



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, October 7, 2015
9:00a.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. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **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.
5. **Approval of Agenda**
6. **Approval of Minutes** Regular Planning Commission Meeting – August 19, 2015
7. **Appearance by Citizens on Items Unrelated to Today’s Agenda**
8. **Unfinished Business**
9. **New Business**

Public Hearing

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 6, 10 and Appendices A and D of the Land Management Ordinance (LMO) to revise the following sections:

Section 16-2-102: to clarify which days count in the computation of Board and Commission related applications, Section 16-2-103.B – D: to require that Text Amendments, Zoning Map Amendments and PUD Zonings are sent back to Planning Commission only when the applicant requests a change to the application, Section 16-2-103.G: to return to the LMO the list of sections with which single-family structures have to comply, Section 16-2-103.I: to require all new development within the Corridor Overlay District to be reviewed by the Design Review Board (DRB) regardless of whether or not the proposed development is visible from an arterial street, Sections 16-3-105 & 16-4-102: to allow Group Living as a permitted use in the MS (Main Street) zoning district, Section 16-5-102: to apply the single-family setback only to the exterior subdivision boundary; to create flexibility from the setback requirements for Minor Subdivisions and Small Residential Developments, Section 16-5-103.B: to eliminate adjacent street buffers in the CR (Coligny Resort) zoning district, Section 16-5-103.E: to apply the single-family buffer only to the exterior subdivision boundary; to change the required buffer between a proposed single-family use and an existing other residential or commercial recreation use, Section 16-5-103.F: to provide a reference in the buffer section to the requirement for a buffer from a loading area, Section 16-5-103.I: to allow ornamental plants in

certain areas when reviewed as part of a minor or major corridor review application, Section 16-5-105.F: to specify when a street is considered a cul-de-sac, Figure 16-5-105.H.6: to make the figure more accurately reflect the associated language in Section 16-5-105.H, Section 16-5-108: to permit LED lights, Section 16-5-109.B: to clarify that only new development (not redevelopment or site additions) of less than ½ acre is exempt from meeting the stormwater standards, Section 16-5-109.D: to clarify that all on-site impervious surfaces shall be used when calculating the on-site retention of the first inch of runoff, Section 16-5-112: to provide an exception to the limitation on fill materials for critical facilities, Section 16-6-103: to allow, as the prior LMO did, the use of Mobi-mat for handicap access and a wooden deck not larger than 144 square feet in the dunes, Section 16-6-104: to allow flexibility for tree replacement during the development of single-family subdivisions, athletic fields, airport runways and golf courses, Section 16-10-101: to match the language in LMO Section 16-2-102.E.2.1, Section 16-10-105: to provide a definition for critical facilities, Appendix A. A-3 & A-4: to fix incorrect State Code section references, Appendix A. A-4.B: to delete the limitation on the number of design professionals on the DRB, Appendix D. D-6: to change the term ‘Administrator’ to ‘Official’, Appendix D. D-20: to return to the LMO the plat stamping requirements, Appendix D. D-20 – D-23: to re-number these sections, Appendix D. D-23: to clarify which days count in the computation of Board and Commission related applications.
Presented by: Teri Lewis

10. Commission Business

Approval of the 2016 Meeting Schedule

11. Chairman’s Report

12. Committee Report

13. Staff Reports

Quarterly Report – *Presented by: Jayme Lopko*

14. Adjournment

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.