

**THE TOWN OF HILTON HEAD ISLAND
TOWN COUNCIL WORKSHOP**

Date: Tuesday, July 8, 2014

Time: 4:00 p.m.

Present from Town Council: Drew A. Laughlin, *Mayor*; Bill Harkins, *Mayor Pro-Tem*;
George Williams, Kim Likins, Lee Edwards, Marc Grant, John McCann, *Council Members*.

Present from Town Staff: Steve Riley, *Town Manager*; Charles Cousins, *Director of
Community Development*; Teri Lewis, *LMO Official*; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: Dan Burley, *The Island Packet*

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 p.m.

- 2) FOIA 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.

3) Overview/Discussion of the Draft Land Management Ordinance (LMO)

Mayor Laughlin explained that Mr. Jim Gant, LMO Rewrite Committee member was present and would be conducting a presentation to review suggested changes within the Land Management Ordinance. Mayor Laughlin noted the immense time and effort the committee spent on the redraft of the LMO and he stated the product reflects the commitment and effort of all and thanked the Committee members for their hard work.

Mr. Gant pointed out that the work done by the Committee over the last three years was focused on the guiding principles for the Island and making sure they held true to them.

He explained the presentation would consist of topics and issues that have been brought up by individual Town Council members along with major points of interest within the draft. He reviewed the Town Council Charter to the Committee and noted they were focused on addressing inhibitors to redevelopment, listening to the citizens that appeared before the Committee and specifically, reducing nonconformities.

The following items were covered in Mr. Gant's presentation and reviewed by Council and discussed in detail:

- Changes to density, allowed uses and height in various zoning districts
- Density, parking and design and performance standards in the proposed Coligny Resort District
- Elimination of the 500' separation between liquor stores
- Elimination of the prohibition on operating businesses out of storage units
- The addition of additional conditions on convenience stores in the RM-4 zoning district
- The ability or inability of the LMO to help address decaying properties
- Changes to the adjacent use setbacks and buffers
- Setback distance and lighting requirements for telecommunication towers
- The elimination of interval occupancy (timeshare) as a specific use in the LMO

Mr. Williams noted his concerns on the increase in density overall, most notably in the Sea Pines Circle area. He stated the current infrastructure would not be able to handle it. Mr. Gant explained the variables are many and the Committee chose to define zoning changes that would stimulate redevelopment and if redevelopment would occur each one would probably require a traffic study concerning the infrastructure in place. All members of Council participated in lengthy discussion about density.

Council provided input and their concerns on each item listed and Mr. Gant answered questions. Tom Crew, Chairman of the LMO Rewrite Committee provided information and definitions concerning setbacks from property lines.

Thomas Barnwell, Jr., Perry White, Charles Ryan, Jocelyn Staigar, Michael Mogul, Gail Quick, David Ames, Joe Kernan, Peter Kristian and Jim Collett spoke on various items within the Draft LMO.

Mayor Laughlin thanked the LMO Rewrite Committee Members, staff and citizens for their time and commitment to the project.

4) **Adjournment**

The workshop adjourned at 6:16 p.m.

Vicki Pfannenschmidt
Executive Assistant/Town Clerk

Approved:

Drew A. Laughlin, Mayor