

THE TOWN OF HILTON HEAD ISLAND
Planning Commission

Minutes of the Wednesday, July 21, 2010 Meeting APPROVED
3:00pm – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Al Vadrnais, Vice Chairman Loretta Warden,
Jack Docherty, Tom Crews, Therese Leary,
Gail Quick and Charles Young

Commissioners Absent: Terence Ennis and Tom Lennox, Excused

Town Council Present: Bill Ferguson

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commissioner Coordinator
Jill Foster, Community Development Department Deputy Director
Teri Lewis, LMO Official
Heather Colin, Development Review Administrator
Kathleen Carlin, Administrative Assistant

1. **CALL TO ORDER**
Chairman Vadrnais called the meeting to order at 3:00pm.

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **ROLL CALL**

4. **FREEDOM OF INFORMATION ACT**
Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5. **APPROVAL OF THE AGENDA**
The agenda was **approved** as presented by general consent.

6. **APPROVAL OF THE MINUTES**
The minutes of the June 16, 2010 meeting were **approved** as amended by general consent.

7. **APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY’S AGENDA**
None

8. **UNFINISHED BUSINESS**
None

9. **NEW BUSINESS**
 - a) **ZMA100002** – The Town of Hilton Head Island has applied to amend the Official Zoning Map by amending the Palmetto Dunes Resort Master Plan and its accompanying text to change the land uses permitted on four parcels, located near the corner of William Hilton Parkway and Queens Folly Road. A portion of one property is currently zoned OL, Office/Institutional, and will be incorporated into the PD-1 as part of the Palmetto Dunes Resort Master Plan. The

remainder of properties are currently zoned PD-1 within the Palmetto Dunes Resort Master Plan and assigned land uses of “HHI Fire Station”, “PDR Maintenance” and “Outdoor Entertainment/Recreation.” These designations will be changed to “Fire Station and Palmetto Dunes Administrative/Security/Maintenance/Pass Office”, “Palmetto Dunes Maintenance/Utility/Pass Office” and “Government Facilities/Parks and Open Areas” with associated density. The properties are identified as parcels 19, 346, and 347A on Beaufort County Tax Map 12 and parcel 2 on Beaufort County Tax Map 15.

Chairman Vadnais reported that this application has been withdrawn by the applicant for additional consideration. The application is now scheduled to be reviewed by the Planning Commission on August 18, 2010.

b) LMO Amendment – The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise the following article and section: Article XIII, Section 16-4-1305. This reduces the separation requirement for auto sales facilities, eliminates the requirement of having direct access to a major or minor arterial road and requires a minimum lot size. These changes may affect your rights as an owner of land.

Ms. Nicole Dixon made the presentation on behalf of staff. Ms. Dixon stated that the staff presented the proposed Auto Sales Amendment to the LMO Committee at a public meeting on July 7, 2010. The LMO Committee made a motion to forward the proposed amendment as presented by staff to the full Planning Commission for their approval. The motion passed with a vote of 4-0.

The proposed amendment was included with the 2010 General LMO Amendments; however the item was removed from the general set by Town Council at 1st reading on May 18, 2010 and sent back to the LMO Committee for staff to 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.

At the LMO Committee meeting, there was significant discussion about the proposed amendment to change the distance separation requirement for auto sales from 1,500 feet to 500 feet or 400 feet. The Committee was concerned with the noise generated from the auto sales use. The Committee expressed concern that there wasn't a logical reason for choosing either 500 or 400 feet, or for making the recommended distance separation change.

Commissioner Quick, LMO Committee Chairperson, presented statements on behalf of the LMO Committee. Ms. Quick stated that the last LMO Committee meeting was difficult and, while the amendment was ultimately approved, the Committee did so reluctantly (because it was a request for change being made by only one person; the noise was also a concern).

Ms. Dixon and the Planning Commissioners discussed the current 1,500 foot separation requirement as well as the staff's proposed change to this separation requirement. Ms. Dixon also discussed the issue of redevelopment on the Island. The Planning Commission agreed that this is an important issue. Commissioner Crews presented statements in regard to the history of the 1,500 foot separation requirement and the staff's proposed recommendation. Vice Chairman Warden presented statements in concern of reducing the 1,500 foot separation

requirement. The environmental impact of increased auto sales use (i.e. an increase in impervious pavement) is also a concern. At the completion of the discussion, Chairman Vadnais requested public comments.

Mr. Glenn Stanford, citizen, presented statements in concern of the elimination of the requirement that this type of business be located on an arterial or minor arterial road. Chester C. Williams, Esq., presented statements in regard to auto sales use and conditions.

At the completion of public comments, Chairman Vadnais requested that a motion be made to approve the proposed amendment to LMO Article XIII, Sec. 16-4-1305, as presented by staff.

Commissioner Docherty made the **motion** to **approve**. The motion was **seconded** by Commissioner Quick and **passed** with a vote of 6-1-0. Vice Chairman Warden was **opposed** to the motion for the following reasons: (1) she is concerned that the change in separation requirement from 1,500 feet to 500 feet is too radical of a change; (2) she questions whether or not the 500 foot requirement is appropriate for residential use – for the spacing between auto sales and the residents; (3) she still questions the issue of the major and minor arterials.

11. COMMISSION BUSINESS

None

12. COMMITTEE REPORTS

None

13. STAFF REPORTS

1. Reference Manual Update
2. Availability of Webinar on Form Based Codes

Ms. Jill Foster reported that Mr. Shawn Colin has been promoted to Comprehensive Planning Division Manager. The Planning Commission congratulated Mr. Colin on his promotion.

14. ADJOURNMENT

The meeting was adjourned at 4:10pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Al Vadnais
Chairman