

TOWN OF HILTON HEAD ISLAND
Special Planning Commission Meeting
Wednesday, September 24, 2014
3:00p.m – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman David Bennett, Vice Chairman Alex Brown,
Jim Gant, Peter Kristian, Barry Taylor and Todd Theodore

Commissioners Absent: Judd Carstens, Bryan Hughes and Caroline McVitty

Town Council Present: Mayor Drew Laughlin, Lee Edwards, Bill Harkins and Kim Likins

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
Scott Liggett, Director of Public Projects and Facilities/Chief Engineer
Teri Lewis, LMO Official
Curtis Coltrane, Town Attorney
Charles Cousins, Director Community Development
Shawn Colin, Deputy Director Community Development
Brian Hulbert, Staff Attorney

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 and posted in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

5. Approval of Agenda

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

6. Staff Report

Update on 2015 Beach Renourishment

Mr. Scott Liggett presented a status update on the 2015 Beach Renourishment program including the proposed scope of work. The Planning Commission and Mr. Liggett discussed a couple of items related to the program.

7. New Business

Public Hearing

LMO Rewrite

A public hearing to review any proposed changes to the draft LMO Rewrite document made by Town Council at their meetings on September 2, 2014 and September 16, 2014.

Chairman Bennett opened the public hearing for this item and requested that Mr. Tom Crews, LMO Rewrite Committee Chairman, make his presentation. Mr. Crews provided a Power Point presentation and discussed the revisions that were requested by Town Council at their meetings on September 2nd and September 16th.

The following revisions recommended by Town Council were reviewed:

1. Administrative Changes:

- a) Hearing Notice requirements to the Planning Commission: Publish and mail notices no less than 15 days before the hearing date. *This section was inadvertently omitted in the draft LMO and exists in the current LMO.*
- b) Reinstate the ability of the Administrator to waive adjacent use setback if both the proposed and the adjacent property function as a single development. *This section was inadvertently omitted in the draft LMO and exists in the current LMO.*

2. Limit Interval Occupancy to selected tourist focused zoning districts:

- a) Interval occupancy will be permitted By Right in Coligny Resort, Mitchelville, Resort Development District and Waterfront Mixed Use Districts.
 - 1) Proposal had been to allow everywhere multi-family was allowed.
- b) Interval occupancy will be permitted By Right in PUD-1's where allowed by their Master Plan.

3. Telecommunication Facilities

- a) Setback from major arterials and beach set at 70-ft.
 - 1) Current LMO defines as "fall zone" plus 30-ft. proposed for new LMO was height of tower.
- b) Setback from minor arterials and adjacent uses or structures set at 50-ft.
 - 1) Current LMO defines as "fall zone" plus 30-ft. proposed for new LMO was 80% of height of tower.
- c) Requirement for proof that no other structure is available is eliminated.
 - 1) Unnecessary requirements – collocation on existing tower is always first choice of companies.
- d) Requirement to meet wind load rating for Category 5 hurricane deleted in order to qualify for setback reduction
 - 1) Category 5 is open ended scale and not attainable.

4. Reinstate requirement for 500-ft. separation between liquor stores and between liquor store and residential district.

- a) Reinstate the requirement for 500-ft. separation between liquor stores and between liquor store and residential district.
The proposal had been to eliminate separation requirement.
- b) Reinstate the requirement for 500-ft. separation between tattoo facilities.
The proposal had been to eliminate separation requirement.
- c) Retain existing standards for pine tree protection.
The proposal had been to reduce the size of pine trees eligible for specimen status.

This completed Mr. Crews' presentation on Town Council's recommended revisions to the draft LMO. Chairman Bennett then requested follow up comments from Mr. Jim Gant, Planning Commissioner and LMO Rewrite Committee member. Mr. Gant stated that he shares the perspective presented by Mr. Tom Crews. Mr. Gant stated that he supports the changes recommended by Town Council.

Chairman Bennett asked Curtis Coltrane, Esq., if all of Town Council's recommended revisions had been covered and if there were any additional items to be reviewed today. Mr. Coltrane confirmed that all of Town Council's recommended revisions have been properly covered by the Planning Commission and there are no additional items to be reviewed. Following these comments, Chairman Bennett requested public comments and the following were received:

Mr. Charles Ryan, Sea Pines CSA Chairman, stated that Sea Pines Plantation is committed to working with the Town and the Planning Commission. Mr. Ryan stated that he is concerned with traffic issues, specifically at the locations of Greenwood Drive and Sea Pines Circle. The Town's new transportation plan should be carefully studied before a final decision is made. There were no additional public comments. Chairman Bennett then closed the public hearing for this item. Following final comments by the Planning Commission, Chairman Bennett requested that a motion be made.

Commissioner Gant made a **motion** that the Planning Commission **approve** the revisions to the Draft LMO as recommended by Town Council and as presented by LMO Rewrite Committee Chairman Tom Crews. Commissioner Kristian **seconded** the motion and the motion **passed** with a vote of 6-0-0.

8. Adjournment

The meeting was adjourned at 3:25p.m.

Submitted by:

Approved by:

October 1, 2014

Kathleen Carlin
Secretary

David Bennett
Chairman