



Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting
May 30, 2013
8:30 a.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 –May 16, 2013 and May 23, 2013 Meetings**
- 5. Old Business**
 - a. Review of the COM-MX zoning district and core commercial areas
 - b. Review of the proposed density in the WMU zoning district
- 6. New Business**
 - a. Review of the SMU, IL, RSF-3, RSF-5, RSF-6, RM-4, RM-8 and RM-12 zoning districts
- 7. Adjournment**

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

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING
May 16, 2013 Minutes
8:30a.m. – Benjamin M. Racusin Council Chambers

Draft

Committee Members Present: Chairman Tom Crews, David Ames, Irv Campbell, Chris Darnell, Jim Gant, Walter Nester, Kim Likins, *Ex-Officio*; and Charles Cousins, *Ex-Officio*

Committee Members Absent: Vice Chairman Gail Quick and David Bachelder

Planning Commissioners Present: Tom Lennox and Alex Brown

Town Council Members Present: None

Town Staff Present: Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

The meeting was called to order at 8:30a.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 committee **approved** the agenda as presented by general consent.

4) APPROVAL OF THE MINUTES

The committee **approved** the minutes of the April 25, 2013 meeting as presented by general consent. Chairman Crews stated that the May 9th meeting minutes will be approve on May 23rd.

6) NEW BUSINESS

Review of the I-MX-Coligny, RD, COM-MX, WMU and SMU zoning districts

Chairman Crews presented opening comments and welcomed the public. Chairman Crews then requested that Ms. Teri Lewis make her presentation on behalf of staff.

a) I-MX Coligny zoning district

Ms. Lewis presented an in-depth overhead review of the I-MX Coligny zoning district including an aerial map of the district. Ms. Lewis discussed where the district is located on the proposed zoning map, what uses are allowed in the district and how they are allowed (permitted by right, permitted by condition, requires a special exception.)

Ms. Lewis also discussed the definitions associated with the particular uses as well as the proposed height, impervious coverage and density.

Ms. Lewis stated that staff and the committee will not go over parking requirements today. Those will be discussed when the staff and the committee review the parking table in Chapter 5. Ms. Lewis and the committee discussed each of the following issues on an item-by-item basis:

- (1) The I-MX-Coligny zoning district is made up of parcels in the existing CCW (Coligny Commercial Walking District) and CFB (Central Forest Beach) zoning districts.
- (2) The proposed district allows residential uses and resort accommodations, the CCW district does not.
 - o Residential density is increased from 8 units to 12 units
 - o Resort Accommodations density is increased from 25 rooms to 35 rooms
- (3) Maximum impervious coverage is increased from 55% to 65%.
- (4) The height limitation in the CFB zoning district is 45' for parcels greater than 600' from the beach and 75' for parcels within 600' feet of the beach. The height limitation in the CCW zoning district is 45'. The proposed height requirements in the I-MX-Coligny zoning district is 45' for all properties greater than 600' from the beach and 75' for all properties within 600' of the beach. There are five properties (three of which are owned by the Town) that will receive an increase in the height requirements as a result of this change.
- (5) A build-to zone is included as part of the zoning district.

At the completion of the presentation, the committee stated that they are comfortable with the staff's direction for this district. The committee discussed the increase in density in Resort Accommodations and the increase in density in Residential use. They also discussed the increase in pervious coverage and height limitation. The committee recommended that the height be determined by proximity to South Forest Beach Drive rather than the beach.

The committee then reviewed the Use Table for this district with Ms. Lewis. For simplicity and ease of use, Mr. Darnell recommended that the title for this district be changed from I-MX Coligny zoning district to the Coligny Center zoning district. The committee and staff agreed with this change.

The committee discussed the character of the district specifically as it relates to Pope Avenue. The discussion included comments regarding buffers and setbacks. Ms. Lewis stated that information regarding buffers and setbacks has not yet been received from the consultant. The staff and the committee also discussed stormwater management as it relates to the increased pervious coverage for this district and traffic as it relates to the density increases.

Ms. Lewis and the committee then discussed the build-to-zone. The committee recommended that the staff limit this to the major arterial in the district, Pope Avenue. The objective is to create a more pedestrian-friendly character. The committee discussed the build-to-zone as it relates to Table note # 1.

The committee recommended that the consultant provide some graphics to this section for increased clarity. The committee recommended a maximum of two stories at the build-to-line. This completed the discussion on the I-MX Coligny zoning district. Staff will forward the committee's comments on this section to the consultant.

b) RD zoning district

Ms. Lewis presented an in-depth overhead review of the RD zoning district map. The RD zoning district reflects the current boundaries of the existing RD zoning district with the exception of some Town owned parcels that have been changed to the PR zoning district. Residential density is increased from 8 units to 10 units and Resort Accommodations density is increased from 20 rooms to 35 rooms. The maximum impervious coverage remains the same and the height limitation remains the same.

Ms. Lewis and the committee discussed the main changes – the increase in Residential density and Resort Accommodations density. The committee stated that the proposed changes to this district make good sense.

An unidentified member of the public asked about the commercial uses that are permitted in the RD district. The speaker stated that she is concerned with permitting gun shops to be located too close to schools and churches. Mrs. Fran White, citizen, stated that she agrees with this concern. Chairman Crews thanked the two speakers for their comments.

The committee, after much discussion, recommended that the RM-8 area between the two portions of the RD district be changed to RD. This completed the committee's discussion on the RD zoning district. Staff will forward the committee's comments on this section to the consultant.

c) COM-MX zoning district

Ms. Lewis presented an in-depth overhead review of the COM-MX zoning district map. The COM-MX zoning district is made up of parcels in the CC (Central Commercial), OL (Office/Institutional Low Intensity), OCIL (Office/Light Commercial/Light Industrial), OM (Office/Institutional Moderate Intensity), PD1 (Planned Development Mixed Use) DCW (Dunnagan's Commercial Walking) NC (Neighborhood Commercial) and the IL (Light Industrial) zoning districts. Ms. Lewis stated that this district took in the most parcels from other districts.

Residential density in the former zoning districts is 4 dwelling units with the exception of the IL district which does not allow residential density. The residential density is proposed to be increased from 8 units to 10 units.

Resort accommodations are not allowed in any of the former zoning districts, the use is proposed to be allowed in COM-MX zoning district at a density of 35 rooms.

Ms. Lewis stated that nonresidential density ranges from 3,000 square feet to 12,000 square feet in the former zoning districts. The proposed nonresidential density is proposed to be 8,000 square feet.

Maximum impervious coverage in the former zoning districts ranges from 45% to 65%. The proposed maximum impervious coverage is 60%.

The height limitation ranges from 35' to 45' in the former zoning districts. The proposed height limitation is 45'.

The committee discussed each of the proposed changes to this zoning district. Ms. Lewis, Mr. Cousins and the committee discussed some of the site specific uses as related to the Main Street Commercial Master Plan.

Mrs. Fran White, citizen, presented public comments in concern of the need to protect the single-family character of Ward 1. The committee stated that the goal of protecting the single-family character of Ward 1 is in conflict with another Ward 1 goal - the need to provide additional flexibility to the property owners who want to develop their property. This is a real challenge for the committee to deal with. Mrs. White stated that each native island community has its own character and should be dealt with on an individual basis.

The committee stated that the need to respect individual character traits applies to the entire island. The COM-MX zoning district has tentacles that reach across the entire island. The areas of Coligny, Mathews, Main Street, etc. – each has its own individual character. A couple of committee members suggested that a Character Overlay District should be considered. The committee stated the need to recognize the differences in character throughout the different parts of the island (the character of these different areas provides a rich island experience.) The committee discussed commercial uses in the areas of Mathews Drive/Highway 278. This particular area should be given increased flexibility based its unique character. A 'one size fits all' philosophy for Hilton Head Island will not be successful. There may be three-flavors of COM-MX – “A”, “B” and “C”. They all have common or similar allowed uses but different character by the use of overlays. The committee stated that these comments should be forwarded to the consultant. The committee noted that these comments have been forwarded to the consultant in the past. The committee needs to provide as much direction as possible to the consultant on this issue.

Ms. Lewis stated that it may not make sense to create a whole new zoning district when the committee is dealing with only a few use differences. Mr. Cousins presented statements with regard to setbacks, buffers, and density.

Mr. David White, citizen, stated that the committee has a unique opportunity at this time to create a Historical District in Ward 1. Mr. White and Mr. Cousins discussed the concept as related to Beach City Road area.

The committee and staff discussed the issue of removing parcels from Master Plan areas. The staff stated their concern with density issues associated with removing parcels from Master Plans. Following this discussion, the committee and the staff discussed next steps. Ms. Lewis stated that the committee needs to look at the areas that are shown in the COM-MX zoning district. The committee needs to decide if they want to see a sub-district or an overlay district for the Mathews Drive area or any of the other COM-MX areas. Ms. Lewis stated that the consultant will need additional detail from the committee

with regards to an overlay district or a sub-district for the Mathews Drive area including the specific types of uses and density.

The committee and staff discussed several issues including the goal of reducing the number of zoning districts in the new LMO. Perhaps the objective should be to properly package the zoning districts that we have so that each is clearly understood.

Following final comments, Ms. Lewis stated that she will send additional zoning maps to the committee to assist them in their continued study of the COM-MX zoning district. The staff and the committee will complete their review of the COM-MX zoning district on May 23rd. The staff will present the WMU and SMU zoning districts on May 23rd as well.

Lastly, Ms. Lewis distributed a revised meeting schedule to the committee. The revised schedule covers committee meetings for the remainder of May through July 2013. Following final comments, the meeting was adjourned.

7) ADJOURNMENT

The meeting was adjourned at 10:30a.m.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING
May 23, 2013 Minutes
8:30a.m. – Benjamin M. Racusin Council Chambers

Draft

Committee Members Present: Chairman Tom Crews, David Ames, David Bachelder, Chris Darnell, Jim Gant, Walter Nester, Kim Likins, *Ex-Officio*; and Charles Cousins, *Ex-Officio*

Committee Members Absent: Vice Chairman Gail Quick and Irv Campbell

Planning Commissioners Present: Tom Lennox and Alex Brown

Town Council Members Present: Bill Harkins

Town Staff Present: Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

Chairman Crews called the meeting to order at 8:30a.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 recommended that the committee review New Business first and Unfinished Business second. The committee agreed and the agenda was **approved** as revised by general consent.

Chairman Crews and Ms. Teri Lewis presented comments regarding the committee's upcoming meeting schedule (May – July 2013). If committee members are unable to attend one of the upcoming meetings, and they have specific thoughts, comments or recommendations with regard to the zoning districts being discussed, please be sure to forward them on to Ms. Teri Lewis so that the comments can be shared with the committee at that meeting.

4) APPROVAL OF THE MINUTES

The committee **approved** the May 9, 2013 meeting minutes as presented by general consent.

Chairman Crews presented introductory comments and welcomed the public. Chairman Crews then requested that Ms. Teri Lewis make her presentation beginning with the Waterfront Mixed Use (WMU) district.

5) **NEW BUSINESS**

a) Review of the WMU zoning district

Ms. Lewis presented an in-depth overhead review of the WMU district on the proposed zoning map. The WMU district is located in four different areas of the island. Ms. Lewis reviewed an overhead showing the existing parcels in this district. The current boundaries of the district will not change. The residential density remains the same at 12-units per acre. The maximum impervious coverage remains the same and the height limit of 75-feet also remains the same.

Ms. Lewis reviewed each of the four individual WMU areas including an aerial view. The main change to this district is the Resort Accommodation density for hotels/motels which increases from 20 to 35 rooms.

Ms. Lewis and the committee discussed what uses are allowed in this district and how they are allowed (permitted by right, permitted by condition, requires a special exception). Ms. Lewis and the committee reviewed the definitions associated with some of the particular uses. The committee and the staff discussed the height, impervious coverage and the density. The committee discussed timeshares in general and aging properties. The committee and staff discussed a traffic analysis of timeshares that was conducted by the Town. Timeshares have a greater trip generation than condominiums. Staff recommended that they research some of the questions that were raised today; staff will then schedule this topic for a future meeting.

The committee and the staff discussed the location of the airport and the flight path. A couple of committee members stated concern with safety issues as it relates to existing and proposed changes in density in this location. Chester C. Williams, Esq., presented public comments regarding this subject.

Mrs. Likins presented statements regarding the desire of many residents of Ward 1 to create additional commercial opportunities within the Ward 1 area. Chester Williams also presented public comments on this issue.

The committee stated that this district should be left as it exists. A couple of committee members stated that they recalled increasing the density in the WMU district. Ms. Lewis stated that the consultant footnote stating that the density in this district was increased from 4 units to 12 units is not correct. Mr. Darnell asked about increasing the density in this district to 16 units based on previous recommendations of the committee; the staff did not recall this recommendation. Ms. Lewis cautioned changing the density to 16 because that would affect the allowed density in all four of the areas. The committee and the staff discussed the four areas on the proposed zoning map labeled "A", "B", "C" and "D". Attaching conditions to the increased density could eliminate many problems. The areas labeled "A" and "B" on the map seem to be the most appropriate for a density increase. The committee discussed the increased density issue. Mr. Bachelder and the committee discussed the increase in density as it relates to economic development.

Mr. Cousins presented statements regarding economic development and the impact on

traffic.

Ms. Lewis will review the sites that have been discussed regarding density. The committee stated that they will need to consider density in other areas as well. Mr. Nester and Ms. Lewis discussed the increase in density in the WMU district. Staff will research the issues discussed today and will provide a response at the next meeting.

Chairman Crews discussed the idea of water parks. There may be some areas in the WMU district where water parks would be an appropriate use. Several members of the committee stated that they liked this area. The use is currently restricted in some areas where the use would be appropriate (such as the area of the zip line.) Ms. Lewis stated that water parks are currently allowed only by special exception in Central Forest Beach and the Resort Development (RD) district. Chairman Crews recommended that the use be allowed in the WMU district. Several other committee members agreed with this recommendation. Mr. Ames stated that the committee should be cautious about this because we need to be careful about where we want to allow some of these activities. Conditions attached to the use will be necessary in order to address this concern. The committee discussed the locations on the proposed map. The committee discussed the infrastructure and arterial roads (specifically Beach City Road.) Location "A" makes a lot of sense to several committee members. Location "C" may be an opportunity long term. "B" seems to be an anomaly. Ms. Lewis and the committee reviewed the existing conditions for water parks. The committee discussed the condition of a minor arterial or the condition of a traffic study. Water parks should be permitted with conditions (PC) related to access and traffic.

Ms. Lewis and the committee returned to Unfinished Business to complete their review of the COM-MX zoning district.

Ms. Lewis presented an overhead review of the proposed zoning map. Ms. Lewis identified the different commercial cores on the island (Mathews/Medical Zone/Southern Commercial Core). The staff and the committee began their review with the commercial core for the Mathews area - Port Royal Plaza, Pineland Station, and Northridge were briefly discussed. The staff and the committee discussed encouraging commercial uses with a certain amount of square footage (i.e. mini-big boxes) in this area. Mr. Cousins presented an in-depth review of these areas on the overhead zoning district map. Mr. Cousins stated that the challenge is to go back and decide which of the commercial core areas share similar characteristics. The hospital could be standalone and could become a part of a medical core district.

The committee discussed the Mathews Drive area and stated that redevelopment of this district might require an opportunity to add additional parcels (currently owned by the Town). The existing area might be too small to be economically feasible for redevelopment without some Town-owned parcels. As part of the discussion, the committee stated that property lines should not dictate zoning. This core area might be a different zone and the smaller commercial area around it might be a transitional area between residential and something else. Ms. Lewis identified the location of existing IL parcels and the location of non-conforming residential on the map.

The staff needs direction from the committee on the core commercial areas as well as the density and uses in these areas. The committee discussed a need for balance – one area should be encouraged for walking, one for vehicles, etc. The treatment of each should be different. The staff and the committee discussed uses – hotels are allowed in this district. The staff and the committee discussed use of hotels in the core area including density and traffic. The committee presented comments on a semi-walking district and a semi-auto district. The committee discussed the use of hotels along Highway 278. Hotels are currently spread out. Full service hotels have their amenities on site or within easy walking distance. What do we want the Sea Pines Circle to become?

Based on the lack of time, Chairman Crews stated that the committee will need to continue their discussion on this zoning district (as well as the rest of the zoning districts) at the next meeting.

7) ADJOURNMENT

The meeting was adjourned at 10:30a.m.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman