

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission Workshop**  
**LMO Rewrite Project Zoning District, Part II**  
**Wednesday, February 12, 2014**  
**6:00p.m – Benjamin M. Racusin Council Chambers**

**Approved**

Commissioners Present: Chairman Gail Quick, Vice Chairman David Bennett,  
Alex Brown, Judd Carstens, Terry Ennis and Bryan Hughes

Commissioners Absent: Tom Lennox, Barry Taylor and Brian Witmer

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official  
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.

Planning Commission Chairman Gail Quick and LMO Rewrite Committee Chairman Tom Crews welcomed the public to this evening's workshop. Following opening comments, Chairman Quick requested that Mr. Crews lead the discussion.

**3. Workshop Discussion**

**a. LMO Rewrite Committee – Approach to Zoning**

Mr. Crews stated that this is the second of two workshops designed to discuss the proposed changes to zoning districts. Mr. Crews presented a brief recap of the first workshop held on January 15, 2014. As part of their approach to zoning, the LMO Rewrite Committee is concerned with protecting the guiding principles and the core values of Hilton Head Island. Following these comments, Mr. Crews requested that Mr. David Ames present comments on behalf of the LMO Rewrite Committee.

Mr. Ames provided a Power Point presentation (included in the record) that addressed several issues including the economy of Hilton Head Island and the living environment of its residents and guests. Mr. Ames discussed several underlying principles with regard to the committee's approach to zoning and rezoning. There needs to be a balance between a community wide vision, neighborhood character, and the individual rights and desires of landowners.

A community wide vision is a 'sense of place' and it encompasses a broad community wide attitude. Neighborhood character has a great deal to do with how people in one area feel about a particular place. The balance is expressed in land use and intensity. The challenge is trying to find a suitable balance where the community can prosper. Zoning is not static – it reflects changes and trends over time. In dealing with these changes over time, we still need to hold on to the values of Hilton Head Island.

Good planning enhances the special characteristics of different areas of the island. When

good planning is implemented, it optimizes the advantages of a certain area. The Coligny area is a very different area of the island than Shelter Cove or Mathews Drive. The zoning should reflect that in a way that enhances economic opportunities in those areas. It sends a clear picture to land owners and to developers what our expectations are.

The regional economy has changed significantly over the last 25 or 30 years. The LMO Rewrite Committee has tried to enhance the economic viability of certain areas of the island so that those investment opportunities are apparent. The market place will begin to congregate these uses in an efficient way.

Mr. Crews thanked Mr. Ames for his presentation and requested that Ms. Teri Lewis make her presentation on behalf of staff.

Ms. Lewis stated that the committee and the staff will review each individual district and they will review the comparison charts as well. Public comments will be invited following the committee's review of each district.

**(CR) Coligny Resort District:**

Ms. Teri Lewis presented an overhead review of the district on the Zoning Map. Ms. Lewis discussed the existing allowed uses and the proposed allowed uses. Allowable residential uses are: mixed use and multifamily. Height limits have been increased from 45 feet to 60 feet. Residential is currently 4 dwelling units per acre. The proposed is unlimited. Non residential is increased from 8,000 square feet per acre to unlimited.

Mr. Crews presented statements regarding the current and the proposed uses. Mr. Ames questioned the word 'unlimited'. Perhaps 'unlimited' should also include 'contingent on other criteria or other requirements'. Mr. Crews agreed with this statement. We are trying to introduce some flexibility (we do not want density to be the dictating criteria).

Vice Chairman Bennett questioned one of the proposed zoning objectives (the encouragement of residential development above commercial uses). We should be careful about what we are encouraging because this type of development can be difficult. Mr. Ames presented comments regarding its applicability on Hilton Head Island due to the proximity to the beach. This is intended to create the energy for the island to have something that is truly unique. The committee discussed several issues including density and parking. A solution to parking will be required as a prerequisite.

Commissioner Ennis, Mr. Crews, Mr. Nester and Ms. Lewis discussed density and the application of other criteria. Chairman Quick stated the importance of 'clarity of density'. Following final comments on the Coligny Resort District, Chairman Quick requested public comments and none were received.

**(SPC) Sea Pines Circle District:**

Mr. Crews presented introductory comments regarding the committee's vision and goals for redevelopment of the area. Mr. Darnell and other committee members discussed non-conformities as related to self service storage. Mr. Crews and the committee discussed Institutional Use in this district as related to proposed plans for USCB. Commissioner Hughes, Vice Chairman Bennett and several LMO Rewrite Committee members discussed Mixed Use and the proposed increase in density. Following final comments, Chairman Quick requested public comments. Chester Williams, Esq., presented brief comments regarding density.

**(CC) Community Commercial District:**

Ms. Teri Lewis presented an overhead review of the district on the Zoning Map. Density for non residential is proposed at 10,000 square feet per acre (currently 10,000 square feet per acre for Office/Institutional and 8,000 square feet per acre for Other). Height is proposed to be 45-feet (the existing is 35-feet residential and 45-feet for Other). Residential uses are not permitted in this district.

Mr. Crews and Ms. Lewis discussed the existing allowed uses and the proposed Allowed Uses. The committee stated that Contractor's Offices (outside storage is allowed if it is screened) is an existing Allowed Use and it should remain so. The staff and the committee also discussed Other Light Industrial Service. This is an existing allowed use and it should remain so.

Following final comments, Chairman Quick requested public comments on this district and none were received.

**(WMU) Waterfront Mixed Use:**

Ms. Teri Lewis distributed copies of a Zoning Map showing the WMU district. Ms. Lewis presented an overhead review of the proposed district on the Zoning Map. The staff and the committee discussed the three locations of Waterfront Mixed Use on the Zoning Map. Staff and the committee discussed the changes in density. Citizen, Mr. Palmer Simmons, Mr. Charles Cousins, and Ms. Teri Lewis discussed several issues including design standards, parking and density.

The staff and the committee discussed the issue of RM-4 adjacent to the WMU district and the desire of some residents to increase the zoning of the RM-4 district. Commissioner Alex Brown presented statements in concern of limiting the opportunities of landowners in these areas.

Mr. Perry White, citizen, presented statements regarding the need to increase economic opportunities for landowners in Ward 1 particularly as they relate to RM-4. Mr. Ames stated that he believes additional direction from Town Council is needed in order to move forward with a discussion of RM-4. Revisions to RM-4 was not part of Town Council's directives to the LMO Rewrite Committee. Mr. White presented comments regarding fairness and the LMO Rewrite Committee's role in dealing with some of these difficulties.

Following final discussion by the committee and receipt of public comments, Mr. Crews introduced the next zoning district.

**(S) Stoney District:**

Mr. Crews stated that many of the proposed uses remain the same as existing uses. There are some differences, \*\* indicated on the Use Table shows the uses that are permitted with the condition that the site not have direct access on a major arterial. As part of the discussion, Ms. Lewis reviewed the Town-owned parcels in this district on the Zoning Map.

The Planning Commission and the LMO Rewrite Committee discussed various concerns related to traffic and safety.

Following their discussion, Chairman Quick requested public comments. Chester Williams, Esq., presented comments regarding the reduction in curb cuts and the

reduction in density. Mr. Williams and the committee discussed concerns with traffic and safety issues.

Mr. Irv Campbell presented comments regarding the potential use of some Town-owned properties in an effort to alleviate some of the traffic and curb cut concerns. Mr. Ames stated that secondary road access will be important for the Stoney District.

Mr. Charles Cousins and Mr. Campbell discussed several issues including density and land swaps. Vice Chairman Bennett and Mr. Campbell discussed an increase in density. Mr. Ames stated that the committee is trying to create some incentive and opportunity for landowners and developers in this area.

Mr. Crews noted that time is running close for this evening's workshop and the committee still has four zoning districts to review (Marshfront District, the Mitchelville District, the Light Industrial District, and the Resort Development District).

In the interest of time, Mr. Ames suggested that the citizens in attendance state what districts they are most interested in. The districts of Marshfront and Mitchelville were mentioned.

Ms. Lewis stated that the Marshfront District is the next district to be discussed.

**(MF) Marshfront District:**

Ms. Lewis presented an overhead review of this district on the Zoning Map including the locations of Highway 278, Mathews Road, and Broad Creek. There are some newly allowed uses in this district. The committee and a couple of members of the public discussed issues including density, a minimum parcel size of 3 acres, and potential bonus density.

Several members of the audience stated that they do not agree with a minimum requirement of 3 acres for increased density. This seems unfair to the landowners in this area who may be looking for increased opportunities to develop their land. Ms. Dot Law provided a letter and list of signatures of landowners for the record.

Based on time constraints, the committee concluded their workshop following public statements and discussion by the committee.

**4. Adjournment**

The Workshop was adjourned at 9:00p.m.

Submitted By:

Approved By:

March 19, 2014

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Kathleen Carlin  
Secretary

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Gail Quick  
Chairman