



The Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting
August 4, 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** – July 28th meeting
- 5. New Business**
 - A. Public Comment
 - B. Discussion of Non-Conformities
 - C. Discussion of Administrative Waivers
 - D. Discussion of PD-1 Zoning District Issues
 - 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

July 28, 2011 Minutes

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

DRAFT

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

Committee Members Absent: Councilwoman Kim Likins, *Ex-Officio*

Planning Commissioners Present: David Bennett

Town Council Members Present: Bill Ferguson

Town Staff Present: Jill Foster, Deputy Director of Community Development
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

Chairman Crews requested that the agenda be revised in order that the committee may receive public comments at the beginning of the meeting rather than at the end. The committee agreed, and the revised agenda was approved by general consent.

4) APPROVAL OF THE MINUTES

The minutes of the July 21, 2011 meeting were approved as presented by general consent.

Chairman Crews presented a brief update regarding his recent meeting with members of the Telecommunications Task Force. Hilton Head Island is a serious telecommunications customer and deserves serious consideration in return. Chairman Crews stated that the committee will receive periodic updates from the Telecommunications Task Force as they become available.

5) PUBLIC COMMENTS

Chairman Crews requested public comments from the audience and the following were received:

1. Mr. Steven Birdwell, President of Sea Pines Resort, stated that his company is preparing to unroll exciting plans for redevelopment of several Sea Pines' projects. The company plans to redevelop the Sea Pines Beach Club and the Plantation Club. They also plan to renovate the Harbourtown Conference Center. These redevelopment plans represent a considerable investment in the range of \$50,000,000. The quality level will be Five-Star.

Mr. Birdwell stated that he hopes that the LMO will be flexible enough to deal with the uniqueness of each of these projects. The issue of density will be very important. Mr. Birdwell discussed the current challenges of dealing with tree regulations and buffers. Meeting state requirements for setbacks and lagoons is also a challenge.

2. Mr. David Harter, Director of Hilton Head Island Reef Foundation, presented statements with regard to protection of the Island's natural resources, particularly water quality. Mr. Harter recognized the Town's continuing efforts to preserve the Island's natural resources. Redevelopment efforts need to make good economic sense. Mr. Harter stated that redevelopment of the Island should be a classic project that will serve as a model throughout the state.

3. Councilman Bill Ferguson stated that he agrees with the statements provided by Mr. Steven Birdwell with regard to redevelopment of several projects in Sea Pines. The proposed redevelopment plans are significant, and flexibility of the LMO will be important to accommodate them.

4. Mr. Perry White presented statements in concern of the LMO obstacles encountered by Native Islanders in their efforts to subdivide heirs' property (Ward One). Mr. White encouraged the Town to increase the flexibility of the LMO so that some of these issues are addressed. Mr. White also stated concern with the size and the number of trees located in Native Islanders' cemeteries. Some of these trees have grown too large for their surroundings. Some of these trees should be able to be removed.

5. Planning Commissioner David Bennett presented statements with regard to the constraints of the LMO. Commissioner Bennett complimented the Town's efforts to be pro-active and their willingness to be of assistance to the citizens and to the businesses of Hilton Head Island. Commissioner Bennett recommended that the committee consider holding some of their meetings in the evening to accommodate attendance by the working public.

This completed all of today's public comments. Chairman Crews thanked the public for presenting their thoughts and concerns to the committee. The discussion is very helpful. The committee inquired if there might be a more efficient way for them to receive public statements on specific issues. Perhaps the committee can publicize an opportunity for the public to communicate to the committee via e-mail. This might be helpful for those citizens who are unable to attend an afternoon meeting. Confidentiality may be an issue, however, because these types of e-mail communications would be part of the public record. The committee will give this issue some additional thought.

6) **NEW BUSINESS**

A. Potential statement of problems/issues Item # 7, Ward One issues - Chairman Crews requested that Mr. Irv Campbell present statements with regard to the history of Ward One.

Mr. Campbell stated that in the span of just a few decades, Hilton Head Island transformed from a small rural, agricultural community to a regional urban center and international resort. Regrettably this development has occurred around, rather than with consideration of Ward One.

Mr. Campbell stated that redevelopment efforts need to benefit everyone living on Hilton Head Island, rather than just the developers. Better jobs and better, more affordable homes are needed in Ward One. The community's original issues and original problems are still there. Mr. Campbell stated that restrictions in the LMO hinder Native Islanders in their efforts to subdivide and to develop heirs' property. Many of these restrictions should be relaxed. Many of the problems in Ward One go unresolved year after year.

Mr. Campbell discussed the Hilton Head Island R/UDAT (Regional/Urban Design Assistance Team) document, dated: October 5-7, 1995. Mr. Campbell reviewed the document's history and purpose. Mr. Campbell commented on the response to the R/DAT Report submitted by the Resource Committee for Native Island Affairs in November, 1996. The committee stated that it would be helpful to receive copies of the R/UDAT Report and the Response. The staff will provide these copies to the committee.

Mr. Campbell, the staff, and the committee discussed several major challenges encountered by Native Islanders in Ward One in their attempts to subdivide and to develop heirs' property. One major obstacle is the installation of infrastructure (roads, sewers, etc.) on smaller parcels of land, one to five lots.

Mr. Campbell stated his agreement with the concerns presented previously by Mr. Perry White. Mr. Campbell's concerns include the issue of trees in Native Islanders' cemeteries. Some of these trees should be able to be removed. Following final discussion on this topic, the committee moved to the next business item.

B. Revisit and continue discussion of potential statement of problems/issues item # 3 – Design Standards

Chairman Crews requested that Mr. Jim Gant continue his presentation and committee discussion on the potential statement of problems/issues item # 3 – Design Standards, which began last week.

Referring to item # 3 of the LMO Committee Working Notes, dated 7/21/11, Mr. Gant and the committee discussed Design Standards, particularly regarding buffers and heights. The committee discussed concerns with limitations on useable space available on a parcel.

The committee stated that the LMO was written with new development in mind rather than redevelopment. The LMO contains the same standards for developing a 'greenfield' as it does for developing a 'brownfield'. It seems to make more sense to have different

standards for each. The committee also discussed how design standards minimize and impact pedestrian scale and movement.

Please see the LMO Committee Working Notes (updated on August 2, 2011), page # 3, for the list of issues on Design Standards.

Due to time constraints, the committee will discuss Item C; Discussion of PD-1s from Town Council's directive to the committee, at next week's meeting.

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

Submitted by:

Approved by:

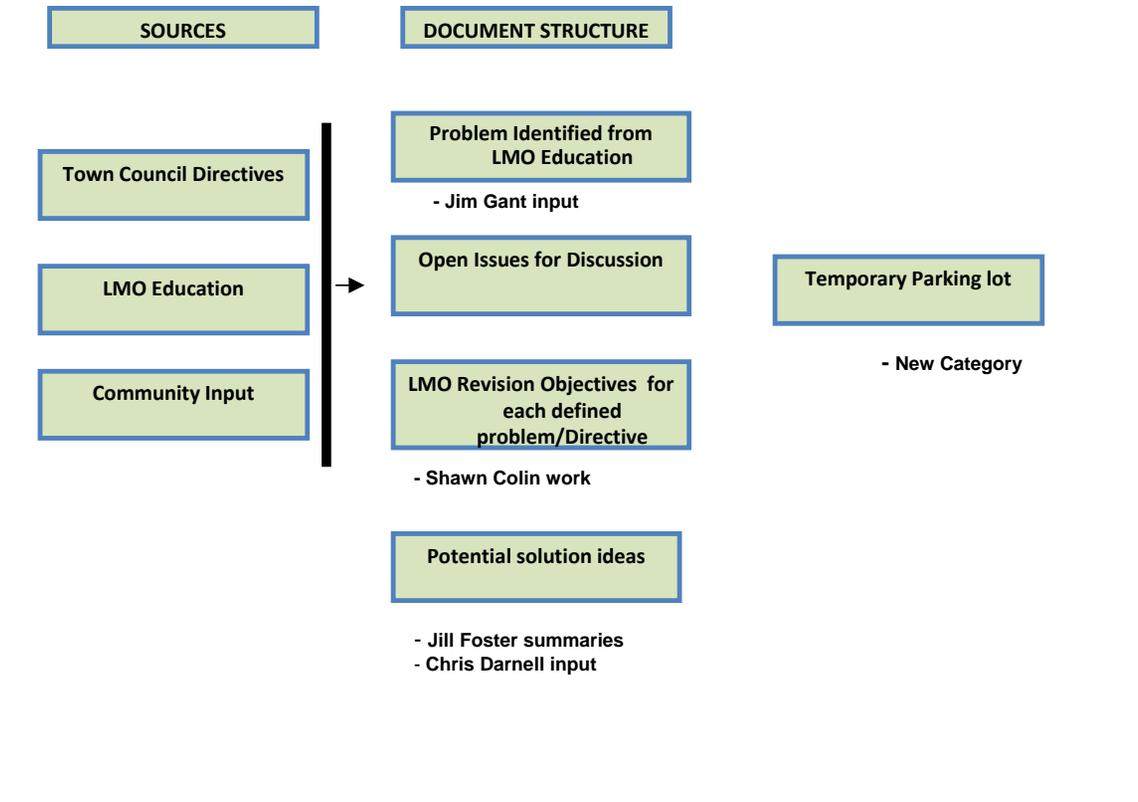
Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman

DRAFT

LMO Committee Working Notes

The drawing below identifies the sources of input (to date) for this work, and the structure of the following notes. It is a rough working document combining several document inputs as indicated



Town Council Directives

- Address development application review and permitting processes
 - Eliminate unnecessary processes and procedures
 - Eliminate unnecessary submittal requirements
 - Conform notice requirements to State Code
 - Review criteria for special exceptions/variances and rezoning. Make them flexible and easy to understand
- Address Zoning Districts
 - Review recent rezoning requests
 - Evaluate current and future market trends
 - Evaluate and identify appropriate land uses and densities with attention to market trends and past rezoning requests
- Address Design standards
 - Develop specific design standards for selected zoning districts.
 - Review non-district specific design standards & natural resource standards.
 - Eliminate outdated requirements, create flexibility where appropriate
- Address administrative waivers
 - Develop process to allow more waivers at staff level
- Address nonconformities
 - Evaluate policy on nonconformities
 - Develop framework to facilitate improvement of existing nonconforming sites
- Address PD-1's
 - Evaluate the use of master plans for zoning purposes
 - Consider more broad designations of allowed uses & densities
 - Develop a framework to establish consistent development regulations for all PUDs
 - Evaluate the current 'use it or lose it' clause and determine appropriate applications
- Identify and prioritize revitalization and investment zones
 - The Coligny area and Shelter Cove Mall are already identified by Town Council, Comprehensive Plan and Mayor's Task Force as top priority investment areas.
 - Existing TIF district has prioritized areas.
 - Other suitable areas should be identified and prioritized

Potential Issue Statements from LMO Review

1. **LMO structure and procedures:** The current organizational structure of the LMO is not easy to follow, and procedures are not clear and often too complicated, causing increased costs and delays in approvals. The requirement to seek approval from multiple Boards also increases costs to the applicant and extends approval times.
2. **Zoning Districts:**
 - A. There are too many zoning districts, each with specific uses. These specific uses are, in some cases, too narrow, restricting development of new property and redevelopment of existing non-conforming properties, and do not allow for adjustment to a variety of mixed uses (retail, office and industrial), thereby creating vacant space.
 - B. Density regulations appear to be limiting the ability to attract a variety of businesses.
 - C. Affordability of multi-family units are decreasing because the Town has no controls over the conversion of long term rentals (apartments) to short term rentals (condos).
 - D. Central gathering spaces should be identified and encouraged in zoning districts.
3. **Design Standards:**
 - A. LMO was written for new development vs redevelopment and on a parcel-by-parcel basis vs entire street or area approach. The LMO has the same standards for developing both a 'greenfield' and a 'brownfield' when it should probably consider different standards.
 - B. Design standards (buffers, heights) can also limit the useable space available on the parcel.
 - C. Design standards tend to be 'one size fits all' which limits creativity and flexibility.
 - D. Goals and design standards of built environment are too restrictive. There is no flexibility to accommodate areas that are urban (pedestrian-related) as well as others that are less urban (more automobile-related), or which should have specific design goals (e.g., street definition, signs, etc. in an area like Coligny).
 - E. Design standards minimize and impact the pedestrian scale & movement. The impact of the automobile on design of parcels or street has directed the development.
4. **Natural Resources:**
 - A. Wetlands regulations have grown more difficult to meet due to the COE identifying all HHI wetlands and water bodies to be areas which then require compliance with the same LMO buffer requirements (e.g., golf course ponds, different

- ‘function’ of the wetlands, etc.) LMO does not allow creativity or flexibility in addressing water quality (only approach appears to be by using buffers).
- B. Wetland buffer standards are too strict & should allow some uses in the buffer other than vegetation.
 - C. Maintaining or re-establishing view of water is in conflict with tree, setback and dune requirements.
 - D. LMO currently has a ‘one size fits all’ approach. Goal of tree protection is clear (to protect every tree over 6 inches). Tree preservation regulations emphasize the number of trees, but do not allow for context, purpose, location, tree types, and sizes of tracts (larger tracts vs small lots). In some cases, overgrowth, waste, and possible fire hazards have resulted.
 - E. Regulations or interpretations beyond the statements in the LMO by Town Staff create complex and costly impediments to redevelopment.
5. **Dunes Protection:** Dunes protection requirements (of Town, State and Federal governments) are at times confusing.
6. **Non-conformities:** Requirements on three types of non-conformities (use, density, site features) are confusing. These regulations limit the ability for redevelopment in that they require conformance to the extent possible.
7. **Ward One issues:** Some individual issues may be beyond scope of LMO Rewrite Committee, but others addressed by LMO are:
- A. Density issues & heirs property.
 - B. Subdivision of property into greater than 5 lots and related infrastructure issue—who puts in the infrastructure? (title issues relating to heirs property). In some cases the need to subdivide is driven by estate settlement versus any desire to actually build on property at the current time. What infrastructure is actually needed during subdivision to avoid creating problems later when some lots want to develop?
 - C. Need for public education as to why and what residents of Ward One have to do to develop their property
 - D. Need the ability to remove trees from the interior of active cemeteries
 - E. Lack of sewers (this might be outside scope of LMO).

1. Potential Issue Statement:

LMO structure and procedures: The current organizational structure of the LMO is not easy to follow, and procedures are not clear and often too complicated, causing increased costs and delays in approvals. The requirement to seek approval from multiple Boards also increases costs to the applicant and extends approval times.

Council Directive

- Address development application review and permitting processes
 - Eliminate unnecessary processes and procedures
 - Eliminate unnecessary submittal requirements
 - Conform notice requirements to State Code
 - Review criteria for special exceptions/variances and rezoning. Make them flexible and easy to understand

LMO Revision Objectives

- Rewrite code with customer in mind.
- Make it easier to access, understand and navigate.
- Develop a user's manual or executive summary
- Integrate a web based option
- Establish a transparent tracking system
- Reduce duplicate information, multiple submissions, subjectivity in review and notice requirements that exceed State Code.
- Increase Staff flexibility – latitude to balance interests
- Delineate between State, Federal and local requirements

Open Issues

Solution Approach/Ideas

- Simplify the permitting process
 - Reduce number of submissions
 - Eliminate useless submissions
 - Eliminate unnecessary reviews
 - Reduce number of special exceptions
 - Reduce number of zones
 - Reduce the jurisdiction of Design Review Board
- Implement revised workflow as defined by “Workflow Project” and automate for electronic submission/tracking
- Executive Summary: Have a customer friendly explanation of how to use LMO & Building Codes
 - *Move authorizing of Comprehensive Plan out of Ch 1*
 - *Move all of Ch 2 to back*
- Consider a bond for an expedited process
- Cite section name when we reference where something is required ‘as per’
- Put in an appendix the table showing the transition of zone names. Put in appendix anything that explains things that ‘used to be’
- Allow building permit to be submitted before site plan NOA issued
- Ch. 3: Add procedure and project status to web and make interactive – link to the various parts of the LMO that are referenced
- Provide a bonus incentive to provide bike parking for other uses
- Encourage shared parking – maybe through incentives
- Reduce the list of what is required for a variance to mirror state code
- The LMO needs to allow for flexibility yet not get too subjective.
- The LMO should have criteria to follow that meets the intent of the code to allow for flexibility yet give good direction

2. Potential Issue Statement:

Zoning Districts:

- A. There are too many zoning districts, each with specific uses. These specific uses are, in some cases, too narrow, restricting development of new property and redevelopment of existing non-conforming properties, and do not allow for adjustment to a variety of mixed uses (retail, office and industrial), thereby creating vacant space.
- B. Density regulations appear to be limiting the ability to attract a variety of businesses.
- C. Affordability of multi-family units are decreasing because the Town has no controls over the conversion of long term rentals (apartments) to short term rentals (condos).
- D. Central gathering spaces should be identified and encouraged in zoning districts.

Council Directive

- Address Zoning Districts
 - Review recent rezoning requests
 - Evaluate current and future market trends
 - Evaluate and identify appropriate land uses and densities with attention to market trends and past rezoning requests

LMO Revision Objectives

- Reduce the number of Zoning Districts (more generalized approach)
- Allow for integration and mixes of uses while protecting the edge conditions.
- Reduce use restrictions to allow for market influence
- Guide uses to logical places
- Prescribe appropriate density allocation for Zoning Districts
- Identify Activity areas and craft zoning text to reflect desired outcome. Codify and implement
- Be sensitive to impacts of a proposed rezoning approach – minimize resulting nonconformities

Open Issues

- Determine how many zoning districts the Town should have & where and what the density should be in those districts.

8/2/2011

- Determine the most appropriate place for activity centers within the Town – these are probably the areas where an increase in density makes the most sense
- Review recent rezoning requests
- Evaluate current and future market trends
- Evaluate and identify appropriate land uses and densities with attention to market trends and past rezoning requests

Solution Approach/Ideas

- Enable zones to adequately reflect the existing land uses
- Define some zoning districts with their own design & performance standards.
- Importance of design element
- Consider the best way to regulate interval occupancy uses.
- Consider how any changes in land use will affect existing non-conformities or create non-conformities.
- Consider whether the COR boundaries should be changed.
- Consider whether outdoor recreation should be allowed by condition instead of by special exception.

3. Potential Issue Statement:

Design Standards:

- A. LMO was written for new development vs redevelopment and on a parcel-by-parcel basis vs entire street or area approach.
- B. Design standards (buffers, heights) can also limit the useable space available on the parcel.
- C. Design standards tend to be 'one size fits all' which limits creativity and flexibility. There are no allowances for special design standards in certain areas.
- D. Goals and design standards of built environment are too restrictive. There is no flexibility to accommodate areas that are urban as well as others that are less urban, or which should have specific design goals (e.g., street definition, signs, etc. in an area like Coligny).

Council Directive

- Address Design standards
 - Develop specific design standards for selected zoning districts.
 - Review non-district specific design standards & natural resource standards.
 - Eliminate outdated requirements, create flexibility where appropriate

LMO Revision Objectives

- Identify universal design standards
- Craft and implement specific design standards for priority areas
- Define a balance for competing interests among ??? using a logical, common sense approach
- Develop standards that would apply to the edge conditions.

Open Issues

- Need to decide if the goal is to hold the status quo on water quality, improve it or back off of it.
- Theme of island should be natural vegetation -but in some cases, protecting slivers of vegetation, when it comes to allowing density, it isn't worth it. Should be a width or minimum size so that it doesn't become useless.
- What may be applicable in one area, may not be applicable in another area. Moving building to the road and having a streetscape is also a good idea, depending on the district, like Coligny.

Solution Approach/Ideas

- Step up LMO regulations to improve water quality
- The Committee should review the hierarchy of roads list to make sure that they are all in the correct category.
- Determine what needs to be filtered based on the type of receiving water body
- Concerns about our lighting standards with roadways not being lit, and that light levels for commercial parking lots are not high enough. Even though there may be a light there, it isn't bright enough- safety concern.
- Hierarchy of roads affects buffers & setbacks. In light of redevelopment, the committee should review the list to see if they still fit into the correct category
- Consider having different buffer standards depending on the type of water body. Maybe look at the purpose of the water body in making this decision (why was it created or why does it exist).
- Consider lessening wetland buffer restrictions on water bodies that were not originally regulated by the Town (man made/stormwater mgt system). Maybe consider them nonconforming with certain exemptions.
- Consider having nodes where development can extend closer to the beach.
- Consider having setbacks only and no buffers in certain priority investment areas.
- Consider having separate buffer requirements for single family properties outside of the overlay districts
- Consider prioritizing major roads where visitors spend time to permit tower coverage?
- Consider allowing stormwater capture in the buffers
- Determine if commercial lighting levels in parking lots high enough.
- Need buffers to hide/protect the mish-mash of architecture that already exists on the island.
- Need to prioritize staff decisions to balance all issues (ie trees v fire access roads). Strong project manager would alleviate this.
- Privacy fences in addition to required buffers are excessive.
- Make sure the LMO doesn't make it hard for cell towers to get approved
- Eliminate the average buffer – it is hard to calculate
- Need to have standards for exemptions to alleviate contributing to deteriorating water quality
- Complete streets-public and private realm, should work together.
- Edge conditions along roads should be important.
- What may be applicable in one area, may not be applicable in another area. Moving buildings closer to the road and having a streetscape is a good idea, depending on the district-- like Coligny.

4. Potential Issue Statement:

Natural Resources:

- A. Wetlands regulations have grown more difficult to meet due to the COE identifying all HHI wetlands and water bodies to be areas which then require compliance with the same LMO buffer requirements (e.g., golf course ponds, different 'function' of the wetlands, etc.) LMO does not allow creativity or flexibility in addressing water quality (only approach appears to be by using buffers).
- B. Wetland buffer standards are too strict & should allow some uses in the buffer other than vegetation.
- C. Maintaining or re-establishing view of water is in conflict with tree, setback and dune requirements.
- D. LMO currently has a 'one size fits all' approach. Goal of tree protection is clear (to protect every tree over 6 inches). Tree preservation regulations emphasize the number of trees, but do not allow for context, purpose, location, tree types, and sizes of tracts (larger tracts vs small lots). In some cases, overgrowth, waste, and possible fire hazards have resulted.
- E. Regulations or interpretations beyond the statements in the LMO by Town Staff create complex and costly impediments to redevelopment.

Council Directive

Not Directly Mentioned

LMO Revision Objectives

Open Issues

Solution Approach/Ideas

- Relax tree preservation in favor of requirements geared toward urban forest management
 - Fire prevention
 - Requirements for different zones
- Consider turning over regulation of trees in common areas of PUDs to PUDs. Determine if this is appropriate for all PUDs.
- Consider moving from individual tree preservation/protection to a forest management approach
- Consider having different tree regulations on larger tracts vs smaller tracts
- Consider constraining the areas designated for walkovers and walkways via sand fencing or other means
- Need to accommodate for views to water bodies through vegetation
- Which trees get taken down can greatly affect a site design—should have a broader perspective and look at it as part of landscape, aesthetics, ongoing construction vs each tree.
- Eliminate requirement to report downed/dead trees
- Need a policy to periodically allow for removal of underbrush to keep unwanted vegetation out that would contribute to fires.

8/2/2011

5. Potential Issue Statement:

Dunes Protection: Dunes protection requirements (of Town, State and Federal governments) are at times confusing.

Council Directive

Not Directly Mentioned

LMO Revision Objectives

Open Issues

Solution Approach/Ideas

6. Potential Issue Statement:

Non-conformities: Requirements on three types of non-conformities (use, density, site features) are confusing. These regulations limit the ability for redevelopment in that they require conformance to the extent possible.

Council Directive

- Address nonconformities
 - Evaluate policy on nonconformities
 - Develop framework to facilitate improvement of existing nonconforming sites

LMO Revision Objectives

- Eliminate nonconforming uses through a more comprehensive integrated zoning approach that reduces specificity of uses and has fewer districts and employs a mix of uses
- Improve communication on what property owners can do to improve nonconforming site features.
- Implement incentives to reduce or eliminate nonconforming site features.
- Provide education and brochure to improve communication with property owners.
- Determine if Priority Investment areas should be allowed to relax nonconforming provisions to enhance redevelopment and private investment.

Open Issues

- Develop framework to facilitate improvement of existing nonconforming sites
- Determine if non-conformities should be allowed to remain or if the Town should work to try to eliminate them.
- Determine if applicants should be ‘allowed’ to do things or ‘required’

Solution Approach/Ideas

- Relax ordinance as it relates to nonconformities in an effort to encourage redevelopment
 - Allow for flexibility in buffers (thinner here, wider there)

8/2/2011

- Allow for flexibility in parking design standards
- Reduce the number of nonconformities.
- Consider allowing non-conformities through some sort of vesting/waiver.
- Should keep in mind need to allow hotels in certain zones to keep tourism
- Draft language to emphasize what is allowed more than what is not allowed.
- Make it clear that you can bring one non-conformity up to standards without bringing them all up to standards.
- Some non-conformities may be more important than others, maybe more flexibility should be given to these in terms of redevelopment.
- Consider eliminating the 12 month rule (abandonment of a nonconforming use) or extending it.
- Consider what methods can be used to continue to allow non-conformities or to make the non-conformities conforming without making changes to the site/structure
- Maybe different parts of the island should be recognized in different ways like redevelopment areas.
- Substantial compliance seems like it could be a deal killer – may need to reword this.
- Need to see if there are any incentives the Town can use to get condos to upgrade.

7. Potential Issue Statement:

Ward One issues: The lack of sewers, title issues relating to heirs property, buffer requirements and lack of understanding of actual LMO requirements are preventing development of Ward 1 properties (may be beyond scope of LMO Rewrite Committee.)

Council Directive

Not Mentioned

LMO Revision Objectives

Open Issues

Solution Approach/Ideas

8. Council Directive

Address PD-1's:

- Evaluate the use of master plans for zoning purposes***
- Consider more broad designations of allowed uses & densities***
- Develop a framework to establish consistent development regulations for all PUDs***
- Evaluate the current ‘use it or lose it’ clause and determine appropriate applications***

LMO Revision Objectives

Open Issues

Solution Approach/Ideas

- Consider how much density existing PUDs should have in terms of the use it or lose it clause.
- Does it make sense to eliminate the clause at least in terms of commercial development – fairness issue between the PUDs and areas outside of PUDs
- Consider having consistent broader regulations among all PUDs.
- Consider if PUDs can handle internal land use issues without going through a ZMA
- Consider whether some PUDs should be allowed to manage their own open space and some other internal projects with very limited Town review (ex. South Gate PD).

9. Council Directive

- Identify and prioritize revitalization and investment zones
 - The Coligny area and Shelter Cove Mall are already identified by Town Council, Comprehensive Plan and Mayor's Task Force as top priority investment areas.
 - Existing TIF district has prioritized areas.
 - Other suitable areas should be identified and prioritized

LMO Revision Objectives

Open Issues

Solution Approach/Ideas

- Provide incentives for redevelopment in key areas through changes to the LMO
 - More density
 - Relax zoning use restrictions
 - Design standard flexibility
 - Relax regulation on redevelopment
 - Identify other tools
- Provide incentives for hotel/tourism development/redevelopment
- Provide incentives for brown field development
- Encourage revitalization, redevelopment & reinvestment for the Island as a whole.
- Find a combination of tools to allow for redevelopment.
- Apply philosophy of redevelopment zone island-wide without a ZMA process and provide flexibility.
- Address certain impediments associated with the revitalization of the Mall at Shelter Cove and Coligny Plaza.
- Additional community space may be needed to develop a true sense of community.
- Encourage certain things as opposed to restricting things
- Advance Hilton Head Island as a leader in comparison to other municipalities.
- Density & uses affect reinvestment & need flexibility in zoning districts.
- Develop financial incentives.
- Need to figure out a way to give incentives to hotels to redevelop (density/height)?
- Identify areas that can & cannot support density.
- Need to determine if there are other priority investment areas on the Island.
- Need to create more flexibility for redevelopment projects – change the redevelopment floating zone so it doesn't have to go through the rezoning process – needs to be an easy process.
- Consider using TDRs as a tool to encourage redevelopment. Need to think about how far densities can be bumped up or down without negatively affecting property rights.
- Need to figure out a way to assist older building with redevelopment within confines of the FEMA requirements.

10. Council Directive

Address administrative waivers

- *Develop process to allow more waivers at staff level*

LMO Revision Objectives

Open Issues

Solution Approach/Ideas

8/2/2011

Temporary Parking Lot