



The Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting
August 18, 2011
1:00 p.m.
Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
3. **Approval of the Agenda**
4. **Approval of the Minutes** – August 11th meeting
5. **New Business**
 - A. Public Comment
 - B. Teresa Wade—Sustainable Developments
 - C. Stefan Pellegrini, Architect with **Opticos Design, Inc.**
 - D. Review Timeline for Upcoming Committee Tasks
 - E. Open Session for committee discussion on Goals, Concepts, Concerns and other broad scope thoughts.
6. **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

THE TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING

August 11, 2011 Minutes

1:00p.m. – Benjamin M. Racusin Council Chambers

DRAFT

Committee Members Present: Chairman Tom Crews, Vice Chairman Gail Quick,
David Bachelder, Irvin Campbell, Chris Darnell, Jim Gant,
Walter Nester, Councilman Kim Likins, *Ex-Officio* and Charles
Cousins, Director of Community Development, *Ex-Officio*

Committee Members Absent: David Ames

Planning Commissioners Present: Loretta Warden

Town Council Members Present: Bill Ferguson

Town Staff Present: Jill Foster, Deputy Director of Community Development
Heather Colin, Development Review Administrator
Shawn Colin, Comprehensive Planning Division Manager
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

Chairman Crews called the meeting to order at 1:00p.m.

2) FREEDOM OF INFORMATION ACT

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

3) APPROVAL OF THE AGENDA

The agenda was approved by general consent.

4) APPROVAL OF THE MINUTES

The minutes of the August 4, 2011 meeting were approved as presented by general consent.

5) NEW BUSINESS

Public Comments from the Audience

Chairman Crews requested public comments from the audience and none were received.

Identify and prioritize Revitalization and Investment Zones

The directive received from Town Council is to identify and prioritize revitalization and investment zones. The Coligny area and Shelter Cove Mall have been identified by Town Council, the Comprehensive Plan, and the Mayor's Task Force as top priority investment areas.

The committee discussed the Coligny area and the Shelter Cove area. The committee also identified several other areas that might be included on the list. These areas include Dunagan's Alley, Arrow Road, and the Mitchelville area.

The committee also discussed Chaplin, Stoney, and Broad Creek Marina as having historical value. All of these areas share great potential for generating revenue and should be included on the list.

Mr. Charles Cousins asked the committee to focus on the word 'Priority'. The committee will need to narrow its focus (to priority areas) rather than looking at the entire Island. Mr. Cousins stated that the committee needs to first identify what (it) wants to develop.

The committee briefly discussed zones – what they should look like. Perhaps the committee should develop both a master list and a sub list. The committee reviewed Town Council's directive - what do (we) want the Town to do differently in the areas of Coligny and Shelter Cove?

Mr. Cousins presented a map of the Island showing individual TIF districts. The committee discussed these TIF districts. The committee discussed the concept of an Investment Zone for development of cultural aspects (arts, historic sites, and hospitality). The committee discussed the importance of public-private partnerships, investment opportunities, and targeted revitalization.

As part of these revitalization efforts, the committee discussed the need for a convention center and new hotels to support the convention center. The committee discussed other economic generators including the possible creation of a performing arts school. The committee briefly discussed possible locations for a performing arts school and a convention center.

Mr. Charles Cousins asked the committee to think about where the priority areas should be. What are (we) trying to accomplish? The committee discussed the need for 5-star hotels – with a focus on the PUDs and the Coligny area.

The committee discussed the importance of private/public partnerships. The committee discussed increasing density and heights and the transference of densities. Perhaps a Neighborhood Master Plan should be developed as a goal of the ordinance language. The committee identified a number of obstacles in the LMO. The committee discussed investment in the Mitchelville area (Gullah Center.) The committee stated that some of these discussions go beyond the directive given to them by Town Council.

The committee then discussed sustainability concepts. They also discussed next steps with regard to hiring a consultant. This concluded the committee's discussion on identifying Revitalization and Investment Zones. Due to time constraints, the committee will return to the task of prioritizing Revitalization and Investment Zones at a later time.

Ward One & R/UDAT vs. Master Plan discussion

Chairman Crews requested that Mr. Shawn Colin present statements regarding Ward One and R/UDAT. Mr. Colin stated that the R/UDAT plan has not been adopted.

Recommendations from it, however, are part of the Comprehensive Plan. The committee and the staff discussed the R/UDAT plan.

Mr. Irvin Campbell stated concerns with non-conformities in Ward One. We need to design the LMO to allow redevelopment of non-conforming buildings. Setback and development standards create unrealistic hurdles that inhibit residents from improving their properties (in Ward One.) Mr. Campbell discussed several concerns with setback regulations with regard to subdividing and developing heirs' properties.

Ms. Heather Colin presented statements with regard to access on behalf of staff. The committee stated that the (existing) LMO has some positives aspects. Public education will be very important.

Councilman Bill Ferguson presented statements in concern of (LMO) obstacles that hinder Native Islanders' efforts to develop their property. The committee discussed these concerns as well as concerns with reinvestment (for businesses and residents.)

Mr. Shawn Colin presented an update to Economic Development.

Mr. Stefan Pellegrine, Architect, with Opticos Design, Inc. will be a featured speaker at the next meeting. Councilman Kim Likins stated that a second speaker, Ms. Theresa Wade, may also be available next week to speak on Sustainable Developments.

(Please note that the List of Issues is being finalized and will be presented at the next meeting)

6) ADJOURNMENT

Following final comments, the meeting was adjourned at 3:00p.m.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman

Proposed Schedule

August 18 - presentations on Sustainable Development and Form Based Code

August 25 & September 1 – Jim Gant to lead discussion of what resources we tap to address each of committee’s problem statements

September 8 – No meeting

September 15 – Review a RFQ drafted by staff

September 22- Todd Ballentine discussion of environmental issues

September 29 – review final draft of RFQ

October - discuss public education efforts and begin this effort; develop Scope of Work/Contract

November – Interview consultants

December – Contract negotiation & approval by Town; Hire consultants

Jan – begin reviewing committee work with consultants

February-- further discussions with consultants and begin reviewing consultants draft work

March and beyond – will be scheduled as committee sees what progress has been made