TOWN OF HILTON HEAD ISLAND

Planning Commission Approved

LMO REWRITE COMMITTEE MEETING

July 17, 2013 Minutes

8:30a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present:	Chairman Tom Crews, David Ames, David Bachelder, Irv Campbell, Chris Darnell, Jim Gant, Walter Nester, Kim Likins, *Ex-Officio*
Committee Members Absent:	Vice Chairman Gail Quick and Charles Cousins, *Ex-Officio*
Planning Commissioners Present:	None
Town Staff Present:	Teri Lewis, LMO Official Kathleen Carlin, Administrative Assistant

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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

The committee **approved** the July 11, 2013 meeting minutes as presented by general consent.

Chairman Crews welcomed the public and asked Ms. Teri Lewis to present the staff's update on Adjacent Street and Adjacent Use Setbacks and Buffers. The committee began their review of this subject on July 11, 2013.

5) UNFINISHED BUSINESS

Adjacent Street and Adjacent Use Setbacks and Buffers

Ms. Lewis reported that at the last meeting the committee recommended some changes be made to the proposed Adjacent Use and Adjacent Street Setback and Buffer sections. The committee's recommended changes are listed below:

- Require a 6' adjacent use buffer between similar uses (currently a buffer is not proposed between similar uses)
- Add back in language that provides for the setback and buffer to be eliminated between properties that function together

- Ask the consultant if they can develop a list of incentives that can be used to encourage interconnectivity (pedestrian, vehicular or both) between properties that have similar uses
- Notes need to be provided that specify what A-E refer to in Tables 16-5-103.G and 16-5-103.H
- Ensure that the definitions for 'Overstory', 'Understory' and 'Evergreen Shrub' are easy to understand and make sense in the context that they are used
- The setbacks and buffers need to be 'tested' on some parcels to ensure that they work in conjunction with one another and that the desired flexibility it being achieved
- Create different setbacks and buffers for Coligny – these should be less stringent than other districts but should not be a zero buffer and setback
    - The setbacks and buffers should apply to major and minor arterials in the district but not to other streets
    - Consider how buildings can get closer to the street without creating a 'wall' effect
- Add back in the specific language regarding which portions of PD-1s are exempt from the setback and buffer standards
- Look into inconsistencies between requirements for open space in PD-1s versus PD-2s
- Section 16-5-103.D.2: eliminate 'minor arterials', add 'requested' in front of 'permitted', make the language less subjective
- Section 16-5-103.O: make the language less subjective

Ms. Lewis showed a graphic of the recommendations related to the Coligny District. Ms. Lewis showed and described the graphics that Mike Roan, the previous Urban Designer had developed for the Coligny District, including patio/amenity areas, on-street parking, low vegetation areas/landscaping areas and the building facades. There was a lot of discussion about the building edge along the right of way and if there would be green space between the building and the road and how the height would be addressed. Chris Darnell stated that he was in agreement with the street section that Ms. Lewis presented.

Mr. Ames stated that he felt that the design treatment for the area seems appropriate for most of the district, but not necessarily for Lagoon Road or for the smaller roads. The comments from the Committee were that there needs to be greened areas while also allowing the energy of the sidewalk activity. This green area should be narrow enough for people on the sidewalk to feel the energy of the amenity area. Other comments were that we should encourage floodproofing of buildings to avoid raising them. The committee asked if the consultants could provide input on whether or not they think this would even work with the high volume of pedestrians and bikes in the area and brought up the concept of complete streets and would that concept help.

The Committee also expressed concern as to whether or not it is even possible to have on street parking on Pope Avenue in the Coligny area. Councilwoman Likins further discussed concerns she has heard about the safety issues with on-street parking and how we deal with incredibly high volumes of bikes and pedestrians as well as cars and on street parking. There was a great deal of discussion about on-street parking.

Mr. Ames stated that we need to be careful in our urban areas that we do not over-separate uses so much that we lose the energy that we have from a mix of uses.

The committee and the staff reviewed the above referenced items on an item by item basis. The committee presented statements regarding the 6' adjacent use buffer (it should function like the 12' area in parking lots not a heavily undisturbed vegetative area.) More flexibility is needed with regard to what is allowed in a buffer (i.e. bike racks and benches). They inquired whether or not there is something different to use (other method) other than buffers. The buffers should vary by

districts and maybe relax these buffer standards are okay for non-residential areas. They also stated that maybe we have two different types of buffers, A. and B. that have different levels of function and one that may be more flexible and allowing limited uses. Different areas and environments may warrant different types of buffers.

Committee comments on the staff's graphics were that we need to make sure the sidewalk area is narrow enough for people on the sidewalk to feel the energy of the amenity area. It was suggested by Chet Williams that we have a 'test' case to see what works and he questioned what the SCDOT would even allow within their right of way. Christ Darnell agreed with his concerns.

The next committee meeting will be held on Thursday, July 25th at 8:30a.m. The committee will discuss trees. Mr. Irv Campbell presented statements with regard to native islander communities and that it should be referred as native islander communities instead of heirs' property.

The committee discussed how best to prepare the native islander communities for a meaningful discussion that addresses the thoughts and comments that have been previously received by staff and the committee. The neighborhood POAs should be provided with an outline of issues that will provide some structure. Ms. Lewis stated that the staff will send the requested Outline of Issues out next week. The information will be included on the Town's website.

7) ADJOURNMENT

The meeting was adjourned at 9:30a.m.

Submitted by:	Approved by:	July 25, 2013
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Kathleen Carlin Administrative Assistant	Tom Crews Chairman	