



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, December 7, 2016 – 9:00a.m.
Hilton Head Island Library
Large Meeting Room**

AGENDA

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

- 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**
- 6. Approval of Minutes** Regular Planning Commission Meeting – November 16, 2016
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
Public Hearing
LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapters 3, 4, 5, 6, 10 and Appendix D of the Land Management Ordinance (LMO) to revise the following sections:

Multi-Level Self-Service Storage
Section 16-3-105: to allow Multi-Level Self-Service Storage as a conditional use and establish a maximum density for this use in the LC, IL and SPC zoning districts

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Multi-Level Self-Service Storage as a conditional use in the LC, IL and SPC zoning districts

Section 16-4-102.B.9: establishes conditions for Multi-Level Self-Service Storage

Section 16-5-102.C: establishes a specific street setback for Multi-Level Self-Service Storage uses

Section 16-5-102.D: establishes a specific adjacent use setback for Multi-Level Self-Service Storage uses

Section 16-10-103.I: establishes a definition for a new use (Multi-Level Self-Service Storage)

Underbrushing

Section 16-6-104.D: adds in some flexibility for property owners who want to maintain their vacant property

Interval Occupancy

Section 16-3-105: to establish a density for Interval Occupancy uses in the MV, RD and WMU zoning districts

Section 16-4-103.E.2: allows divisible dwelling units as an accessory use to interval occupancy uses

Section 16-10-105: adds in that divisible dwelling units can be an accessory use to an interval occupancy use, fixes the size requirements related to divisible dwelling units

Commercial Parking Lots

Section 16-3-105: to allow a Commercial Parking Lot as a conditional use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Commercial Parking Lots as a conditional use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts

Section 16-4-102.B.8: establishes conditions for Commercial Parking Lots

Section 16-10-103.G: establishes a definition for a new use (Commercial Parking Lot)

Other General Amendments

Sections 16-3-104 and 16-3-105: to establish a density for Bed & Breakfast uses in the RM-4, MS, MF, MV, RD, S and WMU zoning districts

Section 16-3-105.H: to add Group Living as a permitted use in the MED zoning district

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Group Living as a permitted use in the MED zoning district

Section 16-5-107.I: increases the required stacking distance for elementary and middle schools

Section 16-5-114.I.17: makes it clear that signs on vehicles may only advertise the primary business for which the vehicle is used

Section 16-6-103.F.3: establishes an actual height to which dune vegetation can be trimmed

Section 16-6-104.F: recognizes that state and federal approvals are not always required for specimen tree removal

Section 16-6-104.G: establishes an impervious coverage requirement for the CR district for the purpose of figuring out tree coverage only

Section 16-6-104.I: clarifies which standards should be used to measure trunk diameter

Section 16-6-104.L: fixes an error in this section that refers to setback instead of buffer

Section 16-10-105: establishes a definition for invasive species

Appendix D.D-1.A: removes the requirement that a boundary survey be provided as part of a zoning map amendment submittal

Presented by: Teri Lewis

10. Commission Business

11. Chairman's Report

12. Committee Report

13. Staff Reports

14. Adjournment

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