

TOWN OF HILTON HEAD ISLAND  
Planning Commission  
**LMO REWRITE COMMITTEE MEETING**  
June 13, 2013 Minutes  
8:30a.m. – Benjamin M. Racusin Council Chambers

APPROVED

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

Committee Members Absent: Irv Campbell, Chris Darnell and Kim Likins, *Ex-Officio*

Planning Commissioners Present: None

Town Council Members Present: Councilman Bill Harkins

Town Staff Present: Teri Lewis, LMO Official  
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 June 7, 2013 meeting minutes as presented by general consent.

Chairman Crews welcomed the public and asked Ms. Teri Lewis to present introductory remarks regarding today's Unfinished Business.

Ms. Lewis stated that the committee will complete their review of the proposed uses for the MMU (Marsh Front Mixed Use) zoning district and SMU (Stoney Mixed Use) zoning district.

Based on last week's discussion, the committee recommended allowing a few more uses in the MMU zoning district so that it can serve as the service area for the Resort Development zoning district across Highway 278. The committee also recommended allowing fewer uses in the Stoney Mixed Use (SMU) zoning district.

Following today review of the proposed uses in the MMU and SMU zoning districts, the staff would also like to go over the proposed uses and densities for recently created 'core' districts with the committee. Staff would like to receive input from the committee relative to density and the proposed uses for the following 'core' districts: Light Commercial, Community Commercial, Sea Pines, Main Street and Medical. This information will be very helpful to the consultant.

## 5) UNFINISHED BUSINESS

### **A. Review of Proposed Uses in the MMU (Marsh Front Mixed Use) zoning district**

Ms. Lewis stated that this zoning district is made up of parcels along Marshland Road and Highway 278 adjacent to Broad Creek. At last week's meeting the committee recommended allowing a mix of limited commercial and residential uses in this district. The committee also discussed not allowing any resort accommodations in the district (i.e. no hotels, motels, bed & breakfast).

Ms. Lewis and the committee discussed allowing some commercial recreation to service the Resort Development zoning district across Highway 278. Staff and the committee discussed allowing indoor commercial recreation uses because they may be a good fit for the area. Outdoor commercial recreation may not be a good fit given the sensitivity of the headwaters of Broad Creek. The staff reviewed examples of indoor commercial recreation as well as outdoor commercial recreation.

The committee and staff discussed allowed uses: offices, commercial services - bicycle shops, convenience stores, grocery stores, liquor stores, nightclubs and bars, eating establishments without drive-through, car rentals (no more than 10 cars per site), gas stations without access off of Highway 278, open air sales, shopping centers, car washes.

Ms. Lewis asked if the committee wishes to allow larger retail use with the potential combination of parcels. A couple of committee members stated that this is not a good idea for this district - shopping centers and grocery stores should not be allowed. At completion of the discussion, the committee recommended the following residential and commercial related uses for the MMU zoning district:

- Residential Uses: allow multifamily (P), single family (P), mixed use (PC)
- Resort Accommodations: Do not allow
- Commercial Recreation: allow indoor commercial recreation (P)
- Allow offices (P)
- Commercial Services: Allow Bicycle Shops (PC), Convenience Stores (PC), Eating Establishments (PC) allow limited size convenience store (PC), Liquor Stores (SE), Nightclubs or Bars (PC), Open Air Sales (PC), allow limited size shopping centers (PC), and Other Commercial Services (P).
- Vehicle Sales and Services: Allow Car Rentals (PC), Car Washes (P) and Gas Sales (PC)

The staff and the committee then discussed density in the MMU zoning district. The committee stated that due to the sensitive nature of this district the recommendation is:

- Allow residential at 4DU and nonresidential reduced from 6,000 square feet.

This completed the committee's review of the MMU zoning district.

### **Stoney Mixed Use (SMU) zoning district**

Ms. Lewis identified the location of the Stoney Mixed Use district on a map. This district currently has a density of 6,000 square feet.

Ms. Lewis presented statements regarding residential uses, single family and multi-family. Commercial recreation is not recommended in this zoning district. Allowable uses include office, commercial services - allow animal services, convenience stores, eating establishments, grocery stores, landscape businesses, liquor stores.

The committee then began a discussion on non-residential densities related to the core districts and SMU. The committee discussed the differences in character of each district. The committee presented comments regarding the best location for development/redevelopment. Incentives should be provided in these areas. The difference in densities will help define the character of the districts.

At part of their discussion, the committee recommended the following non-residential densities for each of the 'core' districts: Mathews = 10,000 square feet; Sea Pines and Main Street = 9,000 square feet; Light Commercial District = 8,000; Hospital/Medical District = 10,000 square feet. They also recommended that the density for SMU and MMU be 6,000 square feet.

Councilman Harkins presented comments regarding development in the hospital/medical district including parcels of land along Highway 278. The committee discussed allowing other health services in the district.

Mrs. Fran White presented comments regarding the increased density assigned to the Mathews Drive area.

The committee then completed their discussion related to the appropriate uses for the SMU zoning district:

- Residential Uses: Multifamily allowed (P), Single Family allowed (P)
- Resort Accommodations: Bed and Breakfast with a limit of 10 rooms
- Commercial Recreation: do not allow
- Allow offices (P)
- Commercial Services: Allow Animal Services (PC), Convenience Stores (PC), Eating Establishments (PC), Grocery Stores (P), Landscape Businesses (PC), Liquor Stores (SE), allow limited size shopping centers (PC) and Other Commercial Services (P).
- Vehicle Sales and Services: Allow Gas Sales (PC),

### **Light Commercial District**

Ms. Lewis identified the locations of the Light Commercial district on the proposed zoning map. The staff and the committee discussed an overhead view of the proposed zoning map. The district is made up of more parcels than the current OL district; it is also made up of parcels in the current CC, IL and OCIL districts. Ms. Lewis and the committee presented comments on redevelopment of commercial vs. office (conforming vs. non-conforming). The committee stated that they would like a single allowed square footage number rather than one number for office/institutional and one number for other uses given the location of the districts.

Ms. Lewis and the committee discussed several issues including which districts to allow tattoo facilities (currently there are two in the CC district) and determined that the Light Commercial district made the most sense in order to keep the two existing businesses conforming. They also

discussed where to allow adult entertainment (there is one currently in the DCW district; the committee recommended allowing the use in the proposed Sea Pines district to keep the use from being nonconforming. Staff will review the separation requirements against a map and ensure that this is the appropriate location. .

The committee and staff discussed allowing other health services in this district (i.e. diagnostic services, physical therapy, etc.).

At completion of the discussion, the committee recommended the following for the Light Commercial District zoning district:

- Residential Uses: Multifamily allowed (P), Group Living allowed (P), Mixed use allowed (PC)
- Resort Accommodations: allow hotels and motels (P)
- Commercial Recreation: Allow indoor commercial recreation (P), outdoor commercial recreation other than water parks (PC)
- Allow offices (P)
- Commercial Services: Allow Animal Services (PC), Bicycle Shops (PC), Convenience Stores (PC), Eating Establishments (P), Grocery Stores (P), Landscape Businesses (PC), Liquor Stores (SE), Nightclubs or Bars (PC), Shopping Centers (PC), Tattoo Facilities (PC) and Other Commercial Services (P), Other Health Services (P).
- Vehicle Sales and Services: Allow Auto Rentals (P), Auto Repairs (PC), Auto Sales (P), Car Washes (P), Gas Sales (PC), Taxicab Services (P)

### **Community Commercial District**

Ms. Lewis identified the locations of the Community Commercial District (little big box district). The staff and the committee discussed an overhead view of the proposed zoning map indicating that Wal-mart and Publix have been added to this district based on earlier direction from the committee. The staff recommends that no residential uses be allowed, no resort accommodations be allowed, and no commercial recreation be allowed. The proposed uses of offices, and a variety of commercial and vehicle sales and services uses were reviewed.

The committee discussed the existing Publix shopping center and recommended that this parcel be brought into the Main Street district if it will not result in spot zoning the Wal-mart parcel.

At completion of the discussion, the committee recommended the following for the Community Commercial District:

- Residential Uses: none allowed
- Resort Accommodations: none allowed
- Commercial Recreation: none allowed
- Allow offices (P)
- Commercial Services: Allow Animal Services (PC), Bicycle Shops (PC), Convenience Stores (PC), Eating Establishments (P), Grocery Stores (P), Liquor Stores (SE), Nightclubs or Bars (PC), Shopping Centers (PC) and Other Commercial Services (P).
- Vehicle Sales and Services: Allow Auto Rentals (P), Auto Repairs (PC), Auto Sales (P), Car Washes (P), Gas Sales (PC), Taxicab Services (P)

### **Main Street District**

The staff and the committee discussed an overhead view of the proposed zoning map. The committee asked that multi-family and mixed use be allowed in this district as well as other health services.

At completion of the discussion, the committee recommended the following for the Main Street District:

- Residential Uses: allow Mixed Use (PC) and Multifamily (P)
- Resort Accommodations: allow B&Bs (PC), Hotels, Inns, Motels (P)
- Commercial Recreation: allow indoor commercial recreation (P)
- Allow offices (P)
- Commercial Services: Allow Bicycle Shops (PC), Eating Establishments (PC), Grocery Stores (P), Liquor Stores (SE), Open Air Sales (PC), Shopping Centers (P) and Other Commercial Services (P) and Other Health Services (P).
- Vehicle Sales and Services: don't allow

### **Sea Pines Circle District**

The staff and the committee discussed an overhead view of the proposed zoning map. The committee asked that multi-family and mixed use be allowed in this district. They also recommended that adult entertainment be allowed as a special exception to keep the existing one from being nonconforming.

At completion of the discussion, the committee recommended the following for the Sea Pines Circle District:

- Residential Uses: allow mixed use (PC) and multifamily (P)
- Resort Accommodations: allow B&Bs (PC), Hotels, Inns, Motels (P)
- Commercial Recreation: allow indoor commercial recreation (P)
- Allow offices (P)
- Commercial Services: Allow Adult Entertainment (SE), Bicycle Shops (PC), Convenience Stores (PC), Eating Establishments (P), Grocery Stores (P), Liquor Stores (SE), Nightclubs or Bars (PC), Open Air Sales (PC), Shopping Centers (P) and Other Commercial Services (P).
- Vehicle Sales and Services: Allow Car Rentals (PC), Car Washes (P) and Gas Sales (PC)

### **Medical District**

The staff and the committee discussed an overhead view of the proposed zoning map. The committee asked that use of multi-family be removed from this district. The concern is that if it

is allowed the old Modern Classic Motors site may be redeveloped as multi-family rather than something that is more in keeping with this medical district designation.

At completion of the discussion, the committee recommended the following for the Medical District:

- Residential Uses: don't allow
- Health Services: allow Hospitals (P), Nursing Homes (P), Other Health Services (P)
- Resort Accommodations: don't allow
- Commercial Recreation: don't allow
- Allow offices (P)
- Commercial Services: Allow Other Commercial Services (P)
- Vehicle Sales and Services: don't allow

This completed today's review of uses and densities for the core districts.

Ms. Lewis stated that Ms. Heather Colin will be representing staff at the next committee meeting. The next committee meeting will be held on Wednesday, June 19, 2013 at 8:30a.m. Following final comments, the meeting was adjourned.

## 7) **ADJOURNMENT**

The meeting was adjourned at 10:15a.m.

Submitted by:

Approved by:

June 19, 2013

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Kathleen Carlin  
Administrative Assistant

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Tom Crews  
Chairman