Town of Hilton Head Island
Planning Commission
LMO Committee

Monday, May 2, 2016
2:00 p.m. – Conference Room 4

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 Agenda**

4. **Approval of Minutes** – Meeting held on March 7, 2016

5. **LMO Amendments** – Review stormwater requirements in the LMO and discuss need for any potential LMO amendments related to stormwater.

6. **Adjournment**

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

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
March 7, 2016 Meeting **DRAFT**
6:00 p.m – Council Chambers

Committee Members Present:	Chairman Jim Gant, Todd Theodore, Lavon Stevens and Barry Taylor
Committee Members Absent:	None
Other Commissioners Present:	Peter Kristian and Carolyn McVitty
Town Council Present:	None
Town Staff Present:	Teri Lewis, LMO Official Rocky Browder, Environmental Planner

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1. Call to Order
Chairman Gant called the meeting to order at 6:00 p.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 October 28, 2015 and November 13, 2015 minutes were approved by general consent.

5. New Business
LMO Amendments –Review of draft amendments to be considered for the first set of 2016 LMO amendments.

Chairman Gant called the meeting to order and welcomed those in attendance. Chairman Gant stated that the committee would start with the review of the LMO amendments related to Natural Resources and then would review all other amendments. He stated that the Committee would take questions and comments at the conclusion of each chapter of amendments and then would vote on each chapter of amendments separately.

Mr. Browder went through the proposed natural resources LMO amendments. The Committee discussed invasive species, manmade lagoons, bulkheads and development on dune fields. Mr. Taylor made a motion to recommend approval of the Natural Resources amendments as drafted. Mr. Theodore seconded the motion. The motion passed with a vote of 4-0-0.

The Committee then began their review of the proposed Chapter 2 LMO amendments. After review and discussion, Mr. Theodore made a motion to recommend approval of the

Chapter 2 amendments as drafted. Mr. Stevens seconded the motion. The motion passed with a vote of 4-0-0.

Chairman Gant then asked Ms. Lewis to begin the review of the proposed Chapter 3 LMO amendments. The Committee and staff had a brief discussion about how one foot has to be added to commercial properties now as part of the building code changes. The Committee asked that staff consider re-visiting the height requirements for non-single family in the future. After review and discussion, Mr. Taylor made a motion to recommend approval of the Chapter 3 amendments as drafted. Mr. Theodore seconded the motion. The motion passed with a vote of 4-0-0.

Ms. Lewis then started the review of the draft Chapter 4 amendments. Mr. Chet Williams suggested changes related to the language in use-specific conditions in the CR (Coligny Resort) district. At the conclusion of the review and discussion, Mr. Stevens recommended approval of the amendments with the changes suggested by Mr. Williams. Mr. Taylor seconded the motion. The motion passed with a vote of 4-0-0.

Chairman Gant then asked Ms. Lewis to review the proposed Chapter 5 LMO amendments. During the review of proposed changes to 16-5-107 Mr. Taylor stated that the use of a raised curb in under building parking was problematic and stated that 'raised or curbed' should be changed to 'painted'. During the review of Table 16-5-107.I.1 Mr. Taylor asked staff to review whether or not the stacking distance for schools matches what is required by SCDOT. At the conclusion of the review and discussion, Mr. Taylor recommended that the proposed Chapter 5 amendments be approved with the change that he recommended related to parking under buildings. Mr. Theodore seconded the motion. The motion passed with a vote of 4-0-0.

Staff then began the review of proposed amendment to Chapter 10. At the conclusion of the review and discussion, Mr. Theodore recommended that the proposed Chapter 10 amendment be approved. Mr. Stevens seconded the motion. The motion passed with a vote of 4-0-0.

Staff then began the review of the proposed amendments to Appendices A and D. The Committee and the public both expressed concern with the proposed amendment related to requiring a grading plan as part of the subdivision review. Ms. Lewis stated that she would ask Bryan McIlwee, Assistant Town Engineer, to attend the public hearing for the draft amendments so that he could better explain the proposed amendment. After review and discussion, Mr. Gant recommended approval of the proposed amendments to the Appendices. Mr. Theodore seconded the motion. The motion passed with a vote of 4-0-0.

Ms. Lewis stated that the public hearing for the proposed 2016 LMO Amendments – First Set would be held on Wednesday, March 16, 2016 at 3:00 p.m.

6. Adjournment

The meeting was adjourned at 7:35 p.m.

Submitted By:	Approved By:
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Teri Lewis	Jim Gant
LMO Official	Chairman