

TOWN OF HILTON HEAD ISLAND  
Planning Commission  
**LMO REWRITE COMMITTEE MEETING**

APPROVED

February 14, 2013 Minutes  
8:30a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Tom Crews, Vice Chairman Gail Quick, David Ames, David Bachelder, Chris Darnell, Jim Gant, Walter Nester, Councilwoman Kim Likins, *Ex-Officio*; and Charles Cousins, *Ex-Officio*

Committee Members Absent: Irvin Campbell

Planning Commissioners Present: None

Town Council Members Present: Lee Edwards

Town Staff Present: Teri Lewis, LMO Official  
Anne Cyran, Senior Planner  
Jill Foster, Deputy Director of Community Development  
Kathleen Carlin, Administrative Assistant

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**1) CALL TO ORDER**

Chairman Crews called the meeting to order at 8:30a.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 committee **approved** the agenda as presented by general consent.

**4) APPROVAL OF THE MINUTES**

The committee **approved** the minutes of the January 24, 2013 meeting as presented by general consent.

**5) NEW BUSINESS**

**Discussion of Specific Use Conditions**

Chairman Crews presented opening comments on behalf of the committee and welcomed the public. Chairman Crews then requested that Ms. Teri Lewis make her presentation on behalf of staff.

Ms. Teri Lewis stated that staff and the committee will discuss the existing uses in the Land Management Ordinance (LMO) that currently have conditions associated with them. Staff would like to make sure that the committee is in agreement with the staff's

recommendations. Ms. Lewis and the committee reviewed the uses shown in the staff's handout, *Attachment A*. Each of the uses and the staff's recommendations for existing conditions are color coded: Yellow = Keep all existing conditions; Blue = Eliminate all conditions; and White = Eliminate some of the conditions, but not all.

Ms. Lewis and the committee reviewed each of the following uses, the associated condition(s), and the reason for the existing conditions and associated recommendations on an individual basis.

In conjunction with their review of *Attachment A*, the staff and the committee also reviewed the specific conditions as they currently exist in the LMO, *Attachment B*.

ATTACHMENT A	
USE	RECOMMENDATION ON CONDITIONS
Adult Entertainment	Eliminate B.4, C and E.
Active Sports Complex	Eliminate conditions
Auto Rental	Keep as is
Auto Sales	Eliminate conditions
Aviation Services	Keep as is
Aviation Surface/Passenger Terminal	Keep as is
Banks	Eliminate conditions
Bed and Breakfast	Keep A and B
Bicycle Shop with outdoor storage	Eliminate conditions
Central Reception/Check-in Facility	Eliminate conditions
Community Theater Company	Eliminate conditions
Contractor's Materials	Eliminate conditions
Contractor's Office	Eliminate use, if keep as separate use then only outdoor storage in IL
Convenience Store	Eliminate 'only' in condition A. Eliminate other conditions
Dance Studio	Eliminate conditions
Day Care	Keep A
Department or Discount Store	Eliminate conditions
Divisible Dwelling Unit (lock out unit)	Keep as is
Docking Facility or Boat Ramp	Keep as is
Eating Establishment with seating	Eliminate conditions
Eating Establishment without seating	Eliminate conditions
* Gas Sales	Eliminate 'only' in condition A. Keep B and F. Change C from '8 pumps' to '14 pumps'. Add 2 new conditions related to proximity to arterial roads.

\* Ms. Anne Cyran presented the recommended changes to Gas Sales on behalf of staff. The staff recommended the elimination of 'only' in condition "A". The staff recommended keeping conditions "B" and "F". The staff recommended changing "C" from eight pumps to 14 pumps. Staff also recommended adding two new conditions related to proximity to arterial roads. The staff and the committee discussed the distinction between major, minor, and arterial roads. Following this discussion, Ms. Lewis continued with her review of uses through 'Mixed Use'.

Government Facilities	Keep as is
Group Living	Eliminate conditions
Health Club or Spa	Eliminate conditions
Hotel	Eliminate conditions
Indoor Entertainment	Eliminate conditions
Inn	Keep B
Institutions	Eliminate conditions
Interval Occupancy (Timeshare)	**Eliminate as separate use**
Kennel, Boarding/Pet Store/Vet Hospital	Keep A
Light Industrial	Eliminate conditions
Limited Manufacturing	Eliminate conditions
Liquor Store***	Eliminate conditions
Manufactured Housing Park	Keep (A)1, 3, 6, (B)1, 2

Marina	Eliminate conditions
Mixed Use	Keep B

\*\*\*Legal is conducting research related to these uses.

Based on their discussion, the committee provided Ms. Lewis with the following comments:

1. Adult Entertainment Use: The committee agreed with the staff's recommendation to eliminate conditions B.4, C, and E.2 and remove 'or transferred in ownership or control' from B.2
2. Active Sports Complex: The committee agreed with the staff's recommendation to eliminate the existing conditions.
3. Auto Rental: The committee agreed with the staff's recommendation to keep the existing conditions and add 'rental' to condition 'B'.
4. Auto Sales: The committee agreed with the staff's recommendation to eliminate the existing conditions.
5. Aviation Services: The committee agreed with the staff's recommendation to keep the existing conditions and change '1/2 mile' to '2640 linear feet'.
6. Aviation Surface/Passenger Terminal: The committee agreed with the staff's recommendation to keep the existing conditions and change 'the' to 'any'.
7. Gas Sales: The committee agreed with the staff's recommendations to eliminate Conditions D, E and G and suggested that the maximum number of pumps be increased to 16. The committee intends to revisit Condition A at their 2/28/13 meeting.
8. Banks: The committee agreed with the staff's recommendation to eliminate the existing conditions.
9. Bed & Breakfast: The committee agreed with the staff's recommendation to keep condition B and recommended eliminating condition A.
10. Bicycle Shop with outdoor storage: The committee agreed with the staff's recommendation to eliminate condition B but recommended keeping condition A and adding more specificity to it.
11. Central Reception/Check In Facility: The committee agreed with the staff's recommendation to eliminate the existing conditions.
12. Community Theater Company: The committee agreed with the staff's recommendation to eliminate the existing conditions.
13. Contractor's Materials: The committee agreed with the staff's recommendation to eliminate the existing conditions.
14. Contractor's Office: The committee agreed with the staff's recommendation to eliminate the existing conditions.
15. Convenience Store: The committee asked staff to restudy condition A in conjunction with the changes being proposed for Gas Sales. The committee agreed with the staff's recommendation to eliminate the other conditions, B-D.
16. Dance Studio: The committee agreed with the staff's recommendation to eliminate

the existing conditions.

17. Day Care: The committee recommended eliminating all of the existing conditions.
18. Department or Discount Store: The committee agreed with the staff's recommendation to eliminate the existing conditions.
19. Divisible Dwelling Unit (lock out unit): The committee agreed with the staff's recommendation to keep the existing conditions.
20. Docking Facility or Boat Ramp: The committee agreed with the staff's recommendation to keep the existing conditions.
21. Eating Establishment with Seating: The committee agreed with the staff's recommendation to eliminate the existing conditions.
22. Eating Establishment without Seating: The committee agreed with the staff's recommendation to eliminate the existing conditions.
23. Government Facilities: The committee agreed with the staff's recommendation to keep the existing conditions.
24. Group Living: The committee agreed with the staff's recommendation to eliminate the existing conditions.
25. Health Club or Spa: The committee agreed with the staff's recommendation to eliminate the existing conditions.
26. Hotel: The committee agreed with the staff's recommendation to eliminate the existing conditions.
27. Indoor Entertainment: The committee agreed with the staff's recommendation to eliminate the existing conditions.
28. Inn: The committee agreed with the staff's recommendation to eliminate conditions A, C and D and recommended eliminating condition B.
29. Institutions: The committee agreed with the staff's recommendation to eliminate the existing conditions.
30. Interval Occupancy (Timeshare): \*Discussion of this use will take place at a later time.\*
31. Kennel, Boarding/Pet Store/Vet Hospital: The committee agreed with the staff's recommendation to keep "A" and eliminate "B".
32. Light Industrial: The committee agreed with the staff's recommendation to eliminate the existing conditions.
33. Limited Manufacturing: The committee agreed with the staff's recommendation to eliminate the existing conditions.
34. Liquor Store: The committee recommended eliminating 'residential district' from condition A and eliminating condition B.
35. Manufacturing Housing Park: The committee agreed with the staff's recommendation to keep (A) 1, 3, 6, (B) 1, 2 and suggested that A.4 be re-studied.
36. Marina: The committee agreed with the staff's recommendation to eliminate these conditions.

37. Mixed Use: The committee agreed with the staff's recommendation to eliminate condition A and keep condition B.

Based on the meeting's time constraints, the staff and the committee will complete their review and discussion of the remaining uses beginning with Motels on Thursday, February 28, 2013.

The committee stated their appreciation to Ms. Lewis for the staff's presentation. The staff's color-coded presentation was clear, complete and easily understood by the committee and public.

Chairman Crews thanked the public for attending today's committee meeting. The next LMO Rewrite Committee meeting will be held on February 28, 2013 at 8:30a.m. Following final comments, the meeting was adjourned.

**6) ADJOURNMENT**

The meeting was adjourned at 10:30a.m.

Submitted by:

Approved by:

February 28, 2013

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Kathleen Carlin  
Administrative Assistant

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Tom Crews  
Chairman