

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
August 4, 2016
10:00 a.m. – Conference Room 4

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

Committee Members Absent: Todd Theodore

Other Commissioners Present: Caroline McVitty

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Jennifer Ray, Urban Designer

1. Call to Order

Chairman Gant called the meeting to order at 10:00 a.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 July 27, 2016 minutes were approved by general consent.

5. New Business

LMO Amendments – Discuss potential changes to accommodate multi-level self-service storage uses

Chairman Gant introduced the new business item to discuss potential changes to accommodate multi-level self-service storage uses. Ms. Lewis asked Ms. Ray to discuss how the proposed mass of the building would be treated by the Design Guide. Ms. Ray, Urban Designer and Board Coordinator of the Design Review Board, stated that last year a revision to the Design Guide was adopted; and it will address the concerns of how to make a building meet island character. Ms. Ray explained the following regarding the proposed mass of the building and the Design Guide: meeting roof pitches; a mix of roof types; the location of the building; larger landscaping to help balance the scale and mass; horizontal and vertical plane treatment; variety of nature blending color and materials; and architectural details. Ms. Ray provided examples of comparable projects and identified details that help the proposed project with meeting island character. Chairman Gant and Mr. Nester made inquiries related to square footage compared to acreage, and parking requirements for certain buildings. Chairman Gant indicated this use is similar to a hotel or condo, but without the people and parking. Chairman Gant thanked Ms. Ray for her time and presentation.

Ms. Lewis addressed how the proposed use would fit in with the design and performance standards of the LMO such as buffers, setbacks and impervious coverage. Ms. Lewis indicated that she cannot say specifically what the buffers and setbacks would be without

knowing the exact site location. As provided in the Committee's packet, Ms. Lewis discussed the portions of the LMO that pertain to the three zoning districts where this use is allowed. These districts include Sea Pines Circle (SPC), Light Commercial (LC) and Light Industrial (IL). The information includes the allowable uses, density, height and impervious coverage for each of the districts. The proposed use is allowed by conditions in the three districts where self-service storage is allowed. Mr. Nester provided additional (to the packet) suggestions. The Committee discussed the trade-off for allowable square footage for a reduction in parking. Ms. Lewis and the Committee discussed the difference of the impact of traffic based on the ITE Manual between the proposed use and office and retail uses. This usage would generate less traffic than retail and office uses. Mr. Coupland indicated that they need a two acre site. Traffic numbers would probably be slightly less than shown in the ITE Manual, as multi-level storage generates less than traditional self-storage. The Committee, Mr. Coupland and Mr. Nester discussed the condition to set back the building from adjacent streets by a minimum of 100-150 feet. Mr. Coupland stated they would like to have a secondary single story use in front of the proposed multi-story building. Chairman Gant emphasized that SPC is currently the most sensitive district pertaining to aesthetics and traffic. The Committee would like Mr. Coupland and Mr. Nester to provide for review actual traffic numbers from comparable, existing facilities. Mr. Coupland stated that research has determined that this use is needed here on the Island. The Committee expressed concern for public support and how to describe this proposal in the correct way.

Mr. Taylor made a **motion** for Staff to draft amendments based on today's discussion and bring back to the Committee for review at the next meeting. Mr. Stevens **seconded** the motion. The motion **passed** unanimously.

Following the motion, the Committee and Staff discussed reviewing the list of 2016 – Second Set Amendments at the next Committee meeting as well.

6. **Adjournment**

The meeting was adjourned at 11:05am.

Submitted By:

Approved By: August 15, 2016

Teresa Haley
Administrative Assistant

Jim Gant
Chairman