

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING
May 30, 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, and Charles Cousins, *Ex-Officio*

Committee Members Absent: Vice Chairman Gail Quick, David Bachelder, and Kim Likins, *Ex-Officio*

Planning Commissioners Present: Alex Brown

Town Council Members Present: Bill Harkins

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

1) CALL TO ORDER

Chairman Crews called the meeting 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 May 16, 2013 meeting minutes as presented by general consent. The committee also **approved** the May 23, 2013 meeting minutes as presented by general consent.

Chairman Crews presented introductory comments and welcomed the public. Chairman Crews stated that the staff and the committee will complete their review of the COM-MX zoning district and core commercial areas followed by their review of the proposed density in the WMU zoning district. Following this discussion the staff and the committee will move to New Business and will cover as many of these items as time allows. Chairman Crews then requested that Ms. Teri Lewis make her presentation.

5) UNFINISHED BUSINESS

a. Review of the COM-MX zoning district and core commercial areas

Ms. Lewis presented an overhead map of the COM-MX zoning district and core commercial areas. The staff would like to know what direction the committee would like to take in the southern and northern core commercial areas in terms of core boundaries, densities and uses (this is the area around Sea Pines Circle). The committee began by identifying the core area on the map as the South Island Village Center area. Mr. Ames presented comments regarding a mindset for this area. This area is primarily intended to be pedestrian with vehicles integrated by necessity.

What is the difference between how Coligny feels versus other areas? The proposed core has four lane roads merging with a traffic circle in the middle; is that really a walkable environment? The implication of zoning is that it suggests an attitude on the public sector as well as the business center. Why not extend the district out? Where should it end? What are the different uses along Highway 278? Again, it is a mind set of what we want that core to be as time evolves. Chairman Crews stated that we are trying to get a distinctive character of the core. A core concept makes sense – quadrants of Sea Pines Circle makes sense – walkability is a part of the quadrant. The core area should have a different attitude regarding its activities, uses and setbacks. The core area will provide an opportunity for reinvestment so that we get the core area up and going.

The committee viewed the area of New Orleans Road. Where do you draw the line? Highway 278 is such a barrier. The committee identified the location of the core district on the staff's overhead map.

The core is too small of a area – extend it along New Orleans Road and Arrow Road and perhaps include Executive Park Road. They have a different character than the core area. You want the core to be a little more unique than the spread. As you continue that spread, you can allow the uses and the things that are part of that core character.

The committee discussed using the new ordinance to create incentives to re-development. Some members are concerned about traffic; Greenwood Drive is the major access to Sea Pines - one of the largest communities on the island. We need to be bold enough so that when you come into this district you can tell that it is something different. We don't want to end up with a district that does not change anything. We need to be bold enough to make a difference.

Ms. Lewis stated that she believes the staff has enough information on this district to give to the consultant to craft this district. When we get to buffers and setbacks, we'll know more about flexibility in those areas.

The committee briefly discussed the Mathews core area. A couple of committee members referred to the comments made by Mr. Bachelder at last week's meeting as related to the triangle behind Pineland Mall and the adjacent residential area. For reinvestment purposes, don't we want to give a developer the opportunity to have land mass? The committee opted to include the triangle behind Pineland but to leave the RM-12 area as is. This Mathews core area will not include residential as an allowed use.

The committee moved on to the next core area by Main Street. Ms. Lewis identified areas that are part of the northern commercial core. The Wal-mart and Publix parcels should be treated like the Mathews core area – little big box. The main portion of Main Street would make up the north island core. The committee discussed this issue vs.

remaining in the PUD. Mr. Nester was concerned about Main Street and pulling it out of the PUD. His concern is that the citizens of some PUDs may get in the way of getting these changes approved. Councilman Harkins said to be bold and to create a roadmap and vision for the area.

b. Review of the Proposed Density in the WMU District.

The next topic was the density for the WMU district. Last week some members asked about it being higher than 12 units per acre. Mrs. Fran White presented comments regarding increasing the density in the WMU area along Beach City Road.

This is a district that we should be considering and maybe it should not be zoned WMU. The town should consider making this area a historic district. The historic district would be a stand along district rather than an overlay district. Residential and very limited commercial would be allowed. Create a notion for this area that begins to build an inherent value for this area.

The committee discussed increasing the density in other areas of the WMU district and leaving the area along Squire Pope Road alone. Ms. Lewis stated that each area of WMU should be treated the same as it relates to density.

The committee then discussed the location of Edgewater on the overhead map. They also reviewed Town-owned property and private parcels in the area. Edgewater density was discussed (12-units per acre). Increase in density for residential use is not as much of a concern here. Commercial night-time uses in this area are more of a concern due to noise. A couple of members stated that this area is not so different from Palmetto Bay Marina (16 units per acre residential can be used here as well as Palmetto Bay Marina). The committee opted to recommend an increase in the WMU district from 12 to 16 units per acre.

Ms. Lewis presented comments regarding last week's discussion on Coligny (most intense district). The committee stated that they do want to increase density in Coligny to 16-units per acre. Staff will talk with Engineering staff to discuss infrastructure and stormwater management related to the increase in density to 16 units per acre.

5) **NEW BUSINESS**

Review of the SMU, IL, RSF-3, RSF-5, RSF-6, RM-4, RM-8 and RM-12 zoning districts

Ms. Lewis identified the location of the existing Stoney Mixed Use on the overhead map. The staff and the committee also reviewed an aerial that shows the proposed Stoney Mixed Use district. The committee discussed the boundaries of the district. Hotels and motels will no longer be permitted. Bed & Breakfast will be allowed. Mr. Cousins and Mrs. Fran White discussed some of the allowed uses in the Stoney Mixed Use district. The committee ultimately had no concerns with the proposed uses in the SMU district.

The staff and the committee then discussed the IL zoning district. Ms. Lewis identified the existing IL locations on the overhead map. The staff and the committee discussed a couple of the locations in detail including the industrial area located on Spanish Wells Road. Residential is not permitted in the IL district and it is not proposed to be permitted. A couple of existing areas will stay the same and will not change. Ms. Lewis

identified a couple of parcels that will change. The committee stated that they wanted the IL in the Otter Hole area to remain all IL.

Based on time constraints, Chairman Crews stated that the committee will review the remaining portions of the IL districts and the remaining zoning districts (RS-3, RS-5, RS-6, RM-4, RM-8 and RM-12) at the next committee meeting on (Friday) June 7, 2013 at 8:30a.m.

7) ADJOURNMENT

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

Submitted by:

Approved by:

June 7, 2013

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman