



Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting
May 9, 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. Old Business**
 - a. Edge Conditions in the Stoney and Chaplin areas
- 5. New Business**
 - a. Review of the I-MX-Coligny and RD zoning districts
- 6. 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

Community Development Department

TO: LMO Rewrite Committee
FROM: Teri Lewis, *LMO Official*
DATE: May 2, 2013
SUBJECT: I-MX-Coligny zoning district and RD zoning district

At the meeting on February 9th staff will review the **I-MX-Coligny** and **RD** zoning districts. We will go over the following:

- where the districts are located on the proposed zoning map
- what uses are allowed in each district and how they are allowed (permitted by right, permitted by condition, requires a special exception)
- definitions associated with particular uses
- proposed height, impervious coverage and density

We will not go over parking requirements, those will be discussed when we review the parking table in Chapter 5.

General Information about the I-MX-Coligny and RD zoning districts

- 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.
- The proposed district allows residential uses and resort accommodations, the CCW does not.
 - Residential density is increased from 8 units to 12 units
 - Resort Accommodations density is increased from 25 rooms to 35 rooms
- Maximum impervious coverage is increased from 55% to 65%.
- 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. These parcels will be reviewed at the meeting.
- A build-to zone is included as part of this zoning district.
- The RD zoning district reflects the current boundaries of the existing RD zoning district.
- Residential density is increased from 8 units to 12 units
- Resort Accommodations density is increased from 20 rooms to 35 rooms
- Maximum impervious coverage remains the same.
- The height limitation remains the same.