



Town of Hilton Head Island
Public Planning Committee Special Meeting

December 3, 2019 at 10:00 a.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Tom Lennox, Glenn Stanford

Absent from the Committee: Bill Harkins

Present from Town Council: None

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

1. Call to Order

Chairman Ames called the meeting to order at 10:00 a.m.

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

3. Approval of Minutes

a. Special Meeting October 29, 2019

Mr. Stanford moved to approve the minutes of the October 29, 2019 special meeting. Mr. Lennox seconded. The motion passed with a vote of 4-0-0.

4. Unfinished Business – None

5. New Business – None

6. Committee Business

a. Review and recommendation on 2019 General LMO Amendments – Set 1

The Town Staff presented each proposed amendment as described in the Committee's agenda package. The Committee and the public at large discussed each one. Following the public comment and discussion, the Committee voted on the proposed amendments.

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.

Mr. Stanford moved to forward this amendment to Town Council with a recommendation of approval. Ms. Becker seconded. The motion passed with a vote of 4-0-0.

Proposed Amendment

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

Mr. Lennox moved to forward this amendment to Town Council with a recommendation of approval. Ms. Becker seconded. The motion passed with a vote of 4-0-0.

Proposed Amendment

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

Mr. Stanford moved to forward this amendment to Town Council with a recommendation of approval. Ms. Becker seconded. The motion passed with a vote of 4-0-0.

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.

The Committee shared concerns about zero lot line subdivisions and expressed the desire to discuss at a future meeting whether or not zero lot line development is appropriate for the Island.

Mr. Lennox moved to forward this amendment to Town Council with a recommendation of approval with the following changes:

- The 50% maximum impervious coverage requirement be per lot and not based on the entire development; and
- The word 'Residential' be added to the definition "Zero Lot Line Subdivision".

Mr. Stanford seconded. The motion passed with a vote of 4-0-0.

Proposed Amendment

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

Mr. Stanford moved to forward these amendments to Town Council with a recommendation of approval. Ms. Becker seconded. The motion passed with a vote of 4-0-0.

The Committee discussed the proposed amendments that the Planning Commission voted to not move forward for adoption. The Planning Commission recommended the amendment related to commercial recreation uses to state that uses that are only listed as indoor commercial recreation uses are prohibited as outdoor commercial recreation uses not move forward. The Planning Commission further recommended to make Indoor Commercial Recreation uses and Outdoor Commercial Recreation uses Special Exception uses in the zoning district where these uses are permitted. Staff recommends going forward with the amendment originally proposed. The Committee expressed varied opinions on the amendment and asked Staff to pursue both options and present them to the Planning Commission and the Committee at their respective meetings in January.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

Public comment received related to creating a floating zoning district for affordable housing.

8. Adjournment

The meeting was adjourned at 11:07 a.m.

Submitted by: Teresa Haley, Secretary

Approved: December 19, 2019