

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING
May 16, 2013 Minutes
8:30a.m. – Benjamin M. Racusin Council Chambers

Approved

Committee Members Present: Chairman Tom Crews, David Ames, Irv Campbell,
Chris Darnell, Jim Gant, Walter Nester,
Kim Likins, *Ex-Officio*; and Charles Cousins, *Ex-Officio*

Committee Members Absent: Vice Chairman Gail Quick and David Bachelder

Planning Commissioners Present: Tom Lennox and Alex Brown

Town Council Members Present: None

Town Staff Present: Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

The meeting was called to order at 8:30a.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 committee **approved** the agenda as presented by general consent.

4) APPROVAL OF THE MINUTES

The committee **approved** the minutes of the April 25, 2013 meeting as presented by general consent. Chairman Crews stated that the May 9th meeting minutes will be approve on May 23rd.

6) NEW BUSINESS

Review of the I-MX-Coligny, RD, COM-MX, WMU and SMU zoning districts

Chairman Crews presented opening comments and welcomed the public. Chairman Crews then requested that Ms. Teri Lewis make her presentation on behalf of staff.

a) I-MX Coligny zoning district

Ms. Lewis presented an in-depth overhead review of the I-MX Coligny zoning district including an aerial map of the district. Ms. Lewis discussed where the district is located on the proposed zoning map, what uses are allowed in the district and how they are allowed (permitted by right, permitted by condition, requires a special exception.)

Ms. Lewis also discussed the definitions associated with the particular uses as well as the proposed height, impervious coverage and density.

Ms. Lewis stated that staff and the committee will not go over parking requirements today. Those will be discussed when the staff and the committee review the parking table in Chapter 5. Ms. Lewis and the committee discussed each of the following issues on an item-by-item basis:

- (1) The I-MX-Coligny zoning district is made up of parcels in the existing CCW (Coligny Commercial Walking District) and CFB (Central Forest Beach) zoning districts.
- (2) The proposed district allows residential uses and resort accommodations, the CCW district does not.
 - o Residential density is increased from 8 units to 12 units
 - o Resort Accommodations density is increased from 25 rooms to 35 rooms
- (3) Maximum impervious coverage is increased from 55% to 65%.
- (4) The height limitation in the CFB zoning district is 45' for parcels greater than 600' from the beach and 75' for parcels within 600' feet of the beach. The height limitation in the CCW zoning district is 45'. The proposed height requirements in the I-MX-Coligny zoning district is 45' for all properties greater than 600' from the beach and 75' for all properties within 600' of the beach. There are five properties (three of which are owned by the Town) that will receive an increase in the height requirements as a result of this change.
- (5) A build-to zone is included as part of the zoning district.

At the completion of the presentation, the committee stated that they are comfortable with the staff's direction for this district. The committee discussed the increase in density in Resort Accommodations and the increase in density in Residential use. They also discussed the increase in pervious coverage and height limitation. The committee recommended that the height be determined by proximity to South Forest Beach Drive rather than the beach.

The committee then reviewed the Use Table for this district with Ms. Lewis. For simplicity and ease of use, Mr. Darnell recommended that the title for this district be changed from I-MX Coligny zoning district to the Coligny Center zoning district. The committee and staff agreed with this change.

The committee discussed the character of the district specifically as it relates to Pope Avenue. The discussion included comments regarding buffers and setbacks. Ms. Lewis stated that information regarding buffers and setbacks has not yet been received from the consultant. The staff and the committee also discussed stormwater management as it relates to the increased pervious coverage for this district and traffic as it relates to the density increases.

Ms. Lewis and the committee then discussed the build-to-zone. The committee recommended that the staff limit this to the major arterial in the district, Pope Avenue. The objective is to create a more pedestrian-friendly character. The committee discussed the build-to-zone as it relates to Table note # 1.

The committee recommended that the consultant provide some graphics to this section for increased clarity. The committee recommended a maximum of two stories at the build-to-line. This completed the discussion on the I-MX Coligny zoning district. Staff will forward the committee's comments on this section to the consultant.

b) RD zoning district

Ms. Lewis presented an in-depth overhead review of the RD zoning district map. The RD zoning district reflects the current boundaries of the existing RD zoning district with the exception of some Town owned parcels that have been changed to the PR zoning district. Residential density is increased from 8 units to 10 units and Resort Accommodations density is increased from 20 rooms to 35 rooms. The maximum impervious coverage remains the same and the height limitation remains the same.

Ms. Lewis and the committee discussed the main changes – the increase in Residential density and Resort Accommodations density. The committee stated that the proposed changes to this district make good sense.

An unidentified member of the public asked about the commercial uses that are permitted in the RD district. The speaker stated that she is concerned with permitting gun shops to be located too close to schools and churches. Mrs. Fran White, citizen, stated that she agrees with this concern. Chairman Crews thanked the two speakers for their comments.

The committee, after much discussion, recommended that the RM-8 area between the two portions of the RD district be changed to RD. This completed the committee's discussion on the RD zoning district. Staff will forward the committee's comments on this section to the consultant.

c) COM-MX zoning district

Ms. Lewis presented an in-depth overhead review of the COM-MX zoning district map. The COM-MX zoning district is made up of parcels in the CC (Central Commercial), OL (Office/Institutional Low Intensity), OCIL (Office/Light Commercial/Light Industrial), OM (Office/Institutional Moderate Intensity), PD1 (Planned Development Mixed Use) DCW (Dunnagan's Commercial Walking) NC (Neighborhood Commercial) and the IL (Light Industrial) zoning districts. Ms. Lewis stated that this district took in the most parcels from other districts.

Residential density in the former zoning districts is 4 dwelling units with the exception of the IL district which does not allow residential density. The residential density is proposed to be increased from 8 units to 10 units.

Resort accommodations are not allowed in any of the former zoning districts, the use is proposed to be allowed in COM-MX zoning district at a density of 35 rooms.

Ms. Lewis stated that nonresidential density ranges from 3,000 square feet to 12,000 square feet in the former zoning districts. The proposed nonresidential density is proposed to be 8,000 square feet.

Maximum impervious coverage in the former zoning districts ranges from 45% to 65%. The proposed maximum impervious coverage is 60%.

The height limitation ranges from 35' to 45' in the former zoning districts. The proposed height limitation is 45'.

The committee discussed each of the proposed changes to this zoning district. Ms. Lewis, Mr. Cousins and the committee discussed some of the site specific uses as related to the Main Street Commercial Master Plan.

Mrs. Fran White, citizen, presented public comments in concern of the need to protect the single-family character of Ward 1. The committee stated that the goal of protecting the single-family character of Ward 1 is in conflict with another Ward 1 goal - the need to provide additional flexibility to the property owners who want to develop their property. This is a real challenge for the committee to deal with. Mrs. White stated that each native island community has its own character and should be dealt with on an individual basis.

The committee stated that the need to respect individual character traits applies to the entire island. The COM-MX zoning district has tentacles that reach across the entire island. The areas of Coligny, Mathews, Main Street, etc. – each has its own individual character. A couple of committee members suggested that a Character Overlay District should be considered. The committee stated the need to recognize the differences in character throughout the different parts of the island (the character of these different areas provides a rich island experience.) The committee discussed commercial uses in the areas of Mathews Drive/Highway 278. This particular area should be given increased flexibility based its unique character. A ‘one size fits all’ philosophy for Hilton Head Island will not be successful. There may be three-flavors of COM-MX – “A”, “B” and “C”. They all have common or similar allowed uses but different character by the use of overlays. The committee stated that these comments should be forwarded to the consultant. The committee noted that these comments have been forwarded to the consultant in the past. The committee needs to provide as much direction as possible to the consultant on this issue.

Ms. Lewis stated that it may not make sense to create a whole new zoning district when the committee is dealing with only a few use differences. Mr. Cousins presented statements with regard to setbacks, buffers, and density.

Mr. David White, citizen, stated that the committee has a unique opportunity at this time to create a Historical District in Ward 1. Mr. White and Mr. Cousins discussed the concept as related to Beach City Road area.

The committee and staff discussed the issue of removing parcels from Master Plan areas. The staff stated their concern with density issues associated with removing parcels from Master Plans. Following this discussion, the committee and the staff discussed next steps. Ms. Lewis stated that the committee needs to look at the areas that are shown in the COM-MX zoning district. The committee needs to decide if they want to see a sub-district or an overlay district for the Mathews Drive area or any of the other COM-MX areas. Ms. Lewis stated that the consultant will need additional detail from the committee

with regards to an overlay district or a sub-district for the Mathews Drive area including the specific types of uses and density.

The committee and staff discussed several issues including the goal of reducing the number of zoning districts in the new LMO. Perhaps the objective should be to properly package the zoning districts that we have so that each is clearly understood.

Following final comments, Ms. Lewis stated that she will send additional zoning maps to the committee to assist them in their continued study of the COM-MX zoning district. The staff and the committee will complete their review of the COM-MX zoning district on May 23rd. The staff will present the WMU and SMU zoning districts on May 23rd as well.

Lastly, Ms. Lewis distributed a revised meeting schedule to the committee. The revised schedule covers committee meetings for the remainder of May through July 2013. Following final comments, the meeting was adjourned.

7) ADJOURNMENT

The meeting was adjourned at 10:30a.m.

Submitted by:

Approved by:

May 30, 2013

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman