



Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting

January 23, 2014

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** – January 9, 2014
5. **Unfinished Business**
 - a. Review of Comparison Charts for the following zoning districts: Marshfront, Mitchelville, Resort Development, Sea Pines Circle, Stoney and Waterfront Mixed use.
6. **New Business**
 - a. Discussion regarding the CC (Community Commercial) and LC (Light Commercial) zoning districts related to density
 - b. Discussion of Conditions
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

January 9, 2014 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, Walter Nester, Kim Likins, *Ex-Officio*; and Charles Cousins, *Ex-Officio*

Committee Members Absent: Chris Darnell and Jim Gant

Planning Commissioners Present: None

Town Council Members Present: None

Town Staff Present: Teri Lewis, LMO Official
Brian Hulbert, Staff Attorney
Heather Colin, Development Review Administrator
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**
The committee **approved** the agenda as presented by general consent.
- 4) **APPROVAL OF THE MINUTES**
The committee **approved** the minutes of the December 12, 2013 meeting as presented by general consent. The committee also **approved** the minutes of the December 18, 2013 meeting as presented by general consent.
- 5) **UNFINISHED BUSINESS**
None
- 6) **NEW BUSINESS**
 - a. **Review of Comparison Charts for the following zoning districts:** Coligny Resort, Community Commercial, Light Commercial, Main Street, Marshfront, Mitchelville, Resort Development, Sea Pines Circle, Stoney and Waterfront Mixed use. Chairman Crews presented opening statements regarding today's New Business and requested that Ms. Lewis make her presentation on behalf of staff.

Ms. Lewis stated that at the December 18, 2013 meeting the LMO Rewrite Committee asked the staff to develop comparison charts for some of the newly created districts. The purpose of the charts is to compare the allowed uses, density and height in the new district with the allowed uses, density and height in the associated old districts. The staff also plans to review some of the conditions, both specific conditions and where certain conditions apply as related to draft LMO Rewrite Chapters 3, 4 and 10.

Ms. Lewis distributed copies of the proposed new Zoning Map to each committee member. The staff and the committee discussed the newly created zoning districts and the associated comparison charts including the current uses and proposed uses, density and height requirements:

1. **CR (Coligny Resort)**: Ms. Lewis identified the CR District on the proposed Zoning Map. The staff and the committee discussed the current CCW (Coligny Commercial Walking) District and the Proposed District CR (Coligny Resort) including the current and the proposed uses. The committee presented comments regarding Gas Sales as permitted with conditions. The committee also discussed the 'Office' category as it relates to contractors with outside storage. If outside storage is allowed in this district, it should be totally screened.
2. **CC (Community Commercial)**: Ms. Lewis identified the CC District on the proposed Zoning Map. The staff and the committee discussed the core area around Mathews Drive. The committee and staff discussed the definition of a 'wholesale business'. Staff and the committee discussed 'drive-thrus' for eating establishments. Staff recommended that 'drive thru' be allowed in this district. The committee discussed 'self-storage' locations. The staff will review this issue further based on today's discussion.

Chairman Crews presented comments regarding 'wholesale' business as it relates to the Use Table. Chairman Crews stated that the comparison charts should be synced with the Use Table. The committee discussed wholesale outlets as related to the Sam's facility. If Sam's leaves, what can the facility be used for? Staff and the committee discussed the distinction between wholesale and retail. The committee and staff discussed contractors with outside storage in this district. Should outside storage be eliminated in this district? If outside storage is allowed, it should be totally screened.

3. **LC (Light Commercial)**: Ms. Lewis identified the LC District on the Zoning Map. Much of the property in this district fronts on Highway 278. Several committee members stated that contractors' offices with outside storage should not be allowed on a major arterial. Ms. Lewis and the committee discussed height and density in this district. Does the committee have any concerns with these? The current height is 45-ft. limit. The committee and the staff discussed density for warehouse (we need to be careful that we do not create a new non-conformity.) Based on today's discussion, the staff recommended that we blend contractors' offices into regular offices where outside storage is allowed by condition in certain districts.
4. **Main Street**: Ms. Lewis identified the Main Street District on the Zoning Map. Since the majority of the Main Street District is being pulled out of the PD-1 district (specifically out of portion of both the Hilton Head Plantation and Indigo Run Master Plans) it is difficult to create a comparison chart for this district. The reason for this is that in a master planned area, the zoning and uses are assigned to each parcel rather than on a district wide basis. The staff

and the committee discussed the uses that will be added to this district. The committee reviewed the Use Table and Ms. Lewis reviewed the current commercial uses that are allowed.

The committee and the staff discussed the location of existing 'drive thrus' in this district. The staff will confirm that 'drive thrus' do currently exist. If 'drive thrus' do not currently exist, they will not be allowed in this district. The staff will review this issue further.

The staff and the committee discussed outside storage as it relates to bicycle use. Ms. Lewis reviewed the definition of 'open air sales'. A couple of committee members suggested that 'open air sales' be allowed in all commercial districts with conditions.

Ms. Lewis and the committee reviewed the existing and the proposed uses in this district. Proposed building height is 45-ft.; Residential is 12-units per acre, and Hotel/Motel is 35 rooms per acre; Non-residential is 9,000 sq. ft.

Chester C. Williams and Ms. Lewis discussed the proposed reduction in height and in density for this district. The committee had recommended a density of 9,000 square feet per acre, but the staff is open to increasing the density to 10,000 square feet per acre if the committee agrees.

Height of 75-ft. is currently allowed and was reduced to 45-ft. at the committee's recommendation. The staff is open to keeping the 75-ft. height limit if the committee agrees. Following their discussion, the committee agreed to keeping the height limit at 45-ft. They agreed to increase the density in this district from 9,000 square feet per acre to 10,000 square feet per acre.

5. **MF (Marshfront District):** - Ms. Lewis identified the Marshfront District on the zoning Map. Ms. Lewis and the committee discussed the proposed and allowed uses. Citizen, Mr. Thomas Barnwell presented in-depth public comments regarding the uses allowed in this district and the density allowed. Chester C. Williams discussed the RM-4 district and the committee and staff decided to keep the conversation on track with a review of the Marshfront Zoning District.

The committee discussed increasing the density on Highway 278 as it relates to access issues. Conditions with respect to access will be important. Four units per acre will be kept as the base density and the allowance of additional density up to eight will be considered as a bonus. The committee stated that we are trying to encourage development in certain areas on the island. We need to give a developer the opportunity to actually build in a certain area with conditions. The committee should consider structuring the density on the size of the parcel. Narrow parcels fronting on Highway 278 will require special care due to high visibility.

We can be more flexible on Marshland Road with increased heights and density with conditions. The committee discussed traffic issues on a minor arterial. Density could be increased to six units per acre with a bonus up to 12. Frontage on a major arterial will need to be with conditions. Ms. Lewis stated that staff will work on the language. The committee and the staff also discussed the uses in this district.

6. **Mitchelville:** Ms. Lewis identified the Mitchelville District on the Zoning Map and presented an overhead review of the district. The comparison charts are particularly helpful in reviewing this district. The staff and the committee discussed the existing and the proposed uses. The staff and the committee also discussed the commercial uses and hotel/motel uses in this district. Four dwelling units per acre in this district.

Citizen, Mr. Perry White presented public statements in opposition to the creation of the Mitchelville district. Mr. White stated that he is concerned with the lack of economic development opportunities for native islanders for the development of their properties in this district.

Mr. White discussed the history of the Mitchelville area and stressed the importance of increasing economic development opportunities by way of increased density and additional uses. Mr. White and Mr. Barnwell presented statements in concern of fairness to the native island community with the new Land Management Ordinance (LMO).

Chairman Crews thanked Mr. Perry White for his comments and invited discussion by the committee. The committee discussed the current WMU (Waterfront Mixed Use) district including the density and uses. Ms. Lewis asked the committee if they wanted to eliminate the Mitchelville District and return to the WMU (Waterfront Mixed Use) District. The committee decided that it would be best to keep the uses in the existing WMU District; however, in recognition of the history of the area, the district should be called Mitchelville.

Mr. White and the committee discussed several pieces of native islander property in this district. Ms. Lewis presented comments regarding the RM-4 portion along Port Royal. The staff and committee discussed keeping the density at 12-units per acre. Mr. Perry White recommended that the density be increased to 16-units per acre.

Chairman Crews stated that the subject matter is very important and needs to be discussed more fully at the next committee meeting (based on the lack of time at today's meeting). Chairman Crews stated that it will be important to have full committee attendance at the next meeting.

Ms. Lewis and the committee discussed the potential date for the next committee meeting. Several committee members stated that they will not be available to meet next week. The next meeting date will probably be Thursday, January 23, 2014 at 8:30a.m. The staff will follow up with the committee members who are absent from today's meeting. Following final comments, the meeting was adjourned.

7) ADJOURNMENT

The meeting was adjourned at 11:10a.m.

Submitted by:

Kathleen Carlin
Administrative Assistant

Approved by:

Tom Crews
Chairman



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: LMO Rewrite Committee
FROM: Teri Lewis, *LMO Official*
DATE: January 16, 2014
SUBJECT: Discussion Items for the January 23rd LRC Meeting

Attached are comparison charts for the Marshfront, Mitchelville, Resort Development, Sea Pines Circle, Stoney and Waterfront Mixed Used districts. These charts (which have been revised since the 1/9/14 meeting) allow the user to compare the allowed uses, density and height in the new district as recommended by the Committee with the allowed uses, density and height in the associated old districts.

At the meeting on January 23rd we will go over the residential density in the MF (Marshfront) district and the height and density in the MV (Mitchelville) district. The remaining four districts will be discussed in full since they were not discussed at the meeting on 1/9/14.

Staff would also like to discuss a potential change to either the CC (Community Commercial) district or the LC (Light Commercial) district based on the 1/15/14 Planning Commission workshop. The Committee has long identified the CC district as the district created to encourage 'little' big box development. At the workshop, it was discussed that to encourage the big box type of development that is desired in the CC district, it may make sense to either increase the non-residential square footage in the CC district over and above what is permitted in the LC district or put a square footage limitation on stores in the LC district.

Additionally staff plans to review some of the conditions, both specific conditions and where certain conditions apply. Please bring your draft LMO Rewrite Chapters 3, 4 and 10 to the meeting.

REVISED	Proposed District & Allowed Uses	Current District & Allowed Uses
EXISTING USE	MF (Marshfront District)	MMU (Marshfront Mixed Use)
Restaurant (no drive thru)	X	X
Indoor Recreation	X	
Real Estate/Health Services/Other Offices	X (this is being changed to a generic 'Office' category)	X
Contractor's Offices (no outside storage)	X	
Bed & Breakfast (no access to major arterial)	X	X
Bicycle Shop w/outdoor storage	X	X
Convenience Store	X	X
Grocery Store	X	
Health Club or Spa	X	X
Liquor Store	X	X
Nightclub or Bar	X	
Open Air Sales	X	X
Shopping Center	X	X
Other Retail Sales or Services	X	X
Auto Rentals	X	
Car Wash	X	
Gas Sales	X	X
DENSITY		
Residential	4 du/acre**	4 du/acre
Bed & Breakfast	10 rooms	10 rooms
Hotels/Motels/Inns		
Non Residential	7000 sf/acre	7000 sf/acre
HEIGHT	45'	35' – non residential 45' – residential 45' – mixed use

Notes:

- 'X' denotes that the use is allowed in the district
- **Per the LRC discussion on 1/9/14 the recommended residential density is:
 - Along major arterials: 4 units/acre – base, increase up to 8 units an acre if the applicant has a minimum of 3 acres
 - Along minor arterials: 6/units/acre – base, increase up to 12 units an acre if the applicant has a minimum of 3 acres

<i>REVISED</i>	Proposed District & Allowed Uses	Current District & Allowed Uses
EXISTING USE	MV (Mitchelville)	WMU (Waterfront Mixed Use)
Restaurant (no drive thru)	X	X
Indoor Recreation	X	X
Real Estate Office	X (this category is being changed to a generic 'office' category)	X
Contractor's Offices (no outside storage)	X	
Bed & Breakfast	X	X
Hotel or Motel	X	X
Inn	X	X
Bicycle Shop w/outdoor storage	X	X
Community Theater	X	X
Dance Studio	X	X
Convenience Store	X	X
Nightclub or Bar	X	X
Open Air Sales	X	X
Souvenir or T-shirt Store	X	X
Other Retail Sales & Services	X	X
Watercraft, Sales, Rental or Service	X	X
Seafood Processing	X	X
DENSITY		
Residential	12 du/acre**	12 du/acre
Hotel/Motel/Inn	35 rooms/acre	20 rooms/acre
Bed & Breakfast	10 rooms	10 rooms
Non Residential	8000 sf/acre	8000 sf/acre
HEIGHT	75'***	75'

Notes:

- 'X' denotes that the use is allowed in the district
- **the Committee discussed whether or not this should be increased to 16 du/acre – a decision was not reached
- ***the Committee discussed whether or not the height should be 75' – a decision was not reached

REVISED	Proposed District & Allowed Uses	Current District & Allowed Uses
EXISTING USE	RD (Resort Development – South Forest Beach and Folly Field areas)	CFB (Central Forest Beach) & RD (Resort Development – Folly Field area)
Restaurant (no drive thru)	X	X
Indoor Recreation/Entertainment	X	X
Outdoor Recreation/Entertainment	X	X
Water Parks	X	X
Real Estate Office	X (this category is being changed to a generic 'office' category)	X
Contractor's Offices (no outside storage)	X	
Bed & Breakfast	X	X
Hotel or Motel	X	X
Inn	X	X
Bank	X	X (currently only allowed in RD)
Bicycle Shop w/outdoor storage	X	X
Convenience Store	X	X
Health Club or Spa	X	X
Liquor Store	X	X
Nightclub or Bar	X	X
Open Air Sales	X	X
Shopping Center	X	X (currently only allowed in RD)
Souvenir or T-shirt Store	X	X (currently only allowed in CFB)
Other Retail Sales or Services	X	X
Auto Rental	X	X (currently only allowed in RD)
Gas Sales	X	X (currently only allowed in RD)
DENSITY		
Residential	16 du/acre***	8 du/acre
Hotel/Motel/Inn	35 rooms/acre	25 and 20 rooms/acre
Bed & Breakfast	10 rooms	10 rooms
Non Residential	8000 sf/acre	8000 sf/acre
HEIGHT	60' on the landward side of South Forest Beach Drive 75' everywhere else in the district	75'

Notes:

- 'X' denotes that the use is allowed in the district
- **this is shown in the draft as 10 du/acre, the LMO Rewrite Committee that this be changed to 16 du/acre

<i>REVISED</i>	Proposed District & Allowed Uses	Current District & Allowed Uses
EXISTING USE	SPC (Sea Pines Circle)	DCW (Dunnagan's Commercial Walking) and CC (Central Commercial)
Restaurant w/drive thru	X	X (drive thru's allowed in CC)
Indoor Recreation/Entertainment	X	X
Real Estate Office/Other Offices/Health Services Offices	X (this category is being changed to a generic 'office' category)	X
Contractor's Offices (no outside storage)	X	Contractor's Offices (outside storage is allowed if it is screened)
Bed & Breakfast	X	
Hotels/Motels/Inns	X	
RV Park		X (only allowed in CC)
Adult Entertainment	X	X
Bank	X	X
Bicycle Shop w/outdoor storage	X	X
Community Theater	X	X
Dance Studio	X	X
Convenience Store	X	X
Department or Discount Store	X	X
Funeral Home	X	X
Furniture Store	X	X
Hardware, Paint, Glass, Wallpaper or Flooring Store	X	X
Health Club or Spa	X	X
Kennel	X	X
Liquor Store	X	X
Nightclub or Bar	X	X
Open Air Sales	X	X (only allowed in DCW)
Pet Store	X	X (only allowed in DCW)
Shopping Center	X	X
Souvenir or T-shirt Store	X	X
Supermarket	X	X
Tattoo Facility		X (only allowed in CC)
Veterinary Hospital	X	X
Other Retail Sales or Services	X	X
Auto Rentals	X	X
Auto Repair		X
Auto Sales		X (only allowed in CC)
Car Wash	X	X (only allowed in CC)
Gas Sales	X	X
Taxicab Service		X (only allowed in CC)

Towing Service		X
Contractor's Office		X
Other Light Industrial Service		X (only allowed in CC)
Self Service Storage		X (only allowed in CC)
Contractor's Materials		X (only allowed in DCW)
Wholesale Business		X
Wholesale Business w/Accessory Retail Outlet		X
DENSITY		
Residential	12 du/acre	4 du/acre
Hotel/Motel/Inn	35 rooms/acre	
Bed & Breakfast	10 rooms	
Non Residential	10000 sf/acre	10000 sf/acre – Office 8000 sf/acre - Other
HEIGHT	45'**	35' residential (CC district only) 45'

Notes:

- 'X' denotes that the use is allowed in the district

**At the meeting on 12/12/13 the LRC discussed whether the height in this district should be increased to 60-ft. to accommodate increased density. The committee discussed adding an additional setback requirement for additional height above 45-feet and allowing the height increase only along minor arterials. The Committee did not reach a consensus about these changes.

REVISED	Proposed District & Allowed Uses	Current District & Allowed Uses
EXISTING USE	WMU (Waterfront Mixed Use)	WMU (Waterfront Mixed Use)
Restaurant (no drive thru)	X **	X
Indoor Recreation/Entertainment	X	X (recreation only)
Outdoor Recreation	X	
Water Parks	X***	
Real Estate Office		X
Bed & Breakfast	X	X
Hotel/Motel/Inn	X	X
Bicycle Shop w/outdoor storage	X (outdoor storage is not permitted)	X
Community Theater	X	X
Dance Studio	X	X
Convenience Store		X
Liquor Store	X	
Nightclub or Bar	X	X
Open Air Sales	X	X
Watercraft Sales, Rental or Service	X	X
Other Retail Sales or Services	X	X
Auto Rentals	X	
Seafood Processing	X	X
DENSITY		
Residential	16 du/acre****	12 du/acre
Bed & Breakfast	10 rooms	10 rooms
Hotels/Motels/Inns	35 rooms/acre	20 rooms/acre
Non Residential	8000 sf/acre	8000 sf/acre
HEIGHT	75'	75'

Notes:

- 'X' denotes that the use is allowed in the district
- **As part of the discussion on conditions, staff would like to discuss which districts are appropriate for drive-thru restaurants.
- ** *The LMO Rewrite Committee recommended that water parks be allowed in this district.
- ****The density is shown in the draft document as 12 du/acre, the LMO Rewrite Committee recommended that this be changed to 16 du/acre.