



**Town of Hilton Head Island
Planning Commission
LMO Committee**

**Wednesday, October 28, 2015
9:30 a.m. – Conference Room 3**

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 Minutes** – Meeting held on September 23, 2013
- 4. LMO Amendments** – Review potential list of amendments to be considered for the first set of 2016 LMO amendments.
- 5. Adjournment**

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

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
September 23, 2015 Meeting
6:00p.m – Benjamin M. Racusin Council Chambers

DRAFT

Committee Members Present: Chairman Jim Gant, Todd Theodore, Lavon Stevens, and Barry Taylor

Committee Members Absent: None

Other Commissioners Present: Alex Brown and Caroline McVitty

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official
Kathleen Carlin, Secretary

1. Call to Order

Chairman Gant called the meeting to order at 6:00p.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 agenda was **approved** as presented by general consent.

4. Approval of the Minutes

The minutes of the September 9, 2013 meeting were reviewed by the committee but could not be approved due to the change in committee membership.

- 5. 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. Chairman Gant introduced the business item and requested that the staff make their presentation.

Ms. Teri Lewis made the presentation on behalf of staff. The staff recommended that the LMO Committee forward the (*attached*) amendments to the Planning Commission with a recommendation of approval. Ms. Lewis presented a thorough review of the proposed amendments, both Administrative and Functional. The committee discussed the proposed Administrative amendments and the proposed Functional amendments. The committee recommended that the following changes be made to the proposed amendments:

Administrative Amendments - No Changes

Functional Amendments:

- Deleted proposed changes to Table 16-2-102.E.2
- Table 16-5-102.D (Adjacent Use Setback Requirements) – added superscripts 4 and 5 to the other zoning districts where single-family residential is permitted.
- Table 16-5-103.E (Adjacent Use Buffer Requirements) – added superscript 4 to the other zoning districts where single-family residential is permitted.
- Deleted proposed changes to Section 16-3-109.B.2.c.
- Section 16-5-109.D.3.a – deleted the addition of the word ‘all’ and added the deletion of the phrase ‘regardless of pre-development condition’.

Following final discussion by the committee, Chairman Gant requested that a motion be made.

Mr. Taylor made a **motion** to **forward** the proposed Administrative and Functional amendments to the Planning Commission with a recommendation of approval as presented with the recommendations stated by the committee. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

6. Adjournment

The meeting was adjourned at 7:20p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Jim Gant
Chairman

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