



**Town of Hilton Head Island
Planning Commission
LMO Committee**

**Monday, September 24, 2012
6:00 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 Agenda**
- 4. Approval of Minutes** – September 19, 2012 Meeting Minutes will be approved at a later date.
- 5. New Business**
LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise Section 16-4-1204 to allow community service uses in the Office/Institutional Low Intensity (OL) Zoning District to be permitted by right. *Presented by: Anne Cyran*
- 6. Adjournment**

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



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: LMO Committee
VIA: Teri B. Lewis, AICP, *LMO Official*
VIA: Jayme Lopko, AICP, *Senior Planner*
FROM: Anne Cyran, AICP, *Senior Planner*
DATE: September 14, 2012
SUBJECT: Proposed LMO Amendment – Community Service in the OL Zoning District

Recommendation

Staff recommends that the LMO Committee forward the attached amendment to the Planning Commission with a recommendation of approval.

Summary

Staff recommends amending LMO Sec. 16-4-1204, Use Table, to allow Community Service uses to be permitted in the OL (Office/Institutional Low Intensity) Zoning District.

Community Service uses are compatible with the purpose statement and other permitted uses in the OL Zoning District.

Background

This amendment was prompted by the desire to accommodate the SHARE Senior Center as a use in a facility at 58 Shelter Cove Lane (the former Lifespan Building) that was recently purchased by the Town.

Please contact me at (843) 341-4697 or at annec@hiltonheadislandsc.gov if you have any questions.

Staff Explanation: Staff recommends amending LMO Sec. 16-4-1204, Use Table, to allow Community Service uses to be permitted in the OL (Office/Institutional Low Intensity) Zoning District.

This amendment was prompted by the desire to accommodate the SHARE Senior Center as a use in a facility at 58 Shelter Cove Lane (the former Lifespan Building) that was recently purchased by the Town. In discussing this issue, staff determined that Community Service uses are compatible with the purpose statement and other permitted uses in the OL Zoning District, which has many vacant commercial spaces.

LMO Sec. 16-4-216. OL/OM – Office/Institutional Districts: These Office/Institutional Districts are established between major commercial areas of the Island and are intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.

LMO Sec. 16-4-1212.B. Public and Civic Use Categories – Community Service defines the characteristics, accessory uses, examples and exceptions of Community Service uses.

Characteristics of Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide special counseling, education, or training of a public, nonprofit or charitable nature.

Accessory Uses of Community Services: Offices; Meeting Areas; Food Preparation Areas; Parking, Health and Therapy Areas; and Athletic Facilities.

Examples of Community Services: Libraries, Museums, Senior Centers, Community Centers, Youth Club Facilities, Hospices and Social Service Facilities.

Exceptions to Community Services:

- a. Private Lodges, Clubs and Private or Commercial Athletic or Health Clubs.
- b. Parks.
- c. Treatment Centers.
- d. Residential Uses by Lease

Chapter 4. Zoning District Regulations

Article XII. Use Regulations

Sec. 16-4-1204. – Use Table

Specific Use	CON	PR	RS2	RS3	RS4	RS5	RS6	RM4	RM8	RM12	SMU	WMU	MMU	CCW	DCW	CFB	RD	NC	OL	OM	CC	IL	OCIL
P = Permitted by Right			PC = Permitted with Conditions										SE = Special Exception										
Public and Civic Uses																							
Community Service		P						P		P	P	P	P		P		P	P	<u>P</u>		P		