

**TOWN OF HILTON HEAD ISLAND**  
**Regular Planning Commission**  
**Wednesday, February 6, 2013 Meeting**  
**9:00a.m – Benjamin M. Racusin Council Chambers**

**APPROVED**

Commissioners Present: Chairman Gail Quick, Vice Chairman Tom Lennox, David Bennett, Alex Brown, Jack Docherty, Terry Ennis, Bryan Hughes, Barry Taylor and Brian Witmer

Commissioners Absent: None

Town Council Present: None

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator  
Anne Cyran, Senior Planner  
Jennifer Ray, Urban Designer  
Kathleen Carlin, Secretary

**1. Call to Order**

**2. Pledge of Allegiance to the Flag**

**3. Roll Call**

**4. 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 the Town of Hilton Head Island requirements.

**5. Approval of Agenda**

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

**6. Approval of Minutes**

The Planning Commission **approved** the minutes of the January 2, 2013 meeting as presented by general consent.

**7. Appearance by Citizens on Items Unrelated to Today's Agenda**

None

**8. Unfinished Business**

None

**9. New Business**

**Public Hearing**

**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 Quick introduced the application and opened the public hearing. Chairman Quick then requested that the staff make their presentation.

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

Ms. Cyran stated that the LMO Committee discussed the proposed amendment at their January 16, 2013 meeting. The Committee voted 3-0-0 to forward the amendment to the Planning Commission with a recommendation of approval.

Ms. Cyran presented an in depth overhead review of the LMO Amendments including the Use Table. 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.

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.

Following the staff's presentation, Chairman Quick requested public comments and none were received. Chairman Quick then stated that the public hearing for this application is closed. The Planning Commission discussed the LMO Amendments with staff. The Planning Commission stated that they agree with staff's recommendation for approval of the LMO amendments. At completion of the discussion, Chairman Quick requested that a motion be made.

Commissioner Hughes made a **motion** to forward the LMO Amendments to Town Council with a recommendation of **approval**. Commissioner Ennis **seconded** the motion and the motion **passed** with a vote of 9-0-0.

## **10. Commission Business**

None

## **11. Chairman's Report**

Chairman Quick thanked the Planning Commissioners for attending the Town Council meeting held on February 5, 2013. Chairman Quick stated that she appreciated the opportunity to introduce members of the Planning Commission to Town Council.

## **12. Committee Reports**

a. Vice Chairman Lennox reported that he and Mr. Scott Liggett attended the Greater Island Council meeting on January 22<sup>nd</sup>. Mr. Liggett made a presentation on the Capital Improvements Program (CIP) to the Transportation Committee. The presentation was very well received by those attending the meeting.

b. Commissioner Ennis reported that he and members of the Comprehensive Plan Committee met recently with staff for the purpose of making additional improvements to the review process for Public Project Review (PPR) applications. The Comprehensive Planning

Committee will now review all Public Project Review applications before they are reviewed by the Planning Commission. Commissioner Ennis stated that the goal of this additional step in the review process is to provide additional information to the Planning Commission and to help answer any questions that the Planning Commission may have regarding Public Project Review applications.

**13. Staff Reports**

1. Ms. Jennifer Ray, Urban Designer, presented a status update to the Chaplin Linear Park project on behalf of the staff.
2. Mrs. Jayme Lopko stated that the staff has no agenda items for the Planning Commission meeting on February 20, 2013. Chairman Quick requested that the staff cancel this meeting. The next regularly scheduled Planning Commission meeting will be held on March 6, 2013 at 9:00a.m.
3. Mrs. Lopko reminded the Planning Commission that Board training will be provided by the staff immediately following today's meeting.

**14. Adjournment**

The meeting was adjourned at 9:15a.m.

Submitted By:

Approved By:

March 20, 2013

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Kathleen Carlin  
Secretary

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Gail Quick  
Chairman