



Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting
February 5, 2014
2:00p.m.
Benjamin M. Racusin Council Chambers

REVISED AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. 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.
- 3. Approval of the Agenda**
- 4. Approval of the Minutes** – January 23, 2014
- 5. Unfinished Business**
- 6. New Business**
 - a. Discussion regarding the CC (Community Commercial) and LC (Light Commercial) zoning districts related to density
 - b. Discussion of Conditions
 - c. Discussion related to Planning Commission zoning district workshop
- 7. Adjournment**

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

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING

Draft

January 23, 2014 Minutes
8:30a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Tom Crews, Vice Chairman Gail Quick, David Ames, David Bachelder, Irv Campbell, Chris Darnell, Jim Gant, Walter Nester, Kim Likins, *Ex-Officio*; and Charles Cousins, *Ex-Officio*

Committee Members Absent: None

Planning Commissioners Present: None

Town Council Members Present: Bill Harkins

Town Staff Present: Teri Lewis, LMO Official
Brian Hulbert, Staff Attorney
Kathleen Carlin, Administrative Assistant

1) Call To Order

Chairman Crews called the meeting to order at 8:30a.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 committee **approved** the agenda as presented by general consent.

4) Approval of the Minutes

Chester C. Williams, Esq., requested that the committee re-check the January 9th draft minutes to confirm the accuracy of RM-4 as noted on page 4 of the draft minutes. Mr. Williams stated that he believes the correct district should be noted as WMU instead of RM-4. The committee stated that they recall discussing both the RM-4 and the WMU districts as part of the discussion. Ms. Lewis stated that the staff will confirm the accuracy of RM-4 as shown on page 4 of the January 9th draft minutes.

5) Unfinished Business

Review of Comparison Charts for the following zoning districts: Marshfront, Mitchelville, Resort Development, Sea Pines Circle, Stoney and Waterfront Mixed use.

Chairman Crews presented introductory comments regarding the directives given to the LMO Rewrite Committee nearly three years ago by Town Council on the issue of zoning districts. Revisions to zoning districts can be a very complex issue with many parts including density, height,

uses and conditions. Chairman Crews stated the LMO Rewrite Committee has worked diligently for nearly three years now and has studied the island's zoning districts very carefully. The committee has reached a point in time where they need to make some very specific decisions on zoning districts in order to move forward with their recommendations to the Planning Commission and Town Council. Following these statements, Chairman Crews requested that Ms. Teri Lewis make her presentation on behalf of staff.

Marshfront District:

Ms. Lewis presented a brief review of the discussion held by the LMO Rewrite Committee on January 9, 2014 with regard to the Marshfront District. At the January 9th meeting the committee discussed the idea of having one base density along a major arterial (Highway 278) in this district and a second base density along a minor or non-major arterial (Marshland Road.)

The committee also discussed the idea of tying a minimum of three acres to the proposal for parcels located on a minor arterial (Marshland Road). The committee did reach a decision on these issues.

Ms. Lewis presented an in-depth overhead review of the Marshfront District on the proposed Zoning Map. The committee discussed the approximate look of a 3-acre parcel on Marshland Road.

Citizen, Mr. Herbert Ford, presented public comments regarding his own 3-acre parcel on Marshland Road. Many of the parcels in this area are about 3-acres in size.

Ms. Lewis also presented an overhead review of the Marshfront District located on Highway 278. A couple of committee members stated that they believe the proposed increase in density in this area (from 6 to 12 dwelling units per acre) is too high due to traffic and safety concerns. An increase from 6 – 10 seems like a better number. Mr. Campbell and Mr. Ames discussed the reasons for the proposed bonus density number being tied to a minimum size of 3 acres.

The committee and staff discussed the existing LMO language for curb cuts and frontage in the current MMU District. The committee and staff discussed a preference for fewer curb cuts and potential for combined curb cuts. Properties with combined curb cuts could receive bonus density. This discussion relates to property on Highway 278 only.

Citizen, Mr. Perry White, stated that the committee needs to consider historic land ownership and land use patterns in the Marshfront district in the decision making process. Mr. White stated that the proposed minimum of three acres does not take land use and land ownership patterns into consideration. The number of three acres seems arbitrary and unfair.

The committee discussed their concerns with traffic and safety. They also discussed the limited authority given to the LMO Rewrite Committee by Town Council. The LMO Rewrite Committee was not charged with nor does it have the authority to make broad-based decisions regarding the Land Management Ordinance. Citizens, Mr. Herbert Ford, Mr. Perry White, and Mr. Thomas Barnwell presented statements in concern of the LMO's negative impact to the native island community. Mr. Irv Campbell discussed the need for increased economic opportunities for native islander community land owners. Chester C. Williams, Esq., presented comments regarding traffic, safety, access requirements and curb cuts.

The committee discussed the possibility of allowing increased density for larger sized lots. There is a greater opportunity for this on Marshland Road (combining two or three lots with the result of fewer curb cuts). Dealing with narrow-sized lots and curb cuts is a problem.

Mr. Perry White, Mr. Herbert Ford, and Mr. Thomas Barnwell presented public statements in concern of the proposed increase in density along Marshland Road and Highway 278.

At the completion of their discussion, the committee agreed to have one base density (4 dwelling units) along a major arterial (Highway 278) and a second base density (6 dwelling units) along a minor or non-major arterial (Marshland Road.) The base densities would be increased to 8 dwelling units (major arterial) and 10 dwelling units (non-major arterial) if the subject parcel was at least 3 acres in size. Following this discussion, the committee and staff moved to the next zoning district, the Mitchelville District.

Mitchelville District:

Ms. Lewis presented an in-depth overhead review of the Mitchelville District on the proposed Zoning Map. The committee discussed their previous discussion on this district (which included 12-units per acre which is currently allowed in this district.) There was also some discussion about what the height should be. Currently the height limit is 75-ft. in the WMU district. The outstanding question is regarding residential density. The increase in density was discussed: 12 – 16 units per acre is a concern for some committee members.

The committee stated that the height of 75-ft. should remain because that is what currently exists. The committee agreed that 12-units per acre should remain as exists.

Chester Williams presented public comments regarding the need to review the RM-4 Zoning District. Mr. Nester cautioned the public and the committee on the large number of RM-4 parcels that currently exist. Due to this large number, it would be nearly impossible for the committee to deal with each parcel on an individual basis. Mr. Nester stated that the committee fully understands the concerns that are being presented by the public.

Mr. Nester agreed with Mr. Ames' recommendation that a potential increase in density or change in zoning for this particular area (the area of RM-4 between the back gate of Hilton Head Plantation and the proposed Mitchelville District) should be given additional consideration by Town Council. However, the LMO Rewrite Committee was not given this directive or the authority to make this decision. Chairman Crews, Vice Chairman Quick and the remaining committee members agreed with these comments. The committee then moved on to the Resort Development district.

Resort Development:

Ms. Lewis presented an in-depth overhead review of the Resort Development District on the proposed Zoning Map. There are two areas in the Resort Development District. The first is the existing Resort Development with a 75-ft. height limit. The committee has already recommended increasing the dwelling units up to 16- dwelling units per acre in this area. Hotel/Motel = 35 rooms; non-residential is staying at 8,000 sq. ft.

Ms. Lewis reviewed the second portion of RD which is located closer to Coligny. The height is 75-ft. on the ocean side and 45-ft. on the landward side of South Forest Beach Drive. The new proposal recommends retaining 75-ft. on the ocean side and increasing the landward side from 45-ft. to 60-ft. The committee discussed the issue and ultimately stated that they agree with the staff's recommendation for this district. Following final discussion, the committee and the staff moved to a discussion of the Sea Pines Circle District.

Sea Pines Circle District:

Ms. Lewis presented an in-depth overhead review of the location and the boundaries of this district on the proposed Zoning Map. The new district combines portions of the Central Commercial Zoning District and the Dunnagan's Walking District. The uses are fairly similar to existing.

Hotels/Motels/Inns are allowed in this district at 35 rooms. The density is increased from 4-12 units per acre. Non-residential is 10,000 sq. ft.

The recommended height limit is 45-ft. Ms. Lewis reviewed the committee's previous discussion regarding possibly increasing the height to 60-ft. Several members of the committee recommended that the height limit remain at 45-ft.

The committee stated that we need to talk publicly about why we recommended the increase in density (the rationale). The Mixed Use development rationale as well as the USCB campus was discussed. It's a good move to allow residential in this area; there are only a couple of places where it can go. The committee and the staff discussed the location of auto repair businesses in this district. The committee agreed with staff's recommendation for this district with the notation regarding auto repair changes discussed today.

Stoney District:

Ms. Lewis presented an in-depth overhead review of the location of the Stoney District on the Zoning Map. Ms. Lewis reviewed the proposed changes in density. The existing density is 7,000 sq. ft. At one time the committee recommending decreasing it to 6,000 sq. ft. The staff believes we should keep it at 7,000. The committee discussed the recommended changes in use - hotels/motels/inns are no longer allowed in this district. The recommended dwelling units stay at 10 units per acre. The committee recommended that height be increased to 45-ft. The committee recommended that uses that had been eliminated be put back in the district as long as they didn't have access to a major arterial. The committee stated that this is a tough district with many challenges. A car wash on a minor arterial would be okay but not on a major arterial.

The committee and the staff discussed road access and traffic concern issues. Chester C. Williams presented public comments regarding the elimination of uses in this district as well as traffic. The committee discussed development patterns in the area. Access off of Highway 278 is a concern due to traffic. Following their discussion, the committee decided to put the uses back in that had been removed. The committee recommended keeping the height at 45-ft. as it is the standard elsewhere.

The committee recommended 4 dwelling units with direct access off of Highway 278 and 10-dwelling units should be allowed with alternate access. The committee would like the Planning Commission to know that they are concerned that 10 residential density units per acre with access to Highway 278 is a problem. This decision is complicated and beyond the scope of the LMO Rewrite Committee.

The committee stated that this issue (like the RM-4 issue) is a valid concern and should be forwarded to the Planning Commission. Following their discussion, the committee moved on to the Water Front Mixed Use District.

Water Front Mixed Use:

Ms. Lewis identified the Water Front Mixed Use district on the proposed Zoning Map. Most of the uses were retained in this district – add water park as an allowed use in this district. The committee had previously recommended that the density be increased to 16-dwelling units per acre. Offices and convenience stores should be allowed.

Following final comments, the meeting was adjourned. The next committee meeting is scheduled to be held on Thursday, January 30, 2014 at 8:30a.m.

7) ADJOURNMENT

The meeting was adjourned at 10:30a.m.

Submitted by:

Kathleen Carlin
Administrative Assistant

Approved by:

Tom Crews
Chairman

DRAFT