



Town of Hilton Head Island
Planning Commission LMO Committee

December 4, 2019 at 9:00 a.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chair Leslie McGowan, Vice Chair Todd Theodore, Michael Scanlon, Palmer E. Simmons

Absent from the Committee: None

Present from the Planning Commission: Peter Kristian

Present from Town Council: Tamara Becker, Glenn Stanford

Present from Town Staff: Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Shari Mendrick, Floodplain Administrator; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 9:00 a.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 Agenda

The Committee approved the agenda by general consent.

4. Approval of Minutes – Meeting of October 30, 2019

Mr. Scanlon moved to approve the minutes of the October 30, 2019 meeting. Vice Chairman Theodore seconded. The motion passed with a vote of 3-0-0.

5. Appearance by Citizens on Items Unrelated to Today's Agenda – None

6. New Business

a. Review and Adoption of 2020 Meeting Schedule

Mr. Scanlon moved to approve the 2020 Meeting Schedule as written. Vice Chairman seconded. The motion passed with a vote of 3-0-0.

Following the vote, Mr. Simmons entered the meeting.

b. Discuss Resort Development (RD) zoning district standards

Staff presented the history of the RD and Coligny Resort zoning district standards leading up to the standards as they exist today. The Committee made comments and inquiries regarding: past and current maximum building height along the street side and beach side; currently building height is measured from base flood elevation (BFE); other ways in which building height can be measured; setbacks for major versus minor arterials; the Town's

Design Review Board flexibility to enforce architectural elements and taller and more landscaping; specific properties of public concern; whether the two areas of the RD zoning district, the Bradley Circle area and the Forest Beach area, should be handled the same; support for variation in building façade; support of building architecture stepping back from the street side to its full height.

Chair McGowan asked for public comments and the following were received: preserve neighborhood character and island character when developing RD zoning district standards; concern whether a certain parking lot in the Coligny area is part of Forest Beach covenants; density restrictions do not always work, so consider all elements such as building mass, height, setbacks, etc. when refining a zoning district.

Following the discussion, the Committee asked Staff to provide additional information for their January meeting regarding: the approximate date that building height measurement changed from pre-development grade to BFE; the zoning district standards for both the CR and RD zoning districts; maps illustrating the different RD areas on the Island; the height of the Marriott Grande Ocean Resort; the history of the zoning in the Bradley Circle area; the history on the development of the CR zoning district standards.

7. Adjournment

The meeting was adjourned at 10:21 a.m.

Submitted by: Teresa Haley, Secretary

Approved: January 15, 2020