

THE TOWN OF HILTON HEAD ISLAND

Planning Commission

LMO REWRITE COMMITTEE

APPROVED

April 14, 2011 Meeting Minutes

10:30a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present: David Ames, David Bachelder, Tom Crews, Chris Darnell, Jim Gant, Gail Quick, Councilwoman Kim Likins, *Ex-Officio* and Charles Cousins, Community Development Department Director, *Ex-Officio*

Committee Members Absent: Walter Nester
Councilman Bill Ferguson, *Ex-Officio*

Town Council Members Present: Mayor Drew Laughlin, Mayor Pro Tem Ken Heitzke, Lee Edwards, Bill Harkins and George Williams

Town Staff Present: Brian Hulbert, Staff Attorney
Jill Foster, Deputy Director Community Development Department; Teri Lewis, LMO Official
Kathleen Carlin, Administrative Assistant

1) 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.

2) Meeting Schedule

The committee is scheduled to meet *once* each week based on the following schedule: Friday, April 22nd; Friday, April 29th and Friday, May 6th. All meetings begin at 1:00p.m. and will be held in Council Chambers. Following the May 6th meeting, the committee will meet once every *two* weeks: Friday, May 20th; Friday, June 3rd and Friday, June 17th. These meetings will begin at 1:00p.m. and will be held in Council Chambers. The committee will re-evaluate their meeting schedule at a later date.

2) Discussion of FOIA and Ethics

Brian Hulbert made the presentation on behalf of staff. Mr. Hulbert reviewed the FOIA and Ethic responsibilities associated with board/committee appointments. The LMO Rewrite Committee is a public body and subject to the same rules and regulations as other boards and committees.

Mr. Hulbert reviewed the FOIA statute for the State as well as the rules for State ethics. Mr. Hulbert and the committee discussed several issues including public discussions, public disclosure, and public communications (particularly as related to e-mail communications).

The LMO Rewrite Committee has seven voting members and three ex-officio members. The ex-officio members (Councilwoman Likins, Councilman Ferguson, and Mr. Cousins)

are non-voting members. Mr. Hulbert stated that a quorum of six members is required to conduct business.

At the completion of the staff's presentation, Mr. Hulbert requested that the committee contact him if they have questions or if they need additional information. The committee thanked Mr. Hulbert for his presentation.

Chairman Crews presented general comments regarding the existing Land Management Ordinance. What is its function? What is its effect? What are its issues? What is the public perception? The committee needs to develop an understanding of the character and visual experience that is unique to Hilton Head Island.

The committee stated that one of the goals should be to create a document that stimulates the private sector. A discussion of the importance of protecting Hilton Head Island's legacy and the Island's edges, water and other natural resources followed. The LMO rewriting process should be similar to the process that was used in rewriting the Comprehensive Plan.

The committee briefly discussed the importance of private investment. Perhaps we could provide a meaningful 'point system' in the ordinance. An award system would be helpful in encouraging the types of development and redevelopment that we would like to see.

One of the goals should also be to encourage upgrades in development. We need to deliver a positive message that reflects Hilton Head Island's values and legacy. The committee discussed the importance of stewardship. We need to protect the value and image of Hilton Head Island. The committee discussed bringing forward some of the issues that should be addressed in the process. The committee commented on the challenges of dealing with nonconformities (new development and redevelopment.) It will be important to reduce the number of nonconformities.

The committee commented on creating a list of the things that they hope to accomplish as a community. The committee commented on the limited time that is available to them to hire a consultant. The committee will have to move quickly and make good progress in order to bring a consultant in. The committee questioned the types of tools that a consultant might bring to the process. A couple of committee members stated that a professional may be needed to assist with the writing of documents and ordinances. Mr. Cousins stated that a consultant will need to have tightly controlled parameters to begin his/her work. The committee is not yet at the point of knowing what they may need.

The committee commented on the need to measure their success. The committee reviewed what they hope to accomplish at the April 22nd meeting. The following issues will be discussed at the next meeting:

1. Education on the LMO
2. What are the issues?
3. What are the concepts to address these issues?

Following the committee's discussion, Chet Williams presented public comments with

regard to the legal side of the LMO including zoning ordinances and land development.

At the completion of closing comments by Chairman Crews, the meeting was adjourned at 11:40a.m.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman