



Town of Hilton Head Island
Planning Commission LMO Committee

February 19, 2020 at 2:00 p.m. Regular Meeting
Benjamin M. Racusin Council Chambers

MEETING MINUTES

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

Absent from the Committee: Vice Chairman Todd Theodore

Present from the Planning Commission: Lavon Stevens, Mark O'Neil

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

Present from Town Staff: Nicole Dixon, Development Review Administrator; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 2:00 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 Agenda

Mr. Simmons moved to approve the agenda. Mr. Scanlon seconded. The motion passed with 3-0-0.

4. Approval of Minutes – Meeting of January 15, 2020 and Special Meeting of February 6, 2020
Mr. Scanlon moved to approve the minutes of the January 15, 2020 regular meeting. Mr. Simmons seconded. The motion passed with a vote of 3-0-0.

Mr. Simmons moved to approve the minutes of the February 6, 2020 special meeting. Chair McGowan seconded. The motion passed with a vote of 2-0-1. Mr. Scanlon abstained as he was not present at the subject meeting.

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

6. Unfinished Business

a. Discussion with DRB members related to the RD and CR zoning district standards

Chair McGowan invited Dale Strecker, Chairman of the Design Review Board (DRB) and Cathy Foss, DRB member to discuss the RD and CR zoning district standards. On behalf of the DRB, Mr. Strecker and Ms. Foss expressed concerns that have come up with applications before the DRB about the height, size and mass of buildings.

Chair McGowan asked for public comments and received the following: concerns for additional driving lanes being added to the CR and RD districts like being done in the Shelter Cove area; maintain the neighborhood character of the Forest Beach area.

At the conclusion of the discussion, the Committee directed Staff to draft LMO amendments to address the following concerns: revise the RD district purpose statement so that it more closely reflects the language in the CR district purpose with regard to pedestrian scale; revise the RD district height standards so that it uses a setback to determine the height allowed, similar to that of the CR district; require a landscape median in between a building and parking, and a building and a drive aisle. The Committee asked for the Staff Attorney to attend the next meeting to weigh in on the DRB adding beyond the LMO requirements. The Committee also asked the DRB to provide additional input and specific sites.

7. New Business – None

8. Adjournment

The meeting was adjourned at 2:30 p.m.

Submitted by: Teresa Haley, Secretary

Approved: August 11, 2020