

TOWN OF HILTON HEAD ISLAND
Planning and Development Standards Committee
Minutes of Wednesday, August 26, 2009 Meeting
4:00pm – Benjamin M. Racusin Council Chambers

APPROVED

Committee Members Present: Chairman Bill Ferguson, Drew Laughlin, and John Safay

Committee Members Absent: None

Council Members Present: George Williams, Alternate; Bill Harkins

Town Staff Present: Jayme Lopko, Senior Planner; Nicole Dixon, Planner
Marcy Benson, Senior Grants Administrator
Teri Lewis, Land Management Ordinance Official
Charles Cousins, Community Development Department Director
Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

II 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.

III APPROVAL OF MINUTES

The Minutes of the May 27, 2009 meeting were **approved** as presented with a vote of 3-0-0.

IV UNFINISHED BUSINESS

None

V NEW BUSINESS

Disaster Recovery Amendments to the Land Management Ordinance

Mrs. Jayme Lopko made the presentation on behalf of staff. The staff recommended that the Planning and Development Standards Committee forward the proposed Disaster Recovery Amendments to Town Council with a recommendation of approval.

The Planning Commission held a public hearing for the proposed amendments on August 5, 2009. The Planning Commission voted unanimously to forward the amendments to Town Council with a recommendation for approval. The Land Management Ordinance Committee met on June 27, 2009 to review the amendments. The LMO Committee voted unanimously to forward the amendments to the Planning Commission for appropriate action.

The Disaster Recovery Amendments were drafted to address temporary housing needs of the community following a disaster event. These amendments allow for the placement of a temporary dwelling on a damaged or destroyed single family property. The amendments also allow for the placement of temporary

non-single family property. The amendments also allow for the placement of temporary non-single family units on a damaged or destroyed non-residential property.

Mrs. Lopko presented the proposed amendments (*please see Mrs. Lopko's Staff Report dated August 26, 2009 for complete information*).

The Committee discussed the proposed amendments with special emphasis given to accommodating multiple families located on one lot. Mrs. Lopko stated that the staff will research this issue further.

At the completion of the discussion, Chairman Ferguson requested public comments. Councilman Williams presented statements regarding the issue of heirs' property and multiple families, or non-family members, who are located on one lot. At the completion of public comments, Chairman Ferguson requested that a motion be made.

Mr. Safay made a **motion** that the Planning and Development Standards Committee recommend **approval** of the proposed changes to Chapter IX, Disaster Recovery Amendments, to Town Council. Mr. Laughlin **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Resolution Supporting the Beaufort County 2010 Census Complete Count Committee

Ms. Marcy Benson made the presentation on behalf of staff. The staff requested that the Planning and Development Standards Committee recommend approval to Town Council of the resolution supporting the Beaufort County 2010 Census Complete Count Committee.

Beaufort County is in the process of organizing a 2010 Census Complete Count Committee. This committee will be comprised of seven area residents. The County has encouraged each local government to designate a staff member to support the committee. The staff's (*attached*) resolution will demonstrate the Town of Hilton Head Island is in support of the County's 2010 Census Complete Count Committee and will provide staff support and involvement with this committee.

By supporting the resolution the Town of Hilton Head Island will ensure representation in area outreach efforts by the Complete Count Committee to educate and encourage residents to complete the 2010 Census in April 2010.

The Committee and Ms. Benson discussed the issue of designating a support person to the committee. At the completion of the discussion, Chairman Ferguson requested public comments and none were received. Chairman Ferguson requested that a motion be made.

Mr. Safay made a motion that the Planning and Development Standards Committee recommend approval of the Resolution Supporting the Beaufort County 2010 Census Complete Count Committee. Mr. Laughlin **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Proposed Ordinance No. 2009-28 - 2009 General Land Management Ordinance Amendments

Ms. Nicole Dixon made the presentation on behalf of staff. The staff recommended that the Planning and Development Standards Committee forward the (*attached*) amendments to Town Council with a recommendation of approval. The Planning Commission voted to recommend approval of the proposed 2009 General LMO Amendments as presented at the July 15, 2009 public hearing. The LMO Committee

reviewed the proposed amendments on June 17, 2009. The LMO Committee voted unanimously to forward the amendments to the Planning Commission for appropriate action.

Ms. Dixon stated that the staff reviews the LMO Amendments on an annual basis. During the year the staff maintains a list of items that should be researched for further review and consideration for revision. The (*attached*) document is the proposed set of 2009 General LMO Amendments, which include changes to Chapters 3, 4, and 5.

Most of the amendments are housekeeping and quick procedural changes. Ms. Dixon presented the proposed amendments in their entirety (*please see Ms. Dixon's staff report dated August 26, 2009 for complete information*). The committee and the staff discussed several issues including the extension of a submission.

Ms. Dixon reviewed the issue of liquor store measurements next. The Committee reviewed the history of this issue including Town Council's deliberations on the subject. Mr. Charles Cousins presented statements in regard to the LMO amendment process. Ms. Dixon and the Committee discussed the existing 500-ft. distance requirement between liquor stores. The Committee stated that a change in this amendment is most likely not necessary.

Chairman Ferguson requested public comments and statements from the following citizens were received: Mr. Bob Nicholazza and Mr. Bob Prust, local business owners, presented statements for the record. These citizens were not in favor of the proposed change. Councilman George Williams also presented statements for the record. At the completion of public comments and discussion by the Committee, Chairman Ferguson requested that a motion be made.

Mr. Laughlin made a **motion** to recommend that Town Council **approve** the changes as proposed by staff with the **exception** of the changes to Section 16-4-1234 and Section 16-4-1239. Mr. Safay **seconded** the motion and the motion **passed** with a vote of 3-0-0.

VI ADJOURNMENT

The meeting was adjourned at 5:15pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Bill Ferguson
Chairman