

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
September 20, 2016 – 9:00 a.m.
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Jim Gant, Lavon Stevens, Barry Taylor, Todd Theodore

Committee Members Absent: None

Other Commissioners Present: Alex Brown

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Bates Rambow, Stormwater Data & Compliance Administrator; Rocky Browder, Environmental Planner; Teresa Haley, Administrative Assistant

1. Call to Order

Chairman Gant called the meeting to order at 9:00 a.m.

2. Freedom of Information Act

Public Notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

3. Approval of the Agenda

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

4. Approval of the Minutes

The September 8, 2016 minutes were **approved** by general consent.

5. New Business

LMO Amendments

a. Discuss draft 2016 LMO Amendments – 2nd Set

Chairman Gant welcomed those in attendance and asked Staff to begin the discussion of the draft 2016 LMO Amendments – 2nd Set. Mr. Browder went through the proposed natural resources amendments. The Committee and Staff discussed the pre-construction underbrushing proposed alternatives. The public expressed concerns for the requirements associated with maintaining their residential properties. The Committee, Staff and public discussed options to maintain versus development of vacant and residential properties through underbrushing and/or bush-hogging. The discussion involved finding ways to address development and livability within the regulations; the concept of waving internal buffers on commonly held property; the concept of some level of exemption with some boundaries and criteria around it; establishing tree size criteria to allow opportunity for bush-hogging without cutting down larger trees. The Committee and Staff expressed the purpose of these amendments is to create flexibility to the existing underbrushing regulation.

Mr. Rambow went through the changes to the proposed stormwater LMO amendments since the last Committee meeting. The Committee discussed concerns for stormwater

management plan submittal requirements and the burden it may impose on developers. Staff indicated the intent of the submittal requirements is to be in keeping with current state regulations and county-wide practices. Staff noted that they are awaiting comments and clarifications from DHEC on certain proposed stormwater changes. Chairman Gant suggested that Staff and the Committee work together with these engineers to clarify concerns of regulations and compare county-wide practices. The Committee, Staff and public discussed the required maintenance agreements for stormwater management facilities and easements; and the duty of the property owner or responsible party to retain and provide inspection and maintenance records.

(Mr. Theodore recused himself from the discussion of draft LMO amendments in connection with multi-level self-service storage due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Lewis recapped the discussion from the last Committee meeting regarding the proposed multi-level self-service storage LMO amendments and then went through the changes since the last Committee meeting. A change was made to a condition and the applicable tables to include that the structure shall be set back a minimum of 200' from any arterial road. A change was made to the applicability of certain conditions. Certain conditions are applicable to all multi-level self-service storage uses. In addition, certain conditions are applicable to the Light Commercial (LC) and Sea Pines Circle (SPC) districts. The requirement that the adjacent use setback be 40' was deleted based upon the last discussion. Some members of the public expressed concern for these changes, the scale and mass of the building. Some members of the public provided renderings of existing buildings similar to the proposed size of a multi-level self-service storage facility. The proposed facility would generate less traffic and parking; and would be subject to the Design Guidelines as discussed in prior meetings. The proposal would be subject to review and approval of the Planning Commission, Public Planning Committee, and Town Council.

Ms. Lewis went through the remaining proposed LMO amendments pertaining to the following: bed and breakfast use; commercial parking lots with conditions; interval occupancy; group living; divisible dwelling units as an accessory use to interval occupancy use; stacking distance to be in line with SCDOT standards; signs on vehicles; zoning map general submittal requirements; and defined terms.

Chairman Gant expressed concern for moving forward with amendments related to divisible dwelling units due to the current issue with lock-outs. Ms. Lewis stated she would discuss this with the appropriate Town Staff as to whether or not to bring it forward.

Ms. Lewis stated that the public hearing for the proposed 2016 LMO Amendments – Second Set would be held at the Planning Commission meeting on Wednesday, October 5, 2016 at 9:00a.m.

6. Adjournment

The meeting was adjourned at 11:56 a.m.

Submitted By:

Approved By: November 9, 2016

Teresa Haley
Administrative Assistant

Jim Gant
Chairman