



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, September 16, 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

Absent from the Commission: None

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

Present from Town Staff: Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Taylor Ladd, 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. Approval of Agenda

Chairman Kristian asked for a motion to approve the agenda. Commissioner Alfred moved to approve. Commissioner Perry seconded. By way of roll call, the motion passed with a vote of 8-0-0.

5. Approval of Minutes

- a. Special Meeting of August 19, 2020
- b. Special Meeting of August 26, 2020
- c. Special Meeting of September 2, 2020

Chairman Kristian asked for a motion to approve the minutes of the August 19, 2020, August 26, 2020, and September 2, 2020 special meetings. Commissioner Scanlon moved to approve. Commissioner Perry seconded. By way of roll call, the motion passed with a vote of 8-0-0.

6. **Unfinished Business** – None

7. New Business

a. Public Hearing

Our Plan: The Planning Commission will review and consider a recommendation to the Town Council on Our Plan, the Town's 2020 to 2040 Comprehensive Plan, for adoption.

Ms. Ladd presented the item as described in the Commission's agenda package. The Comprehensive Plan Committee recommends that the Planning Commission recommend Our Plan for adoption by Resolution to the Town Council.

The Commission commended Staff on their work throughout the process. The Commission made brief remarks about the wheels related to the Core Values of Inclusive and Excellence; priorities and implementation of the Plan; Parks & Recreation; adding historical context of the Goodwill Church turning into the First African Baptist Church; including Michael Smalls and basket-sewing in the Gullah references.

Chairman Kristian opened the meeting for public comments. Ms. Heather Rath expressed her support for Our Plan and thanked Staff for their comprehensive work. With no further public comments, Chairman Kristian closed the public hearing.

Commissioner Scanlon moved to approve the Planning Commission recommend by Resolution that Town Council adopt Our Plan, the Town of Hilton Head Island 2020 to 2040 Comprehensive Plan, with Staff's recommended additions and revisions. Commissioner Perry seconded. By way of roll call, the motion passed with a vote of 8-0-0.

8. Citizen Comments

Citizens who wanted to address the Commission on general Planning Commission business were to contact the Commission Secretary prior to noon yesterday. There were no requests from citizens to speak on general Commission business.

9. Commission Business – None

10. Chairman's Report – None

11. Committee Reports

The Gullah Geechee Land & Cultural Preservation Task Force recommendation for the Historic Neighborhoods Preservation Overlay (HNP-O) District is scheduled for the LMO Committee's review today at 2:00 p.m. The LMO Committee will also meet on September 23 at 9:00 a.m. to review Dirt Road Paving amendments and any follow up to the HNP-O amendments.

12. Staff Report

The Commission is scheduled to hold a public hearing on October 14 at 9:00 a.m. to review the following items:

- Dirt Road Paving LMO Amendments
- HNP-O District LMO Amendments
- ZA-001782-2020 rezoning RM-4 to RM-6 for HNP-O District
- ZA-001783-2020 rezoning to add HNP-O District as a use

13. Adjournment

The meeting was adjourned at 9:35 a.m.

Submitted by: Teresa Haley, Secretary

Approved: October 14, 2020