



Town of Hilton Head Island  
**PUBLIC PLANNING  
COMMITTEE MEETING**  
Thursday, January 26, 2023, 10:00 AM  
**MINUTES**

**Present from the Committee:** David Ames, *Chairman*; Patsy Brison, Tammy Becker, Glenn Stanford, *Members*

**Present from Town Staff:** Josh Gruber, *Deputy Town Manager*, Angie Stone, *Assistant Town Manager*; Chris Blankenship, *Fire Chief*; Bob Bromage, *Director of Public Safety*; John Troyer, *Director of Finance*; Shawn Colin, *Assistant Town Manager-Community Development*; Missy Luick, *Assistant Director of Community Development*; Brian Eber, *Interim-Development Services Manager*; April Akins, *Revenue Services Manager*; Barbara Wooster, *Revenue Customer Service Manager*; Cindaia Ervin, *Town Clerk*

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### 1. Call to Order

Chairman Ames called the meeting to order at 10:00 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 requirements of the Town of Hilton Head Island.

Compliance with the Freedom of Information Act was confirmed by the Town Clerk.

### 3. Roll Call

Attendance was confirmed by way of roll call.

Ms. Becker moved to amend the agenda, moving item 6(a) before item 5. Ms. Brison seconded. The motion carried 4-0.

### 4. Appearance by Citizens

**Skip Hoagland:** addressed the committee on matters concerning overdevelopment on the Island.

### 5. Chairman's Report

#### a. Jonesville Preservation Society

Mr. Colin made some opening remarks concerning the development of property in the Jonesville Road area. Members of the Jonesville Preservation Society addressed the committee concerning the same.

**Kelley LeBlanc:** delivered a report on the survey results they conducted.

**Newton Greene:** addressed the committee on the concerns over traffic in the area.

**Donnie Kunich:** addressed the committee on the environmental impacts of overdevelopment in the area.

**Dee Anthony:** addressed the committee on the pressures on public schools due to the overdevelopment on the Island.

**Daniel Anthony:** closed the conversation by expanding on what citizens want Hilton Head Island to be.

A robust discussion was had by the members of the committee with the members of the Jonesville Preservation Society.

## **6. New Business**

### **a. Consideration of the Proposed Amendments for the Land Management Ordinance for the Town of Hilton Head Island**

Mr. Eber delivered a presentation on the proposed Land Management Ordinance for the Town of Hilton Head Island. Explaining the process the proposed amendments took, going through the LMO Committee to the Planning Commission and then to the Public Planning Committee for approval to move on to Town Council. Mr. Eber answered questions posed to him from the committee.

Mr. Stanford moved to forward the proposed amendments to the Land Management Ordinance to Town Council for final consideration and approval. Ms. Brison seconded. The motion carried 4-0.

### **b. Consideration of a Proposed Ordinance to Amend the Land Management Ordinance to Create a New Use Called Islander Mixed-Use within Sea Pines Circle District**

Ms. Luick delivered a presentation on the proposed amendments to the Land Management Ordinance to create a new use called *Islander Mixed-Use* within the Sea Pines Circle District. She and Mr. Colin answered questions posed to them by the committee, taking feedback on those questions they could not answer.

Mr. Stanford moved to defer committee action until after the information requested was available. Ms. Brison seconded. The motion carried 4-0.

### **c. Short-Term Rental Ordinance Implementation Update**

Ms. Wooster delivered a presentation to the committee, providing an update on the Short-Term Rental ordinance implementation. She reviewed key dates, items completed, communication and education, and the implementation history. Ms. Wooster answered questions posed to her from the committee.

### **d. Review of the Calendar Year 2023 Proposed Public Planning Committee Pending Policy Matters**

Ms. Luick reviewed the proposed committee business items for calendar year 2023 with the committee answering questions and taking their feedback and input for future reports.

**e. Consideration of the Proposed Meeting Dates for Calendar Year 2023**

The committee reviewed and considered the proposed meeting dates for calendar year 2023, discussing whether the start time should be changed.

Mr. Stanford moved to approve as drafted. Ms. Becker seconded. The motion carried 4-0.

**7. Adjournment**

The meeting adjourned at 1:12 p.m.

**Approved: February 23, 2023**