

THE TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING

July 28, 2011 Minutes

1:00p.m. – Benjamin M. Racusin Council Chambers

APPROVED

Committee Members Present: Chairman Tom Crews, Vice Chairman Gail Quick,
David Ames, David Bachelder, Irvin Campbell,
Chris Darnell, Jim Gant, Walter Nester, and Charles Cousins,
Director of Community Development, *Ex-Officio*

Committee Members Absent: Councilwoman Kim Likins, *Ex-Officio*

Planning Commissioners Present: David Bennett

Town Council Members Present: Bill Ferguson

Town Staff Present: Jill Foster, Deputy Director of Community Development
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

Chairman Crews called the meeting to order at 1:00p.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

Chairman Crews requested that the agenda be revised in order that the committee may receive public comments at the beginning of the meeting rather than at the end. The committee agreed, and the revised agenda was approved by general consent.

4) APPROVAL OF THE MINUTES

The minutes of the July 21, 2011 meeting were approved as presented by general consent.

Chairman Crews presented a brief update regarding his recent meeting with members of the Telecommunications Task Force. Hilton Head Island is a serious telecommunications customer and deserves serious consideration in return. Chairman Crews stated that the committee will receive periodic updates from the Telecommunications Task Force as they become available.

5) PUBLIC COMMENTS

Chairman Crews requested public comments from the audience and the following were received:

1. Mr. Steven Birdwell, President of Sea Pines Resort, stated that his company is preparing to unroll exciting plans for redevelopment of several Sea Pines' projects. The company plans to redevelop the Sea Pines Beach Club and the Plantation Club. They also plan to renovate the Harbourtown Conference Center. These redevelopment plans represent a considerable investment in the range of \$50,000,000. The quality level will be Five-Star.

Mr. Birdwell stated that he hopes that the LMO will be flexible enough to deal with the uniqueness of each of these projects. The issue of density will be very important. Mr. Birdwell discussed the current challenges of dealing with tree regulations and buffers. Meeting state requirements for setbacks and lagoons is also a challenge.

2. Mr. David Harter, Director of Hilton Head Island Reef Foundation, presented statements with regard to protection of the Island's natural resources, particularly water quality. Mr. Harter recognized the Town's continuing efforts to preserve the Island's natural resources. Redevelopment efforts need to make good economic sense. Mr. Harter stated that redevelopment of the Island should be a classic project that will serve as a model throughout the state.

3. Councilman Bill Ferguson stated that he agrees with the statements provided by Mr. Steven Birdwell with regard to redevelopment of several projects in Sea Pines. The proposed redevelopment plans are significant, and flexibility of the LMO will be important to accommodate them.

4. Mr. Perry White presented statements in concern of the LMO obstacles encountered by Native Islanders in their efforts to subdivide heirs' property (Ward One). Mr. White encouraged the Town to increase the flexibility of the LMO so that some of these issues are addressed. Mr. White also stated concern with the size and the number of trees located in Native Islanders' cemeteries. Some of these trees have grown too large for their surroundings. Some of these trees should be able to be removed.

5. Planning Commissioner David Bennett presented statements with regard to the constraints of the LMO. Commissioner Bennett complimented the Town's efforts to be pro-active and their willingness to be of assistance to the citizens and to the businesses of Hilton Head Island. Commissioner Bennett recommended that the committee consider holding some of their meetings in the evening to accommodate attendance by the working public.

This completed all of today's public comments. Chairman Crews thanked the public for presenting their thoughts and concerns to the committee. The discussion is very helpful. The committee inquired if there might be a more efficient way for them to receive public statements on specific issues. Perhaps the committee can publicize an opportunity for the public to communicate to the committee via e-mail. This might be helpful for those citizens who are unable to attend an afternoon meeting. Confidentiality may be an issue, however, because these types of e-mail communications would be part of the public record. The committee will give this issue some additional thought.

6) **NEW BUSINESS**

A. Potential statement of problems/issues Item # 7, Ward One issues - Chairman Crews requested that Mr. Irv Campbell present statements with regard to the history of Ward One.

Mr. Campbell stated that in the span of just a few decades, Hilton Head Island transformed from a small rural, agricultural community to a regional urban center and international resort. Regrettably this development has occurred around, rather than with consideration of Ward One.

Mr. Campbell stated that redevelopment efforts need to benefit everyone living on Hilton Head Island, rather than just the developers. Better jobs and better, more affordable homes are needed in Ward One. The community's original issues and original problems are still there. Mr. Campbell stated that restrictions in the LMO hinder Native Islanders in their efforts to subdivide and to develop heirs' property. Many of these restrictions should be relaxed. Many of the problems in Ward One go unresolved year after year.

Mr. Campbell discussed the Hilton Head Island R/UDAT (Regional/Urban Design Assistance Team) document, dated: October 5-7, 1995. Mr. Campbell reviewed the document's history and purpose. Mr. Campbell commented on the response to the R/DAT Report submitted by the Resource Committee for Native Island Affairs in November, 1996. The committee stated that it would be helpful to receive copies of the R/UDAT Report and the Response. The staff will provide these copies to the committee.

Mr. Campbell, the staff, and the committee discussed several major challenges encountered by Native Islanders in Ward One in their attempts to subdivide and to develop heirs' property. One major obstacle is the installation of infrastructure (roads, sewers, etc.) on smaller parcels of land, one to five lots.

Mr. Campbell stated his agreement with the concerns presented previously by Mr. Perry White. Mr. Campbell's concerns include the issue of trees in Native Islanders' cemeteries. Some of these trees should be able to be removed. Following final discussion on this topic, the committee moved to the next business item.

B. Revisit and continue discussion of potential statement of problems/issues item # 3 – Design Standards

Chairman Crews requested that Mr. Jim Gant continue his presentation and committee discussion on the potential statement of problems/issues item # 3 – Design Standards, which began last week.

Referring to item # 3 of the LMO Committee Working Notes, dated 7/21/11, Mr. Gant and the committee discussed Design Standards, particularly regarding buffers and heights. The committee discussed concerns with limitations on useable space available on a parcel.

The committee stated that the LMO was written with new development in mind rather than redevelopment. The LMO contains the same standards for developing a 'greenfield' as it does for developing a 'brownfield'. It seems to make more sense to have different

standards for each. The committee also discussed how design standards minimize and impact pedestrian scale and movement.

Please see the LMO Committee Working Notes (updated on August 2, 2011), page # 3, for the list of issues on Design Standards.

Due to time constraints, the committee will discuss Item C; Discussion of PD-1s from Town Council's directive to the committee, at next week's meeting.

Following final comments by Chairman Crews, the meeting was adjourned at 3:00p.m.

Submitted by:

Approved by:

August 4, 2011

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman