Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting
June 13, 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 –June 7, 2013 Meeting**
5. **Old Business**
   a. Review of Proposed Uses in the MMU (Marsh Front Mixed Use) zoning district
   b. Review of Proposed Uses in the SMU (Stoney Mixed Use) zoning district
6. **New Business**
7. **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

Planning Commission Draft

LMO REWRITE COMMITTEE MEETING

June 7, 2013 Minutes

8:30a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present:	Chairman Tom Crews, David Ames, Chris Darnell, Jim Gant, Walter Nester, Kim Likins, *Ex-Officio*; and Charles Cousins, *Ex-Officio*
Committee Members Absent:	Vice Chairman Gail Quick, David Bachelder and Irv Campbell
Planning Commissioners Present:	None
Town Council Members Present:	None
Town Staff Present:	Teri Lewis, LMO Official Jill Foster, Deputy Director of Community Development Kathleen Carlin, Administrative Assistant

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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

The committee **approved** the agenda as presented by general consent.

4) APPROVAL OF THE MINUTES

The committee **approved** the minutes of the May 30, 2013 meeting as presented by general consent.

5) UNFINISHED BUSINESS

None

6) NEW BUSINESS

Review of the IL, RSF-3, RSF-5, RSF-6, RM-4, RM-8 and RM-12 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.

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IL zoning district

Ms. Lewis stated that there are two additional areas to be reviewed in the IL zoning district. Ms. Lewis presented an overhead review of the two additional areas (i.e. Airport location and Mathews Drive location) on the proposed zoning map.

The committee discussed the presentation with staff. Following their review, the committee stated that they approve the recommendation as proposed.

RSF-3, RSF-5, RSF-6 zoning districts and RM-8 and RM-12 zoning districts

Since the RSF-3, RS-5, RS-6, RM-8 and RM-12 zoning districts stay basically the same with no changes being proposed, the committee moved to a review of the RM-4 zoning district.

RM-4 zoning district

Ms. Lewis presented an overhead review of the RM-4 zoning district on the proposed zoning map. Ms. Lewis identified the areas that are proposed to be pulled into the RM-4 zoning district allowing some retail.

The RM-4 zoning district reflects the current boundaries of the existing RM-4 zoning district; however some additional parcels have been added into the RM-4 zoning district. Residential density remains the same - Bed and breakfast facilities are still permitted at 10 rooms. Inns are no longer permitted in this district. Maximum impervious coverage remains the same and the height limitation remains the same. Retail sales and services uses are not currently permitted in this district. They are proposed to be allowed by condition – the condition is that commercial uses are limited to 1,200 square feet total (regardless of acreage of the site). Non residential square footage for non commercial uses remains the same.

Chairman Crews and the committee discussed the need to increase opportunities in this area. Mr. David White presented statements regarding the native islander homes on Ben White Drive. Mr. White stated that retail use in not appropriate in this area. Mr. White encouraged the committee to review the Use Table.

Mr. Perry White and Mr. Thomas Barnwell discussed several issues including the Town's need to determine accurate district boundaries. It has been difficult for the Town to determine boundary lines for Ward One neighborhoods. Mr. Perry White stated that additional flexibility is needed in Ward One.

Mrs. Fran White discussed the committee's need for public input and direction from native island neighborhood including Baygall. Mrs. White stated that the Town needs to work with the residents of each native island neighborhood.

Mr. Charles Cousins discussed the conflict between residents on some native island communities who want to maintain the character of their single-family neighborhoods vs. other residents who want the right to develop their property including commercial use.

Mrs. Fran White presented statements on behalf of the Baygall neighborhood POA. Mrs. White stated that each native island neighborhood should be considered on a neighborhood-by-neighborhood basis when considering the appropriate district for each.

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Mrs. White stated that she would like the Baygall neighborhood changed to an RS zoning district. Mr. and Mrs. White stated that they did not want any commercial uses or Bed and Breakfast uses in the RM-4 zoning district.

The committee discussed allowing limited commercial use in this district. Mr. Nester stated concern with the legality of loosely formed POAs. Mr. Nester asked to have the Town ask the sender of the Baygall letter to provide the Baygall boundaries. Mr. Gant stated that every native islander POA should be notified about potential changes to the RM-4 district. Mr. Darnell recommended that the RS and RM districts be combined.

Ultimately the committee agreed to leave the RM-4 zoning district as it exists with limited commercial as proposed.

MMU zoning district

Ms. Lewis identified the Marshfront Mixed Use (MMU) zoning district on a large zoning map. This zoning district is made up of parcels along Marshland Road and Highway 278 adjacent to Broad Creek.

The committee discussed the need for flexibility in land use in this district - paying attention to buffers and setbacks while still protecting waterways. The committee stated that the MMU zoning district should remain as a separate district and to look at the uses that are allowed. Maybe consider an Overlay District to increase buffers along Broad Creek if certain uses were desired.

The committee discussed allowing convenience store and gas sales by condition (with no Highway 278 access).

The committee discussed narrowing the list of uses in the SMU zoning district, but increasing the list of uses in the MMU zoning district because the MMU serves as a service area for Resort Development district across Highway 278.

Ms. Lewis stated that the consultant recommended eliminating the MMU zoning district. Based on today's discussion, the committee decided to keep the MMU zoning district. The committee recommended allowing a mix of limited commercial and residential use in this district.

Lastly, the committee and staff discussed DHEC regulations related to septic tanks for commercial development.

7) ADJOURNMENT

The meeting was adjourned at 10:20 a.m.

Submitted by:	Approved by:
_____	_____
Kathleen Carlin	Tom Crews
Administrative Assistant	Chairman

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