

TOWN OF HILTON HEAD ISLAND
Planning and Development Standards Committee
Minutes of the Wednesday, October 24, 2012 Meeting
4:00pm – Benjamin M. Racusin Council Chambers

THESE MINUTES ARE REVIEWED BUT NOT APPROVED
BASED ON NEW COMMITTEE MEMBERSHIP

Committee Members Present: Chairman Bill Ferguson and Bill Harkins

Committee Members Absent: Mayor Pro Tem Ken Heitzke

Council Members Present: None

Town Staff Present: Anne Cyran, Senior Planner
Heather Colin, Development Review Administrator
Teri Lewis, LMO Official
Kathleen Carlin, Administrative Assistant

1. Call to Order

Chairman Ferguson called the meeting to order at 4:00p.m.

2. Freedom of Information Act Compliance

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 Minutes

Mr. Harkins made a motion to **approve** the minutes of the September 26, 2012 meeting as presented. Chairman Ferguson **seconded** the motion and the motion **passed** with a vote of 2-0-0.

4. Unfinished Business

None

5. New Business

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise Section 16-4-1204 to allow community service uses in the Office/Institutional Low Intensity (OL) Zoning District to be permitted by right.

Ms. Anne Cyran made the presentation on behalf of staff. The staff recommended that the Planning and Development Standards Committee forward the proposed amendment to Town Council with a recommendation of *approval*.

The Planning Commission held a public hearing for the proposed amendment on October 17, 2012 and voted 7-0-0 to forward the proposed amendment as presented by staff to Town Council with a recommendation of approval.

The staff recommends amending LMO Sec. 16-4-1204, Use Table, to allow Community Service uses to be permitted in the OL (Office/Institutional Low Intensity) Zoning District. Community Service uses are compatible with the purpose statement and other permitted uses in the OL Zoning District.

Ms. Cyran stated that this amendment was prompted by the desire to accommodate the SHARE Senior Center as a use in a facility at 58 Shelter Cove Lane (the former Lifespan Building) that was recently purchased by the Town. At the completion of staff's presentation, Chairman Ferguson requested public comments and none were received.

Ms. Cyran and the committee discussed the characteristics and the definition of Community Service. Chairman Ferguson requested that the staff consider adding Community Service uses in other zoning districts as well such as those in Ward 1. Ms. Teri Lewis stated that the staff will be happy to research this issue. Ms. Lewis presented brief comments regarding the changes in zoning districts that will be made in rewriting the LMO. At the completion of the discussion, Chairman Ferguson requested that a motion be made.

Mr. Harkins made a **motion to forward** the proposed amendments to Town Council with a recommendation of **approval** as presented by staff. Chairman Ferguson **seconded** the motion and the motion **passed** with a vote of 2-0-0.

6. Committee Business

None

7. ADJOURNMENT

The meeting was adjourned at 4:15pm.

Submitted By:

Approved By:
N/A

February 27, 2013

Kathleen Carlin
Administrative Assistant

Bill Ferguson (previous chairman)
Chairman