

TOWN OF HILTON HEAD ISLAND
The Planning Commission
LMO COMMITTEE WORKSHOP MEETING **APPROVED**
Wednesday, August 5, 2009 Minutes
6:00pm – Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Gail Quick, Jack Docherty and David White

Committee Members Absent: Terence Ennis

Other Commissioners Present: Loretta Warden and Tom Crews

Town Council Members Present: Mayor Pro Tem Ken Heitzke and Bill Ferguson

Town Staff Present: Nicole Dixon, Planner; Heather Colin, Development Review Admin.
Jill Foster, Community Development Department Deputy Director
Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

Chairman Quick called the meeting to order at 6:00pm. Chairman Quick began the meeting by stating her appreciation to past LMO Committee Chairman, Mr. Jack Docherty. Mr. Docherty provided valuable leadership as LMO Committee chairman from July 2008 through June 2009.

II ROLL CALL

III 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.

IV APPROVAL OF AGENDA

The agenda was **approved** as presented by general consent.

V APPROVAL OF THE MINUTES

The minutes of the June 17, 2009 meeting were **approved** as presented by general consent.

VI UNFINISHED BUSINESS

None

VII NEW BUSINESS

Proposed OCIL (Office Commercial Light Industrial) Amendments to the LMO

Ms. Nicole Dixon made the following presentation on behalf of staff. Please see Ms. Dixon's Staff Report dated August 5, 2009 for complete details on the proposed amendments.

Section 16-4-201. Designation of Districts

The following is an (addition) to the list of districts, with an appropriate abbreviation, that may appear on the Official Zoning Map and elsewhere within this Title: OCIL – Office/Light Commercial/Light Industrial District.

Section 16-4-New Section. OCIL – Office/Light Commercial/Light Industrial District

The purpose of the Office/Light Commercial/Light Industrial District is to provide a transition area between the more intense light industrial uses and the residential uses. The OCIL district will allow for non-medical office and retail service uses, while still allowing some low intensity light industrial uses. This will create opportunities, minimize some existing non-conforming land uses and encourage redevelopment for property owners in this corridor while providing balance among land use types.

Section 16-4-1104. Use Table

OCIL district category has been added to the Use Table.

Section 16-4-1114. Industrial Use Categories

Under C. Manufacturing and Production - # 4 Exceptions (d) has been added to the list: The manufacturing of hand crafted goods such as cosmetics and embroidered items are classified as Limited Manufacturing.

Section 16-4-1213. Contractor’s Materials

The sale of contractor’s materials is permitted in the OCIL District provided the on-site storage of materials is screened from the street and neighboring properties.

Section 16-4-1214. Contractor’s Office

The OCIL District has been added to the list of districts that allow contractor’s offices with on-site storage.

Section 16-4-1232. Kennel, Boarding/Pet Store/Veterinary Hospital

Boarding Facilities and Veterinary Hospitals, with the exclusion of Pet Stores, are also permitted in the OCIL District subject to the *(following attached)* standards.

Section 16-4-1233. Light Industrial

Light industrial uses are permitted subject to the *(following attached)* standards.

Section 16-4-(New Section). Limited Manufacturing

Limited Manufacturing uses are permitted subject to the *(following attached)* standards.

Section 16-4-1241. Other Retail Sales and Service

(B) Only service uses shall be permitted in the OL, *OCIL*, and OM Districts.

Section 16-4-1501. Density Standards Table

OCIL district category has to the density standards table *(with conditions)*.

Section 16-4-1505. Maximum Impervious Coverage and Minimum Open Space

Maximum impervious coverage and minimum open space shall conform to the *(attached)* Table.

Section 16-4-1601. Maximum Structure Height

Maximum structure heights for each district are set forth in the *(attached)* Table. OCIL has been added to the Base Districts. No structure shall exceed the specified height limits unless otherwise allowed in this Article.

The LMO Committee and Ms. Dixon discussed the proposed amendments. The next step will be a public hearing by the full Planning Commission on September 2, 2009. Following the discussion, Chairman Quick requested public comments. The following two local business owners presented statements for the record: Mr. Stephen Miller and Mr. Hank Johnson.

The LMO Committee, Mrs. Loretta Warden, and the staff discussed the non-conforming businesses. The Committee discussed the purpose of converting non-conforming properties to conforming properties. At the completion of the discussion, Chairman Quick requested that a motion be made.

Mr. Docherty made a **motion** to **forward** the proposed OCIL (Office Commercial Light Industrial) Amendments to the full Planning Commission for their consideration as presented by staff. Mr. White **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Chairman Quick thanked the staff, the Committee and the public for participating in this evening's LMO Committee workshop meeting.

VIII ADJOURNMENT

The meeting was adjourned at 7:00pm.

Submitted by:

Approved by:

Kathleen A. Carlin
Administrative Assistant

Gail Quick
Chairman