



The Town of Hilton Head Island
Planning Commission Regular Meeting
Wednesday, January 15, 2020 – 3:00 p.m.
Benjamin M. Racusin Council Chambers

AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
4. **Roll Call**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of November 20, 2019
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**
 - a. Review of Town Council's changes related to zero lot line subdivision amendments as part of the 2019 LMO Amendments – Set One. *Presented by Nicole Dixon*
9. **New Business**
 - a. **Public Hearing**
LMO Amendments (2019 LMO Amendments – Set Two) – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 10 and Appendix D of the Land Management Ordinance (LMO) to revise the following sections:

Section 16-2-103.F.5: clarify the language to make it clear that a final plat will not be approved or stamped for recording of the subdivision with Beaufort County until a final Certificate of Compliance (C of C) has been issued; Sections 16-3-105.C.2 and 16-4-102.A.6: allow an Indoor Commercial Recreation use as an allowed use in the CC zoning district; Section 16-3-106.F.2.f: allow projects that fall within the Corridor Overlay District but are not visible from the OCRM Baseline or the OCRM Critical Line to be reviewed through the Minor Corridor Review Procedure; Table 16-5-102.E: add HVAC units to the table of allowable setback encroachments; Section 16-5-109.B.1: clarify that stormwater requirements are applicable to any land disturbing activity that both disturbs ½ acre of land or greater and is within ½ mile of coastal receiving waters; Section 16-5-109.C.9: add the SCDHEC National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) and the SCDHEC Ocean & Coastal Resource Management (OCRM) Coastal Zone Consistency Certification (CZC) Heightened Stormwater Management Requirement

to the list of acceptable reference guides; Section 16-5-109.D.1.a.ii: state that the rational method may be used only for sizing individual culverts or storm drains that are not part of a pipe network or system and have a contributing drainage area of 10 acres or less; Sections 16-10-103.E.2 and 16-10-103.G.2: delete health club/spa from examples under Indoor Commercial Recreation and add health club/spa as an example under Other Commercial Services; Section 16-10-103.G.2: add 'screened' in front of 'outdoor storage' in the Bicycle Shop definition; Section 16-10-102.J.1: make revisions to clarify what this category is meant to contain; Appendix D:D-6.F.23: add a requirement that dumpsters be screened in keeping with the Design Guide; Appendix D:D-6: require that dumpsters be screened and that setbacks be shown on the site plan for Minor Development Plan Reviews; Appendix D:D-7.D: require that dumpsters be screened setbacks be shown on the site plan for Major Development Plan Reviews; Table 16-4-102.A.6: change Outdoor Commercial Recreation Uses Other than Water Parks from Permitted by Condition to Special Exception uses in the zoning districts where they are currently allowed; Section 16-3-105.E, Table 16-4-102.A.6, Section 16-4-102.B, Table 16-5-107.D.1 and 16-10-103.I.2: add grinding as a use and provide standards and a definition; Section 16-2-103.D.4, Section 16-3-105.I, 16-3-105.K, Table 16-3-106.G.4 and 16-5-105.I.7.c: fix incorrect references; Table 16-5-102.C: fix an incorrect footnote; and 16-5-109.D.1.d: reflect the new name of a checklist. *Presented by Teri Lewis*

10. Commission Business

- a. US 278 Gateway Corridor Committee Update – *Presented by David Johnson, Committee Chairman*
- b. Committee Assignments

11. Chairman's Report

12. Committee Report

13. Staff Report

- a. Workforce Housing Update – *Presented by Staff*

14. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.