

THE TOWN OF HILTON HEAD ISLAND  
Planning Commission  
**LMO COMMITTEE MEETING      APPROVED**  
Wednesday, March 16, 2011 Minutes  
6:00pm – Benjamin M. Racusin Council Chambers

Committee Members Present:      Chairman Gail Quick, Jack Docherty, Terence Ennis,  
Charles Young, and Loretta Warden, Ex Officio

Committee Members Absent:      None

Other Commissioners Present:      Tom Crews

Town Council Members Present:      Bill Ferguson

Town Staff Present:      Anne Cyran, Senior Planner  
Teri Lewis, LMO Official  
Heather Colin, Development Review Administrator  
Jill Foster, Community Development Department  
Kathleen Carlin, Administrative Assistant

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**I      CALL TO ORDER**

Chairman Quick called the meeting to order at 6:00pm.

**II      ROLL CALL**

**III      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.

**IV      APPROVAL OF AGENDA**

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

**V      APPROVAL OF THE MINUTES**

The minutes of the July 7, 2010 meeting were **approved** as presented by general consent.

**VI      NEW BUSINESS**

Chairman Quick stated that the LMO Committee will discuss and hear public comments on the proposed Outdoor Recreation and Water Front Mixed Use (WMU) District amendments to the Land Management Ordinance. The proposed amendments are to LMO Section 16-4-1204, Density Standards Table, and Section 16-4-1343, Outdoor Entertainment.

Ms. Anne Cyran made the presentation on behalf of staff. Ms. Cyran stated that based on the request of a property owner, staff recommends adding outdoor recreation uses in the WMU Zoning District, to be permitted with conditions. This will allow outdoor

recreation uses on properties on Broad Creek, Skull Creek and Port Royal Sound. This will broaden the scope of outdoor recreation opportunities on the Island. The proposed amendment will also expand opportunities for property owners to develop, redevelop and market their properties.

Staff proposes removing the need for a special exception for outdoor recreation uses in the CFB and RD Zoning Districts and instead allowing these uses to be permitted with conditions. This change will expedite the approval of proposed uses by allowing the staff to ensure that those uses meet the required conditions.

Staff proposes eliminating the condition that an outdoor entertainment or recreation use cannot exceed four acres. Increasingly popular outdoor recreation uses, including zip lines and trail bike riding, require larger areas.

Staff proposes adding a condition that prohibits the use of motorized structures or equipment with outdoor recreation uses. This restriction does not apply to watercraft. The restriction will limit noise, pollution, and odors created by motors from disturbing the natural ambiance of these waterfront areas.

Staff proposes exempting sites with outdoor recreation uses from the requirement of having access to minor arterials only. Many properties do not have direct access to a minor arterial road but could still support outdoor recreation uses with minimal interruptions to vehicular or pedestrian circulation. Sites with outdoor entertainment uses will still be required to have access to minor arterials only.

Ms. Cyran stated that the proposed amendment is supported by Town Council's Policy Agenda for 2011 which has amending the LMO to foster greater flexibility, simplicity and revitalization listed as a Top Priority. This amendment is also supported by the adopted 2010 Comprehensive Plan, which promotes providing flexibility for redevelopment opportunities.

The proposed amendments to LMO Section 16-4-1204, Density Standards Table, and Section 16-4-1343, Outdoor Entertainment will:

- 1) Allow outdoor recreation uses in the WMU Zoning District to be permitted with conditions; and
- 2) Allow outdoor recreation uses in the CFB and RD Zoning Districts to be permitted with conditions rather than by special exception; and
- 3) Eliminate the condition that an outdoor entertainment or recreation use cannot exceed 4 acres; and
- 4) Add a condition that prohibits the use of motorized structures or equipment with outdoor recreation uses. This restriction does not apply to watercraft; and
- 5) Exempting sites with outdoor recreation uses from the requirement of having access to minor arterials only.

At the completion of the staff's presentation, Chairman Quick requested statements from the LMO Committee.

Mr. Ennis and Mr. Docherty stated concern with the proposed use of a zip line feature because this activity is most likely not in keeping with Hilton Head Island character (the towers and cable lines would be unattractive and a departure from Hilton Head Island character. The LMO Committee felt that, even if the zip line feature is approved for Broad Creek Marina, there is a potential for unintended consequences with similar activities elsewhere on the Island. There is too much risk and too many 'unknowns' to forward the proposed amendments (to the full Planning Commission) as presented today.

Chairperson Quick then requested comments from the public and the following were received:

Mr. Roger Freedman, owner of Broad Creek Marina, presented statements in support of the proposed amendments (particularly for approval of the zip line activity.) Mr. Freedman stated that the addition of a zip line at Broad Creek Marina will be a benefit to the Island because it is eco-friendly, educational, and promotes eco-tourism. The concept highlights what Hilton Head Island is all about (nature, beautiful trees, and scenery). Mr. Freedman stated that the towers will blend into the surrounding environment and will be less intrusive than current allowable uses (i.e. multi-story condominiums; restaurant.)

The Committee and the applicant discussed the popularity of the zip line concept and the marketability to Hilton Head Island.

Citizen, Mr. David White, presented statements with regard to Sec. 15-4-1324B. Mr. White asked why RM-4 is not listed in the sequence as it should be. Mr. Williams asked that the staff include RM-4 in the sequence.

Mr. Truitt Rabun, Land Planner, presented statements in support of the proposed amendments (particular with regard to the zip line concept.) Mr. Rabun distributed drawings and photo of the proposed project. Mr. Rabun stated that he believes that the proposed project fits the site configuration and site analysis of Broad Creek Marina.

Heather Colin presented statements on behalf of staff regarding the request for a text amendment to the LMO to allow this use. The appearance, land plan and other requirements would all have to comply with LMO standards. The Committee stated concern with the potential approval of something that could have negative impacts in the future (beyond the zip line use.)

Chet Williams, Esq., presented statements regarding the proposed amendments. Mr. Williams stated that the Committee should understand the implications of the language that is being used.

At the completion of the discussion by the LMO Committee, Chairperson Quick requested that a motion be made.

Mr. Docherty made a **motion** to **return** the proposed amendments to **staff** for additional study. The LMO Committee does that want to approve such a drastic change. The LMO Committee stated that the brand image of Hilton Head Island needs to be protected. There are too many unknowns at this time.

Ms. Teri Lewis and Ms. Heather Colin presented statements with regard to the need for a Special Exception before the Board of Zoning Appeals. The Committee and the staff discussed the issue of separating Outdoor Recreation and Outdoor Entertainment. The Committee stated that the

language needs to be made tighter. Separating Recreation uses and Entertainment uses will be an important key to the proposed amendments. The amendments will need to return to the LMO Committee following the staff's additional study. The staff agreed to the Committee's recommendation.

**VII ADJOURNMENT**

The meeting was adjourned at 7:00pm.

Submitted by:

Approved by:

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Kathleen Carlin  
Administrative Assistant

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Gail Quick  
Chairman