



Town of Hilton Head Island
Public Planning Committee Meeting
April 22, 2021 at 3:00 p.m. Virtual Meeting
MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Alex Brown, Glenn Stanford

Absent from the Committee: None

Others Present from Town Council: Tom Lennox

Others Present: Michael Gentemann, Design Review Board (DRB) Chairman; Cathy Foss DRB Vice Chair; Todd Theodore, Planning Commission/LMO Committee Member

Present from Town Staff: Jennifer Ray, Interim Community Development Director; Teri Lewis, Deputy Community Development Director; Diane Busch Staff Attorney; Nicole Dixon, Development Review Administrator; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 3:00 p.m.

2. Freedom of Information Act 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 Ames asked for a motion to approve the agenda. Mr. Stanford moved to approve. Ms. Becker seconded. By way of roll call, the motion passed with a vote of 4-0-0.

5. Approval of Minutes

a. Regular Meeting of March 25, 2021

Chairman Ames asked for a motion to approve the minutes of the Regular Meeting of March 25, 2021. Ms. Becker moved to approve. Mr. Brown seconded. By way of roll call, the motion passed with a vote of 3-0-1 (Mr. Stanford abstained because he was not present at the subject meeting.)

6. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. Those comments were provided to the Committee and made part of

the official record. Citizens were also provided the option to comment on agenda items during the meeting by phone. There were no callers for this meeting.

7. Unfinished Business - None

8. New Business

- a. Discussion related to Design Review Board concerns regarding building massing, height and setbacks and buffers

Chairman Ames provided background concerning the LMO (Land Management Ordinance) Rewrite. He noted he was a member of the LMO Rewrite Committee, which was a result of the Mayor's Task Force for the Future. Chairman Ames stated that at the time there was concern regarding the lack of investment in the community and development activity. He said they were looking at a way to amend the LMO to stimulate investment. Chairman Ames added that a number of citizens have expressed concern over some buildings that have been and are being constructed. He recognized the frustration of the DRB with what the LMO allows which conflicts with the Island Character guidelines that they depend on.

Chris Darnell presented the Design Review Board's concerns as described in the Committee's agenda package. Mr. Darnell reviewed specific projects of concern in detail, focusing on building height, setbacks and buffer standards and site locations regarding scale and size of proposed buildings. DRB Chairman Michael Gentemann added when massive projects meet the LMO standards, it may not be best for the Island. He added that most applicants work with the DRB on issues but the buildings still have a very large scale and don't conform to the definition of Island Character. He stated that the DRB can control color, materials and landscaping and noted that it's the DRB's charge to enforce Island Character, but when it comes to building heights their hands are tied. DRB Vice Chair Foss stated that when these vertical building plans that are right on the setback allowances are submitted to the DRB, they try to get buffers in to try and break it down. She noted that angles in setbacks do not support growth in buffers. She also voiced concern regarding maintaining Island Character as defined in the Design Guide. DRB Vice Chair Foss suggested that LMO regulations be revisited and amended to allow the LMO and the DRB to work together. She added that investors have a goal of trying to get the most out of their investment by utilizing the benefits of the LMO requirements and when asked to scale it down, they are unwilling to do so.

The Public Planning Committee noted the following items that require attention regarding Island Character and the LMO:

- negative impacts regarding the LMO Rewrite;
- the need for height restriction regulations;
- the need to create a natural environment and provide air and space;
- the need for a formal definition of Island Character;
- the need to evaluate various locations and if multi-story buildings (75 feet) fit in those locations;
- whether massive development should be allowed in certain areas;
- consideration of character of the area be developed; oversight of the development as it is progressing;
- consideration of enforcement regulations for the Design Guide;
- compliance requirements for DRB approvals;

- consideration of a comprehensive review of the Design Guide versus the LMO for all conflicts;
- and the need for the LMO to reflect Island Character.

Mr. Todd Theodore remarked that the existing process is that the developer meet with staff in a pre-application meeting where staff gives input and guidance regarding the project. He suggested that during that process DRB members have a chance to participate in that meeting.

Upon the conclusion of the discussion, it was the consensus of the Committee to recommend that staff and the LMO Committee pursue a stronger connection with the Design Guide and the LMO and agreed the need for a Task Force for LMO review.

9. Staff Reports - None

10. Committee Business - None

11. Adjournment

The meeting was adjourned at 4:20 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: June 2, 2021