

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

August 18, 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, Chris Darnell, Jim Gant, Councilman Kim Likins, *Ex-Officio* and Charles Cousins, Director of Community Development, *Ex-Officio*

Committee Members Absent: Irvin Campbell, Walter Nester

Planning Commissioners Present: Tom Lennox

Town Council Members Present: None

Town Staff Present: Jill Foster, Deputy Director of Community Development
Teri Lewis, LMO Official
Shawn Colin, Comprehensive Planning Division Manager
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

The agenda was approved by general consent.

4) APPROVAL OF THE MINUTES

The minutes of the August 11, 2011 meeting were approved as presented by general consent.

5) NEW BUSINESS

Chairman Crews requested public comments from the audience and none were received. Chairman Crews then introduced Ms. Teresa Wade and requested that she make her presentation on Sustainable Developments.

Teresa Wade – Sustainable Developments

Ms. Teresa Wade, Executive Director of Experience Green, and Principal of Sustainable Solutions, LLC, made a power point presentation on Sustainable Developments. Ms. Wade stated that an organization's unique "impression" is the message its brand communicates to consumers. This "impression" includes consumer perception of the impact an organization

makes on society, business, and the environment. In today's increasingly competitive business environment, smart organizations seek differentiation, competitive advantage, and operating solutions for sustainable success. The right impression is critical, as it influences consumer buying decisions and business success. Today's consumer places a higher priority on eco-friendly and "green" products and services, environmentally responsible practices, and organizations of integrity and authenticity.

Ms. Wade discussed sustainability and the social, economic, and ecological benefits of going green. Sustainability is the capacity to endure and to sustain over the long haul. It is a journey and a shift from being reactive to proactive. There are three elements: (1) people; (2) planet and (3) prosperity. Long term sustainability is the goal.

Sustainable development is a pattern of resource use that aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but also for generations to come. Sustainable development should meet the needs of the present without compromising the ability of future generations to meet their needs.

Sustainable Solutions is a "concept to completion" company created to help organizations leave the right impression with their brand and legacy. Their goal is to implement programs that are credible, measurable, and profitable.

The Committee thanked Ms. Teresa Wade for her presentation on Sustainable Developments. Chairman Crews then introduced the next speaker, Mr. Stefan Pellegrini, Architect, with Opticos Design, Inc., and requested that he make his presentation on Form-Based Codes.

Stefan Pellegrini, Architect, with Opticos Design, Inc.

Mr. Stefan Pellegrini began his presentation by providing a definition of Form-Based Code. "Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines. They are adopted into city or county law. Form-based codes are an alternative to conventional zoning."

Mr. Pellegrini discussed the characteristics, the components, and the process of Form-Based Codes. His presentation included a review of several case studies including preserving of small town character while allowing evolution. This discussion also included integrating into a city-wide regulatory system, and accommodating future growth. Mr. Pellegrini discussed the differences in Conventional Zoning Codes vs. Form-Based Codes.

Conventional Zoning Codes

Auto-oriented, segregated land use planning principles

Form-Based Codes

Mixed use, walkable, compact development principles

Conventional Zoning Codes (continued)

Organized around single-use zones

Use is primary

Reactive to individual development proposals

Proscriptive regulations, regulating is not permitted, as well as what unpredictable numeric parameters, like density and FAR

Regulates to create buildings

Form-Based Codes (continued)

Based on spatial organizing principles that identify & reinforce an urban hierarchy, such as the rural-to-urban transect

Physical form & character are primary, with secondary attention to use

Proactive community visioning

Prescriptive regulations, describing what is what required, such as build-to lines & combined with min./max. building heights

Regulates to create places

Mr. Pellegrini stated that the goal is a clear, predictable process. The Committee thanked Mr. Pellegrini for his presentation.

Timeline for Upcoming Committee Tasks:

The Committee reviewed the following meeting schedule:

- ◆ August 25th & September 1st – Jim Gant to lead discussion of what resources (we) tap to address each of the Committee’s problem statements.
- ◆ September 8th – No committee meeting
- ◆ September 15th – Review a RFQ (Request for Qualifications) drafted by the staff.
- ◆ September 22nd – Todd Ballantine discussion of environmental issues
- ◆ September 29th – Review Final Draft of RFQ
- ◆ October – Discuss public education efforts and begin this effort; develop Scope of Work/Contract

6) ADJOURNMENT

Following final comments, the meeting was adjourned at 3:15p.m.

Submitted by:

Approved by:

August 25, 2011

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman