



Town of Hilton Head Island
Planning Commission Meeting

November 16th 2022, at 2:00 p.m.

MEETING MINUTES

Present from the Commission: Mike Scanlon, Chairman; Alan Perry, Vice Chairman; Bruce Siebold; Mark O'Neil; Rick D'Arienzo; Tom Henz; John Campbell; Stephen Alfred

Absent from the Commission: None

Present from Town Staff: Shawn Colin, Assistant Town Manager - Community Development; Missy Luick, Community Planning Manager; Nicole Dixon, Development Review Program Manager; Joheida Fister, Deputy Fire Chief; Yazmin Winston Black, Community Development Coordinator; Brian Glover, Administrative Assistant

1. Call to Order

Chairman Scanlon called the meeting to order at 2:00 p.m.

2. Pledge of Allegiance

3. 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.

4. Roll Call

As noted above.

5. Approval of Agenda

Chairman Scanlon asked for a motion to approve the agenda. Vice-Chairman Perry moved to approve. Commissioner Alfred seconded. By show of hands, the motion passed with a vote of 8-0-0.

6. Approval of Minutes

a. Meeting of October 19th, 2022

Chairman Scanlon asked for a motion to approve the Minutes of the October 19th, 2022, meeting. Commissioner Siebold moved to approve. Commissioner Campbell seconded. By show of hands, the motion passed with a vote of 8-0-0.

7. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. Several comments were received about the agenda item SUB-

001860-2022. Copies of the comments were added to the packet. No citizens spoke on items unrelated to the agenda.

8. Unfinished Business

None

9. New Business

- a. **STDV-002190-2022**– Request from Nadine Chaplin, Owner of R510 010 000 030D 0000, to rename an access easement off Spanish Wells Road. There are no other affected parcels.

Staff provided a presentation as included in the packet. Staff stated that it meets all requirements for renaming and there are no other affected parcels. Staff recommended approval.

The Commission asked no questions, and there were no comments by the public. Chairman Scanlon asked for a motion. Commissioner O’Neil motioned to approve. Vice-Chairman Perry seconded. Motion passed with a vote of 8-0-0.

11. Commission Business

- a. **Proposed 2023 Meeting Schedule**

The commission approved the 2023 Meeting Schedule with a vote of 8-0-0.

12. Chairman’s Report

No Report

13. Committee Reports

No Report

14. Staff Reports

- a. **SUB-001860-2022** – Twin Oaks Subdivision – Site Plan Review

Ms. Dixon provided staff’s presentation as included in the packet. Staff is recommending that the applicant resubmit with further attention pertaining to the open space and amenities. Additionally, staff is pushing for more unique house plans, internal pathways, tree preservations, redesigned road ends, and a site plan with driveway locations and house footprints.

The Commission clarified a few points with staff and then opened the topic to public comment.

Several members of the community spoke about the development. Many concerns were raised about the impact of traffic on the community. Additionally, there were public concerns about the timeline for the bike path on Jonesville, the safety of walkers in the neighborhood, easement access points, Miller Road, and live oak preservation.

Shawn Colin stated that the town will be executing a job order for a traffic study in the greater Jonesville area. This area includes Jonesville Road, the light at HW 278, and down Spanish Wells Road towards Marshland Road. The purpose for this review is to analyze the broader context and infrastructure capacity.

The Commission asked about Miller Road. Mr. Colin stated that it is a possibility, however that is typically done when the road includes public roadways, and this is a private road.

Shawn Colin stated that the current LMO requires traffic impact studies if the development is large enough, but the subject development is not large enough to require a traffic impact study. Because of this, the subject development cannot be denied or delayed by the traffic study that the Town is conducting. The larger development, Bailey's Cove, was required to have a traffic study.

The Commission moved to discussion. The Commission expressed support for the preservation of live oaks on the property. Additionally, they thanked staff for their work within the guidelines of the LMO.

Vice-Chairman Perry stated that there should be another submission for the project which includes live oak preservation. Also, he suggested that the town begin classes for the development designers of future projects so that they understand both the written rules of the LMO and the town's intention.

15. Adjournment

Chairman Scanlon adjourned the meeting at 3:09 p.m.

Submitted by: Brian Glover,
Administrative Assistant

Approved: December 21, 2022