



Town of Hilton Head Island
Planning Commission Meeting

October 19, 2022, at 2:00 p.m.

MEETING MINUTES

Present from the Commission: Mike Scanlon, Chairman; Alan Perry, Vice Chairman; Bruce Siebold; Mark O'Neil; Rick D'Arienzo; Tom Henz; John Campbell; Stephen Alfred

Absent from the Commission: None

Present from Town Council: Glenn Stanford

Present from Town Staff: Shawn Colin, Assistant Town Manager - Community Development; Missy Luick, Community Planning Manager; Nicole Dixon, Development Review Program Manager; Joheida Fister, Deputy Fire Chief; Yazmin Winston Black, Community Development Coordinator; Karen Knox, Senior Administrative Assistant, Brian Glover, Administrative Assistant

1. Call to Order

Chairman Scanlon called the meeting to order at 2:00 p.m.

2. Pledge of Allegiance

3. 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.

4. Swearing in Ceremony for Reappointed Commissioners – John Campbell and Mark O'Neil

Josh Gruber reappointed Commissioners John Campbell and Mark O'Neil and thanked them for their service to the Town.

5. Roll Call

As noted above. Commissioners Henz, D'Arienzo and Alfred were late arriving to the meeting.

6. Approval of Agenda

Chairman Scanlon asked for a motion to approve the agenda. Commissioner Campbell moved to approve. Commissioner Siebold seconded. By show of hands, the motion passed with a vote of 5-0-0. Commissioners Henz, D'Arienzo and Alfred were not present during this agenda item.

7. Approval of Minutes

a. Meeting of August 17, 2022

Chairman Scanlon asked for a motion to approve the Minutes of the August 17, 2022, meeting. Commissioner Siebold moved to approve. Commissioner O'Neil seconded. By show of hands, the motion passed with a vote of 5-0-0. Commissioners Henz, D'Arienzo and Alfred were not present during this agenda item.

8. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. One comment was received. A copy was provided to the entire Commission and will be made part of the record. Ms. Elizabeth Mace expressed concerns about the approval of the construction on 6 Capri Ln. Town staff stated that the construction was done by right, so it did not go through approval by the Development Review Board. Town Staff said that there will be amendments proposed to alleviate addition similar structures being built. The Planning Commission asked for the topic to be further investigated.

9. Unfinished Business

None

10. New Business

a. **Mid-Island District and Tract** – Presented by Shawn Colin and Missy Luick

Commissioners Henz, D'Arienzo and Alfred arrived during this agenda item.

Shawn Colin and Missy Luick provided the presentation as included in the packet and answered questions from the Commission. The Commission asked questions about the time frame, public opinions, and mixed-use property. Town staff stated that changes will be proposed to many guidelines including the Land Management Ordinance, land use maps, design guidelines, and zoning codes to enable the project.

b. **STDV-002190-2022** – Request from Nadine Chaplin, owner of R510 010 000 030D 0000, to name a new access easement off Spanish Wells Road. There are no other affected parcels. Presented by Fire Rescue Staff.

Fire Rescue Staff provided the presentation as included in the packet. Staff recommends the planning commission approve the request.

Commissioner O'Neil motioned to approve. Commissioner Campbell seconded. Motion passed with a vote of 8-0-0.

c. **STDV-00220502022** – Request from Brett Callaghan, with HH Acquisition Partners, LLC, to name a new driveway located at 15 Wimbledon Court. The affected parcel is R510 009 000 1205 0000. Presented by Fire Rescue Staff.

Fire rescue staff provided the presentation as included in the packet. Staff recommends the planning commission approve the request.

The topic was opened to public comment. Karen Berkey spoke about the development construction, density for the proposed development, and road connection locations. Staff advised that the name of the road was on the only part of the project which is on the agenda and concerns with the planning of the new development could be voiced at a later date.

Commissioner Alfred moved to approve. Commissioner Perry seconded. Motion passed with a vote of 6-2-0. Commissioners O'Neil and D'Arienzo were opposed.

- d. **STDV-002403-2022** – Request from Octavio Roman Gonzalez, owner of R510 003 000 0169 0000, to name a new driveway located at 27 Orage Lane. There are no other affected parcels. Presented by Fire Rescue Staff.

Fire Rescue Staff provided staffs presentation as included in the packet. Staff recommends approval.

The topic was opened to public comment. Anthony Jackson voiced concerns about changing the road name from Orage Lane. He stated that since the road is in a historic area, it should retain the original name.

Mr. Campbell moved that staff ask the applicant if they would accept naming the street after Orage Lane and the request come before the commission again. Commissioner Alfred seconded. Motion passed with a vote of 8-0-0.

10. Commission Business

- a. **Committee Assignments** – LMO Committee

Chairman Scanlon asked for volunteers for the LMO committee. Chairman Scanlon asked staff if he could assign himself to the LMO committee. Staff stated they would look at the Committee Bylaws.

11. Chairman's Report

No Report

12. Committee Reports

No Report

13. Staff Reports

- a. **Robert Trent Jones Driving Range Net Height Interpretation – Presented by Shawn Colin**

Activity on the property was increased, which increased the number of balls traveling over the existing safety measures. Nets and landscaping were both improved. The property was granted the right to exceed the height limit up to 130 feet.

- b. **Quarterly Report: July – September**

No Report

14. Adjournment

Chairman Scanlon adjourned the meeting at 3:55 p.m.

Submitted by: Brian Glover,
Administrative Assistant

Approved: November 16, 2022