



Town of Hilton Head Island
TOWN COUNCIL WORKSHOP
Tuesday, February 14, 2023, 10:00 AM
MINUTES

Present from Town Council: Alan Perry, *Mayor*; David Ames, *Mayor Pro-Tempore*; Alex Brown, Patsy Brison, Tamara Becker, Steve Alfred, Glenn Stanford, *Town Council Members*

Present from Town Staff: Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*, Angie Stone, *Assistant Town Manager*, Shawn Colin, *Assistant Town Manager-Community Development*; Ben Brown, Sr. *Advisor to the Town Manager*; Missy Luick, *Assistant Community Development director*; Jennifer Ray, *Capital Program Manager*; Taylor Ladd, *Project Manager*; Eric Ladd *Project Manager*; Kelly Spinella, *Social Media and Marketing Manager*; Bob Bromage, *Public Safety Director*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

2. FOIA Compliance

Ms. Weidmeyer affirmed compliance with FOIA.

3. Roll Call

Attendance was confirmed by way of roll call.

4. Pledge to the Flag

5. Workshop Discussion

Jennifer Ray gave introductory remarks noting the importance and benefits of parks and recreation to the community.

a. Chaplin Community Park Master Plan

Taylor Ladd and Brian Kinzelman of MKSK conducted a brief presentation regarding the master plan included in the packet materials. Council members made comments and provided input regarding the plans.

b. Crossings Park Master Plan

Taylor Ladd and Brian Kinzelman of MKSK conducted a brief presentation regarding the master plan included in the packet material. Council members made comments and provided input regarding the plans.

c. Islanders Beach Park Master Plan

Taylor Ladd and Brian Witmer of Witmer Jones Keefer conducted a brief presentation regarding the master plan included in the packet material. Council members made comments and provided input regarding the plans.

d. Patterson Park Master Plan

Eric Ladd and Brian Witmer of Witmer Jones Keefer conducted a brief presentation regarding the master plan included in the packet material. Council members made comments and provided input regarding the plans.

e. Shelter Cove Park Expansion Master Plan

Eric Ladd and Brian Witmer of Witmer Jones Keefer conducted a brief presentation regarding the master plan included in the packet material. Council members made comments and provided input regarding the plans.

All comments and questions submitted by Council can be viewed on the Town website.

6. Appearance by Citizens:

Numerous citizens made comments regarding the master plans for the above referenced parks. Their comments can be viewed on the recording located on the Town website. Keith Sledge and Rhonda Carper spoke against overdevelopment and in support of the Proposed LMO Amendments. Mr. Mark Simpson spoke in opposition to the Proposed LMO Amendments.

7. New Business

- a. First Reading of a Proposed Ordinance Amending Sections 16-3-103.C, 16-3-104.B, 16-3-104.C, 16-3-104.D, 16-3-104.E, 16-3-104.F, 16-3-104.G, 16-3-105.C, 16-3-105.D, 16-3-105.E, 16-3-105.F, 16-3-105.G, 16-3-105.H, 16-3-105.J, 16-3-105.M, 16-3-105.N, 16-5-102.C, 16-5-102.D, 16-5-103.E, 16-5-103.F, 16-5-105.J, 16-5-107.D, 16-5-109.D, 16-5-115.C, 16-6-102.D, 16-6-104.G AND 16-10-102.C of Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance

Missy Luick conducted a brief presentation regarding the changes which includes: Remove staff waivers; Allow variances from all sections of the LMO other than use, density, and height; Allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening; Provide clarification in the Manufacturing use classification as it relates to the size of a brewery; what size makes it a manufacturing use versus a nightclub or bar; Replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards; Change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance; Amend the definition of changeable copy; Amend the measurement for height calculation; Add that owners' consent is required for minor subdivisions as it is currently listed as being exempt; and Provide standards for deviations from previously platted subdivisions. She explained the current LMO requirements for each proposed amendment and the reasoning for the proposed changes. Miss Luick added that the proposed amendments have gone before the LMO Committee, Planning Commission and Public Planning Committee.

Sean Colin added comments regarding the timeline, priority of the LMO re-write; meetings taking place and to be scheduled; impact on residential communities and inclusion of community involvement during the process.

Mr. Ames moved to approve. Ms. Becker seconded.

Discussion from Council included: a request for clarification of standards for previously platted subdivisions requirements and the need for a public process to review and apply standards for such; the need to take care of the quality of life on

Hilton Head Island; issues of over-development Island-wide; clarification of the traffic count requirement; the reasoning for the traffic count being changed to July; clarification that owner consent needs to be provide by the owner of record; and a suggestion for the need to include consideration for heirs properties when addressing amendments in the LMO. Mayor Perry asked for public comment.

Mr. Kevin Simpson inquired as to if approved when the Proposed Ordinance would take effect. It was explained that the effective date for the Proposed Ordinance would be the date it is adopted. Mr. Simpson further inquired as to what was considered owner's consent. Mr. Colin further explained that owner's consent is required when commonly owned property is involved.

Mr. Kevin Sledge addressed Council regarding the need to stop the overdevelopment in the Bradley Circle area.

Tai Scott addressed Council regarding the item Provide standards for deviations from previously platted subdivisions and his concern for future land disputes.

Motion carried (7-0).

Ms. Becker moved that it be stated clearly that Town Council is under a Pending Ordinance Doctrine with regard to the amendments just approved. With the lack of a second the motion failed.

8. Adjournment

Without objection, the meeting was adjourned.

Drafted and Submitted by:
Vicki L. Pfannenschmidt,
Temporary Administrative Assistant

APPROVED: March 21, 2023

Alan Perry, Mayor

The recording of this Workshop can be found on the Town's website at www.hiltonheadislandsc.gov