

Town of Hilton Head Island Gullah Geechee Land & Cultural Preservation Task Force Meeting Monday, August 7, 2023, 1:00 p.m. AGENDA

The Gullah Geechee Land & Cultural Preservation Task Force Meeting will be held in person in the Benjamin M. Racusin Council Chambers. The meeting will be broadcast and can be viewed at: <u>Beaufort</u> <u>County Channel</u>, the <u>Town's YouTube Channel</u>, and Spectrum Channel 1304.

- 1. Call to Order
- 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. Approval of Agenda
- 5. Approval of Minutes
 - a. Regular Meeting of June 5, 2023

6. Appearance by Citizens

Citizens may submit written comments via the <u>Town's Open Town Hall Portal</u>. The portal will close at 4:30 p.m. on Friday, August 4, 2023. Comments submitted through the portal will be provided to the Task Force and made part of the official record.

7. Staff Report

- a. General Staff Updates
 - i. Work Plan Updates
 - ii. Community Planning Manager Introduction
 - iii. LMO Amendments Update
 - iv. District Planning Update
- b. Historic Neighborhood Permitting & Design Studio Report
- c. Home Safety and Repair Program Update
 - i. Program Manager Introduction
- d. Sewer Connection Program Update

8. Discussion Items

- a. Land Preservation
- **b.** Heritage Library Heir's Property Presentation
- 9. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting. Please note that a quorum of the Planning Commission may result if five (5) or more of their members attend this meeting.



The Town of Hilton Head Island **Gullah Geechee Land & Cultural Preservation Task Force Meeting Minutes** June 5, 2023, 1:00 p.m.

Present from the Task Force: Chairman Lavon Stevens; Vice Chairman Palmer E. Simmons; Tom Henz; Ibrahim Abdul-Malik; John Campbell; Joyce Wright

Present from Town Council: Alex Brown

Absent from the Task Force: Shani Green

Present from Town Staff: Angie Stone, *Assistant Town Manager*; Brian Eber, *Development Services Manager*; Krishana Perry, *Principal Planner – Historic Neighborhood Preservation*; Ashley Goodrich, Principal Planner; Alexis Cook, *Principal Planner*, Alex Pickney, *Principal Planner*; Nicte Barrientos, *Assistant Planner – Economic Development*; Karen Knox, *Senior Administrative Assistant*

1. Call to Order

Chairman Stevens called the meeting to order at 1:00 p.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.

3. Roll Call

As noted above.

4. Approval of Agenda

Chairman Stevens asked for a Motion to approve the agenda. Mr. Henz moved to approve. Mr. Simmons seconded. By a show of hands, the agenda was approved by a vote of 6-0-0.

5. Approval of Minutes

Chairman Stevens asked for a Motion to approve the Minutes of May 1, 2023. Mr. Henz moved to approve. Mr. Campbell seconded. By a show of hands, the Minutes of May 1, 2023, was approved by a vote of 6-0-0.

6. Appearance by Citizens

No comments were received on the Open Town Hall Portal. No citizens spoke at the meeting.

7. Staff Report

a. Home Safety and Repair Program Update

Ms. Barrientos provided the presentation as included in the packet. Following her presentation, she answered questions from the Task Force. She also informed the Task Force that the future contact for the program would be Chris Yates.

b. Sewer Connection Program Update

There have been no new applications since the last meeting. Ms. Barrientos and Mr. Eber answered questions from the Task Force.

c. Historic Neighborhood Permitting & Design Studio Report

Ms. Perry provided an update on the design studio, as included in the packet. There was one new request made, and it has been completed. Ms. Perry stated that she will be including a case study in the next meeting. Ms. Perry and Mr. Eber answered questions from the Task Force.

d. Town Open Positions Update

Ms. Perry provided the update on the open positions in the Town.

- e. General Staff Updates
 - Ms. Perry provided the update and answered several questions from the Task Force.
 - General Staff Updates:
 - The July Task Force meeting will be cancelled, regular meetings will resume in August.
 - The Town will have a table at the Historic Mitchelville Freedom Park Annual Juneteenth celebration, where information about programs will be shared.
 - The Planning Commission will be going on a Gullah Mobile Tour on June 7th as a part of their required Board training.
 - Krishana Perry provided a summary of the May 16th Town Council meeting where Chairman Stevens and she gave presentations on the Gullah Geechee Work Plan and Gullah Geechee Culture Preservation Project Report.
 - Krishana Perry discussed some recent events she attended for continued community outreach.
 - Krishana shared that Luana Graves Sellars, Lowcountry Gullah Foundation will host an Heirs' Property Forestry Workshop on June 10th from 11:00am-1:00pm at Mt. Calvary Missionary Baptist Church, and provided flyers to the Task Force members.
 - The Town's Capital Improvements Program team will host a public meeting for a new proposed park in the Squire Pope Historic Neighborhood, Taylor Family Park. The park is in the planning and design stage. Staff inquired about an appropriate time and location to host a community meeting to discuss what the residents of the neighborhood would like in the park on and proposed 6:00 p.m. on June 27th at the Rowing and Sailing Center.
 - CDC meeting summary—The newly appointed Board of Directos for the Gullah Geechee Historic Neighborhoods Community Development

Corporation were sworn in, a fantastic historic presentation was delivered by Cindaia Ervin to set the stage for the work to commence, and the meeting schedule was discussed

 The second meeting of the CDC will be held Wednesday, June 7, 2023 at 9:00 a.m.

8. Discussion Items

a. District Planning Update

Ms. Goodrich provided a presentation on the District Planning Update, as included in the packet. She answered many questions from the Task Force.

b. LMO Phase 4 – Family Subdivision and Family Compound

Ms. Goodrich provided a presentation as included in the packet. The Task Force asked many questions, including some about the mapping process, zoning, impacts on existing compounds, non-conformities, and documentation.

9. Adjournment

The meeting adjourned at 2:56 p.m.

Submitted by: Brian Glover, Administrative Assistant

Approved: [DATE]



TOWN OF HILTON HEAD ISLAND

Gullah Geechee Land & Cultural Preservation Task Force

TO: FROM:	Gullah Geechee Land and Cultural Preservation Task Force Krishana Perry, Principal Planner – Historic Neighborhood Preservation
VIA:	Richard Edwards, Community Planning Manager
VIA:	Missy Luick, Assistant Community Development Director
VIA:	Shawn Colin, Assistant Town Manager – Community Development
DATE:	August 7, 2023
SUBJECT:	Historic Neighborhood Permitting & Design Studio Report

SUMMARY

Residents Served, October 2021-July 28, 2023

- 63 Total Design Studio requests (3 new requests)
 - 32 completed cases thus far
 - 4 Cases completed in this month's report
 - maintenance request (new)
 - family compound (new)
 - workforce housing (new)
 - family subdivision (2022 active)
 - 31 active projects
 - 18 On Hold
 - 15 Waiting on more information from applicant
 - 3 Waiting on Town CIP for program implementation
 - 13 in progress, active, under review, working with applicant

Issues Addressed

Staff assisted residents with a wide range of issues:

- Drafted concept site designs.
- Discussed resolutions to access issues, including access relocation.
- Drafted concept site access designs (to create or relocate access easements or rightsof-way)
- o Drafted landscape plans meeting LMO requirements.
- Discussed application requirements for Family Subdivision, Family Compound, Subdivision and Small Residential Plan Review applications.
- Discussed density requirements.
- Assisted with street name applications.
- Discussed property line boundary adjustments and the Plat Stamp application process.

- Discussed conversion of Development Plan Review applications to Family Compound applications and conversion of conventional subdivisions to Family Subdivisions.
- Corrected addresses.
- Discussed flood elevation requirements.

Collaboration

Providing these services required collaboration with Town staff from several departments, including Development Review & Zoning, Urban Design, Stormwater, Engineering, Natural Resources, Legal, Building Inspections, Capital Improvement Projects Division, and Fire Rescue.

Staff also collaborates with outside agencies and nonprofits, including Palmetto Electric, Hilton Head Public Service District, Deep Well, Heritage Library, Habitat for Humanity, and Lowcountry Gullah Foundation.

Note: To preserve residents' anonymity, details of the services provided are described generally.

Case studies discussion will include a report on family compound and family subdivision applications:

Family Compound and Family Subdivision

As we approach LMO amendments in Phase 4 which include Family Compound and Family Subdivisions, let's discuss what we've experienced so far with Family Compounds and Family Subdivisions Applications.

- Adopted July 2021
- Reporting July 2021 July 2023

Family Compound and Family Subdivision Reporting July 2021 – July 2023				
Family Compound	Family Subdivision			
 Total Submittals = 5 Applied = 0 Under Review = 0 Corrections Required = 2 Pending = 0 Approved = 1 Finalized/Certificate of Compliance = 2 	Total Submittals = 5• Applied = 0• Under Review = 0• Corrections Required = 4• Pending = 0• Approved = 1• Finalized/Certificate of Compliance = 0			

Status Definitions

- Applied—Applicant has submitted application.
- Under Review—Assigned Planner has routed application for review to necessary departments.
- Corrections Required—Upon initial review, staff provide comments.
- Pending—There are various scenarios for this status. Mainly, applicant has received comments and making necessary corrections to site plan, survey, etc. to meet LMO standards.
- Approved—Staff accept the corrections made by the applicant.
- Finalized/Certificate of Compliance—Review process completed, applicant is approved to begin executing plans.

Overall Success of Design Studio and Family Compounds and Family Subdivisions

- More opportunity to share information to property owners
- More opportunities to support families/applicants/property owners through development processes.
- Land retention
- Families staying together, able to pass down land
- Setback and buffer reductions have eased the overall encumbrances on the properties allowing for better separation and more functional site design.
- Native Islanders are the biggest contributor to the Workforce Housing shortage we are facing. The Family Subdivision, Family Compound, and Design Studio are helping families realize the potential of their properties.

Overall challenges

- We aren't catching all possible candidates for family compounds or subdivisions
 - We are working on process improvements (more training of staff, design studios)
- Most families have a tight timeframe.
 - We have been working on ways to improve our processes and better educate the community on the overall process to give more realistic expectations.
- Communication--Sometimes family representatives do not communicate back or when meetings are scheduled, they don't call or show up. This is not always the case, but can be a barrier when it does come up.
- Established access or having to make access improvements, such as easements, which can involve the need for an attorney. Staff can't create legal documents such as easements. This slows down the process and requires the family to agree on design.
 - We are spending time understanding how to support applicants through this process.
- Obtaining a survey and the necessary revision process.

 We are working on revising the Design Studio process to include all necessary Town staff early to eliminate excessive revisions. Again, increased education of the process will also help with this.

Family Compound

- Quicker development review and approval, which leads to...
 - Getting family in homes together much quicker
- Challenges with family compound
 - Not for just one unit, unless they do a phasing plan, which we could help them with in Design studio

Family Subdivisions

- Successes
 - Provides template for this option
- Challenges
 - Balancing Infrastructure development in phased approach, or planning for future. Most families want paper-subdivisions not development. However, subdivisions require that land improvements be made, an example would be stormwater calculations. With paper subdivisions the Town doesn't get the needed information.
 - Family notarized affidavits process



TOWN OF HILTON HEAD ISLAND

Gullah Geechee Land & Cultural Preservation Task Force

TO:	Gullah Geechee Land and Cultural Preservation Task Force
FROM:	Krishana Perry, Principal Planner – Historic Neighborhood Preservation
VIA	Richard Edwards, Community Planning Manager
VIA	Missy Luick, Assistant Community Development Director
CC:	Shawn Colin, Assistant Town Manager – Community Development
DATE:	August 7, 2023
SUBJECT:	Home Safety and Repair Program and Sewer Connection Program Update

SUMMARY

As of July 28, 2023

Home Safety and Repair Program Activity

- 112 applications received.
 - 76 completed applications received.
 - 45 site visits scheduled or to be scheduled.
 - 14 home repairs under contract at a value of \$196,721.
 - 12 building permits have been issued.
 - 2 building permits need the scope of work changed to include flood mitigation work. Working with FH Paschen to complete revised estimates for the flood mitigation work.
 - 4 permitted jobs have been completed, invoiced, and paid.
 - 10 approved applications for home repairs have been sent out for contractor bidding. Still waiting for contractor proposals. Due by Monday July 31, 2023.
 - 9 Tree removal contracts for a total value of \$19,779 are under way or completed.
 - 6 tree removal applications are under contract and permitted.
 - Contractor to schedule a start date.
 - 1 is waiting on a contractor quote.
 - 2 tree removal contracts have been completed.
 - There are 4 applications currently under income verification review.
 - 20 applications need additional information, and we are working with the owners to obtain.
 - 7 of these applications are income approved.
 - 8 applications did not meet the income qualifications.
- We received two new applications in June and two new applications in July.
- FH Paschen has begun work on 5 permitted jobs.
- We continue to provide customer service weekly to program participants regarding construction schedules and general questions.

Sewer Connection Program Activity

- 27 complete applications received.
 - 7 applications are under review and pending.
 - 20 applications have a Town letter of approval for connection.
 - 2 of these the work has not been scheduled yet.
 - 18 of these the work has been completed,
 - 16 of these have been invoiced and paid leaving a balance of \$152,100.80.
 - The estimated balance for all current work orders once they have been completed and invoiced is \$91,540.80.
- We received no new applications in June and two new applications in July.

LOWCOUNTRY GULLAH FOUNDATION HOSTS A FREE WILLS CLINIC!

Date:	Saturday, April 15, 2023
Time:	10:00AM until the last appointment at 2:30 PM
Location:	Hilton Head Island Community Church 860 William Hilton Pkwy, Hilton Head Island
Appointments:	Contact Brianna Roberts at 843.745-7055 to reserve a time slot.

Reserve your space today to meet with an attorney to draft and complete your SIMPLE WILL for FREE!



Lowcountry Gullah Fountdation

Sponsored by:



Center for Heirs' Property Preservation



Town of Hilton Head Island

HEIRS' PROPERTY WORKSHOP LAND USE & FORESTRY

ate:	Saturday, June 1	0, 2023

11:00 AM to 1:00 PM

Location:

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Time:

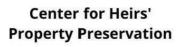
Mt. Calvary Missionary Baptist Church Fellowship Hall 382 Squire Pope Rd, Hilton Head Island

Learn about the rights & risks of Heirs' Property and the available options for sustainable forestry.



Lowcountry Gullah Fountdation Sponsored by:







Town of Hilton Head Island

For more information contact the Lowcountry Gullah Foundation at 843.715.3506 or gullahland@gmail.com



Lowcountry Gullah Foundation Presents

UNTANGLING HEIRS' PROPERTY WORKSHOP

What is Heirs' Property?





Center for Heirs' Property Land Preservation & Sustainable Use

Saturday, July 15, 2023

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🕓 11 AM - 1 PM

Mt. Calvary Baptist Church - Fellowship Hall 382 Squire Pope Road, Hilton Head Island

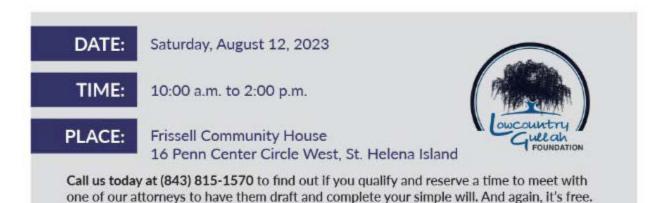
Lowcountry Gullah Foundation www.historicgullahlandpreservation.org 843.715.3506 gullahland@gmail.com

Everyone Should Have A Will!

LET US HELP YOU CREATE YOURS - IT'S FREE



Lowcountry Legal Volunteers is pleased to offer a Free Wills Clinic where you get your Will and SC Health Care Power of Attorney drafted by an attorney.



Equal Access To Justice For All.



UNTANGLING HEIRS' PROPERTY

PRE-TAX SALE WORKSHOP Q & A

with

Beaufort County Treasurer

Maria Walls, CPA

Gullah Land Preservation Resolution



Beaufort County Treasurer's Office



Town of Hilton Head Island

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Saturday, August 26, 2023

🕓 11 AM - 1 PM

Mt. Calvary Baptist Church - Fellowship Hall 382 Squire Pope Road, Hilton Head Island

Lowcountry Gullah Foundation www.historicgullahlandpreservation.org 843.715.3506 gullahland@gmail.com

Heirs' Property Family Research Process

- 1. Client meets with Town representative
 - A. Confirms that client is a direct descendent and a taxpayer
 - B. Confirms that client is willing to be the family representative
 - C. Confirms that there is no litigation or contention already present in the family
- 2. Heritage Library Heirs' Property team verifies deed and conducts initial meeting with client
 - A. Both sign a disclaimer form that states:
 - 1. Heritage Library researchers will conduct the requested research into family history to their best of their ability but the Library and the researcher cannot guarantee results
 - 2. The Heritage Library respects the privacy of our patrons and recognizes that all research information belongs solely to the patron and will not be shared in any manner without written permission from the patron.
 - 3. The University of South Carolina Beaufort (Hilton Head Island Campus) is providing office space to The Heritage Library and is not liable for the work being done under this agreement. All terms of the contract that is in existence between Heritage Library and the University including liability agreements are in effect for this project.
 - B. HP Team and client review the information that the client has provided to gain an initial understanding of the structure of the family
- 3. The HP Team works together to research the family structure and accumulate proof documentation.
- 4. HP Team and client have periodic status meetings to ensure that the team is capturing the correct information, and to collect additional information from the client.
- 5. Team presents client with finished charts and reports (following)

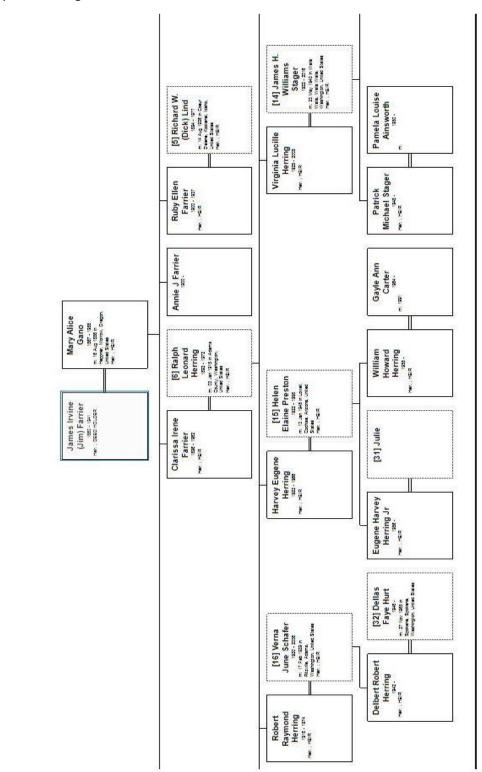
Heirs' Property Family Research Process

Sample Deed

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Heirs' Property Family Research Process

Sample Chart Page



Descendants of James Irvine (Jim) Farrier

Generation 1

1. JAMES IRVINE (JIM) / FARRIER1-4 was born on 27 Jul 1860 in Ferndale, Humboldt, California, United States5. He died on 03 Feb 1941 in Ritzville, Adams, Washington, United States6-7. He married Mary Alice Gano, daughter of Abraham Gano and Ann Penland, on 16 Aug 1886 in Heppner, Morrow, Oregon, United States6, 8. She was born on 22 Oct 1867 in Corvallis, Benton, Oregon, United States8-9. She died on 01 Jan 1958 in Spokane, Spokane, Washington, United States6. James Irvine (Jim) Farrier1-4 lived in Lakeport, Lake, California, United States in 187810. He lived in Heppner, Umatilla, Oregon, United States in 1880 (Boarder11). He was employed as a Rider and Roundup Horseman about 1888 in Adams County, Washington Territory, United States13. He lived in Adams County, Washington, United States13. He lived in Adams County, Washington, United States5. His cause of death was Arteriosclerosis; Heart Disease. Heir: (DEED HOLDER) FamilySearch ID: (LZB7-2Z9) Nickname: (Eel River Jim) His sex was Male.

Notes for James Irvine (Jim) Farrier:

In 1883, James and his brother, Richard, and another man from rode from G arberville, California, to Hepner, Or. The gun on Richard's saddle acc identally discharged killing James' horse 17 miles from Hepner. James h ad to walk the rest of the way. James spend the next 5 years in Hepner, farming, stock raising, and fre ighting between Arlington and Hepner.

Sources

- 1 Andres Breeding household, 1880 U.S. Census, Heppner Dist, Umatilla Cou nty, Oregon,; National Archives., Age 19; Boarder and Farm Laborer in Andres Breeding household; Born in C A; mother born in KY.
- 2 1930 U.S. Census, Ritzville Pct, Adams County, Washington,; National A rchives., Property value \$6500; born in CA, parents born in KS.
- 3 William S Lewis, <i>The Story of Early Days in the Big Bend Country: Br eaking Trails, Rush of Miners, Coming of Cattlemen, Making Homes, Pione er Hardships in the Big Bend Country</i> (Spokane, Washington: W D Alle n, 1926).
- 4 Humboldt County, California, Box 10 <F Flag> 1853-1880, ;.
- 5 Cemetery Record, Ritzville Memorial Cemetery, Adams County, WA.
- 6 Obituary of Mary Alice Farrier article, <i>Ritzville Journal Times</i>, R itzville, Washington, 2 Jan 1958, Website files.usgwarchives.net/wa/a dams/obits/1958.
- 7, Death certificate, Washington State Department of Health, Division of Vital Statistics, Olympia, Washington, James Irvin Farrier; Ritzville, Washington; 1941.
- 8 (Hand-written genealogy, 2020), photocopy privately held by Michele "Mi ckey" Stager Platner, [<sc>address for private use</sc>], Olympia, WA (Family Member).
- 9 Birth CertificateApplication for Delayed Birth Certificate, 5 Aug 1942, R itzville, WA, 7894-1797, Paper, Washington State Archives.
- 10 Cathryn Oylear McCain.

Sample Proof	(Source)	Document
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