



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, January 4, 2017 – 9:00a.m.
Benjamin M. Racusin Council Chambers
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 – December 7, 2016
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished 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:

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

9. New Business

None

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.