

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO COMMITTEE MEETING **APPROVED**
Monday, March 5, 2012 Minutes
6:00p.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: Bryan Hughes

Town Council Members Present: None

Town Staff Present: Anne Cyran, Senior Planner
Teri Lewis, LMO Official
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Quick called the meeting to order at 6:00pm.

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 AGENDA

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

4. APPROVAL OF THE MINUTES

The minutes of the February 29, 2012 meeting were **approved** as presented by general consent.

5. 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 this evening's meeting and then requested that staff begin their presentation.

Ms. Anne Cyran made the presentation on behalf of staff. The staff recommended 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.

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. Staff changed some parts of the proposed amendments based on the comments. Comments that staff did not act on were recorded. A list of these comments is included in the packet.

Per the LMO Committee's request at the February 29th meeting, staff has provided the (*attached*) memo from the Town Attorney supporting the proposed amendments.

Ms. Cyran reviewed the revisions to the proposed Sign Amendments. The staff explained the Notes on Formatting, the Summary of Explanation by Section, and the Purpose Statements. The staff recommended that the Committee forward the proposed amendments to the full Planning Commission with a recommendation for approval.

The Committee discussed the proposed revisions including clarification of the purpose of the sign regulations and the need to bring the regulations into conformance with recent judicial decisions. Chairman Quick then requested comments from the public. The following citizens presented statements for the record: Mrs. Pamela Ovens and Chester C. Williams. Following final discussion by the committee, Chairman Quick requested that a motion be made.

Mr. Docherty made a **motion** that the LMO Committee forward the staff's recommended changes to the full Planning Commission provided that review by the Legal staff is complete. Mr. Ennis **seconded** the motion and the motion **passed** with a vote of 3-0-0.

6. ADJOURNMENT

The meeting was adjourned at 7:10p.m.

Submitted by:

Approved by:

April 10, 2012

Kathleen Carlin
Administrative Assistant

Gail Quick
Chairman