



Town of Hilton Head Island
Public Planning Committee Meeting

Thursday, July 22, 2021 – 3:00 p.m.

Benjamin M. Racusin Council Chambers

AGENDA

The Public Planning Committee meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers. The outside doors will be opened to the public at 2:00 p.m., seating will be limited to no more than 80 individuals.

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. Approval of Agenda

4. Approval of Minutes

a. Special Meeting of June 16, 2021

5. Appearance by Citizens

6. Unfinished Business

a. A Workshop on E-Bike regulations has been scheduled for August 10, 2021 at 10 a.m.

7. New Business

a. Discussion related to 2021 LMO Amendments – First Set

i. Temporary and Seasonal Signage – Staff will be presenting a concept that can be used for the temporary and seasonal signage in Historic Neighborhoods

ii. Waivers – Staff will be presenting a list and description of the various waiver types currently in the LMO, specifically, Sections 16-5-102.C – Adjacent Street Setbacks, 16-5-102.D – Adjacent Use Setbacks, 16-5-102.D.4 – Adjacent Use Setbacks, 16-5-103.E.2 – Adjacent Use Buffers, 16-5-103.F – Adjacent Street Buffers, 16-3- (all zoning districts standards for height), 16-5-105.I.8 – Access to Streets, 16-5-107.D.1 – Minimum Number of Parking Spaces, 16-5-109.D.2 – Drainage Design Standards, 16-6-102.D.2.b – Wetland Buffer Width, 16-6-104.G.1.c – Minimum Tree Coverage Standard, 16-7-101.F – Substitution of Nonconformities for Redevelopment, and 16-10-102.C.2.b – Height

iii. Dwelling Unit Definition – Consideration as to what constitutes a dwelling unit

8. Staff Reports

- a.** Update on Standalone 2021 LMO Amendments
 - i.** Short-Term Rental Ordinance
 - ii.** Wetland Mitigation Requirements for Projects with a Community Benefit (Airport, Gateway Corridor, Parks)
 - iii.** Changes to Massing and Height of Buildings (DRB Concerns)
 - iv.** Airport Approach Path and Incompatible Uses

9. Adjournment

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