



Town of Hilton Head Island
Planning Commission Meeting
April 21, 2021 at 3:00 p.m. Virtual Meeting
MEETING MINUTES

Present from the Commission: Chairman Peter Kristian, Vice Chairman Lavon Stevens, Alan Perry, Stephen Alfred, Michael Scanlon, John Campbell, Todd Theodore

Absent from the Commission: Leslie McGowan (excused)

Present from Town Council: David Ames, Tamara Becker, Bill Harkins, Tom Lennox, Glenn Stanford

Present from Town Staff: Jennifer Ray, Interim Community Development Director; Teri Lewis, Deputy Community Development Director; Diane Busch, Staff Attorney; Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Missy Luick, Senior Planner; Dr. Sheryse DuBose, Historic Neighborhoods Preservation Administrator; Teresa Haley, Senior Administrative Assistant; Cindaia Ervin, Finance Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chairman Kristian called the meeting to order at 3:00 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 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 Scanlon 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 April 7, 2021

Chairman Kristian asked for a motion to approve the minutes of the April 7, 2021 special meeting. Commissioner Alfred moved to approve. Vice Chairman Stevens seconded. By way of roll call, the motion passed with a vote of 8-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. There were no comments submitted on the portal for this meeting. 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

a. Review of Town Council's changes related to Family Compound and Family Subdivision – Presented by Sheryse DuBose

Dr. DuBose provided a background regarding the above, the changes made by Town Council and progress to date. She informed the Commission the changes made by Town Council regarding the addition of ownership requirements are considered "Use Specific" conditions and need to be added to Section 4 of the Land Management Ordinance (LMO). She stated that due to the requirement, a public hearing is needed and following the hearing, the item will go back to the Planning Commission and then on to Town Council for 1st and 2nd Readings.

The Commission made comments and inquiries regarding: review of the changes made by Town Council; communication with staff; ownership requirements and qualifications; and the availability of the Gullah Geechee Corridor for assistance in defining "culture".

Chairman Kristian thanked staff and congratulated them on their efforts.

8. Executive Session

a. Legal Matters: Receipt of legal advice related to upcoming Zoning Map Amendment application

Commissioner Perry moved to go into to Executive Session for the reasons stated above by Chairman Kristian. Commissioner Alfred seconded. By way of roll call, the motion passed 8-0-0.

Commissioner Scanlon moved to come out of Executive Session. Commissioner O'Neil seconded. By way of roll call, the motion passed by a vote of 8-0-0. The Commission returned to Open Session noting no action was taken during or as a result of Executive Session.

9. New Business

Chairman Kristian opened the public hearing at this time.

a. Public Hearing

ZA-000744-2021 – Request from E. Richardson LaBruce, on behalf of the Sea Pines Country Club, to amend the Official Zoning Map by amending the Planned Development Mixed-Use (PD-1) Zoning District, specifically for the Sea Pines Master Plan, to change the allowed use of a property identified as parcel R550 014 000 0508 0000, located at 61 Club Course Drive, from Residential to Golf Course. The subject property would remain in the PD-1 Zoning District. *Presented by Missy Luick*

(Due to a potential conflict of interest, Commissioners Alfred, Scanlon and Theodore recused themselves from discussion and voting regarding ZA-000744-2021. The required Potential Conflict of Interest forms have been completed and made part of the official record.)

Missy Luick presented the application as described in the Staff Report. She stated that since staff finds that all 9 criteria are met with this application, staff recommends approval of the application with the following conditions:

1. A vegetative screen be planted on lot 13 near the property line between lot 13 and lot 14.

2. A vegetative screen be maintained and/or planted on lot 13 near the property line between lot 13 and Club Course Drive.

Ms. Luick added that the recommended conditions are concurrent with conditions referenced in the letters from the Community Services Associates and the owner of the adjacent property of lot 14 as referenced in the Application Materials as Exhibit A-3 and Exhibit A-4.

The applicant presented an overview of the project and answered questions and concerns from the Commission. Richardson LaBruce, on behalf of Sea Pines Country Club detailed the need for the zoning change and stated they are in complete agreement with staff's recommendation and conditions. He said the change is needed to modernize the Country Club, specifically the practice facility and the driving range.

The Commission made comments and inquiries regarding clarification of density assigned to the property.

Commissioner Perry moved to find this application to be consistent with the Town's Comprehensive Plan and serve to carry out the purposes of the LMO, based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report, with a recommendation of approval with the following conditions to Town Council:

1. A vegetative screen be planted on lot 13 near the property line between lot 13 and lot 14.
2. A vegetative screen be maintained and/or planted on lot 13 near the property line between lot 13 and Club Course Drive.

Commissioner O'Neil seconded. By way of roll call, the motion passed with a vote of 5-0-0.

10. Commission Business - None

11. Chairman's Report - None

12. Committee Reports - None

13. Staff Report

Anne Cyran reported there would be a street name application coming forward at the May 5, 2021 regularly scheduled meeting.

14. Adjournment

The meeting was adjourned at 3:47 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: May 5, 2021