



Town of Hilton Head Island
Planning Commission Meeting

March 15, 2023, at 2:00 p.m.

MEETING MINUTES

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

Present from Town Staff: Shawn Colin, *Assistant Town Manager Community Development*; Missy Luick, *Assistant Community Development Director*; Taylor Ladd, *Interim Community Planning Manager*; Shea Farrar, *Senior Planner*; Krishana Perry, *Principal Planner Historic Neighborhood Preservation*; Ashley Goodrich, *Principal Planner*; Karen Knox, *Senior Administrative Assistant*; Brian Glover, *Administrative Assistant*

Present from Town Council: Glenn Stanford, Patsy Brison, Tammy Becker

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. Roll Call

As noted above.

5. Approval of Agenda

Chairman Scanlon asked for a motion to approve the agenda. Commissioner Henz moved to approve. Commissioner Siebold seconded. By a show of hands, the motion passed with a vote of 6-0-0.

6. Approval of Minutes

a. Meeting of February 15, 2023

Chairman Scanlon asked for a motion to approve the Minutes of February 15, 2023. Commissioner Henz moved to approve. Commissioner O'Neil seconded. By a show of hands, the motion passed with a vote of 6-0-0.

7. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. The comments that were received on the Open Town Hall Portal were sent to the Commission and made part of the official record. Mr. Taiwan Scott, Mr. Radu Chindris, and Mr. Carl Braden spoke about the potential impacts of the LMO Amendments.

8. Unfinished Business

None

9. New Business

a. Public Hearing

LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 4 and 10 of the Land Management Ordinance (LMO) to revise the following sections:

Section 16-4-103.D.2, 16-4-103.E.2 and 16-10-105 to eliminate the allowance of divisible swelling units; and Section 16-10-103.A.2 to modify multifamily and single-family definitions.

Chairman Scanlon asked for a motion to open the Public Hearing. Commissioner Siebold moved to open the Public Hearing. Commissioner D'Arienzo seconded. The Motion passed with a vote of 6-0-0.

Ms. Luick provided the staff's presentation on the amendments. Additionally, she covered information about the comments received on the online portal. Following her presentation, she answered many questions from the Commission about the purpose, impact, and goals of the LMO amendments.

Ms. Goodrich and Mr. Colin answered further questions from the Commission. The Commission had a lengthy discussion on the topic, then asked for public comments. Mr. Scott, Mr. Williams, Mr. Chindris, Mr. Storin, and Mr. Braden provided input on the amendments.

Vice-Chairman O'Neil moved to send the amendments back for further analysis. Commissioner Henz seconded. The motion carried with a vote of 6-0-0.

Chairman Scanlon closed the Public Hearing at 2:52 p.m.

b. Proposed Amendments to Planning Commission Rules of Procedure

Ms. Luick provided the staff's presentation on the proposed changes to the Rules of Procedure. Mr. Deford provided some additional information on the purpose of the changes.

Mr. Williams expressed concerns about the availability of the draft amendments for the public.

The Commission held a discussion on the wording of each part of the amendment.

Mr. Williams commented that the amendment did not have a proper notification for the current Planning Commission Rules and Procedure.

Chairman Scanlon moved that the item be withdrawn. Commissioner Henz seconded the motion. The motion carried with a vote of 6-0-0. Chairman Scanlon asked that the amendment is prepared for the next meeting and that the appropriate public notice is posted.

c. Proposed Revised 2023 Meeting Schedule

Ms. Luick advised that this item would be withdrawn because it cannot be done without changing the Planning Commission Rules and Procedures.

10. Commission Business

Chairman Scanlon advised that a nominating committee needs to be formed due to his resignation. He asked that Commissioners Campbell, O'Neil, and Siebold serve on the Committee.

11. Chairman's Report

Chairman Scanlon discussed his resignation and thanked many of his colleagues and the town staff.

12. Staff Reports

Mr. Brian Eber gave an update on the ongoing Deep Well project, as discussed during the previous meeting. He stated that they are currently approved to drill one shallow well and one deep well. At this time, Town staff is not satisfied with the conditions at the site. However, they have provided plans to mitigate these issues which meet town standards. The Motorcoach Resort has chosen to pursue legal action with South Island Public Service District.

13. Adjournment

Chairman Scanlon adjourned the meeting at 3:24 p.m.

Submitted by: Brian Glover

Administrative Assistant

Approved: April 19, 2023