



Town of Hilton Head Island  
Planning Commission  
LMO Rewrite Committee Meeting  
September 19, 2013

8:30 a.m.

Benjamin M. Racusin Council Chambers

## **AGENDA**

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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** – September 12, 2013 Meeting
- 5. Unfinished Business**
- 6. New Business**
  - a. Direction related to proposed tree protection regulations
- 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**

Draft

September 12, 2013 Minutes  
8:30a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Tom Crews, Vice Chairman Gail Quick, David Ames, David Bachelder, Irv Campbell, Jim Gant, Walter Nester, Kim Likins, *Ex-Officio* and Charles Cousins, *Ex-Officio*

Committee Members Absent: Chris Darnell

Town Council Members Present: Bill Harkins

Town Staff Present: Teri Lewis, LMO Official  
Shawn Colin, Deputy Director, Community Development  
Jennifer Ray, Urban Designer  
Rocky Browder, Environmental Planner  
Jill Foster, Deputy Director 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 meeting minutes of the August 29, 2013 meeting, the September 4, 2013 meeting, and the September 5, 2013 meeting as presented by general consent.
- 5) **NEW BUSINESS**  
Proposed Changes to Coligny Resort District  
Chairman Crews welcomed the public and requested that Ms. Teri Lewis make her presentation on behalf of staff.

Ms. Lewis stated at the committee meeting on September 4, 2013 the committee suggested that the boundaries of the proposed Coligny Resort zoning district be revised. The committee asked that the commercial area along Pope Avenue from Cordillo Parkway/Shipyard Plantation to Coligny Circle be included in the Coligny Resort zoning district and that the remainder of the parcels that had been shown in the initial Coligny Resort zoning district be changed to the Resort

Development zoning district. In advance of today's meeting the committee members were provided with the following items for review and discussion:

- List of uses proposed to be allowed in the Coligny Resort zoning district
- List of uses proposed to be allowed in the Resort Development zoning district
- Map illustrating existing zoning of the subject area
- Map illustrating proposed boundary changes to the Coligny area
- Map illustrating the existing Resort Development zoning district in the Folly Field area (the RD district is shown in purple)

The staff recommended that the proposed build-to zone (between 5 and 30 feet from the street right-of-way on major arterials only) in the Coligny Resort zoning district remain but that this zone be optional instead of required. Additionally, the staff recommended that the density in the Coligny Resort zoning district be as proposed below:

Residential: 8DU

Hotel, Inn or Motel: 35 Rooms

Nonresidential: 8,000 SF

The staff also recommended that additional residential density and nonresidential square footage be provided through a variety of incentives.

Ms. Lewis presented maps and aerial photos of a couple of specific sites in the Coligny area for use by the committee. Ms. Lewis, Mr. Cousins and the committee discussed an aerial showing the location of the Coligny Resort and the Resort Development zoning designations. Chairman Crews presented comments regarding road boundaries as well as previous ideas related to the concept of traffic calming measures along Pope Avenue in the area just before Coligny Circle. Mr. Cousins and the committee discussed the current and proposed boundaries for several parcels in the district. Mr. Cousins presented statements regarding boundaries and build-to lines specifically related to redevelopment efforts. Mr. Gant stated that today's discussion really goes beyond Pope Avenue and should include other roads in the area.

The committee discussed the idea of having a different set of design standards for one area over another area (i.e. by use of an overlay district vs. a different zoning district). The committee discussed issues of use, density and design standards. Mr. Ames and Mr. Cousins discussed uses in the Coligny core area and the Resort Development area. Mr. Ames stated that one of the objectives should be to provide incentives to the core area to encourage redevelopment. The committee agreed with this thought. The intensity of use in the core area is different from the intensity of use in the Resort Development area. Perhaps the committee could consider a more intense use by use of an Overlay District. Mr. Cousins stated that the staff will talk with the consultant about this. Ms. Lewis stated that you can make the density different while keeping the uses. The consultant can provide advice on the subject; however, the committee needs to provide the consultant with needed information. What are the boundaries? Should the height be different? Should the density be different? What about the build-to lines?

Mr. Ames and Mr. Gant presented statements regarding the issue of properties that were excluded from the district because they are timeshares. Perhaps these properties should be included because someday they also need redevelopment. Having them in the district might make redevelopment more feasible. The committee agreed to keep the original boundaries as shown in

the aerial photo. The staff should, however, also add the parcels as drawn in by Mr. Cousins, which are the Beachwalk and Waterside Development parcels.

Ms. Lewis and the committee discussed density and incentives including a base density. Mr. Ames suggested that higher density in the core area be allowed by incentive. Mr. Cousins stated the current height limit is 45-ft. The committee agreed with staff that they probably do not want to see a 75-ft. height limit in this area, but perhaps we can consider a height limit somewhere between 45-ft. and 75-ft. Chairman Crews and the committee also discussed density and parking requirements. Perhaps the committee could consider incentives such as private investment with a public partnership or shared parking.

Ms. Jennifer Ray presented statements regarding a parking structure proposed as part of the Coligny area plan; the structure would be three stories over grade to fulfill the parking needs. The structure would be more than 45' in height. Mr. Shawn Colin presented statements regarding parking on site and shared parking for smaller sized sites. The smaller sites are more problematic. Mr. Ames stated that we need to look at parking in a different way for Coligny Plaza; a public/private parking solution might be an option. Crafting it into the LMO, however, will not be easy task. Mr. Irv Campbell presented statements regarding the need for a public transportation system to alleviate traffic problems. Mr. Cousins stated that these issues are beyond the scope of the Land Management Ordinance Rewrite. Mr. Nester agreed with Mr. Cousins that the committee can provide incentives and density; it will be Town Council's role to review issues regarding traffic and transportation.

Vice Chairman Quick stated that the committee should be responsible for formulating a list of ideas and recommendations regarding issues such as traffic and transportation (including the idea of private/public parking partnerships) to be forwarded to Town Council. The committee recognizes that increased density will most likely increase traffic.

Mr. Ames presented statements regarding development and the design of urban space vs. suburban space, especially related to parking. Mr. Gant stated that the committee should create a compelling vision through the LMO for what Coligny can become, and it has a prerequisite to address the transportation/ parking issue. That becomes a very visible pre-requisite that Town Council has to launch as a separate effort to try to resolve.

If the committee agreed that if it wants to make the core district different and special, the committee needs to consider several issues besides parking: (1) height ~ if the committee wants to make density more intense, there needs to be a way to accommodate the extra density on site.

The committee discussed finding a happy medium in the height limitation between 45-ft. and 75-ft. The committee discussed build-to lines and step down on zone edges. The committee stated that the height should not exceed 60-ft. The street setback angle is still there. The committee discussed parking requirements and decided that the theory needs to be tested. Mr. Nester stated the committee does not need to decide on set numbers today. The consultant just needs to know that the committee wants to increase density in the area.

Rather than testing a hypothetical, Mr. Gant suggested using a mathematical design instead. If the concept works on a test parcel then it should also work on other parcels. Mr. Nester presented comments regarding increased density, reduced open space, and smaller setbacks. These items should be included on the list that is forwarded to the consultant. The committee stated that they look forward to testing the theory on a piece of property.

Mr. Bachelder and the committee discussed setback requirements, square footage, and parking requirements. Mr. Ames stated that an urban solution should be provided in the new LMO instead of the current site-by-site type of solution. Mr. Ames stated there needs to be a public solution to parking and stormwater management.

Ms. Jennifer Ray and the committee discussed height requirements for a three stories over grade parking garage in the 60-ft. range. Mr. Nester recommended eliminating the height limitation on parking garages in the new LMO. Ms. Ray and Chairman Crews discussed the issue of flood proofing.

Ms. Lewis and the committee discussed density, the build-to line (should the build-to line include fountains, plazas, outside seating, setbacks, buffers?) Ms. Lewis stated the committee had discussed 5 – 30 ft. at their previous meeting - this would be optional not mandatory. This is what the consultant proposes right now.

The committee stated they want to encourage the public use at ground level but they are not sure that they want to prohibit buildings in this area. The committee encouraged parking to be located behind buildings. The committee also presented comments on setbacks between common uses, green spaces and build-to lines.

Mr. Cousins and the committee discussed Pope Avenue and the right-of-way width of Pope Avenue. Mr. Cousins stated that working with the Department of Transportation (DOT) can be a challenge. Mr. Nester and the committee presented statements regarding the need for bike paths on all roads in the Coligny District. The committee suggested that the build to zone be 15' – 30' to accommodate pathways.

Ms. Lewis presented statements regarding pervious/impervious requirements for the district. The committee discussed pervious surface requirements and shared stormwater management.

The staff and the committee returned to a discussion of height requirements including for a parking garage. Several members of the committee stated concern with going over 45-ft. The committee stated that they would like to see a test of the potential increase to 55 to 60-ft. Mr. Nester stated the staff has identified a problem and the Coligny District might need more height in order to accommodate some public needs. The committee needs to figure out how they address that issue. Mr. Nester stated that one possibility is to exempt parking garages from the height requirement..

The staff and the committee discussed the intense use in this district. Does the committee want to give the density flat out or do they want to make it an incentive? Ms. Lewis and the committee discussed several of the uses that are permitted in the Coligny Resort Zoning District and the Resort Development Zoning District.

Mr. Nester stated that the thing that creates incentive is density. Mr. Shawn Colin agreed and presented statements in support of increased density in this district. This is an urban district but we are still applying suburban standards to the district. Mr. Colin stated that there is no problem with increased commercial density as long as there are conditions. The committee stated that there should be a cap on density. Mr. Colin presented statements regarding pervious, impervious coverage and stormwater management.

At the completion of the discussion, the committee requested that staff prepare some numbers and some ideas for this district that can be considered by the committee. The staff agreed to provide this information.

Ms. Lewis stated that the committee will discuss Tree Regulations at the September 19, 2013 meeting. Chairman Crews presented statements regarding Tree Management. Following final comments, the meeting was adjourned.

**7) ADJOURNMENT**

The meeting was adjourned at 10:15a.m.

Submitted by:

Approved by:

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Kathleen Carlin  
Administrative Assistant

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Tom Crews  
Chairman

DRAFT