

**TOWN OF HILTON HEAD ISLAND**  
**LMO Committee Meeting**  
**August 15, 2016**  
**2:00 p.m. – Conference Room 4**

Committee Members Present: Chairman Jim Gant, Lavon Stevens, Barry Taylor, Todd Theodore

Committee Members Absent: None

Other Commissioners Present: Alex Brown

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Teresa Haley, Administrative Assistant

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**1. Call to Order**

Chairman Gant called the meeting to order at 2:00 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 August 4, 2016 minutes were approved by general consent.

**5. New Business**

**LMO Amendments**

a. Discuss draft amendments to accommodate multi-level self-service storage uses

*(Mr. Theodore recused himself from the discussion of draft amendments to accommodate multi-level self-service storage uses due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)*

Ms. Lewis presented the draft amendments to accommodate multi-level self-service storage uses as provided in the Committee's packet. Ms. Lewis identified the sections of the LMO where the changes would be applicable to the Light Commercial (LC), Light Industrial (IL), and Sea Pines Circle (SPC) Districts. Ms. Lewis stated the draft amendments include adding multi-level self-service storage as a conditional use in these districts. The parking requirement would be the same as self-service storage (1 per 15,000 GFA of storage and office area). The maximum density proposed is 55,000 GFA as discussed in the previous meeting. Ms. Lewis explained the proposed conditions and identified a correction needed to condition "v". The adjacent street minimum setback distance shall be 200 feet" (instead of 150 feet). The Committee and Ms. Lewis discussed the adjacent street setback application to occupied and vacant parcels. The Committee discussed concerns for storage doors on the ground level and traffic volume and suggested that the word 'exterior' be inserted between "no functional" in condition

“vi”. Chairman Gant then opened the meeting for public comment. Some members of the public expressed concern for existing facilities that may not be able to take advantage of the proposed amendments, nor meet the conditions. The Committee, Staff and public discussed the public concern at length and possible solutions. The Committee and Staff agreed that the next step is to revise the draft amendments based on today’s discussion and bring back to the Committee for review at the next meeting.

b. Discuss potential list of amendments for 2016 LMO Amendments – 2<sup>nd</sup> Set

Ms. Lewis provided (revised version to the packet) the potential list of amendments for the 2016 LMO Amendments – 2<sup>nd</sup> Set. Ms. Lewis identified the LMO sections and titles, and described the issues and proposed changes on the list. The Committee discussed the proposed changes and made additional suggestions. The Committee suggested reviewing consideration for traffic impact; commercial parking lot uses; pre-construction and maintenance of under brushing; and preference to the ANSI standard regarding measurement of trunk diameter. The Committee and Staff agreed that the next step is to draft 2016 LMO Amendments – 2<sup>nd</sup> Set based on today’s discussion and bring back to the Committee for review at the next meeting.

**6. Adjournment**

The meeting was adjourned at 3:07pm.

Submitted By:

Approved By: September 8, 2016

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Teresa Haley  
Administrative Assistant

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Jim Gant  
Chairman