

THE TOWN OF HILTON HEAD ISLAND  
Planning Commission  
**LMO COMMITTEE MEETING**  
Wednesday, July 7, 2010 Minutes  
6:00pm – Benjamin M. Racusin Council Chambers

**APPROVED**

Committee Members Present: Chairman Gail Quick, Jack Docherty, Terence Ennis,  
Charles Young and Al Vadnais, Ex Officio

Committee Members Absent: None

Other Commissioners Present: Loretta Warden and Tom Crews

Town Council Members Present: Ken Heitzke, Mayor Pro Tem

Town Staff Present: Nicole Dixon, Planner  
Teri Lewis, LMO Official  
Kathleen Carlin, Administrative Assistant

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**I CALL TO ORDER**

Chairman Quick called the meeting to order at 6:00pm.

**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 SWEARING IN OF NEW AND RETURNING PLANNING COMMISSIONERS**

Mayor Pro Tem performed the swearing in ceremony for new Planning Commissioner, Mr. Charles Young, and returning Planning Commissioners, Mr. Jack Docherty and Mr. Terence Ennis. Mayor Pro Tem Heitzke welcomed the Planning Commissioners and thanked them for their service.

**V APPROVAL OF AGENDA**

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

**VI APPROVAL OF THE MINUTES**

The minutes of the March 3, 2010 meeting were **approved** as amended by general consent.

**VII UNFINISHED BUSINESS**

None

## **VIII NEW BUSINESS**

### Proposed Amendment to LMO Section 16-4-1305, Auto Sales

Ms. Nicole Dixon made the presentation on behalf of staff. Ms. Dixon stated that the proposed amendment was included with the 2010 General LMO Amendments; however the item was removed from the general set by Town Council at 1<sup>st</sup> reading on May 18, 2010. Town Council sent this item back to the LMO Committee for further review.

Town Council specifically asked that the LMO Committee review the suggested changes made by the Planning & Development Standards Committee, which was to reduce the proposed 500 foot separation to a 400 foot separation of auto sales use to auto sales use, eliminate the requirement of direct access to a major or minor arterial road and discuss removing the auto sales use from the CC (Commercial Center) Zoning District. Ms. Dixon referenced the May 18<sup>th</sup> Town Council meeting minutes as part of her presentation.

Ms. Dixon stated that the proposed changes before the LMO Committee this evening are: (1) to create a minimum lot size of one acre; (2) to remove the direct access requirement from major and minor arterial; (3) to reduce the 1,500 foot separation requirement from 1,500 to 500; and (4) how the distance is measured (from the nearest property line of the affected use to the nearest property line of the proposed facility).

In order to be more flexible for redevelopment and development opportunities, and to be more business friendly so that auto sales uses don't have to locate off island, staff recommends reducing the separation requirement between auto sales facilities and between auto sales facilities and residential uses from 1,500 feet to 500 feet. Staff is recommending a 500 foot separation between auto sales facilities because the separation requirements between other like uses – liquor stores, nightclubs and bars, tattoo facilities – is already established as 500 feet. After doing research, staff has determined there are no parcels within the Town that would allow an auto sales use using the existing 1,500 foot separation requirement, along with the other standards that are currently provided in the LMO for auto sales use.

Staff is also proposing to eliminate the requirement of a proposed auto sales site to have direct access to a major or minor arterial road. In an effort to be consistent with other sections in the LMO, staff is also proposing to add language stating how the distance shall be measured, changing residential use to residential zoning district and establishing a minimum lot size requirement. There were concerns voiced at the Town Council meeting that it may not be appropriate to have auto sales on small lots. With these changes, 113 parcels would allow the use of auto sales. (Parcels Federally, County or Town owned were eliminated from the analysis.)

Ms. Dixon and the LMO Committee discussed the existing separation requirement of 1,500 feet. The Committee discussed the Planning & Development Standards recommendation of 400 feet from auto sales to auto sales use and 500 feet from auto sales use to residential. Ms. Teri Lewis presented statements regarding existing regulations (as they relate to an existing auto repair business who wishes to add auto sales. This competing business is also located on Hunter Road).

Following the staff's presentation and discussion by the Committee, Chairman Quick requested public comments. The following citizens presented statements for the record: Mr. Bill Head, owner of H & H Auto Shop, and Chester C. Williams, Esq.

The Committee and Ms. Lewis discussed the current 1,500 foot separation and the options available to the Committee. Chairman Quick stated concern with using a standard approach to all of the businesses discussed in terms of separation requirements.

At the completion of the discussion, Chairman Quick requested that a motion on this evening's proposal be made. Mr. Ennis made a **motion to accept** the staff's proposal on the 500 foot requirement. Chairman Quick stated that the motion is that the LMO Committee accepts the changes recommended by staff including the 500-foot separation requirement with the other recommended changes. Mr. Young **seconded** the motion and the motion **passed** with a vote of 4-0-0. The Planning Commission will hold a public hearing for this amendment on July 21, 2010 at 3:00pm.

## VIII ADJOURNMENT

The meeting was adjourned at 6:35pm.

Submitted by:

Approved by:

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Kathleen Carlin  
Administrative Assistant

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Gail Quick  
Chairman