



Town of Hilton Head Island
Planning Commission LMO Committee

Wednesday, October 16, 2019 at 3:30 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chair Leslie McGowan, Vice Chair Todd Theodore, Michael Scanlon

Absent from the Committee: Palmer E. Simmons

Present from the Planning Commission: Peter Kristian, Caroline McVitty, Mark O'Neil, Alan Perry

Present from Town Council: Tamara Becker, David Ames, Glenn Stanford

Present from Town Staff: Teri Lewis, Deputy Director of Community Development; Nicole Dixon, Development Review Administrator; Shawn Colin, Director of Community Development; Taylor Ladd, Senior Planner; Sally Krebs, Sustainable Practices Coordinator; Tyler Newman, Senior Planner; Eileen Wilson, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 3:45 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Approval of Minutes – Meeting of August 29, 2019

Mr. Scanlon moved to approve. Vice Chairman Theodore seconded. The motion passed unanimously.

4. Unfinished Business – None

5. Discussion related to proposed draft LMO amendments, specifically a change to the denial of text amendments, zoning map amendments and planned unit development districts, changes related to recreational vehicles, changes related to alterations to nonconforming signs, a change to commercial recreation uses, changes to Critical Protection Area and Transition Area Map 16, changes related to zero lot line development, changes related to the protection of trees and understory vegetation and changes related to grinding operations.

Ms. Lewis presented the proposed general 2019 amendments – Set 1.

Proposed Amendment:

- Eliminate the requirement for a resolution for denial of text amendments, zoning map amendments and planned unit developments.

After discussion, Vice Chairman Theodore moved to deny this proposed amendment. Mr. Scanlon seconded. The motion passed 3-0.

Proposed Amendment

- This change will make it clear that recreational vehicles within a recreational vehicle park are not required to meet the conditions in this section.

Vice Chairman Theodore moved to approve this proposed amendment. Mr. Scanlon seconded. The motion passed 3-0.

Proposed Amendment

- This change will allow some leniency to alter a sign that is nonconforming because it is an off-premises sign.

Mr. Scanlon moved to approve this proposed amendment. Vice Chairman Theodore seconded. The motion passed 3-0.

Proposed Amendment

- This change will make it clear that if a use is listed as Indoor Commercial Recreation it is not permitted as an Outdoor Commercial Recreation use.

After discussion, the Committee asked staff to reword this proposed amendment and bring it back to the LMO Committee.

Proposed Amendment

- This change will smooth out the Beachfront Line and Critical Protection Area Line on 23 Salt Spray Lane.

Mr. Scanlon moved to approve this proposed amendment. Vice Chairman Theodore seconded. The motion passed 3-0.

Ms. Dixon presented the proposed amendment for zero lot lines.

Proposed Amendment

- This change will develop more specific standards for zero lot line subdivisions and develop a more specific definition for what qualifies as a zero lot line subdivision.

After much discussion, the Committee asked staff to work on the wording of this proposed amendment with regard to minimum lot width, maximum pervious surfaces and open space, setbacks and buffers, and bring back to the LMO Committee.

Ms. Dixon presented this proposed amendment stating recent removal of trees and understory vegetation during development led to the request for stronger language to be added to the LMO to ensure that trees and other vegetation are protected. Staff will be able to require greater protection of trees and understory vegetation when reviewing development and subdivision plans.

Proposed Amendment

- These amendments will establish greater protection for trees and other vegetation, including but not limited to buffers.

The Committee discussed whether the changes were subjective or too restrictive.

Mr. Scanlon moved to approve this proposed amendment. Chair McGowan seconded. The motion passed 2-1. Vice Chairman Theodore opposed.

Ms. Lewis presented the final proposed amendment.

Proposed Amendment

- These amendments will establish grinding as a standalone use and will provide for where it is allowed, establish conditions, required parking spaces, and a definition.

The Committee was concerned how this proposed amendment would affect PUDs since most PUDs have their own grinding machine and move it temporarily when needed. The Committee also inquired about any other grinding companies on the Island. It was stated that Bruno Landscaping uses grinding equipment. It was agreed that this proposed amendment would affect the Bruno Landscaping business and they should be made aware of this proposed amendment.

Related to the proposed natural resources amendments, the Committee asked why Red Bay and Sassafras trees were singled out in the tree protection of specimen trees when these two are short lived trees; a minimum size should be included. The Committee asked staff to reword this proposed amendment and bring it back to the LMO Committee.

6. Adjournment

Vice Chairman Theodore moved to adjourn. Mr. Scanlon seconded. The meeting was adjourned at 5:35 p.m.

Submitted by: Eileen Wilson, Secretary

Approved: October 30, 2019