

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
Monday, September 9, 2013 Meeting REVIEWED BUT NOT APPROVED
6:00p.m – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Brian Witmer, David Bennett, Barry Taylor and Gail Quick, *Ex Officio*

Commissioners Absent: Terry Ennis

Other Commissioners Present: None

Town Council Present: None

Town Staff Present: Anne Cyran, Senior Planner
Teri Lewis, LMO Official
Kathleen Carlin, Secretary

1. Call to Order

Chairman Witmer called the meeting to order at 6:00p.m.

2. 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.

3. Approval of the Agenda

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

4. Approval of the Minutes

The minutes of the January 16, 2013 meeting were reviewed by the committee but could not be approved due to the lack of a quorum.

5. Unfinished Business

None

6. New Business

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise Section 16-4-1305 to remove the standard that auto sales are not permitted on sites within 1,500 feet of an existing residential use.

Ms. Anne Cyran made the presentation on behalf of staff. The staff recommended that the LMO Committee forward the proposed amendments to the Planning Commission with a recommendation of *approval*. Ms. Cyran presented a couple of large maps that showed the location of the only existing business that allows auto sales and the potential locations for allowing auto sales.

The staff recommends amending LMO Section 16-4-1305, Auto Sales, to remove the standard that sites where vehicles are sold cannot be located within 1,500 feet of an existing

residential use. This amendment will allow new development and redevelopment of sites in the Commercial Center (CC) and Light Industrial (IL) Zoning Districts for a relatively benign retail use.

On August 6, 2013, Town Council approved Resolution #2013-15 which directed staff to pursue an amendment to the LMO to eliminate the distance requirements between an auto sales site and an existing residential use.

This amendment was prompted by a discussion with a property owner whose tenant, an auto repair shop, wants to also sell vehicles but cannot due to the site's proximity to Hilton Head Plantation. The property owner brought to our attention that auto repair and auto sales uses are complementary uses that are frequently offered by the same business. It makes sense to allow some flexibility in Auto Sales use standards so that Auto Sales can be offered along with Auto Repair on appropriate sites.

At completion of the staff's presentation, Chairman Witmer invited comments from the public. Mrs. Francine Tobin, business owner, presented statements in support of approving the proposed amendments. Mrs. Tobin discussed her interest in adding auto sales to her existing auto business located at William Hilton Parkway. Mr. Dou James, citizen, presented general comments regarding the proposed amendments. Following these public comments, Chairman Witmer invited discussion by the committee.

Mr. Bennett stated that he would like to have a better understanding of why staff completely eliminated the distance requirement (from 1,500 ft. to 0 ft.) Perhaps a compromise between 1,500 ft. and 0 feet should be considered. At the completion of final comments, Chairman Witmer requested that a motion be made.

Mr. Taylor made a **motion** to forward the proposed LMO amendment to the Planning Commission with a recommendation of **approval** as presented, but with a question regarding staff's reasons for completely eliminating the distance requirement. The committee would like to see a compromise in the distance requirement. Chairman Witmer **seconded** the motion and the motion **passed** with a vote of 2-1-0.

7. **Adjournment**

The meeting was adjourned at 6:30p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

REVIEWED BUT NOT APPROVED
Brian Witmer
Chairman

September 23, 2015