 473-510, 514-521, 523-528, 578, 591-673, 758-774, 810-812, 819-829, 82B, 830-842, 845-869, 86B, 86D-86H, 870-879, 87A, 880-889, 88A, 88C-88I, 890-909, 90A-90C, 910-925, 929, 92A, 930-931, 935-939, 93A, 940-978, 980-989, 98A-98D, 990-1016, 1017, 1019-1040, 1053, 1060, 1071, 1076, 1078-1082, 1099-1121, 1124-1156, 1161-1163, 1170-1173, 125A-125C, 125E, 132A, 132A (1A-1K, 2A-2K, 3A-3K, 4A-4K, 5C-5K, 6C-6K, 7C-7K, 8C-8K, 9C-9K, 10C-10K, 11C-11K, 12C-12K, 13C-13K, 14C-14K, 15C-15K, 16C-16K, 17D, 17F-17I, 17K, 18D, 18F-18I, 18K, 19D, 19F-19I, 19K, 20D, 20F-20I, 20K, 21G-21I, 22G-22I, 23G-23I, 24G-24I, 25G, 25I, 26G, 26I, 27G, 27I, 28G, 28I, 29I, 30I, 31I, 32I, 33I, 34I, 35I, 36I), 132C-132D, 147B, 149F, 150A, and 151A-151B on Beaufort County Tax Map 7, District 510; Parcels 8-9, 27-32, 8G-8K, 8N, 8P, 8R-8T, 97, 9A, 259, 27A-27E, 28A-28B, 28D, 28G-28H, 29B-29N, 29P-29S, 30A-30C, 30E-30I, 31A-31G, 341-342, 379-387, 391-395, 418-419, 426, 488, 496, 509-512, 577, 598-599, 601, 607, 610, 631, 639, 643, 650-667, 688, 707, and 737-748 on Beaufort County Tax Map 8, District 510; Parcels 76-100 on Beaufort County Tax Map 8A, District 510; Parcels 8, 8A-8K, 773, 1023-1024, and 1031-1032 on Beaufort County Tax Map 9, District 510; Parcels 3-9, 26-30, 33-35, 3A-3F, 40, 4A-4G, 5B-

5E, 5G-5H, 6A-6C, 7A-7D, 7F, 265-266, 26A-26D, 271, 275, 27D-27E, 283, 289, 28A-28B, 290, 296-297, 29A, 303, 306, 311-312, 32D-32E, 33A-33K, 34B-34C, 352, 359-360, 402-404, 40A-40G, 425-427, 430-450, 456-457, 531-534, 586, 630, 635-636, 641-647, 653, and 713-724 on Beaufort County Tax Map 10, District 510; Parcels 7, 21-22, 2B-2C, 44, 57-73, 76, 7B-7D, 7G, 7J, 80-81, 127-131, 139, 141, 152, 160, 164, 167-169, 171, 173, 181, 22A-22D, 22F-22G, 333-364, 373-378, 388, 395-397, 78A, 80A, and 129A-129B on Beaufort County Tax Map 11, District 510; Parcels 9, 147, 149, 14I on Beaufort County Tax Map 3, District 511; Parcels 3, 3A, 3C-3D, 44, 46, 56, 58, 62, 138, 289, 290, 426, 44A-44B, 46G-46I, 50B, 61A-61C, 62A, 1052, 1058, 1067, and 1159-1160 on Beaufort County Tax Map 7, District 511; and Parcels 10, 12, 8E, 10A, 11D, 12A, 410 and 688 on Beaufort County Tax 8, District 511.

Mr. Newman presented the item as described in the Commission's Agenda Package. Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts 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.

The Commission inquired about a previous concern expressed during the review of the HNP-O Amendments regarding setbacks and buffers between uses.

Chairman Kristian opened the public hearing for public comments. See public comments as noted above. With no further public comments, Chairman Kristian closed the public hearing.

Commissioner O'Neil moved that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report. Furthermore, the Planning Commission recommends approval of this application to Town Council. Commissioner Perry seconded. By way of roll call, the motion passed with a vote of 9-0-0.

9. Citizen Comments

There were no requests from citizens to speak on general Commission business.

10. Commission Business

a. Review and Adoption of 2021 Meeting Schedule

Commissioner McGowan moved to approve the 2021 Meeting Schedule as submitted. Commissioner Alfred seconded. By way of roll call, the motion passed with a vote of 9-0-0.

11. Chairman's Report

Chairman Kristian welcomed Commissioner Campbell and noted that he has been added as a member to the LMO Committee.

12. Committee Reports – None

13. Staff Report

a. Quarterly Report – The report was provided in the Commission’s agenda package.

Ms. Cyran reported the October 21, 2pm Special Meeting has been scheduled to review Town Council’s changes related to Workforce Housing LMO Amendments. The November 4, 2020 Regular Meeting has been canceled. The next Regular Meeting will be November 18.

14. Adjournment

The meeting was adjourned at 12:58 p.m.

Submitted by: Teresa Haley, Secretary

Approved: December 16, 2020