



Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, June 19, 2013
3:00 p.m. Benjamin M. Racusin Council Chambers
AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Presentation of Crystal Award to outgoing Planning Commissioner, Mr. Jack Docherty**
Farewell Celebration in appreciation of Mr. Docherty's service to the Planning Commission will be held in Council Chambers immediately following the meeting.
5. **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 the Town of Hilton Head Island requirements.
6. **Approval of Agenda**
7. **Approval of Minutes** - Planning Commission Meeting on June 5, 2013
8. **Appearance by Citizens on Items Unrelated to Today's Agenda**
9. **Unfinished Business**
None
10. **New Business**
Public Hearing
STRNM130002: The Town of Hilton Head Island has applied to modify the name of Mall Boulevard. The proposed name is Shelter Cove Lane. The properties affected are identified as Parcels 23, 26, and 30 on Beaufort County Tax Map 12. *Presented by: Randy Lindstrom*

Public Hearing
ZMA130004: A request from Noreen McMullin on behalf of Stewart Collins proposing to amend the Official Zoning Map by amending the allowed uses of the properties located at 421, 425 and 427 Squire Pope Road to add Water-Oriented Embarkation Facilities, Watercraft Rentals and Other Water-Oriented Uses. The properties are further identified on Beaufort County Tax Map 3 as Parcels 127, 128 and 089A. *Presented by: Anne Cyran*
11. **Commission Business**
 - a) Report from Nominating Committee and Election of Officers July 1, 2013 – June 30, 2014
 - b) Nomination and Election of Planning Commission Secretary July 1, 2013 – June 30, 2014

12. Chairman's Report

13. Committee Reports

14. Staff Reports

- a) Quarterly Report

15. Adjournment

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

*** Upcoming Planning Commission Meetings**

- a) LMO Rewrite Committee Meeting – June 27, 2013 at 8:30a.m in Council Chambers

** Please visit the Town's website for complete and up-to-date information on all meetings.*

TOWN OF HILTON HEAD ISLAND
Regular Planning Commission
Wednesday, June 5, 2013 Meeting **DRAFT**
9:00a.m – Benjamin M. Racusin Council Chambers

Commissioners Present: Acting Chairman Terry Ennis, Acting Vice Chairman Jack Docherty,
David Bennett, Alex Brown, Bryan Hughes, Barry Taylor and
Brian Witmer

Commissioners Absent: Chairman Gail Quick and Vice Chairman Tom Lennox

Town Council Present: None

Town Staff Present: Jayme Lopko, Senior Planner and Planning Commission Coordinator
Suzanne Brown, Addressing Technician
Randy Lindstrom, Administrative Battalion Chief
Shawn Colin, Deputy Director, Community Development Department
Kathleen Carlin, Secretary

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. 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 the Town of Hilton Head Island requirements.

5. Approval of Agenda

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

6. Approval of Minutes

The Planning Commission **approved** the minutes of the May 1, 2013 meeting as presented by general consent.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

None

8. Unfinished Business

None

9. New Business

Public Hearing

STRNM130003 – Habitat for Humanity has applied to name a new street that will be located off Alex Patterson Drive. The proposed name is Habitat Circle. Acting Chairman Ennis introduced the application and opened the public hearing. Acting Chairman Ennis then requested that staff make their presentation.

Battalion Chief Lindstrom presented an in-depth overhead review of the application including an Aerial Map and an Address Map. The staff recommended that the Planning

1 Commission *approve* the Habitat Circle new street name application based on the Findings of
2 Fact and Conclusions of Law contained in the staff's report.

3
4 Habitat for Humanity was founded in 1976 by Millard and Linda Fuller. They build and sell
5 homes for families in need at no profit and no interest. Churches, community groups and
6 others have gathered together to help build homes for the less fortunate. Today, Habitat has
7 helped build and repair more than 600,000 homes and served more than 3 million people
8 worldwide.

9
10 Habitat for Humanity is developing a small neighborhood for local citizens in need of
11 affordable housing. The name of the development will be called The Glen. This proposed
12 new street will access 16 homes in phase one of the development. There are plans for future
13 development on Alex Patterson Drive as well. The proposed street name of Habitat Circle
14 was chosen to honor the organization that will be constructing the homes on the street.

15
16 Following the staff's presentation, Acting Chairman Ennis requested public comments on the
17 application and none were received. Acting Chairman Ennis then stated that the public
18 hearing for this application is closed. The Planning Commission discussed the application
19 with the staff. Following final statements by the Planning Commission, Acting Chairman
20 Ennis requested that a motion be made.

21
22 Commissioner Bennett made a **motion** that the Planning Commission **approve**
23 STRNM130003 as presented by staff based on the findings contained in the staff's report.
24 Commissioner Taylor **seconded** the motion and the motion **passed** with a vote of 7-0-0.

25
26 **Public Hearing**

27 **STRNM130004** – The Town of Hilton Head Island Fire and Rescue has applied to modify
28 the name of Gateway Drive located off William Hilton Parkway. The proposed name is C
29 Heinrichs Circle. The addresses affected are 11, 20 and 24 Gateway Drive further identified
30 as parcels 44 and 99 on Beaufort County Tax Map 6. Acting Chairman Ennis introduced the
31 application and opened the public hearing. Acting Chairman Ennis then requested that staff
32 make their presentation.

33
34 Battalion Chief Lindstrom presented an in-depth overhead review of the application
35 including an Aerial Map and an Address Map. The staff recommended that the Planning
36 Commission *approve* the C Heinrichs Circle modified street name application based on the
37 Findings of Fact and Conclusions of Law contained in the staff's report.

38
39 The Town of Hilton Head Island has applied to modify the name of Gateway Drive to C
40 Heinrichs Circle. Charlotte Heinrichs, a retired nurse, came to Hilton Head Island in 1968.
41 She soon began a new job by trying to stop hunger and promote healthier living to mothers
42 and children. She took on the project of getting deep wells dug so clean water could replace
43 contaminated water in homes and trailers. In 1973, the job was incorporated into the Deep
44 Well Project. She also helped to coordinate the first volunteer rescue squad. With her
45 medical background, she was able to train the volunteers. The family would be honored to
46 have her legacy live on with this street name.

1 Following the staff's presentation, Acting Chairman Ennis requested public comments on the
2 application and none were received. Acting Chairman Ennis then stated that the public
3 hearing for this application is closed. The Planning Commission discussed the application
4 with the staff. Following final statements by the Planning Commission, Chairman Ennis
5 requested that a motion be made.
6

7 Commissioner Bennett made a **motion** that the Planning Commission **approve**
8 STRNM130004 as presented by staff based on the findings contained in the staff's report.
9 Commissioner Witmer **seconded** the motion and the motion **passed** with a vote of 7-0-0.
10

11 **10. Commission Business**

12 None

13 **11. Chairman's Report**

14 None

15 **12. Committee Reports**

16 Acting Chairman Ennis stated that the Nominating Committee will meet on Wed., June 19th
17 at 2:30p.m in Conference Room # 3.

18 **13. Staff Reports**

19 Mr. Shawn Colin presented a status update on Chaplin Linear Park. Public comments were
20 provided by Mr. Terry Herron.

21 **14. Adjournment**

22 The meeting was adjourned at 9:20a.m.

23
24 Submitted By:

Approved By:

25
26 _____
27 Kathleen Carlin
28 Secretary

25
26 _____
27 Terry Ennis
28 Acting Chairman



**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT
DEPARTMENT**

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908
-----------------------	------------------------------	--------------	------------------

**STAFF REPORT
MODIFIED STREET NAME APPLICATION**

Case #:	Name of Project or Development:	Public Hearing Date:
STRNM130002	Mall Boulevard	June 19, 2013

Parcel Data or Location:	Applicant/Agent
R520 012 00B 0023 0000 R520 012 00B 0030 0000 R520 012 00B 0026 0000	Town of Hilton Head Island Fire and Rescue 40 Summit Drive Hilton Head Island, SC 29938

Application Summary:

STRNM130002– The Town of Hilton Head Island has applied to modify the name of Mall Boulevard located in Shelter Cove. The proposed name is Shelter Cove Lane. The properties affected are identified as Parcels 23, 26, and 30 on Beaufort County Tax Map 12.

Staff Recommendation:

Staff recommends the Planning Commission approve the Shelter Cove Lane modified street name application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.

Background:

The Town of Hilton Head Island has applied to change the name of Mall Boulevard to Shelter Cove Lane. Mall Boulevard is a short section of road leading into Shelter Cove Lane. With the design of the new mall and community park, the road layout of Shelter Cove Lane is shifting towards Mall Boulevard. This will become a through street with the existing Shelter Cove Lane.

Summary of Facts and Conclusions of Law:

Findings of Facts:

- Notice of the Modified Street Name Application was published in the Island Packet on May 12, 2013 as set forth in LMO Section 16-3-110 & 111.
- Notice of the New Access Easement application was posted and mailed as set forth in LMO Section 16-3-110 & 111.
- A public hearing will be held on June 19, 2013 as set forth in LMO Section 16-3-1104A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1101B.

Conclusions of Law:

The Modified Street Name, notice requirements, and public hearing comply with the legal requirements as set forth in LMO Section 16-3-110 & 111 and 16-3-1104A.

As set forth in LMO Section 16-3-1105, Criteria for New or Modified Street and Vehicular Access Easement Names, requires that the Planning Commission, for final action, review proposed street names. This section also sets forth the criteria for this review as indicated below.

Summary of Facts and Conclusions of Law:

Criteria A: No new street, vehicular access easement or development project name, or proposed modified name of an existing street, vehicular access easement or development, except phases of the same development project, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street, vehicular access easement or development name, in spite of the use of prefixes or suffixes.

Town Staff, Fire & Rescue Dispatch and Beaufort County Dispatch have reviewed the proposed Shelter Cove Lane and have found that it does not duplicate street, vehicular access easement or development names. It would be a continuation of the existing Shelter Cove Lane.

Criteria B: It is desirable to use names which are simple, logical, easy to read and pronounce and which are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Shelter Cove Lane meets the requirements of this criterion.

Criteria C: It is desirable to use names which have some association with Hilton Head Island and specifically with the immediate location of the road or place, such as reference to local history or physiographic features.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Shelter Cove Lane meets the requirements of this criterion. The road is located in the Shelter Cove community and will tie into the existing Shelter Cove Lane.

Criteria D: Use of a common theme is recommended for names of streets which are associated with one another, such as those within a residential development.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Shelter Cove Lane meets the requirements of this criterion.

Criteria E: Intersecting streets or vehicular access easements shall not have the same or similar name.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Shelter Cove Lane does not meet the requirements of this criterion. The current configuration of Shelter Cove Lane is non-conforming and in the interest of public safety Fire and Rescue would like to keep it the same name.

Criteria F: Streets or vehicular access easements which continue through an intersection should generally bear the same name, except where the road crosses a major arterial or where existing address points on a street require that the roadway be given a different name.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Shelter Cove Lane meets the requirements of the criterion. The new intersection creates a through street for the existing Mall Boulevard into Shelter Cove Lane which is non-conforming. Changing the name of Mall Boulevard to Shelter Cove Lane brings it more into compliance.

Criteria G: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and be so named. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and different names assigned.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Shelter Cove Lane does meet this criterion. Where it makes the right angle, there are no proposed changes to that section of the street. It is not in the interest of public safety to modify that portion of the street at this time.

Criteria H: The proposed name of the development should in all respects emphasize the project's distinctive name rather than the name of the company or corporation that owns the development. This will reduce confusion on the location of separate developments owned by the same company or corporation.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

I. New or modified street names should generally use Drive, Lane, Place, Road, Street or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions:

- 1. Alley--A street providing access to the rear of lots or buildings, usually as a secondary means of access to a property.*
- 2. Avenue--A street that is continuous.*
- 3. Boulevard--A street with a landscaped median dividing the roadway.*
- 4. Circle--A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
- 5. Court--A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
- 6. Extension--A section of street forming an additional length.*
- 7. Parkway--A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

This list is not intended to limit the use of other appropriate suffixes.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Shelter Cove Lane meets the requirements of this criterion.

J. The suffixes Manor, Trace and Common shall typically be used to name vehicular access easements.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

K. Existing roads that become broken by natural barriers, intervening land uses, or development that cause the existing road to become two separate roads, and are not likely to be reconnected in the future, shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

PREPARED BY:

SB

Suzanne Brown
Addressing Technician

May 30, 2013

DATE

REVIEWED BY:

RL

Randy Lindstrom
Administrative Battalion Chief

May 30, 2013

DATE

REVIEWED BY:

JL

Jayme Lopko, AICP
*Planning Commission Coordinator &
Senior Planner*

May 30, 2013

DATE

**Proposed Street Name:
Shelter Cove Lane**

MALL BOULEVARD

SHELTER COVE LANE

39

41

32
A-R

10

32

735

WILLIAM HILTON PARKWAY

**Proposed Street Name:
Shelter Cove Lane**

MALL BOULEVARD

SHELTER COVE LANE

WILLIAM HILTON PARKWAY

39

41

32
A-R

10

32

735



Town of Hilton Head Island
Mall Blvd
April 2013



The information on this page is for informational purposes only. It is not intended to be used as a legal document. The Town of Hilton Head Island reserves the right to change the information on this page at any time without notice.





TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court | Hilton Head Island, SC 29928 | 843-341-4757 | FAX 843-842-8908

STAFF REPORT ZONING MAP AMENDMENT

Application Number	Name of Project	Public Hearing Date
ZMA130004	Salty Fare	June 19, 2013

Parcel Data	Owner	Applicant
<p><u>Parcel IDs</u> Beaufort County Tax Map 3 Parcels 127, 128 and 089A (Salty Fare Waterfront Parcels)</p> <p><u>Parcel Addresses</u> 421, 425 and 427 Squire Pope Road</p> <p><u>Total Size</u> 4.6 acres</p>	<p>Stewart Kittredge Collins 3374 Jackson Street San Francisco, CA 94118</p>	<p>Noreen McMullin Property Manager, Salty Fare 421 Squire Pope Road Hilton Head Island, SC 29926</p>

Existing	Proposed
<p><u>Zoning District</u> PD-1, Hilton Head Plantation</p> <p><u>Applicable Overlay District(s)</u> COR (Corridor Overlay District)</p> <p><u>Maximum Allowed Density</u> 10,283 square feet</p> <p><u>Maximum Allowed Height</u> 75 feet</p> <p><u>By Right Uses</u></p> <ul style="list-style-type: none"> • Commercial Uses in LMO Sec. 16-4-1204, except those uses listed in LMO Sec. 16-4-209.E 	<p><u>Zoning District</u> PD-1, Hilton Head Plantation</p> <p><u>Applicable Overlay District(s)</u> COR (Corridor Overlay District)</p> <p><u>Maximum Allowed Density</u> 10,283 square feet</p> <p><u>Maximum Allowed Height</u> 75 feet</p> <p><u>By Right Uses</u></p> <ul style="list-style-type: none"> • Commercial Uses in LMO Sec. 16-4-1204, except those uses listed in LMO Sec. 16-4-209.E • Water-Oriented Embarkation Facility

<p><u>Legally Non-Conforming Uses</u></p> <ul style="list-style-type: none"> • Water-Oriented Embarkation Facility • Watercraft Rental • Other Water-Oriented Uses 	<ul style="list-style-type: none"> • Watercraft Rental • Other Water-Oriented Uses
---	--

Application Summary

This application is a request from Noreen McMullin, the property manager, on behalf of Stewart Kittredge Collins, the property owner, to amend the Official Zoning Map by amending the uses allowed by right on three parcels located at 421, 425 and 427 Squire Pope Road, collectively known as the Salty Fare waterfront parcels. The parcels are further identified on Beaufort County Tax Map 3 as Parcels 127, 128 and 089A.

Mr. Collins proposes to amend the list of by right uses to include Water-Oriented Embarkation Facilities, Watercraft Rentals and Other Water-Oriented Uses. Allowing Water-Oriented Embarkation Facilities would allow ferries and other watercraft to provide transportation services. Allowing Watercraft Rentals on these parcels would allow the rental of motorized and non-motorized watercraft. Allowing Other Water-Oriented Uses on these parcels would allow boat tours, charter trips, parasail tours and other similar activities to be offered.

The Salty Fare waterfront parcels are located in the PD-1 (Planned Unit Development) Zoning District in Hilton Head Plantation, and the request proposes to maintain the PD-1 zoning classification. This application does not propose to change the total permitted density, 10,283 square feet, for these parcels. This application does not propose to change the maximum allowed height, 75 feet, of structures on these parcels.

Staff Recommendation

Staff recommends that the Planning Commission find this application to be consistent with the Town’s Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background

Salty Fare serves as an embarkation point for Daufuskie Island ferries and private chartered tours and provides office and retail space for a variety of businesses. Mr. Collins purchased the parcels in 2007 from the Bloody Point Group. In April 2013, Mr. Collins discussed with Town staff increasing the number of uses permitted on the waterfront parcels to allow a wider range of water-oriented services. He submitted this application in early May 2013.

The uses allowed on these parcels are all Commercial Uses measured in square feet listed in LMO Sec. 16-4-1204, Use Table, except for those uses listed in LMO Sec. 16-4-209.E. The current uses operating on site are offices, an art gallery, ferry service, kayak and paddleboard rentals, charter fishing, boat tours and jet ski rental.

The proposed uses are all currently occurring on the site, but they are considered legally non-conforming. A water-oriented embarkation facility has operated on the site since 1988. More recently a business license was issued in error to allow a business to operate boat tours and offer jet ski rentals.

If this application is approved, all legally non-conforming uses on the site will become conforming uses. Aside from bringing the site into compliance with the Land Management Ordinance, this change will allow multiple businesses to obtain licenses to offer Watercraft Rental and Other Water-Oriented Uses. Currently only one business has a business license to offer Watercraft Rental and Other Water-Oriented Uses.

Summary of Facts and Conclusions of Law

Findings of Fact:

1. Notice of the Application was published in the Island Packet on May 12, 2013 as set forth in LMO (Land Management Ordinance) Sections 16-3-110 and 16-3-111.
2. Notice of the Application was posted and mailed as set forth in LMO Sections 16-3-110 and 16-3-111.
3. A public hearing will be held on June 19, 2013 as set forth in LMO Section 16-3-1504A.
4. The Commission has authority to render their decision reached here in LMO Section 16-3-1504.

Conclusion of Law:

1. The application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO Sections 16-3-110, 16-3-111 and 16-3-1504.

As set forth in Section 16-3-1505, Zoning Map Amendment Review Criteria, Planning Staff has based its recommendation on analysis of the following criteria:

Summary of Facts and Conclusions of Law

Criteria 1: Consistency (or lack thereof) with the Comprehensive Plan (LMO Section 16-3-1505A):

Findings of Fact:

The Comprehensive Plan addresses this application in the following areas:

Land Use Element:

An Implication for Zoning Changes

Future land use decisions and requests for zoning changes will be determined using the background information contained in this plan as well as the future land use map, currently represented by the Town's Official Zoning Map.

Goal 8.1 – Existing Land Use

- A. The goal is to have an appropriate mix of land uses to meet the needs of existing and future populations.

Goal 8.3 –Planned Unit Developments (PUDs)

- A. The goal is to provide flexibility for the PUDs as future policies, regulations and requirements are adopted Town-wide.
- B. The goal is to have an appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town’s high quality of life and should be considered when amending PUD Master Plans.

Goal 8.4 – Existing Zoning Allocation

- A. An appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town’s high quality of life and should be considered when amending the Town’s Official Zoning Map.

Goal 8.5 – Land Use Per Capita

- A. The goal is to have an appropriate mix and availability of land uses to meet the needs of the existing and future populations.

Goal 8.10 – Zoning Changes

- A. The goal is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island.

Implementation Strategy 8.3– Planned Unit Developments (PUDs)

- A. Consider flexibility within the PUDs to address appropriate commercial or service land uses in areas with a high residential concentration.

Conclusions of Law:

1. Staff concludes that this application is consistent with the Comprehensive Plan, as described in the Land Use Element as set forth in LMO Section 16-3-1505A.
2. The proposed rezoning would provide an appropriate mix of land uses to meet the needs of the population and improve the quality of life on the Island.
3. The proposed rezoning will help to improve the marketability of the properties and meet current market demands by permitting additional uses that are common in this vicinity.

Summary of Facts and Conclusions of Law

Criteria 2: Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood (LMO Section 16-3-1505B):

Findings of Fact:

1. Nearby parcels are zoned in the PD-1 Zoning District (Hilton Head Plantation), the WMU (Waterfront Mixed Use) Zoning District and the RM-4 Zoning District.
2. The conforming uses on nearby parcels include: Watercraft Sales and Service; Other-Water Oriented Uses; Eating Establishments with Seating (Low Turnover); Resort Accommodations; Single Family Residential; Multifamily Residential; a Government Facility (Fire Station); and a Manufactured Housing Park.
3. Code enforcement staff has not received any recent complaints or negative feedback regarding the other-water oriented uses on nearby parcels.
4. Code enforcement staff has not received any recent complaints or negative feedback regarding the ferry operations at the subject parcels.

5. Staff has received several objections to the proposed rezoning, particularly the possibility of jet-ski and high-powered boats disturbing the peace and lowering the value of neighboring residences.
6. The owner has not proposed new development for these parcels. Any future development will require approval by the Town's Design Review Board (DRB).

Conclusions of Law:

1. Staff concludes that the proposed uses are compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood as set forth in LMO Section 16-3-1505B.
2. The subject parcel will remain in the PD-1 Zoning District, which is compatible with the neighboring properties in the PD-1 Zoning District.
3. A Water-Oriented Embarkation Facility and Other Water-Oriented Uses have operated on or near the subject parcels with no apparent conflicts with the neighboring parcels.
4. Though staff has received objections to the possibility of businesses renting jet-skis and high-powered boats, these and other watercraft already use Skull Creek with seemingly little detriment to the peace of or values of adjacent residential properties.
5. The Town's Design Review Board will ensure any future development's site design, architecture and landscaping will be compatible with the character of the neighborhood.

Summary of Facts and Conclusions of Law

Criteria 3: Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment (LMO Section 16-3-1505C):

Findings of Fact:

1. The greatest number of parking spaces required for any proposed use on the subject parcels would be 103 parking spaces.
2. The subject parcels contain 150 parking spaces and 208 additional spaces are available on the parcel across Squire Pope Road.
3. The site has existing infrastructure and facilities – docks and restrooms – to operate as an embarkation facility and to support Watercraft Rental and Other Water-Oriented Uses.
4. The site has operated a Water-Oriented Embarkation Facility since 1988.
5. The site has been used for Watercraft Rental and Other Water-Oriented Uses since early 2012.

Conclusion of Law:

Staff concludes that the property is suitable for the uses that would be permitted by the proposed rezoning as set forth in LMO Section 16-3-1505C because the subject parcels can support the proposed uses and have supported one of the proposed uses.

Summary of Facts and Conclusions of Law

Criteria 4: Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505D):

Findings of Fact:

1. The conforming uses on the subject parcels are the Commercial Uses measured in square feet in LMO Sec. 16-4-1204 except for those uses listed in LMO Sec. 16-4-209.E.

2. The subject parcels have water, sewer and stormwater facilities.
3. The greatest number of parking spaces required for any conforming use on the subject parcels would be 103 parking spaces.
4. The subject parcels contain 150 parking spaces and 208 additional spaces are available on the parcel across Squire Pope Road.

Conclusion of Law:

Staff concludes that the subject parcels are suitable for the uses currently permitted in the PD-1 Zoning District as set forth in LMO Section 16-3-1505D because the subject parcels can support a number of commercial uses.

Summary of Facts and Conclusions of Law

Criteria 5: Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505E):

Finding of Fact:

1. This amendment would increase the number of by right uses allowed on the subject parcels.
2. This amendment would bring the parcels into greater compliance with the LMO.

Conclusions of Law:

1. Staff concludes that the marketability of the parcels could be improved as set forth in LMO Section 16-3-1505E.
2. The fact that the existing uses would become conforming and that the number of by right uses allowed on the property would be increased could result in added value for the property.

Summary of Facts and Conclusions of Law

Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use (LMO Section 16-3-1505F):

Findings of Fact:

1. The subject parcels have adequate water and sewer service and stormwater facilities.
2. The proposed change in uses permitted on the parcel would not change the water and sewer capacity or the stormwater facilities of the parcels.
3. If the parcels were redeveloped, a letter from the Hilton Head Island Public Service District confirming their ability to meet the water and sewer demands of the development would be required as part of the Development Plan Review (DPR) application.
4. If the parcels were redeveloped, the Town's engineering staff would confirm as part of the DPR application that the site would be able to meet the LMO's stormwater performance standards.

Conclusion of Law:

Staff concludes that the property has water, sewer and stormwater facilities suitable for the proposed uses as set forth in LMO Section 16-3-1505F.

LMO Official Determination

Staff determines that this application is consistent with the Comprehensive Plan and does serve to carry out the purposes of the LMO as based on the Findings of Fact and Conclusions of Law detailed in this report.

Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.

PREPARED BY:

AC

Anne Cyran, AICP
Senior Planner

June 5, 2013

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

June 6, 2013

DATE

REVIEWED BY:

JL

Jayme Lopko, AICP
Senior Planner & Planning Commission Board Coordinator

June 6, 2013

DATE

Attachments:

- A) Aerial Photo – Vicinity
- B) Aerial Photo – Salty Fare
- C) Applicant’s Narrative
- D) Public Comments



Skull Creek
Boathouse
Restaurant

Salty Fare
Waterfront

Hilton Head
Boathouse

Bay Club

Salty Fare
Parking

Fire Station

Town of Hilton Head Island

ZMA130004 Salty Fare Rezoning
Staff Report Attachment A: Aerial Photo - Vicinity



This information has been compiled from a variety of unverfied general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
(843) 341-6000

Town of Hilton Head Island

ZMA130004 Salty Fare Rezoning
Staff Report Attachment B: Aerial Photo - Salty Fare



130 65 0 130 Feet



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

ZMA130004 Salty Fare
Staff Report Attachment C: Applicant's Narrative

Stewart K. Collins

3374 Jackson Street
San Francisco, CA. 94118
T (415) 567-0062
Kitredge@gmail.com

May 2, 2013

Jaime Lopko
Senior Planner
Town of Hilton Head
Hilton Head, SC

Dear Ms. Lopko

Re: Narrative for application to amend the Hilton Head Master Plan for Salty Fare

This is a request to amend the Hilton Head Plantation Master Plan to allow three additional uses on the dock and waterfront parcels of the property known as Salty Fare (R510 003 000 089A). Currently, the embarkation use is allowed under “legally non-conforming status.” The proposed zoning amendment would change this use to “legally conforming embarkation” and add “Watercraft rental,” and “Other Water Oriented Uses.”

Salty Fare is located on Squire Pope Road between Hilton Head Plantation and the Hilton Head Boathouse. The property is bisected by Squire Pope Road into two parcels. The waterfront parcel (parcel 11) is 4.59 acres. The rear parcel (parcel 12) is 5.56 acres. Salty Fare improvements include an 10,000 sq. ft. commercial building, a warehouse (2600 Sq. ft.), and 325 parking spaces. The dock is a commercial grade docking facility with a fixed pier head attached to parcel 11 with three floating docks. The recently renovated floating docks have a combined area of 4200 square feet and 270 linear feet. It is the waterfront parcel is the subject of this zoning amendment.

Property History

Salty Fare was originally developed by the Melrose Company, to be used as the embarkation facility to and from its development on Daufuskie Island. In 1987, the current planning manager, Mr. Thomas Brechko, confirmed that the Salty Fare site could be used as an embarkation facility even though an embarkation facility was not an approved use for those parcels within the Hilton Head Plantation Master Plan (see the attached letter). Therefore, the embarkation facility is considered a “legally non-conforming” use. The letter also states that any proposed change in the use of the docking facility would require “re-evaluation”, which is why a Zoning Map Amendment is now requested.

When Melrose Co. sold its development on Daufuskie Island, Salty Fare was included in the transaction and has been apart of every subsequent sale of the Melrose properties until The Collins Trust purchased Salty Fare from Daufuskie Island Properties (DIP) in 2007. Salty fare was leased back to DIP until the DIP bankruptcy in 2009. Since the bankruptcy proceedings, space in the commercial building has been leased for office use and the docks have been used by various transportation concerns engaged in transporting passengers to Daufuskie Island. However, given the uncertainty surrounding the future commercial uses on Daufuskie Island there has been limited demand for the only allowed use of the

ZMA130004 Salty Fare
Staff Report Attachment C: Applicant's Narrative

embarkation facilities at Salty Fare. Amending the PUD to allow Water-Oriented Uses and Watercraft Rental is critical to the economic viability of the Salty Fare property.

Proposed Additional Uses:

Embarkation: Salty Fare was established as a private embarkation venue to service the Melrose resort on Daufuskie Island exclusively. Salty fare is no longer part of the resorts and businesses on Daufuskie. Because of the ample parking availability, it is uniquely positioned to be an important embarkation facility to multiple destinations from Savannah to Beaufort.

Water Oriented Use: To provide the business opportunity for water mode ecotourism, environmental education, and recreational tours such as sunset cruises, dauphin watching, ecology expeditions, parasailing, windsurfing, kayaking, banana boat rides, etc.

Watercraft Rentals: To respond to the demand from residents and visitors for kayak, paddle board, jet skis, and boat rentals in order to participate in water recreational activities along Skull Creek.

Hilton Head Review Criteria (LMO Section 16-3-1505)

A. Consistency with the Comprehensive Plan. The proposed uses are consistent with the following goals and objectives of the Hilton Head Comprehensive Plan

- 1) The Natural Resources section (3.4) identifies ecotourism as “a growing industry and provides an excellent source of public access, education, and recreation. Ecotours are often water based with patrons using kayaks, under guidelines of experienced personnel.” Section 3.4 addresses environmental education, defining it “as the process of recognizing values and clarifying those concepts in order to develop skills and attitudes necessary to understand and appreciate the interrelatedness of humans, their culture, and their biophysical surroundings.” The comprehensive plan states that “the Town should take a leadership position to provide enhanced environmental learning opportunities.” It is a goal of the plan to encourage property owners to become “wildlife friendly” through environmental education.
- 2) The Land Use Section addresses zoning modifications and non conforming uses (8.8) with goals to evaluate the locations of non conforming uses to determine areas to consider for zoning map amendments; and to provide appropriate modifications to the zoning designation to meet current market demands.
- 3) The Transportation Section goal (9.7) is “to integrate a marine based transportation option into the transportation network that has the potential to serve town residents, visitors, and employees.” The implementation strategy for this goal asks for a.) efforts to expand marine transportation that reduces vehicular trips on Island roads or increases revenue through expanded tourism and b.) “to support the coordination of regional partners to assess potential water-borne transportation to serve areas from Beaufort to Savannah.”

B. Support Compatibility with the present zoning and conforming uses of the nearby property and with the character of the neighborhood

The Salty Fare water parcel is sandwiched between the **Hilton Head Boat Works**, a marina and boat warehouse, zoned water front multi-use (WMU); and, **The Cypress at Hilton Head Plantation PUD**, a retirement community within the PUD. **The Skull Creek Marina** is also located within the Hilton Head Plantation PUD. The Boat Works Marina enjoys water oriented use through the WMU zoning. It leases boat slips to businesses that operate water charter excursions for fishing and tours but does not rent water craft. Skull Creek is classified a marina that does not rent water craft or engage in “water oriented uses.”

ZMA130004 Salty Fare
Staff Report Attachment C: Applicant's Narrative

Although neither marina is designated for embarkation use Salty Fare is compatible and complimentary with the water recreational opportunities of the Boat Works and Skull Creek Marina.

Hilton Head Plantation's Cypress is the immediate neighbor to the east of Salty Fare and like Salty Fare is part of the Hilton Head PUD.

C. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment.

This application does not request a zoning change. It is a request to allow three additional uses from the Salty Fare docks and water front. Salty Fare is an ideal venue for expanded water front activities from the newly repaired docks given the existing commercial infrastructure, abundant parking, and close proximity to the fire station and paramedic care.

D. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment.

This application does not request a zoning change. Salty Fare has been a legally non conforming embarkation dock since 1987. This amendment requests three additional uses on the existing docks and along the water front. Salty Fare is an ideal venue for expanded recreational uses.

E. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment.

Salty Fare is a commercial property, designed for embarkation use to and from Daufuskie Island. Due to the economic situation on Daufuskie Island there has been limited demand for embarkation and the parking lots are underutilized. I am requesting that The Town of Hilton Head recognize that the current limitations of uses allowed is an economic hardship affecting the value, vitality, and marketability of Salty Fare. There is however ample demand by small water oriented businesses to provide recreational and education activities from the dock facilities. If additional uses are approved, businesses and jobs will be created and the marketability will improve.

F. Availability of sewer, water, and storm water facilities generally suitable for the proposed uses.

Salty Fare is a fully developed commercial property with existing sewer, water, and storm facilities that will support the requested uses without infrastructure improvements.

Sincerely,

Stewart Collins

THE BRANTS

29 Outerbridge Circle
Hilton Head Island, SC 29926

843.681.5973

May 26, 2013

Hilton Head Town Planning Commission Members and
Town of Hilton Head Council Members
One Town Center Court
Hilton Head Island, SC 29928

Re: June 19th Town Planning Commission Public Hearing

Dear Commission and Council Members:

We are writing in response to a notice we received about the Public Hearing scheduled for June 19th regarding potential rezoning of property located at 421, 425, and 427 Squire Pope Road, also known as the Salty Fare property.

The allowed uses for the property are proposed to be amended to add:

- Water-Oriented Embarkation Facilities
- Watercraft Rentals
- Other Water-Oriented uses.

We recognize there has been a facility for embarkation activities in the past. We understand the proposed new uses could include:

Dolphin Tours	Kayak Rentals	Parasail Flights
Jet Ski Rentals	Power Boat Rentals	Banana Boats

Except for the Embarkation activities which have been previously allowed, we hope that you will agree the other watercraft uses are not in the best interest of the residents of Hilton Head Plantation, most especially The Cypress Bay Club, which abuts the Salty Fare property.

We have lived in the Plantation for many years, moving to The Bay Club a couple of years ago; it has been a quiet, respectable neighborhood without loud, raucous distractions. We believe our peaceful, family-oriented community would be negatively impacted should the rezoning be approved. Hilton Head Plantation, The Cypress, and The Bay Club in particular, all have had the reputation of top-notch residential communities and we hope you will support us and not allow that reputation to be tarnished or diminished by the expanded water uses that are proposed.

Thank you very much for your consideration; we would appreciate your support!

Sincerely,

William A. Brant

Karen H. Brant

Cc: James Coleman
William Harkins
Peter Kristian
Drew Laughlin
Hilton Head Plantation Board of Directors

Cyran Anne

From: Carlin Kathleen
Sent: Wednesday, June 05, 2013 7:15 AM
To: Lopko Jayme; Cyran Anne
Subject: FW: Salty Fare property

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843.341.4684
kathleenc@hiltonheadislandsc.gov

From: Sally Brown [REDACTED]
Sent: Tuesday, June 04, 2013 2:28 PM
To: Carlin Kathleen
Subject: Salty Fare property

It seems terribly wrong to subject a quiet residential neighborhood adjacent to the Salty Fare property to the activity of commercial water craft with out being more specific about the type and use of the watercraft which would be legal. As now proposed the activity at Salty Fare would be inappropriate for Hilton Head Plantation and for the upscale atmosphere which the Island has preserved. Sally & Austin Brown

Carlin Kathleen

From: dorothe cowles [REDACTED]
Sent: Sunday, June 02, 2013 5:13 PM
To: Carlin Kathleen
Subject: Salty Fare

As an eight year resident of the Bay Club, I am very concerned about the proposed usage of Salty Fare. I can well understand that the owner of this property would like to receive adequate revenue from his investment.

What concerns me is the possibility of having motor boats and jet skis. I also think there should be a curfew concerning the water sports, and any parties, dances, etc.

We all bought these homes in what was then and is now a peaceful, quiet area in which to live, and we do not want this tranquility taken away from us. I ask that you consider this request when making your decision.

Respectfully yours,
Dorothy B. Cowles
35 Outerbridge circle
Hilton Head Island, SC 29926

Carlin Kathleen

From: Terry Gault [REDACTED]
Sent: Monday, June 03, 2013 3:01 PM
To: Carlin Kathleen
Subject: [GRAYMAIL] FW: Salty Fare [Scanned]

From: Terry Gault
Sent: Monday, June 03, 2013 2:59 PM
To: 'kathleenc@hiltonheadisland.gov'
Subject: Salty Fare

Please make sure the following note is given to the Planning Commission and Board:

I am writing to express my deep concern for the following activities that would ruin the peace and quiet that make our area special: Jet skis and power boat rentals.

We don't want another Myrtle Beach here on Hilton Head.

Sincerely,

Louise DeWalt
99 Bird Song Way, D310
Hilton Head, SC 29926

*Terry Gault
The Cypress
20 Lady Slipper Lane
Hilton Head, SC 29926
843.689.7002*

[REDACTED]



You are receiving this e-mail to keep you updated on information about The Cypress. Because this is an advertisement, you may contact us at 800-458-8585 or respond to this e-mail to express your desire to no longer receive e-mail correspondence from us. Please allow up to ten (10) business days to process your request.

CONFIDENTIALITY NOTICE: This electronic mail transmission and any documents accompanying this electronic mail transmission are intended by The Cypress for the use of the named addressee(s) to which it is directed and may contain information that is privileged, or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee(s) (or a person authorized to deliver it to the named addressee(s)). It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply e-mail or by calling The Cypress at 800-458-8585, so our address record can be corrected.



Copies distributed to
Town Council Members
6/7/13
LWB

RECEIVED

JUN 07 2013

James B. Field, M.D.

50 Stoney Creek Road 4 Hadley Lane

Hilton Head Island, South Carolina 29928 29926

EY: _____

June 4, 2013

Dear Commission and Council Members

We are writing you in regard to the June 19th Public Hearing of the Town Planning Commission related to the rezoning application of the Salty Fare Property.

We are residents of the Cypress Bay Club and are quite concerned that amending the zoning to permit jet skis and Power boat rentals and Parasail Flights would have an extremely adverse effect on our neighborhood. Prior to moving from Sea Pine Plantation to the Cypress Bay Club, we carefully considered the Seabrook, Tide Point and the Cypress Bay Club. We chose the Cypress Bay Club because of its reputation as a mature, quiet, peaceful residential community in Hilton Head Plantation. This reputation would be seriously challenged if the proposed rezoning of the Salty Fare Property would be approved. While we recognize that in the past water-oriented embarkation facilities were approved, the noise, disturbance and increased traffic related to the proposed additional activities would certainly not be in the best interests of the Cypress Bay Club and Hilton Head Plantation.

Thank you for your consideration and hope that you will support our position.

Sincerely yours,

James B. Field

Dorothy S. Field

Cyran Anne

From: Carlin Kathleen
Sent: Thursday, June 06, 2013 7:37 AM
To: Lopko Jayme; Cyran Anne
Subject: FW: Requested Salty Fare Zoning Changes

FYI..

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843.341.4684
kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: MARIAN GREEN [REDACTED]
Sent: Wednesday, June 05, 2013 3:44 PM
To: Carlin Kathleen
Subject: Requested Salty Fare Zoning Changes

To: Town Council Members and Town Planning Commission Members

We are greatly concerned about the request for zoning at Salty Fare.

We came to the Cypress as our retirement home. It is now a quiet peaceful community, however, the proposed use of this property will cause a lot of noise and turn the area into a waterfront park. This type of operation needs to be in an area where there are other tourist amenities and not near a residential area.

We also feel that there is a safety issue. There is so much traffic at the Cypress Gate and adding more traffic could be a hazard.

Thank you for your consideration in this matter.

Marian Green

25 Outerbridge Circle
Hilton Head Island, SC

843-815-6765

msghhigreen@aol.com

Mr. and Mrs. William B. Heberton
47 Outerbridge Cir.
Hilton Head Island
S.C. 29926

Hilton Head island Town Planning Commission
One Town Center Court
Hilton Head Island, SC. 29928

Commission Members and Town Council

We are pleased to see some activity for use of the Salty Fare property. The application of "On the Water Hilton Head" for use of this sight is welcomed; however the requested uses are very general and open up several issues of safety and noise from some of the water borne vehicles suggested.

In view of the homes and other docking facilities along this narrow stretch of water way, it seems appropriate that some limitations be placed on the use of jet skis, banana boats and paddle boards which when operating in this area could endanger not only the users, particularly if they were novices, but also other normal transit of boats. Consider the possibility of large ferry type boats used for embarkation maneuvering in this restricted area while jet skies and or paddle boards are in use. This would be an accident waiting to happen.

The Cypress and its Bay Club homes take pride on being a quiet upscale neighborhood and its members enjoy the use of this water front. Noise abatement is a major concern particularly if these activities were to take place in this narrow cut or in and around the main channel. With reasonable assurances that these concerns can be abated, we could support the application of this proposer.

Sincerely,



William B. and Helen H. Heberton

Carlin Kathleen

From: Paul Lang [REDACTED]
Sent: Sunday, June 02, 2013 10:59 AM
To: Carlin Kathleen
Subject: Requested Salty Fare Zoning Changes

To: Town Council Members and Town Planning Commission Members

Ladies and Gentlemen,

My wife and I moved to the Cypress Bay Club almost two years ago and have found it to be a wonderful and peaceful place to live. Now we are concerned that some of the requested zoning changes at Salty Fare could negatively impact life in the Bay Club. It would appear that the requested changes are very general and open ended and will not provide assurances that the uses at Salty Fare will not be detrimental to our quality of life.

Specifically we have two concerns and hope you will address them in your consideration of the requested changes. No doubt jet skis will fall under the definition of "water craft rentals", a use that will be noisy and a general nuisance. Jet ski type watercraft could not be permitted. Our second concern is for safety issues created by a significant amount of increased activity in an area already used by many boats.

We recognize that the property owner understandably wants to have the property generate revenue and we do not stand in opposition as long as the uses of the property are consistent with maintaining current living conditions.

Respectfully,
Paul & Louise Lang
3 Outerbridge Circle

Letter to Town Planning Commission and Town Council

May 25, 2013

As residents of the Cypress Bay Club, with a home on the water, we have been notified of a request to amend the uses of the parcel known as "Salty Fare" to add Water-Oriented Embarkation Facilities, Watercraft Rentals and other Water-Oriented Uses as uses permitted by right.

We are concerned that the Uses are too general and would generate a noise level unacceptable adjacent to a residential area. We specifically object to the use of jet-ski type crafts.

In addition on a recent evening, we were bothered by amplifiers blaring music which could be heard over the TV in our house with the windows and doors shut. This is totally unacceptable.

We urge you to reject an undefined and unrestricted zoning that would lead to noisy activities. Please preserve the quiet, peaceful nature of this residential community.

Sincerely,

Jack and Mary Ellen McConnell

26 Outerbridge Circle

Hilton Head Island, SC 29926

**Clare Frances Mackie
James W. Mackie
1 Outerbridge Circle
Hilton Head Island, SC 29926**

June 4, 2013

Chairman, Planning Commission
Town of Hilton Head
One Town Center Court
Hilton Head Island, SC 29928

Re: Salty Fare Zoning Request

We are residents of 1 Outerbridge Circle and are very concerned about the request before the Commission to permit the operation of a water sports center on the premises known as Salty Fare Landing. The current proposal is unacceptable and should be voted down.

Our reason for purchasing a residence on Outerbridge Circle was the quality of life demonstrated by the Cypress, Hilton Head Plantation and Hilton Head Island. Over the past 20 years the Cypress has built a reputation as one of the top retirement communities in the country. This reputation was derived by the quality of the management and staff as well as the unique quality of life afforded the residents. The opportunity to live in an area that recognized the value of good land planning and environmental awareness differentiated Hilton Head from many other locations we had considered when looking to purchase as a retirement residence. We certainly had no desire to live next to a noisy water sports operation.

The current and future residents of the area surrounding Salty Fare should not have to bail out a developer who made a miscalculation and has the potential to lose money on his acquisition of the property. Any negative financial result of his acquisition should rest solely on his, and his financial backer's shoulders.

According to the 2010 Comprehensive Master Plan, the preferential use of the Waterfront Mixed Use includes small scale hotels and inns. The former use of the property as a small retail and dockage for the ferry to Daufuski Island did not create the noise levels that the use of jet skis and other outboard motor powered craft would create. The installation of a small scale inn or hotel, a small village type with stores for residents to frequent, as is found in the Main Street area of Hilton Head Plantation, or a small upscale restaurant such as the Old Fort Pub would be more acceptable to the residents and comply with the Master Plan.

June 4, 2013

The approval of the proposed zoning for the operation of a noisy water sport center would lower the financial value of our residence which would reduce the tax value and yield lower tax income to the town and county. Our quality of life would also be downgraded by increased traffic, pollution due to more motor vehicles and outboard/jet ski motors in the area, and the noise created by the watercraft will degrade the desirability of the property to future potential buyers.

We ask that you consider the increase in noise and pollution, the potential loss of income from taxes on the adjoining properties, and the deterioration of the quality of life for adjoining residents. The Cypress has a national reputation and is currently a tremendous economic and aesthetic positive to Hilton Head Island and the Hilton Head Plantation. The potential degradation of the area by approving a noise, water and air pollution source would downgrade the quality of life on Hilton Head Island and result in the decline of economic infrastructure for those of us who live and work on the Island. If this requested use of the property is allowed, there is no reason to continue to have zoning regulation...just let everyone do as they wish and watch Hilton Head Island become a non-destination for individuals desiring a quality lifestyle. The Squire Pope Road and Skull Creek area of Hilton Head have the potential to provide a wonderful mix of uses that are compatible with keeping Hilton Head a very desirable residential and small business oasis.

Whenever a proposal for use of the Salty Fare Landing property is presented that we think is in keeping with the community and a benefit to the overall economic health of the Island, we will be more than happy to support the project. We investigated communities in several states before deciding on Hilton Head Island. We chose Hilton Head because of the overall quality of life. Please do not begin to destroy our reason for becoming residents of Hilton Head.

Your consideration of our request will be greatly appreciated.

Sincerely,

The image shows two handwritten signatures in cursive. The first signature is 'Clare Frances Mackie' and the second is 'James W. Mackie'. The signatures are written in dark ink and are positioned above their respective printed names.

Clare Frances Mackie James W. Mackie

Letter to Hilton Head Town Zoning Commission and Town Council

June 1, 2013

I am a ten year resident of a Bay Club waterfront home ten homes from the Salty Fare property. Obviously I would like to challenge the approval of its proposed zoning change. Please let me give you my views:

First, when my husband and I bought the property, the embarkation to Daufuskie was in process. I have no problem with that continued use as that was there at the time of my purchase. Secondly, the Salty Fare property will and should be utilized, hopefully to it highest and best use.

However, the proposed usage changes are very much out of character for the property and the neighborhood.

Others have given different reasons, but I would like to echo a rationale given by a lady at an HHPOA open meeting about the Salty Fare Property some months ago. Her argument went something like this:

“When we moved to Hilton Head, we looked at various plantations and decided that what we wanted was a quiet environment, not something that would have vacation-type activities. That is why we decided on Hilton Head Plantation rather than any of the other neighborhoods because each island plantation DOES have a decided character.”

I feel she had a good “read” on the entire island and had good cause for her decision. That has been the character of HHP: resident year-round, stable living. I might add that some might be very surprised to discover that a very high percentage of HHP residents (and I say residents, not vacationers) use the back (Cypress) gate exclusively. That raises other issues such as traffic, noise, access, etc. Those problems I will leave to some of the other letters.

By approving the open-ended zoning request, the town would be forever changing the character of the entire Hilton Head Plantation. I feel that would be a grievous mistake.

We have already seen activity on the Salty Fare Property and in the water which has not been approved. I would hope town officials would look into that. If the lessee is already being aggressive and disrespectful, how would he behave if he were to have town approval?

Thank you for your attention to my remarks, and I hope you will take them under very serious consideration in your deliberations.

Lorene C. Thornbury
8 Outerbridge Circle
Hilton Head Island, SC
29926
843-681-4158

Cyran Anne

From: Carlin Kathleen
Sent: Wednesday, June 05, 2013 7:17 AM
To: Lopko Jayme; Cyran Anne
Subject: FW: Comments Relative to Salty Fare Rezoning Request

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843.341.4684
kathleenc@hiltonheadislandsc.gov

From: Karen Brant [REDACTED]
Sent: Monday, June 03, 2013 3:33 PM
To: Carlin Kathleen; HHP Board of Directors ; Bill Harkins; Drew Laughlin; Peter Kristian; Jim Coleman
Subject: Comments Relative to Salty Fare Rezoning Request

From: Tom Thornbury
8 Outerbridge Circle

To: Interested Parties re Salty Fare Zoning

Date: 3 June 2013

I live in Cypress Bay Club, immediately to the west of the Cypress Dock. My continuing interest in events at the Salty Fare property is evidenced by a 2012 memo concerning traffic and noise problems if the zoning is changed adversely to the interests of the residents of the Cypress Bay Club. Now we have a proposal to change zoning for the Salty Fare parcel by an applicant who plans to operate a water sports center. To the west of the Salty Fare parcel is a boat storage business and docks which allow the insertion of stored boats into the water. Also to the west are several restaurants. To the east of the Salty Fare parcel is the Cypress Bay Club, a residential parcel of 51 condominiums whose assessed value ranges from \$700,000 to over \$1,000,000 each. The Cypress Bay Club is an integral part of The Cypress Club, a development of 320 condominium units devoted to seniors aged 62 or higher. It also includes a skilled nursing unit of 50 beds. The applicant proposes to place next to this upper scale residential parcel a business using outboard motors, water skis, waterfront entertainment and other noise producing activities.

The zoning proposal to be reviewed on June 19 should be refused. It presents a classic clash between commercial activities to the west and resident uses to the east. The property to the east is occupied by persons age 62 or more. They are part of the Cypress Bay Club and have been there (or their predecessors) since the 1990s. If the requested zoning change is approved, the assessments cited above will be severely reduced, probably by enough to make the development of the Salty Fare a zero addition to town tax revenues. This fact is evidence of the poor planning that is asked for in this proposal. The best and highest use for this parcel is likely to be a boutique small hotel or a use more aligned with the 320 unit senior independent housing that is next door. I cannot imagine a water sports operation next to The Cypress as being in the interest of the development of the Island.

The major attention of the Commission should be directed to the noise and its effect on the neighborhood. Look at the over 30 foot tall wall immediately to the west of the Salty Fare parcel (walling off the Boat storage and acting as a reflector of any noise that a water sport operation east of it generates). The noise generated by a water sports operation (not adequately controlled by existing noise town rules) needs express written provision in any applicable zoning of the parcel.

I will be out of town from June 15 until June 30. As a result I will not be able to personally appear before you. Please consider my objections, above, and reject the proposed zoning. Hilton Head can do much better than the present proposal. In addition it should be noted the operations of the present applicant already include activities (installing new pilings) that constitute the post-zoning activities which the applicant seeks by the proposed zoning change. Has the applicant obtained a business license for the activities that he seeks?



Hilton Head Plantation Property Owners' Association, Inc.

PO Box 21940, 7 Surrey Lane
Hilton Head Island, SC 29925-1940

May 29, 2013

Ms. Gail Quick, Chair
Town of Hilton Head Island Planning Commission
One Town Center Court
Hilton Head Island, SC 29928

RE: Case # ZMA130004

Dear Ms. Quick:

The Board of Directors of the Hilton Head Plantation Property Owners' Association, representing over 10,000 residents of the Town of Hilton Head Island, is pleased to provide the following public comments on the captioned Zoning Text Amendment.

The property known as Salty Fare is part of the Hilton Head Plantation Master Plan and borders the neighborhood known as "The Cypress". As you may be aware, Hilton Head Plantation is primarily a residential community. Individuals who choose to purchase a home in Hilton Head Plantation selected their home based on the present zoning and character of their neighborhood.

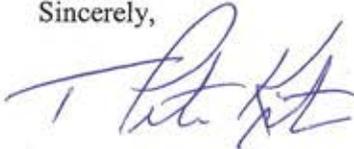
At their May 28, 2013 meeting, the Hilton Head Plantation POA Board voted unanimously to support water-oriented embarkation facilities and watercraft rentals and other water-oriented uses with the following exceptions and conditions: less intrusive uses under this zoning such as kayak and paddle board rentals seem compatible provided such activities are done under close supervision to maximize the safety of the participants. Uses such as parasailing and "banana" boats should be conditioned upon leaving the Salty Fare facility at a slow rate of speed for both safety and noise considerations. Due to noise and safety considerations, the active part of these two uses should be restricted to the open waters of the Calibogue and Port Royal Sounds. Owing to the intrusive and raucous sound levels of Jet Skis®, the Hilton Head Plantation POA Board is opposed to rentals of this type of watercraft from an area in such close proximity to residents of The Cypress specifically, and all of the homes bordering Skull Creek that would be affected by the noise produced by Jet Ski® watercraft.

Ms. Gail Quick, Chair
Town of Hilton Head Island Planning Commission
May 29, 2013
Page 2

We believe this to be a compromised use that is consistent with the residential character of the properties located along the shores of Skull Creek. We request that the Planning Commission recommendation to the Town Council be in keeping with the position outlined by the Hilton Head Plantation POA Board of Directors.

Thank you for the opportunity to provide input on this important zoning issue under consideration by the Planning Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Peter Kristian', is written over a faint, larger version of the same signature.

T. Peter Kristian, CMCA, LSM, PCAM®
HHP General Manager

cc: HHPPOABOD
Members of Town Council
James Coleman



June 6, 2013

Ms. Gail Quick, Chair
Town of Hilton Head Island Planning Commission
One Town Center Court
Hilton Head Island, SC 29928

RE: Salty Fare Rezoning

Dear Ms. Quick:

During the past three weeks, since notice of the possible rezoning of Salty Fare was received, there has been a great deal of anxiety among Cypress residents, especially those in the Bay Club who live immediately adjacent to Salty Fare.

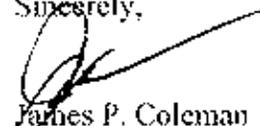
Cypress residents consider "jet ski" type watercraft to be a noisy nuisance in conflict with the residential character of The Cypress and Hilton Head Plantation. Kayaks, paddle boats and other quieter-type water oriented activities would probably not be objectionable.

However, the application specifically asks for zoning for "watercraft rentals" and "other water-oriented uses." This is bothersome and problematic because it is too general and if zoned this way without further definition, could include activities which not only Cypress residents, but island residents in general, would consider a nuisance.

There is no expectation that a conditional agreement with the operator under this zoning would ever be "policed." I suggest that the current zoning request not be approved. Perhaps a request could be resubmitted with a strict and acceptable definition as to what uses are and are not allowed.

As to the business license being issued "by mistake," hopefully this can be corrected quickly should the zoning request not be approved at the next Town Council Meeting.

Sincerely,



James P. Coleman
President

JPC:teg

cc: Members of Town Planning Commission
Members of Town Council Members
Peter Kristian

20 Lady Slipper Lane
Hilton Head Plantation
Hilton Head Island, South Carolina 29926
843-681-6789 1-800-458-8585 Fax 843-689-2315

PLANNING COMMISSION QUARTERLY REPORT
2nd Quarter 2013

Previously Reviewed Applications or Documents:

<i>Land Management Ordinance Amendments:</i>	<i>Status:</i>
LMO Rewrite Committee	The Committee is meeting weekly to review the proposed new zoning districts and their associated standards.
The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise Section 16-4-1701 to remove the limit on number of stories and number of parking levels within the Maximum Structure Height table.	<ul style="list-style-type: none"> • Public Hearing Date: February 6, 2013 • Adoption Date: April 2, 2013

<i>Zoning Map Amendments:</i>	<i>Status:</i>
<u>ZMA130003</u> - A request from Chester C. Williams on behalf of 217 Beach City Road, LLC proposing to amend the Official Zoning Map by changing the zoning designation of the property located at 1-16 and 20-70 Circlewood Drive from the RM-4 (Low Density Residential) Zoning District to the RM-12 (Moderate to High Density Residential) or WMU (Water Front Mixed Use) Zoning District. The properties are further identified on Beaufort County Tax Map 5, Parcels 8, 336 through 342, and 344 through 375.	<ul style="list-style-type: none"> • Public Hearing Date: May 1, 2013
<u>ZMA130004:</u> A request from Noreen McMullin on behalf of Stewart Collins proposing to amend the Official Zoning Map by amending the allowed uses of the properties located at 421, 425 and 427 Squire Pope Road to add Water-Oriented Embarkation Facilities, Watercraft Rentals and Other Water-Oriented Uses. The properties are further identified on Beaufort County Tax Map 3 as Parcels 127, 128 and 089A.	<ul style="list-style-type: none"> • Public Hearing Date: June 19, 2013

<i>Street Names:</i>	<i>Status:</i>
<u>STRNM130001</u> – The Town of Hilton Head Island has applied to name the entry to the Misty Cove communities located at 40 and 50 Cordillo Parkway. The proposed names are Misty Cove I and Misty Cove II.	<ul style="list-style-type: none"> • This application was heard at the March 20th Planning Commission meeting. • The Commission voted unanimously to approve the application.
<u>STRNM130002:</u> The Town of Hilton Head Island has applied to modify the name of Mall	<ul style="list-style-type: none"> • This application will be heard at the June 19th Planning Commission meeting.

PLANNING COMMISSION QUARTERLY REPORT
2nd Quarter 2013

<p>Boulevard. The proposed name is Shelter Cove Lane. The properties affected are identified as Parcels 23, 26, and 30 on Beaufort County Tax Map 12.</p>	
<p><u>STRNM130003</u> – Habitat for Humanity has applied to name a new street that will be located off Alex Patterson Drive. The proposed name is Habitat Circle.</p>	<ul style="list-style-type: none"> • This application was heard at the June 5th Planning Commission meeting. • The Commission voted unanimously to approve the application.
<p><u>STRNM130004</u> – The Town of Hilton Head Island Fire and Rescue has applied to modify the name of Gateway Drive located off William Hilton Parkway. The proposed name is C Heinrichs Circle. The addresses affected are 11, 20 and 24 Gateway Drive further identified as parcels 44 and 99 on Beaufort County Tax Map 6.</p>	<ul style="list-style-type: none"> • This application was heard at the June 5th Planning Commission meeting. • The Commission voted unanimously to approve the application.

<i>Appeals:</i>	<i>Status:</i>
<p><u>APL100006:</u> Request for Appeal from Chester C. Williams on behalf of Ephesian Ventures, LLC. The Community Development Department issued a notice of action, approving the construction of a tabby walkway and brick areas at Edgewater on Broad Creek. The appellant contends that the Community Development Department erred in its decision to issue a notice of action and is requesting that the notice of action be declared void.</p>	<p>This item was postponed to a future date to be determined after a decision is made by the Circuit Court.</p>

Ongoing Capital Improvement Projects:

<i>Pathways:</i>	<i>Status:</i>
<p>Gardner Drive</p>	<ul style="list-style-type: none"> • In-house design complete. • Awaiting permits from Beaufort County and OCRM. • Anticipated start of construction August 2013.
<p>Pembroke Drive</p>	<ul style="list-style-type: none"> • In-house design complete. • Awaiting permits from Beaufort County, SCDOT, and OCRM. • Anticipated start of construction August 2013.
<p>Leg O’Mutton Road</p>	<p>Project Complete</p>
<p>William Hilton Parkway from Fresh Market Shoppes to Long Cove</p>	<p>Project Complete</p>

PLANNING COMMISSION QUARTERLY REPORT
2nd Quarter 2013

<i>Roadway Improvements:</i>	<i>Status:</i>
Mathews/Marshland Roundabout	Implementation of project has been deferred.
Mathews Drive Connectivity	<ul style="list-style-type: none"> • Easement acquisition nearly complete. • Implementation of project has been deferred.
Honey Horn Access Improvements	<ul style="list-style-type: none"> • Out to bid. • Construction anticipated for July 2013. • Target completion August 2013.
Ground Mounted Street Name Sign Installations / Replacements	<ul style="list-style-type: none"> • Phase 5 will be rebid. • The final phase (5) includes 173 signs. • Phases 1-4 complete for a total of 229 signs installed to date.
Mast Arms at: Palmetto Dunes/Shelter Cove Mall Boulevard William Hilton Parkway at Pembroke	<ul style="list-style-type: none"> • Anticipated start of construction August 2013. • On hold pending Shelter Cove Mall Redevelopment. • Will be constructed with Leamington Intersection Improvements • Anticipated start of construction late Fall 2013.
Main Street Turn Lane	<ul style="list-style-type: none"> • Under construction. • Target completion July 2013.
Leamington/Fresh Market Shoppes Intersection Improvements	<ul style="list-style-type: none"> • Design underway 90% complete. • Completion of construction documents Spring 2013. • Anticipated start of construction Fall 2013.
US 278 Pedestrian crosswalks at Regency, Chamber, and Yacht Cove Drives	<ul style="list-style-type: none"> • Construction underway. • Target completion June 2013.
Lemoyne Avenue Roadway Improvements	Design services contract remains under negotiation.
Left Turn Lane into Circle K near Yacht Cove	<ul style="list-style-type: none"> • Construction underway. • Target completion June 2013.

<i>Park Development:</i>	<i>Status:</i>
Rowing & Sailing Center	<ul style="list-style-type: none"> • Design complete. • Development Plan Review under review. • Awaiting Army Corps and OCRM permits.
Island Recreation Center Parking Lot Improvements	<ul style="list-style-type: none"> • In-house complete. • Anticipated start of construction June 2013. • Target completion August 2013.

PLANNING COMMISSION QUARTERLY REPORT
2nd Quarter 2013

<i>Existing Facilities and Infrastructure:</i>	<i>Status:</i>
Fire Station #6	<ul style="list-style-type: none"> • Bid proposals under review for contractor selection. • Anticipated start of construction Summer 2013.

<i>Power Line Burials</i> <i>15 year project due to be completed in 2019</i>	<i>Not CIP funded, included for update. Funded by 3% franchise fee from Palmetto Electric</i>
<ul style="list-style-type: none"> • Marshland Road • Spanish Wells Road feeder • Muddy Creek/Bryan Road • Squire Pope Road • Palmetto Bay Road/Dancar bldg. • William Hilton Pkwy/Chaplin Area 	<ul style="list-style-type: none"> • 80% Complete • 35% Complete (Jarvis Creek section postponed for new bridge) • 50% Complete • 90% Complete • 100% Complete • 50% Complete

<i>New Facilities and Infrastructure:</i>	<i>Status:</i>
Wexford/Haig Point Emergency Access Gate	Project Complete.
Dispatch/F&R Computer Systems Upgrades	Ongoing.

<i>Beach Maintenance:</i>	<i>Status:</i>
Dune Refurbishment	Ongoing.