

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO Rewrite Project Zoning District Workshop, Part I
Wednesday, January 15, 2014
3:00p.m – Benjamin M. Racusin Council Chambers

Approved

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

Commissioners Absent: None

Town Council Present: Mayor Drew Laughlin, Bill Harkins and George Williams

Town Staff Present: Teri Lewis, LMO Official
Brian Hulbert, Staff Attorney
Heather Colin, Development Review Administrator
Jayme Lopko, Senior Planner & Planning Commission Coordinator
Kathleen Carlin, Secretary

1. Call to Order

2. 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 Town of Hilton Head Island requirements.

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

3. Workshop Discussion

Ms. Lewis stated that the purpose of Workshop is to review several of the proposed zoning districts. Ms. Lewis presented an in-depth overhead review of the following proposed zoning districts: RS Districts (Residential Single Family Districts), Coligny Resort, Community Commercial, and Light Commercial Districts.

RS Districts (Residential Single Family Districts):

Ms. Lewis stated that the LMO Rewrite Committee had recommended combining the RS-2 and the RS-3 Zoning Districts together into one zoning district which will become the new RS-3 Zoning District. Currently very little RS-2 zoning exists on the island.

The LMO Rewrite Committee also recommended combining the RS-4 and RS-5 Zoning Districts together into one zoning district which becomes the new RS-5 Zoning District. The committee recommended leaving RS-6 by itself.

Ms. Lewis identified the locations of the RS-3, RS-5, and RS-6 Zoning Districts on the proposed Zoning Map. The Planning Commission had no comments on the RS Districts and the staff and Planning Commission then moved to the CR (Coligny Resort) Zoning District.

CR (Coligny Resort): Ms. Lewis identified the CR District on the proposed Zoning Map. Ms. Lewis stated that the boundaries for this district have changed slightly. Ms. Lewis stated that one of the directives from Town Council to the LMO Rewrite Committee was to look for specific areas on the island to encourage redevelopment (Coligny District.) The committee has spent a great deal of time studying this area especially in consideration of the new Coligny projects.

The committee has tried to determine the appropriate density, the appropriate uses, and the height of this district. The staff performed some testing in this area at the request of the committee. The committee ultimately recommended an unlimited density in this area. What can be developed in this area is still controlled by the height (which is proposed to be increased to 60-ft/currently it is 45-ft.) There will still be parking standards.

As part of the discussion, Chairman Quick recognized the attendance of several LMO Rewrite Committee members at today's Workshop and requested their input.

Commissioner Ennis and Ms. Lewis discussed the reasons for the proposed changes in density and height in this district. At the completion of these comments, the staff and the Planning Commission moved to a review of the CC (Community Commercial) Zoning District.

CC (Community Commercial): Ms. Lewis identified the CC District on the existing Zoning Map and on the proposed Zoning Map. Ms. Lewis stated that the LMO Rewrite Committee had identified this area as a "smaller big box area." The proposed density in this area for non-residential is 10,000 sq. ft. per acre; 45-ft. height limitation, no residential or hotel rooms are proposed for this district and none exist at this time.

Ms. Lewis briefly reviewed the uses that are allowed in this district many of which are auto oriented. The Planning Commission presented brief comments on the 45-ft. height limitation and then moved on to the LC (Light Commercial) Zoning District.

LC (Light Commercial): Ms. Lewis identified the LC District on the Zoning Map. The proposed zoning district takes the place of several different districts.

Ms. Lewis identified the locations of the old zoning districts on some of the Zoning Map. Some of the old zoning districts (specifically the OL district) have been problematic for some time. This new zoning district has the most zoning districts that are feeding into it. Ms. Lewis stated that one of the goals of the LMO Rewrite Committee was to consolidate the number of zoning districts which will result in making the Zoning Map easier to read and to understand. Chairman Quick presented statements in support of the consolidation of these zoning districts.

Ms. Lewis stated that a good number of uses are proposed for this zoning district. Some residential is proposed to be allowed as well. Non-residential is proposed to be allowed at 10,000 sq. ft. per acre. Warehouse is proposed to be 12,000 sq. ft. per acre. Ms. Lewis stated that this reflects what is there now. The effort is to try to create no new non-conformities. The height limitation is 45-ft.

Chairman Quick stated that the LMO Rewrite Committee was very sensitive to this issue - they do not want to create any more non-conformities. Vice Chairman Bennett and Ms. Lewis discussed the distinction between the LC District and the CC District with regard to density restrictions in each of those districts.

Chester Williams, Esq., presented public comments regarding the potential limitation

of lot sizes in the LC District. LMO Rewrite Committee Member, David Ames, stated that the LMO Rewrite Committee was pretty clear in that they wanted to make a distinction between these two zoning districts.

Ms. Lewis presented statements regarding the staff's Comparative Charts and the Use Table both of which were provided to the Planning Commission. The LMO Rewrite Committee spent some time reviewing the conditions and the use table last year. The committee recommended the elimination of quite a few of the conditions because they felt they were either out dated or did not serve a purpose. Some of the separation conditions were retained. The committee is still reviewing some of these conditions as they continue their review of the zoning districts. The Planning Commission and the staff will continue their review at the next Workshop (planned on Wednesday evening, January 29th at 6:00p.m.) The review will include about eight zoning districts with some significant changes.

LMO Rewrite Committee Member, David Ames, presented statements in support of the committee's efforts to carefully study the redevelopment goals of the Coligny District. A great deal of work has gone into the committee's recommendations for this area to the Planning Commission. The experience and the development of Coligny is very different than any other area of the island.

Chairman Quick recommended that the Planning Commission review the staff's Comparative Charts and the Use Table in preparation for the next Workshop on January 29th. Following final comments, the Workshop was adjourned.

4. Adjournment

The Workshop was adjourned at 3:35p.m.

Submitted By:

Approved By:

March 19, 2014

Kathleen Carlin
Secretary

Gail Quick
Chairman