

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO COMMITTEE MEETING **APPROVED**
Wednesday, February 29, 2012 Minutes
9:00a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Gail Quick, Jack Docherty, Terence Ennis,
and Loretta Warden, *Ex Officio*

Committee Members Absent: None

Other Commissioners Present: None

Town Council Members Present: None

Town Staff Present: Anne Cyran, Senior Planner
Teri Lewis, LMO Official
Jill Foster, Community Development Department
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Quick called the meeting to order at 9:00am.

2. ROLL CALL

3. 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.

4. APPROVAL OF AGENDA

The agenda was **approved** as presented by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the April 6, 2011 meeting were **approved** as presented by general consent.

6. NEW BUSINESS

The LMO Committee will discuss and hear comments on the proposed sign ordinance amendments to the Land Management Ordinance. The proposed amendments include the following subjects: purpose of the sign ordinance; applicability and provisions; sign design, construction and maintenance guidelines; sign illumination; sign permit guidelines; freestanding signs; façade and hanging signs; directory signs; temporary signs for permitted signs; construction signs; non-residential real estate sales signs; non-residential real estate lease or rent signs; residential real estate sales signs; residential short term rental signs; sign systems; permanent special event signs; temporary special event signs; signs with changeable copy; price displays at gasoline filling stations;

planned unit development off-premises signs; sign alterations exempt from permit; signs allowed without a permit; prohibited signs; and related defined terms.

Chairman Quick presented introductory remarks regarding today's meeting. Chairman Quick then requested that staff begin their presentation. Ms. Anne Cyran made the presentation on behalf of staff.

In 2010 Town Council directed staff to rewrite the sign standards, which were enacted as part of the original LMO in 1987, to ensure they would stand up to legal challenges and to address trends in sign technology. These amendments also meet a Top Priority of Town Council's Policy Agenda for 2011 – Amending the LMO to Foster Greater Flexibility, Simplicity and Revitalization.

Staff has held three informational meetings (February 3rd, February 6th and February 9th) for the public to discuss and comment on the proposed amendments. The amendments were posted on the Town's website on February 3rd and the public has the opportunity to submit comments via email. Staff received comments from about twenty people at the meetings and via email. Ms. Cyran reviewed the record of public comments received by staff and contained within the (*attached*) 'packet'.

Staff recommends amending Chapter 3, Article IX: Sign Permits and Chapter 5, Article XIII: Sign Standards, of the LMO. The proposed changes are to clarify the purpose of the sign regulations, bring the regulations into conformance with recent judicial decisions, reorganize the regulations into a more intuitive order, update the regulations to reflect changes in advertising, and to provide reasonable accommodation of some previously prohibited signs.

Ms. Cyran explained the Notes on Formatting, the Summary of Explanation by Section, and Purpose Statements (please see staff's Proposed Amendments to the LMO Sign Standards for information on the proposed amendments). Staff and the committee reviewed the (*attached*) proposed amendments on a page-by-page basis.

Following their review, Chairman Quick requested public comments. The following citizens presented statements for the record: Ms. Jocelyn Steger, Mr. Lavon Stevens, and Chester C. Williams, Esq. Mr. Williams stated concern with the legality of the sign regulations with regard to content. Chairman Quick requested that staff clarify this issue with their Legal Department. Clarification on this issue is requested before the next LMO Committee Meeting on Monday, March 5th at 6:00pm.

Chairman Quick stated that the committee will not take any action on the proposed amendments at today's meeting. A second public meeting (March 5th at 6:00pm) is planned to allow additional public input. The committee will take action on the proposed amendments at that meeting.

7. ADJOURNMENT

The meeting was adjourned at 10:25am.

Submitted by:

Approved by:

March 5, 2012

Kathleen Carlin
Administrative Assistant

Gail Quick
Chairman