

**The Town of Hilton Head Island  
Workshop  
Tuesday, July 8, 2014  
Council Chambers  
4:00 p.m.**

**AGENDA**

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- 1. Call to Order**
- 2. FOIA 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. Overview/Discussion of the *Draft* Land Management Ordinance (LMO)**
- 4. Adjournment**



# **TOWN OF HILTON HEAD ISLAND**

## *Community Development Department*

**TO:** Town Council  
**VIA:** Jim Gant, Member, LMO Rewrite Committee  
**VIA:** Curtis Coltrane, Legal Advisor to the LMO Rewrite Committee  
**FROM:** Teri Lewis, *LMO Official*  
**DATE** June 27, 2014

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The following information is being provided to you in advance of the Town Council workshop on July 8<sup>th</sup>.

1. An updated copy of the Draft LMO [the following are substantive changes made since the first draft]:
  - a. *pp. 2-1 – 2-2*: Summary Table of Development Review Procedures – changed to reflect which items are required to be heard at a public hearing
  - b. *p. 3-16*: RM-4 Density – changed to reflect a different residential density
  - c. *pp. 3-23 – 3-25*: CR District – changed to make Multifamily a conditional use, changed setbacks and height
  - d. *pp. 3-45 – 3-46*: LC District – added Notes 1 and 2 to limit the square footage of individual buildings and require a separation between buildings
  - e. *p. 4-6, p. 4-10*: Use Specific Conditions – added a condition to Mixed-Use, Multifamily, Bed & Breakfasts and Hotels regarding the use of first floor space
  - f. *p. 4-17*: Use Specific Conditions – changed the second condition for Gas Sale related to locational restrictions
  - g. *p. 5-4, p. 5-8*: Adjacent Use Setbacks and Buffers – added the MED (Medical) district to the setback and buffer tables
  - h. *p. 5-69*: Freestanding Sign Standards – changed the number of signs allowed for businesses with a gross floor area of greater than 100,000 square feet
  - i. *p. 6-14*: Tree Protection, Exemptions – added the removal of invasive species to the list of exemptions
  - j. *p. 6-16*: Tree Survey – added language about hazardous trees not being included in replacement count
  - k. *p. 6-19*: Replacement Planting – added back in language from current LMO about golf course replanting requirements
  - l. *pp. E:11 – E:14, p. E:24* – added submittal requirements for Minor DPRs and Appeals to Planning Commission and the Design Review Board
2. An updated Draft Zoning Map [the boundaries of the CR – Coligny Resort zoning district and the RD – Resort Development zoning district have changed]
3. A chart illustrating the changes in density and height in the various zoning districts

The below list of items are those topics and issues that have been brought up by individual Town Council members. While the workshop is not limited to these items; the goal is to reach a resolution on each of the below issues/topics and any other topics or issues that are raised at the workshop.

1. Coligny Resort District
  - a. Building height and subsequent building mass
  - b. Impact of undefined density
  - c. Resulting pressure to build a parking structure
  - d. Consideration to add a 3 ft vegetated area between pathway and owner usable space - so that overall setback contains:
    - i. From street, a 5 ft landscaped area with trees (in recommendation)
    - ii. 10 ft pathway (in recommendation)
    - iii. 3 ft landscaped area (NEW)
    - iv. 12-15 ft for seating, plazas, fountains, etc. (in recommendation)
2. Liquor store separation
  - a. Should 500 ft separation requirement between liquor stores be eliminated as proposed or maintained?
3. Prohibition of business operation in storage units
  - a. Proposed to be eliminated - should it be allowed as it is today
4. Should there be additional limits on small convenience stores in the RM-4 district?
5. What can the LMO do to help address decaying properties?
6. Further information will be provided on:
  - a. Fresh Market Shoppes, why in Long Cove PD-1 versus rezoning to Light Commercial
  - b. Explain adjacent use setbacks and buffers - what has changed and why
7. Telecommunication Towers
  - a. Setback distance from major and minor arterials/OCRM lines
    - i. Major concern expressed by Telecommunication Task Force that proposed changes should not be adopted
  - b. Potential to ameliorate lights at top of lighted telecommunication towers from nearby homes

The “Draft” Land Management Ordinance is available for review in its entirety on our website at

<http://www.hiltonheadislandsc.gov/misc/lmorewrite.cfm>

or

at the

Town of Hilton Head Island  
Administrative Offices

~ Draft ~

Calibogue Sound

Skull Creek

Broad Creek

ATLANTIC OCEAN

~ Draft ~



# Town of Hilton Head Island PROPOSED NEW ZONING DISTRICT MAP

~ Draft ~

Last Update: May 1, 2014

1 inch = 2,000 feet



3,900 1,950 0 3,900 Feet

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-1-112 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as defined within Section 2-1-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)

### RESIDENTIAL ZONING DISTRICTS

- RS-3** SINGLE FAMILY
- RS-5** SINGLE FAMILY
- RS-6** SINGLE FAMILY
- RM-4** LOW TO MODERATE DENSITY
- RM-8** MODERATE DENSITY
- RM-12** MODERATE TO HIGH DENSITY

### COMMERCIAL ZONING DISTRICTS

- CC** COMMERCIAL CENTER
- IL** LIGHT INDUSTRIAL COMMERCIAL
- LC** LIGHT COMMERCIAL
- MED** MEDICAL
- MS** MAIN STREET
- NC** NEIGHBORHOOD COMMERCIAL
- SPC** SEA PINES COMMERCIAL

### MIXED USE ZONING DISTRICTS

- PD-1** PLANNED DEVELOPMENT
- MF** MARSHFRONT MIXED USE
- MV** MITCHELVILLE
- S** STONEY MIXED USE
- WMU** WATER-ORIENTED MIXED USE

### RESORT DEVELOPMENT ZONING DISTRICTS

- CR** COLIGNY RESORT
- RD** RESORT DEVELOPMENT

### OTHER ZONING DISTRICTS

- CON** CONSERVATION
- PR** PARKS AND RECREATION

	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING
<b>DENSITY</b>	CR	CCW	SPC	DCW, CC	CC	CC, PD-1	MS	PD-1	WMU	WMU, RM-4	S	SMU	MF	MMU
<i>Residential</i>	Undefined but limited by applicable design and performance standards	NA	12 DU	4 DU	NA	4 DU	12 DU		16 DU	Ranges between 4DU and 12DU	10 DU	10 DU	Along a major arterial: 4 DU 8 DU if at least 3 acres Along other streets: 6 DU 10 DU if at least 3 acres	4 DU
<i>Hotel</i>	35 Rooms	NA	35 Rooms	NA	NA	NA	35 Rooms		35 Rooms	20 Rooms	35 Rooms	20 Rooms	NA	10 Rooms
<i>Non Residential</i>	Undefined but limited by applicable design and performance standards	8,000	10,000	10,000 (Office) 8,000 (Other)	10,000	10,000 (Office) 8,000 (Other)	9,000	Ranges between 1,100 and 11,000 – the avg is 9,000	8,000	Ranges between 6,000 and 8,000	7,000	7,000	7,000	7,000
<b>HEIGHT</b>	36' along adj street setback line, 60' once setback angle is attained	45'	45'	Ranges between 35' and 45'	45'	Ranges between 35' and 45'	45'	75'	75'	Ranges between 35' and 75'	45'	Ranges between 35' and 45'	45'	Ranges between 35' and 45'

	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING	PROPOSED ZONING	CURRENT ZONING
<b>DENSITY</b>	MV	WMU, RM-4	RD	RD, CFB	LC	CC, OL, OCIL, DCW, NC, IL	MED	OM, PD-1	IL	IL	RM-4	RM-4
<i>Residential</i>	12 DU	Ranges between 4DU and 12DU	16 DU	8 DU	4 DU	4 DU	NA	4 DU	NA	NA	4 DU 6 DU if at least 3 acres 8 DU if at least 5 acres	4 DU
<i>Hotel</i>	35 Rooms	20 Rooms	35 Rooms	Ranges between 20 and 25 rooms	35 Rooms	NA	NA	NA	NA	NA	NA	NA
<i>Non Residential</i>	8,000	Ranges between 6,000 and 8,000	8,000	8,000	10,000	Ranges between 3,000 and 12,000	10,000	Ranges between 8,000 and 10,000	10,000	Ranges between 10,000 and 12,000	6,000	6,000
<b>HEIGHT</b>	75'	Ranges between 35' and 75'	60' landward side of SFB 75' everywhere else	45' landward side of SFB 75' everywhere else	45'	Ranges between 35' and 45'	45'	Ranges between 35' and 75'	35'	35'	35'	35'