



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, January 17, 2024, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:00 PM. Present were: Bruce Siebold, Chairman; Mark O'Neil, Vice-Chairman; Chuck Lobaugh; Albert Mealer; Rick D'Arienzo; Tom Henz; Joseph DuBois; John Campbell; and Ellen Whaley, appearing remotely.

2. Pledge to the Flag

3. Adoption of the Agenda

A motion was made by Mr. Henz to adopt the agenda as presented. A second was made by Mr. Lobaugh, and the motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of November 15, 2023

A motion to approve the minutes of the meeting of November 15, 2023 was made by Mr. O'Neil. A second was made by Mr. Mealer, and the motion passed unanimously.

5. Appearance by Citizens

No comments were received on the Open Town Hall Portal. No citizen spoke regarding items not on the Agenda.

6. Unfinished Business

7. New Business

a. Public Hearing

Housing Impact Analysis Recommendation (HIA) - Consideration of a recommendation to Town Council that the Housing Impact Analysis be advanced as an amendment to the Town's Comprehensive Plan Housing Element

The Chairman introduced the item, and he declared the Public Hearing open. Missy Luick, Director of Planning, presented the item. She briefly explained the background of the Housing Impact Analysis (HIA), which under Act 57 the Town is required to prepare prior to second reading of an ordinance allowing a portion of its ATAX funds up to 15% to be utilized in the development of qualified workforce housing as a tourism-related expenditure. Input and data was solicited from the Hilton Head Island Realtors Association, Hilton Head Island Homebuilders Association, local homebuilders,

developers, contractors, and housing finance experts, along with data collected by Town's consultant, Together Consulting, in order to draft the HIA, which is a part of the agenda packet. She reviewed the analysis required by Act 57, and assured the Committee that all steps and required analysis are included within the HIA. Staff recommended approval. No public comments were posted to the Open Town Hall portal. No public comments were made from the audience, and the Public Hearing was closed.

Ms. Luick responded to questions posed by Ms. Whaley concerning the definition of workforce housing, and employment statistics cited in the HIA. Additional comments and questions posed by members concerning data sources and allocation of funds through the budget process were also addressed by Ms. Luick.

A motion to recommend to Town Council that the Housing Impact Analysis (HIA) be advanced as an amendment to the Town's Comprehensive Plan Housing Element was made by Mr. DuBois. A second was made by Mr. Mealer. An amendment to the motion was made by Ms. Whaley that the consultant and staff insert a paragraph or footnote in the report that puts the sector problem in context with the total employment. There being no second to the motion amendment, the motion amendment failed and the original motion to recommend to Town Council that the Housing Impact Analysis (HIA) be advanced as an amendment to the Town's Comprehensive Plan Housing Element was passed unanimously.

b. Public Hearing

STDV-001838-2023 - Request for a driveway name from Barbara Hudson, on behalf of Shrimprana LLC, owner of R511 007 000 002B 0000, for an access driveway located at 175 Squire Pope Road

The Chairman introduced the item, and declared the Public Hearing open. Deputy Fire Chief Joheider Fister presented the new driveway name of Shrimpers Row, which will serve the new Hudson family restaurant, existing commercial space, and possible future development. The name was suggested by the owner to honor the many years shrimp boats have lined the Hudson family docks. Staff recommended approval based on the review criteria outlined in the staff report and the LMO. Comments and questions were received and answered by Deputy Fire Chief Fister. No comments were made by the public. The Public Hearing was closed. A motion to approve the new street name was made by Mr. Henz and seconded by Mr. O'Neil. The motion passed by a unanimous vote.

c. STDV-002173-2023 - Request for a new driveway name from Hilton Head Island Fire Rescue, on behalf of Alejandro Camposano, owner of R510 007 000 026C 0000, for a new access driveway located off Ned Court

Deputy Fire Chief Fister presented the new driveway name of Santy Place, off Ned Court, to be named for the family. Due to anticipated development of multiple homes, the driveway is being named to provide multiple addresses. Staff recommended approval based on the criteria outlined in the staff report and the LMO. Questions from the members were addressed by Deputy Fire Chief Fister, and no comments were made by the public. A motion to approve the new street name was made by Mr. Lobaugh and

seconded by Mr. D'Arienzo. The motion passed by a unanimous vote.

8. Commission Business

9. Chairman's Report

10. Staff Reports

11. Adjournment

The Chairman declared the meeting adjourned at 2:44 PM.

Submitted by: Lynn Buchman

APPROVED: February 21, 2024

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