

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING
May 1, 2014 Minutes
8:30a.m. – Benjamin M. Racusin Council Chambers

Approved

Committee Members Present: Vice Chairman Gail Quick, David Ames, David Bachelder, Chris Darnell, Jim Gant, Walter Nester, Kim Likins, *Alternate* and Charles Cousins, *Ex-Officio*

Committee Members Absent: Irv Campbell,

Planning Commissioners Present: None

Town Council Members Present: None

Town Staff Present: Teri Lewis, LMO Official

1) Call To Order

Vice Chairman Quick called the meeting to order at 8:43 a.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 March 27, 2014 meeting as presented by general consent.

5) Public Comment

Mr. J.K. Tiller, representing Mr. Gordon Faulkner who owned the property that was Modern Classic Motors, stated that that property has been rezoned to *Medical* in the new LMO. Mr. Faulkner would like to retain a small portion of that area as *Commercial/Office Use*. Mr. Tiller stated that Mr. Faulkner would like for restaurant use to be allowed there.

Mr. Chris Darnell recused himself from this discussion.

After much discussion, Mr. Ames made a motion to include that portion of Main Street / U.S. 278 frontage and up to the office building one past Jos. Banks could be included within the main street district. Mr. Gant seconded. The motion passed unanimously.

6) Unfinished Business

a. Review of updated language related to tree trimming/removal in PUDs

Mr. Gant stated that one issue that needs to be resolved is: “How much authority do we grant POAs to trim trees on their commonly owned and managed property behind their gates?” It was decided that including specimen trees, trimming would be allowed but removal would have to go to the Board of Zoning Appeals for a Variance. Mr. Nester requested that in the LMO Rewrite Draft Chapter 6 – 16-6-104 (Tree Protection) B (Applicability) under 2. Exemptions, viii – 03, last sentence that the word *feasible* be changed to *reasonable*. There were no objections to this request.

It was also decided that a definition will be added for POA. Something specific would be added back into the LMO defining PD1 POA. Mr. Grant made a motion to grant flexibility to the PD1 POA but restrict any “sub unit” under the POA. Mr. Ames seconded the motion. The motion passed unanimously.

b. Review of specific language to allow the elimination of some vehicle parking spaces for bike parking

The Committee discussed the measurements of parking space stalls.

Mr. Gant on behalf of Mr. Tom Crews suggested that 50 feet from a primary entrance to a building is too close. The Committee disagreed and decided to keep the language as is. Mr. Nester referred to Item ii. In a convenient location that can be viewed from the building; and suggested removing the word *convenient* and replacing the word *can* with *may*. Mr. Ames made a motion to accept those changes. Mr. Nester seconded. The motion passed unanimously.

7) New Business

a. Update on Chapter 2

Mr. Curtis Coltrane stated that he still has items to discuss with the consultant. Issue about what are and are not public hearings. What remains will be sorted out quickly and may need to meet with the prep team one more time.

Mr. Gant stated that Mr. Tom Crews created a drawing of what the new setbacks in Coligny would look like but unsure if this is what the Committee envisioned how the 1 foot setback would look like to encourage side walk cafes, etc. The Committee wants to allow outdoor seating area or open space with grass and trees right up to the 1 foot line.

After much discussion, Mr. Ames made a motion that 50 to 70% of the building façade be within 10 ft (every building the same); 30% of building façade be within 25 ft; outdoor use up to the property line and trees are required every 25 to 30 ft. Mr. Gant seconded. The motion passed unanimously.

The Planning Commission will have a public meeting at 9:00 a.m. on Wednesday, May 7 to review Chapters 3 and 4 as well as the proposed zoning map. The Planning Commission will have a public

meeting at 3:00 p.m. on Wednesday, May 21 to review Chapters 5, 6 and 7. The Planning Commission will have a public hearing at 9:00 a.m. on Wednesday, June 4 and at 3:00 p.m. on June 18 to present all ten chapters plus appendices. A copy of this schedule will be sent out to the Planning Commission and LMO Rewrite members and the prep teams will assist at these meetings.

7) ADJOURNMENT

The meeting was adjourned at 9:56 a.m.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman