



Town of Hilton Head Island
Planning Commission Meeting
Wednesday, June 16, 2021 – 3:00 p.m.
AGENDA

In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. Call to Order

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.

3. Roll Call

4. Presentation of the Town's Crystal Awards to outgoing Chairman Peter Kristian, Vice Chairman Lavon Stevens, Commissioners Todd Theodore and Leslie McGowan

5. Approval of Agenda

6. Approval of Minutes

a. Meeting of June 2, 2021

7. Appearance by Citizens

a. Greater Island Council Beaufort County Landfill Resolution – *Presented by Mark Baker*

8. Unfinished Business

9. New Business

a. Public Hearing

ZA-001212-2021 – Request from Trey Griffin, of Wood & Partners, Inc., and DPJ Residential LLC, on behalf of the property owners, to amend the Official Zoning Map to rezone ten properties totaling 13.74 acres from Low to Moderate Density Residential (RM-4) Zoning District to Planned Development Mixed-Use (PD-1) Zoning District, into the Indigo Run Master Plan, with an allowed use of multi-family residential and a density of approximately 20 dwelling units per acre (total 275 units) with conditions. The subject properties are parcels 022C, 022D, 022F, 022G, 0152, 0072, 0139, 0141, 0168, 0167 on Beaufort County Tax Map 11. The subject properties have multiple addresses; they are accessed from Marshland Road, Julia Drive, and Mackerel Drive. **Note: This application has been withdrawn by the applicant.**

10. Commission Business

11. Chairman's Report

12. Committee Reports

13. Staff Report

14. Adjournment

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close 2 hours before the meeting. All comments submitted through the portal will be provided to the Commission for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Commission Secretary at 843-341-4691 no later than 12:00 p.m. the day of the meeting.

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Planning Commission Meeting
June 2, 2021 at 9:00 a.m. Virtual Meeting
MEETING MINUTES

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

Absent from the Commission: Todd Theodore (excused)

Present from Town Council: Tamara Becker, David Ames, Bill Harkins

Present from Town Staff: Jennifer Ray, Interim Community Development Director; Teri Lewis, Deputy Community Development Director; Anne Cyran, Senior Planner; Sheryse DuBose, Historic Neighborhoods Preservation Administrator; Teresa Haley, Senior Administrative Assistant; Karen Knox, 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 Perry moved to approve. Commissioner McGowan seconded. By show of hands, the motion passed with a vote of 7-0-1. Vice Chairman Stevens abstained due to technical difficulties.

5. Approval of Minutes

a. Meeting of May 19, 2021

Chairman Kristian asked for a motion to approve the minutes of the May 19, 2021 meeting. Commissioner Alfred moved to approve. Commissioner Scanlon seconded. By show of hands, the motion passed with a vote of 7-0-1. Vice Chairman Stevens abstained due to technical difficulties.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. Those comments were provided to the Commission for review and made part of the official record. Citizens were also provided the option to sign up for public comment participation by phone during the meeting. There were no requests to participate by phone.

7. Unfinished Business – None

8. New Business - Chairman Kristian opened up the Public Hearing at this time.

a. Public Hearing –

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 10 and Appendix B and 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 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: RM-4, RM-8, RM-12: Add Family Compound and Family Subdivision Permitted with Conditions (PC) to Allowable Principal Uses; Section 16-3-105 Marshfront (MF), Mitchelville (MV), Resort Development (RD), Stoney (S), Waterfront Mixed Use (WMU), Main Street (MS), Light Commercial (LC), and Neighborhood Commercial (NC): Add Family Compound and Family Subdivision Permitted with Conditions (PC) to Allowable Principal Uses; Table 16-4-102.A.6: Add Family Compound and Family Subdivision to Principal Use Table; Section 16-4-102.B.1: Add Family Compound and Family Subdivision to Use – Specific Conditions for Principal Uses and list conditions; Table 16-5-102.C: Add to Notes that for Family Compounds and Family Subdivisions a 5' setback is required from access easements and that the minimum setback from a minor arterial shall be 25' and the minimum setback from all other streets shall be 10' and that any further reductions to the adjacent street setbacks for Family Compounds and Family Subdivisions will require a variance from the Board of Zoning Appeals (BZA); Table 16-5-102.D: Add to Notes that for Family Compounds and Family Subdivisions the minimum setback from an adjacent property shall be reduced by 10' from what is required in Table 16-5-102.D except that an adjacent use setback of 5' shall be required between single-family uses and that any further reductions to the adjacent use setbacks for Family Compounds and Family Subdivisions will require a variance from the BZA; Table 16-5-103.D: Add to Notes that for Family Compounds and Family Subdivision only the Option 1 screening requirements apply; Table 16-5-103.E: Add to Notes that for Family Compounds and Family Subdivisions adjacent use buffers shall include the minimum planting requirements per Table 16-5-103.F and add to Notes that for Family Compounds and Family Subdivisions any further reductions to the adjacent use buffers will require a variance from the BZA; Table 16-5-107.D.1: Add Family Compound and Family Subdivision; Section 16-10-105: Add general definitions for Family Compound and Family Subdivision; Appendix B: Add new section B-5 - Historic Neighborhoods Map; Appendix D: Create application and submittal requirements in new sections D-26 Family Compound and D-27 Family Subdivision. *Presented by Sheryse DuBose*

Chairman Kristian mentioned the Commission has seen these amendments once before. Town Council has revised them and the amendments are back to the Commission for review.

Sheryse DuBose gave a brief overview of the amendments and stated staff recommends that the Planning Commission vote to move forward a recommendation to the Public Planning Committee on the Family Compound and Family Subdivision LMO Amendments.

Public comment received through the Open Town Hall Portal were provided to the Commission for review and made a part of the meeting record. There were no citizens that signed up to give public comment by phone during the meeting. Chairman Kristian closed the public hearing.

The Commission made comments and inquired as to how many family members were waiting for this to pass. It is estimated there are 3-5 families waiting. The Commission asked if there were there any other changes that Town Council made to the proposal after it went through Planning Commission. No additional changes were made. The Commission inquired if Beaufort County's LMO Program for Family Compounds was successful in meeting the needs of those who are eligible. Beaufort County's Program is slightly more restrictive than what the Town is proposing, but would require further research to determine how successful it is.

After a brief discussion, Commissioner Scanlon moved to approve. Commissioner McGowan seconded. By way of roll call, the motion passed by a vote of 8-0-0.

b. Election of Officers for July 1, 2021 – June 30, 2022 term

Commissioner Alfred moved to elect Michael Scanlon as Chairman and Alan Perry as Vice Chairman to serve the new term. Commissioner Campbell seconded. By verbal confirmation, the motion passed by a vote of 8-0-0.

Commissioner Scanlon moved to elect Teresa Haley as Secretary to serve the new term. Commissioner Perry seconded. By verbal confirmation, the motion passed by a vote of 8-0-0.

9. Commission Business – None

10. Chairman's Report – Chairman Kristian mentioned the final meeting of this Commission will be on June 16th.

11. Committee Reports –

Gullah Geechee Land & Cultural Preservation Task Force – Vice Chairman Stevens thanked the Commission for moving the Family Compound and Family Subdivision forward. He recognized Dr. DuBose for her work and staying steadfast with keeping these items moving. He noted the June 7th Task Force Meeting was cancelled.

LMO Committee – Commissioner McGowan stated a meeting is scheduled for June 16th and staff is introducing the first sets of 2021 LMO Amendments.

12. Staff Report

Anne Cyran stated that for the June 16th Agenda there was a Zoning Map Amendment Application advertised and letters were sent to adjacent property owners. That Application has been withdrawn. A member of the Greater Island Council will be speaking during Appearance by Citizens and a letter will be sent to the Commission by the Greater Island Council regarding County Waste Management. Ms. Cyran also reminded there is one month remaining to complete training for the Boards and Committees – this is State

required. Ms. Haley had sent out previous emails to those Commissioners who still have training required. Please contact Ms. Haley if you have any questions.

13. Adjournment

The meeting was adjourned at 9:25 a.m.

Submitted by: Karen D. Knox, Secretary

Approved: [DATE]

DRAFT

Greater Island Council Of Hilton Head Island and Bluffton

RESOLUTION RECOMMENDING HILTON HEAD ISLAND TOWN COUNCIL AND BEAUFORT COUNTY COUNCIL WORK TOGETHER IN THE DEVELOPMENT OF A NEW LONG-TERM AGREEMENT THAT WILL SECURE THE LANDFILL AND RECYCLING NEEDS OF HILTON HEAD ISLAND AND BEAUFORT COUNTY.

WHEREAS, Beaufort County Landfill is nearing the end of its lifespan and the current landfill operating agreement with Waste Management disincentivizes recycling; and

WHEREAS, the landfill operating contract is terming in 2025. A renegotiation, with an emphasis on recycling, is an opportunity that could promote landfill diversion (recycling) and extend the life of the landfill; and

WHEREAS, the 25-year landfill contract between Waste Management and Beaufort County comes up for renewal in 3 years (2025), and these contracts take years to renegotiate, and the closer to the end of the contract the more leverage the landfill operator has due to imminent expiration of the landfill services agreement. By taking a leadership position and acting now, the Town and the County will benefit both economically and environmentally; and

WHEREAS, any new contract should meet the following requirements:

- Be open during peak times to meet the needs of the local community.
- Include additional investment into recycling processing, which would increase the ability for recycling operations that may lead to financial advantages.
- Include development of a solid waste transfer station (this would enable Hilton Head to make reasonable, sustainable decisions about the waste and recycling hauling for HHI)
- Beaufort County should take greater control of the landfill and recycling operations to limit exposure to the whims of a corporation, and specifically, seek to develop a more long-term sustainable solution for recycling.

WHEREAS, Beaufort County is paying for Landfill disposal fees, but not paying for recycling processing fees, meaning that any robust recycling initiatives needed to reduce the waste, and extending the landfill life cycle, are not being explored. Commercial solid waste producers are required to pay disposal and recycling costs themselves. Exploring new recycling alternatives could be financially advantageous for the Town and Beaufort County.

NOW, THEREFORE, The Greater Island Council of Hilton Head Island and Bluffton strongly encourages the Hilton Head Town Council and Beaufort County Council to take a leadership position and work together to begin negotiations with the current landfill operator and any other potential landfill or recycling facility operators, and be proactive in the development of a new long-term agreement that will secure the landfill and recycling needs of Hilton Head Island and Beaufort County.

Ratified by the membership of the Greater Island Council of Hilton Head Island and Bluffton May 6, 2021.

A handwritten signature in blue ink that reads "Jennie Johnson". The signature is written in a cursive style and is positioned above a horizontal line.

Jennie Johnson, Chair