



**Town of Hilton Head Island
LMO Committee Meeting
Wednesday, January 16, 2013
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. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. 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.
- 5. Approval of Agenda**
- 6. Approval of Minutes – September 24, 2012 Meeting**
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
None
- 9. 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 16-4-1701 to remove the limit on number of stories and number of parking levels within the Maximum Structure Height table.
Presented by: Anne Cyran
- 10. Adjournment**

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
Wednesday, September 24, 2012 Meeting
6:00p.m – Benjamin M. Racusin Council Chambers

DRAFT

Commissioners Present: Chairman David Bennett, Alex Brown, Jack Docherty,
Terry Ennis and Gail Quick, *Ex Officio*

Commissioners Absent: None

Other Commissioners Present: None

Town Council Present: Bill Ferguson

Town Staff Present: Anne Cyran, Senior Planner
Heather Colin, Development Review Administrator
Charles Cousins, Community Development Director
Kathleen Carlin, Secretary

1. Call to Order

Chairman Bennett called the meeting to order at 6:00p.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** as presented by general consent.

4. Approval of the Minutes

The September 24, 2012 Meeting Minutes were **approved** as presented by general consent.

5. Unfinished Business

None

6. 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.

Ms. Anne Cyran made the presentation on behalf of staff. Staff recommended that the LMO Committee forward the proposed amendment to the Planning Commission with a recommendation of *approval*.

The staff recommended 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 purposed statement and other permitted uses in the OL Zoning District. The 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.

The LMO Committee discussed the proposed amendment with staff. Chairman Bennett requested public comments and the following were received: Councilman Bill Ferguson presented comments with regard to allowing community service uses in Ward One. At the completion of the discussion by the Planning Commission, Chairman Bennett requested that a motion be made.

Mr. Docherty made a **motion** to forward the proposed LMO amendment to the Planning Commission with a recommendation of **approval**. Mr. Ennis **seconded** the **motion** and the motion **passed** with a vote of 4-0-0.

7. Adjournment

The meeting was adjourned at 6:15p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

David Bennett
Chairman



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: January 9, 2012
SUBJECT: Proposed LMO Amendment – Amending Maximum Structure Height

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. 16-4-1701, Maximum Structure Height, to remove from the table the Not to Exceed column, which specifies how many stories, habitable stories and levels of parking are permitted within the maximum structure height standards. This amendment will not change the maximum structure height, it will simply eliminate the limitation on how many stories or levels of parking are permitted within the maximum height.

Background

This amendment was prompted by a discussion with a potential developer regarding the impact of these restrictions on redevelopment projects. The developer brought to our attention the removal of these restrictions would allow greater flexibility in building design while not changing the maximum height of structures or the total permitted density. It makes sense to make this change island wide.

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

Staff Explanation: Staff recommends amending LMO Sec. 16-4-1701, Maximum Structure Height, to remove from the table the Not to Exceed column, which specifies how many stories, habitable stories and levels of parking are permitted within the maximum structure height standards. This amendment will not change the maximum structure height, it will simply eliminate the limitation on how many stories or parking levels are permitted within the maximum height.

This amendment was prompted by a discussion with a potential developer regarding the impact of these restrictions on redevelopment projects. The developer brought to our attention the removal of these restrictions would allow greater flexibility in building design while not changing the maximum height of structures or the total permitted density. It made sense to staff to make this change island wide rather than in one zoning district.

Sec. 16-4-1701. - Maximum Structure Height

Maximum structure heights for each district are set forth in the Table below. No structure shall exceed the specified height limits unless otherwise allowed in this Article.

Base Districts	Maximum Height	Not to Exceed
CON	25 feet <u>(bridges over navigable waters may exceed this limitation)</u>	(bridges over navigable waters may exceed this limitation)
PR	45 feet	2 stories
RS-2, RS-3, RS-4, RS-5, RS-6	35 feet	
RM-4	35 feet	
RM-8	45 feet	
RM-12	45 feet	
PD-1	75 feet	5 habitable stories
SMU, MMU—Residential	45 feet	3 habitable stories/1 level parking
SMU, MMU—Non Residential	35 feet	2 habitable stories/1 level parking
SMU, MMU Mixed Use	45 feet	3 habitable stories/1 level parking
CFB—Located greater than 600 feet from the upland boundary of the beach as defined in Sec. 8-1-112 of the Municipal Code.	45 feet	3 habitable stories/1 level parking
CFB—Located within 600 feet of the upland boundary of the beach as defined in Sec. 8-1-112 of the Municipal Code.	75 feet	5 habitable stories/1 level parking
WMU, RD	75 feet	5 habitable stories/1 level parking
OL, NC, OM, CC—Residential	35 feet	2 habitable stories/1 level parking
OL, NC, IL, OCIL—Nonresidential	35 feet	2 stories
OM, CC—Nonresidential	45 feet	3 stories
CCW, DCW	45 feet	3 habitable stories/1 level parking