

**TOWN OF HILTON HEAD ISLAND**  
**LMO Committee Meeting**  
**Wednesday, January 16, 2013 Meeting**  
**6:00p.m – Benjamin M. Racusin Council Chambers**

*Please note on September 9, 2013 these minutes were reviewed but not approved by the committee due to the lack of a quorum of available members.*

Commissioners Present: Chairman David Bennett, Alex Brown, Jack Docherty  
Tom Lennox, Vice Chairman, Planning Commission

Commissioners Absent: Terry Ennis and Gail Quick, *Ex-Officio*

Other Commissioners Present: None

Town Council Present: None

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

**1. Call to Order**

Chairman Bennett called the meeting to order at 6:00p.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** as presented by general consent.

**4. Approval of the Minutes**

The minutes of the October 24, 2012 meeting were **approved** as presented by general consent.

**5. Unfinished Business**

None

**6. 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 16-4-1701 to remove the limit on number of stories and number of parking levels within the Maximum Structure Height table. Chairman Bennett introduced the proposed amendments and requested that the staff make their presentation.

Ms. Anne Cyran made the presentation on behalf of staff. The staff recommended that the LMO Committee forward the proposed amendments to the Planning Commission with a recommendation of *approval*.

The staff recommended amending LMO Sec. 16-4-1701, Maximum Structure Height, to remove from the table the Not to Exceed column, which specifies how many stories, habitable stories and levels of parking are permitted within the maximum structure height standards. This amendment will not change the maximum structure height, it will simply eliminate the limitation on how many stories or levels of parking are permitted within the maximum height.

Ms. Cyran stated that the amendment was prompted by a discussion with a potential developer regarding the impact of these restrictions on redevelopment projects. The developer brought to our attention the removal of these restrictions would allow greater flexibility in building design while not changing the maximum height of structures or the total permitted density. It makes sense to make this change island wide. At the completion of the staff's presentation, Chairman Bennett requested public comments and none were received. Chairman Bennett stated that the public comment portion of the meeting is closed.

The committee discussed the proposed amendment with staff. Chairman Bennett and Ms. Cyran briefly discussed the issue of design standards. Ms. Teri Lewis presented additional comments regarding design standards on behalf of staff. The committee stated that they agree with the staff's proposed amendment. At completion of the discussion, Chairman Bennett requested that a motion be made.

Mr. Docherty made a **motion** to forward the proposed LMO amendment to the Planning Commission with a recommendation of **approval** as presented by staff. Mr. Brown **seconded** the motion and the motion **passed** with a vote of 3-0-0.

## 7. **Adjournment**

The meeting was adjourned at 6:30p.m.

Submitted By:

Reviewed but not Approved On:

September 9, 2013

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Kathleen Carlin  
Secretary

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David Bennett  
Chairman