



Town of Hilton Head Island
PUBLIC PLANNING COMMITTEE MEETING
Friday, October 13, 2023 - 10:00 AM
MINUTES

Present from the Committee: David Ames, *Chair*; Patsy Brison, Tamara Becker, Glenn Stanford, *Members*

Present from Town Council: Alan Mayor Perry, Mayor

Call to Order

Chair Ames called the meeting to order at 10:00 a.m.

Adoption of the Agenda

Ms. Brison moved to approve. Ms. Becker seconded. Motion carried 4-0.

Approval of Minutes

Mr. Stanford moved to approve Ms. Becker seconded. Motion carried 4-0.

Appearance by Citizens

Jack Daly addressed the Committee requesting that the Forest Beach Owners Association be included in the discussion and recommendations regarding Single-Family Dwelling Parking Requirements and Single-Family Dwelling Floor Area Ratio requirements.

Robert Rini addressed the Committee stating the restrictions will reduce property values.

Sherri Pettigrew addressed the Committee stating the proposed FAR hinders her ability to build on her land. She proceeded to state the details as to how it impacts her and other property owners.

William McNeill addressed the Committee stating this does not require a one-size fits all solution and new homes need to conform to the character of their community.

Elizabeth Andreasen addressed the Committee noting that as a property owner of Burkes Beach she will not be able to build on her lot with the proposed regulations. She questioned the math reasoning regarding FAR.

Keith Sledge addressed the Committee stating he was speaking on behalf of 35 residents of Bradley Circle Community. He requested that the building permit applications for 15, 17 and 19 Bradley Circle be omitted from any consideration of approval.

Kelley LeBlanc addressed the Committee regarding a request for a moratorium on building which is allowed by South Carolina Law while the LMO is updated to come in line with public wishes.

Daniel Anthony, President, Jonesville Preservation Society, addressed the Committee noting he has requested a public statement be released regarding the fact that FAR can

be adjusted during the district planning process. He encouraged reconsideration of a building moratorium.

Carl Braden addressed the Committee noting the proposed FAR is inconsistent regarding parking, storage and garage space.

Don Huffham addressed the Committee stating with the proposed FAR his dream home will not fit on the lot he purchased. He stated he would not have purchased the lot if the FAR was in place at the time of purchase.

Unfinished Business

Discussion of Single-Family Dwelling Parking Requirements and Single-Family Dwelling Floor Area Ratio Requirements - Missy Luick, Director of Planning

Chair Ames invited Mayor Perry to make comments. Mayor Perry addressed the Committee stating that excellence is one of the outcomes from the Comprehensive Plan. He said that at this point he does not believe this proposed ordinance is in the view of excellence. Mayor Perry suggested the item go back to Town Staff to allow ample time needed to properly address all issues and concerns with complete information.

Chair Ames noted he felt two significant trends contributed to the pressure to amend single family parking requirements and introduce a new FAR. He stated the first being the numbers and sizes of short-term rental homes and their spillover parking and the introduction of small lot track housing without regard to traditional neighborhood values. He stated the purpose of the meeting was to guide staff on the definition of FAR and matters related to the FAR and parking amendments.

Missy Luick stated that on October 3, 2023, Town Council held first reading of Proposed Ordinance 2023-16 Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend single-family dwelling Parking requirements and to establish single-family dwelling Floor Area Ratio requirements and voted separately on each topic.

The motion for floor area ratio (FAR) was voted (6-1) to require a single-family dwelling FAR of 0.45 to also apply to the Forest Beach Neighborhood Character Overlay and to exclude Family Compounds and Family Subdivisions.

The motion for parking regulations was voted (7-0) to require single-family dwelling parking requirements of 2 spaces per dwelling unit plus an additional space per 750 square feet or portion thereof gross floor area (GFA) over the initial 2,000 square feet of gross floor area (GFA).

At the meeting, there was additional discussion and questions concerning the Floor Area Ratio definition, clarification of driveway and parking surface type requirements, and a request to further analyze impacts of Floor Area Ratio and Parking regulations on Family Compounds and Family Subdivisions.

The Mayor asked that these items be discussed further with the Public Planning

Committee.

Committee members asked questions and made comments regarding: the current amendment; purpose of the amendments; clarification of driveway parking surface type requirements; review of existing FAR definitions; proposed definitions of FAR; impacts on Family Compounds and Family Subdivisions; questions regarding issues with definitions in the overlay districts; the need for staff to study and propose what best fits the Island circumstances; the need for staff to study impacts further; discussion regarding definitions from various communities; impact on overdevelopment of residential neighborhoods; discussion regarding the Design Guide utilized by the Design Review Board; discussion of impervious and pervious areas and requirements needed; suggestion to establish a cross-functional, cross-disciplinary short term-rental advisory committee to look at previous regulations with short-term rentals; suggestion to compile data from January 1 to present in regard to Section 10-2-50 for the suggested committee to review; and a suggestion to not include an Island-wide LMO amendment at this time.

Ms. Brison made the following suggestions:

With regard to parking, she noted three options, 1) the option on the table to require single-family dwelling parking requirements of 2 spaces per dwelling unit plus an additional space per 750 square feet or portion thereof gross floor area (GFA) over the initial 2,000 square feet of gross floor area (GFA) which applies island-wide; 2) instead of making an island wide amendment to create a separate use within the table that appears in Section 16-5-107d. by use and what the parking requirements are; or 3) to not include the current LMO provision regarding parking under either of those two options but to instead go ahead and amend Section 10-2-50 with regard to parking regulations using the model proposed.

Ms. Brison made a request for the Mayor to have Town Council look at a cross-disciplinary, cross-functional, cross-representative committee to review data accumulated to see what, if any other short-term rental regulations need to be addressed.

Ms. Brison stated that, regarding the definition of gross floor area, the existing working definition for Forest Beach Overlay District should be used because it includes the best language. Chair Ames stated he is open to the suggestion but would like staff to confirm that it doesn't have downsides. Mr. Stanford noted the suggestions are creative and worthy of further discussion but there is nothing on the agenda requiring approval.

Ms. Brison stated her concern with storm drainage and flooding and agreed with the Design Review Board concerning mass size, density and scope and height of buildings. She suggested specific areas be reviewed at this time to add to the overlay districts and expressed a need to move forward with the Forest Beach Overlay District sooner rather than later and not wait on District Planning while looking at additional sensitive areas which are Jonesville, the proposed Marshes District Plan, Bradley Beach, and Burkes Beach while being sensitive to Gullah Geechee land.

Adjournment

Ames adjourned the meeting at 1:29 p.m.

Approved: January 11, 2024

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