



Town of Hilton Head Island  
**Planning Commission Meeting**  
**Wednesday, June 2, 2021 – 9:00 a.m.**  
**AGENDA**

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In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

**1. Call to Order**

**2. 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.

**3. Roll Call**

**4. Approval of Agenda**

**5. Approval of Minutes**

a. Meeting of May 19, 2021

**6. Appearance by Citizens**

**7. Unfinished Business**

**8. New Business**

a. **Public Hearing**

**LMO Amendments** – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 10, and Appendix B and D of the Land Management Ordinance (LMO) to add and revise the following sections:

Section 16-2-101: Add Family Compound and Family Subdivision to the Summary Table of Development Review Procedures for Development Approvals and Permits; Section 16-2-102.J.1.a: Add vested rights for approval or conditional approval of an application for Family Compound and Family Subdivision; Section 16-2-103.U: Add applications for Family Compound and Family Subdivision to Appeal of Official's Decision to Planning Commission; New Section 16-2-103.X: Create purpose, applicability, review procedure, review standards, effect of approval, expiration, and amendment sections for Family Compound; New Section 16-2-103.Y: Create purpose, applicability, review procedure, review standards, effect of approval, expiration, and amendment sections for Family Subdivision; Section 16-3-104: RM-4, RM-8, RM-12: Add Family Compound and Family Subdivision Permitted with Conditions (PC) to Allowable Principal Uses; Section 16-3-105 Marshfront (MF), Mitchelville (MV), Resort Development (RD), Stoney (S), Waterfront Mixed Use (WMU), Main Street (MS), Light Commercial (LC), and Neighborhood Commercial (NC): Add Family Compound and Family Subdivision Permitted with Conditions (PC) to Allowable Principal Uses; Table 16-4-102.A.6: Add Family Compound and Family Subdivision to Principal Use Table; Section 16-4-102.B.1: Add Family Compound and Family Subdivision to Use – Specific Conditions for Principal Uses and list

conditions; Table 16-5-102.C: Add to Notes that for Family Compounds and Family Subdivisions a 5' setback is required from access easements and that the minimum setback from a minor arterial shall be 25' and the minimum setback from all other streets shall be 10' and that any further reductions to the adjacent street setbacks for Family Compounds and Family Subdivisions will require a variance from the Board of Zoning Appeals (BZA); Table 16-5-102.D: Add to Notes that for Family Compounds and Family Subdivisions the minimum setback from an adjacent property shall be reduced by 10' from what is required in Table 16-5-102.D except that an adjacent use setback of 5' shall be required between single-family uses and that any further reductions to the adjacent use setbacks for Family Compounds and Family Subdivisions will require a variance from the BZA; Table 16-5-103.D: Add to Notes that for Family Compounds and Family Subdivision only the Option 1 screening requirements apply; Table 16-5-103.E: Add to Notes that for Family Compounds and Family Subdivisions adjacent use buffers shall include the minimum planting requirements per Table 16-5-103.F and add to Notes that for Family Compounds and Family Subdivisions any further reductions to the adjacent use buffers will require a variance from the BZA; Table 16-5-107.D.1: Add Family Compound and Family Subdivision; Section 16-10-105: Add general definitions for Family Compound and Family Subdivision; Appendix B: Add new section B-5 - Historic Neighborhoods Map; Appendix D: Create application and submittal requirements in new sections D-26 Family Compound and D-27 Family Subdivision. *Presented by Sheryse DuBose*

**b. Election of Officers for July 1, 2021 – June 30, 2022 term**

**9. Commission Business**

**10. Chairman's Report**

**11. Committee Reports**

**12. Staff Report**

**13. Adjournment**

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at 4:30 p.m. on June 1, 2021. All comments submitted through the portal will be provided to the Commission for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Commission Secretary at 843-341-4691 no later than 12:00 p.m. on June 1, 2021.

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