

Chairman Quick then requested that the staff make their presentation. Ms. Nicole Dixon made the following presentation on behalf of staff:

Staff Explanation: In order to allow automobile dealers more commercial opportunities, staff recommended reducing the separation requirement between auto sales facilities and between auto sales facilities and residential uses from 1,500 feet to 500 feet. Staff recommended a 500 foot separation because the separation requirements for other uses -- liquor stores, nightclubs and bars, tattoo facilities -- is already established as 500 feet. In an effort to be consistent with other sections in the LMO, staff is proposing to add language stating how the distance shall be measured.

Sec. 16-4-1205. Auto Sales

Auto sales are permitted subject to the following standards:

- A. No auto sales site shall exceed 7 acres in size.
- B. The site shall have direct access to a major or minor arterial, as defined in Sec. 16-5-503.

Staff recommended revising the two existing conditions “C” and “D”. The staff also recommended adding criteria “E”:

- C. The site is not located within 500 feet (instead of 1,500) of an existing residential use.
- D. The site is not located within 500 feet (instead of 1,500) of an existing auto sales use.
- E. These distances shall be measured from the nearest property line of the affected use to the nearest property line of the proposed facility.

The Committee and the staff discussed the distinction between auto sales and auto repair. The Committee stated that many of the uses appear to be auto repair. Ms. Dixon stated that Town Council requested that the staff study the proposed change. The Committee expressed concern that there does not appear to be a logical reason for making this change. The Committee and the staff discussed the number of locations that are actually affected by this issue.

Several Committee members reported concern with the proposed elimination of the two conditions “C” and “D” (the 1,500 foot requirement becoming a 500 foot requirement). The Committee stated that the reasons for making the change were not clear (particularly in regard to eliminating the 1,500 foot separation requirement from residential uses).

The Committee recommended that changes to Sec. 16-4-1205 be returned to the staff level with a request for additional information. The concerns expressed by the LMO Committee should be taken into consideration.

Staff Explanation: In order to accommodate the needs of some vendors who are required to stay overnight for certain special events or open air sales, the staff proposed the following language:

Sec. 16-4-14 XX (New Section) Special Events.

Vendors associated with a Special Event approved by the Town, where the event will occur on a site of 50 acres or more, may occupy a recreational vehicle overnight subject to approval by the administrator.

Sec. 16-4-1405. Open Air Sales

Temporary open air sales of Christmas trees and pumpkins are permitted in certain districts according to the Use Table (Sec. 26-4-1104), provided that the sales activity does not last longer than 30 days and all other applicable codes, including sanitation and electrical codes, are met. The vendor, subject to approval by the Administrator, may utilize a recreational vehicle for living on the property for the duration of the permit.

The Committee and the staff discussed the issue. Ms. Dixon stated that the proposed amendment applies only to the Honey Horn site at this time.

Staff Explanation: In order to assist with redevelopment efforts, staff proposed to allow the Town to install public parking for public use. This would not be allowed to satisfy any off-street parking requirements for private development, however, would be used as a tool to encourage redevelopment in certain areas.

Sec. 16-5-12XX (New Section). On-Street Parking

The Town of Hilton Head Island may install public parking on non-arterial streets where deemed appropriate.

The Committee and the staff discussed the issue. Ms. Dixon stated that a Public Project Review (PPR) application will be required for the installation of public parking on a non-arterial street.

Staff Explanation: In order to provide more views to the beach, as requested by Town Council, staff proposed the following language:

Sec. 16-6-305. Dune Protection Standards

- A. For purposes of protecting, stabilizing and restoring dunes and dune systems on Hilton Head Island, the following standards shall apply:
 - 1. No change.
 - 2. No dune shall be leveled, breached, altered or undermined in any way by development or other human-caused activity such as boat storage, nor shall dune vegetation be disturbed or destroyed, with the exception of construction on boardwalks or similar beach access which have minimal effect on the natural features of the dune. If removal or disturbance of dune vegetation cannot be avoided, replacement vegetation shall be planted. For purposes of providing views to the beach in areas where the view has been materially impaired, the Administrator may approve selective pruning, in accordance with accepted International Society of

Arboriculture practices. The Administrator may allow removal of non-native invasive vegetation in the dune systems, including but not limited to, Chinese Tallow or Beach Vitex.

The Administrator may approve the removal of trees below 6 inches in diameter, with the exception of Live Oaks, or grant a tree removal permit for trees of protected size if determined by the Administrator is not needed to create a view corridor. All trees removed must be cut flush with existing grade and leave the root system intact.

The Committee discussed Town Council's request for this change (to provide better views of the beach). Several Committee members expressed concern with pruning the dune vegetation solely for the purpose of opening up views of the beach. If approved, this will need to be a restricted practice. Balance will be required to ensure the proper management of the environment. The Natural Resources Administrator should review and approve all plans for requested pruning of dune vegetation.

Ms. Sally Krebs presented statements in support of the staff's recommendation and the manageability of selective pruning. Ms. Dixon presented several photos of existing conditions (vegetation obstructing views of the beach).

At the completion of the staff's presentation, and final discussion by the Committee, Chairman Quick requested public comments, and none were received. Following final comments by the Committee, Chairman Quick requested that a motion and vote be taken on each of the individual sections.

Sec. 16-4-1205. Auto Sales

The Committee recommended that changes to Sec. 16-4-1205 be returned to the staff level with a request for additional information. The concerns expressed today by the LMO Committee should be taken into consideration. Mr. Docherty made a **motion** for this action. Mr. Ennis **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Sec. 16-4-New Section. Special Events

Mr. Docherty made a **motion** to forward this section to the full Planning Commission with a recommendation of **approval**. Mr. Ennis **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Sec. 16-4-1405. Open Air Sales

Mr. White made a **motion** to forward this section to the full Planning Commission with a recommendation of approval. Mr. Ennis **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Sec. 16-5-12XX (New Section). On-Street Parking

Mr. Docherty made a **motion** to forward this section to the full Planning Commission with a recommendation of approval. Mr. Ennis **seconded** the motion and the motion **passed** with a vote of 3-0-0.

Sec. 16-6-305. Dune Protection Standards

Mr. White made a **motion** to amend the proposed language of this section. Mr. Ennis **seconded** the motion and the motion **passed** with a vote of 3-0-0.

This completed this evening's LMO Committee Workshop meeting. Chairman Quick thanked the staff, the Committee, and the public for attending.

VIII ADJOURNMENT

The meeting was adjourned at 7:00pm.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Gail Quick
Chairman