

**TOWN OF HILTON HEAD ISLAND**  
**Planning and Development Standards Committee**  
**Minutes of the Wednesday, June 26, 2013 Meeting**  
**4:00pm – Benjamin M. Racusin Council Chambers**

**Approved**

Committee Members Present: Chairman John McCann, Bill Harkins and George Williams

Committee Members Absent: None

Council Members Present: None

Town Staff Present: Heather Colin, Development Review Administrator  
Teri Lewis, LMO Official  
Jill Foster, Deputy Director, Community Development Department  
Kathleen Carlin, Administrative Assistant

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**1. Call to Order**

Chairman McCann called the meeting to order at 4:00p.m.

**2. Freedom of Information Act Compliance**

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 Minutes**

Mr. Williams made a **motion** to **approve** the May 22, 2013 meeting minutes as presented. Mr. Harkins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

**4. Unfinished Business**

None

**5. New Business**

**Consideration of a Resolution** by the Town Council of the Town of Hilton Head Island directing the staff to pursue an amendment to the Land Management Ordinance (LMO) to eliminate the distance requirements between an auto sales site and an existing residential use.

Ms. Heather Colin made the presentation on behalf of staff. The conditions associated with uses in the LMO (Land Management Ordinance) were discussed at a LMO Rewrite Committee meeting last February. The committee agreed with the staff's recommendation to eliminate the existing conditions in the LMO. A citizen has requested that this move more quickly than the entire LMO rewrite process and an amendment to the current LMO to be ultimately approved by Town Council. The only condition that is proposed to be deleted as part of this process is the distance requirement between an auto sales use and an existing residential use.

Currently the LMO allows auto sales uses with conditions in the CC (Commercial Center) and IL (Light Industrial) districts. The four conditions are as follows:

- 1) No auto sales site shall exceed 7 acres in size.
- 2) The site shall have direct access to a major or minor arterial, as defined in Sec. 16-5-503.
- 3) The site is not located within 1,500 feet of an existing residential use.
- 4) The site is not located within 1,500 feet of an existing auto sales site.

The condition that requires 1,500 feet between an auto sales site and an existing residential use eliminates numerous properties that may otherwise comply and operate an auto sales business. The staff does not believe that the elimination of this condition would create incompatibility between the two uses. Therefore, this condition is requested to be deleted.

The committee and Ms. Colin reviewed the four conditions. Following the staff's presentation, Chairman McCann requested public comments.

Dr. Joseph Tobin presented statements in support of the proposed amendments. Dr. Tobin stated that he owns an auto repair shop located at 299 William Hilton Parkway and is interested in selling cars at this location. The staff presented brief statements with regard to the process involved in making changes to the LMO. Following final comments by the committee, Chairman McCann requested that a motion be made.

Mr. Harkins made a **motion** to recommend that the Planning and Development Standards Committee **forward** the Proposed Resolution to eliminate the distance requirements between an auto sales site and an existing residential use to Town Council with a recommendation of **approval**. Mr. Harkins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

**6. Committee Business**

None

**7. Adjournment**

The meeting was adjourned at 4:20pm.

Submitted By:

Approved By:

August 28, 2013

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Kathleen Carlin  
Administrative Assistant

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John McCann  
Chairman