

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, March 16, 2016
3:00p.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Caroline McVitty, Barry Taylor, Jim Gant, Judd Carstens and Lavon Stevens

Commissioners Absent: Todd Theodore (excused)
Bryan Hughes (excused)

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Jayme Lopko, Senior Planner & Board Coordinator
Teresa Haley, Secretary

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Freedom of Information Act 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.

5. Approval of Agenda

The Planning Commission **approved** the agenda as submitted by general consent.

6. Approval of Minutes

Mr. Gant made a motion to **approve** the minutes of the March 2, 2016 Planning Commission meeting. Mr. Kristian **seconded** the motion. The motion **passed** with a vote of 7-0-0.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

None

8. Unfinished Business

None

9. New Business

Public Hearing

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 6, 10 and Appendices A and D of the Land Management Ordinance (LMO) to revise the following sections:

Section 16-2-103.B: to clarify who can submit a text amendment, Section 16-2-103.I: codifies existing practice that the DRB takes action on conceptual development, Section 16-2-103.K: codifies existing policy that work in wetlands, wetland buffers and dunes requires a natural resources permit, Section 16-2-103.P: to clarify when a Certificate of Compliance is required, Section 16-3-105.D: changes RV park from permitted by right to permitted by condition in the LC (Light Commercial) zoning district, Section 16-3-105.E: changes wholesale sales from permitted by condition to permitted by right in the IL (Light Industrial) zoning district, Section 16-3-105.L: changes the height requirement for single-family development in the RD (Resort Development) zoning district, Section 16-3-106.H: provides a map that illustrates which parcels are included in the Forest Beach Neighborhood Character Overlay District, Section 16-3-106.M: specifies when activities can occur within a dune or dune system when located in the Transition Area Overlay District, Table 16-4-102.A.6: changes to allow an RV Park as a permitted by condition use in the LC (Light Commercial) zoning district and wholesale sales as a permitted by right use in the IL (Light Industrial) zoning district, Section 16-4-102.B.1 and 4: allows dwelling units, hotel rooms and bed and breakfast rooms on the first floor in the CR (Coligny Resort) zoning district if the proposed development is located behind a commercial services use, Section 16-4-102.B.1.c: relocates the condition stating that recreational vehicles can only be occupied within an RV park from Chapter 10 to Chapter 4, Section 16-4-102.B.9: eliminates the condition associated with wholesale sales in the IL (Light Industrial) zoning district, Section 16-5-102.B: eliminates the need for properties behind the gates of a master planned area but still within the Corridor Overlay District to meet setback requirements, Section 16-5-102.E: allows bike racks and the like within the adjacent use and street setbacks, Section 16-5-103.B: eliminates the need for properties behind the gates of a master planned area but still within the Corridor Overlay District to meet buffer requirements, Section 16-5-103.H: codifies existing policy that any work in buffers must be reviewed and approved by staff and clarifies that the removal of invasive species in the buffer is allowed with an approved replanting plan, Section 16-5-105.A: clarifies any confusion caused by a conflict in Town and SCDOT standards, Section 16-5-105.O: clarifies the standards that should be used for pathways internal to a site, Section 16-5-107.D: provides more flexibility for site design and ensures that in larger parking lots, electric vehicle charging stations are available to those that need them, Section 16-5-107.E: allows for a safe turning radii under buildings, Section 16-5-107.H: increases flexibility in site design related to bicycle parking, Section 16-5-107.I: relocates the vehicle stacking section to a different section in the LMO since it deals entirely with internal site design, Section 16-6-102.B: codifies existing policy that any work in a wetland or wetland buffer requires a natural resources permit, Section 16-6-102.D: allows pervious walkways in a wetland buffer and eliminates the need for the reestablishment of a wetland buffer when the provided bulkhead is impervious, Section 16-6-103.B: codifies existing policy that any work in a dune or dune system requires a natural resources permit, Section 16-6-103.F: changes the way the bottom of a dune boardwalk is measured from vegetation to grade, Section 16-6-104.C: clarifies that cedar trees are protected at 8” instead of 12”, Section 16-6-104.F: clarifies that specimen trees are protected when the DBH is equal to or greater than the number provided in Table 16-6-104.F.1 and clarifies that specimen trees are not protected on single-family lots, Section 16-10-102: clarifies that when density results in a fraction, it is not rounded up, Appendix A. A-3: adds the review of Traffic Impact Analysis Plans to the powers and duties of the Planning Commission, Appendix D.D-4: adds the requirement that a lot grading plan be submitted as part of the subdivision requirements, Appendix D. D-20:

adds two requirements (that are already listed in the Airport Overlay District) to the plat stamping section.

Ms. Lewis presented the Proposed 2016 LMO Amendments – First Set attached in the Staff Memo and included in the Commission’s packet. Staff recommends that the Planning Commission forward the LMO Amendments to Town Council with a recommendation of approval. Ms. Lewis further noted that at this time Staff is excluding Appendix D.D-4 from the proposed LMO Amendments. Staff will further review Appendix D.D-4 and bring to the Planning Commission at a future date. Ms. Lewis answered questions from the Commission and the public.

Mr. Gant made a motion to **approve** the Proposed 2016 LMO Amendments – First Set with the exclusion of Appendix D.D-4 and **forward** to Town Council for their approval. Mr. Kristian **seconded** the motion. The motion **passed** with a vote of 7-0-0.

10. Commission Business – None

11. Chairman’s Report – None

12. Committee Report:

Mr. Kristian noted that he was alerted to a concern on the County’s website related to the Proposed 1% Sales Tax and the Town’s CIP pathways project. On the County’s website, the list of proposed pathways specifically related to schools and pedestrian safety does not include pathways of Hilton Head Island. Mr. Kristian suggested to the Town Manager and certain Council Members to further investigate this concern.

Mr. Gant reported that the Circle to Circle Committee has made recommendations and approved some of the numerous proposed traffic infrastructure changes reviewed by them. The Committee intends to continue their efforts in other related areas and should bring further details to the Planning Commission in the near future.

Mr. Carstens reported that the Comprehensive Planning Committee recently met to discuss the Beach Management Plan. The Committee plans to bring this to the Planning Commission in the near future for review and approval to forward to Town Council.

13. Staff Reports – None

14. Adjournment – The meeting was adjourned at 3:45 p.m.

Submitted By:

Approved By: April 6, 2016

Teresa Haley, Secretary

Alex Brown, Chairman