Town of Hilton Head Island

Board of Zoning Appeals Meeting

Monday, July 28, 2025, 2:30 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

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1. **Call to Order**
2. **Welcome and Introduction to Board Procedures**
3. **Adoption of the Agenda**
4. **Approval of the Minutes**
   - **a.** Regular Meeting Minutes of May 19, 2025
5. **Unfinished Business**
6. **New Business**
   - **a.** Nomination and Election of Officers - July 1, 2025 - June 30, 2026 Term
   - **b. Motion to Dismiss**
     Cameron Hackett, holder of the three building permits, has submitted a Motion to Dismiss APL-000429-2025, pursuant to Article XI, Section 2 of the BZA Rules of Procedure. The Motion seeks dismissal of the Appeal prior to a Hearing on the merits, based on standing.
   - **c. Public Hearing**
     APL-000429-2025 - Matthew Lewis is appealing an action to enforce the provisions of this Ordinance of the Official's approval of building permits for 35, 37, and 39 Oleander Street. The subject properties are located on Oleander Street, are zoned RSF-6 and are in the Holiday Homes Neighborhood Character Overlay District, and are known as Parcles 832, 833, 1106 on Beaufort County Tax Map 9.
   - **d. Public Hearing**
     *****WITHDRAWN BY APPLICANT*** - VAR-000625-2025** - Request from James Atkins of Court Atkins Group, on behalf of Tanglewood Capital LLC, owner of 2 Tanglewood Drive, also identified as Beaufort County Tax Map Parcel R553 018 000 0330 0000, for a variance from LMO Section 16-5-102.C

and D, Adjacent Street Setback Requirements and Adjacent Use Setback Requirements, to allow a three-story interval occupancy building to encroach into the adjacent use setback angles, and to allow a 24-inch infinity pool spillway to encroach into the adjacent street setback.

7. Public Comment - Non Agenda Items

8. Staff Reports

a. Update on LMO Priority Amendments

9. Adjournment

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”

Town of Hilton Head Island
BOARD OF ZONING APPEALS MEETING
Monday, May 19, 2025, 2:30 PM
Minutes

1. Call to Order

Chairman Fingerhut called the meeting to order at 2:40 p.m., after the applicant arrived late. Members present: Chairman Fingerhut, Vice Chair Bayless, Robert Johnson, Michael Sackheim and Amy Fee.

2. Welcome and Introduction to Board Procedures

Chairman Fingerhut welcomed all in attendance and introduced the Board's procedures for conducting the meeting.

3. Adoption of the Agenda

Vice Chair Bayless moved to approve the Agenda as presented. Mr. Sackheim seconded. The Agenda as presented was unanimously approved.

4. Approval of the Minutes

a. Regular Meeting Minutes of April 28, 2025

Mr. Sackheim moved to approve the Minutes of April 28, 2025. Vice Chair Bayless seconded. The Minutes as presented were unanimously approved.

5. Unfinished Business

6. New Business

a. Pubic Hearing

APL-000245-2025 - Willard Winans of Enterprise Associates LLC, is appealing staff's determination, dated February 27, 2025, that the "Event/Wedding" portion of the business on the property constitutes "Outdoor Commercial Recreation other than a Water Park" and "Indoor Commercial Recreation," which are not permitted in the RM-4 (Low to Moderate Density Residential) zoning district. The subject property is located at 170 Dillon Road, is zoned RM-4 and is in the Corridor Overlay, and is known as Parcel 13A on Beaufort County Tax Map 5.

Request for Appeal from Willard Winans of Enterprise Associates, LLC. The appellant is appealing staff's determination dated February 27, 2025 regarding the "Event/Wedding" portion of the business on the property constitutes "Outdoor Commercial Recreation other than a Water Park" and "Indoor Commercial Recreation," which are not permitted in the RM4 (Low to Moderate Density Residential) Zoning District. The subject property is located at 170 Dillon Road, is zoned RM-4 and is in the Corridor Overlay, and is known as Parcel 13A on Beaufort County Tax Map 5.

Chair Fingerhut outlined the procedures for the appeal hearing process. Chair Fingerhut invited the appellant to proceed with his presentation. Willard Ross Winans represented his father, who is recovering from surgery. Mr. Winans presented his case as described in the Board's agenda package.

The Board made comments and inquires regarding: the website's compliance with advertising standards, particularly whether it misrepresents the nature of the services offered, that the website clearly states it offers vacation rentals, many noise complaints, concerns that they cross market this site through another website, Event Planner which they indicate they do event space for weddings, the primary purpose for the use of this property is as an Airbnb, although it would seem that the majority of your bookings involve events, concern about how many people attend the events.

Chair Fingerhut asked Missy Luick, Director of Planning to present on behalf of staff. Ms. Luick presented staff's findings as described in the Board's agenda package and answered several questions from the Board.

Chairman Fingerhut asked for rebuttals from the appellant and staff. Following the rebuttals, the Board made closing remarks on the appeal and Chairman Fingerhut asked for a motion.

Vice Chair Bayless moved disapprove the application based on the Findings of Fact contained in the Staff Report.

1. The Official did not make an error in determining whether a requirement of this Ordinance was met.
2. The Official made the decision based on a requirement contained in this Ordinance or other appropriate Town ordinances, regulations or State Law.
3. The Official did not make an error in applying q requirement of this Ordinance.

Ms. Fee seconded. By way of roll call, the Motion passed with a vote of 5-0.

7. Public Comment - Non Agenda Items

8. Staff Reports

9. Adjournment

Ms. Fee moved to adjourn the meeting at 3:58 pm. Mr. Sackheim seconded.

APPROVED: _____

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

Hackett Homes
& Construction, LLC

45 Bass Creek Ln,
Bluffton SC 29910

CameronH@Hackettbuilds.com
www.hackettbuilds.com

7/8/2025

To: HHI Board of Zoning Appeals
Re: APL-00429-2025

To the Board,

Hackett Homes & Construction would like to file a motion to dismiss the referenced appeal under Sec 2.1.C (Standing). The projects at 35, 37, and 39 Oleander underwent extreme scrutiny by several members of the building department. Extensive steps were taken to ensure that the homes fell within the Holiday Homes Overlay.

The residents of the Holiday Homes community have no standing, as their claim that we are breaking ordinances are verifiably false. Furthermore, the claim that the homes do not conform with other structures in the community is the objective opinion of the person(s) filing this appeal. While there are several one story ranch style homes, there are also several 2+ story homes that match the architectural style and design of the homes in question. Photos of these homes were selectively omitted from the appeal. The LMO (Land Management Ordinance) does not appeal to opinion but rather to specific requirements that all homes must abide by.

In an effort to address a few of the grievances filed in the appeal, we would also like to make note of the following:

1)
Grievance: Desire to discourage the use of these homes for short term vacation rentals as it does not fit with the nature of the community.

Response: Here is a list of all of the (known) short term vacation rentals in the Holiday Homes Community (over 25%)

16 Oleander
1 Azalea
3 Azalea
2 Azalea
8 Azalea
11 Azalea
3 Camellia
5 Camellia
5 Camellia
8 gardenia
10 gardenia
1 mimosa
3 mimosa

2)
Grievance: Increased risk of stormwater runoff into neighboring lots.
Response: There are already several measures in place to help manage stormwater on single family residential lots, of which these homes will comply with. A picture was attached of the lots prior to completing the foundation. This is an unfair representation of how the finished product will drain. We will and continue to stay within the guidelines for lots under construction.

3)
Grievance: The homes do not comply with the overlay.
Response: These plans went through several amendments and reviews prior to the permits being issued. Everyone in the building department with a role in the review process, along with other relevant parties, reviewed these plans several times. The current permitted plans and site plans are within all of the requirements set forth in the LMO. There are no ordinances that prevent these homes from being used as vacation rentals nor are there any restrictions on the number of bedrooms and bathrooms. All of the square footage, parking, setback, etc requirements were met with extreme scrutiny.

In conclusion, the idea that these homes do not comply or do not fit in with the community is nothing more than an opinion. Millions of dollars have been invested into these lots and construction already, and this statement was also true prior to starting any actual construction. The residents of the community were given the same opportunities as we were to purchase these lots and either preserve or build on them. To file a complaint after millions of dollars were invested simply isn't the correct procedure. Had the residents of the Holiday Homes community petitioned for amendments to the overlay there is a process and procedure for doing so. Hackett Homes & Construction along with our client has followed all of the codified guidelines as they existed when the permits were issued. With that we respectfully request that this appeal be dismissed.

Regards,

Cameron Hackett
President - Hackett Homes & Construction
Builder Director - Hilton Head Area HBA

TOWN OF HILTON HEAD ISLAND
PLANNING DEPARTMENT

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

STAFF REPORT
APPEAL

Case #:	Public Hearing Date:
APL-000429-2025	July 28, 2025

Parcel or Location Data:	Property Owner	Appellant
Addresses: 35 Oleander St. Parcel: R510 009 000 0832 0000 37 Oleander St. Parcel: R510 009 000 0833 0000 39 Oleander St. Parcel: R510 009 000 0116 0000 Zoning for all three parcels: RSF-6 (Residential Single-Family District-6) Overlay for all three parcels: HH-NC-O (Holiday Homes Neighborhood Character Overlay District)	Jeremy Adams is the owner of all three parcels. 400 Palisade Drive Barboursville, WV 25504 **Permit Holder** Cameron Hackett is the permit holder of all three permits. 45 Bass Creek Lane Bluffton, SC 29910	Matthew Lewis, et al. 5 Azalea St. Hilton Head Island, SC 29928

Application Summary:

Matthew Lewis is appealing an action to enforce the provisions of the Land Management Ordinance of the Official's approval of building permits for 35, 37, and 39 Oleander St.

Applicant's Request Summary:

The Appellant, Matthew Lewis, has submitted the attached Appeal application and associated narrative (Attachment A) to the Board of Zoning Appeals regarding the approval of three single-family building permits for 35, 37, and 39 Oleander St.

The appellant contends that the three single-family building permits approved for the properties at 35, 37, and 39 Oleander St. are non-conforming. The appellant claims that the issued permits do not comply with the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District and the Residential Single-Family District-6 (RSF-6). The appellant also claims that approving these permits would adversely affect the character of the Holiday Homes neighborhood (Attachment A). The appellant also claims that the Town failed to consider the restrictive covenants governing the Holiday Homes subdivision, referencing LMO Section 16-1-106.B.

The appellant makes the following requests:

1. Issue a stop work order on all three homes.
2. Order the redesign of the homes to meet the intent of cited zoning ordinances, the overlay district, and the referenced restrictive covenants.

Background:

The properties located at 35, 37, and 39 Oleander Street are situated within the RSF-6 District and are also in the HH-NC-O District, as established in Section 16-3-106.J of the Land Management Ordinance (LMO). Unlike their adjacent counterparts, the properties are not within the Corridor Overlay (Attachments B, C and D).

The purpose of the RSF-6 District, according to Section 16-3-104.D.1, "is to primarily accommodate single-family dwellings at densities ranging up to six units per acre. It is intended to discourage any use that would substantially interfere with the development of single-family dwellings or would be detrimental to the quiet residential nature of single-family neighborhoods. The district also accommodates agricultural uses and parks as permitted uses." (Attachment E.)

The purpose of the HH-NC-O District, as provided in Section 16-3-106.J, "is to protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development are subject to the overlay district regulations, in addition to those listed in Section 16-3-104.D, Residential Single-Family-6 (RSF-6) District…"

Established in 1955 as a 60-lot subdivision, Holiday Homes was originally served by septic systems, with lots averaging approximately 1/6 acre, some of which were unbuildable. In 2005, a proposed sewer project raised concerns among residents about potential impacts on neighborhood character, especially as larger homes might replace existing structures. At that time, the zoning was RS-2; a reclassification to RS-6 was proposed to ensure compliance with current density standards, and that neighborhood public participation process resulted in the adoption of the HH-NC-O District, (Attachment F).

In early 2025, the property owner of 35, 37 and 39 Oleander St. submitted single-family building permit applications, one for each lot. After the Town reviewed the applications and approvable plans were submitted, the Town approved the plans in April 2025 (Attachment G).
In March 2025, concerns from community members about the building permits were brought to the attention of Town staff, and an additional review of the approved building permits was

conducted (Attachment H). In April, Town staff and the Town Attorney completed reviews of each proposed new home.

Staff reviews evaluated each project against all applicable Building Codes, Municipal Codes, and the Land Management Ordinance, with specific attention to the requirements of the Holiday Homes Overlay District (Attachments D and H). It was determined that each project meets the established regulatory standards. After the additional staff reviews, clarification was provided to Holiday Homes community members via a community meeting in late April.

On April 24, members of the Holiday Homes community met with staff from the Town of Hilton Head Island and discussed the approval of the three building permits. Talking points from the meeting included: Overlay and Zoning District Clarification; Development Standards; Short-Term Rental Considerations.

On April 28, 2025, a letter from the Director of Planning was penned, which reads in part, “After consulting with the Town's legal counsel, it has been determined that, yes, an Appeal of an Administrative Decision to the Board of Zoning Appeals (BZA) is allowed per the Town of Hilton Head Island's Land Management Ordinance (LMO) Section 16-2-103.T. The type of Appeal being sought is an appeal of "an action to enforce the provisions of this Ordinance" of the Official's approval of LMO compliance associated with approval of building permits for 35, 37, and 39 Oleander Street.”

On May 2, 2025, the Town received the attached Appeal application (Attachment A). The appellant has filed an appeal challenging whether the permits for these three homes comply with the standards of the overlay district. It is argued that the approved homes are nonconforming and could negatively impact the neighborhood's character. As part of the request, the appellant seeks a stop-work order and requests that the homes be redesigned to better align with the intent and regulations of the overlay district.

On June 12, 2025, the appellant provided a copy of restrictive covenants that had been located and added a claim that the Town failed to consider restrictive covenants governing the Holiday Homes subdivision. Referencing, LMO Section 16-1-106.B, the appellant argues that the Town was obligated to verify and enforce any conflicts between the proposed building plans and the recorded subdivision covenants. The Town's standard application procedures—consistent with S.C. Code Ann. § 6-29-1145—require that applicants disclose any such restrictions during permit review. In this case, the applications for 35, 37, and 39 Oleander Street did not identify any conflicting covenants, and the Town did not have actual notice of any recorded restrictions in accordance with the LMO or State Law. Therefore, the Town lawfully proceeded with the permit approvals. Such notice of restrictive covenants was provided on June 12, 2025, after the issuance of the permits. While the existence of restrictive covenants may be relevant in a private legal context, such provisions are not enforceable through the LMO or by the Board of Zoning Appeals. The Town’s actions were in full compliance with applicable permitting procedures. The Town's review responsibilities are limited to the regulatory provisions of the LMO, and not to the enforcement of private deed restrictions or covenants.

The following paragraphs explain the Administrative Decision made by the Official.

Section 16-3-106.J.1 of the Holiday Homes Overlay states: “The purpose of the Holiday Homes Neighborhood Character Overlay District is to protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development are subject to the overlay district regulations, in addition to those listed in Section 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Existing nonconforming structures and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum impervious cover listed in paragraph 3 below.”

This section also establishes additional development regulations in this overlay, beyond those required for the underlying RSF-6 District. These enhanced standards include:

1. Setbacks
2. Buffers
3. Impervious Coverage
4. Floor Area Ratio (FAR)
5. Parking
6. Minimum Lot Size

Similarly, Section 16-3-104.D.1 of the Land Management Ordinance outlines the intent of the RSF-6 zoning district: “The purpose... is to primarily accommodate single-family dwellings... and discourage any use that would substantially interfere with the development of single-family dwellings or would be detrimental to the quiet residential nature of single-family neighborhoods.”

In both the Holiday Homes Overlay and the RSF-6 District, the language defines the purpose of the zoning district and guides the types of uses and development forms permitted within it. Factors such as the number of bedrooms or floors a home contains compared to neighboring properties are not part of the applicable regulatory standards. Relevant considerations are whether the home qualifies as a single-family dwelling and whether it meets all development standards established by the overlay and zoning district.

Single-family is defined by Section 16-10-103.A.2 as, “A freestanding structure containing one single-family dwelling unit. More than one single-family dwellings on a single lot constitutes a multifamily dwelling.” In this case, the home is a single-family dwelling and conforms to the standards of the HH-NC-O District, in addition to all other applicable requirements.

Concerns related to rental use are governed separately. Whether a home is sold or rented, either long-term or short-term, is not addressed by the Land Management Ordinance or the Holiday Homes Overlay District. Specific to the short-term rental issue of this appeal, these uses are regulated under Chapter 10-2: Short-Term Rentals of the Municipal Code, which permits the rental of residential properties to transient occupants for periods under 30 days, provided all applicable requirements are met. Compliance with this chapter will be required if and when the property owner applies for a short-term rental permit.

The appellant claims that the issued permits do not comply with the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District and the Residential Single-Family District-6 (RSF-6). The appellant also claims that approving these permits would adversely affect the character of the Holiday Homes neighborhood (Attachment A).

1. Applicability of LMO Section 16-3-106.J – Holiday Homes Neighborhood Character Overlay (HH-NC-O)

The appellant claims that the homes approved at 35, 37, and 39 Oleander Street violate the applicability and purpose of the HH-NC-O district, LMO Section 16-3-106.J (Attachment D). However, this argument is unsupported by the LMO itself and the Town's review. The purpose of the HH-NC-O district is "to protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district."

The overlay imposes specific, quantifiable development requirements such as setbacks, buffers, impervious coverage, floor area ratio, parking, and minimum lot size. Town staff conducted a review confirming that all three homes comply with these standards (Attachment H). Importantly, the HH-NC-O district does not regulate architectural style, number of floors, or number of bedrooms. Each of the homes are single-family dwellings, which is a permitted principal use in the HH-NC-O district's base zoning district, RSF-6.

Therefore, the claim that these homes adversely affect neighborhood character lacks factual basis and does not reflect any enforceable provision within the LMO.

2. Applicability of LMO Section 16-3-104.D – Residential Single-Family-6 (RSF-6) District

The appellant claims the homes also do not comply with the intent of the RSF-6 district. However, LMO Section 16-3-104.D (Attachment E) clearly states that the RSF-6 district is intended to "primarily accommodate single-family dwellings" while discouraging uses incompatible with quiet, residential neighborhoods.

Each of the homes at 35, 37, and 39 Oleander is a single-family dwelling, which is a permitted principal use in the RSF-6 district. The staff's review has confirmed that each home meets all form and intensity standards—including lot coverage, parking, density, and building height (Attachment H). The number of bedrooms or visual scale of a home is not a criterion listed in the RSF-6 district development standards. Concerns based on perceived size or occupancy potential are speculative and irrelevant under the LMO.

The appellant makes the following requests:

1.Issue a stop work order on all three homes.
2.Order the redesign of the homes to meet the intent of cited zoning ordinances.

1. Request to Issue Stop Work Orders

The BZA does not have statutory or local authority to issue stop work orders. This power is reserved for Town enforcement staff per LMO enforcement procedures outlined in LMO Section 16-2-103.T. The BZA's role is limited to determining whether an error occurred by the Official in applying or interpreting the LMO.

As confirmed in this report and staff's review of the building permits (Attachment H), the building permits were issued in full compliance with all applicable codes. Therefore, no grounds exist for a stop work order.

2. Request to Order Redesign of Homes

The BZA also has no authority to require the redesign of a permitted structure unless it grants a variance or special exception, neither of which are the case here. The homes that are subject to this case conform to the specific, enforceable standards of both the RSF-6 district and the HH-NC-O district (Attachments D, E, and H).

Moreover, concerns about aesthetics or design uniformity are not enforceable through the LMO unless governed by architectural review authority. Requiring a redesign would exceed the BZA's authority under both LMO Section 16-2-103.T.

Therefore, the determination by the Official should be affirmed.

All three approved homes at 35, 37, and 39 Oleander Street meet the regulatory requirements of LMO Section 16-3-106.J, Holiday Homes Neighborhood Character Overlay (Attachment D) and LMO Section 16-3-104.D, Residential Single-Family-6 (RSF-6) District (Attachment E). The homes were subjected to Town staff review (Attachment H) and found to comply with setback, buffer, impervious coverage, FAR, parking, and lot size requirements.

The appellant's claims rely on non-regulatory preferences and do not demonstrate a misapplication of the LMO or any error by the Official. Further, the BZA lacks authority to grant the appellant's requested remedies, including stop work orders or forced redesigns.

As such, the appeal does not meet any of the criteria outlined in LMO Section 16-2-103.T.5. The Town acted lawfully, within its authority, and in full compliance with the ordinance.

Staff Conclusion:

Based on the LMO and the reviews of the proposed homes, the Official continues to find that the permits were issued correctly, that nonconforming structures were not approved by the Town, and that the character of Holiday Homes will not be negatively affected. The Town has acted within its authority and followed all procedural requirements.

Applicant's Grounds for Appeal, Summary of Facts and Conclusions of Law:

Grounds for Appeal:

- Per the application, the applicant is seeking to appeal an action to enforce the provisions of the LMO of the Official's approval of building permits for 35, 37, and 39 Oleander St.

Summary of Fact:
- The applicant seeks an appeal as set forth in LMO Section 16-2-103.T.

Conclusion of Law:
- The applicant may seek an appeal as set forth in LMO Section 16-2-103.T.

Summary of Facts and Conclusions of Law:

Summary of Facts:
- Application was submitted on May 2, 2025, as set forth in LMO Section 16-2-102.C and Appendix D-21.
- Notice of the Application was published in the Island Packet on July 13, 2025, as set forth in LMO Section 16-2-102.E.2.
- Notice of Application was mailed on July 12, 2025, as set forth in LMO Section 16-2-102.E.2.
- The Board has the authority to render the decision reached here under LMO Section 16-2-102.G.

Conclusions of Law:
- The application is in compliance with the submittal requirements established in LMO Section 16-2-102.C.
- The application and notice requirements comply with the legal requirements established in LMO Section 16-2-102.E.2.

As provided in LMO Section 16-2-103.T.5, Board of Zoning Appeals Appeal Review Standards, the Board may modify or reverse a decision or interpretation only on determining that the applicant is an aggrieved person, and making one of the following determinations, which shall be based on evidence in the record:

Summary of Facts and Conclusions of Law:

Criteria 1: The Official made an error in determining whether a requirement of this Ordinance was met. The record must indicate that an error in judgment occurred or facts, plans, or regulations were misread in determining whether the particular requirement was or was not met; or (LMO Section 16-2-103.T.5.a.i):

Findings of Fact:
- The Official Zoning District Map of the Town of Hilton Head Island identifies 35, 37 and 39 Oleander St. as being located in the RSF-6 District; these properties are also located within the HH-NC-O District.
- Single-Family use is an allowable Principal Use in the RSF-6 District.

- The purpose of the HH-NC-O District is to protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development are subject to the overlay district regulations, in addition to those listed in Section 16-3-104.D, RSF-6 District.
- The HH-NC-O District provides the additional standards to include: setbacks, buffers, impervious coverage, floor area ratio, parking and minimum lot size.
- The building permits were approved after being reviewed for compliance with the LMO to include both the RSF-6 and HH-NC-O Districts.
- The Holiday Homes neighborhood does not have a self-governing Architectural Review Board.

Conclusions of Law:

- The development standards and permitted uses are clearly stated in the LMO. The RSF-6 District permits Single-Family use.
- The HH-NC-O District provides additional development regulations that include setbacks, buffers, impervious coverage, floor area ratio, parking, and minimum lot size.
- Review of the building permit plans show that the development regulations required in the RSF-6 and the HH-NC-O District were met.
- No misinterpretation of facts, plans, or regulations occurred in the Official's determination.
- This appeal does not satisfy the criteria as set forth in LMO Section 16-2-103.T.5.a.i as no error in judgment or misreading of applicable requirements has been demonstrated.

Summary of Facts and Conclusions of Law:

Criteria 2: The Official made the decision based on a requirement not contained in this Ordinance or other appropriate Town ordinances, regulations, or State law; or (LMO Section 16-2-103.T.5.a.ii):

Findings of Fact:

- The building permits were approved after being reviewed for compliance with the LMO to include both the RSF-6 and HH-NC-O Districts.
- Section 16-3-106.J.1 explains that the goal of the HH-NC-O District is to protect the single-family neighborhood feel of the area. It also explains that any new buildings or changes to existing ones must follow the rules of this overlay district, in addition to the standards for the RSF-6 District. These regulations are in place to keep the neighborhood's residential character and include regulations about setbacks, buffers, impervious cover, floor area ratio, parking, and minimum lot size.
- The Holiday Homes neighborhood does not have a self-governing Architectural Review Board.

Conclusions of Law:

- The Official's decision was based on requirements and standards set forth in the LMO and related Town codes.

- This appeal does not meet the criteria as set forth in LMO Section 16-2-103.T.5.a.ii because no other external or unauthorized standard was used.

Summary of Facts and Conclusions of Law:

Criteria 3: The Official made an error in applying a requirement of this Ordinance; or (LMO Section 16-2-103.T.5.a.iii):

Findings of Fact:

- The Official Zoning District Map of the Town of Hilton Head Island identifies 35, 37 and 39 Oleander St. as being located in the RSF-6 District; these properties are also located within the HH-NC-O District.
- Section 16-3-106.J.1 explains that the goal of the HH-NC-O District is to protect the single-family neighborhood feel of the area. It also explains that any new buildings or changes to existing ones must follow the rules of this overlay district, in addition to the standards for the RSF-6 District. These regulations are in place to keep the neighborhood's residential character and include regulations about setbacks, buffers, impervious cover, floor area ratio, parking, and minimum lot size.
- Review of the approved building permits cites the LMO requirements and demonstrates that the plans meet the requirements in the Ordinance.

Conclusion of Law:

- The Official applied the correct requirement standards established in the LMO.
- Therefore, this appeal does not meet the criteria in LMO Section 16-2-103.T.5.a.iii, as no misapplication of ordinance requirements has been shown.

BZA Determination and Motion:

The "powers" of the BZA over Variances are defined by the South Carolina Code, Section 6-29-800, and in exercising the power, the BZA may "hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance… " their decisions shall be based solely on the record of the appeal, as supplemented by arguments presented at the hearing, and the standards in Section 16-2-103.T.5. The Board may affirm the decision or interpretation, in whole or in part; modify the decision or interpretation, in whole or in part; reverse the decision or interpretation, in whole or in part, as described in Section 16-2-103.T.4.d.

This State law is implemented by the Hilton Head Island Land Management Ordinance, Chapter 2, Article 103 and the Rules of Procedure for the BZA.

A written Notice of Action is prepared for each decision made by the BZA based on findings of fact and conclusions of law.

The BZA may affirm, modify, or reverse a decision or interpretation. Findings of Fact and Conclusions of Law must be stated in the motion.

PREPARED BY:

MC — 6/5/2025

Michael Connolly — DATE
Senior Planner

REVIEWED BY:

TL — 6/5/2025

Trey Lowe — DATE
Development Services Program Manager

APPROVED BY:

SL — 7-21-2025

Shawn Leininger, AICP — DATE
Interim Director of Planning, LMO Official

ATTACHMENTS:

A) Applicant's Narrative
B) Town of Hilton Head Island's Official Zoning District Map
C) Location Map
D) Section 16-3-106.J – Holiday Homes Neighborhood Character Overlay District
E) Section 16-3-104.D - Residential Single-Family District-6
F) History of Holiday Homes
G) Issued Building Permits
H) Comprehensive Review of Approved Plans

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7728
www.hiltonheadislandsc.gov

Alan R. Perry
Mayor

Alexander Brown, Jr.
Mayor Pro Tempore

Council Members

Patsy Brison
Steve DeSimone
Tamara Becker
Steve Alfred
Melinda Tunner

Marc Orlando
Town Manager

April 28, 2025
Holiday Homes Community

Dear Holiday Homes Community Member,

Thank you for meeting with Town Staff last Thursday, April 24, 2025, to discuss the Holiday Homes community. During the meeting there was discussion regarding the ability to file an Appeal of the 3 single-family building permits to be built in the community. After consulting with the Town's legal counsel, it has been determined that, yes, an Appeal of an Administrative Decision to the Board of Zoning Appeals (BZA) is allowed per the Town of Hilton Head Island's Land Management Ordinance (LMO) Section 16-2-103.T. The type of Appeal being sought is an appeal of "an action to enforce the provisions of this Ordinance" of the Official's approval of LMO compliance associated with approval of building permits for 35, 37, and 39 Oleander Street. The following requirements will need to be met when filing the Appeal application, which is attached to this correspondence:

1. The Appeal application must be filed within 14 calendar days after delivery of this correspondence.
2. The application will need to state how you are "aggrieved" meeting the requirements of 16-2-103.T.2.b;
   b. For the purposes of this subsection, a person is aggrieved if there is some special or particularized injury to that person or that person's property resulting from the decision or written interpretation.
3. The application shall specify the grounds for the appeal and state the LMO text sections believed to not have been correctly interpreted.

Once the Appeal application is filed you will be assigned a case manager who will schedule the appeal with the BZA.

Please let me know if you have any questions.

Sincerely,

Missy Luick

Missy Luick
Director of Planning

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	5-1
Accepted by:	ER
App. #: APL	
Meeting Date	

APPLICATION PACKET FOR
APPEAL OF LMO OFFICIAL DETERMINATION

Applicant	Property Owner
Name: MATTHEW LEWIS	Name: Please See attached Sig. Pages
Phone: [redacted]	Phone:
Mailing Address: [redacted]	Mailing Address:
Email: [redacted]	Email:
Town Business License # (if applicable):	

Appeal Information

Decision Being Appealed: Permits (Building) To 35, 37 & 39 Oleander ST.

Date of Decision: 4-28-2025

Basis for the Right to Appeal: Owner/Residents Feel Decision Adversely Affects the Character of Holiday Homes with non-conforming Structures

Ground of the Appeal (including citation of any applicable LMO Sections relied upon):
Please See substantiating Documentation (attached)
Non conforming to Holiday Homes Neighborhood Character Overlay and RSF-6.

Statement of the specific decision requested of the review body:
(1) STOP order on all 3 houses
(2) ORder To Redesign Houses To meet the Intent of Cited Zoning ordinances

Disclaimer: The Town of Hilton Head Island assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Please See Signature Page(s) Date: 4-29-2025

Applicant Signature: Matthew J. Lewis Date: 4-29-2025

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: _____
Accepted by: _____
App. #: APL _____
Meeting Date _____

APPLICATION PACKET FOR
APPEAL OF LMO OFFICIAL DETERMINATION

Applicant	Property Owner
Name: Matthew Lewis	Name:
Phone: 912-547-8662	Phone:
Mailing Address: See APL-000429-2025	Mailing Address:
Email:	Email:
Town Business License # (if applicable):	

Appeal Information

Decision Being Appealed:	This is to serve as an addendum to APL-000429-2025
Date of Decision:	
Basis for the Right to Appeal:	

Ground of the Appeal (including citation of any applicable LMO Sections relied upon):

In addition to the originally stated ground(s), We add the following complaint:
The Town Permitting Authority failed to consider the Holiday Homes Subdivision Protective Covenants LMO Section 16-1-106.B – (Relationship to Restrictive Covenants or Deed Restrictions) in reviewing the application for building permits for 35,37 and 39 Oleander Street and issued permits for structures that violate those covenants.

Statement of the specific decision requested of the review body:

This is to serve as an addendum to APL-000429-2025 – Please See APL-000429-2025 for original request.

Disclaimer: The Town of Hilton Head Island assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Date:

Applicant Signature: *Matthew Lewis* Date: 7/15/2025

Town of Hilton Head Island
APPEAL OF LMO OFFICIAL DETERMINATION
Minimum Requirements for Submittal

- ☐ An Application Review Fee as determined by the Town of Hilton Head Island Master Fee Schedule. Checks payable to Town of Hilton Head Island.
- ☐ A written narrative explaining in detail the appeal requested and the reasons why an appeal should be granted. Digital plat showing the streets covered in the application.
- ☐ Submittal of any applicable plats, tree surveys, photographs or information that would pertain to the application for appeal.

An appeal to the Board of Zoning Appeals must be made within 14 calendar days after notice of the decision being appealed by an aggrieved person. A person is aggrieved if there is some special or particularized injury to that person or that person's property resulting from the decision or written interpretation. The following can be appeals to the Board of Zoning Appeals:

- Minor Deviations to a PUD
- Natural Resources Permits
- Wetlands Alterations Permits
- Certificates of Compliance
- Written Interpretations
- Any action to enforce the provisions of the Land Management Ordinance

An appeal to the Planning Commission must be made within 14 calendar days after notice of the decision being appealed. A person may appeal to the Planning Commission, who is the owner of the land to which the decision specifically applies or any other party in interest, who alleges that the Official erred in making the decision. The following can be appeals to the Board of Zoning Appeals:

- Family Compound
- Family Subdivision
- Subdivision Review
- Development Plan Review
- Small Residential Development Review
- Development Project Name Review

An appeal to the Design Review Board must be made within 14 calendar days after notice of the decision being appealed by an aggrieved person. A person is aggrieved if there is some special or particularized injury to that person or that person's property resulting from the decision or written interpretation. The following can be appeals to the Design Review Board:

- Minor Corridor Review
- Minor Sign Permit

Applicant Signature: [signature] Date: 5-01-2025

Owner/Residents Appeal to 35,37,39 Oleander St. Permits
By signing, we agree to be included in the appeal

Name	Phone	Address	Email	Signature

Owner/Residents Appeal to 35,37,39 Oleander St. Permits

By signing, we agree to be included in the appeal

Name	Phone	Address	Email	Signature

Holiday Home Owner/Resident Appeal to 35, 37, 39 Oleander St. Decision –Supporting Documentation

4/29/2025

Statements of Grievance

- The stated intent of RSF-6 district:
  - Primarily accommodate single-family dwellings.
    - This is a single owner building three 7 bedroom, 5 ½ bath, three story homes in this quiet and quaint neighborhood. They are clearly not intended as single family residences.
  - Discourage any use that would substantially interfere with the development of single-family dwelling or would be detrimental to the quiet residential nature of single family neighborhoods.
    - The approval of these non-conforming houses specifically ENCOURAGES a use that will be detrimental to the quiet residential nature of this single family neighborhood.
    - The owner of the properties has stated on numerous occasions to owner/residents that at least 2 if not all 3 houses will be short term rental units when complete.
    - Homes of this size and character will invite additional negative impacts, including additional burden on the roads, burdens created by off street parking, increased noise and traffic, decreased overall safety, increase in crime and the detrimental effect on the ability of owners to enjoy their homes and property.

Statements of Grievance (added 7/15/2025)

- The Hilton Head Island Building permitting authorities failed to consider the Holiday Homes Subdivision Protective Covenants when reviewing permits at 35, 37 and 39 Oleander Street.
- Because of this failure, building permits were issued for 3 structures with designs that violate those covenants.

STATE OF SOUTH CAROLINA)
) PROTECTIVE COVENANTS
COUNTY OF BEAUFORT)

WHEREAS, Holiday Homes is a corporation organized and existing under the laws of the State of South Carolina and is the owner of certain lands located on Hilton Head Island in Beaufort County, South Carolina, and

WHEREAS, heretofore by an instrument dated April 5, 1956 and recorded in the office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 78 at page 325, Block 1 of Section A of a subdivision on Hilton Head Island in Beaufort County, South Carolina, known as Holiday Homes Subdivision, was made subject to certain protective covenants and it is now the desire of Holiday Homes to make the remaining portion of said section A of Holiday Homes Subdivision subject to the same restrictions and protective covenants,

NOW THEREFORE, Holiday Homes, a corporation as aforesaid, does hereby declare that all of Section A of a subdivision on Hilton Head Island in Beaufort County, South Carolina known as Holiday Homes Subdivision as shown on a plat recorded in the office of the Clerk of Court for Beaufort County, South Carolina on March 5, 1956 in Plat Book 10 at page 18, shall be subject to the following restrictions and protective covenants, to-wit:
In addition to lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14, and 15 which are included in Block 1 of Section A referred to above, the remaining numbered lots in said Section A numbered 16 through 45 inclusive and 51 through 63 inclusive shall be subject to the following restrictions and protective covenants.

1. All lots in said subdivision shall be used for residential purposes exclusively. No structure shall be erected, altered, placed or permitted to remain on any lot, other than (1) detached single family dwelling not to exceed two and one half ($2\frac{1}{2}$) stories in height and a private garage for not more than two cars (which may include servants' quarters) and other outbuildings incident to the use of one single family unit.

2. No building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifications, and plot plan showing the location of such building, have been approved in writing by HOLIDAY HOMES, its agents, successors, or assigns.

3. No building shall be located on any lot nearer than twenty (20) feet to the front line, nor nearer than ten(10) feet to any side streetline, nor nearer than five (5) feet to any lot line.

4. No dwelling shall be permitted on any lot which structure shall have less than seven hundred fifty (750) feet of permanently enclosed space, exclusive of garages.

5. HOLIDAY HOMES hereby reserves unto itself, its successors and assigns, a perpetual, alienable and releasable easement and right on, over and under the ground to erect, maintain and use electric and telephone poles, wires, cables,conduits,sewers, water mains, and other suitable equipment for the conveyance and use of electricity,telephone, gas, sewage, water or other public conveniences or utilities on, in, or over the rear five (5) feet of each lot and five (5) feet along one (1) side of said lots.

6. Prior to the occupancy of a residence on any lot in said subdivision, proper and suitable septic tank, or tanks, shall be constructed on such lot for the disposal of all sewage, and all sewage shall be emptied or discharged into such tank, or tanks.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood.

8. No livestock or live fowl shall be maintained on any lot without written consent of HOLIDAY HOMES, its successors or assigns.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

10. No lot shall be subdivided, or its boundary lines changed except with the written consent of HOLIDAY HOMES, its successors or assigns. However, HOLIDAY HOMES hereby expressly reserves to itself, its successors and assigns, the right to subdivide (by deed or otherwise) or replat any two (2) or more lots shown on the plat of said subdivision so as to create building plot or building plots each larger in size than any one of the lots so subdivided or replatted. When such a building plot is created, the restrictions and covenants herein apply to such building plot as a unit, and as to such building plot the word "lot" as used herein, shall be construed to mean "Building plot".

11. These covenants shall run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years, from date after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of said lots has been recorded, agreeing to change said covenants and restrictions in whole or in part.

12. If the parties hereto, or any of them or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any lawful proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other dues for such violation.

13. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

14. HOLIDAY HOMES may include in any contract or deed hereafter made additional covenants and restrictions that are not inconsistent with and which do not lower the standards of the covenants and restrictions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed on behalf of HOLIDAY HOMES, a corporation, by its duly qualified officers this 23rd day of January, 1957.

Witnesses:

Jas. F. McIntosh

Betty H. Armour

HOLIDAY HOMES

By O.T. McIntosh, Jr.
President

W. S. McIntosh
Secretary

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

PERSONALLY appreaed before me Jas. F. McIntosh who, on oath, says that he saw the within named HOLIDAY HOMES by O.T.McIntosh,Jr., its President sign the within Instrument, and W. S. McIntosh, its Secretary attent the same, and the said corporation, by said officers, seal said instrument, and as its act and deed, deliver the same, and that he with Betty H. Armour witnessed the execution thereof.

Jas. F. McIntosh

SWORN to before me this 23rd day of January, 1957.

Betty H. Armour

Notary Public for Chatham County, Ga.

Statements of Grievance (cont)

- Increased risk/concern over storm water run off into neighboring yards due to fill on the site(s).

Neighboring yard



Fill at 35 Oleander site
Similar at all 3 sites

Supporting Observations

- The 3 proposed houses at 35,37 and 39 Oleander St. do not comply with the REQUIREMENTS, PURPOSE and INTENT in the creation of the Holiday Homes Neighborhood Overlay District as is evidenced by a review of the notes and history for the creation of the Overlay District.
- It appears that Town Staff failed to consider the verbal component of the ordinance regarding character and approved the permits on the numerical components only as shown in 35 37 39 Oleander Anaylsis.xlsx.(next Slide)
- It is clear that these houses are designed for a High density short-term rental neighborhoods such as Sandcastle Court and NOT the “quiet residential neighborhood of single family homes” as stated in RSF-6 District intent.
- Due to the FAILURE of Town Staff to fully consider all components and aspects of the Holiday Homes Neighborhood Character Overlay District ordinance, it would appear that the Issuance of the Building Permits is FLAWED.

	A	B	C	D	E
1	**LMO Code Section**	**Requirement**	**Provided at 35 Oleander**	**Provided at 37 Oleander**	**Provided at 39 Oleander**
2	Sec. 16-5-102.C - Adjacent Street Setback	Adjacent Street Setback Requirments. Single-Family - All Other Streets - 20 feet	20 feet	20 feet	20 feet
3	Sec. 16-3-106.J.4.a.i - Rear Yard Setback	Rear yard setbacks shall be a minimum of ten feet.	18'-1"	17'-6 3/4"	16'-4 3/4"
4	Sec. 16-3-106.J.4.a.ii - Side Yard Setback	however, to preserve existing trees, any one side yard setback may be reduced to five feet provided the sum of the required side yard setbacks equals at least 20 feet.	East Elevation - 21' 3 3/4" West Elevation - 10'	East Elevation - 10' West Elevation - 10'	East Elevation - 20'-3 3/4" West Elevation - 10'
5	Sec. 16-3-106.J.4.a.ii.03 - Side Yard Setback Angle	Side yard setback angles shall be a minimum of 65 degrees measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or pre-development grade, whichever is higher, at the setback line. The illustration in Sec. 16-5-102.D, Adjacent Use Setback Requirements, can be referenced for an example of a setback angle.	65 degrees	65 degrees	65 degrees
6	Sec. 16-3-106.J.4.b.i - Adjacent Street/Side & Rear Buffers	A 20-foot street buffer and side and rear buffers equal to the setbacks above.	Adjacent Street - 20' East Elevation - 10' West Elevation - 10' Rear Elevation - 10'	Adjacent Street - 20' East Elevation - 10' West Elevation - 10' Rear Elevation - 10'	Adjacent Street - 20' East Elevation - 10' West Elevation - 10' Rear Elevation - 10'
7	Sec. 16-3-106.J.4.b.ii - Buffer Driveway Width	Driveways for street access, as permitted in Sec. 16-5-103.J, Development Within Required Buffers,shall be limited to a total width of 24 feet per lot.	22' 8 3/4"	22'-10"	22'-4 1/4"
8	Sec. 16-3-106.J.4.c - Impervious Coverage	percent.	42%	42%	35%
9	Sec. 16-3-106.J.4.d - Gross Floor Area	The maximum gross floor area is limited to 0.45 times the area of the lot containing the single-family dwelling, up to a maximum of 4,000 square feet. The gross floor area shall be calculated as all enclosed space with a ceiling height of seven feet or greater with the following exclusions: i.Enclosed areas, where the floor level is located below the required base flood elevation (BFE), which are used solely for parking or storage. ii.Attic space as defined by the latest adopted edition of the IBC.	0.44	0.44	0.39
10	Sec. 16-3-106.J.4.e - Parking	Two parking spaces are required for up to 2,000 square feet of gross floor area. Thereafter, one additional space shall be required for each 1,000 square feet or less of gross floor area.	4	4	4
11	Sec. 16-3-104.D - Maximum Building Height for RSF-6 Zoning District - All Development	35 feet.	34'-10"	34'-10"	34'-9"
12	* Note - All setbacks were labeled on the plans correctly and in compliance with the Holiday Homes Character Overlay as outlined in LMO Section 16-3-106. The measurements shown in this table for setbacks reflect the measurement from the property line to the closest point to the home, or pool for 37 Oleander, on each plan. Because the overlay requires buffers that match the prescribed setbacks for each lot, there are no setback encroachments permitted in this overlay and none are shown on these plans.				

LMO Chapter 16-3 (HH-NC-O District)

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

1. Applicability and Purpose

The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect the ***single-family*** residential character of the district and in particular the ***development*** and redevelopment of ***lots*** within the district. All new ***development*** and changes to existing ***development*** are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Existing ***nonconforming structures*** and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum ***impervious cover*** listed in paragraph 3 below.

LMO Chapter 16-3 (RSF-6)

RSF-6

Residential Single-Family-6 District

1. Purpose

The purpose of the Residential Single-Family-6 (RSF-6) District is to primarily accommodate ***single-family dwellings*** at ***densities*** ranging up to six units per acre. It is intended to discourage any ***use*** that would substantially interfere with the ***development*** of ***single-family dwellings*** or would be detrimental to the quiet residential nature of ***single-family neighborhoods***. The district also accommodates agricultural ***uses*** and parks as permitted ***uses***.

What is "NEIGHBORHOOD CHARACTER"?

- **Neighborhood character** refers to the 'look and feel of an area', in particular a residential area. It also includes the activities that occur there. In everyday usage, it can often be synonymous with local character, residential character, urban character and place identity, but those terms can have more specific meanings in connection with urban planning and conservation.
- The neighborhood character ascribed to an area can be both descriptive and prescriptive, and may be an explicit component of planning policy. However, planning policies inevitably impact upon the way a place is used and how it feels to be there, along with a range of other social, cultural, ecological, physical, and economic factors that shape human settlements. As interest in the concept of place has increased since the 1970s, urban designers and planners have accordingly become more focused on issues of character. The way that character is regulated varies from place to place, with some planning systems making more overt references to it than others.
- Preservation of neighborhood character is often given as a reason for opposition to types of development in an area.

Holiday Homes Character - Examples

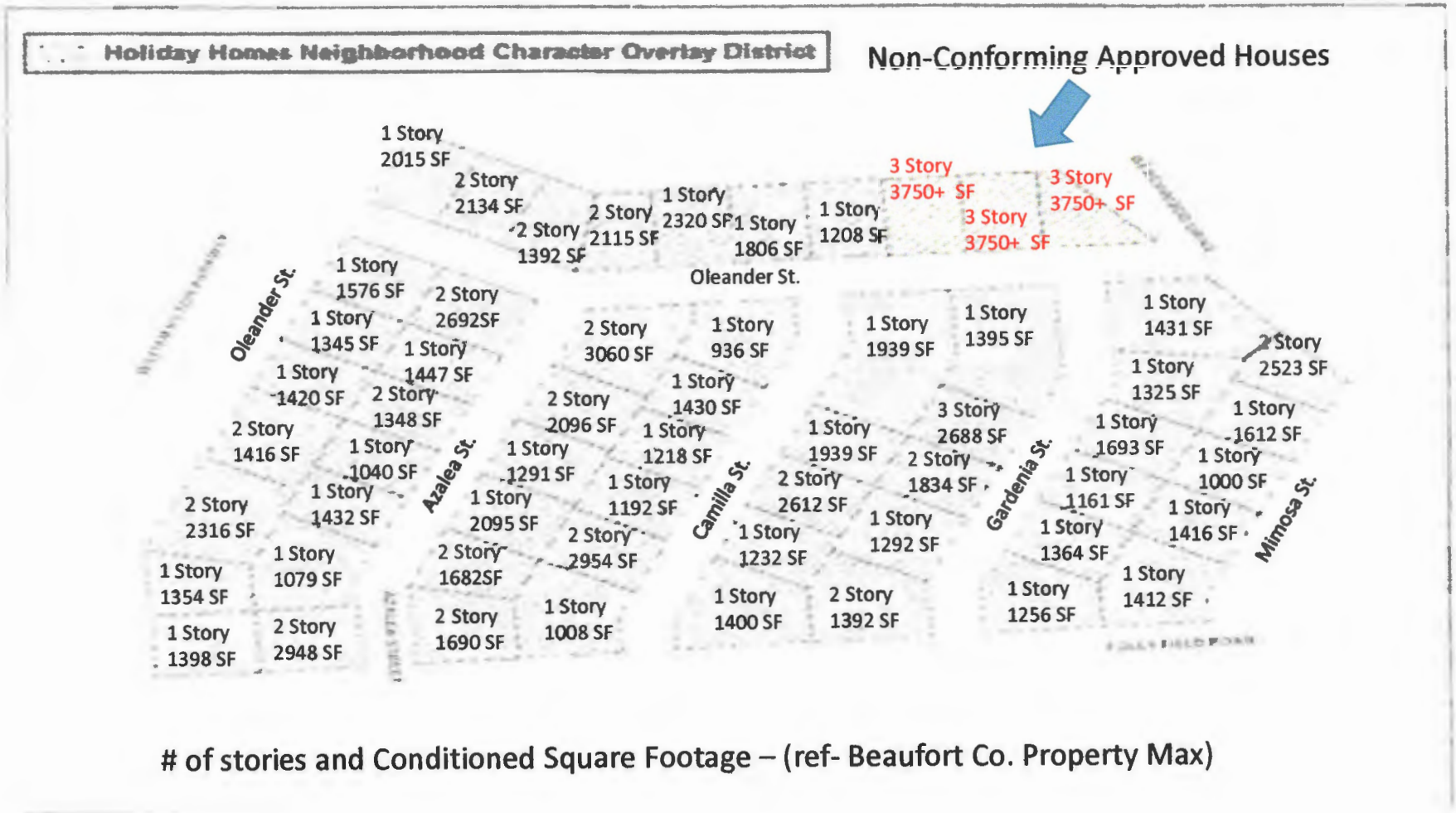








Current Homes = "Character"



# of stories and Conditioned Square Footage – (ref- Beaufort Co. Property Max)

Comparisons



Holiday Homes District Character



Sandcastle Court Character

Comparisons (cont.)



Holiday Homes District



Approved 35 Oleander St.



Sandcastle Court

Final Statements

- 7 Bedroom, 5 ½ Bathroom Houses DO NOT EXIST in the Holiday Homes Neighborhood, nor do they flow with the Character of the neighborhood.
- With the exception of a previously approved NON-COMPLIANT HOUSE, 3 story homes DO NOT EXIST in the Holiday Homes Neighborhood.
- Any Reasonable person who reviewed the existing homes in the neighborhood, **read the language** in the Zoning and District Overlay Codes and reviewed the drawings for the proposed new houses would clearly see that the proposed houses in no way conform to the requirement of maintaining the Character of the Neighborhood.
- The Owner/Residents request a complete review and the appropriate action by The Town of Hilton Head Island to correct this oversight by Town Staff and bring the construction of the 3 Proposed Houses into full compliance with the Intent and Requirements of the RSF-6 Zoning, Overlay District ordinances and Holiday Homes Subdivision Protective Covenants.

Calibogue Sound

Skull Creek

Broad Creek

ATLANTIC OCEAN

Town of Hilton Head Island

OFFICIAL ZONING DISTRICT MAP

Effective Date*: October 7, 2014
Last Update**: March 2, 2021

* Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.
** Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

The Official Zoning Map is composed of this Official Zoning District Map, the Overlay Zoning District Maps, theTen PUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-1-112 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as entitled within Section 2-1-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)

1 inch = 4,000 feet

3,500 1,750 0 3,500 Feet

RESIDENTIAL ZONING DISTRICTS

- **RS-3** *SINGLE FAMILY*
- **RS-5** *SINGLE FAMILY*
- **RS-6** *SINGLE FAMILY*
- **RM-4** *LOW TO MODERATE DENSITY*
- **RM-8** *MODERATE DENSITY*
- **RM-12** *MODERATE TO HIGH DENSITY*

MIXED-USE & BUSINESS ZONING DISTRICTS

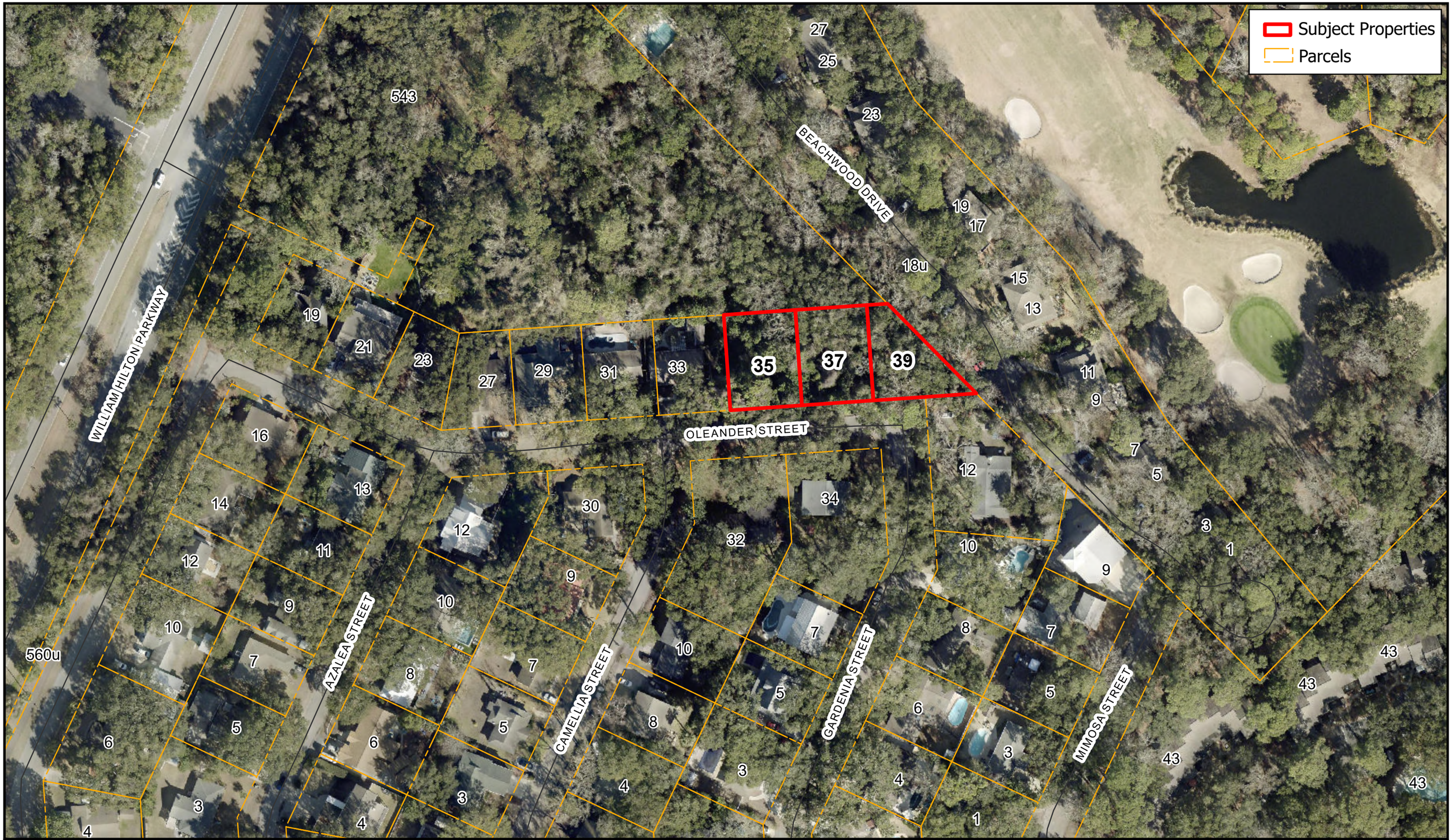
- **NC** *NEIGHBORHOOD COMMERCIAL*
- **MS** *MAIN STREET*
- **SPC** *SEA PINES COMMERCIAL*
- **LC** *LIGHT COMMERCIAL*
- **CC** *COMMUNITY COMMERCIAL*
- **MED** *MEDICAL*
- **IL** *LIGHT INDUSTRIAL*
- **PD-1** *PLANNED DEVELOPMENT*
- **MF** *MARSHFRONT MIXED USE*
- **S** *STONEY MIXED USE*
- **MV** *MITCHELVILLE*
- **WMU** *WATER-ORIENTED MIXED USE*
- **RD** *RESORT DEVELOPMENT*
- **CR** *COLIGNY RESORT*

CONSERVATION & RECREATION DISTRICTS

- **CON** *CONSERVATION*
- **PR** *PARKS AND RECREATION*

Attachment B - Town of Hilton Head Island Official Zoning District Map

APL-000429-2025



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341- 4600
Date Created: Thursday, May 22, 2025

Town of Hilton Head Island

35, 37, and 39 Oleander St.

May, 2025

2,0001,000 0 2,000 4,000 6,000 Feet

Attachment C - Location Map
APL-000429-2025

N

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

1. Applicability and Purpose

The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect the ***single-family*** residential character of the district and in particular the ***development*** and redevelopment of ***lots*** within the district. All new ***development*** and changes to existing ***development*** are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Existing ***nonconforming structures*** and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum ***impervious cover*** listed in paragraph 3 below.

2. Approval

Compliance with these regulations shall be determined by the ***Official*** at the time the ***Building Permit*** is reviewed and shall be based upon the standards of Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District.

3. Delineation of District

The Holiday Homes Neighborhood Character Overlay (HH-NC-O) District includes all ***parcels*** shown as hatched in Figure 16-3-106.J.3 below.



Figure 16-3-106.J.3: Holiday Homes Neighborhood Character Overlay (HH-NC-O) District.

4. District Regulations

a. Setbacks

In addition to the ***single-family*** setback requirements of Sec. 16-5-102, Setback Standards, the following setbacks shall be required:

i. Rear yard setbacks shall be a minimum of ten feet.

ii. Side yard setbacks shall be a minimum of ten feet; however, to preserve existing ***trees***, any one side yard setback may be reduced to five feet provided the sum of the required side yard setbacks equals at least 20 feet.

01. A ***lot*** with less than 50 feet of ***street frontage*** or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of five feet.

02. Dwelling units that are nonconforming as to the side yard setbacks identified above are permitted to be expanded along the subject boundary line; however, ***expansions*** shall be constructed no closer than five feet from the side property line.

03. Side yard setback angles shall be a minimum of 65 degrees measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or ***pre-development grade***, whichever is higher, at the setback line. The illustration in Sec. 16-5-102.D, Adjacent Use Setback Requirements, can be referenced for an example of a setback angle.

iii. In the case of a ***corner lot***, the required 20-foot adjacent street setback may be reduced to ten feet for the ***street*** with the lower average daily trips (ADT).

iv. ***Lots*** directly ***adjacent*** to Folly Field Road shall have a minimum adjacent street setback of 20 feet.

(Revised 3-7-2023 - Ordinance 2023-04)

b. Buffers

In addition to the buffer requirements of Sec. 16-5-103, Buffer Standards,the following buffers shall be required:

i. A 20-foot street buffer and side and rear buffers equal to the setbacks above.

ii. ***Driveways*** for ***street access***, as permitted in Sec. 16-5-103.J, Development Within Required Buffers,shall be limited to a total width of 24 feet per ***lot***.

iii. In the case of a ***corner lot***, the required 20-foot adjacent street buffer may be reduced to ten feet for the ***street*** with the lower average daily trips (ADT).

iv. ***Lots*** directly ***adjacent*** to Folly Field Road shall have a minimum adjacent street buffer of 20 feet.

c. Impervious Coverage

Impervious cover of the ***lot*** shall not exceed 50 percent.

d. Floor Area Ratio

The maximum ***gross floor area*** is limited to 0.45 times the area of the ***lot*** containing the ***single-family dwelling***, up to a maximum of 4,000 square feet. The ***gross floor area*** shall be calculated as all enclosed space with a ceiling height of seven feet or greater with the following exclusions:

i. Enclosed areas, where the floor level is located below the required ***base flood elevation*** (BFE), which are used solely for parking or storage.

ii. Attic space as defined by the latest adopted edition of the IBC.

e. Parking

Two parking spaces are required for up to 2,000 square feet of ***gross floor area***. Thereafter, one additional space shall be required for each 1,000 square feet or less of ***gross floor area***.

f. Minimum Lot Size

The ***subdivision*** or recombination of any ***lot*** shown on a plat recorded prior to July 21, 1998, shall not result in any ***lot*** having a gross area of less than 7,260 square feet.

03. For Hilton Head Beach Subdivision 3, the plat is recorded in the Beaufort County Register of Deeds Office, in Plat Book 81 at Page 154, and the ***lots*** in question are described thereon as the "X" ***lots***.

ii. The ***uses*** allowed in the TA-O District in Hilton Head Beach Subdivisions 1, 2, and 3 are those ***uses*** allowed on the "A," "E," "S," and "X" ***lots*** in the declarations of covenants and restrictions that are recorded in the Beaufort County Register of Deeds Office as follows:

01. For Hilton Head Beach Subdivision Number 1, in Official Record Book 1450 at Page 835;

02. For Hilton Head Beach Subdivision Number 2, in Official Record Book 1532 at Page 1317; and

03. For Hilton Head Beach Subdivision Number 3, in Official Record Book 1450 at Page 828

iii. Where the text of this ***Ordinance*** conflicts with the declarations of covenants described above, the text of the declarations of covenants and restrictions shall control.

3. Activities and Uses Permitted in the TA-O District

a. In addition to the activities and ***uses*** permitted in the CPA-O District (see Sec. 16-3-106.L.3), the TA-O District may include any ***uses*** that do not require enclosed space to operate. These activities and ***uses*** include, but are not limited to, ***swimming pools***, boardwalks, fire pits, decks, required drainage ***improvements***, and necessary utilities.

b. The activities and ***uses*** in the TA-O District shall be located as far landward as possible. Activities or ***uses*** in the TA-O District shall be accessory activities or ***uses*** to the ***development*** to which they are directly seaward.

c. ***Development*** in the TA-O District shall conform to the standards for ***impervious cover*** and ***open space*** for the underlying ***base zoning district***.

d. Activities or ***uses*** in the TA-O District shall not be on or in any part of a ***dune or dune system***.

4. Nonconforming Structures within the TA-O District

a. Any ***structure*** or site feature that is nonconforming as to the activities and ***uses*** permitted within the TA-O District may be rebuilt to its current size (or smaller) and location provided that:

   i. The ***structure*** conforms to current local, ***State***, and federal laws;

   ii. The same ***use*** that previously existed is reestablished within the ***structure***; and

   iii. ***Use*** of the ***structure*** has not ceased for a period of 12 consecutive months or greater.

b. Normal ***maintenance*** activities of ***nonconforming structures*** are allowed.

D. Residential Single-Family-6 (RSF-6) District

RSF-6
Residential Single-Family-6 District

1. Purpose

The purpose of the Residential Single-Family-6 (RSF-6) District is to primarily accommodate ***single-family dwellings*** at ***densities*** ranging up to six units per acre. It is intended to discourage any ***use*** that would substantially interfere with the ***development*** of ***single-family dwellings*** or would be detrimental to the quiet residential nature of ***single-family neighborhoods***. The district also accommodates agricultural ***uses*** and parks as permitted ***uses***.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
Government Uses	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Other Uses				
Agriculture Uses	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a

3. Development Form Standards

MAX. DENSITY (per *NET ACRE*)			LOT COVERAGE	
Residential	6 du		Max. ***Impervious Cover*** for All ***Development*** Except ***Single-Family***	35%
Nonresidential	6,000 GFA		Min. ***Open Space*** for Major Residential ***Subdivisions***	16%
MAX. BUILDING HEIGHT				

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable

(Revised 3-7-2023 - Ordinance 2023-04)

Town of Hilton Head Island

Tuesday, April 15, 2025

Department: Planning Department, Community Planning Division
Subject: Holiday Homes Ordinance history

Overview:
Holiday Homes was originally platted in 1955 as a 60 lot residential subdivision and was not served by sewer. Each lot was individually served by a septic system, which resulted in property lots averaging approximately 1/6 of an acre and rendering a portion of the lots unbuildable. When the Town proposed a sewer project for the neighborhood in 2005, residents grew concerned that the effect would result in larger homes occupying more of the lots that would not be in character with the existing neighborhood. In addition, the zoning at the time of the was RS-2, whereas the proposal of RS-6 would bring the subdivision into compliance with LMO density standards.

Timeline:

-February 7, 2005: Town Planner, Ben Brown and Ward 4 Councilman, John Safay, met with Holiday Homes residents to discuss the potential impact that public sewer and redevelopment will have in this neighborhood.

-Spring 2005: Councilman Safay and Town Staff participated in two additional workshops to host neighborhood discussions, where the topic of rezoning the overlay district from RS-2 to RS-6 was raised.

-July 6,2005: Planning Commission held a public hearing and voted to recommend that Town Council approve the amendments establishing RSF-6 zoning district and the Holiday Homes Character Overlay district.

-July 27, 2005: Planning and Development Standards Committee met and voted to recommend that Town Council approve the amendments establishing RSF-6 zoning district and the Holiday Homes Character Overlay district.

-August 4, 2005: public notice was mailed to residents informing them of the September 6, 2005 Town Council meeting to approve the establishment of HHNCOD (Holiday Homes neighborhood Character Overlay District)

-September 6, 2005: Town Council approved and adopted HHNCOD (Holiday Homes neighborhood Character Overlay District)

-September 20, 2005: the following ordinance became applicable:

- *Ordinance 2005-22*: Rezoning the Holiday Homes Subdivision from RS-2 to RS-6 via ZMA-05-006
- *Ordinance 2005-21*: To establish an "Residential Single-Family District, 6 Dwelling Units/Acre (RSF-6) and a Holiday Homes Neighborhood Character Overlay District for the Holiday Homes Subdivision, identified as 57 Single-Family parcels… The purpose of the Holiday Homes Neighborhood Character Overlay District is to protect the single family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-302.D…"

-December 18, 2007: Town Council voted 6-1 on the amendment to approve the 2007 Proposed LMO General Amendments …which clarified that approval compliance with these regulations shall be determined by the Administrator at the time the building permit is reviewed and shall be based upon the standards of Sec. 16-4-904, District Regulations.

-January 15, 2008: Town Council adopted the 2007 LMO General Amendments and

- *Ordinance 2008-01*

-November 1, 2022: LMO Committee of the Planning Commission recommended approval of the proposed amendments to Title 16 of the Municipal Code:

- *Ordinance 2023-04*: To amend the measurement for height calculation, and to amend provisions of side yard setback angle requirements…

-December 21, 2022: Planning Commission held a public hearing on the proposed amendments and voted unanimously to recommend that Town Council approve the proposed amendments.

-January 26, 2023: Public Planning Committee met and voted unanimously to forward a recommendation to Town Council to adopt ordinance amending the LMO

-February 21, 2023: Town Council reviewed the proposed Ordinance and LMO Amendments at their meeting and voted unanimously to approve the proposed amendments

-March 7, 2023: Town Council approved and adopted proposed LMO amendments, including *Ordinance 2023-04*

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2005- 21 **PROPOSED ORDINANCE NO. 2005-20**

AN ORDINANCE TO AMEND TITLE 16, "THE LAND MANAGEMENT ORDINANCE" (LMO), OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING CHAPTER 4 TO ESTABLISH AN RS-6 (RESIDENTIAL SINGLE FAMILY DISTRICT, 6 DWELLING UNITS/ACRE) ZONING DISTRICT AND A HOLIDAY HOMES NEIGHBORHOOD CHARACTER OVERLAY DISTRICT FOR THE HOLIDAY HOMES SUBDIVISION, IDENTIFIED AS 57 SINGLE FAMILY PARCELS LOCATED AT THE NORTHEAST CORNER OF WILLIAM HILTON PARKWAY AND FOLLY FIELD ROAD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance (LMO); and

WHEREAS, the Town Council now finds that, upon further review, it is in the public interest to amend Chapter 4 to establish an RS-6 Zoning District and a Holiday Homes Neighborhood Character Overlay District; and

WHEREAS, the Planning Commission held a public hearing on July 6, 2005 and voted to recommend that Town Council approve the amendments; and

WHEREAS, the Planning and Development Standards Committee met on July 27, 2005 and voted to recommend that Town Council approve the amendments.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SC; AND IT IS ORDAINED BY SAID AUTHORITY OF COUNCIL:

Section 1. Amendment. That the Land Management Ordinance (LMO) of the Town of Hilton Head Island, South Carolina, be, and the same hereby is, amended to read as indicated on the attached pages.

NOTE: New text is indicated by a double underline, deleted text is indicated by ~~strike through~~.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS 20 DAY OF September 2005.

Thomas D. Peeples
Thomas D. Peeples, Mayor

Betsy Mosteller
Betsy Mosteller, Town Clerk

Public Hearing: July 6, 2005

First Reading: September 6, 2005
Second Reading: September 20, 2005

Holiday Homes Neighborhood Character Overlay District (HHNCOD)

Applicability and Purpose

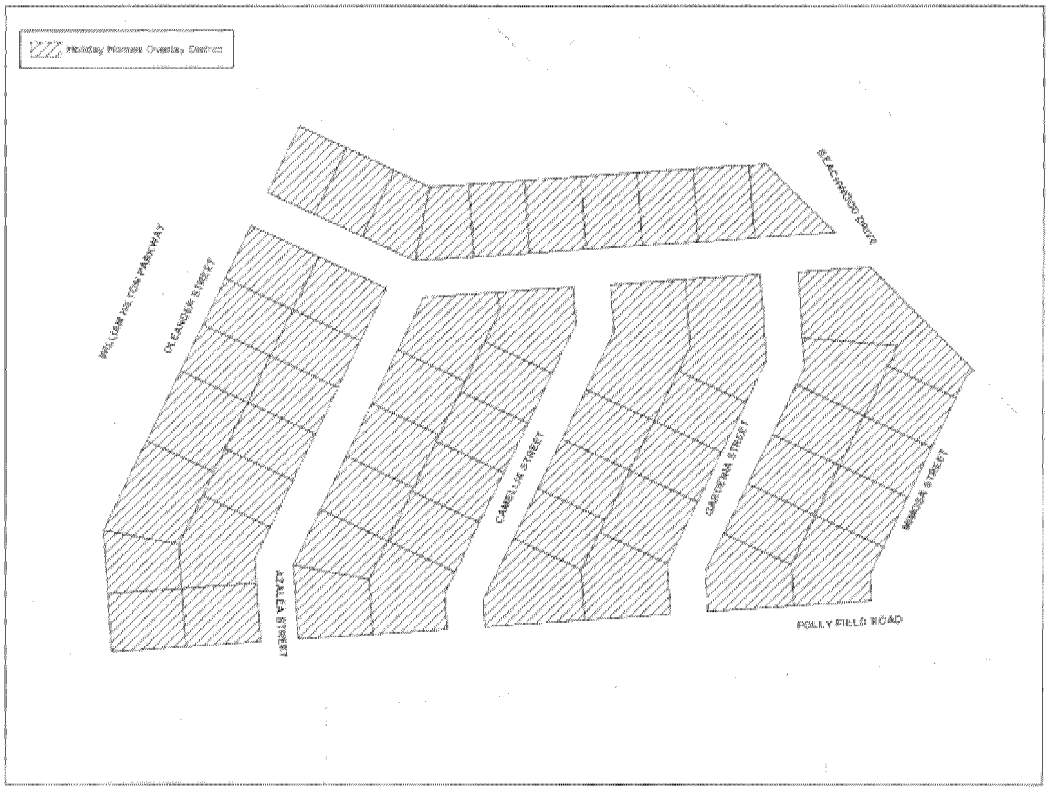
The purpose of the Holiday Homes Neighborhood Character Overlay District is to protect the single family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development are subject to the overlay district regulations, in addition to those listed in Section 16-3-302.D. Existing nonconforming structures and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum impervious coverage listed in the below District Regulations.

Approval

These regulations shall comply with Section (insert section), District Regulations.

Delineation of the District

The Holiday Homes Neighborhood Character Overlay District includes all parcels designated in the shaded area as indicated in the below illustration.



District Regulations

A. **Setbacks.** In addition to the single family setback requirements of Chapter 5, Article VII, the following setbacks shall be required:

1. Rear Yard Setbacks shall be a minimum of 10 feet.

2. Side Yard Setbacks shall be a minimum of 10 feet; however, to preserve existing trees, any one side yard setback may be reduced to 5 feet provided the sum of the required side yard setbacks equals at least 20 feet.

3. A lot with less than 50 feet of street frontage or smaller than 0.15 acres in size shall be permitted to reduce side yard setbacks to a minimum of 5 feet.

4. Dwelling units that are nonconforming to the above side yard setback requirements are permitted to be expanded along the subject boundary line; however, expansions shall be constructed no closer than 5 feet from the side property line.

5. Side Yard Setback Angles shall be a minimum of 65 degrees measured from 20 feet above the required base flood elevation (BFE), at the setback line. The illustration in Section 16-5-705, Exceptions for Setback Angle Requirements, can be referenced for an example of a setback angle.

6. In the case of a corner lot, the required 20-foot adjacent street setback may be reduced to 10 feet for the street with the lower average daily trips (ADT).

7. Lots directly adjacent to Folly Field Road shall have a minimum adjacent street setback of 20 feet.

B. **Buffers.** In addition to the buffer requirements of Chapter 5, Article VIII, the following buffers shall be required:

1. A 20-foot street buffer and side and rear buffers equal to the setbacks above.

2. Driveways for street access, as permitted in Sec. 16-5-808, shall be limited to a total width of 24 feet per lot.

3. In the case of a corner lot, the required 20-foot adjacent street buffer may be reduced to 10 feet for the street with the lower average daily trips (ADT).

4. Lots directly adjacent to Folly Field Road shall have a minimum adjacent street buffer of 20 feet.

C. **Impervious Coverage.** A maximum of 50% of the lot may contain impervious surface.

D. **Floor Area Ratio.** The maximum gross floor area (GFA) is limited to .45 times the area of the lot containing the single family residence, up to a maximum of 4,000 square feet. The GFA shall be calculated as all enclosed space with a ceiling height of 7 feet or greater with the following exclusions:

1. Enclosed areas, where the floor level is located below the required base flood elevation (BFE), which are used solely for parking or storage.

2. Attic space as defined by the International Building Code.

E. **Parking.** Two parking spaces are required for up to 2,000 square feet of gross floor area (GFA). Thereafter, one additional space shall be required for each 1,000 square feet or less of GFA.

F. **Minimum Lot Size.** Any lot platted and recorded after the effective date of this Article shall be at least 7,260 square feet in size.

Sec. 16-4-201. Designation of Districts

The following is a list of districts, together with appropriate abbreviations, that may appear on the Official Zoning Map and elsewhere within this Title:

Base Districts	
CON	Conservation District
PR	Parks and Recreation District
RS-2	Residential Detached Single Family District (2 units/acre)
RS-3	Residential Detached Single Family District (3 units/acre)
RS-4	Residential Detached Single Family District (4 units/acre)
RS-5	Residential Detached Single Family District (5 units/acre)
RS-6	Residential Single Family District (6 units/acre)
RM-4	Low to Moderate Density Residential District (4 to 8 units/acre)
RM-8	Residential Moderate Density District (8 units/acre)
RM-12	Moderate to High Density Residential District (12 units/acre)
PD-1	Planned Development Mixed Use District
SMU	Stoney Mixed Use District
WMU	Water Front Mixed Use District
MMU	Marsh Front Mixed Use District
CFB	Central Forest Beach District
RD	Resort Development District
NC	Neighborhood Commercial District
OL	Office/Institutional Low Intensity District
OM	Office/Institutional Moderate Intensity District
CC	Commercial Center District
IL	Light Industrial/Commercial Distribution District
Overlay Districts	
FHOD	Family Housing Overlay District
AHZ	Airport Hazard Overlay District
COR	Corridor Overlay District
PD-2	Planned Development Overlay District
FBNCOD	Forest Beach Neighborhood Character Overlay District
FFNCOD	Folly Field Neighborhood Character Overlay District
PACCOD	Pope Avenue Commercial Center Overlay District
HHNCOD	Holiday Homes Neighborhood Character Overlay District

Sec. 16-4-205. RS-2/3/4/5/6 -- Residential Single Family Districts

It is the intent of these residential districts to allow, preserve and protect the character of low density, single family areas and neighborhoods at densities ranging from two units per net acre up to ~~five~~ six units per acre.

Sec. 16-4-1004. Use Table

Specific Use	RS2	RS6
P = Permitted By Right PC = Conditional Use SE = Special Exception		
Residential Uses		
Group Living		
Household Living		
Single Family	P	P
Multifamily Residential		
Second Floor Residential		
Manufactured Housing Park		

Specific Use	RS2	RS6
P = Permitted By Right PC = Conditional Use SE = Special Exception		
Public and Civic Uses		
Aviation / Surface Passenger Terminal		
Community Service		
Day Care		
Educational Facilities		
Colleges		
Schools, Public or Private		
Government Facilities		
Hospitals		
Institutions		
Religious Institutions		
Other Institutions		
Parks and Open Areas		
Cemetery	SE	SE
Park, Community		
Park, Neighborhood	P	P
Park, Recreation Complex		
Park, Special Purpose	P	P
Utilities		
Major Utility		
Minor Utility	SE	SE
Telecommunications Facility		
Waste Treatment Plant		

Specific Use	RS2	RS6
P = Permitted By Right PC = Conditional Use SE = Special Exception		
Other Uses		
Agriculture	P	P
Water Oriented Facilities		
Marina		
Other Water Oriented Uses		

Sec. 16-4-1101. Density Standards Table

Maximum density in any District shall conform to the Table below unless bonus densities are used, as set forth in Sec. 16-4-1102.

District	Maximum Residential Density By Right(per net acre)	Maximum Hotel/ Motel/ Inn / B&B*I* Density By Right (per net acre)*****	Maximum Nonresidential Density By Right (per net acre)
CON	--	--	--
PR	--	--	6,000 SF
RS-2	2 DU	--	--
RS-3	3 DU	--	--
RS-4	4 DU	--	--
RS-5	5 DU	--	--
RS-6	6 DU	--	--
RM-4	4 DU	--	6,000 SF
RM-8	8 DU	--	6,000 SF
RM-12	12 DU	--	6,000 SF
PD-1	Determined by Master Plan (see Sec. 16-4-1103 below)		
PD-2	Determined by Master Plan (see Sec. 16-4-1103 below)		
SMU	10DU	20 Rooms	7,000 SF
WMU	12 DU	20 Rooms	8,000 SF
MMU	4 DU	10 Rooms	7,000 SF
CFB	8 DU	25 Rooms	8,000 SF
RD	8 DU	20 Rooms	8,000 SF
NC	4 DU	--	7,000 SF Public & Civic 3,000 SF Other
OL	4 DU	--	8,000 SF Office/Inst. 6,000 SF Other
OM	4 DU	--	10,000 SF Office/Inst. 8,000 SF Other
CC	4 DU	--	10,000 SF Office/Inst. 8,000 SF Other
IL	--	--	12,000 SF Warehouse 10,000 SF Other

Sec. 16-4-1105. Maximum Impervious Coverage and Minimum Open Space

Maximum impervious coverage and minimum open space shall conform to the Table below.

District	Max. Impervious Coverage	Min. Open Space
CON	--	--
PR	45%	45%
RS-2	35%	65%
RS-3	35%	65%
RS-4	35%	65%
RS-5	35%	65%
RS-6	35%	65%
RM-4	35%	65% up to 4 DU/ net acre 55% over 4 DU/net acre 55% nonresidential
RM-8	35%	55%
RM-12	35%	50%
PD-1	see Sec. 16-4-1106 below	see Sec. 16-4-1107 below
PD-2	same as underlying district	
SMU	45% residential 45% nonresidential 50% mixed use	45% residential 55% nonresidential 45% mixed use
WMU	50%	50%
MMU	45% residential 45% nonresidential 50% mixed use	45% residential 55% nonresidential 45% mixed use
CFB	55% residential 55% nonresidential	40% residential 20% nonresidential
RD	50% residential 50% nonresidential	45% residential 25% nonresidential
NC	45% residential 45% nonresidential	45% mixed use 55% nonresidential
OL	40% residential 60% nonresidential	50% residential 25% nonresidential
OM	40% residential 65% nonresidential	50% residential 20% nonresidential
CC	40% residential 65% nonresidential	50% residential 25% nonresidential

Sec. 16-4-1202. Active Sports Complexes

A. Active Sports Complexes are permitted subject to the following standards.

B. The site shall not exceed 6 acres.

C. The site shall not be located within 750 feet of any other active sports complex or any RS-2, RS-3, RS-4, RS-5, RS-6, ~~RM-5~~, RM-8 or RM-12 zoning district.

D. The site shall have access to a minor arterial only as defined in Sec. 16-5-403. Seating for spectators shall not exceed 100 seats.

E. Is clearly designed to serve the needs of Island residents or tourists utilizing Island overnight accommodations.

Sec. 16-4-1237. Outdoor Entertainment

A. The site shall not exceed 4 acres.

B. The site shall not be located within 750 feet of any other such facility or any RS-2, RS-3, RS-4, RS-5, RS-6, ~~RM-5~~, RM-8 or RM-12 zoning district.

C. The site shall have access to a minor arterial only as defined in Section 16-5-403.

D. Seating for spectators shall not exceed 250 seats.

E. Is clearly designed to serve the needs of Island residents or tourists utilizing Island overnight accommodations.

Sec. 16-4-1250. Water Parks

A. The site shall not exceed 4 acres.

B. The site shall not be located within 750 feet of any other water park or any RS-2, RS-3, RS-4, RS-5, RS-6, ~~RM-5~~, RM-8 or RM-12 zoning district.

C. The site shall have access to a minor arterial only as defined in Section 16-5-403.

D. Is clearly designed to serve the needs of Island residents or tourists utilizing Island overnight accommodations.

Sec. 16-4-1501. Maximum Structure Height

Maximum structure heights for each district are set forth in the Table below. No structure shall exceed the specified height limits unless otherwise allowed in this Article.

Base Districts	Maximum Height	Not to Exceed
CON	25 feet	(bridges over navigable waters may exceed this limitation)
PR	45 feet	2 stories
RS-2, RS-3, RS-4, RS-5, RS-6	35 feet	
RM-4	35 feet	
RM-8	45 feet	
RM-12	45 feet	
PD-1	75 feet	5 habitable stories
SMU, MMU - Residential	45 feet	3 habitable stories/1 level parking
SMU, MMU - Non Residential	35 feet	2 habitable stories/1 level parking
SMU, MMU Mixed Use	45 feet	3 habitable stories / 1 level parking
CFB - Located greater than 600 feet from the upland boundary of the beach as defined in Sec. 8-1-112 of the Municipal Code.	45 feet	3 habitable stories/1 level parking
CFB - Located within 600 feet of the upland boundary of the beach as defined in Sec. 8-1-112 of the Municipal Code.	75 feet	5 habitable stories/1 level parking
WMU, RD	75 feet	5 habitable stories /1 level parking
OL, NC, OM, CC, IL - Residential	35 feet	2 habitable stories /1 level parking
OL, NC, IL - Nonresidential	35 feet	2 stories
OM, CC - Nonresidential	45 feet	3 stories

TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, AICP, *Town Manager*
VIA: Charles F. Cousins, AICP, *Planning Director*
FROM: Ben Brown, *Senior Planner*
DATE September 7, 2005
SUBJECT: Pending Ordinance No. 2005-20
LMO Amendments / Holiday Homes Neighborhood Character Overlay District

Staff recommends approval on second reading of proposed ordinance 2005-20. At their September 6, 2005 meeting, Town Council approved the LMO amendments and Holiday Homes Neighborhood Character Overlay District with no revisions.

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TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, AICP, *Town Manager*
VIA: Charles F. Cousins, AICP, *Planning Director*
VIA: Teri B. Lewis, AICP, *Manager of Development Review & Zoning*
FROM: Ben Brown, *Senior Planner*
DATE August 17, 2005
SUBJECT: Pending Ordinance No. 2005-20
LMO Amendments / Holiday Homes Neighborhood Character Overlay District

Recommendation: Staff recommends that Town Council approve the attached amendments.

Summary: The Planning Commission met on July 6, 2005 to review the proposed amendments to the Town of Hilton Head Island Land Management Ordinance. After a presentation by staff and comments from the public, the Planning Commission voted unanimously to forward the amendments to Town Council with the following recommendation:

- Due to the size and geometry of lots 50 and 64, appropriate relief be given for these lots.

The Planning and Development Standards Committee met on July 27, 2005 and voted unanimously to forward the amendments to Town Council with the following recommendations:

- The setback angle shall be measured at 20 feet above the required base flood elevation.
- Delete the provision that excludes potential parking areas within an adjacent street buffer from contributing toward the total number of required parking spaces.
- Mail a copy of the final proposal to all property owners within the subdivision.

The recommendations of the Planning Commission and of the Planning and Development Standards Committee have been incorporated into the final proposal. A copy of the overlay has also been mailed to all property owners within the Holiday Homes Subdivision.

Background: At the request of Holiday Homes residents, planning staff participated in three community workshops. Holiday Homes is scheduled to have public sewer service available later this year and residents wanted to discuss the idea of the Town adopting design standards to protect the single family character of their neighborhood. The Holiday Homes Subdivision is currently served by individual septic systems. The size and location of these systems influence the size and shape of existing homes. Upon sewer installation, home sizes will no longer be restricted by these site features due to the increased availability of buildable area on each individual lot. Planning staff has drafted the proposed LMO amendments to ensure that new development and redevelopment will be proportionate with existing structures and harmonious with the general character of the neighborhood.

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AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2005- 22 **PROPOSED ORDINANCE NO. 2005-21**

AN ORDINANCE TO AMEND TITLE 16, "THE LAND MANAGEMENT ORDINANCE" (LMO), OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-4-102, THE OFFICIAL ZONING MAP, SPECIFICALLY AMENDING THE ZONING MAP WITHIN THE HOLIDAY HOMES SUBDIVISION, IDENTIFIED AS 57 SINGLE FAMILY PARCELS LOCATED AT THE NORTHEAST CORNER OF WILLIAM HILTON PARKWAY AND FOLLY FIELD ROAD, WHICH IS CURRENTLY ZONED RS-2 (RESIDENTIAL SINGLE FAMILY DISTRICT, 2 DWELLING UNITS/ACRE) TO RS-6 (RESIDENTIAL SINGLE FAMILY DISTRICT, 6 DWELLING UNITS/ACRE); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance (LMO); and

WHEREAS, the Town Council now finds that, upon further review, it is in the public interest that the Holiday Homes Subdivision be rezoned from RS-2 to RS-6; and

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on July 6, 2005, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, subsequently voted at that meeting to recommend to Town Council that the rezoning request be approved; and

WHEREAS, the Planning and Development Standards Committee held a public meeting on July 27, 2005, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning and Development Standards Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, subsequently voted at that meeting to recommend to Town Council that the rezoning request be approved.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SC; AND IT IS ORDAINED BY SAID AUTHORITY OF COUNCIL:

Section 1. Amendment. That the official zoning map of the Town of Hilton Head Island, as referenced by Section 16-4-102 of the Land Management Ordinance, be, and the same hereby amended as follows:

- The 57-lot single family subdivision known as Holiday Homes, located at the northeast corner of William Hilton Parkway and Folly Field Road, be rezoned from RS-2 to RS-6

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS 20 DAY OF September 2005.

Thomas D. Peeples

Thomas D. Peeples, Mayor

Betsy Mosteller

Betsy Mosteller, Town Clerk

Public Hearing: July 6, 2005

First Reading: September 6, 2005
Second Reading: September 20, 2005

TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, AICP, *Town Manager*
VIA: Charles F. Cousins, AICP, *Planning Director* CFC
FROM: Ben Brown, *Senior Planner* B. Brown
DATE September 7, 2005
SUBJECT: Pending Ordinance No. 2005-21
ZMA050006 / Holiday Homes Subdivision

Staff recommends approval on second reading of proposed ordinance 2005-21. At their September 6, 2005 meeting, Town Council approved this rezoning with no revisions.

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TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, AICP, *Town Manager*
VIA: Charles F. Cousins, AICP, *Planning Director* CFC
VIA: Teri B. Lewis, AICP, *Manager of Development Review & Zoning* TBL
FROM: Ben Brown, *Senior Planner* B.Brown
DATE August 17, 2005
SUBJECT: Pending Ordinance No. 2005-21
ZMA050006 / Holiday Homes Subdivision

Recommendation: Staff recommends that Town Council approve this application for Zoning Map Amendment.

Summary: The Planning Commission met on July 6, 2005 to review an application to rezone the Holiday Homes Subdivision from RS-2 to RS-6. After a presentation by staff and comments from the public, the Planning Commission voted unanimously to forward ZMA050006 to Town Council with a recommendation for approval. The Planning and Development Standards Committee met on July 27, 2005 and also voted unanimously to recommend approval of this Zoning Map Amendment.

Background: Holiday Homes was originally platted in 1955 as a 60-lot residential subdivision. After three lot consolidations, the subdivision currently consists of 57 single family residential lots. Holiday Homes is scheduled to have public sewer service available later this year and residents have asked the Town to adopt design standards to protect the single family character of their neighborhood. Based on the availability of public sewer and the redevelopment plans for the Adventure Cove site, located directly across Folly Field Road, property owners are anticipating redevelopment activity in their subdivision.

On February 7, 2005, Town Planner, Ben Brown and Ward 4 Councilman, John Safay met with Holiday Homes residents to discuss the potential impact that public sewer and redevelopment will have in this neighborhood. Councilman Safay and planning staff participated in two additional workshops. A concern discussed during the workshops was the discrepancy between the RS-2 zoning district and the size of existing lots, which are approximately 1/6 of an acre in size. The current RS-2 zoning district permits two dwelling units per acre. The Town is proposing to create an RS-6 district for Holiday Homes, which will bring the subdivision into compliance with LMO density standards.

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AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.: 2008-01 **PROPOSED ORDINANCE NO.: 2007-21**

AN ORDINANCE TO AMEND TITLE 16 OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THE LAND MANAGEMENT ORDINANCE, CHAPTERS 1, 3, 4, 5, 6 & 10 TO REVISE VARIOUS ARTICLES AND SECTIONS. THESE AMENDMENTS, COMMONLY REFERRED TO AS *2007 GENERAL AMENDMENTS* AS NOTICED IN THE ISLAND PACKET ON MAY 27, 2007, INCLUDE CHANGES THAT PROVIDE FOR GENERAL AMENDMENTS TO: ACTIVITIES NOT CONSTITUTING DEVELOPMENT, CONFLICTING PROVISIONS, APPLICATION DEADLINES, PUBLIC NOTICE REQUIREMENTS, APPEALS, DEVELOPMENT EXEMPT FROM APPROVAL, EMERGENCY PREPAREDNESS DOCUMENTATION, MAJOR SUBDIVISION SUBMISSION REQUIREMENTS, DESIGN REVIEW BOARD ACTION, THE NEIGHBORHOOD CHARACTER OVERLAY DISTRICTS, USE REGULATIONS, TRUCK OR TRAILER RENTAL, DENSITY STANDARDS, ACCESS TO STREETS, PARKING STANDARDS, FENCE STANDARDS, PRESERVATION OF TREES AND VEGETATION, AND DEFINITIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance (LMO); and

WHEREAS, the Town Council now intends to amend Chapters 1, 3, 4, 5, 6 & 10 to provide for general amendments to: Activities Not Constituting Development, Conflicting Provisions, Application Deadlines, Public Notice Requirements, Appeals, Development Exempt from Approval, Emergency Preparedness Documentation, Major Subdivision Submission Requirements, Design Review Board Action, The Neighborhood Character Overlay Districts, Use Regulations, Truck or Trailer Rental, Density Standards, Access to Streets, Parking Standards, Fence Standards, Preservation of Trees and Vegetation, and Definitions; and

WHEREAS, the Planning Commission held a public hearing on August 1, 2007 and voted to recommend that Town Council approve the amendments with the exception of the deletion of Bonus Densities for Public Purpose Contributions; and

WHEREAS, the Planning and Development Standards Committee met on September 26, 2007 and voted to recommend that Town Council deny the amendments, with the exception of the sections related to Bonus Densities for Public Purpose Contributions, which the Planning and Development Standards Committee voted to recommend that Town Council approve these amendments.

WHEREAS, Town Council now finds that, upon further review, it is in the public interest to further amend Chapters 1, 3, 4, 5, 6, & 10 of the Land Management Ordinance to further revise the General Amendments.

NOW, THEREFORE BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY SAID AUTHORITY OF COUNCIL:

Section 1. Amendment. That the Land Management Ordinance of the Town of Hilton Head Island, South Carolina, be, and the same hereby is, amended to read as indicated on the attached pages.

NOTE: New text is indicated by a double underline and deleted text is indicated by a ~~strike through~~.

Section 2. Severability. If any sections, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not attest the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council for the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS 15 DAY OF January 2007.

Thomas D Peeples
Thomas D. Peeples, Mayor

ATTEST:

Betsy Mosteller
Betsy Mosteller, Town Clerk

Public Hearing: August 1, 2007
First Reading: November 7, 2007
Revised First Reading: December ~~18~~, 2007
Second Reading: January 15, 2008

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: KENNETH HEITZKE

2007 LMO General Amendments:

Background:

These proposed amendments were drafted from issues that have arisen through development review, requests from Commissioners, Council persons or the general public. A team of staff from different departments and planning divisions worked together to revise the identified sections. Changes have been made as suggested by the LMO Committee, the Planning Commission, or the Planning and Development Standards Committee. The attached is the final proposed draft of the 2007 General Land Management Ordinance Amendments— General Amendments.

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Staff Explanation: *There are currently no directions in the LMO on how to stamp a plat or what the submission requirements are to submit a plat to be stamped.*

Chapter 1—Article I. General. Sec. 16-1-106. Activities Not Constituting Development

A. For purposes of this Title, the following activities shall not be considered to be development, unless otherwise specifically noted herein. If any of these activities necessitates the recording of documents or plats, except for item A, such documents and plats shall be submitted to the Administrator for review and stamping prior to recording. ~~These plats shall only contain existing and/or proposed parcel lines, easement lines and any existing structures. These plats shall contain a signature block which shall be signed by the owner of record before these plats can be stamped for recording purposes; this requirement may be waived if the applicant presents a written acknowledgement of the action in a legally recordable form, such as but not limited to an easement, a right of entry, or a deed. The above requirement shall not apply to plats related to public projects, such as easements obtained through condemnation for a public pathway.~~

1. Transfer of Title. A transfer of title to land not involving the division of land into parcels.
2. Leases and Easements. The creation or termination of leases and easements concerning development of land, or other rights, except that no easement required by this Title may be terminated without the approval of the Administrator.
3. Legal Exhibits and Documents. The recording of any documents or plats expressly for the purposes of reference or attachment to a publicly recorded document when such recording does not result in subdivision of land into parcels. Such recording may include, but is not limited to, documents such as master deeds or covenants, or plats for mortgage or HUD filing purposes only.
4. Combination or Recombination of Lots. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots comply with all standards of this Title.
5. Division of Land into Five Acre or Larger Parcels. The division of land into parcels of five acres or more where no new street is involved.

B. A plat application shall be considered complete when the following applicable items have been submitted on a plat along with a completed plat stamping checklist form. Submit three plats (one for the Town and two for Beaufort County), as well as any additional copies the applicant may wish to have stamped. These plats shall contain existing and proposed parcel lines, easement lines and any existing structures. These plats shall also contain a signature block which shall be signed by the owner of record before these plats can be stamped for recording purposes; this requirement may be waived if the applicant presents a written acknowledgement of the action in a legally recordable form, such as, but not limited to an easement, a right of entry, or a deed. The above requirement shall not apply to plats related to public projects, such as easements obtained through condemnation for a public pathway.

1. Owner of Record Signature (Sign plat as it appears on the deed). Example: "I the undersigned, as the Owner of Record of parcel(s) R### ### ### #### ####, agree to the recording of this plat."
2. Property Deed/Title Source (See Sec. 16-3-303(C)).
3. Title- Purpose of survey.
4. Vicinity Sketch- Map of property location.
5. Address, State and County where property to be recorded is located.
6. Who the survey was prepared for, name(s) on deed.
7. Tax District, Map & Parcel Number of subject property.
8. Total acreage of parcel(s).
9. All property access improvements.
10. Easements.
11. Recorded easement documents.
12. Date of survey & date of any revisions.
13. Graphic & numeric scale.
14. North arrow.
15. Certification of surveyor stating "class" of survey.
16. Existing monuments – property pins.
17. Improvements.
18. Surveyor's original embossed seal, signature, surveyor ID, address & registration number.
19. "S.C. Certificate of Authorization" embossed seal when survey done by corporation, firm, association, partnership, or other such entity.
20. FEMA zone information – property assigned flood zone.
21. Flood disclosure statement – see Section 16-5-1402.
22. Notation of specific reference plats
23. Transfer agreement – legal document showing property owner change.
24. OCRM critical line and base line.
25. Space for stamp – minimum 4 x 4 inches

****

Staff Explanation: *This section is confusing and not a fair provision for property owners, therefore, staff proposes to delete the provision.*

Chapter 3—Article I. General. Sec. 16-1-107. Conflicting Provisions.

A. No Change

~~B. In particular, where Chapter 4 permits a variety of uses on a particular lot or parcel, but it is possible to meet the design and performance standards of Chapter 5 for only some of those uses, then only those uses for which it is possible to meet the design and performance standards on that lot or parcel without a variance shall be deemed to be permitted for that lot or parcel under this Title.~~
~~C. Similarly, where Chapter 4 permits a range of densities or intensities of uses on a particular lot or parcel, the permitted density or intensity shall not exceed that for which it is possible to meet the design and performance standards on that lot or parcel without a variance.~~

****

Staff Explanation: *The Planning Dept. has established a Design Team to review Design Review Board applications and make staff recommendations to the Board. Fourteen days is not enough time for the Design Team to review new development plans (including conceptual plans) and prepare reports to be included with the Board's agenda packets, which will be mailed one week prior to the DRB meeting.*

Chapter 3—Article I. General. Sec. 16-3-106. Application Deadline

All applications shall be completed and submitted to the Administrator not less than the following number of days prior to the meeting at which the permit or approval will be considered.

Permit or Approval Subject to Review By:	Submission Deadline
Administrator	None
Planning Commission	45 days prior to meeting
Board of Zoning Appeals	45 days prior to meeting
Design Review Board New Development All other applications	 21 days prior to meeting 14 days prior to meeting

****

Staff Explanation: *The Planning Commission suggested that the Town be subject to the same notification requirements as the general public when rezoning property.*

Chapter 3—Article I. General. Sec. 16-3-111. Public Notice Requirements

A. – B. No Change

C. 1. -2. No Change

3. For proposed amendments to the Official Zoning Map initiated by the Town, the Town is additionally required to notify the property owner of the parcel under consideration ~~comply with this notification requirement only in those cases where the Town is the owner of record of the parcel under consideration~~.

****

Staff Explanation: *All decisions that are appealable will be sent certified. This change will establish a clear date that the 14 days begins.*

Chapter 3 – Article II. Written Interpretations. Sec. 16-3-205. Appeal

Appeals of written interpretations made by the Administrator shall be made to the Board of Zoning Appeals within 14 calendar days of ~~mailing~~ receipt of the interpretation, in accordance with the procedures in Article XX.

Chapter 3 – Article III. Development Plan Review. Sec. 16-3-309. Appeal

Appeals of administrative decisions made by the Administrator shall be made to the Board of Zoning Appeals within 14 calendar days of ~~mailing~~ receipt of the decision, in accordance with the procedures in Article XX.

Chapter 3 – Article IV. Tree Protection. Sec. 16-3-408. Appeal

Appeals of administrative decisions made by the Administrator shall be made to the Board of Zoning Appeals within 14 calendar days of ~~mailing~~ receipt of the decision, in accordance with the procedures in Article XX.

Chapter 3—Article V. Wetlands Alteration. Sec. 16-3-506. Appeal

Appeals of administrative decisions made by the Administrator shall be made to the Board of Zoning Appeals within 14 calendar days of ~~mailing~~ receipt of the decision, in accordance with the procedures in Article XX.

Chapter 3 – Article VI. Subdivision Review. Sec. 16-3-607. Appeal

Appeals of administrative decisions on subdivisions made by the Administrator shall be made to the Planning Commission within 14 calendar days of ~~mailing~~ receipt of the decision, in accordance with the procedures in Article XX.

Chapter 3 – Article IX. Sign Permits. Sec. 16-3-905. Action by Administrator

A-E. No Change

F. Appeals of minor sign permit decisions made by the Administrator shall be made to the Design Review Board within 14 calendar days of ~~mailing~~ receipt of the decision.

Chapter 3 – Article XVII. Planned Unit Development (PUD) Review. Sec. 16-3-1707. Minor Amendments

A. No Change

B. Appeals of administrative decisions on minor amendments made ~~Denial of proposed changes~~ by the Administrator shall be made to the Board of Zoning Appeals ~~may be appealed~~ within 14 calendar days of the receipt of the decision, in accordance with the procedures in Article XX ~~to the Board of Zoning Appeals~~.

Chapter 3 – Article XX. Appeals of Administrative Decisions. Sec. 16-3-2002. Deadline for Submission of Applications

An application for appeal shall be filed (received by the Administrator or postmarked) ~~not later than~~ within 14 calendar days of receipt of ~~after~~ the decision being appealed in order to be considered by the Board of Zoning Appeals.

****

Staff Explanation: *The review process associated with single-family homes has changed and this sentence is no longer applicable.*

Chapter 3 – Article III. Development Plan Review. Sec. 16-3-302. Development Exempt from Approval

A-C. No Change

D. **Single Family Residences on Individual Lots.** All structures located on single family residential lots, including factory built housing, which are built or placed on individual lots with no other dwellings on them, are exempt from the development plan review process but shall comply with the provisions set forth below. Compliance with these provisions shall be verified through the building permit process. ~~The applicant must submit any appropriate items, as determined by the Administrator, listed in Sec. 16-3-303.D and, F, I, or K for use in verifying compliance.~~ Any variance request to a design and performance standard for single family detached residences shall follow the procedures outlined in Chapter 3, Article XIX.

E-G. No Change

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Staff Explanation: *William Winn, Director of Emergency Management, Beaufort Co. advised us that this section is no longer necessary.*

Chapter 3 – Article III. Development Plan Review. Sec 16-3-307. Emergency Preparedness Documentation

A-B. No Change

~~C. An affected applicant's emergency preparedness plan shall be submitted to the Beaufort County Emergency Preparedness Department for its review and recommendations. The Town shall consider the recommendations of the Emergency Management Department and may impose appropriate conditions on the application for development plan approval.~~

~~D. The Administrator shall secure copies of the Beaufort County Emergency Management Department's annual report and transmit it to the Planning Commission.~~

****

Staff Explanation: *This amendment makes the requirement for an Owner's Consent consistent throughout the LMO.*

Chapter 3 – Article VI. Subdivision Review. Sec. 16-3-604. Major Subdivision Submission Requirements

A-B. No Change

C. Certification of Owner's Consent. If the applicant is someone other than the owner, notarized certification, written and signed by the development site owner of record, that ~~the~~ such owner ~~of the land has given~~ formally consents to the proposed subdivision.

D-I. No Change

Chapter 3 – Article XV. Amendments to Zoning Map (Rezoning). Sec. 16-3-1502. Application

A. No Change

B. If the applicant is not the Town or if the applicant is someone other than the owner, the applicant shall submit a notarized certification, written and signed by the development site owner of record, that such owner formally consents to the proposed rezoning ~~consent from the owner of the property that is being considered for a rezoning~~.

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Staff Explanation: *The Design Review Board holds public meetings not hearings. Correcting a discrepancy.*

Chapter 3 – Article X. Corridor Overlay District Review. Sec. 16-3-1007. Design Review Board Action

A. The Design Review Board shall hold a public ~~hearing~~ meeting on the application.

B. After review of the application and the public ~~hearing~~ meeting, the Design Review Board shall make a written finding and give its approval; approval with modifications or conditions; or disapproval to the request.

C. No change.

****

Staff Explanation: *Currently there is no approval section in the FBNCOD. This language reflects that of the other 2 neighborhood overlay districts, the numbering has changed to follow the same format as the other districts. These changes make the Approval sections in the 3 overlay districts consistent.*

Chapter 4 – Article VII. Forest Beach Neighborhood Character Overlay District. Sec. 16-4-(new 702). Approval

Compliance with these regulations shall be determined by the Administrator at the time the building permit is reviewed and shall be based upon the standards of Section 16-4-704, District Regulations.

Chapter 4 – Article VIII. Folly Field Neighborhood Character Overlay District. Sec. 16-4-802. Approval.

Compliance with these regulations shall be determined by the Administrator at the time the building permit is reviewed and shall be based upon the standards of Section 16-4-804 ~~below~~, District Regulations.

Chapter 4 – Article IX. Holiday Homes Neighborhood Character Overlay District. Sec. 16-4-902. Approval
Compliance with these regulations shall be determined by the Administrator at the time the building permit is reviewed and shall be based upon the standards of ~~comply with~~ Section 16-4-904, District Regulations.

****

Staff Explanation: *There are no conditions for 'Other Retail Sales or Services' in the WMU or RD zoning districts. This is correcting a discrepancy in the LMO. Staff concluded that most retail sales and service uses in the RD district cater to tourists and any objectionable uses are already restricted from this district. There are conditions listed for a Docking Facility and Boat Ramp in the text, reflecting in table to be consistent.*

Chapter 4 – Article XI. Use Regulations. Sec. 16-4-1104. Use Table

Specific Use	CON	PR	RS2	RS3	RS4	RS5	RS6	RM4	RM8	RM12	SMU	WMU	MMU	CCW	DCW	CFB	RD	NC	OL	OM	CC	IL
P = Permitted By Right PC = Conditional Use SE = Special Exception																						
Commercial Uses																						
Retail Sales and Service																						
Other Retail Sales or Service											P	P C	P C	P	P	P C	P C	P C	S E	S E	P	
Other Uses																						
Water Oriented Facilities																						
Docking Facility and Boat Ramp	P C											P C										

****

Chapter 4 – Article XV. Density Standards
Sec. 16-4-1502. Bonus Densities
~~**Public Purpose Contributions:**~~
~~1. Eligible Contributions. Bonus densities are available for the following on or off site contributions that benefit the public:~~
~~a. Land for beach access and public parking;~~
~~b. Improvements in neighborhood drainage; and~~

c. Dune restoration.

2. **Application for Bonus Density.** Bonus densities associated with public purpose contributions shall be reviewed by the Planning Commission and Town Council only be permitted by special exception, in accordance with Chapter 3, Article XVII.
   a. Following appropriate notice, the Planning Commission shall hold a public hearing regarding the application.
   b. The Planning Commission shall study the request taking into account all factors which it may deem relevant including but not limited to the consistency of the proposed application with the Comprehensive Plan, the review criteria listed in Section 16-3-1705. Special Exception Review Criteria and whether the request serves to carry out the purposes of this Title.
   c. At the close of the public hearing, the Planning Commission shall recommend approval, modified approval, or denial of the request for bonus density.
   d. The staff shall prepare a report of the Planning Commission deliberations and recommendation, which shall be forwarded to the Town Council.
   e. The Town Council shall consider the proposed application at the earliest reasonable date and shall consider the report of the Planning Commission in taking action regarding the proposed application.
   f. The Town Council shall act to approve, approve with modifications, or deny the proposed application. A failed motion is deemed to be a denial.
   g. Final action for approving the application shall require approval of an ordinance through two readings by Town Council.
   h. Following Town Council action, the applicant shall be notified of the decision in writing.

3. **No Density Bonus Available.** Interval occupancy projects and minor subdivisions are not eligible to receive bonus densities.

4. **Land for Public Beach Access and Public Parking.**
   a. **Possible Bonus.** Applicants may be eligible to receive a bonus density in addition to the density by right of up to 4 additional dwelling units per net acre, or 7 additional hotel rooms per net acre.

   b. **Requirements.**
      i. Applicant shall dedicate a minimum of 0.75 acres or the equivalent of 5 percent of the proposed development site, whichever is greater, to the Town for public parking and other public facilities.

      ii. The dedicated acreage shall be within reasonable walking distance of the beach and accessible by car. The applicant shall also grant an easement for a public foot path from the dedicated acreage to the beach.

      iii. The applicant shall extend water and sewer lines to a location within the dedicated acreage that is acceptable to the Administrator.

      iv. The dedication of acreage, the granting of easement for the foot path, and the extension of water and sewer lines must be accomplished prior to the issuance of the certificate of compliance.

      v. In calculating the permitted number of residential units, hotel rooms, and/or commercial square footage, the applicant shall include the dedicated acreage in his computation.

      vi. The Town shall be responsible for the construction and maintenance of the public parking lot and any public facilities that may be constructed on the dedicated acreage.

5. **Improvements In Neighborhood Drainage.**

   a. **Possible Bonus.** Applicants may be eligible to receive a bonus density in addition to the density by right of up to 2 additional dwelling units per net acre, or 4 additional hotel rooms per net acre.

   b. **Requirements:**

~~i. In addition to complying with the drainage standards in Chapter 5, Article V for the proposed project, the applicant shall make a significant contribution to the drainage from upstream and/or downstream properties.~~

~~ii. The proposed drainage contribution shall be acceptable to both the Administrator and the Planning Commission.~~

~~iii. When the Town's drainage study in the CFB district is completed, the Town will endeavor to establish specific guidelines for drainage contributions that qualify for bonus density.~~

~~iv. Drainage contribution, if a condition of project approval, must be completed prior to the issuance of the certificate of compliance or, in the alternative, the appropriate performance surety shall be provided to the Town prior to the issuance of the certificate of compliance.~~

~~6. **Dune Restoration.**~~

~~a. **Possible Bonus.** Applicants may be eligible to receive a bonus density in addition to the density by right of up to 2 additional dwelling units per net acre or up to 500 additional square feet of commercial use per net acre.~~

~~b. **Requirements.**~~

~~i. If dune restoration is proposed, the applicant shall submit a detailed dune restoration plan for the entire linear beach frontage of the project site. The dune restoration plan must comply with applicable State and Federal regulations.~~

~~ii. The detailed plan should include the use of replacement sand with organic fillers, sea oats, and/or other vegetation required to stabilize the restored dune. The height and width of the proposed dune restoration must be acceptable to the Administrator. The detailed plan shall also include a dune walk over for beach access.~~

~~iii. Bonus densities will not be granted for dune restoration on sites having hard shoreline protection devices such as revetments.~~

~~iv. Dune restoration and dune walk over, if a condition of project approval, must be completed prior to the issuance of the certificate of compliance or, as an alternative, the appropriate performance surety shall be provided to the Town prior to the issuance of certificate of compliance.~~

Staff Explanation: *Since the Bonus Density Section for Public Purpose Contributions is being deleted, the following sentence is no longer applicable.*

Chapter 4—Article II. Base District Character and Purpose.
Sec. 16-4-213. CFB-Central Forest Beach District

A. – C. No Change

~~D. Bonus densities subject to special exception review may be available for provision of public recreational amenities and neighborhood solutions to particular problems or infrastructure deficiencies.~~

****

Staff Explanation: *Staff believes it is not important to be located on a major or minor arterial because the size of local roads is about the same size as minor arterials. But it is important to have outside storage areas screened from view.*
Previously staff had proposed to remove the site size requirement. The proposed deletion was included in the Planning Commission's recommendation for approval; however, after comments were received, staff left this requirement in the standards.
Comments were also received to require landscaping in addition to the structural element. Staff believes that the vegetation required in conjunction with the adjacent street and use buffers the same aesthetics will be reached.

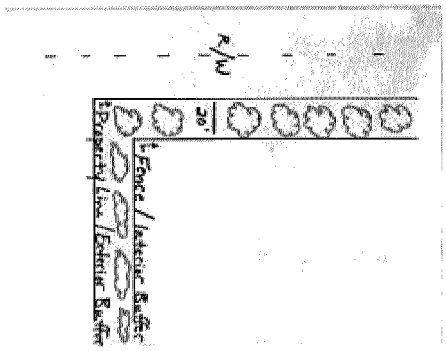
Chapter 4 – Article XII. Specific Use Standards. Sec. 16-4-1250. Truck or Trailer Rental

Truck or trailer rental is permitted subject to the following standard.

~~A. The site shall have direct access to a major or minor arterial, as defined in Sec. 16-5-403.~~

A. The site shall be a minimum of 1 acre in size.

B. Any storage areas shall be screened from view from any street or adjacent property by a structural element that shall be located along the interior buffer line.



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Staff Explanation: *Bed and Breakfast Facilities and Inns are permitted in the RM-4 zoning district but a number of rooms had not been established. The number of rooms was established by comparing it to a district that also allows hotel/motel/inn/b&b and has the same maximum residential density, which is the MMU district.*

Chapter 4 – Article XV. Density Standards Sec. 16-4-1501. Density Standards Table.

District	Maximum Residential Density By Right (per net acre)	Maximum Hotel/Motel/Inn/B&B 1 Density By Right (per net acre)	Maximum Nonresidential Density By Right (per net acre)
CON	--	--	--
PR	--	--	6,000 SF
RS-2	2 DU	--	--
RS-3	3 DU	--	--

RS-4	4 DU	--	--
RS-5	5 DU	--	--
RS-6	6 DU	--	--
RM-4	4 DU	10 Rooms	6,000 SF
RM-8	8 DU	--	6,000 SF
RM-12	12 DU	--	6,000 SF
PD-1	Determined by Master Plan (see Sec. 16-4-1503 below)		
PD-2	Determined by Master Plan (see Sec. 16-4-1503 below)		
SMU	10DU	20 Rooms	7,000 SF
WMU	12 DU	20 Rooms	8,000 SF
MMU	4 DU	10 Rooms	7,000 SF
CFB	8 DU	25 Rooms	8,000 SF
RD	8 DU	20 Rooms	8,000 SF
NC	4 DU	--	7,000 SF Public & Civic 3,000 SF Other
OL	4 DU	--	8,000 SF Office/Inst. 6,000 SF Other
OM	4 DU	--	10,000 SF Office/Inst. 8,000 SF Other
CC	4 DU	--	10,000 SF Office/Inst. 8,000 SF Other
CCW	4 DU	--	8,000 SF
DCW	4 DU	--	10,000 SF Office 8,000 SF Other
IL	--	--	12,000 SF Warehouse 10,000 SF Other
NOTE: 1 Hotel/Motel/Inn rooms utilized as interval occupancy units are considered as Residential Density.			

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Staff Explanation: *This is proposed at the request of the Fire Marshal, this amendment is similar to Section 503.6, Security Gates, of the International Fire Code.*

Chapter 5 – Article V. Street and Pathway Standards. Sec. 16-5-509. Access to Streets

A. – G. No Change

H. Gates. The installation of gates across fire apparatus access roads shall be approved to ensure adequate emergency access. Gates shall have an approved means of emergency operation and the emergency operation shall be maintained operational at all times. Gates shall have an unobstructed opening of not less than 14 feet in width for one-way traffic and 20 feet in width for two-way traffic.

****

Staff Explanation: *Staff determined that driveways shall have the same width requirements as driving aisles, with the exception of single family residences.*

Chapter 5 – Article XII. Parking and Loading Standards. Sec. 16-5-1206. Parking Area Design

A – C. No Change

D. With the exception of single family residences, the width of all driveways and driving aisles shall be in accordance with the requirements specified below unless a wider driveway or drive aisle is approved by the Administrator to facilitate special vehicle or traffic demand requirements. Only one-way traffic shall be permitted in driving aisles serving parking spaces placed at an angle other than 90 degrees to the drive aisle unless the angle is placed so as to accommodate the direction of travel for each side of a two way drive aisle.

Parking Angle	Driveway/Driving Aisle Width
60 degrees	18 feet min. 22 feet max.
90 degrees	24 feet min. 30 feet max.
Two-Way Driveway/Driving Aisle without Parking	20 feet min. 24 feet max.
One-Way Driveway/Driving Aisle without Parking	14 feet min. 20 feet max.

E – I. No Change

****

Staff Explanation: *This allows flexibility of design standards to encourage safety.*

History and Note: *Maneuverability and access through parking lots, specifically locations with nightclubs or bars, is often impeded during peak business hours by taxis waiting for their fares*

Chapter 5 – Article XII. Parking and Loading Standards. Sec. 16-5-1208. Schedule of Required Off-Street Parking

E. Developers are encouraged to design a designated area for temporary taxi parking for sites with a nightclub or bar or with an eating establishment that serves alcohol. The Administrator may waive parking area design standards as required in Sec. 16-5-1206 for such areas. The number of parking spaces and the size of each space are not eligible to be waived by the Administrator.

****

Staff Explanation: *This is a new section, there is a need for secure bicycle parking on the Island. Currently, many people are locking their bikes to trees, signs and handrails.*

History and Note: *During the review of earlier amendments in 2006, the Planning & Development Standards Committee expressed concern regarding Staff's attempts to require bicycle racks in all developments. Their motion stated: "Bicycle parking appears to be an example of seeing a problem in one area and then imposing it on everyone in all areas. We probably do not need to have bicycle racks in every new project." Since then, Staff has changed the amendments to reflect only certain developments to require bicycle racks. Staff has documented with photographs that bicycles are being parked and locked up to structures other than designated bike racks. This often creates a problem with accessibility and does not adhere to the design character and quality of life of the island. There were questions on the location requirement for bicycle racks, staff determined that the placement would be bound by the current regulations for buffers and setbacks; therefore criteria C. is not necessary.*

Chapter 5 – Article XII. Parking and Loading Standards. **Sec. 16-5-1212(new section). Bicycle Parking**

A. Bicycle Racks shall be supplied that will accommodate bicycles at a minimum rate of 10% of the required automobile parking in Sec. 16-5-1208, Schedule of Required Off-Street Parking for the following uses: multifamily residential; convenience store; eating establishments; shopping center; souvenir or T-shirt store; and supermarket.

B. Bicycle racks shall be immovable and able to accommodate U-shaped locking devices.

~~C. Bicycle racks may be located in required setback areas, but not within any required buffers.~~

****

Staff Explanation: *This would allow greater flexibility in the design of fences.*

History and Notes: *At the 7/11/07 LMO Committee meeting, there was a comment that fence standards are currently difficult to find in the existing LMO and therefore, all sections pertaining to fences should be moved under this new Article. Due to previous advertising, this section will remain and a reorganization of all other applicable sections pertaining to fencing will be considered in the 2008 set of proposed amendments. A reference to the other applicable section was added.*

A variance request was reviewed by the BZA, to increase the fence height of the brick columns to 5' and the posts that support the gate to 6' within the setback for property at Beach Trail, 231 Beach Trail Rd. The variance request was for the gate and fence which would surround a 5 lot subdivision. Although the request was denied because it did not meet the criteria, the discussion was that the design was aesthetically pleasing and did not cause harm or create unsafe conditions. The discussions pertaining to this request led staff to research the issue further and draft the proposed section.

Chapter 5 – Article XIX (new article). Fence Standards. Sec. 16-5-2001. Entry Gates

The gates, posts, columns and associated details of entry gates at or less than 6 feet in height shall be allowed within the required setbacks along streets. (See Section 16-5-706, Setbacks for Fences) The Administrator may approve an increase in the height based on aesthetics.

****

Staff Explanation: *This makes it clearer that owners may prune trees as long as the percentage of the pruning does not exceed what is allowed in Sec. 16-3-402. This section only pertains to trees that staff has jurisdiction over, it does not include trees on single family lots. Council is looking into all requirements for natural resources this year as part of their goals.*

Chapter 6 – Article IV. Trees. 16-6-402. Preservation of Trees and Native Vegetation

A. No person shall cut, destroy, cause to be destroyed, move or remove any tree without first obtaining an approval or a tree approval as required by Chapter 3, Article IV. (See Section 16-3-402, Exceptions.)

B. & C. No Change

****

Staff Explanation: *Staff did some research and went through the LMO to determine what definitions needed to be added to this chapter. There are also a few words being defined which are not in the LMO anymore, so they are being taken out.*

Chapter 10 – Article II. Definitions. Sec. 16-10-201. Defined Terms

Accessory Structure: A building or structure subordinate and incidental to, and located on the same lot with, a principal building, the use of which is customarily found in association with and is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the principal building.

Amenity: A natural or man-made feature which enhances a particular property.

Base Flood Elevation: That elevation, expressed in feet above mean sea level, to which flooding can be expected to occur on a frequency of once in every one hundred years, or which is subject to a one percent or greater chance of flooding in any given year.

Corner Lot: A lot abutting on two or more streets at their intersection, where the interior angle of the intersection does not exceed one hundred twenty degrees.

Development: ~~Development means the division of land into two or more parcels; or the erection, construction, reconstruction, material structural alteration, relocation or enlargement of any structure; or any excavation, dredging or land fill; or any use or change in the use of any structure or land, or extension or increase in the use of land.~~ Development means the use of a structure or land; or the construction, reconstruction or alteration of a structure; or an increase in land use intensity; or filling, excavating or dredging a parcel or intertidal or underwater land; or a change in effects or conditions of a site; or the alteration of a shore, bank or floodplain; or the construction or extension of a utility; or the subdivision of land. (See ~~also~~ Chapter 1, Article I for details)

Driveway: For multi-family residential, commercial and industrial uses, a travel way designed to provide adequate ingress and egress for vehicles from a street to a driving aisle, parking space or garage.

Driveway, Single-Family Residential: A private travel way providing access for vehicles to a single family dwelling.

Driving Aisle: ~~The vehicular drive through a parking bay providing direct access to the adjoining parking spaces~~ A travel way providing for movement of vehicles internal to a site.

~~Earthwork: Construction made of excavated, piled, and/or compacted soil, sometimes with rocks, such as mound, pyramid, fortification, housepit, ditch or embankment.~~

Foot Candle: A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle.

Gate: A movable frame or solid structure which swings, slides, or rolls controlling ingress and egress through an opening in a fence, wall, or vegetation.

~~Improbable Areas: Geographic areas where established settlement patterns are unlikely to indicate habitation.~~

Land-Disturbing Activity: Any change of the land surface including, but not limited to, removing vegetative cover, excavation, filling, grading, and the construction of any structure.

Non-Profit Organization: Any person(s), partnership, association, corporation, or other group whose activities are conducted for unselfish, civic, or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group.

Off-Site: Describing a location or an area of land which is not on site; outside the lot or parcel that is the subject of a given land use application.

Outdoor Storage: The holding or storage, in an unroofed area, of any goods, materials, merchandise, or vehicles in the same place for more than twenty-four hours.

Public Way: Any street, highway, road, pathway, internal and external sidewalk, beach or waterway, whether privately or publicly owned, which is designed, or used for outdoor vehicular, watercraft or pedestrian traffic either by public right or custom, or by invitation of one or more owners.

Shopping Center: ~~A group of three or more commercial establishments built on a site which functions as an operating unit.~~ A group of three or more architecturally unified commercial establishments located on a single site with common parking facilities which is planned, developed, and owned and/or managed as a single operating unit.

Site Plan: A detailed engineering plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations.

Special Event: A temporary commercial or festive activity or promotion at a specific location that is planned or reasonably expected to attract large assemblies of persons.

Special Exception: A use or structure which may be authorized by the Board of Zoning Appeals that would not be appropriate generally or without restrictions throughout a zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety or general public welfare.

Tree Topping: Removal of the top portion of a main leader stem.

Use, Accessory: A use of a building, lot, or portion thereof, which is customarily incidental and subordinate to the principal use of the building or lot.

Use, Principal: The primary purpose for which a lot or the main building thereon is designed, arranged, or intended and for which it is or may be used, occupied, or maintained.

Vacant Land: An undeveloped lot or parcel of land; or land which does not have a structure.

Zoning District: The various classification of zoning categories provided for in this Ordinance and the areas on the zoning map in which such different districts are mapped, where the regulations governing the use of land, density, height and coverage of buildings and other structures are uniform.

TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, AICP, *Town Manager*
VIA: Jill Foster, AICP, *Deputy Planning Director* JF
VIA: Teri Lewis, AICP, *Development Review and Zoning Division Manager* TBL
FROM: Heather L. Colin, AICP, *Senior Planner* HLC
DATE December 26, 2007
SUBJECT: 2007 Proposed LMO General Amendments
Proposed Ordinance # 2007-21

At the revised first reading on December 18, 2007, Town Council voted 6-1 on the amendment to approve the 2007 Proposed LMO General Amendments with the deletion of the following section:

F. Chapter 4 – Article XII. Sec. 16-4-1245. Shopping Center
A maximum of 50% of the gross floor area of the entire shopping center may be eating establishments, nightclubs or bars.

The attached amendments reflect this change.

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TOWN OF HILTON HEAD ISLAND

Planning Department

TO:	Stephen G. Riley, AICP, *Town Manager*
VIA:	Jill Foster, AICP, *Deputy Planning Director* JF
VIA:	Teri Lewis, AICP, *Development Review and Zoning Division Manager* TRL
FROM:	Heather L. Colin, AICP, *Senior Planner* HC
DATE	December 5, 2007
SUBJECT:	2007 Proposed LMO General Amendments Proposed Ordinance # 2007-21

Recommendation: Staff recommends that Town Council adopt the 2007 Proposed Land Management General Amendments as revised.

Town Council held first reading on November 7, 2007. At that time Town Council had questions and comments on various sections. Town Council directed staff to review the following sections and present the 2007 LMO General Amendments for a revised first reading at the December 4, 2007 meeting, which was postponed to the December 18, 2007 meeting.

- *Sec. 16-4-1249. Telecommunications Facility.* Staff drafted additional requirements for lighting of towers 150 feet or higher. This proposed change was drafted similar to the ordinance that has been adopted by Beaufort County. Town Council expressed concern over the effectiveness of this change if existing towers are not required to come into compliance. It was stated that by adopting this provision, it may give pilots a misconception that all towers 150 feet or higher are light, when in fact the Island has 15 towers between the height of 150-200 feet that are unlit. **After considering the comments, staff proposes that this change no longer be included in the 2007 LMO General Amendments. Since this section is no longer proposed, the change to Sec. 16-4-1601, Maximum Structure Height is no longer necessary.**

- *Sec. 16-4-1250. Truck or Trailer Rental.* Staff had originally proposed to delete the condition that truck or trailer rentals be located on a site a minimum of 1 acre in size. **After consideration of the possible effects of removing this condition; staff is no longer requesting that this condition be deleted.**

- *Sec. 16-5-509.H. Access to Streets, Gates.* This proposed change reflects an existing requirement similar to Sec. 503.6, Security Gates of the International Fire Code. Town Council requested that the first statement requiring approval of gates be clarified. **Staff has provided additional clarification as indicated in the attached document and highlighted text.**

- *Sec. 16-5-1212(New Section). Bicycle Parking.* Town Council asked that staff consider other methods to achieve a more effective result for certain uses to provide bicycle parking and stated a concern that by only requiring new development to comply the desired results would not be achieved. An option was to use it as an incentive to allow a reduction of one parking space in exchange for the otherwise required bicycle parking. **Staff reviewed this proposed change and proposes that the change as presented be adopted as a first step. While it may be sufficient to allow a reduction of one space for some uses, others, such as restaurants, it may exacerbate parking issues. Staff will continue to research this issue and review the effectiveness of this change should it be adopted.**

- *Sec. 16-5-2001. Gates, Posts, Columns, and Associated Details.* Town Council questioned what specific elements this pertains to as well as requested that staff consider flexibility of this requirement. **Staff**

revised the wording of this section, as well as provided flexibility for the Administrator to approve heights above the 6 foot maximum proposed. The changes are highlighted in the attached document.

- *Shopping Center, Definition and Condition.* There were questions as to how nonconforming centers could redevelop. Staff discussed what would be allowed based on regulations for nonconforming sites, waiver options, and parking requirements. Town Council asked that staff review whether or not additional language could clarify this or whether the language is already contained in the LMO. **Staff reviewed this request and has determined that a nonconforming shopping center is treated the same way as any other nonconforming use or site. Therefore, staff is not proposing any revisions to this section.**

During the course of the 2007 LMO General Amendment reviews, each board or commission voted upon the amendments as a whole. However, each review body moved for different actions to be taken on certain sections of the amendments. For this reason, the LMO Amendments, which began as one document, were separated into three different parts for Town Council review, Part 1: General Amendments; Part 2: Buffer Amendments; and Part 3: Bonus Density Amendments. This was necessary to better understand what sections were recommended for approval or deletion by which board or commission. After staff presented the proposed changes to Town Council, Part 2 was proposed to be withdrawn by staff. Part 1: General Amendments and Part 3: Bonus Densities have been recombined.

The proposed amendments as revised based on comments received at the November 7, 2007 Town Council meeting are attached for review, along with explanations for the change and a brief history where applicable for each section.

The table below indicates the recommendations for each. Part 1 covers the 2007 General Amendments that received minimal discussion or revisions from Staff's recommendation. The second part covers those amendments regarding buffers. The third part covers those amendments regarding bonus densities. The following table outlines the recommendations from each group.

LMO Part	*Staff Recommendation*	*Planning Commission Recommendation (9-5-2007)*	*P&DS Committee Recommendation (9-26-2007)*	*Town Council Directive (11/7/07)*
1. General Amendments	Approve as submitted	Approve as submitted	Denial	Revised first reading, 12/4/07
2. Buffer Sections	Approve as submitted	Approve as submitted	Denial	Withdrawn by Staff
3. Bonus Density Sections	Recommend deletion from LMO	Recommend retaining in LMO	Recommend deletion from LMO	Revised first reading, 12/4/07

Summary:

Staff reviews the LMO Amendments on an annual basis. During the year staff maintains a list of items that should be researched for further review and consideration for revision. The list is created from issues that have arisen through development review, requests from Commissioners, Council persons or the general public. A team of staff from different departments and planning divisions worked together to revise the identified sections. The attached is the final proposed draft of the 2007 General Land Management Ordinance Amendments, separated into three parts as described above. The proposed changes are indicated with new text as indicated by a double underline and deleted text as indicated by ~~strike-through~~. Sections that Town Council requested additional review from staff and changed as a result are indicated as gray highlighted text.

Background:

These proposed amendments were drafted from issues that have arisen through development review, requests from Commissioners, Council persons or the general public. A team of staff from different departments and planning divisions worked together to revise the identified sections. Changes have been made as suggested by the LMO Committee, the Planning Commission, or the Planning and Development Standards Committee. The attached is the final proposed draft of the 2007 General Land Management Ordinance Amendments.

TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, AICP, *Town Manager*
VIA: Jill Foster, AICP, *Deputy Planning Director* JF
VIA: Teri Lewis, AICP, *Development Review and Zoning Division Manager* TBL
FROM: Heather L. Colin, AICP, *Senior Planner* HC
DATE October 16, 2007
SUBJECT: 2007 Proposed LMO General Amendments
Proposed Ordinance # 2007-21

Recommendation:

During the course of the 2007 LMO General Amendment reviews, each board or commission voted upon the amendments as a whole. However, each review body moved for different actions to be taken on certain sections of the amendments. For this reason, the LMO Amendments, which began as one document, have been separated into three different parts for Town Council review, Part 1: General Amendments; Part 2: Buffer Amendments; and Part 3: Bonus Density Amendments. This is necessary to better understand what sections were recommended for approval or deletion by which board or commission. The proposed amendments as recommended for approval by the Planning Commission are attached for review, along with explanations for the change and a brief history where applicable for each section.

Staff is requesting for motions to be made by Town Council on each individual part instead of the amendments as a whole. This will allow for staff to better understand which sections are acceptable to Council.

Part 1 covers the 2007 General Amendments that received minimal discussion or revisions from Staff's recommendation. The second part covers those amendments regarding buffers. The third part covers those amendments regarding bonus densities. The following table outlines the recommendations from each group.

LMO Part	*Staff Recommendation*	*Planning Commission Recommendation (9-5-2007)*	*P&DS Committee Recommendation (9-26-2007)*
1. General Amendments	Approve as submitted	Approve as submitted	Denial
2. Buffer Sections	Approve as submitted	Approve as submitted	Denial
3. Bonus Density Sections	Recommend deletion from LMO	Recommend retaining in LMO	Recommend deletion from LMO

Summary:

Staff reviews the LMO Amendments on an annual basis. During the year staff maintains a list of items that should be researched for further review and consideration for revision. The list is created from issues that have arisen through development review, requests from Commissioners, Council persons or the general public. A team of staff from

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different departments and planning divisions worked together to revise the identified sections. The attached is the final proposed draft of the 2007 General Land Management Ordinance Amendments, separated into three parts as described above. The proposed changes are indicated with new text as indicated by a double underline and deleted text as indicated by ~~strike-through~~.

Background:

The background for each part will be discussed at the beginning of each set of amendments.

Notes:

At their September 26, 2007 meeting, the Planning and Development Standards Committee expressed concern over the lack of any analysis on the potential impacts of the proposed LMO amendments and the possible creation of more nonconformities as a result of these amendments. They requested that when there is a change in the LMO that affects the property in any way, accompanying that proposal should be an analysis of the effect of that change on existing properties. This concern was previously raised at the August 1, 2006 Town Council meeting.

Staff does not have a list of properties that are nonconforming to the existing LMO. Any sites or structures that become nonconforming as a result of the changes will be allowed to remain as existing; essentially they will become a legally nonconforming structure or site. Only when changes are initiated will the site have to come into compliance to the extent practicable based on Chapter 7, Nonconformities. The Administrator has flexibility under Sec. 16-7-106: Waiver by Administrator, for nonconforming sites and structures to waive provisions in Article III or IV based on meeting the criteria stated in the LMO.

There are no changes proposed in the permitted uses in the zoning districts at this time, therefore, no uses will become nonconforming as a result of this set of amendments. The following proposed amendments will have an impact on existing developments or sites:

- *Sec. 16-4-1249. Telecommunications Facility.* Staff reviewed the height of the existing towers on Hilton Head Island and determined fifteen (15) towers will become nonconforming as a result of this proposed amendment.

- *Sec. 16-4-1250. Truck or Trailer Rental.* Staff did not inventory existing truck or trailer rental locations to determine whether this amendment would create any nonconforming sites. Staff is not requiring that existing businesses come into compliance with the amendment until such time that changes are made to the site; therefore staff did not create a list of sites that would become legally nonconforming upon the adoption of this amendment.

- *Sec. 16-5-1212 (new section). Bicycle Parking.* Staff did not inventory existing businesses to determine whether this amendment would create any nonconforming sites. Staff is not requiring that existing businesses come into compliance with the amendment until such time that changes are made to the site; therefore staff did not create a list of sites that would become legally nonconforming upon the adoption of this amendment.

- *Sec. 16-10-201. Definition: Shopping Center.* Shopping centers are very complex in nature and are only defined as such once a development request is made. Currently we do not have the information as to the breakdown of each center by use, nor is it information that is readily available through the permitting or business licensing department. To address nonconforming centers staff discussed several development scenarios or 'what-ifs', how they would be reviewed and what they would have to do in order to comply with the regulations. These scenarios were discussed with both Planning Commission and Planning and Development Standards Committee.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.: 2009-22 **PROPOSED ORDINANCE NO.: 2009-20**

AN ORDINANCE TO AMEND TITLE 16 OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THE LAND MANAGEMENT ORDINANCE, CHAPTERS 3, 4, 5, 6 AND 10. THESE AMENDMENTS, COMMONLY REFERRED TO AS THE *SHORELINE PROTECTION AMENDMENTS* AS NOTICED IN THE ISLAND PACKET ON JUNE 7, 2009, INCLUDE CHANGES THAT PROVIDE FOR AMENDMENTS TO: DEVELOPMENT EXEMPT FROM APPROVAL, DESIGNATION OF DISTRICTS, ESTABLISHMENT OF THE CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA AND THE TRANSITION AREA, REQUIRED BUFFERS, DUNE PROTECTION STANDARDS, AND DEFINITIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance (LMO); and

WHEREAS, the General Assembly of the State of South Carolina has found that:

- the increasing and competing demands upon the lands and waters of our coastal zone occasioned by population growth and economic development, have resulted in the decline or loss of living marine resources, wildlife, nutrient-rich areas, permanent and adverse changes to ecological systems, decreasing open space for public use and shoreline erosion (SC Code of Laws 48-39-20(B)); and
- in light of competing demands and the urgent need to protect and to give high priority to natural systems in the coastal zone while balancing economic interests, present state and local institutional arrangements for planning and regulating land and water uses in such areas are inadequate (SC Code of Laws 48-39-20(F)); and
- the beach/dune system along the coast of South Carolina is extremely important to the people of this State and serves to protect life and property by serving as a storm barrier; provides an important basis for a tourism industry that generates South Carolina's annual tourism industry revenue; provides habitat for numerous species of plants and animals which are threatened or endangered; provides beach/dune system vegetation that is unique and extremely important to the vitality and preservation of the system (SC Code of Laws 48-39-250(1) and (2)); and
- without adequate controls, coastal development is often unwisely sited too close to the beach/dune system, thereby jeopardizing the stability of the system, accelerating shoreline erosion, and endangering adjacent property (SC Code of Laws 48-39-250(4)); and
- it is in both the public and private interests to afford the beach/dune system space to accrete and erode in its natural cycle by discouraging new construction in close proximity to the beach/dune system and encouraging those who have erected structures too close to the system in the past to retreat from it (SC Code of Laws 48-39-250(6)); and

WHEREAS, the State of South Carolina adopted the Coastal Tidelands and Wetlands Act (SC Code of Laws Title 48) to further protect the sensitive and fragile areas of the coastal environment from inappropriate development and to provide adequate environmental safeguards with respect to the construction of facilities; and

WHEREAS, the Town of Hilton Head Island wishes to protect, preserve, restore, and enhance the beach/dune system for the protection of life and property so it acts as a buffer from high tides, storm surge, hurricanes, and erosion; and

WHEREAS, the Town of Hilton Head Island adopted the Beach Management Plan in 1991, and revised it in 2008, in compliance with the Coastal Tidelands and Wetlands Act (SC Code of Laws Title 48); and

WHEREAS, the Town of Hilton Head Island adopted the Comprehensive Plan in 2004 with the Beach Management Plan as an appendix, and identifies its desire to protect the zone of dunes from the seaward edge of the beach berm to the seaward edge of the maritime forest tree line; and

WHEREAS, the Town of Hilton Head Island has spent over $36,000,000 in beach re-nourishment projects from 1990-2007, and the Town's Capital Improvements Program includes funds to continue to provide beach re-nourishment and maintenance activities in the future; and

WHEREAS, as a result of the previous and future beach re-nourishment and maintenance projects, portions of the Town of Hilton Head Island's beach and dunes system have been enhanced thereby resulting in expanded areas that are subject to development pressures by construction that is not in the public interest and would not be in accordance with retreat policies of the State of South Carolina and the Town of Hilton Head Island; and

WHEREAS, the Town Council adopted the Critical Storm Protection and Dune Accretion Area and the Transition Area (CSPDAA and TA) for South and Central Forest Beach in December 2006, in an effort to protect and enhance the beach/dune system so as to buffer the built environment along this threatened area of beachfront and in turn to also preserve the aesthetics of this area; and

WHEREAS, in both the 2007 and 2008 Policy Agendas, the Town Council made expanding these beachfront protection areas to the entire beach a top priority; and

WHEREAS, the Planning and Development Standards Committee directed staff at the October 8, 2008 meeting, to move forward with drafting language to expand the CSPDAA & TA to the entire beach.

WHEREAS, at the November 5th, 2008 regular meeting of Town Council, staff was directed to draft specific language for the Land Management Ordinance to expand the CSPDAA & TA to the entire beach based on the results of the October 8th, 2008 Planning and Development Standards Committee meeting.

WHEREAS, the Town Council now intends to amend Chapters 3, 4, 5, 6 and 10 to provide for general amendments to: Development Exempt from Approval, Designation of Districts, Establishment of the Critical Storm Protection and Dune Accretion Area and the Transition Area, Required Buffers, Dune Protection Standards and Definitions; and

WHEREAS, the Planning Commission held a public hearing on May 6, 2009 and voted to recommend that Town Council approve the amendments; and

WHEREAS, the Planning and Development Standards Committee met on May 27, 2009 and voted to recommend that Town Council approve the amendments; and

WHEREAS, the Planning Commission held a public hearing on July 15, 2009 and voted to recommend that Town Council approve the amendments; and

WHEREAS, Town Council now finds that, upon further review, it is in the public interest to adopt the changes to Chapters 3, 4, 5, 6 and 10 of the Land Management Ordinance.

NOW, THEREFORE BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY SAID AUTHORITY OF COUNCIL:

Section 1. Amendment. That the Land Management Ordinance of the Town of Hilton Head Island, South Carolina, be, and the same hereby is, amended to read as indicated on the attached pages and Appendix A, which includes maps 1 through 17 and a table with associated coordinates (**see CD**).

NOTE: New text is indicated by a double underline and deleted text is indicated by a ~~strike through~~.

Section 2. Severability. If any sections, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not attest the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council for the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS 1st DAY OF September 2009.

Thomas D Peeples
Thomas D. Peeples, Mayor

ATTEST:

Betsy Mosteller
Betsy Mosteller, Town Clerk

Public Hearing: July 15, 2009
First Reading: August 4, 2009
Second Reading: Sept. 1, 2009

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: Kenneth S. Heitzke

ARTICLE -----. THE CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA (CSPDAA) AND THE TRANSITION AREA (TA) OVERLAY DISTRICT

Sec. 16-4-XX Applicability and Purpose

A. The purpose of this overlay district is to eliminate the potential for seaward migration of the built environment along the Island's beachfront as well as protect the area between the existing construction and the mean high water mark to the greatest extent possible. This environmentally sensitive area serves to protect life and property by serving as a storm barrier; provides an important basis for a tourism industry that generates annual tourism industry revenue; provides habitat for numerous species of plants and animals which are threatened or endangered; and provides beach and dune system vegetation that is unique and extremely important to the vitality and preservation of the barrier island environment. All new development and changes to existing development in the district are subject to the overlay district regulations.

B. The Town's standards and regulations pertaining to development activity within these districts are intended to complement those of the State.

C. In the event of overlap between state and Town regulations, the more restrictive standard shall govern.

Sec. 16-4-XX Delineation of the District

A. The single family (with the exception of North Forest Beach Subdivisions 1, 2 and 3) and non-single family parcel lines used to establish the Critical Storm Protection and Dune Accretion Area and Transition Area boundaries are as platted and recorded in the Beaufort County Register of Deeds Office as of the date of this Ordinance 2009-22.
B. The following regulations apply to the entire beach (as defined in Municipal Code 8-1-112).
C. In single family residential areas, only the CSPDAA is applicable (note Exception below). In non-single family areas, both the CSPDAA and the TA are applicable.

Sec. 16-4-XX Critical Storm Protection and Dune Accretion Area (CSPDAA) and Transition Area (TA) District Regulations

A. Golf course, open space without structures and single family residential uses

1. The landward boundary of the CSPDAA utilizes either the Beachfront Line or the seaward property line, whichever is further landward.
2. The seaward boundary of the CSPDAA extends to the property line, mean high water line or Beachfront Line, whichever is further seaward.

B. All other land uses

1. The landward boundary for the TA approximates the existing line of construction and is bound by the South Carolina State Plane Coordinate System.
2. The seaward boundary of the TA extends to the most immediate seaward property line or the Beachfront Line, whichever is further landward.
3. The CSPDAA is located from the termination of the TA to the Beachfront Line or the seaward property line, whichever is further seaward.

C. Exceptions:

1. North Forest Beach subdivisions 1, 2 and 3 (Appendix A: maps 8 and 9 for pictorial representation; for survey points see original recorded deed documents). The three single family subdivisions have a designated TA in addition to the CSPDAA in order to reflect the activities permitted under recorded deed documents between the Town of Hilton Head Island and the North Forest Beach subdivisions 1, 2 and 3. The TA is established by the location of recorded "S" parcels documented under NFB1- Book 84 page 77, NFB2- Book 84 page 112, NFB3- book 81 page 154. The strand located seaward of the "S" parcels is designated as a CSPDAA (parcels R550 015 00A 0612 0000, R550 015 00A 0528 0000, R550 015 00A 0526 0000).

Sec. 16-4-XX Activities and Uses Permitted and Prohibited in the Critical Storm Protection and Dune Accretion Area (CSPDAA).

A. All development is prohibited in the CSPDAA except the following permitted uses and activities:

1. Boarded pathways as perpendicular to the beach as practical and not larger than six feet in width and their associated wooden deck not larger than 144 square feet (must comply with Dune Protection Standards Sec. 16-6-305);
2. Beach renourishment;
3. Emergency vehicular beach access; and
4. Permitted beach maintenance activities such as sand fencing, re-vegetation with native plant material and erosion control.

B. All activities and uses in the CSPDAA must comply with all current local, state and federal laws.

Sec. 16-4-XX. Activities and Uses Permitted in the Transition Area (TA).

A. In addition to the activities and uses permitted in the CSPDAA, the following activities and uses are permitted in the TA:

1. Swimming pools, wading pools, hot tubs and their decks, and fences, impenetrable landscape or structural barriers, as required by applicable State regulations; and
2. Other pool and hot tub-related improvements as required by State regulations including facilities for bathrooms, equipment and chemical storage, lifeguard chairs, hand rails, pool rules signs, drinking fountains, telephones, trash receptacles and underwater and swimming area lighting that cannot be reasonably located elsewhere on the site; and
3. Site lighting that does not illuminate the beach in the opinion of the administrator of title 16 of the Municipal Code; and
4. Boardwalks, sidewalks and paths that serve as access to the development or to permitted activities and uses; and
5. Fire pits, decks, and picnic areas; and
6. Non-motorized sand games; and
7. Volleyball nets and poles not to exceed eight feet and four inches in height; and
8. Seating for permitted activities and uses; and
9. Landscaping limited to native vegetation; and
10. Storm water detention, retention and required drainage improvements; and
11. Utilities as required to serve the activities and uses in the transition area.

B. All of the activities and uses permitted in the TA shall comply with applicable state regulations and the Americans with Disabilities Act (ADA) of 1990. Any improvements necessary for permitted uses and activities to comply with applicable State regulations or the ADA are also permitted.

C. The height of any activity or use, excluding volleyball poles and nets, seating, and umbrellas, shall not exceed 18 inches above the average undisturbed ground unless required by SCDHEC. Miniature golf or putting greens shall not be permitted in the TA.

D. The activities and uses in the TA shall be located as far landward as possible. Activities or uses in the TA shall be accessory activities or uses to the development to which it is directly seaward.

E. The TA shall conform to the standards for impervious surface coverage and open space for the zoning district in which it lies as regulated by title 16 of the Municipal Code.

F. Activities or uses in the TA shall not be on or in any part of a dune or dune system.

G. All activities and uses in the TA shall comply with current local, state and federal laws.

Sec. 16-4-XX Nonconforming Structures within the Critical Storm Protection and Dune Accretion Area (CSPDAA) and Transition Area (TA)

A. Any structure or site feature that is non-conforming to the activities and uses permitted within the CSPDAA and TA may be rebuilt to its current size (or smaller) and location provided that:

1. The structure conforms to current local, state and federal laws;
2. That the same use that previously existed is reestablished within that structure; and
3. That neither the structure nor the use has been abandoned for a period of 12 consecutive months or greater.

B. Normal maintenance activities of non-conforming structures are allowed.

Sec. 16-3-302. Development Exempt from Approval

The following activities or uses shall be exempt from a development plan review, although they may be reviewed under a separate administrative procedure where noted in this section or in other sections of this Title.

A. - C. No Change

D. Single Family Residences on Individual Lots.
1 through 6, no changes
7. Chapter 5, Article VIII, Sec. 16-5-806.C Buffer Adjacent to Beachfront Line ~~OCRM Beachfront Baseline~~ (minimum only);

Sec. 16-4-201. Designation of Districts

The following is a list of districts, together with appropriate abbreviations, that may appear on the Official Zoning Map and elsewhere within this Title:

Overlay Districts	
AHZ	Airport Hazard Overlay District
COR	Corridor Overlay District
PD-2	Planned Development Overlay District
FBNCOD	Forest Beach Neighborhood Character Overlay District
FFNCOD	Folly Field Neighborhood Character Overlay District
RO	Redevelopment Overlay District
HHNCOD	Holiday Homes Neighborhood Character Overlay District
CSPDAA&TA	Critical Storm Protection and Dune Accretion Area and Transition Area

	Overlay District

Sec. 16-5-806. Required Buffers

A. and B. No change

C. **Buffer Adjacent to the Beachfront Line ~~OCRM Beachfront Baseline.~~** The depth of the buffer adjacent to the Beachfront Line ~~OCRM Beachfront Baseline~~ shall be no less than 40 feet average and 20 feet minimum depth.

1. The minimum Beachfront Line ~~OCRM~~ buffer shall be measured from the Beachfront Line ~~OCRM Baseline~~.

2. Average buffer is determined by quantifying the distance to the Beachfront Line ~~OCRM Baseline~~ for each 10 linear foot increment of impervious surface, pervious paved surface or structure, summing these, and dividing by the number of increments measured. Quantification of each increment of buffer shall be approved by the Administrator.

3. No Change

4. The area of the Beachfront Line ~~OCRM~~ buffer may be landscaped and maintained as approved by the Administrator if desired.

Sec. 16-6-305. Dune Protection Standards

A. For purposes of protecting, stabilizing and restoring dunes and dune systems on Hilton Head Island ~~(both the primary and secondary dune systems)~~, the following standards shall apply:

1. No change

2. No ~~primary~~ dune shall be leveled, breached, altered or undermined in any way by development or other human-caused activity such as boat storage, nor shall ~~primary~~ dune vegetation be disturbed or destroyed, with the exception of construction of boardwalks or similar beach access which have minimal effect on the natural features of the dune. If removal or disturbance of dune vegetation cannot be avoided, replacement vegetation shall be planted.

3. Access to beach areas shall be provided by elevated walkways when traversing ~~primary~~ dune systems. Walkways shall not exceed a maximum of 6 feet in width, so as not to result in severe shading of dune plants, unless approved by DHEC-OCRM.

Chapter 10: Definitions

Beachfront Line: shall have the same location as the 1999 OCRM Baseline. The South Carolina State Plane coordinates which bound the 1999 OCRM Baseline are the same as those utilized to locate the Beachfront Line (see Appendix A, Table 1).

Dune or dune system: shall mean one or a series of hills or ridges exhibiting varied topography, generally running parallel to the beach, of wind-blown sand or one or a series of hills or ridges of sand resulting directly or indirectly from restoration or beach renourishment, all of which may or may not be anchored by vegetation (e.g., sea oats) and is in the vicinity of the beach.

Mean high water line: shall mean that line which intersects with the shore representing the average height of high waters over an 18.5 year tidal cycle. Benchmarks purporting to have established mean high or low water values must be verified by the Department as meeting State and National Ocean Survey Standards.

~~**Primary Dune:** The major front sand dune immediately behind the beach.~~

~~**Secondary Dune:** A sand dune occurring behind the primary dune.~~

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2023-04 **PROPOSED ORDINANCE NO. 2023-06**

AN ORDINANCE TO AMEND TITLE 16 OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THE LAND MANAGEMENT ORDINANCE (LMO), SECTIONS 16-3-103.C, 16-3-104.B, 16-3-104.C, 16-3-104.D, 16-3-104.E, 16-3-104.F, 16-3-104.G, 16-3-105.C, 16-3-105.D, 16-3-105.E, 16-3-105.F, 16-3-105.G, 16-3-105.H, 16-3-105.J, 16-3-105.M, 16-3-105.N, 16-5-102.C, 16-5-102.D, 16-5-103.E, 16-5-103.F, 16-5-105.J, 16-5-107.D, 16-5-109.D, 16-5-115.C, 16-6-102.D, 16-6-104.G AND 16-10-102.C: REMOVE STAFF GRANTED WAIVERS AND AMEND SOME STANDARDS; SECTION 16-2-103.S: ALLOW VARIANCES FROM ALL SECTIONS OF THE LMO OTHER THAN USE, DENSITY OR HEIGHT; SECTION 16-4-102.B: ALLOW OUTDOOR SCREENED BIKE STORAGE IN THE LIGHT COMMERCIAL AND COMMUNITY COMMERCIAL ZONING DISTRICTS AND PROVIDE MORE SPECIFICITY RELATED TO SCREENING; SECTION 16-10-103.I: PROVIDE CLARIFICATION IN THE MANUFACTURING USE CLASSIFICATION AS IT RELATES TO THE SIZE OF A BREWERY; SECTION 16-5-106.C: REPLACE USING JUNE TRAFFIC COUNTS WITH JULY TRAFFIC COUNTS FOR TRAFFIC IMPACT ANALYSIS PLAN STANDARDS; SECTION 16-2-103.P: CHANGE WHEN/HOW PLANTINGS ARE REQUIRED ON SINGLE FAMILY LOTS IN BUFFERS AS PART OF A SUBDIVISION CERTIFICATE OF COMPLIANCE; SECTIONS 16-5-114.H AND 16-10-105: AMEND THE DEFINITION OF CHANGEABLE COPY TO ALLOW SIGNS TO BE CHANGED ELECTRONICALLY WITH LIMITATIONS ON FREQUENCY AND TIMING; SECTIONS 16-3-106.H, 16-3-106.I, 16-3-106.J, 16-5-102.C, 16-5-102.D AND 16-10-102: AMEND THE MEASUREMENT FOR HEIGHT CALCULATION; APPENDIX D:D-5: ADD THAT OWNERS' CONSENT IS REQUIRED FOR MINOR SUBDIVISIONS AS IT IS CURRENTLY LISTED AS BEING EXEMPT; AND SECTION 16-2-102.E REQUIRING PUBLIC HEARING FOR SUBDIVISION AMENDMENTS AS NOTICED IN THE ISLAND PACKET ON NOVEMBER 20, 2022, AS DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on October 7, 2014, the Town Council did adopt a new Land Management Ordinance (LMO); and

WHEREAS, from time to time it is necessary to amend the LMO; and

WHEREAS, the LMO Committee held public meetings on September 1, 2022 and November 1, 2022 at which time a presentation was made by Staff and an opportunity was given for the public to comment on the proposed LMO amendments; and

WHEREAS, on November 1, 2022, the LMO Committee recommended that the proposed LMO amendments be forwarded to the Planning Commission with a recommendation of approval; and

WHEREAS, the Planning Commission held a public hearing on December 21, 2022 at which time a presentation was made by Staff and an opportunity was given for the public to comment on the proposed LMO Amendments; and

WHEREAS, after consideration of the Staff presentation and public comments the Planning Commission voted 5-0 to forward the proposed LMO amendments to the Public Planning Committee with a recommendation of approval; and

WHEREAS, the Public Planning Committee held a public meeting on January 26, 2023 at which time a presentation was made by Staff and an opportunity was given for the public to comment on the proposed LMO amendments; and

WHEREAS, after consideration of the Staff presentation and public comments, the Public Planning Committee voted 4-0 to recommend approval of the proposed LMO amendments; and

WHEREAS, after due consideration of said LMO amendments, the Town Council, upon further review, finds it is in the public interest to approve the proposed LMO Amendments.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

Section 1. Amendment. That the LMO Amendments are adopted and the Land Management Ordinance is amended as shown on Exhibit "A" to this Ordinance. Newly added language is illustrated with double underline and deleted language is illustrated with ~~strikethrough~~.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS 7th DAY OF March, 2023.

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

Alan R. Perry, Mayor

ATTEST:

Cindaia L. Ervin, Interim Town Clerk

Public Hearing: December 21, 2022
First Reading: February 14, 2023
Second Reading: February 21, 2023
Revised Second Reading: March 7, 2023

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney

Introduced by Council Member: David Ames

Exhibit A- Proposed LMO Amendments

1. Staff Waivers

a) Remove Height waivers. In all tables bullet-listed below, remove height waiver provision text (shown subsequently below), and renumber provisions where applicable.

- Table 16-3-103(C) – Parks and Recreation (PR) District;
- Table 16-3-104(B) – Residential Single-Family-3 (RSF-3) District;
- Table 16-3-104(C) – Residential Single-Family-5 (RSF-5) District;
- Table 16-3-104(D) – Residential Single-Family-6 (RSF-6) District;
- Table 16-3-104(E) – Low to Moderate Density Residential (RM-4) District;
- Table 16-3-104(F) – Moderate Density Residential (RM-8) District;
- Table 16-3-104(G) – Moderate to High Density Residential District (RM-12) District
- Table 16-3-105(C) – Community Commercial (CC) District
- Table 16-3-105(D) – Light Commercial (LC) District
- Table 16-3-105(E) – Light Industrial (LI) District
- Table 16-3-105(F) – Main Street (MS) District
- Table 16-3-105(G) – Marshfront (MF) District
- Table 16-3.105(H) – Medical (MED) District
- Table 16-3.105(J) – Neighborhood Commercial (NC) District
- Table 16-3.105(M) – Sea Pines Circle (SPC) District
- Table 16-3.105(N) – Stoney (S) District

~~(1) May be increased by up to ten percent on demonstration to the ***Official*** that:~~

~~a. The increase is consistent with the character of ***development*** on surrounding land;~~

~~b. ***Development*** resulting from the increase is consistent with the purpose and intent of the building height standards;~~

~~c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed ***development***, or (2) results in improved site conditions for a ***development*** with ***nonconforming site features***;~~

~~d. The increase will not pose a danger to the public health or safety;~~

~~e. Any adverse impacts directly attributable to the increase are mitigated; and~~

~~f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.~~

b) Remove Adjacent Street Setback waivers. In Table 16-5-102.C, remove the following text in footnote (5) that states:

Exhibit A- Proposed LMO Amendments

~~(5) May be reduced by up to 30 percent in the S District, 20 percent in the RD and IL Districts, and 15 percent in all other districts on demonstration to the ***Official*** that:~~

~~g. The reduction is consistent with the character of ***development*** on surrounding l***and***.~~

~~h. ***Development*** resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;~~

~~i. The reduction either (1) is required to compensate for some unusual aspect of the site or the propped ***development***, or (2) results in improved stie conditions for a ***development*** with ***nonconforming site features*** (e.g., allows the extension of a wall or fence that screens an existing outdoor storage area);~~

~~j. The reduction will not pose a danger to the public health or safety;~~

~~k. Any adverse impacts directly attributable to the reduction are mitigated (e.g., the closer proximity of ***buildings*** to a ***street*** are mitigated by a wider or more densely screened adjacent street buffer along that ***stree***t);~~

~~l. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than a 30 percent in the S District, 20 percent in the RD and IL Districts, or 15 percent in all other districts; and~~

~~m. In the S, RD, and IL districts, there are no reasonable options to the reduction that allow ***development*** of the site to be designed and located in a way that complies with LMO standards.~~

c) Remove Adjacent Use Setback waivers. In Table 16-5-102.D, remove the following text from footnote (6):

~~(6) May be reduced by up to 10 percent in any district on demonstration to the Official that:~~

~~a. The reduction is consistent with the character of development on surround land;~~

~~b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;~~

~~c. The reduction either (1) is required to compensate from some unusual aspect of the site or the proposed development, or (2) results in improved site conditions for a development with nonconforming site features (e.g., allows the extensive of a wall or fence that screens an existing outdoor storage area);~~

~~d. The reduction will not pose a danger to the public health or safety;~~

~~e. Any adverse impacts directly attributable to the reduction are mitigated (e.g. the closer proximity of building to a property line are mitigated by a wider or more densely screened adjacent use buffer along that property line); and~~

~~f. The reduction, when combined with all previous reductions allowed under this provision , does not result in a cumulative reduction greater than a 10 percent.~~

Exhibit A- Proposed LMO Amendments

d) Remove Adjacent Use Setback waiver and provide a provision for properties that function together. In Section 16-5-102.D, revise provision (4) that states:

~~(4) The Official may waive the requirement for an adjacent use setback for non-single-family properties on determining that the proposed development and the adjacent development function as a single development. The criteria to determine if the properties will function as a single development may include the recording of a cross-access easement agreement between the two properties.~~ There is no adjacent use setback requirement for non-single-family properties when the proposed development and the adjacent development function as a single development due to having either shared parking, connecting vehicular access or shared stormwater facilities. The recording of a cross access easement agreement between the two properties is required.

e) Remove Adjacent Use Buffer waiver and provide a provision for properties that function together. In Section 16-5-103.E, revise provision (2) that states:

~~(2) The Official may waive the requirement for an adjacent use buffer for Non-single family properties on determining that the proposed development and the adjacent development function as a single development. The criteria to determine if the properties will function as a single development may include the recording of a cross-access easement agreement between the two properties.~~ There is no adjacent use buffer requirement for non-single-family properties when the proposed development and the adjacent development function as a single development due to having either shared parking, connecting vehicular access or shared stormwater facilities. The recording of a cross access easement agreement between the two properties is required.

f) Remove Adjacent Street and Use Buffer waivers. In Section 16-5-103.F. Buffer Types, remove footnotes (6) and (7) that state:

~~(6) Minimum buffer widths and minimum planting requirements for adjacent street buffers may be reduced by up to 30 percent in the S District, 20 percent in the RD and IL Districts, and 15 percent in all other districts on demonstration to the Official that:~~

~~a. The reduction is consistent with the character of development on surrounding land;~~

~~b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;~~

~~c. The reduction either (a) is required to compensate for some unusual aspect of the site or the proposed development, or (b) results in improved site conditions for a development with nonconforming stie features;~~

Exhibit A- Proposed LMO Amendments

d. The reduction will not pose danger to the public health or safety;
e. Any adverse impacts directly attributable to the reduction are mitigated;
f. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than 30 percent in the S District, 20 percent in the RD and IL Districts, or 15 percent in all other districts; and
g. In the S, RD, and IL districts, there are no reasonable options to the reduction that allow development of the site to be designed and located in a way that complies with LMO standards.

(7) Minimum buffer widths and minimum planting requirements for adjacent use buffers may be reduced by up to 10 percent any district on demonstration to the Official that:
a. The reduction is consistent with the character of development on surrounding land;
b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;
c. The reduction either (a) is required to compensate for some unusual aspect of the site or the proposed development, or (b) results in improved site conditions for a development with nonconforming stie features;
d. The reduction will not pose danger to the public health or safety;
e. Any adverse impacts directly attributable to the reduction are mitigated;
f. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than 30 percent in the S District, 20 percent in the RD and IL Districts, or 15 percent in all other districts.

g) Remove Access to Streets waiver in Section 16-5-105.J.8 its entirety and amend the Access to Street standards in Section 16-5-105.J.

(8) Waiver

Where the ***applicant*** demonstrates that a ***lot of record*** would be rendered unusable by the strict application of the standards in this subsection (Sec. 16-5-105.), Access to Streets) and that the vehicular ***access*** point is otherwise optimally located so as to provide acceptable turning radii and minimize adverse impact (including turning movements and visual impact of "strip ***development***" resulting from the less than minimum separation of ***access*** points from the ***roadway***), the ***Official*** may waive the standard. A request for such a waiver shall be accompanied by:
a. Ownership and recording data associated with the ***lot of record***;
b. Written evidence that an ***applicant*** has explored all feasible alternatives to the standard for controlled vehicular ***access*** – including, but not limited to, joint use with adjoining properties, vehicular ***access*** from ***adjacent*** minor ***streets***, and establishment of ***frontage*** space or ***frontage*** street ***access***;

Exhibit A- Proposed LMO Amendments

~~c. Qualification of the request in a format consistent with that for a variance request (see Sec. 16-2-103.S, Variance); and~~

~~d. A map or plan showing the proposed vehicular ***access*** and the surveyed distances to nearest existing ingress/egress points.~~

(J) Access to Streets

1. Major Arterials

Along the same side of major arterials, no street, driveway, or other vehicular access point shall enter at a point nearer than 500 feet from the centerline of an existing or final approved street, driveway, or other vehicular access point to the centerline of the proposed vehicular access unless the lot would be rendered unusable by the strict application of this standard, in which case the access point should be optimally located.

2. Minor Arterials

Along the same side of minor arterials no street, driveway, or other vehicular access point shall enter at a point nearer than 200 feet from the centerline of an existing or final approved street, driveway, or other vehicular access point to the centerline of the proposed vehicular access unless the lot would be rendered unusable by the strict application of this standard, in which case the access point should be optimally located.

3. All Other Streets

Along the same side of all other streets, no street, driveway, or other vehicular access point shall enter at a point nearer than 100 feet from the centerline of an existing or final approved street, driveway, or other vehicular access point to the centerline of the proposed vehicular access unless the lot would be rendered unusable by the strict application of this standard, in which case the access point should be optimally located — provided, however, that this minimum separation standards shall not apply to vehicular access points serving single-family dwellings in subdivisions.

h) Remove Minimum Number of Parking Spaces waiver. In Table Section 16-5-107.D.1, remove the following table note in its entirety:

~~(4) The minimum number of vehicle parking spaces may be reduced by up to 15 percent in the CR, SPC, CC, and MS Districts, and 10 percent in all other districts, on demonstration to the ***Official*** that:~~

~~a. The reduction is consistent with the character of ***development*** on surround ***land***;~~

Exhibit A- Proposed LMO Amendments

~~b. ***Development*** resulting from the reduction is consistent with the purpose and intent of the parking standards;~~

~~c. The reduction either (1) is required to compensate for some unusual aspect of the site or the proposed ***development***, or (2) results in improved site conditions for a ***development*** with ***nonconforming site features*** (e.g., allows the widening of an ***adjacent*** nonconforming buffer);~~

~~d. The reduction will not pose a danger to the public health or safety;~~

~~e. Any adverse impacts directly attributable to the reduction are mitigated;~~

~~f. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than a 15 percent in the CR, SPC, CC, and MS Districts or 10 percent in all other districts; and~~

~~g. At least one bicycle parking space is provided for every two vehicle parking spaces subtracted.~~

i) Remove passenger pick up waiver in Section 16-5-107.D.9, as shown in the following revision:

(9) Temporary Parking for Passenger Drop-Off and Pick-Up
Uses that involve the frequent stopping of vehicles (including taxis, limousines, vans, and passenger vehicles) to drop-off or pick-up passengers (e.g., schools, recreation/entertainment facilities, ***hotels***)—and especially ***nightclubs***, bars, or ***eating establishments*** that serve alcohol—are encouraged to supplement required parking with a designated area for temporary parking and the dropping off or picking up of passengers. Such spaces shall comply with parking space dimension standards~~, but the ***Official*** may waive other parking standards as necessary to accommodate such areas~~

j) Remove Drainage Design Standards waiver in Section 16-5-109.D.2.c, as shown in the following revision for Pre-Development Peak Discharge Rates:

(c) The ~~Town Engineer may waive this~~ peak discharge requirement is not required upon the Town Engineer ~~on~~ determining that the ***applicant*** has demonstrated that:

(i) A suitable means of flow into a downstream tidal discharge point is accessible by means of recorded permanent storm drainage easements, through drainage infrastructure that will adequately convey the peak discharge from the 100-year storm without any adverse impacts on downstream properties; or

(ii) The ***development*** includes a drainage system with adequate capacity to carry site flows to an ultimate downstream tidal discharge point.

Exhibit A- Proposed LMO Amendments

k) Remove subdivision standard waiver in Section 16-5-115.C.3., as shown in the following revision:

(3) The applicant is required to demonstrate that they have made all reasonable efforts to preserve unique and fragile elements on site, including but not limited to wetlands, significant stands of ***trees*** and individual ***trees*** of significant size, with ***development*** reserved for environmentally stable areas. ~~Where the applicant demonstrates that a ***lot of record*** would be rendered unusable by the strict application of this requirement, the ***Official*** may waive the standard. A request for such a waiver shall be accompanied by:~~

~~a. Written evidence that an applicant has explored all feasible alternatives to the standard for tree and wetland preservation;~~

~~b. Qualification of the request in a format consistent with that for a variance request (see Sec. 16-2-103.S, Variance); and~~

~~c. A plan showing the alternatives explored.~~

l) Remove Wetland Buffer Width waiver. In section 16-6-102.D.2.b, remove the following provision in its entirety:

~~(b). The ***Official*** may authorize a reduction in the average or minimum ***wetland buffer*** width by up to ten percent on determining that pollution of the wetlands due to ***adjacent land*** disturbance is comparably reduced due to site-specific conditions (e.g., the buffer area drains away from the wetlands) or because the ***adjacent development*** is designed to reduce the flow, and maximize the filtration, of stormwater runoff towards the wetlands beyond the extent required by stormwater management regulations.~~

m) Remove Minimum Tree Coverage waiver. In Section 16-6-104.G.1.c , revise the following provision:

(c) For the construction of any public ***street***, pathway, drainage project, single family subdivision, athletic field, airport runway, golf course or minor utility, the applicant is required to demonstrate that they have made all reasonable efforts to save significant trees and stands of trees. ~~In these cases, at the discretion of the official, a centerline field inspection may relieve the applicant of the tree survey requirement.~~ Reasonable tree replanting shall be required by the Official for these uses.

n) Remove Height waiver. In Table Section 16-10-102.C.2.b, remove the following provision in its entirety:

(b) ~~The ***Official*** may approve architectural elements such as church steeples, spires, and chimneys that do not exceed the otherwise allowable ***height*** by more than 20 percent.~~

Exhibit A- Proposed LMO Amendments

2. Variances

Revise Section 16-2-103.S.2 to allow variances from all sections of the LMO (other than for use, height and density) and not just what is listed in this section currently.

(2) Applicability

The Variance procedure may be used to seek and obtain relief from the standards of this LMO except for ***uses*** outlined in LMO Section 16-4-102.A.6, Principal Use Table, ***height*** and ***density*** standards. ~~following standards:~~

~~a. The district standards in Chapter 16-3: Zoning Districts, except standards designating permitted or prohibited ***uses***, and setting maximum ***density***;~~

~~b. The ***use***-specific conditions in Chapter 16-4: Use Standards;~~

~~c. The following standards in Chapter 16-5: Development and Design Standards: adjacent setback and buffer standards; ***open space*** standards; parking and loading standards and fence and wall standards; and~~

~~d. The following standards in Chapter 16-6: Natural Resource Protection: ***specimen tree*** and ***wetland buffer*** standards~~.

3. Bicycle Shops

Revise Section 16-4-102.B.7.c regarding bicycle shops as follows:

(c) A ***bicycle shop*** shall comply with the following conditions.

i. ~~Outdoor storage is permitted only in the CR, SPC, MS, WMU, S, MF, MV, and RD Districts~~. Outdoor storage for ***bicycle shops*** includes the storage of bicycles and all bicycle accessories.

ii. Bicycle processing, which includes the loading, unloading and washing of bicycles, is not considered ***outdoor storage***. The location for the bicycle processing shall be identified on a site plan and approved by staff.

iii. ~~ii.~~ Vegetation, fences, ~~and~~ or walls shall be installed to screen ***outdoor storage*** areas.

iv. Each ***outdoor storage*** area shall be incorporated into the overall design of the principal ***structure*** on the site.

v. ~~iii.~~ In the S District, a ***bicycle shop*** shall not have direct vehicular ***access*** to a major arterial.

4. Nano Brewery Definition

In Section 16-10-103.I. Industrial Uses, revise the use classification for Manufacturing in Section 16-10-103.I.2 as follows:

A manufacturing ***use*** is primarily engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods. Examples of manufacturing ***uses***

include catering establishments; woodworking, cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; motion picture production facilities; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of equipment, instruments, including musical instruments, appliances, precision items and other electrical items; production of artwork and toys; ~~and~~ sign making; and breweries;. This ***use*** type does not include ***seafood processing***. This ***use*** type does not include small scale breweries such as nano or micro-breweries, which are classified as a Nightclub, Bar or Eating Establishment.

5. Traffic Impact Analysis Traffic Counts

In Section 16-5-106.C – Traffic Analysis Standards, revise as follows:

(C) Traffic Impact Analysis Plan Standards

All required traffic impact analysis plans shall, at a minimum, indicate compliance or non-compliance with the standards of this section.

1. The average total delay in seconds per vehicle for each signalized intersection does not exceed 55.0 seconds during the ***peak hour*** for an average ~~June~~ July weekday; and
2. The volume-to-capacity (V/C) ratio for each signalized intersection does not exceed 0.90 during the ***peak hour*** for an average ~~June~~ July weekday; and
3. The average total day on any approach to a traffic circle or roundabout does not exceed 150 seconds per vehicle during the ***peak hour*** for an average ~~June~~ July weekday.

6. Certificate of Compliance

In Section 16-2-103.P.3.b – Certificate of Compliance, amend provisions for a Temporary Certificate of Compliance as follows:

(b) Staff Review and Action

On receiving an ***application***, the ***Official*** shall review and make a final decision on the ***application*** in accordance with Sec. 16-2-102.D, subject to the following procedures:

i. Following review of the ***application***, the ***Official*** shall schedule and conduct a final inspection for the purpose of verifying compliance with all applicable provisions of this ***Ordinance***—including, but not limited to, the requirements of the approved Subdivision Plan, Development Plan, Small Residential Development, or other applicable permits and ***development*** approvals.

Exhibit A- Proposed LMO Amendments

ii. After the final site inspection, the ***Official*** shall either approve or deny the ***application***, based on compliance with Sec. 16-2-103.P.4, Certificate of Compliance Review Standards.

iii. The ***Official*** may issue a Temporary Certificate of Compliance ~~for a period up to a maximum of six months where the only uncompleted development consists of landscaping/tree planting that is deferred until more appropriate weather conditions for planting is expected (e.g., deferring plantings from hot summer months to cooler autumn months).~~ subject to a performance guarantee of improvements for a period up to a maximum of 18 months where the only uncompleted ***development*** consists of landscaping/***tree*** planting that is deferred due to inappropriate weather conditions for planting (e.g., deferring plantings from hot summer months to cooler autumn months) or the likelihood that landscaping or trees will be damaged during additional construction activities related to a residential subdivision.

iv. Performance Guarantee of Improvements. If landscaping installations are not completed and accepted by the ***Town*** prior to issuance of a Certificate of Compliance, a Temporary Certificate of Compliance may be issued and shall be subject to the posting of a performance guarantee with conditions satisfactory to the ***Town***, providing for and securing to the ***Town*** the actual construction and installation of improvements.

01. Form of Guarantee. Where required, the ***applicant*** shall furnish a performance guarantee in any of the following acceptable forms:

(A) Cash deposit with the ***Town***;

(B) Certified check from a Federal or South Carolina banking institution based upon a cash deposit, in a form acceptable to the ***Town Attorney***;

(C) Irrevocable letter of credit from a Federal or South Carolina banking institution in a form acceptable to the ***Town Attorney***; or

(D) Any other financial security found acceptable by the ***Town Attorney.***

02. Length of Time of Guarantee. The term of the performance guarantee shall reflect any time limit for completing installation of required landscaping not to exceed 18 months.

03. Amount of Guarantee. Performance guarantees for the completion of landscaping shall be a minimum of 125 percent of the cost of materials and labor required for completion.

04. Final Plat. Where a performance guarantee is accepted by the ***Town*** in-lieu of the completion of landscaping installation in a subdivision, the final plat shall include the following statement:

"THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE, WHICH MEANS THAT ALL REQUIRED LANDSCAPING IS NOT COMPLETED. ISSUANCE OF BUILDING PERMITS PRIOR TO COMPLETION OF LANDSCAPING SUBJECT TO THE PERFORMANCE GUARANTEE SHALL OCCUR AT THE SOLE DISCRETION OF THE TOWN OF HILTON HEAD ISLAND. IN THE EVENT THE DEVELOPER DEFAULTS AND THE TOWN MUST COMPLETE THE LANDSCAPING, THE DEVELOPER WILL BE ASSESSED ANY DIFFERENCE BETWEEN THE AMOUNT OF THE PERFORMANCE GUARANTEE AND ACTUAL CONSTRUCTION COST."

05. Release of Guarantee.

(A) Release. Release of a performance guarantee shall occur after the Town Project Manager determines that the landscaping in-lieu of which the guarantee was accepted is complete.

(B) Partial Release. A partial release of a performance guarantee is prohibited.

(C) Release to be Recorded. The ***Town*** shall record all releases of performance guarantees, or the ***Town***'s final acceptance of landscaping installation, in the ***Beaufort County Register of Deeds***.

06. Forfeiture of Security.

(A) Notice of Failure to Install or Complete Landscaping. If an ***applicant*** fails to properly install all required landscaping within the term of the performance guarantee, the ***Town*** shall give 30 days' written notice to the ***applicant*** by certified mail, after which time the ***Town*** may draw on the security and use the funds to complete the required installation.

(B) Town Completion of Landscaping. After completing the required landscaping installation, the ***Town*** shall provide a complete accounting of the expenditures (to include administrative fees) to the ***applicant*** and, as applicable, refund all unused security deposited, without interest.

7. Signs with Changeable Copy

(a) In Section 16-5-114.H.10. Standards for Specific Types of Signs, amend provisions as follows:

Exhibit A- Proposed LMO Amendments

(10) **Signs with Changeable Copy**.

a. Description of Changeable Copy Types.

i. Manually activated ***changeable copy*** shall mean a sign or portion of a sign that can be changed or re-arranged manually or mechanically, and has a readerboard for the display of text information in which each alphanumeric character, graphic, or symbol is defined by objects, not consisting of an illumination device.

ii. Electronically activated ***changeable copy*** shall mean a sign or portion of a sign that can be changed by means of remote electrically energized on-off switching combinations of alphanumeric character, graphic, or symbol.

b. ~~a.~~ ***Signs*** with ***changeable copy*** are limited to one ***sign*** per ***street frontage*** per ***parcel***.

c. ~~b.~~ The total size of ***changeable copy*** shall not exceed 20 square feet per ***sign face***, with no more than three lines of ***copy***.

d. ~~c.~~ ***Copy height*** shall be eight inches maximum and four inches minimum.

e. ~~d.~~ ***Copy*** shall be securely fastened to the ***sign face*** and neatly maintained.

f. ~~e.~~ ***Changeable copy*** shall be limited to announcing:

i. On-***premises special events***.

ii. Motion pictures or entertainment at a theater whose primary function is to provide musical or dramatic events; or

iii. Gasoline prices as described in Sec. 16-5-114.H.11, Price Displays at Gas Establishments.

g. ~~f.~~ Permanent Special Event Signs as described in Sec. 16-5-114.H.8, Permanent Special Event Signs, are exempt from the requirements of this section.

h. Minimum Fixed Period. Electronic ***changeable copy*** shall remain fixed and should be changed no more than twice per day.

i. Transition Between Copy. The duration of change between electronic ***changeable copy*** shall be accomplished within two seconds or less.

(b) In Section 16-10-105. General Definitions, amend the definition of 'Changeable Copy' as follows:

Any ***copy*** or ***graphics*** on a sign designed to be changed manually ~~in the field~~ or electronically.

8. Building Height Measurement.

Exhibit A- Proposed LMO Amendments

(a) In Section 16-3-106.H.4.a.ii- Forest Beach Neighborhood Character Overlay District Standards, amend the provisions as follows:

i. In addition to the ***single-family*** setback requirements of Sec. 16-5-102, Setback Standards, a side, and rear adjacent use setback shall be required.

ii.Setbacks shall comply with the standards of Sec. 16-5-102, Setback Standards, except that the 65 degree setback angle shall be measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or ***pre-development grade***, whichever is higher ~~the required ***base flood elevation***.~~

(b) In Section 16-3-106.I.4.a.ii- Folly Field Neighborhood Character Overlay District Standards, amend the provisions as follows:

In addition to the ***single-family*** setback requirements of Sec. 16-5-102, Setback Standards, with the exception that ***structures*** greater than 24 inches in ***height*** along minor arterials are required to have a minimum adjacent street setback of 20 feet, the following setbacks shall be required.

i. Rear yard setbacks shall be a minimum of ten percent of ***lot*** depth or ten feet, whichever is greater.
ii. Side yard setbacks shall each contain a minimum of ten percent of the total ***lot*** width.
iii. Maximum setback angle of 65 degrees shall be measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or ***pre-development grade***, whichever is higher ~~the required ***base flood elevation***~~.

(c) In Section 16-3-106.J.4.a.ii- Holiday Homes Neighborhood Character Overlay District Standards, amend the provisions as follows:

In addition to the ***single-family*** setback requirements of Sec. 16-5-102, Setback Standards, the following setbacks shall be required:

i.Rear yard setbacks shall be a minimum of ten feet.
ii.Side yard setbacks shall be a minimum of ten feet; however, to preserve existing ***trees***, any one side yard setback may be reduced to five feet provided the sum of the required side yard setbacks equals at least 20 feet.
01.A ***lot*** with less than 50 feet of ***street frontage*** or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of five feet.
02.Dwelling units that are nonconforming as to the side yard setbacks identified above are permitted to be expanded along the subject boundary line; however, ***expansions*** shall

Exhibit A- Proposed LMO Amendments

be constructed no closer than five feet from the side property line.
03.Side yard setback angles shall be a minimum of 65 degrees measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or ***pre-development grade***, whichever is higher ~~the required ***base flood elevation*** (BFE)~~, at the setback line. The illustration in Sec. 16-5-102.D, Adjacent Use Setback Requirements, can be referenced for an example of a setback angle.

(d) In Section 16-5-102.C, amend the text in Table 16-5-102.C, footnote (2) as follows:

2. Measured within the upper inward quadrant of the intersection of a horizontal plane at a height of 20 feet above 13 feet above Mean Sea Level for residential use or 11 feet above Mean Sea Level for nonresidential use, ~~the base flood elevation~~ or pre-development grade, whichever is higher, and a vertical plane extending upward at the minimum setback distance (see Figure 16-5-102.C, Street Setback Angle).

(e) In Section 16-5-102.C- Adjacent Street Setbacks and 16-5-102.D – Adjacent Use Setbacks, amend the Figures illustrating the Setback Angles to measure height according to the height definition.

(f) In Section 16-5-102.D, amend the text in Table 16-5-102.D, footnote (2) as follows:

2. Measured within the upper inward quadrant of the intersection of a horizontal plane at a height of 20 feet above 13 feet above Mean Sea Level for residential use or 11 feet above Mean Sea Level for nonresidential use, ~~the base flood elevation~~ or pre-development grade, whichever is higher, and a vertical plane extending upward at the minimum setback distance (see Figure 16-5-102.D, Use Setback Angle).

(g) In Section 16-10-102 – Rules of Measurement, amend Section 16-10-102.C.1.a as shown below.

(C) Height
1. Calculation of Height
   a. Maximum structure height for development in each zoning district shall be calculated as follows:
      i. Residential maximum building height shall be measured from thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or ***pre-development grade***, whichever is higher; and

Exhibit A- Proposed LMO Amendments

ii. Nonresidential maximum building height shall be measured from eleven feet (11') above mean sea level using the NAVD 88 vertical datum or ***pre-development grade***, whichever is higher.

9. Minor Subdivision Requirements

In Appendix D: D-5. – Subdivision Review, Minor, amend as follows:

(A) Submittal Requirements

A minor subdivision plat shall be submitted with each of the items set forth in D-4, Subdivision Review, Major, with the exception of the following:

~~1. Item C., Certification of Owner's Consent;~~

1. ~~2.~~ Item F., Open space and Public Dedication narrative; and
2. ~~3.~~ Item H., Subdivision in Phases.

10. Deviations to Approved Single-Family Residential Subdivisions

(a) In Section 16-2-102.E.2 – Hearing Notice Requirements, amend Table 16-2-102.E.2 as follows:

Subdivision Amendment	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to all owners of record of properties located within the subdivision no less than 15 calendar days before the hearing date	Post conspicuous notice of the hearing at the entrance of the subdivision no less than 15 days before the hearing date

TOWN OF HILTON HEAD ISLAND

Town Council

TO:	Town Council
FROM:	Missy Luick, Assistant Community Development Director
VIA:	Shawn Colin, AICP, Assistant Town Manager – Community Development
CC:	Marc Orlando, Town Manager
DATE:	March 1, 2023
SUBJECT:	Revised Second Reading of Proposed Ordinance 2023-06 Amending Sections 16-3-103.C, 16-3-104.B, 16-3-104.C, 16-3-104.D, 16-3-104.E, 16-3-104.F, 16-3-104.G, 16-3-105.C, 16-3-105.D, 16-3-105.E, 16-3-105.F, 16-3-105.G, 16-3-105.H, 16-3-105.J, 16-3-105.M, 16-3-105.N (Removal of Staff Granted Waivers), 16-5-102.C, (Replacing June Traffic Counts with July Traffic Counts), 16-5-102.D, 16-5-103.E, 16-5-103.F, 16-5-105.J, 16-5-107.D, 16-5-109.D, 16-5-115.C, 16-6-102.D, 16-6-104.G AND 16-10-102.C, 16-2-103.S, (Allow for Variances Other then Use, Density, and Height), 16-4-102.B, (Allow Outdoor Screening of Outdoor Bicycle Storage), 16-10-103.I, (Clarification on Manufacturing Use as it Pertains to a Brewery), 16-5-106.C, 16-2- 103.P, (Change How /When Plantings are Required on Single-Family Lots), 16-5-114.H, 16-10- 105, (Amends Definition of a Changeable copy), 16-3-106.H, 16-3-106.I, 16-3- 106.J, 16-5-102.C, 16-5-102.D, 16-10-102, (Amends the Measurement for Height Calculations), Appendix D: D-5, and 16-2-102.E (Public Hearing Required for Subdivision Amendments) of Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance

RECOMMENDATION:

That the Town Council consider adoption of a proposed Ordinance amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance (LMO) for second and final reading.

BACKGROUND:

The LMO Committee of the Planning Commission recommended approval of the proposed amendments to the Planning Commission on November 1, 2022.

The Planning Commission held a public hearing on the proposed amendments on December 21, 2022 and voted unanimously to recommend that Town Council approved the proposed amendments.

The Public Planning Committee met on January 26, 2023 and voted unanimously to forward a recommendation to Town Council to adopt an ordinance amending the LMO.

Town Council reviewed the proposed Ordinance and LMO Amendments at their meeting on February 14, 2023 and voted unanimously to approve the proposed amendments. However, the amendment language was not included in the published packet, therefore the reading did not qualify as First Reading.

Town Council reviewed the proposed Ordinance and LMO Amendments at their meeting on February 21, 2023 and voted unanimously to approve the proposed amendments with the exception of the amendments pertaining Section 16-2-103.F.7 deviations to previously approved subdivisions. This qualified as First Reading.

Section 16-2-103.F.7 amendments pertaining to deviations to previously approved subdivisions that were pulled from the February 21, 2023 amendment set are going back to the Planning Commission for consideration at a Special Meeting on March 8, 2023. The amendments are also planned for Town Council for First Reading on March 7, 2023.

The proposed amendment set that is before Town Council is consideration of adoption of a proposed Ordinance amending the Land Management Ordinance (LMO) for second and final reading for:

1. Sections 16-3-103.C, 16-3-104.B, 16-3-104.C, 16-3-104.D, 16-3-104.E, 16-3-104.F, 16-3-104.G, 16-3-105.C, 16-3-105.D, 16-3-105.E, 16-3-105.F, 16-3-105.G, 16-3-105.H, 16-3-105.J, 16-3-105.M, 16-3-105.N, 16-5-102.C, 16-5-102.D, 16-5-103.E, 16-5-103.F, 16-5-105.J, 16-5-107.D, 16-5-109.D, 16-5-115.C, 16-6-102.D, 16-6-104.G and 16-10-102.C: remove staff granted waivers and amend some standards
2. Section 16-2-103.S: allow variances from all sections of the LMO other than use, density or height
3. Section 16-4-102.B: allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening
4. Section 16-10-103.I: provide clarification in the Manufacturing use classification as it relates to the size of a brewery
5. Section 16-5-106.C: replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards
6. Section 16-2-103.P: change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance
7. Sections 16-5-114.H and 16-10-105: amend the definition of changeable copy to allow signs to be changed electronically with limitations on frequency and timing
8. Sections 16-3-106.H, 16-3-106.I, 16-3-106.J, 16-5-102.C, 16-5-102.D and 16-10-102: amend the measurement for height calculation
9. Appendix D:D-5: add that owners' consent is required for minor subdivisions as it is currently listed as being exempt

10. Sections 16-2-102.E: require a public hearing for subdivision amendments.

ATTACHMENTS:

1. LMO Amendments List
2. Ordinance
3. Draft of Proposed LMO Amendments

LMO Amendments List

AMENDMENT	ISSUE	SECTION	Suggested By
Remove staff waivers	It is more appropriate for any waiver or varying from the code to go to the BZA as a request for variance.	16-5-105.I.8, 16-5-102.C, 16-5-102.D, 16-5-103.F, all zoning district standards for heights, 16-5-102.D.4, 16-5-103.E.2, 16-5-107.D.1, 16-5-107.D.9, 16-5-109.D.2, 16-5-109.D.2.c, 16-6-102.D.2.b, 16-6-104.G.1.c, 16-10-102.C.2.b	Staff
Allow variances from all sections of the LMO other than use, density, and height	Currently the LMO lists only a few specific sections that a variance can be applied for.	16-2-103.S.2	Staff (restricting height from variance requests was brought up by a Town Council member at a Public Planning Committee meeting)
Allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening	The LC and CC zoning districts are the only two districts that allow bike businesses but do not allow outdoor storage of them. This amendment is a recommendation from the BZA as a result of variance requests pertaining to bike businesses over the past few years. Staff is also proposing more specificity related to the screening requirements.	16-4-102.B.7.c	Board of Zoning Appeals
Provide clarification in the Manufacturing use classification as it relates to the size of a brewery; what size makes it a manufacturing use versus a nightclub or bar	Small scale breweries such as nano or microbreweries shouldn't be classified as a manufacturing use. This amendment is a recommendation of the BZA	16-10-103.I	Board of Zoning Appeals

Updated 2/28/23

	because of an appeal. The use should be considered a commercial use similar to a bar or eating establishment.		
Replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards	This amendment is a recommendation of the Planning Commission as a result of their review of the annual traffic report presented by staff. They asked that June traffic counts be replaced with July traffic counts for traffic impact analysis plan standards.	16-5-106.C	Planning Commission
Change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance	Landscaping is currently required to be planted before a Certificate of Compliance is issued for a subdivision, which is prior to the homes being constructed. The landscaping is often damaged during construction of the homes. The amendment will allow a performance guarantee for a specific period of time where landscaping and tree planting is deferred due to inappropriate weather conditions for planting or the likelihood that the trees will be damaged during additional construction activities related to residential subdivisions.	16-2-103.P	Developers and Staff
Amend the definition of changeable copy	The current definition of changeable copy as it relates to signs does not allow signs to be changed electronically. The sign provisions should be amended as well to allow	16-10-105, 16-5-114.H.10	Business Owner

	the signs to be changed electronically with limitations on frequency and timing.		
Amend the measurement for height calculation	When the LMO was revised to measure height from 11 or 13 feet above mean sea level, some sections that reference height being measured from the BFE were overlooked. It was also determined that the option to measure height from pre-development grade, if it is higher than the height measured from mean sea level, should be used.	16-3-106.H.4, 16-3-106.I.4, 16-3-106.J.4, 16-5-102.C and D, 16-10-102.C.1.a	Staff
Add that owners' consent is required for minor subdivisions as it is currently listed as being exempt	The application requirements for Minor subdivisions states that it requires all the same requirements for a Major sub with the exception of owners' consent, open space dedication and phasing plan. Owners' consent should be required for all application types.	Appendix D: D-5.A	Staff
Public hearing requirements for subdivision amendments	Subdivision amendments will require a public hearing and approval by the Planning Commission.	16-2-102.E	Staff

TOWN OF HILTON HEAD ISLAND

Town Council

TO:	Town Council
FROM:	Nicole Dixon, AICP, CFM, Principal Planner
VIA:	Shawn Colin, AICP, Assistant Town Manager – Community Development
CC:	Missy Luick, Assistant Community Development Director
DATE:	February 1, 2023
SUBJECT:	Consideration of a Proposed Ordinance Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance

RECOMMENDATION:

That Town Council consider a proposed Ordinance Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance (LMO).

The Public Planning Committee met on January 26, 2023 and voted unanimously to forward a recommendation to Town Council to adopt an ordinance amending the LMO.

SUMMARY:

The proposed LMO Amendments were reviewed by the LMO Committee at their meeting on September 1, 2022. Staff was asked to have a legal review of the proposed LMO Amendments conducted by the Town Attorney. Staff was also asked to make changes related to the following amendments:

- Temporary Certificate of Compliance; and
- Dwelling Unit Definition; and
- Deviations from Previously Platted Subdivisions.

At their November 1, 2022 meeting, the LMO Committee recommended approval of the proposed LMO Amendments. The Committee again voiced concerns about the proposed revisions to the Dwelling Unit Definition. They questioned why there is a need to change the current definition and had concerns that the proposed revisions might create complications with other provisions in the LMO. After additional Staff review it was decided the current definition is sufficient and a determination about what constitutes a separate dwelling unit is what needs to be updated. The proposed amendment has been pulled from the proposed LMO Amendments.

On December 21, 2022, the Planning Commission reviewed the proposed LMO Amendments and voted unanimously to recommend that Town Council approve the proposed amendments with the recommendation to carefully consider allowing building

height variances for architectural details. The request to eliminate height from variance eligibility was made by a member of the Public Planning Committee for discussion at their meeting held on August 4, 2022. The LMO Committee and Planning Commission did not have comments or feedback directly on this item. As it is a development form item, it is Staff's recommendation that height should be eligible for a variance request.

BACKGROUND:

The Strategic Action Plan adopted by Town Council includes an initiative as part of the Connected Community action item to conduct a Strengths, Weaknesses, Opportunities & Threats (SWOT) Analysis of the LMO. The SWOT analysis will serve as an assessment tool that will identify the core strengths, weaknesses, opportunities, and threats of the existing code regulations. The proposed amendments are step one of a deeper effort on the SWOT Analysis.

Newly added language is illustrated with double underline and deleted language is illustrated with strikethrough.

ATTACHMENTS:

1. List of Proposed Amendments
2. Ordinance
3. Draft of Proposed LMO Amendments

LMO Amendments List

AMENDMENT	ISSUE	SECTION	Suggested By
Remove staff waivers	It is more appropriate for any waiver or varying from the code to go to the BZA as a request for variance.	16-5-105.I.8, 16-5-102.C, 16-5-102.D, 16-5-103.F, all zoning district standards for heights, 16-5-102.D.4, 16-5-103.E.2, 16-5-107.D.1, 16-5-107.D.9, 16-5-109.D.2, 16-5-109.D.2.c, 16-6-102.D.2.b, 16-6-104.G.1.c, 16-10-102.C.2.b	Staff
Allow variances from all sections of the LMO other than use, density, and height	Currently the LMO lists only a few specific sections that a variance can be applied for.	16-2-103.S.2	Staff (restricting height from variance requests was brought up by a Town Council member at a Public Planning Committee meeting)
Allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening	The LC and CC zoning districts are the only two districts that allow bike businesses but do not allow outdoor storage of them. This amendment is a recommendation from the BZA as a result of variance requests pertaining to bike businesses over the past few years. Staff is also proposing more specificity related to the screening requirements.	16-4-102.B.7.c	Board of Zoning Appeals
Provide clarification in the Manufacturing use classification as it relates to the size of a brewery; what size makes it a manufacturing use versus a nightclub or bar	Small scale breweries such as nano or microbreweries shouldn't be classified as a manufacturing use. This amendment is a recommendation of the BZA	16-10-103.I	Board of Zoning Appeals

Updated 1/06/23

	because of an appeal. The use should be considered a commercial use similar to a bar or eating establishment.		
Replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards	This amendment is a recommendation of the Planning Commission as a result of their review of the annual traffic report presented by staff. They asked that June traffic counts be replaced with July traffic counts for traffic impact analysis plan standards.	16-5-106.C	Planning Commission
Change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance	Landscaping is currently required to be planted before a Certificate of Compliance is issued for a subdivision, which is prior to the homes being constructed. The landscaping is often damaged during construction of the homes. The amendment will allow a performance guarantee for a specific period of time where landscaping and tree planting is deferred due to inappropriate weather conditions for planting or the likelihood that the trees will be damaged during additional construction activities related to residential subdivisions.	16-2-103.P	Developers and Staff
Amend the definition of changeable copy	The current definition of changeable copy as it relates to signs does not allow signs to be changed electronically. The sign provisions should be amended as well to allow	16-10-105, 16-5-114.H.10	Business Owner

	the signs to be changed electronically with limitations on frequency and timing.		
Amend the measurement for height calculation	When the LMO was revised to measure height from 11 or 13 feet above mean sea level, some sections that reference height being measured from the BFE were overlooked. It was also determined that the option to measure height from pre-development grade, if it is higher than the height measured from mean sea level, should be used.	16-3-106.H.4, 16-3-106.I.4, 16-3-106.J.4, 16-5-102.C and D, 16-10-102.C.1.a	Staff
Add that owners' consent is required for minor subdivisions as it is currently listed as being exempt	The application requirements for Minor subdivisions states that it requires all the same requirements for a Major sub with the exception of owners' consent, open space dedication and phasing plan. Owners' consent should be required for all application types.	Appendix D: D-5.A	Staff
Provide standards for deviations from previously platted subdivisions	Currently lots in a platted subdivision can be combined in a way that results in an increase in density or additional lots. Property owners within the subdivision should have to consent to changes made to a previously platted subdivision.	16-2-102.E and 16-2-103.F	Staff

The following pages contain information regarding:

Address: 35 Oleander St.

Lot: 62

Parcel: R510 009 000 0832 0000

TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA

BUILDING PERMIT #: **BLDR-000364-2025**

Date Issued: 03/31/2025		**Parcel ID:** R510 009 000 0832 0000			**Permit Fee:** $8,659.50	**Value of Construction** $547,890.36
Address:	**Street # & Street Name** 35 Oleander Street	**Lot #**		**Subdivision:** HOLIDAY HOMES	**Building #**	**Unit #**
Type of Construction	New Residence	**Occupancy:**		**Flood Zone/Minimum Finished Floor Elevation:**	X-Shaded	

Scope of Work: 35 OLEANDER STREET/ NEW HOME 3036 HTD AND 1191 UNHTD

Heated Square Ft.	3,036	**Unheated Square Ft**	1,191	**Total Square Ft**	4,227	**Number of Units**	
Stories	3	**Exterior Finish**	HARDIE PLANK	**Square Feet of Pool**		**Fireplaces**	
Bedrooms	7	**Roofing Type**	ASPHALT SHINGLE	**Septic Tank #**		**Fire Alarm System**	No
Bathrooms	5.0	**Heating/Air**	CENTRAL ELECTRI	**Elevators**	1	**Fire Sprinkler**	No
Total Rooms	11	**Type of Fuel**					

	Name	**Address**	**City, State**	**ZIP Code**	**Phone**
Contractor:	HACKETT HOMES & CONSTRUCTION LLC	45 Bass Creek Lane	Bluffton, SC	29910	(843) 209-5621
Applicant:	HACKETT HOMES & CONSTRUCTION LLC	45 Bass Creek Lane	Bluffton, SC	29910	(843) 209-5621
Property Owner:	JEREMY AND CARLY ADAMS	400 Palisade Dr	Barboursville, WV	25504	(304) 417-0618

I acknowledge that all work must comply with Town of Hilton Head Island adopted codes including the following:

- Noise related to construction activity must be limited to the hours of 7am until 7pm Monday through Saturday. No construction allowed on New Year's, Thanksgiving and Christmas Day.
- All vehicles must be parked is approved parking areas. No parking on roadways.
- Erosion control measures (silt fencing and construction exits) shall be properly maintained for the duration of construction.
- Work site must be cleaned up daily including removal of trash and debris.
- Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, catch basins or manholes, nor shall such material or equipment be located within 20 feet of a street intersection, or placed so as to obstruct normal observation of traffic signals.
- For projects that require pre-clear inspections, no construction work can begin until those inspections are passed.

Conditions of the Approval: Town Staff conditions are included, additional pages may be attached.

Print Name: Cameron Hackett Signature: Date: 3-31-25

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA

BUILDING PERMIT #:

BLDR-000364-2025

Conditions of the Approval for: BLDR-000364-2025

Stormwater Engineering:	- All denuded areas must be temporarily stabilized within 14 days for Demolition Permits, and permanently stabilized within 21 days f Single Family Residential, Pools/Spas, and Development Plan Review Permits.
Fire:	- Access & water supply for fire department operations shall be provided during construction.
Fire:	- The fire lane/access road must remain open and unimpeded at all times – there is to be no parking or anything set up on the acces road.
Stormwater Engineering:	- Additional erosion control measures may be required at the Stormwater Inspector's discretion.
Stormwater Engineering:	- Until the pre-clear has passed, no earth disturbing activity (including fill dirt being brought to the site) shall occur.
Stormwater Engineering:	- Install all erosion control measures according to plans.
Stormwater Engineering:	- Dumpsters and roll-off containers are to have tarps/coverings readily available to prevent pollution into the environment.
Addressing:	- Numbers are to be reflective and a contrasting color with the background. They must be a minimum of 4 inches in height and a minimum of 1/2" in width.
Addressing:	- Must be posted within 20 feet of the property line and clearly visible from the street.

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

The following pages contain information regarding:

Address: 37 Oleander St.

Lot: 63

Parcel: R510 009 000 0833 0000

TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA

BUILDING PERMIT #: **BLDR-000365-2025**

Date Issued: 03/31/2025		**Parcel ID:** R510 009 000 0833 0000			**Permit Fee:** $8,659.50	**Value of Construction** $547,890.36
Address:	**Street # & Street Name** 37 Oleander Street	**Lot #**		**Subdivision:** HOLIDAY HOMES	**Building #**	**Unit #**
Type of Construction	New Residence	**Occupancy:**	Residential	**Flood Zone/Minimum Finished Floor Elevation:**	X-Shaded	

Scope of Work: 37 OLEANDER STREET/ NEW HOME 3275 HTD AND 1084 UNHTD

Heated Square Ft.	3,036	**Unheated Square Ft**	1,191	**Total Square Ft**	4,227	**Number of Units**	
Stories	3	**Exterior Finish**	HARDIE PLANK	**Square Feet of Pool**		**Fireplaces**	0
Bedrooms	7	**Roofing Type**	SPHALT SHINGLE	**Septic Tank #**		**Fire Alarm System**	No
Bathrooms	5.0	**Heating/Air**	hvac	**Elevators**	1	**Fire Sprinkler**	No
Total Rooms	11	**Type of Fuel**	elect				

	Name	**Address**	**City, State**	**ZIP Code**	**Phone**
Contractor:	HACKETT HOMES & CONSTRUCTION LLC	45 Bass Creek Lane	Bluffton, SC	29910	(843) 209-5621
Applicant:	HACKETT HOMES & CONSTRUCTION LLC	45 Bass Creek Lane	Bluffton, SC	29910	(843) 209-5621
Property Owner:	JEREMY AND CARLY ADAMS	400 Palisade Dr	Barboursville, WV	25504	(304) 417-0618

I acknowledge that all work must comply with Town of Hilton Head Island adopted codes including the following:

- Noise related to construction activity must be limited to the hours of 7am until 7pm Monday through Saturday. No construction allowed on New Year's, Thanksgiving and Christmas Day.
- All vehicles must be parked is approved parking areas. No parking on roadways.
- Erosion control measures (silt fencing and construction exits) shall be properly maintained for the duration of construction.
- Work site must be cleaned up daily including removal of trash and debris.
- Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, catch basins or manholes, nor shall such material or equipment be located within 20 feet of a street intersection, or placed so as to obstruct normal observation of traffic signals.
- For projects that require pre-clear inspections, no construction work can begin until those inspections are passed.

Conditions of the Approval: Town Staff conditions are included, additional pages may be attached.

Print Name: Cameron Hackett Signature: Date: 3-31-25

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA

BUILDING PERMIT #:

BLDR-000365-2025

Conditions of the Approval for: BLDR-000365-2025

Stormwater Engineering:	-	Dumpsters and roll-off containers are to have tarps/coverings readily available to prevent pollution into the environment.
Fire:	-	The fire lane/access road must remain open and unimpeded at all times – there is to be no parking or anything set up on the acces road.
Stormwater Engineering:	-	Install all erosion control measures according to plans.
Stormwater Engineering:	-	All denuded areas must be temporarily stabilized within 14 days for Demolition Permits, and permanently stabilized within 21 days f Single Family Residential, Pools/Spas, and Development Plan Review Permits.
Stormwater Engineering:	-	Until the pre-clear has passed, no earth disturbing activity (including fill dirt being brought to the site) shall occur.
Addressing:	-	Must be posted within 20 feet of the property line and clearly visible from the street.
Fire:	-	Three feet of clearance must be maintained around the fire hydrant. No plantings or structures shall be located within this clearanc area or obstruct the view of the hydrant.
Stormwater Engineering:	-	Additional erosion control measures may be required at the Stormwater Inspector's discretion.
Addressing:	-	Numbers are to be reflective and a contrasting color with the background. They must be a minimum of 4 inches in height and a minimum of 1/2" in width.
Fire:	-	Access & water supply for fire department operations shall be provided during construction.

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

The following pages contain information regarding:

Address: 39 Oleander St.

Lot: 64

Parcel: R510 009 000 1106 0000

TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA

BUILDING PERMIT #:

BLDR-000811-2025

Date Issued: 04/16/2025			**Parcel ID:** R510 009 000 1106 0000			**Permit Fee:** $8,806.50	**Value of Construction** $575,876.21
Address:	**Street # & Street Name** 39 Oleander Street		**Lot #**		**Subdivision:** HOLIDAY HOMES	**Building #**	**Unit #**
Type of Construction	**New Residence**		**Occupancy:**	Residential	**Flood Zone/Minimum Finished Floor Elevation:**	X-Shaded	

Scope of Work: HOLIDAY HOMES/ NEW SINGLE-FAMILY HOME. 3275 HTD. 1084 UNHTD.

Heated Square Ft.	3,275	**Unheated Square Ft**	1,084	**Total Square Ft**	4,359	**Number of Units**	
Stories	3	**Exterior Finish**	HARDIE PLANK	**Square Feet of Pool**		**Fireplaces**	0
Bedrooms	7	**Roofing Type**	ASPHALT	**Septic Tank #**		**Fire Alarm System**	No
Bathrooms	5.0	**Heating/Air**	HVAC	**Elevators**	1	**Fire Sprinkler**	No
Total Rooms	11	**Type of Fuel**	ELECT				

	Name	**Address**	**City, State**	**ZIP Code**	**Phone**
Contractor:	HACKETT HOMES & CONSTRUCTION LLC	45 Bass Creek Lane	Bluffton, SC	29910	(843) 209-5621
Applicant:	HACKETT HOMES & CONSTRUCTION LLC	45 Bass Creek Lane	Bluffton, SC	29910	(843) 209-5621
Property Owner:	JEREMY AND CARLY ADAMS	400 Palisade Dr	Barboursville, WV	25504	(304) 417-0618

I acknowledge that all work must comply with Town of Hilton Head Island adopted codes including the following:

- Noise related to construction activity must be limited to the hours of 7am until 7pm Monday through Saturday. No construction allowed on New Year's, Thanksgiving and Christmas Day.
- All vehicles must be parked is approved parking areas. No parking on roadways.
- Erosion control measures (silt fencing and construction exits) shall be properly maintained for the duration of construction.
- Work site must be cleaned up daily including removal of trash and debris.
- Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, catch basins or manholes, nor shall such material or equipment be located within 20 feet of a street intersection, or placed so as to obstruct normal observation of traffic signals.
- For projects that require pre-clear inspections, no construction work can begin until those inspections are passed.

Conditions of the Approval: Town Staff conditions are included, additional pages may be attached.

Print Name: Jesse Dorsey Signature: Date: 4/25/25

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA

BUILDING PERMIT #:

BLDR-000811-2025

Conditions of the Approval for: BLDR-000811-2025

Stormwater Engineering:	-	Until the pre-clear has passed, no earth disturbing activity (including fill dirt being brought to the site) shall occur.
Stormwater Engineering	-	Install and maintain a washout for concrete, stucco, paint, etc. Dispose of materials properly.
Addressing:	-	Must be posted within 20 feet of the property line and clearly visible from the street.
Stormwater Engineering:	-	Dumpsters and roll-off containers are to have tarps/coverings readily available to prevent pollution into the environment.
Planning:	-	Provide clean set of plans removing mislabeled setbacks.
Stormwater Engineering	-	Install and maintain a construction exit. Sweep daily as needed.
Stormwater Engineering:	-	All denuded areas must be temporarily stabilized within 14 days for Demolition Permits, and permanently stabilized within 21 days f Single Family Residential, Pools/Spas, and Development Plan Review Permits.
Fire:	-	Access & water supply for fire department operations shall be provided during construction.
Addressing:	-	Numbers are to be reflective and a contrasting color with the background. They must be a minimum of 4 inches in height and a minimum of 1/2" in width.
Fire:	-	The fire lane/access road must remain open and unimpeded at all times – there is to be no parking or anything set up on the acces road.
Natural Resource:	-	Natural Resource Inspection required prior to clearing: Flag trees to be removed in red and install tree protect fence along the buff
Stormwater Engineering:	-	Additional erosion control measures may be required at the Stormwater Inspector's discretion.
Natural Resource	-	Buffer Requirements The home is subject to both an adjacent street and use buffer requirements. The home will need a landscape plan that complies w a Type A buffer prior to issuance of the Certificate of Occupancy. The Type A buffer includes low-density screening designed to partially block visual contact and create spatial separation between adjacent uses or between development and adjacent streets wi low traffic volumes.
Fire General Condition:	-	A clear space of 3 feet (914 mm) must be maintained around hydrants. If the driveway is closer than 3 feet to the hydrant vehicle impact protection will be required.
Stormwater Engineering	-	Install redline, silt fencing around the area of disturbance. If working around water, a double-row of redline, silt fencing is required.

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

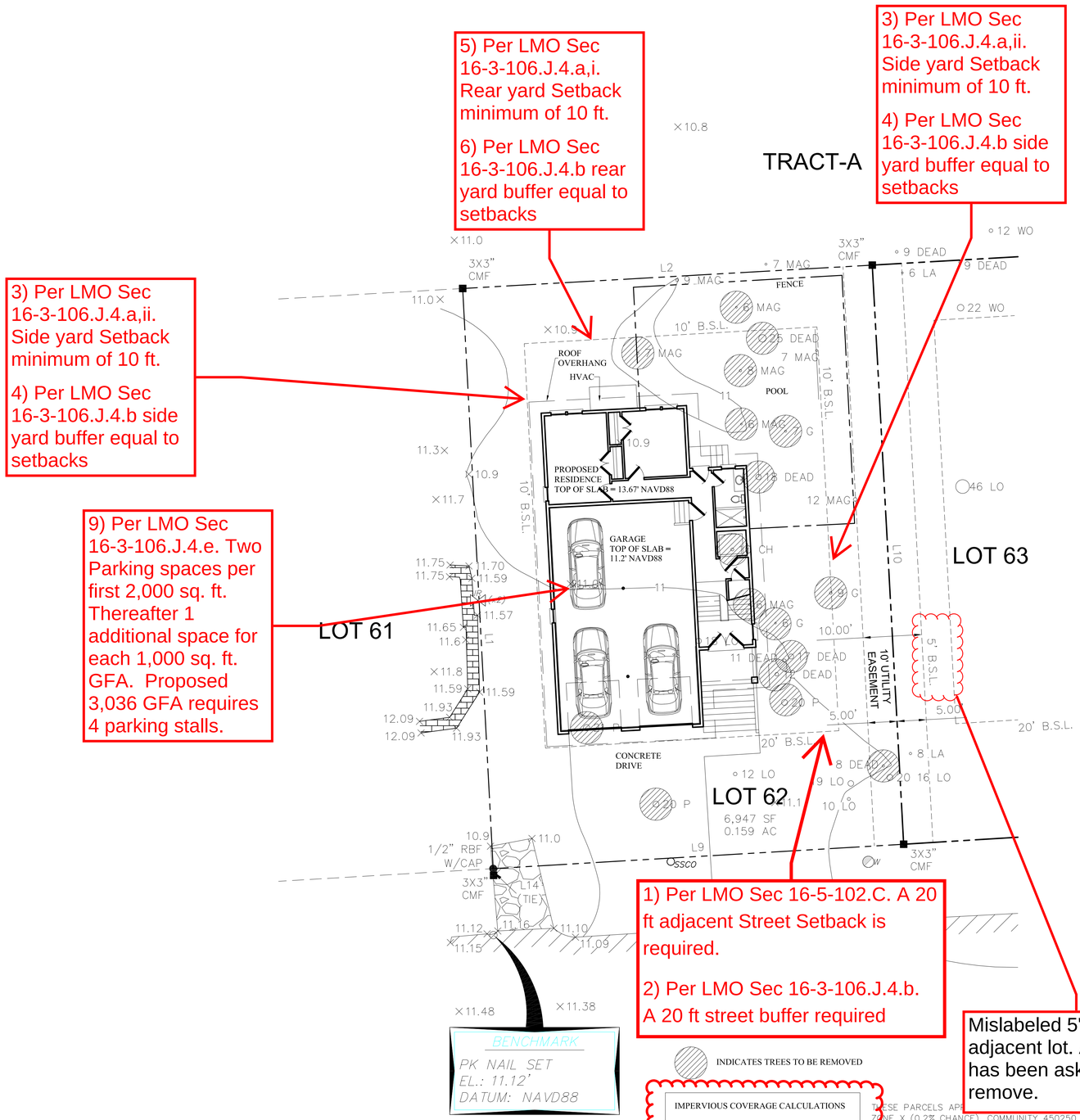
If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

The following pages contain information regarding:

Address: 35 Oleander St.

Lot: 62

Parcel: R510 009 000 0832 0000



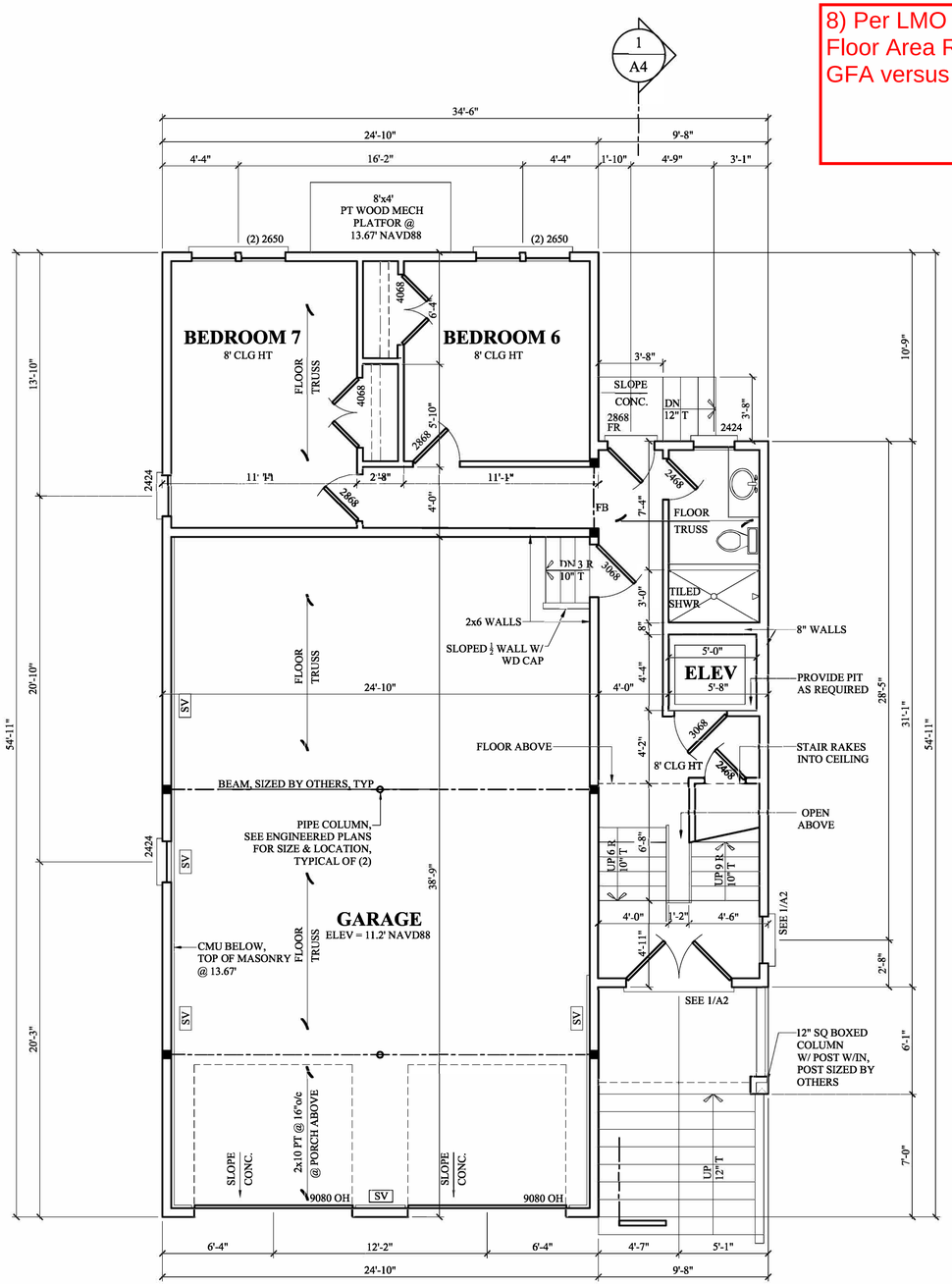
Regulatory Requirements Table

Section	Regulation/Requirement
1) Street Setback - Compliant	Per LMO Sec 16-5-102.C: A 20 ft adjacent Street Setback is required. (Please see exhibit on this page)
2) Street Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: A 20 ft street buffer is required. (Please see exhibit on this page)
3) Side Yard Setback - Compliant	Per LMO Sec 16-3-106.J.4.a,ii: Side yard setback minimum of 10 ft. (Please see exhibit on this page)
4) Side Yard Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: Side yard buffer equal to setbacks. (Please see exhibit on this page)
5) Rear Yard Setback - Compliant	Per LMO Sec 16-3-106.J.4.a,i: Rear yard setback minimum of 10 ft. (Please see exhibit on this page)
6) Rear Yard Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: Rear yard buffer equal to setbacks. (Please see exhibit on this page)
7) Impervious Ratio - Compliant	LMO Sec 16-3-104.D: Max impervious ratio of 35% (except Single-Family in RSF-6 zoning district). (Please see exhibit on this page)
8) Floor Area Ratio - Compliant	Per LMO Sec 16-3-106.J.4.d: Max gfa is limited to 0.45 times the area of the lot up to a max of 4,000 sf. GFA is calculated as all enclosed space with a ceiling height of 7 ft or greater with the following exclusions: j. Enclosed areas, where the floor level is located below the required base flood elevation, which are used solely for parking or storage. ii. Attic space as defined by the latest adopted edition of the IBC. - 3,036 GFA vs. Lot 6,947 SF = 0.44 FAR. (Please see exhibit this page, and page 2 for total heated area)
9) Parking Requirements – Not Compliant (Comment will be provided to applicant)	Per LMO Sec 16-3-106.J.4.e: 2 parking spaces are required for up to 2,000 sf of gfa. Thereafter, 1 additional space shall be required for each 1,000 sf or less of gross floor area. - 3,036 GFA requires 4 parking stalls. (Please see exhibit on this page)
10) Specimen Tree Protection – N/A this for this plan	Per LMO Sec 16-6-104.F.2.a & a.iii: 20% max paving in drip line, none within 15 ft of trunk. (Please see exhibit on this page)
11) Side Yard Setback Angles - Compliant	Per LMO Sec 16-3-106.J.4.a.ii.03: Min 65° measured from 20 ft above 13 ft above mean sea level. (Please see exhibit on page 4)
12) Building Height - Compliant	Per LMO Sec 16-3-104.D & 16-10-102.C.1.a.i: Max 35 ft, measured from 13 ft above mean sea level. (Please see exhibit on page 4)

*Applicant will be required to submit Landscape Plan to show that buffers will be properly planted per the LMO. The Adjacent Street Buffer should meet the standards of LMO Section 16-5-103.D for Other Streets, which is a Type A Option 1 Buffer, while the Adjacent Use Buffers should meet the requirements of LMO Section 16-5-103.E for Single Family proposed against Single Family or Multifamily, which is a Type A Option 2 Buffer.

DRAWING INDEX

A1	GROUND FLOOR PLAN
A2	1st & 2nd FLOOR PLANS
A3	EXTERIOR BUILDING ELEVATIONS
A4	CROSS SECTION & CONSTRUCTION DETAILS
A5	ROOF PLAN
S1	SCHEMATIC FOUNDATION PLAN
E1	ELECTRICAL PLANS
SP	GENERAL NOTES & SPECIFICATIONS



1 / A1 GROUND FLOOR PLAN

1/4"=1'-0"

NOTES:
1) 8' 1-1/2" PLATE HEIGHT ABOVE RAISED SLAB
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
5) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION
6) 2x6 @ EXTERIOR WALLS, UNO

SV "SMART VENT" WITH BOTTOM @ 8" ABOVE SLAB

8) Per LMO Sec 16-3-106.J.4.d.
Floor Area Ratio Proposed 3,036
GFA versus Lot 6,947 SF = 0.44

AREA CALCULATIONS

GROUND FLOOR HEATED	716 SF
FIRST FLOOR HEATED	1318 SF
SECOND FLOOR HEATED	1002 SF
TOTAL HEATED AREA	3036 SF
GARAGE	948 SF
COVERED PORCH	283 SF

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
CATH	CATHEDRAL
CLG	CEILING
CONT	CONTINUOUS
DIA	DIAMETER
DBL	DOUBLE
DO	DOUBLE OVEN
DW	DISHWASHER
ELEV	ELEVATOR
FB	FLUSH BEAM, sized by others
FR	FRENCH
GWB	GYPSUM WALL BOARD
HT	HEIGHT
JST	JOIST
MO	MASONRY OPENING
O/C	ON CENTER
PT	PRESSURE TREATED
PDS	PULL-DOWN STAIR
QTR	QUARTER
R	RISER
REF	REFRIGERATOR
RO	ROUGH OPENING
SQ	SQUARE
SHWR	SHOWER
T	TREAD
T&G	TONGUE AND GROOVE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WWM	WELDED WIRE MESH

LIMITED LICENSE FOR USE TO CONSTRUCT ONE HOME

Please read carefully. This license contains terms by which you are bound if you use this plan to construct a home. By using the plan to construct a home, you are agreeing to and accepting the terms of the license.

You are granted the right to construct one, and only one, home based on the plan. This right extends to the original purchaser of then plan only and is not transferable. You may not sell or otherwise transfer any right to copy or make use of the plan to any other party, or allow any other party to use or copy the plan.

For reproducible plans, the license includes the right to copy and modify the plan for use in the construction of the single home permitted to be constructed pursuant to the license

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SULLIVAN DESIGN COMPANY MAKES NO WARRANTIES REGARDING THE PLAN. TO THE MAXIMUM EXTENT ALLOWED BY LAW, SULLIVAN DESIGN COMPANY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ANY MODIFICATION OF THE PLAN VOIDS ANY AND ALL WARRANTIES EXPRESS OR IMPLIED.

LIMITATION OF LIABILITY

SULLIVAN DESIGN COMPANY WILL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING FROM USE OF THE PLAN. TO THE EXTENT ALLOWABLE BY LAW, ANY LIABILITY OF SULLIVAN DESIGN COMPANY WILL BE LIMITED TO THE PURCHASE PRICE OF THE PLAN.

The purchaser of this plan is responsible for compliance with all local building codes and for ensuring that the plan is correctly adapted to accommodate local site conditions. The purchaser should consult with a local architect or engineer regarding these matters.

Before construction begins, the purchaser should thoroughly review this plan with the contractor, verify all dimensions, and report to Sullivan Design Company any errors, omissions or questions for clarification.

Before construction begins, the purchaser or contractor should verify all structural elements for the plan and site with a local engineer.

The exact size, reinforcement and depth of all concrete footings must be determined by local soil conditions and acceptable practices of construction. The bottom of all footings should extend below frostline. Before construction begins, the purchaser or contractor should verify the design of the footings and foundation with a local engineer.

The purchaser assumes all risks associated with adapting the plan to local sites affected by regional variations in climate, local site conditions, design needs, and building codes. Sullivan Design Company has no responsibility for adapting the plan to local site conditions, design changes, construction means or methods, costs, workmanship, quality of materials or equipment utilized in the construction.

Plans: ©2018 by Sullivan Design Company. These plans are protected under federal copyright laws. The original purchaser of these plans is authorized to build one, and only one home, as shown in the plans. Reproduction by any means, modification, or use of these plans to construct more than one home unless otherwise specifically authorized is prohibited.

NOTE: IT IS RECOMMENDED THESE STRUCTURAL PLANS BE REVIEWED BY A STATE LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION & PERMITTING

Sullivan Design Co. does not assume any liability for the construction methods or any deviation from these plans. All information on these plans is to be verified prior to commencement of construction. Should any discrepancies occur, contact the Sullivan Design Co. prior to any deviation. Owner has the final construction authority responsible these plans. Refer to dimensions indicated on these plans. Codes govern over drawings.

Palace Properties, LLC

Lot 62
Oleander Street
Hilton Head Island, SC.

Revisions

date	description

SULLIVAN
DESIGN COMPANY
9 1 0 • 3 1 9 • 0 2 1 0
www.sullivandesigncompany.com

drawn by : JLM

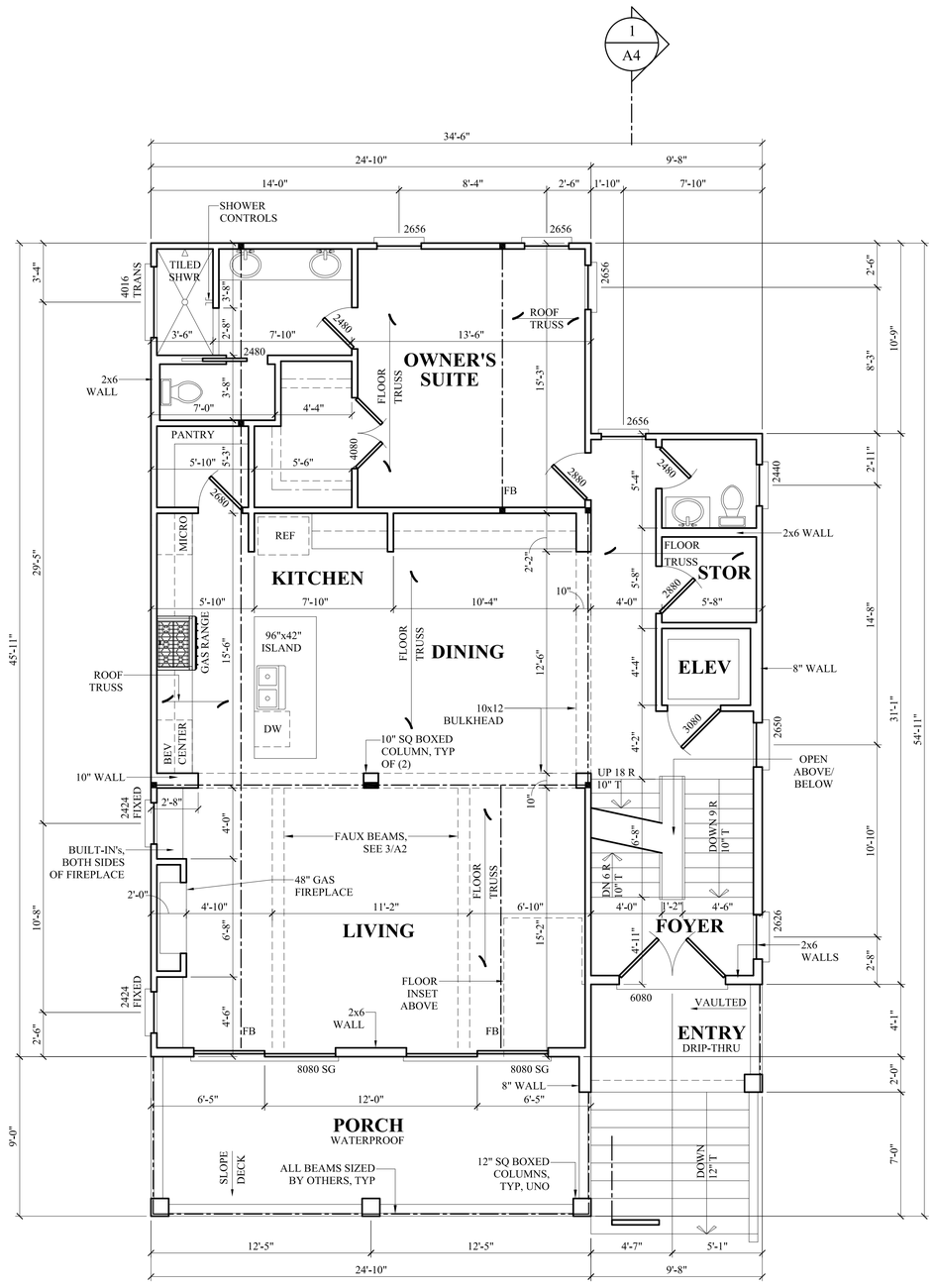
date : 2/12/25

checked by : SRS

file name : PP62v2

sheet number : **A1**

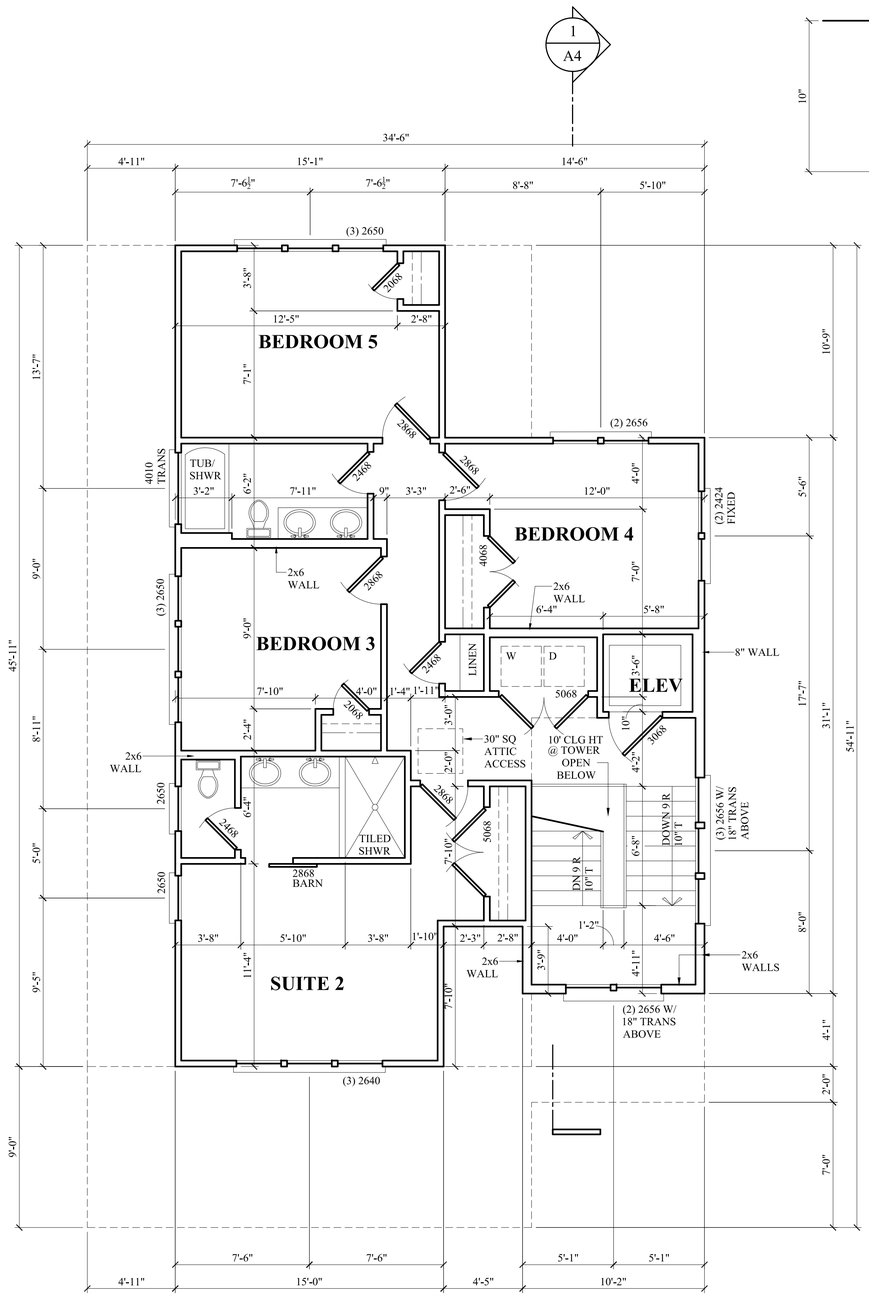
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1/A2 FIRST FLOOR PLAN

1/4"=1'-0"

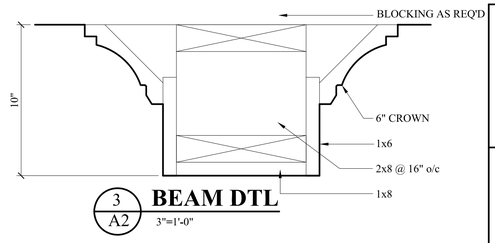
NOTES:
1) 10' 1-1/2" PLATE HT
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
   2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
5) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION
6) 2x6 @ POCKET DOOR WALLS
7) ALL BUILT-IN'S ARE BY OTHERS



2/A2 SECOND FLOOR PLAN

1/4"=1'-0"

NOTES:
1) 8' 1-1/2" PLATE HT, UNO
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
   2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
6) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION



3/A2 BEAM DTL

3"=1'-0"

NOTE: IT IS RECOMMENDED THESE STRUCTURAL PLANS BE REVIEWED BY A STATE LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION & PERMITTING

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Palace Properties, LLC

Lot 62
Oleander Street
Hilton Head Island, SC.

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date	description

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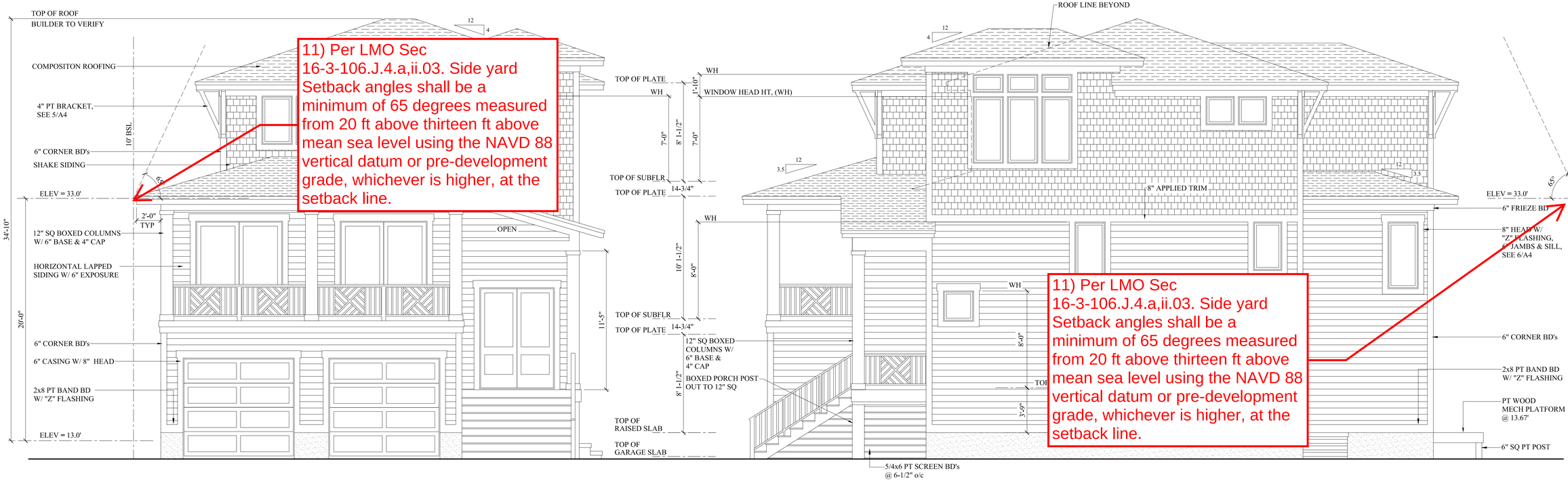
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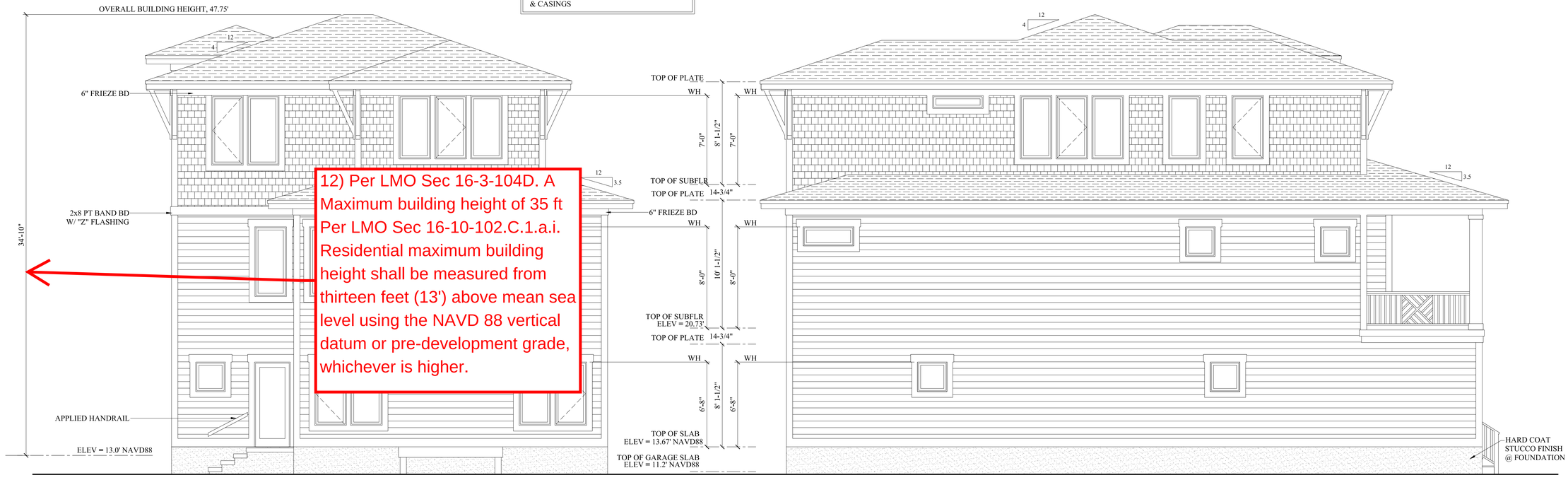
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1 / A3 **FRONT ELEVATION**
1/4"=1'-0"

NOTE:
RUN "Z" FLASHING ABOVE ALL HORIZONTAL APPLIED EXTERIOR TRIM & CASINGS

2 / A3 **RIGHT SIDE ELEVATION**
1/4"=1'-0"



3 / A3 **REAR ELEVATION**
1/4"=1'-0"

4 / A3 **LEFT SIDE ELEVATION**
1/4"=1'-0"

10' REAR BSL

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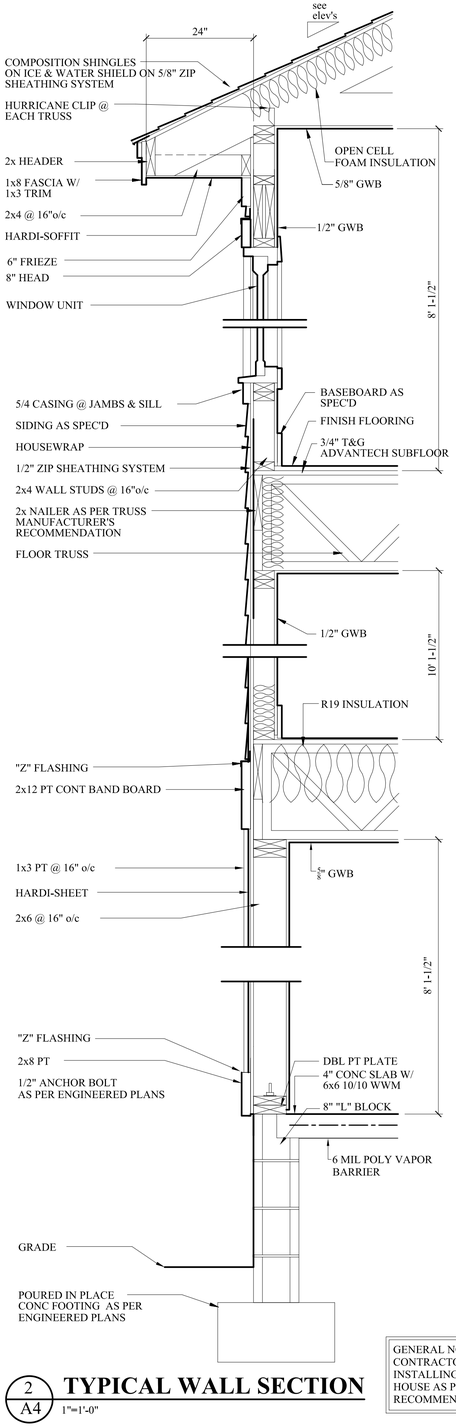
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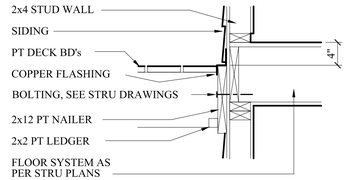
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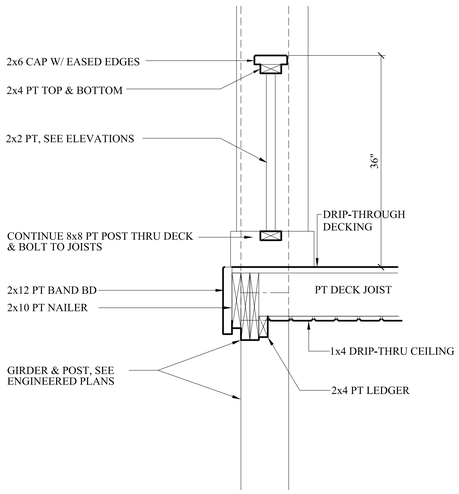


2/A4 TYPICAL WALL SECTION
1"=1'-0"

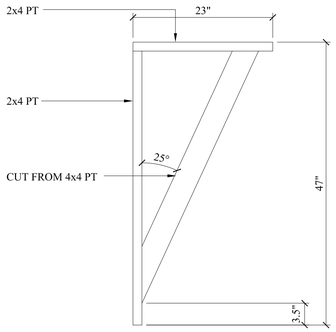
GENERAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PRODUCTS IN THIS HOUSE AS PER THE MANUFACTURER'S RECOMMENDATIONS.



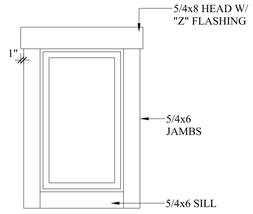
4/A4 DECK ATTACHMENT
1"=1'-0"



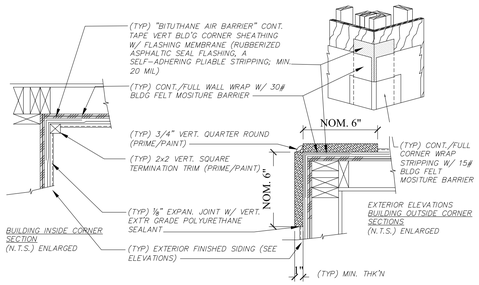
3/A4 FOYER PORCH SECTION
1"=1'-0"



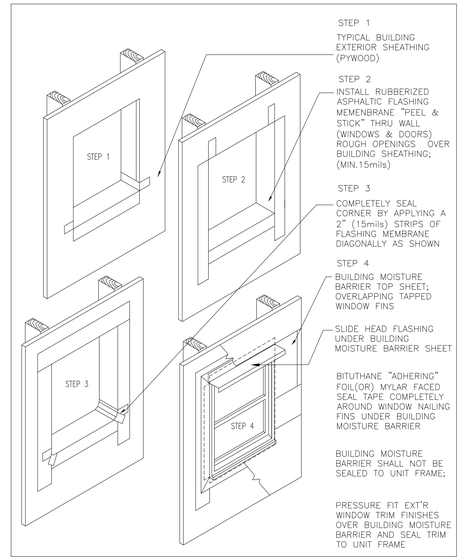
5/A4 BRACKET DETAIL
1"=1'-0"



6/A4 CASING DETAIL
1/2"=1'-0"

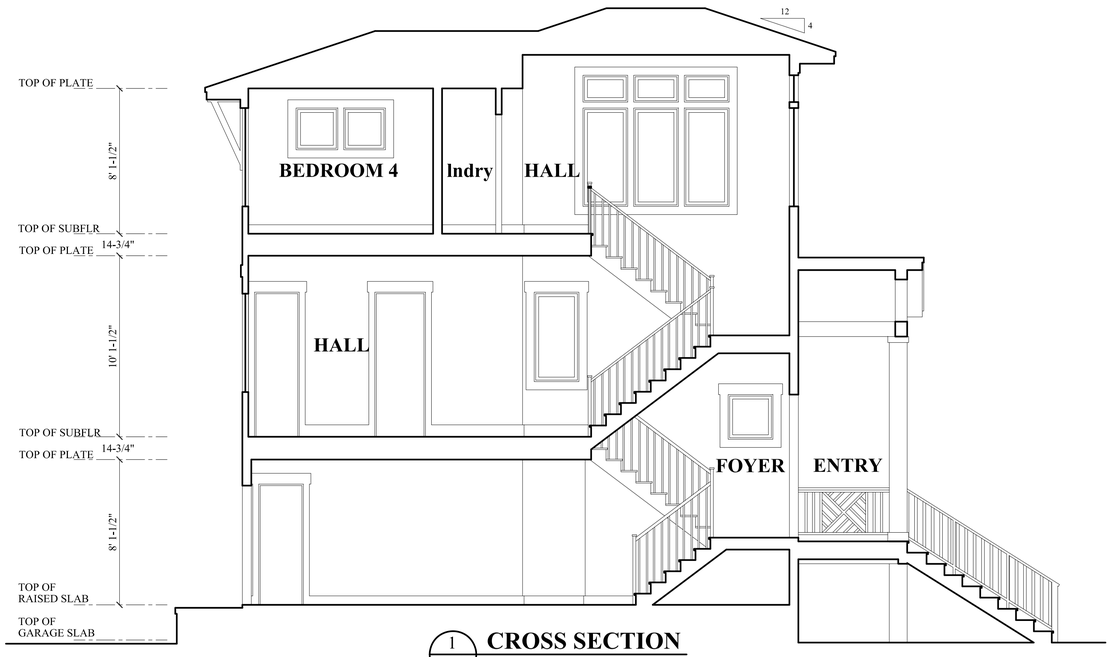


7/A4 TYPICAL EXTERIOR CORNERS
NTS



EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF-ADHERING PLIABLE STRIP MEMBRANE (MIN. 15mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE) (SIMILAR PRODUCT FLASHING MFG: W.R.GRACE "ICE AND WATER SHIELD)

8/A4 TYP WINDOW FLASHING DTL
NTS



1/A4 CROSS SECTION
1/4"=1'-0"

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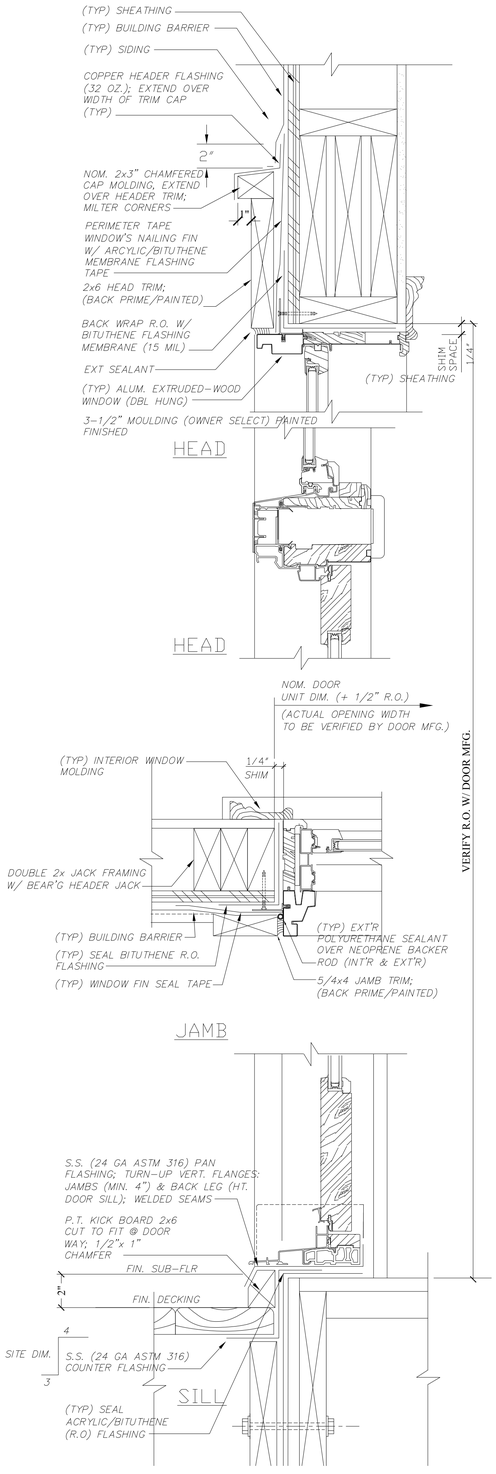
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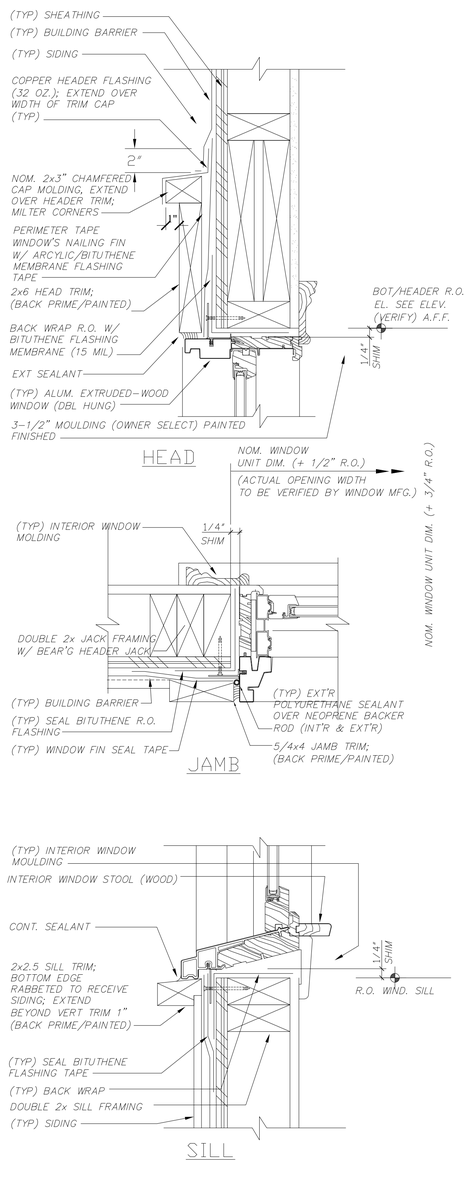
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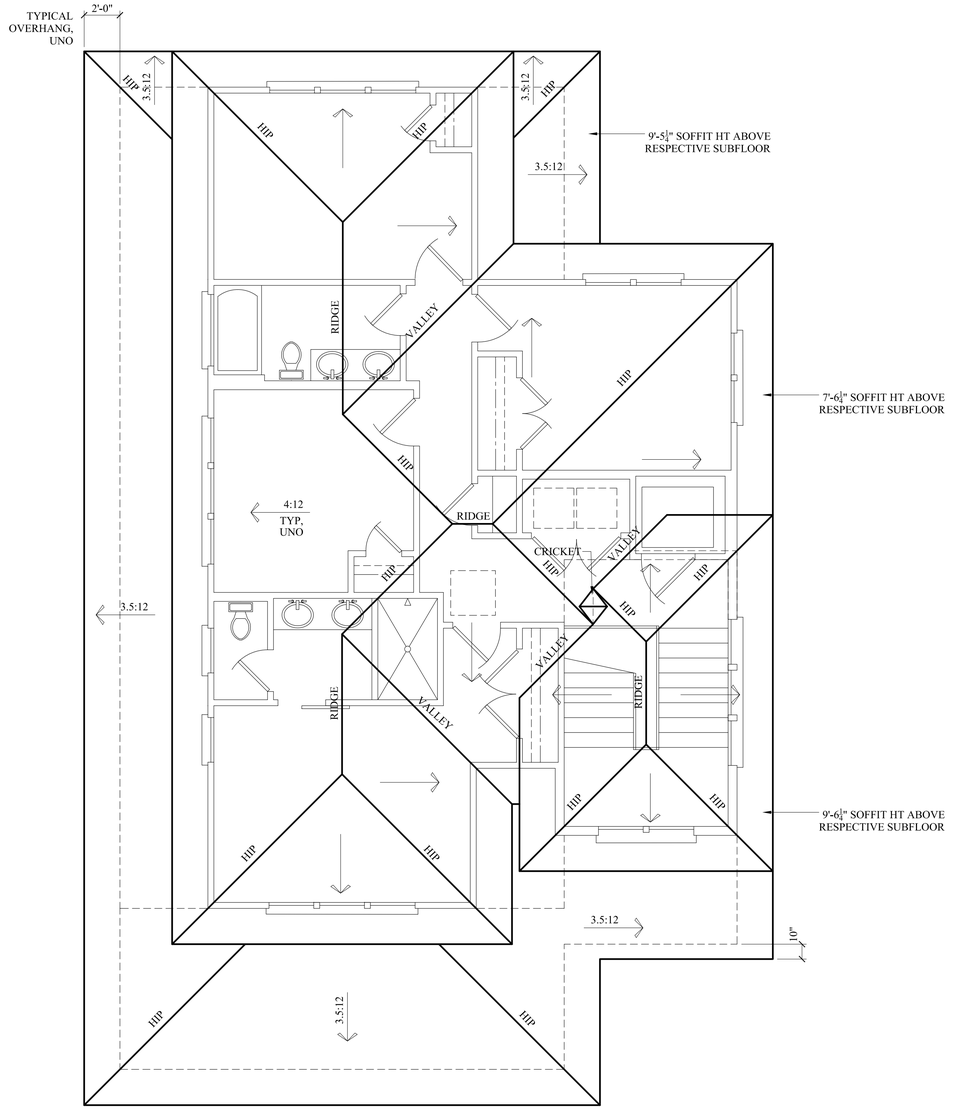
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2 A5 **TYP SCHEMATIC EXT'R DOOR DTL**
3"=1'-0"



3 A5 **TYP SCHEMATIC EXT'R WINDOW DTL**
3"=1'-0"



1 A5 **ROOF PLAN**
1/4"=1'-0"

NOTE:
PRE-ENGINEEERED ROOF TRUSSES THROUGHOUT W/ SIZING AND LAYOUT BY MANUFACTURER

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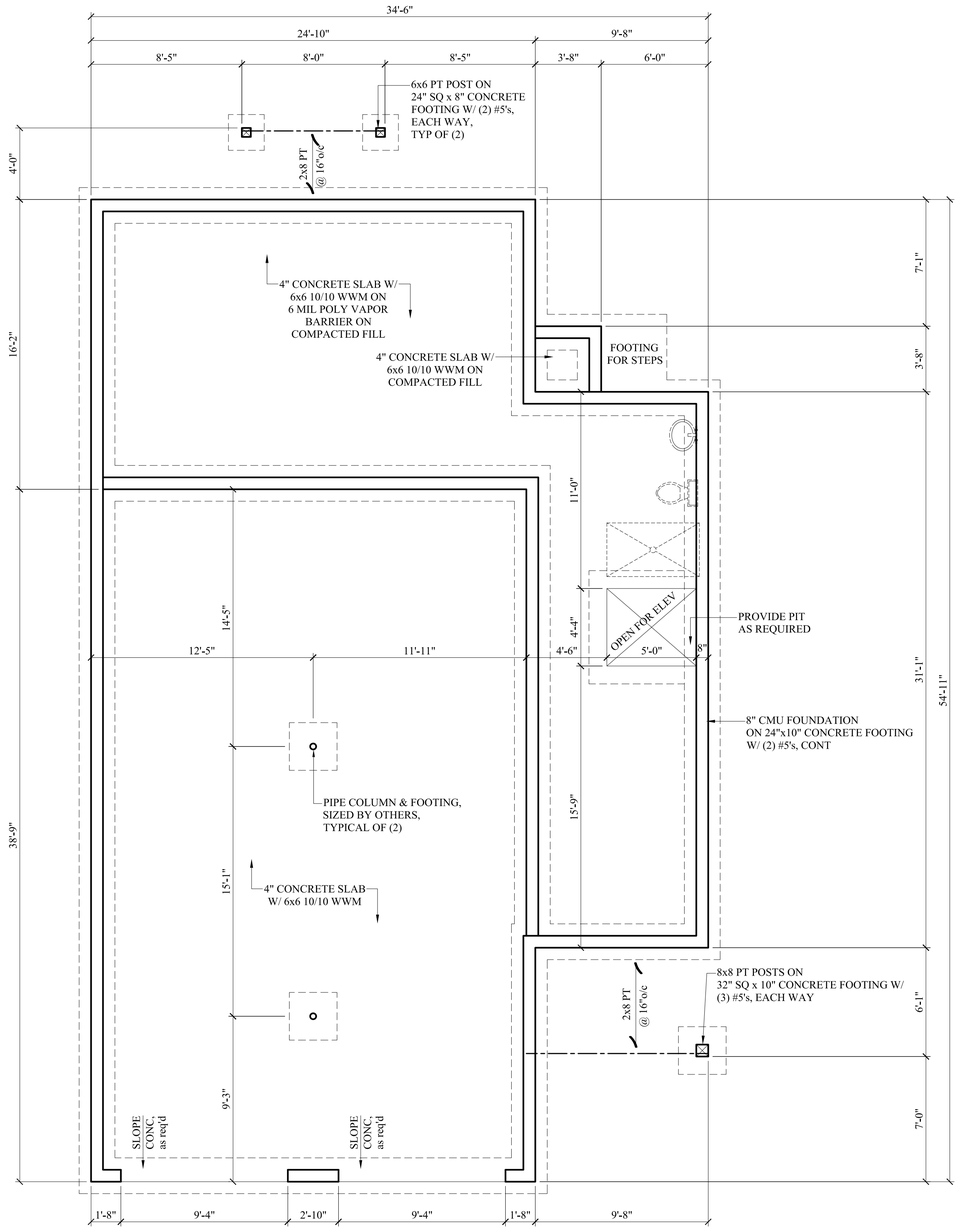
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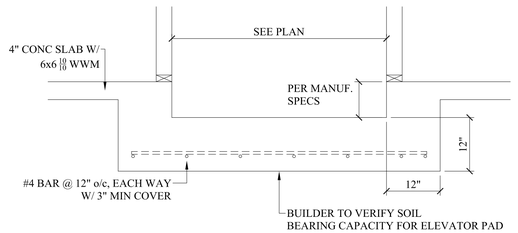
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1/S1 **SCHEMATIC FOUNDATION PLAN**
1/4"=1'-0"



2/S1 **ELEVATOR PIT**
NOT TO SCALE

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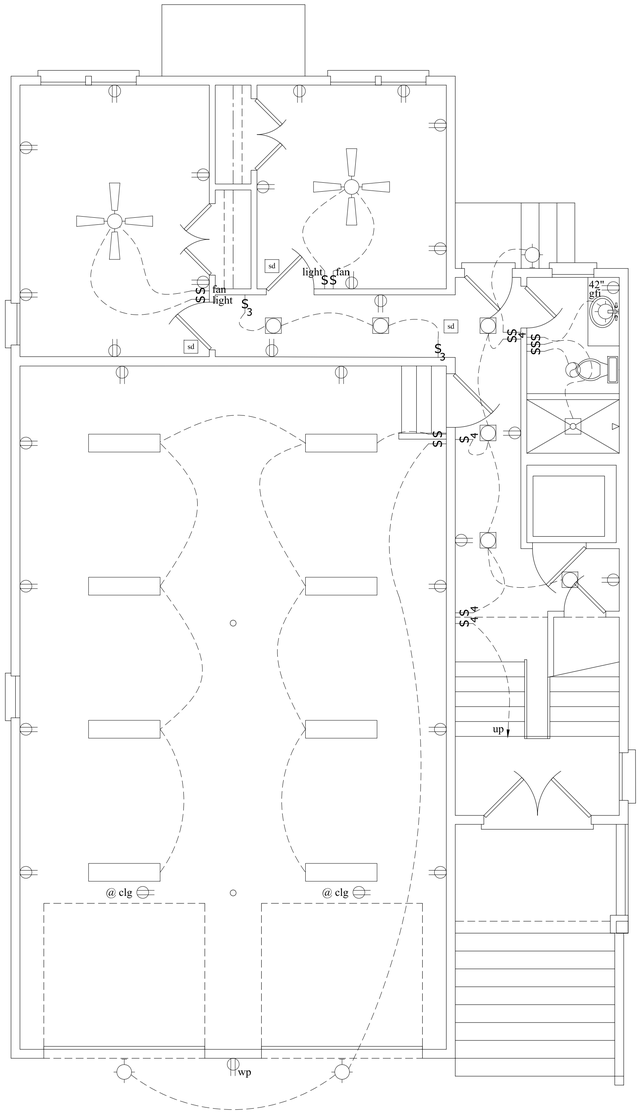
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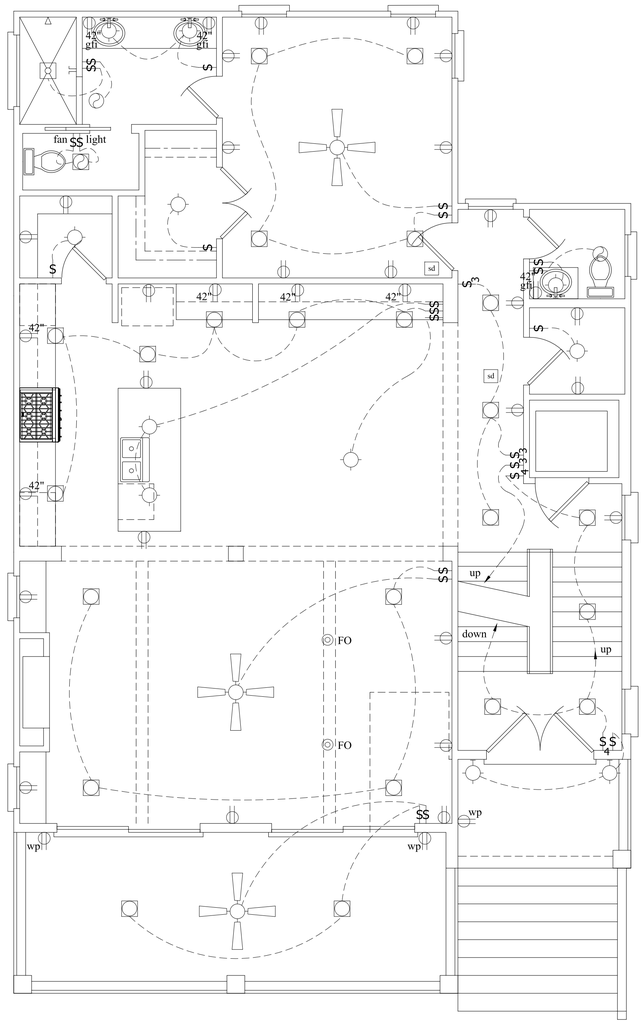
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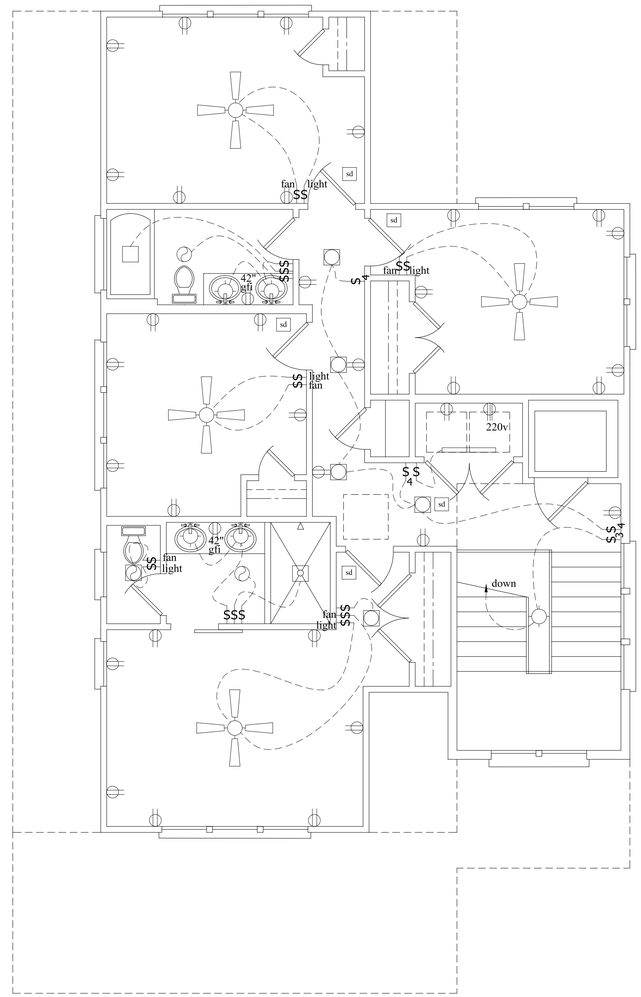
1 / E1 GROUND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



2 / E1 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"



3 / E1 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

	DUPLEX RECEPTACLE		WALL MOUNTED LIGHT FIXTURE
gfi	GROUND FAULT INTERUPTING RECEPTACLE		RECESSED LIGHT FIXTURE
220 v	220 V RECEPTACLE		SHOWER LIGHT FIXTURE
42"	DUPLEX RECEPTACLE W/ MOUNTING HEIGHT INDICATED		EXHAUST FAN
			LIGHT/EXHAUST FAN COMBO
S	SINGLE POLE SWITCH		CEILING FAN
S3	THREE-WAY SWITCH		*PHONE JACK
S4	FOUR-WAY SWITCH		*TV CABLE JACK
SD	RHEOSTAT SWITCH		SURFACE MOUNTED FLUORESCENT
sd	SMOKE DETECTOR	FO	*FLOOR OUTLET
	CEILING MOUNTED LIGHT FIXTURE		

* LOCATED ON SITE BY OWNER

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2. THIS STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
3. SDC IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SDC WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONSTRUCTION DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
4. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS BY SDC SHALL BE COMPLETED UNDER THE DIRECTION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE THE STRUCTURE WILL BE CONSTRUCTED. ALL INFORMATION PROVIDED BY A STRUCTURAL ENGINEER SHALL OVERRIDE THIS PAGE.
5. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF SDC. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT WOULD AFFECT CONSTRUCTION TO SDC BEFORE CONSTRUCTION BEGINS.
6. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE AND ANY LOCAL LAWS WHERE THE STRUCTURE IS TO BE CONSTRUCTED. IN ALL CASES CURRENT CODES TAKE PRECEDENT OVER THE INFORMATION ON THESE HOUSE PLANS.

THE FOLLOWING SECTIONS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR FOR CONFORMANCE TO LOCAL REQUIREMENTS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF PERMITTING AND CONSTRUCTION

DESIGN LOADS

MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ASCE 7-10

1.ROOF LOADS
2.1 DEAD LOAD — AS PER R301.4
2.2 LIVE LOAD — AS PER TABLE R301.6
2.FLOOR LOADING:
- 3.1 ATTIC DEAD LOAD — AS PER R301.4
- 3.2 TYPICAL FLOOR DEAD LOAD — AS PER R301.4
- 3.3 LIVE LOADS
  - 3.3.1 ROOMS OTHER THAN SLEEPING ROOMS — 40 PSF
  - 3.3.2 SLEEPING ROOMS — 30 PSF
  - 3.3.3 STAIRS AND DECKS — 40 PSF
  - 3.3.4 BALCONIES — 40 PSF

FOUNDATIONS

1. THE FOUNDATION IS BASED UPON AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF NET BEARING. VERIFICATION OF THIS ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED A LICENSED PROFESSIONAL ENGINEER MUST BE CONTACTED BEFORE PROCEEDING.
2. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED. HOWEVER, THE TOP SHALL A MINIMUM OF 12" BELOW GRADE.
3. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY.
4. EXCAVATION FOR FOOTINGS SHALL BE LINED TEMPORARY WITH A 6 mil POLYETHYLENE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
5. NO CONCRETE SHALL BE POURED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.

TIMBER PILES

1. TIMBER PILES SHALL BE SYP MATERAL WITH THE FOLLOWING MINIMUM DESIGN STRESS:
   - 1.1 COMPRESSION PARALLEL TO GRAIN — 1200 PSI
   - 1.2 BENDING — 2400 PSI
   - 1.3 HORIZONTAL SHEAR — 110 PSI
   - 1.4 COMPRESSION PERPENDICULAR TO GRAIN — 250 PSI
   - 1.5 MODULUS OF ELASTICITY — 1,500,000 PSI
2. TIMBER PILES SHALL CONFORM TO ASTM D25
3. PRESERVATIVE TREATMENT OF TIMBER PILES SHALL CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE CHAPTER 4.
4. SHOULD ANY SUDDEN DECREASE IN DRIVING RESISTANCE BE ENCOUNTER CONTACT A SOILS ENGINEER BEFORE PROCEEDING.
5. PILES ARE DESIGNED AS FRICTION PILES WITH AN ALLOWABLE LOAD OF 1/2 TON PER FOOT OF EMBEDMENT IN SUPPORTING STRATUM.
6. ALL PILINGS SHALL HAVE MINIMUM TIP PENETRATION OF NOT LESS THAN 8'-0" BELOW THE NATURAL OR FINISHED GRADE WHICHEVER IS LOWER. PILINGS WITHIN OCEAN HAZARD AREAS SHALL HAVE A TIP PENETRATION OF AT LEAST 5'-0" BELOW MSL OR 16' BELOW AVERAGE ORIGINAL GRADE WHICHEVER IS LEAST.

CONCRETE

1. CONCRETE SHALL HAVE NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (Fc) AT 28 DAYS AS LISTED BELOW.
   - 1.1 FOOTINGS — 3000 PSI
   - 1.2 SLABS-ON-GRADE — 4000 PSI
   - 1.3 ELEVATED SLABS — 3500 PSI
2. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH ACI 318 LATEST EDITION "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 LATEST EDITION "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING"
3. LIGHTWEIGHT CONCRETE SHALL HAVE A WEIGHT OF 115 PCF. (CONCRETE NOT SPECIFICALLY NOTED AS LIGHTWEIGHT SHALL BE NORMAL WEIGHT- 145 PCF)
4. GROUT FOR BASE PLATES SHALL BE NON-SHRINKAGE GROUT AND HAVE A MINIMUM COMPRESSIVE STRENGTH (Fc) AT 28 DAYS OF 5000 PSI.

CONCRETE SLABS ON GRADE

1. CONCRETE SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R-96 "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
2. THE CONCRETE SLAB ON GRADE HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF k= 250 PCI AND A DESIGN LOADING OF 200 PSF. THE SER IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS
3. CONTROL JOINTS SHALL BE SPACED IN SLABS ON GRADE AT A MAXIMUM OF 20'-0" O.C. UNLESS NOTED OTHERWISE.
4. CONTROL JOINTS SHALL BE PRODUCED USING CONVENTIONAL PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
5. REINFORCING STEEL SHALL NOT EXTEND THROUGH THE CONTROL JOINT.
6. ALL WELDED WIRE FABRIC FOR CONCRETE SLAB ON GRADE SHALL BE SUPPLIED IN FLAT SHEETS. THE WELDED WIRE FABRIC SHALL BE PLACED 2" FROM THE TOP OF SLAB AND SECURELY SUPPORTED DURRING THE CONCRETE POUR.

REINFORCING STEEL

1. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
2. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 LATEST EDITION " MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES.
3. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS OR CORNER BARS SHALL BE INSTALLED. THE CORNER BAR SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT WITH A CLASS B TENSION SPLICE.
4. LAP REINFORCEMENT AS REQUIRED A MINIMUM OF 40 BAR DIAMETERS FOR TENSION OR COMPRESSION UNLESS NOTED OTHERWISE. SPLICES IN MASONRY SHALL BE A MINIMUM OF 48 BAR DIAMETERS.
5. WHERE REINFORCING DOWELS ARE REQUIRED THEY SHALL BE EQUILIVAENT SIZE AND SPACING AS THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO FOOTING.
6. WHERE REINFORCING STEEL IS REQUIRED VERTICALLY DOWELS SHALL BE PROVIDED UNLESS NOTED OTHERWISE.

CONCRETE MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL BE ERECTED AS LOAD BEARING CONCRETE MASONRY. COMPLY WITH ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES" FOR MATERIALS, METHODS, AND WORKMANSHIP.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A NET COMPRESSIVE STRENGTH OF 1900 PSI.
3. CMU MINIMUM COMPRESSIVE STRENGTH (f'm) SHALL BE 1500 PSI.
4. MORTAR SHALL BE TYPE "M"OR "S" CONFORMING TO ASTM C270.
5. ALL CELLS CONTAINING REINFORCEMENT, CELLS BELOW GRADE, AND ANY LOCATIONS NOTED ON THE PLANS SHALL BE GROUTED SOLID. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'm) OF 2000 PSI.
6. PROVIDE PREFABRICATED " LADDER-WIRE "JOINT REINFORCEMENT AT 16" O.C. VERTICALLY. REINFORCEMENT SHALL HAVE AT LEAST ONE CROSS WIRE OF AT LEAST NO. 9 GAGE STEEL FOR EACH TWO SQUARE FEET OF WALL AREA. LONGITUDINAL WIRES SHALL BE THOROUGHLY EMBEDDED IN THE BED JOINT MORTAR. JOINT REINFORCEMENT SHALL BE INSTALLED IN THE FIRST TWO BED JOINTS ABOVE LINTELS AT OPENINGS. JOINT REINFORCEMENT SHALL NOT EXTEND THROUGH CONTROL JOINTS.
7. BEAMS OR GIRDERS (OR POINT LOADS TRANSMITTED TO THE CMU WALL BY A COLUMN) WHICH HAVE A REACTION EXCEEDING 10 KIPS (AS NOTED ON THE DRAWINGS) SUPPORTED ON CMU WALLS SHALL HAVE A MINIMUM BEARING LENGTH OF 8 INCHES OR THE FULL WIDTH OF THE CMU WALL WHICHEVER IS LESS. THE BLOCK UNDER THE BEAM SHALL BE GROUTED SOLID FOR A DISTANCE OF THE BEARING AREA PLUS FOUR TIMES THE WALL THICKNESS. WHERE VERTICAL REINFORCING STEEL IS REQUIRED IN THE CMU WALL THE BEARING AREA SHALL HAVE A MINIMUM OF TWO REINFORCING BARS CONTINUOUS TO THE FOOTING. THESE ADDITIONAL BARS SHALL MATCH THE VERTICAL BAR SIZE.
8. LOOSE STEEL ANGLES SERVING AS LINTELS FOR BRICK VENEER SHALL HAVE A MINIMUM OF 6" OF BEARING UNLESS NOTED OTHERWISE.
9. PROVIDE A SOLID GROUT COURSE AT THE TOP OF THE MASONRY ELEVATIONS.

STRUCTURAL WOOD PANELS

1. FABRICATION, AND PLACEMENT OF STRUCTURAL SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN / CONSTRUCTION GUIDE " RESIDENTIAL AND COMMERCIAL". AND ALL OTHER APPLICABLE APA STANDARDS.
2. ALL STRUCTURALLY REQUIRED SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WALL SHEATHING SHALL BE APA RATED STRUCTURAL I SHEATHING. WALL SHEATHING SHALL BE ATTACHED TO ITS SUPPORTING WALL FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL BE STAGGERED AS REQUIRED.
5. FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
6. SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

TIMBER

1. SOLID SAWN WOOD FRAMING SHALL CONFORM TO THE SPECIFICATIONS AS LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION " NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" LATEST EDITION (NDS). THE FRAMING SHALL BE OF THE SPECIES AND GRADE AS LISTED BELOW:
   - 1.1 JOISTS, RAFTERS, AND WOOD GIRDERS AND BEAMS — SPRUCE PINE FIR No. 2
   - 1.2 STUDS — SPRUCE PINE FIR No. 3 OR STUD GRADE
2. LVL OR PSL SHALL THE FOLLOWING MINIMUM DESIGN STRESSES:
   - 2.1 E = 1.9 X 10E6
   - 2.2 Fb = 2600 PSI
   - 2.3 Fv = 285 PSI
   - 2.4 Fc = 700 PSI
3. LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED TIMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2.
4. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
5. LAG SCREWS SHALL CONFORM TO ANSI / ASME STANDARD B18.2.1-1981. LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
6. ALL BEAM BEARING ON TIMBER FRAMING SHALL HAVE FULL BEARING FOR THE WIDTH OF THE BEAM AND SUPPORTED BY A MINIMUM OF THREE STUDS. WHERE BEAMS BEAR ONTO A WALL PARALLEL TO THE BEAM THE BEAM SHALL HAVE A MINIMUM BEARING LENGTH OF 4-1/2" .
7. STUDS WALLS SHALL CONSIST OF 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. STUDS SHALL BE CONTINUOUS FROM THE SOLE PLATE TO THE DBL. TOP PLATE AT THE CEILING OR ROOF. STUDS SHALL ONLY BE DISCONTINUOUS AT BEAMS / HEADERS FOR WINDOW OR DOOR OPENINGS. HEADER SHALL HAVE A MINIMUM OF ONE KING STUD AT EACH END OF THE HEADER. KING STUDS SHALL BE CONTINUOUS WITH THE SAME REQUIREMENT AS STUD WALLS.
8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED TOGETHER WITH ONE 10d CC NAIL @ 6" O.C. STAGGERDED. THE STUD COLUMN SHALL BE CONTINUOUS TO THE FOUNDATION OR BEAM. THE COLUMN SHALL BE PROPERLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER.
9. BEAMS CONTAINING MULTIPLE PLIES OF LUMBER SHALL HAVE EACH PLY ATTACHED TO ITS ADJACENT PLY WITH 3 12d CC NAILS @ 12" O.C.
10. FLITCH PLATE BEAMS SHALL BE ATTACHED W/ 1/2" THROUGH BOLTS AT 24" O.C. STAGGERED W/ (2) BOLTS 6" FROM EA. END.
11. STEEL BEAMS SHALL BE ATTACHED TO EACH COLUMN SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATE, AND THE SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND VOLUMES I AND II OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITION.
2. STRUCTURAL STEEL SHALL RECEIVE ONE COAT OF SHOP APPLIED RUST-INHIBITIVE PAINT. STEEL WHICH TO IS EMBEDDED IN CONCRETE, TOP FLANGES OF BEAMS WHICH HAVE SHEAR STUDS OR STEEL THAT WILL RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED.
3. ALL STEEL SHALL HAVE THE FOLLOWING MINIMUM YIELD STRESS (Fy) LISTED BELOW:

	ELEMENT	Fy (ksi)
3.1	STEEL WIDE FLANGE BEAMS AND COLUMNS	50
3.2	STEEL PIPE COLUMNS	36
3.3	TUBE STEEL	46
3.4	STEEL ANGLES AND MISC. SHAPES	36

4. WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE AWS D1.1 LATEST EDITION. ELECTRODES FOR SHOP AND FIELD WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER THE ABOVE STANDARDS.
5. ANCHOR BOLTS SHALL BE A36 STEEL UNLESS OTHERWISE NOTED.
6. STEEL TO STEEL CONNECTIONS SHALL BE DESIGNED BY THE STEEL FABRICATOR FOR THE REACTIONS AS SHOWN ON THE DRAWINGS (UNFACTORED REACTIONS) USING THE STANDARD SECTIONS AND DETAILS AS SHOWN ON THESE DRAWINGS. HOWEVER ALL CONNECTIONS SHALL USE A MINIMUM OF 3/4"Ø A-325 BOLTS AND WITH THE MINIMUM NUMBER OF BOLTS AS LISTED BELOW:

6.1	W8, W10, W12 BEAMS	2 ROWS OF BOLTS
6.2	W14, W16 BEAMS	3 ROWS OF BOLTS
6.3	W18 BEAMS	4 ROWS OF BOLTS
6.4	W21 BEAMS	5 ROWS OF BOLTS

7. BOLTS SHALL BE TIGHTENED TO A SNUG TYPE CONDITION UNO. THIS CONDITION IS ACHIEVED WHEN ALL PLIES OF A CONNECTION ARE IN FIRM CONTACT. BOLTS IN TENSION, COMBINED SHEAR AND TENSION OR REQUIRED BY LRFD SPECIFICATION SECTION J1.11 MUST BE FULLY TENSIONED IN BEARING TYPE CONNECTION.
8. ALL FILLET WELDS SHALL BE A MINIMUM OF ¬4 INCH UNLESS NOTED OTHERWISE

EXTERIOR WOOD FRAMED DECKS

1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO THE STRUCTURE OR FREESTANDING. ROOFED PORCHES MAY BE CONSTRUCTED USING THESE PROVISIONS.
2. SUPPORT POSTS FOR DECKS SHALL BE SUPPORTED ON A CAST-IN-PLACE CONCRETE FOOTING. SEE CONCRETE SECTION OF THESE SPECIFICATIONS FOR CONCRETE REQUIREMENTS. THE SIZE OF THE FOOTING SHALL BE NOTED ON THE PLANS.
3. LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL REMAINING DECK LUMBER SHALL B PRESSURE TREATED IN ACCIDENCE WITH AWPA STANDARD C-2 OR A STANDARD GIVING EQUAL PROTECTION.
4. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A PRESSURE TREATED WOOD BAND FROM THE LENGTH OF THE DECK, OR METAL FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AN THE STRUCTURE BAN SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT ON BRICK VENEER STRUCTURES AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY LASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AN THE DECK BAND. IF ATTACHED TO A BRICK VENEER STRUCTURE, NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK VENEER.
5. THE FOLLOWING SCHEDULE SHALL BE USED WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHMENT:

ALL STRUCTURES EXCEPT BRICK VENEER STRUCTURES

	MAX. JOIST SPAN	FASTENERS
5.1	8'-0"	5/8"Ø HDG BOLTS @ 42" O.C. AND 2-12d HDG NAILS @ 8" O.C.
5.2	16'-0"	5/8"Ø HDG BOLTS @ 20" O.C. AND 3-12d HDG NAILS @ 6" O.C.

BRICK VENEER STRUCTURES

	MAX. JOIST SPAN	FASTENERS
5.3	8'-0"	5/8"Ø HDG BOLTS @ 24" O.C.
5.4	16'-0"	5/8"Ø HDG BOLTS @ 16" O.C.

5.5 NOTES: MIN. EDGE DISTANCE FOR BOLTS IS 2-1/2" MIN. NAIL PENETRATION IS 1-1/2"

6. THE FOLLOWING SCHEDULE SHALL BE USED FOR FLOOR DECKING. DECKING SHALL BE SYP No.2:

	JOIST SPACING	DECKING
6.1	12" O.C.	1" S4S (NOMINAL)
6.2	16" O.C.	1-1/4" S4S (NOMINAL) OR 1" T&G (NOMINAL)
6.3	24" O.C.	2" S4S (NOMINAL)

7. SUPPORT POSTS SHALL BE SYP No.2. ALL POST HEIGHTS SHALL BE MEASURE FROM THE TOP OF THE FOOTING TO THE BOTTOM OF THE GIRDER.

	POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT
7.1	4X4	25 SF	8'-0"
7.2	4X6	25 SF	8'-0"
7.3	6X6	25 SF	14'-0"
7.3	8X8	25 SF	20'-0"

8. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:
   - 8.1 WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH 15.4 LATERAL BRACING IS NOT REQUIRED. WHEN THE BAND AND THE FLOOR JOISTS OF THE STRUCTURE ARE PARALLEL, ,FULL DEPTH BLOCKING SHALL BE INSTALLED @ 24" O.C. FOR A MIN. OF ONE JOIST SPACE ON THE STRUCTURE.
   - 8.2 2X6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FO FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2X6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" Ø HDG BOLT AT EACH BRACING MEMBER. BRACING SHALL RUN FROM THE GRADE LINE TO THE BOTTOM OF THE GIRDER.
   - 8.3 4X4 WOOD KNEE BRACE MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE BRACE SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST. THE BRACES SHALL BE ANGLES BETWEEN 45° AND 60° FROM THE HORIZONTAL. ATTACH EACH BRACE TO THE POST AND THE GIRDER WITH 1-5/8" Ø HDG BOLT AT EACH END. THIS TYPE OF BRACING REQUIRES A MIN. POST SIZE OF 6X6.
   - 8.4 POSTS MAY BE EMBEDDED IN 3000 PSI CONCRETE FOR LATERAL STABILITY AS PER THE FOLLOWING SCHEDULE:

	POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT ABOVE TOP OF FTG.	EMBEDDED DEPTH	CONCRETE DIAMETER
8.4.1	6X6	25 SF	6'-0"	3'-6"	1'-8"
8.4.2	8X8	25 SF	10'-0"	4'-6"	2'-0"
8.4.3	8X8	25 SF	12'-0"	5'-4"	2'-0"

WOOD TRUSSES

1. THE WOOD TRUSS MANUFACTURER / FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATION TO THE CONTRACTOR FOR REVIEW PRIOR TO FABRICATION. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE (5) DAYS FOR REVIEW. THE REVIEW BY THE CONTRACTOR SHALL BE FOR OVERALL COMPLIANCE WITH THE DESIGN DOCUMENTS. THE CONTRACTOR SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS FOR THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE NORTH CAROLINA RESIDENTIAL CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" (ASCE 7-98), AND THE LOADING REQUIREMENT SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENT AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS) LATEST EDITION AND THE LATEST EDITION OF THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES".
4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
5. SUPPORT SHALL BE PROVIDED FOR ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE TRUSSES. THIS SUPPORT SHALL EITHER BE ACHIEVED BY INSTALLING AN EXTRA TRUSS UNDER THE PARTITION OR BY PROVIDING 2X BLOCKING ATTACHED TO EACH ADJACENT TRUSS WITH A JOIST HANGER. EITHER METHOD MAY BE USED, HOWEVER THIS DESIGN IS THE RESPONSIBLE OF THE TRUSS MANUFACTURER AND SHALL BE PROVIDED EVEN IF THE PARTITIONS ARE NOT SPECIFICALLY NOTED ON THE PROPOSED TRUSS LAYOUT.
6. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.

Sullivan Design Co. does not assume any liability for the construction methods or any deviation from these plans. All information on these plans is to be verified prior to the commencement of construction. Should any discrepancies occur, contact the Sullivan Design Co. prior to any deviation. Contractor is responsible for coordinating all trades to these plans. Refer to dimensions indicated on these plans. Codes govern over drawings.

Palace Properties, LLC

Lot 62
Oleander Street
Hilton Head Island, SC.

Revisions

date	description

SULLIVAN DESIGN COMPANY
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drawn by : JLM

date : 2/12/25

checked by : SRS

file name : PP62v2

sheet number : **SP**

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The following pages contain information regarding:

Address: 37 Oleander St.

Lot: 63

Parcel: R510 009 000 0833 0000

*Applicant will be required to submit Landscape Plan to show that buffers will be properly planted per the LMO. The Adjacent Street Buffer should meet the standards of LMO Section 16-5-103.D for Other Streets, which is a Type A Option 1 Buffer, while the Adjacent Use Buffers should meet the requirements of LMO Section 16-5-103.E for Single Family proposed against Single Family or Multifamily, which is a Type A Option 2 Buffer.

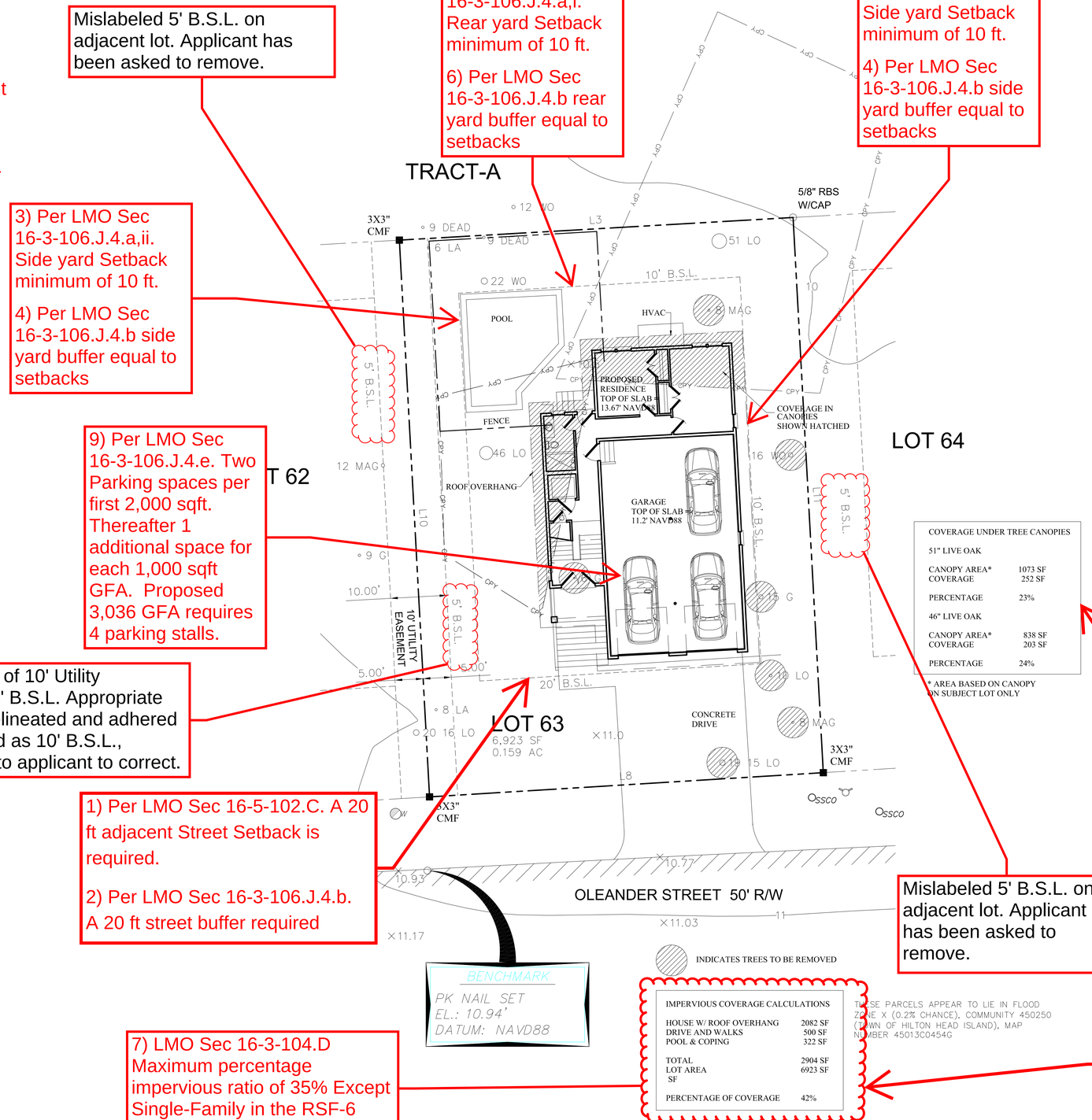
Mislabeled 5' B.S.L. on adjacent lot. Applicant has been asked to remove.

5) Per LMO Sec 16-3-106.J.4.a,i. Rear yard Setback minimum of 10 ft.

6) Per LMO Sec 16-3-106.J.4.b rear yard buffer equal to setbacks

3) Per LMO Sec 16-3-106.J.4.a,ii. Side yard Setback minimum of 10 ft.

4) Per LMO Sec 16-3-106.J.4.b side yard buffer equal to setbacks



3) Per LMO Sec 16-3-106.J.4.a,ii. Side yard Setback minimum of 10 ft.

4) Per LMO Sec 16-3-106.J.4.b side yard buffer equal to setbacks

9) Per LMO Sec 16-3-106.J.4.e. Two Parking spaces per first 2,000 sqft. Thereafter 1 additional space for each 1,000 sqft GFA. Proposed 3,036 GFA requires 4 parking stalls.

Mislabeled edge of 10' Utility Easement with 5' B.S.L. Appropriate 10' setback is delineated and adhered to but not labeled as 10' B.S.L., comment made to applicant to correct.

1) Per LMO Sec 16-5-102.C. A 20 ft adjacent Street Setback is required.

2) Per LMO Sec 16-3-106.J.4.b. A 20 ft street buffer required

7) LMO Sec 16-3-104.D Maximum percentage impervious ratio of 35% Except Single-Family in the RSF-6 District.

Mislabeled 5' B.S.L. on adjacent lot. Applicant has been asked to remove.

8) Per LMO Sec 16-3-106.J.4.d. Floor Area Ratio Proposed 3,036 GFA versus Lot 6,923 SF = 0.44

10) Per LMO Sec 16-6-104.F.2.a Specimen trees shall have the following protections, whether located on public or private land with the **exception** of specimen trees located on **single-family lots**:

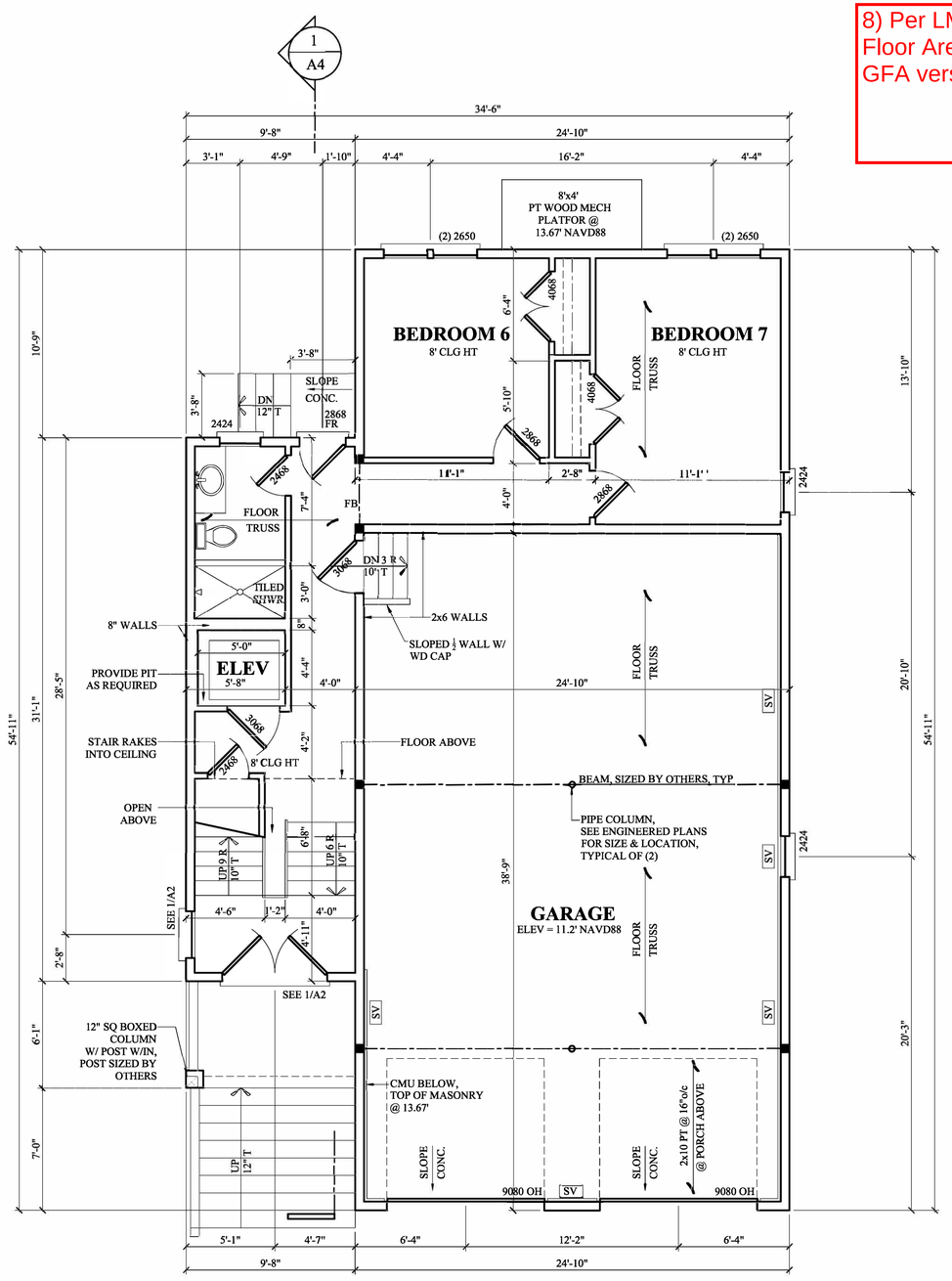
10) Per LMO Sec 16-6-104.F.2.a.iii. No more than 20 percent of the total area within the drip line of any specimen tree shall be subject to paving or soil compaction, and no paving or soil compaction is allowed within 15 feet of the tree trunk.

Regulatory Requirements Table

Section	Regulation/Requirement
1) Street Setback - Compliant	Per LMO Sec 16-5-102.C: A 20 ft adjacent Street Setback is required. (Please see exhibit on this page)
2) Street Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: A 20 ft street buffer is required. (Please see exhibit on this page)
3) Side Yard Setback - Compliant	Per LMO Sec 16-3-106.J.4.a,ii: Side yard setback minimum of 10 ft. (Please see exhibit on this page)
4) Side Yard Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: Side yard buffer equal to setbacks. (Please see exhibit on this page)
5) Rear Yard Setback - Compliant	Per LMO Sec 16-3-106.J.4.a,i: Rear yard setback minimum of 10 ft. (Please see exhibit on this page)
6) Rear Yard Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: Rear yard buffer equal to setbacks. (Please see exhibit on this page)
7) Impervious Ratio - Compliant	LMO Sec 16-3-104.D: Max impervious ratio of 35% (except Single-Family in RSF-6 zoning district). (Please see exhibit on this page)
8) Floor Area Ratio - Compliant	Per LMO Sec 16-3-106.J.4.d: Max gfa is limited to 0.45 times the area of the lot up to a max of 4,000 sf. GFA is calculated as all enclosed space with a ceiling height of 7 ft or greater with the following exclusions: i. Enclosed areas, where the floor level is located below the required base flood elevation, which are used solely for parking or storage. ii. Attic space as defined by the latest adopted edition of the IBC. - 3,036 GFA vs. Lot 6,923 SF = 0.44 FAR. (Please see exhibit this page, and page 2 for total heated area)
9) Parking Requirements – Not Compliant (Comment will be provided to applicant)	Per LMO Sec 16-3-106.J.4.e: 2 parking spaces are required for up to 2,000 sf of gfa. Thereafter, 1 additional space shall be required for each 1,000 sf or less of gross floor area. - 3,036 GFA requires 4 parking stalls. (Please see exhibit on this page)
10) Specimen Tree Protection – Compliant	Per LMO Sec 16-6-104.F.2.a & a.iii: 20% max paving in drip line, none within 15 ft of trunk. (Please see exhibit on this page)
11) Side Yard Setback Angles - Compliant	Per LMO Sec 16-3-106.J.4.a,ii.03: Min 65° measured from 20 ft above 13 ft above mean sea level. (Please see exhibit on page 4)
12) Building Height - Compliant	Per LMO Sec 16-3-104.D & 16-10-102.C.1.a.i: Max 35 ft, measured from 13 ft above mean sea level. (Please see exhibit on page 4)

DRAWING INDEX

A1	GROUND FLOOR PLAN
A2	1st & 2nd FLOOR PLANS
A3	EXTERIOR BUILDING ELEVATIONS
A4	CROSS SECTION & CONSTRUCTION DETAILS
A5	ROOF PLAN
S1	SCHEMATIC FOUNDATION PLAN
E1	ELECTRICAL PLANS
SP	GENERAL NOTES & SPECIFICATIONS



1 A1 GROUND FLOOR PLAN

1/4"=1'-0"

NOTES:
1) 8' 1-1/2" PLATE HEIGHT ABOVE RAISED SLAB
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
5) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION
6) 2x6 @ EXTERIOR WALLS, UNO

SV "SMART VENT" WITH BOTTOM @ 8" ABOVE SLAB

8) Per LMO Sec 16-3-106.J.4.d.
Floor Area Ratio Proposed 3,036 GFA versus Lot 6,923 SF = 0.44

AREA CALCULATIONS

GROUND FLOOR HEATED	716 SF
FIRST FLOOR HEATED	1318 SF
SECOND FLOOR HEATED	1002 SF
TOTAL HEATED AREA	3036 SF
GARAGE	948 SF
COVERED PORCH	283 SF

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
CATH	CATHEDRAL
CLG	CEILING
CONT	CONTINUOUS
DIA	DIAMETER
DBL	DOUBLE
DO	DOUBLE OVEN
DW	DISHWASHER
ELEV	ELEVATOR
FB	FLUSH BEAM, sized by others
FR	FRENCH
GWB	GYPSUM WALL BOARD
HT	HEIGHT
JST	JOIST
MO	MASONRY OPENING
O/C	ON CENTER
PT	PRESSURE TREATED
PDS	PULL-DOWN STAIR
QTR	QUARTER
R	RISER
REF	REFRIGERATOR
RO	ROUGH OPENING
SQ	SQUARE
SHWR	SHOWER
T	TREAD
T&G	TONGUE AND GROOVE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WWM	WELDED WIRE MESH

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Before construction begins, the purchaser or contractor should verify all structural elements for the plan and site with a local engineer.

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Palace Properties, LLC

Lot 63
Oleander Street
Hilton Head Island, SC.

Revisions

date	description

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drawn by : JLM

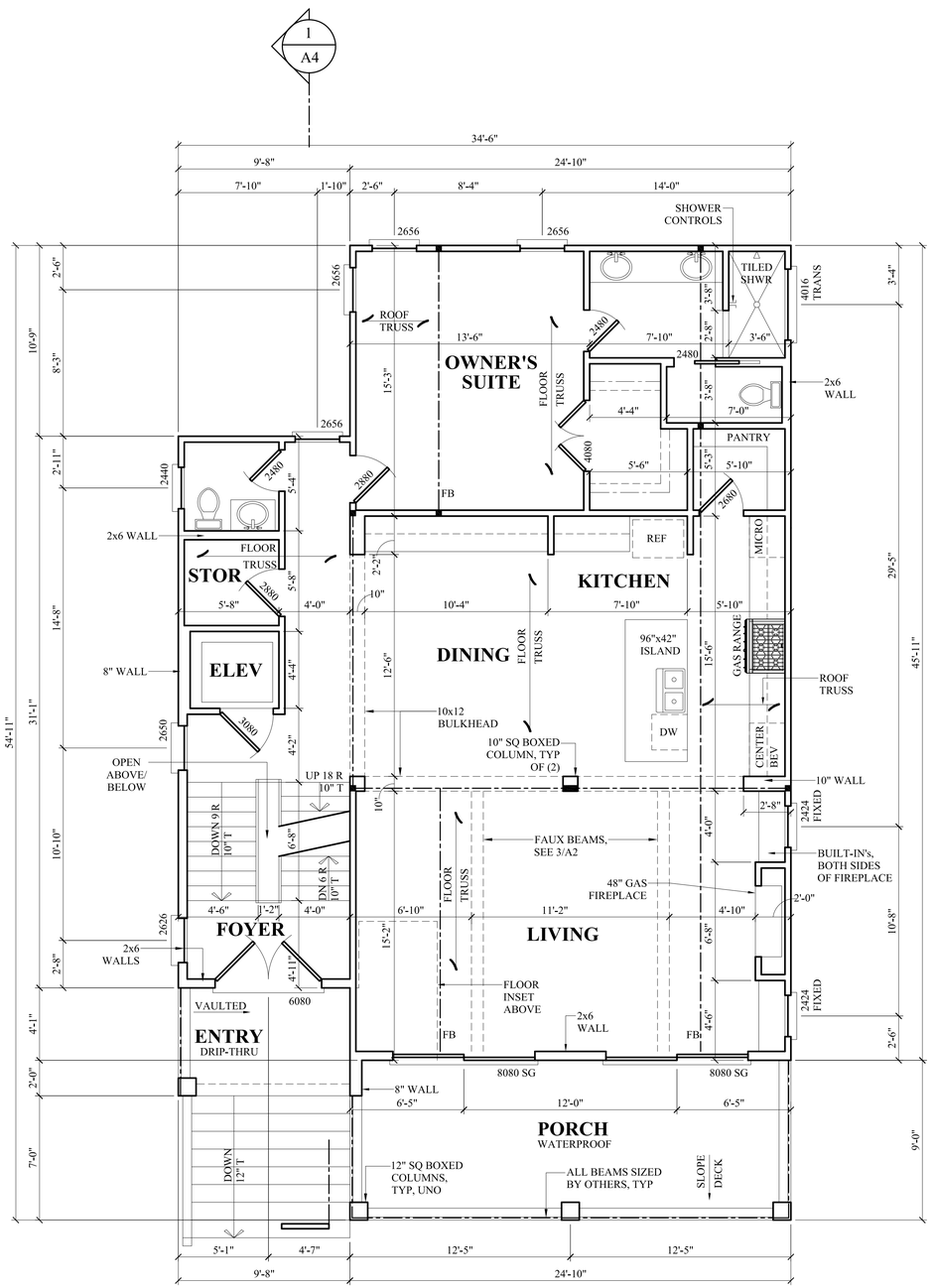
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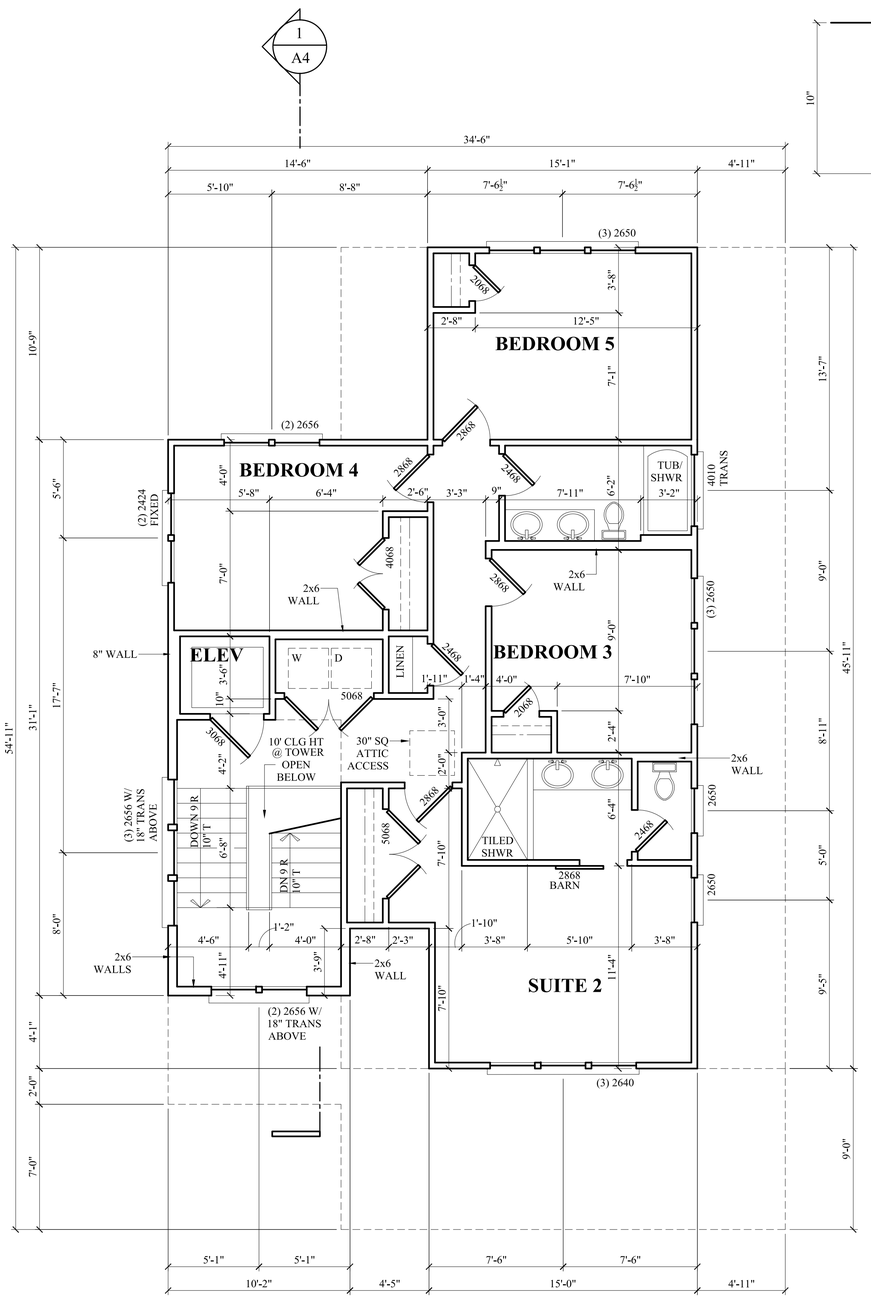
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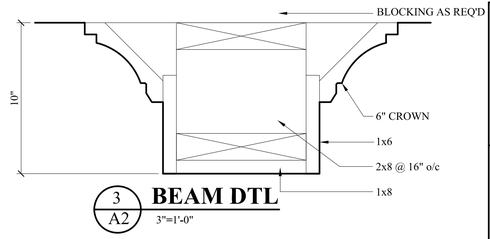
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1/A2 FIRST FLOOR PLAN

1/4"=1'-0"

NOTES:
1) 10' 1-1/2" PLATE HT
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
5) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION
6) 2x6 @ POCKET DOOR WALLS
7) ALL BUILT-IN'S ARE BY OTHERS

2/A2 SECOND FLOOR PLAN

1/4"=1'-0"

NOTES:
1) 8' 1-1/2" PLATE HT, UNO
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
6) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION

NOTE: IT IS RECOMMENDED THESE STRUCTURAL PLANS BE REVIEWED BY A STATE LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION & PERMITTING

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Palace Properties, LLC

Lot 63
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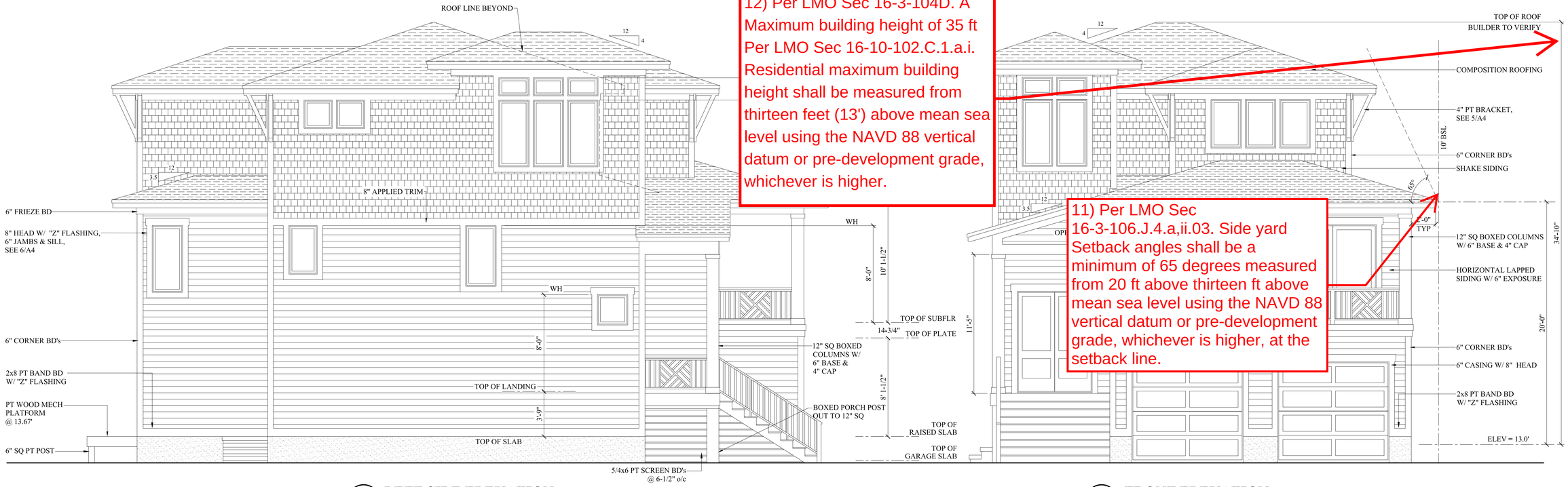
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12) Per LMO Sec 16-3-104D. A Maximum building height of 35 ft Per LMO Sec 16-10-102.C.1.a.i. Residential maximum building height shall be measured from thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or pre-development grade, whichever is higher.

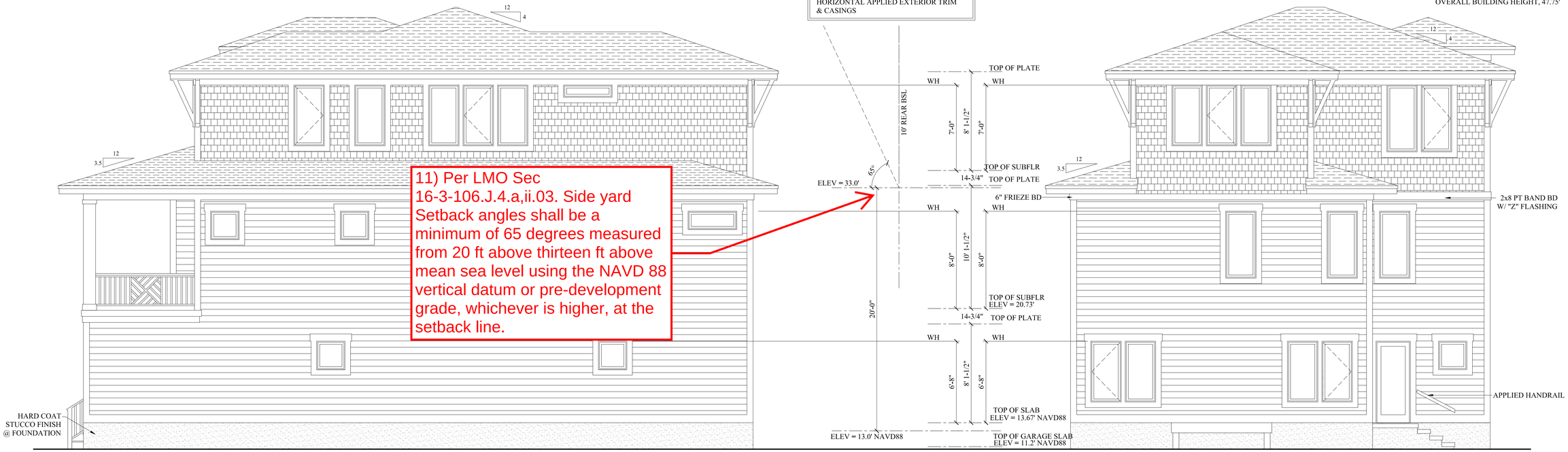
11) Per LMO Sec 16-3-106.J.4.a,ii.03. Side yard Setback angles shall be a minimum of 65 degrees measured from 20 ft above thirteen ft above mean sea level using the NAVD 88 vertical datum or pre-development grade, whichever is higher, at the setback line.



2 A3 LEFT SIDE ELEVATION
1/4"=1'-0"

1 A3 FRONT ELEVATION
1/4"=1'-0"

NOTE:
RUN "Z" FLASHING ABOVE ALL HORIZONTAL APPLIED EXTERIOR TRIM & CASINGS



4 A3 RIGHT SIDE ELEVATION
1/4"=1'-0"

3 A3 REAR ELEVATION
1/4"=1'-0"

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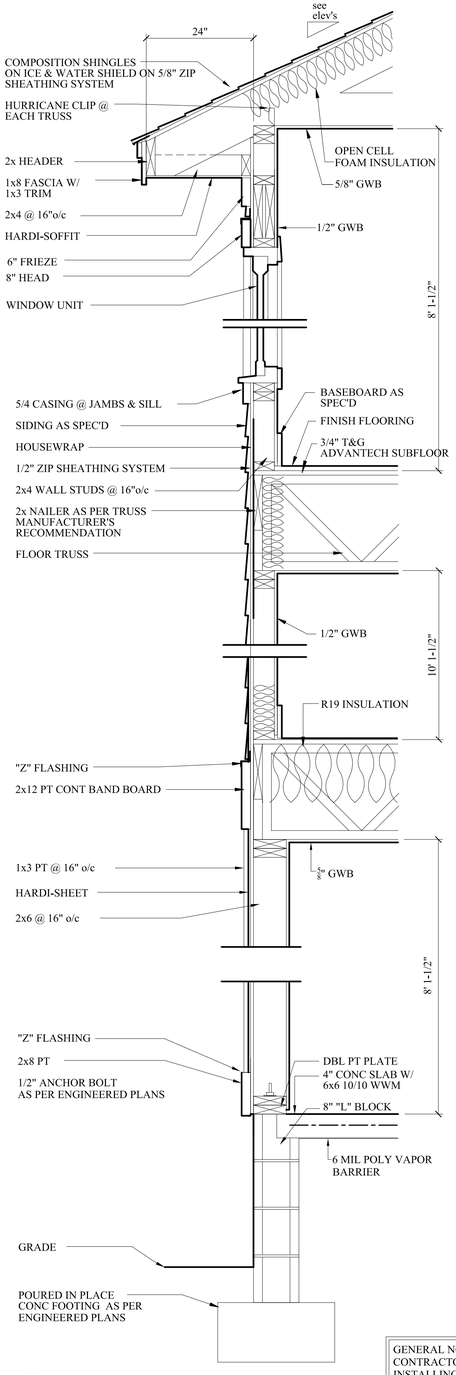
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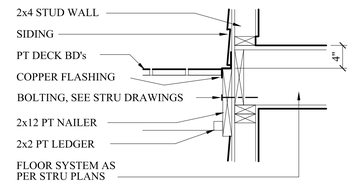
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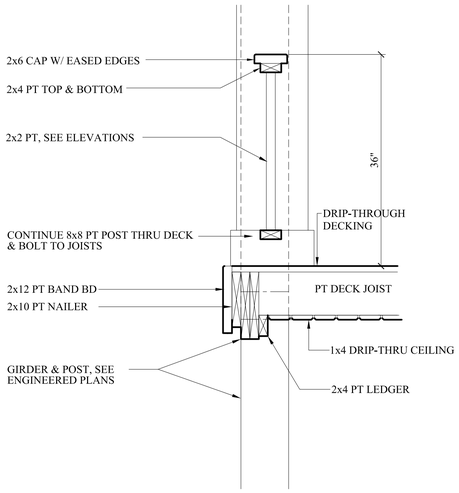


2 A4 TYPICAL WALL SECTION
1"=1'-0"

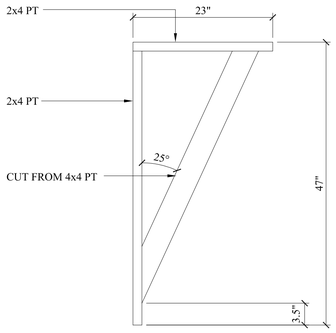
GENERAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PRODUCTS IN THIS HOUSE AS PER THE MANUFACTURER'S RECOMMENDATIONS.



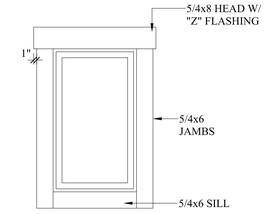
4 A4 DECK ATTACHMENT
1"=1'-0"



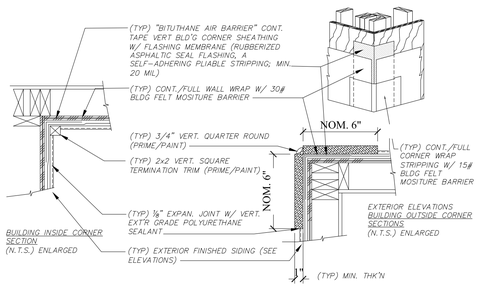
3 A4 FOYER PORCH SECTION
1"=1'-0"



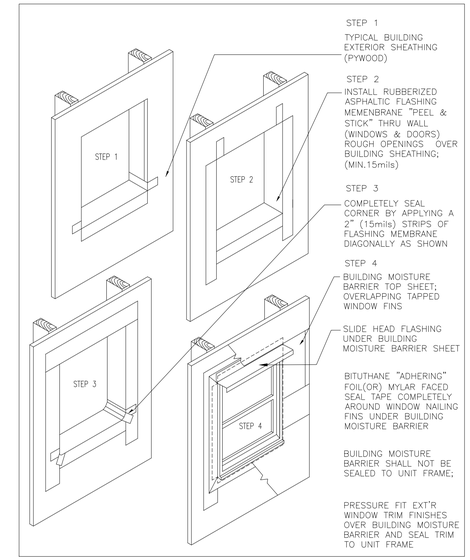
5 A4 BRACKET DETAIL
1"=1'-0"



6 A4 CASING DETAIL
1/2"=1'-0"

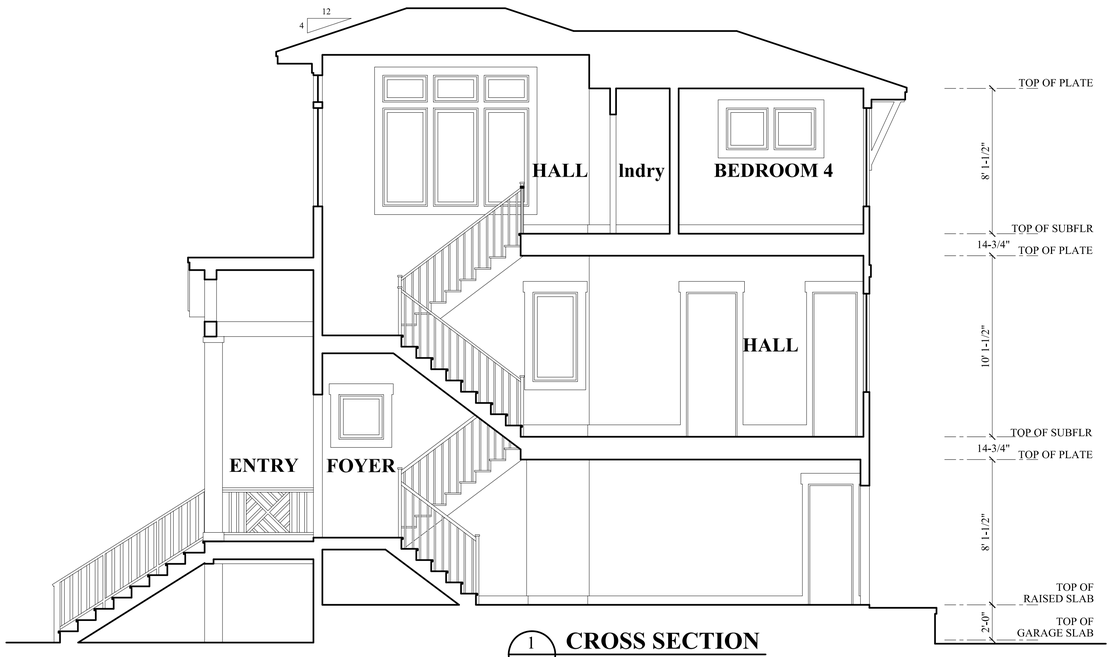


7 A4 TYPICAL EXTERIOR CORNERS
NTS



EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF-ADHERING PLIABLE STRIP MEMBRANE (MIN. 15mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE) (SIMILAR PRODUCT FLASHING MFG: W.R.GRACE "ICE AND WATER SHIELD)

8 A4 TYP WINDOW FLASHING DTL
NTS



1 A4 CROSS SECTION
1/4"=1'-0"

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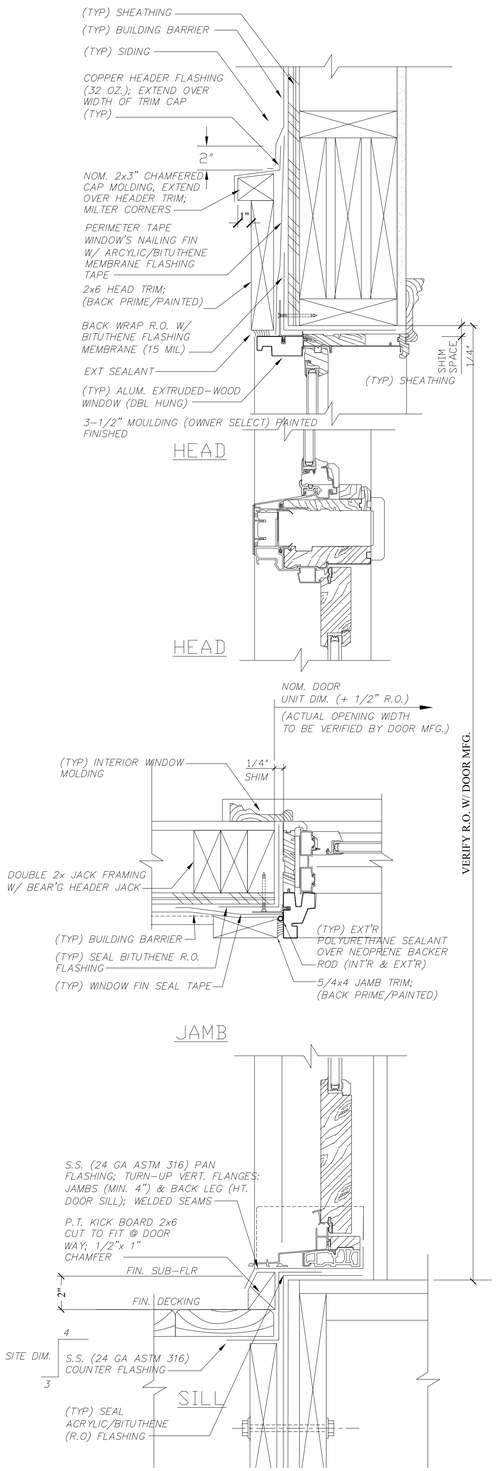
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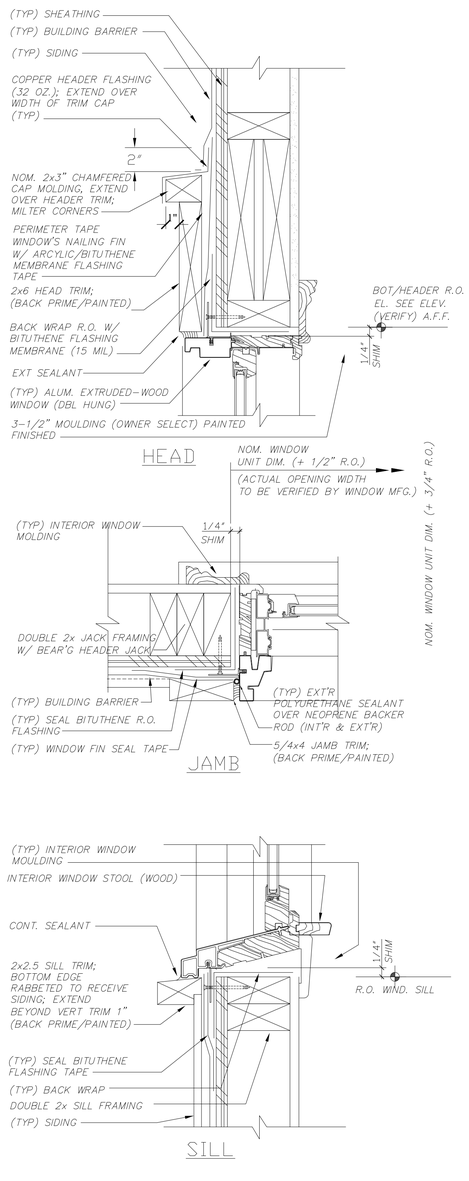
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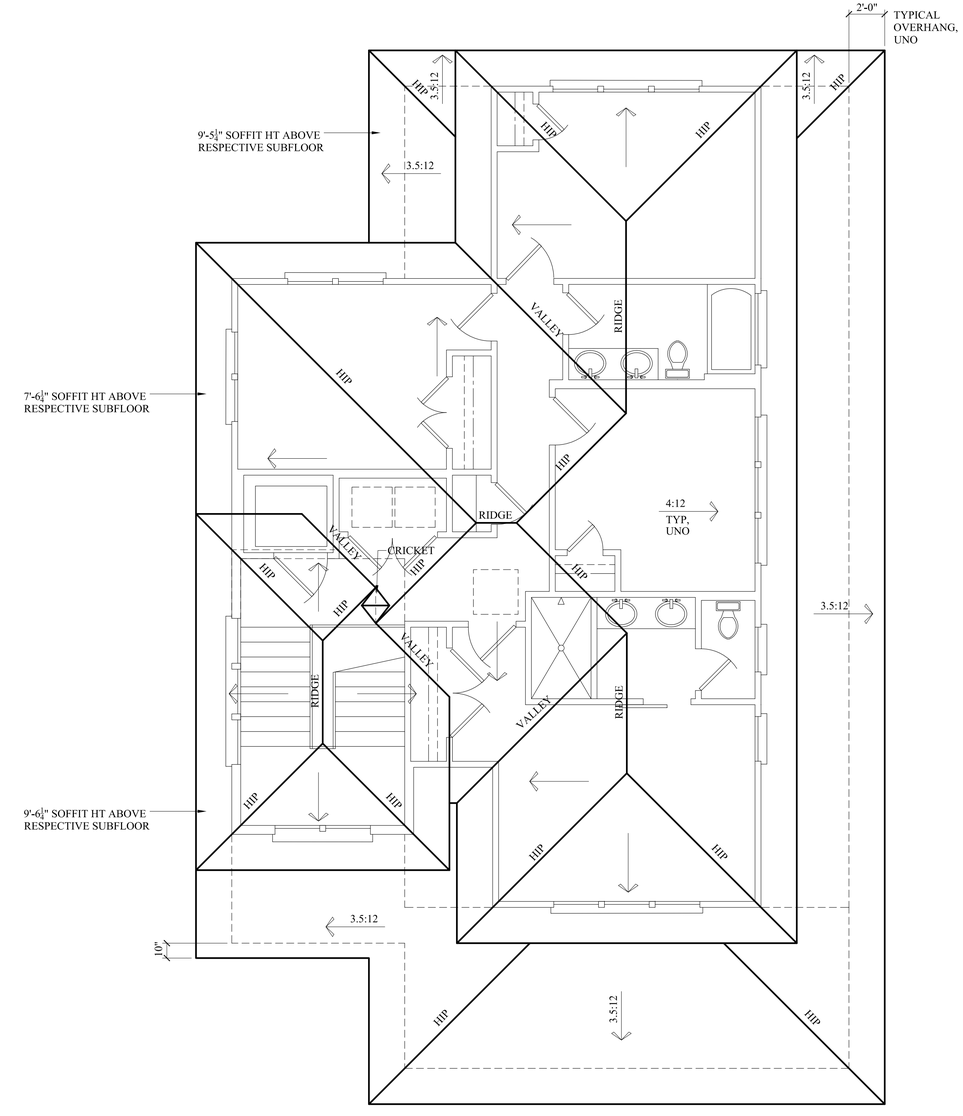
2 / A5 TYP SCHEMATIC EXT'R DOOR DTL

3"=1'-0"



3 / A5 TYP SCHEMATIC EXT'R WINDOW DTL

3"=1'-0"



1 / A5 ROOF PLAN

1/4"=1'-0"

NOTE:
PRE-ENGINEEERED ROOF TRUSSES THROUGHOUT W/ SIZING AND LAYOUT BY MANUFACTURER

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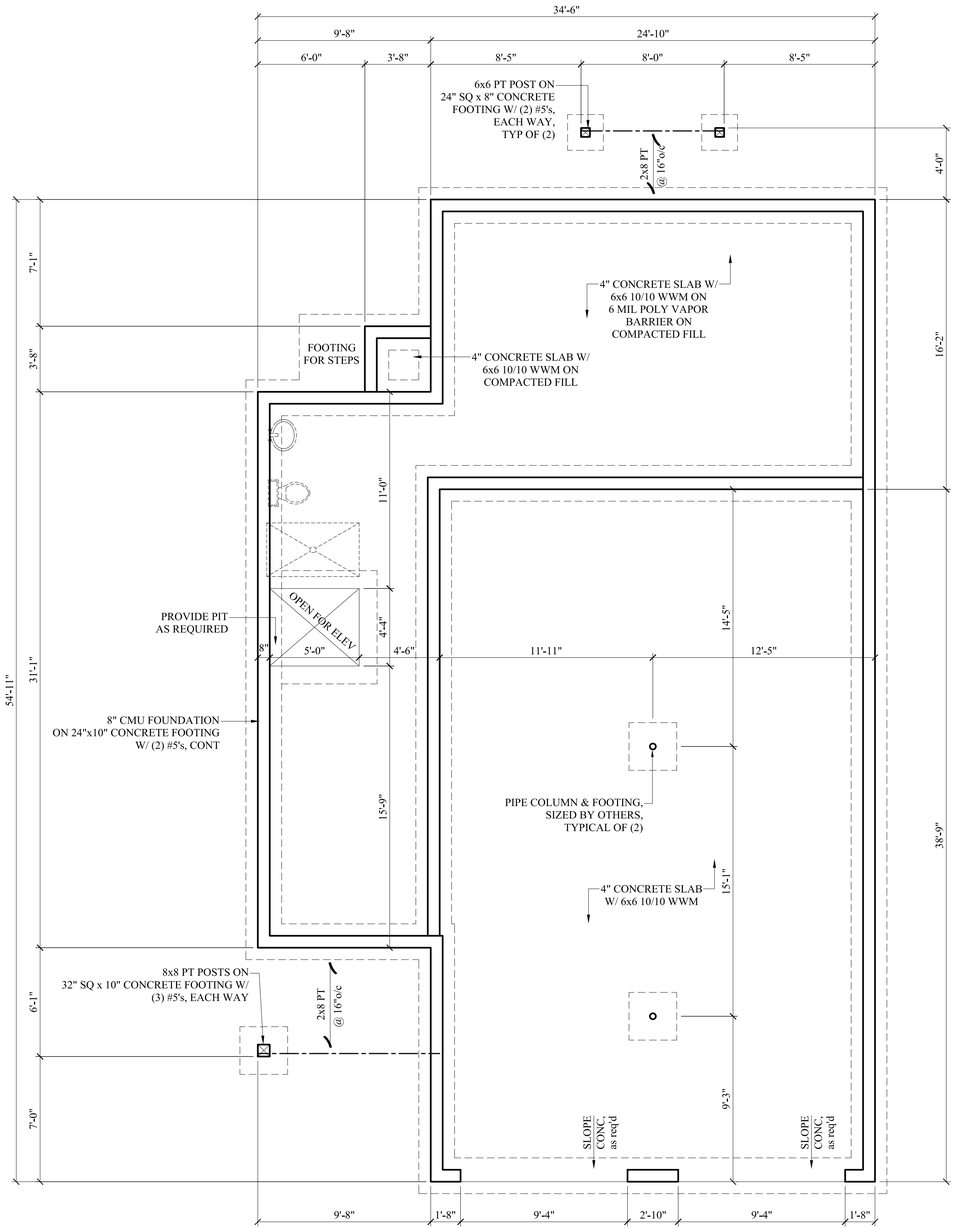
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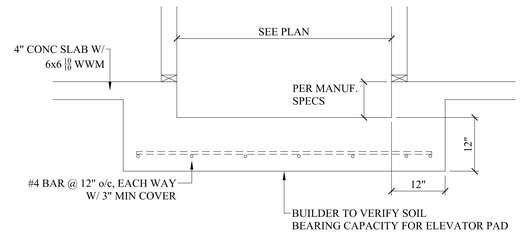
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1/S1 **SCHEMATIC FOUNDATION PLAN**
1/4"=1'-0"



2/S1 **ELEVATOR PIT**
NOT TO SCALE

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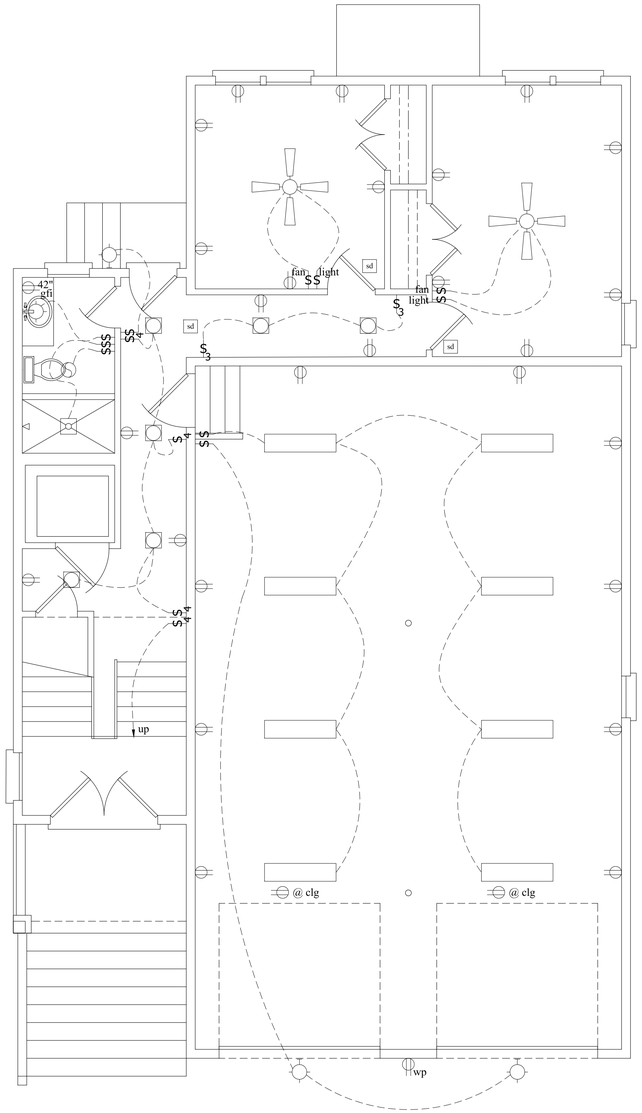
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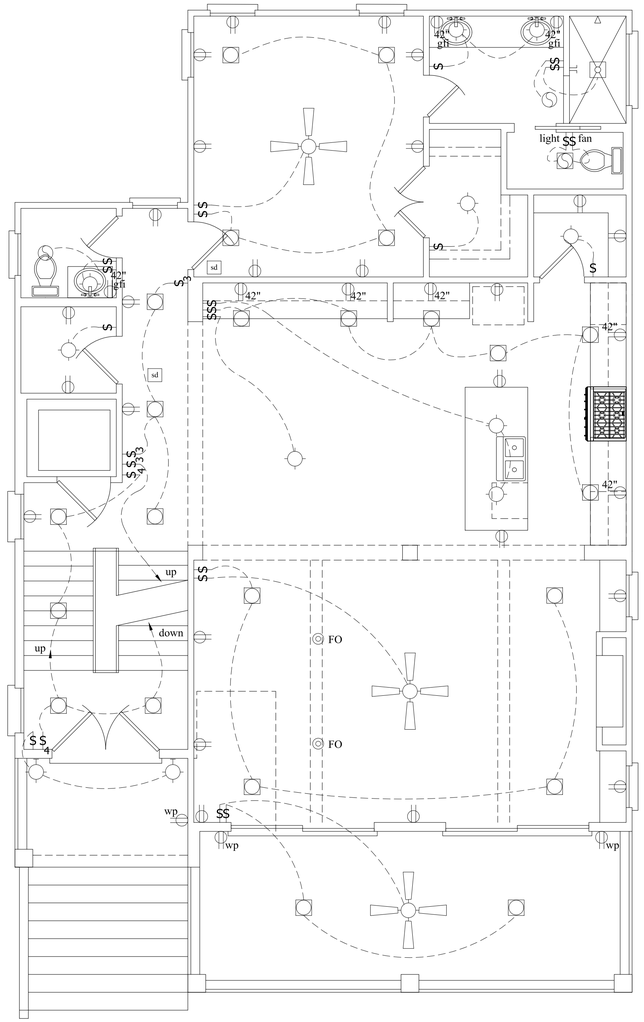
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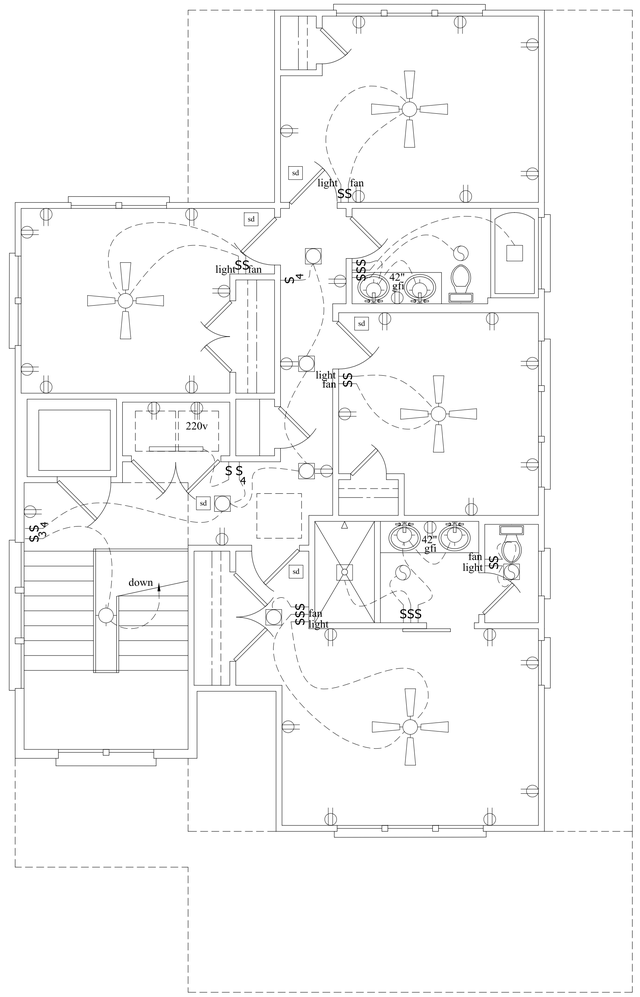
1 / E1 GROUND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



2 / E1 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"



3 / E1 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

	DUPLEX RECEPTACLE		WALL MOUNTED LIGHT FIXTURE
gfi	GROUND FAULT INTERUPTING RECEPTACLE		RECESSED LIGHT FIXTURE
220 v	220 V RECEPTACLE		SHOWER LIGHT FIXTURE
42"	DUPLEX RECEPTACLE W/ MOUNTING HEIGHT INDICATED		EXHAUST FAN
			LIGHT/EXHAUST FAN COMBO
S	SINGLE POLE SWITCH		CEILING FAN
3	THREE-WAY SWITCH		*PHONE JACK
4	FOUR-WAY SWITCH		*TV CABLE JACK
D	RHEOSTAT SWITCH		SURFACE MOUNTED FLUORESCENT
sd	SMOKE DETECTOR	FO	*FLOOR OUTLET
	CEILING MOUNTED LIGHT FIXTURE		

* LOCATED ON SITE BY OWNER

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2. THIS STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
3. SDC IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SDC WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONSTRUCTION DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
4. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS BY SDC SHALL BE COMPLETED UNDER THE DIRECTION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE THE STRUCTURE WILL BE CONSTRUCTED. ALL INFORMATION PROVIDED BY A STRUCTURAL ENGINEER SHALL OVERRIDE THIS PAGE.
5. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF SDC. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT WOULD AFFECT CONSTRUCTION TO SDC BEFORE CONSTRUCTION BEGINS.
6. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE AND ANY LOCAL LAWS WHERE THE STRUCTURE IS TO BE CONSTRUCTED. IN ALL CASES CURRENT CODES TAKE PRECEDENT OVER THE INFORMATION ON THESE HOUSE PLANS.

THE FOLLOWING SECTIONS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR FOR CONFORMANCE TO LOCAL REQUIREMENTS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF PERMITTING AND CONSTRUCTION

DESIGN LOADS

MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ASCE 7-10

1.ROOF LOADS
2.1 DEAD LOAD — AS PER R301.4
2.2 LIVE LOAD — AS PER TABLE R301.6
2.FLOOR LOADING:
3.1 ATTIC DEAD LOAD — AS PER R301.4
3.2 TYPICAL FLOOR DEAD LOAD — AS PER R301.4
3.3 LIVE LOADS
3.3.1 ROOMS OTHER THAN SLEEPING ROOMS — 40 PSF
3.3.2 SLEEPING ROOMS — 30 PSF
3.3.3 STAIRS AND DECKS — 40 PSF
3.3.4 BALCONIES — 40 PSF

FOUNDATIONS

1. THE FOUNDATION IS BASED UPON AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF NET BEARING. VERIFICATION OF THIS ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED A LICENSED PROFESSIONAL ENGINEER MUST BE CONTACTED BEFORE PROCEEDING.
2. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED. HOWEVER, THE TOP SHALL A MINIMUM OF 12" BELOW GRADE.
3. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY.
4. EXCAVATION FOR FOOTINGS SHALL BE LINED TEMPORARY WITH A 6 mil POLYETHYLENE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
5. NO CONCRETE SHALL BE POURED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.

TIMBER PILES

1. TIMBER PILES SHALL BE SYP MATERAL WITH THE FOLLOWING MINIMUM DESIGN STRESS:
1.1 COMPRESSION PARALLEL TO GRAIN — 1200 PSI
1.2 BENDING — 2400 PSI
1.3 HORIZONTAL SHEAR — 110 PSI
1.4 COMPRESSION PERPENDICULAR TO GRAIN — 250 PSI
1.5 MODULUS OF ELASTICITY — 1,500,000 PSI
2. TIMBER PILES SHALL CONFORM TO ASTM D25
3. PRESERVATIVE TREATMENT OF TIMBER PILES SHALL CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE CHAPTER 4.
4. SHOULD ANY SUDDEN DECREASE IN DRIVING RESISTANCE BE ENCOUNTER CONTACT A SOILS ENGINEER BEFORE PROCEEDING.
5. PILES ARE DESIGNED AS FRICTION PILES WITH AN ALLOWABLE LOAD OF 1/2 TON PER FOOT OF EMBEDMENT IN SUPPORTING STRATUM.
6. ALL PILINGS SHALL HAVE MINIMUM TIP PENETRATION OF NOT LESS THAN 8'-0" BELOW THE NATURAL OR FINISHED GRADE WHICHEVER IS LOWER. PILINGS WITHIN OCEAN HAZARD AREAS SHALL HAVE A TIP PENETRATION OF AT LEAST 5'-0" BELOW MSL OR 16' BELOW AVERAGE ORIGINAL GRADE WHICHEVER IS LEAST.

CONCRETE

1. CONCRETE SHALL HAVE NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (Fc) AT 28 DAYS AS LISTED BELOW.
1.1 FOOTINGS — 3000 PSI
1.2 SLABS-ON-GRADE — 4000 PSI
1.3 ELEVATED SLABS — 3500 PSI
2. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH ACI 318 LATEST EDITION "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 LATEST EDITION "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING"
3. LIGHTWEIGHT CONCRETE SHALL HAVE A WEIGHT OF 115 PCF. (CONCRETE NOT SPECIFICALLY NOTED AS LIGHTWEIGHT SHALL BE NORMAL WEIGHT- 145 PCF)
4. GROUT FOR BASE PLATES SHALL BE NON-SHRINKAGE GROUT AND HAVE A MINIMUM COMPRESSIVE STRENGTH (Fc) AT 28 DAYS OF 5000 PSI.

CONCRETE SLABS ON GRADE

1. CONCRETE SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R-96 "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
2. THE CONCRETE SLAB ON GRADE HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF k= 250 PCI AND A DESIGN LOADING OF 200 PSF. THE SER IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS
3. CONTROL JOINTS SHALL BE SPACED IN SLABS ON GRADE AT A MAXIMUM OF 20'-0" O.C. UNLESS NOTED OTHERWISE.
4. CONTROL JOINTS SHALL BE PRODUCED USING CONVENTIONAL PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
5. REINFORCING STEEL SHALL NOT EXTEND THROUGH THE CONTROL JOINT.
6. ALL WELDED WIRE FABRIC FOR CONCRETE SLAB ON GRADE SHALL BE SUPPLIED IN FLAT SHEETS. THE WELDED WIRE FABRIC SHALL BE PLACED 2" FROM THE TOP OF SLAB AND SECURELY SUPPORTED DURRING THE CONCRETE POUR.

REINFORCING STEEL

1. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
2. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 LATEST EDITION " MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES.
3. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS OR CORNER BARS SHALL BE INSTALLED. THE CORNER BAR SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT WITH A CLASS B TENSION SPLICE.
4. LAP REINFORCEMENT AS REQUIRED A MINIMUM OF 40 BAR DIAMETERS FOR TENSION OR COMPRESSION UNLESS NOTED OTHERWISE. SPLICES IN MASONRY SHALL BE A MINIMUM OF 48 BAR DIAMETERS.
5. WHERE REINFORCING DOWELS ARE REQUIRED THEY SHALL BE EQUILIVAENT SIZE AND SPACING AS THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO FOOTING.
6. WHERE REINFORCING STEEL IS REQUIRED VERTICALLY DOWELS SHALL BE PROVIDED UNLESS NOTED OTHERWISE.

CONCRETE MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL BE ERECTED AS LOAD BEARING CONCRETE MASONRY. COMPLY WITH ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES" FOR MATERIALS, METHODS, AND WORKMANSHIP.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A NET COMPRESSIVE STRENGTH OF 1900 PSI.
3. CMU MINIMUM COMPRESSIVE STRENGTH (f'm) SHALL BE 1500 PSI.
4. MORTAR SHALL BE TYPE "M"OR "S" CONFORMING TO ASTM C270.
5. ALL CELLS CONTAINING REINFORCEMENT, CELLS BELOW GRADE, AND ANY LOCATIONS NOTED ON THE PLANS SHALL BE GROUTED SOLID. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'm) OF 2000 PSI.
6. PROVIDE PREFABRICATED " LADDER-WIRE "JOINT REINFORCEMENT AT 16" O.C. VERTICALLY. REINFORCEMENT SHALL HAVE AT LEAST ONE CROSS WIRE OF AT LEAST NO. 9 GAGE STEEL FOR EACH TWO SQUARE FEET OF WALL AREA. LONGITUDINAL WIRES SHALL BE THOROUGHLY EMBEDDED IN THE BED JOINT MORTAR. JOINT REINFORCEMENT SHALL BE INSTALLED IN THE FIRST TWO BED JOINTS ABOVE LINTELS AT OPENINGS. JOINT REINFORCEMENT SHALL NOT EXTEND THROUGH CONTROL JOINTS.
7. BEAMS OR GIRDERS (OR POINT LOADS TRANSMITTED TO THE CMU WALL BY A COLUMN) WHICH HAVE A REACTION EXCEEDING 10 KIPS (AS NOTED ON THE DRAWINGS) SUPPORTED ON CMU WALLS SHALL HAVE A MINIMUM BEARING LENGTH OF 8 INCHES OR THE FULL WIDTH OF THE CMU WALL WHICHEVER IS LESS. THE BLOCK UNDER THE BEAM SHALL BE GROUTED SOLID FOR A DISTANCE OF THE BEARING AREA PLUS FOUR TIMES THE WALL THICKNESS. WHERE VERTICAL REINFORCING STEEL IS REQUIRED IN THE CMU WALL THE BEARING AREA SHALL HAVE A MINIMUM OF TWO REINFORCING BARS CONTINUOUS TO THE FOOTING. THESE ADDITIONAL BARS SHALL MATCH THE VERTICAL BAR SIZE.
8. LOOSE STEEL ANGLES SERVING AS LINTELS FOR BRICK VENEER SHALL HAVE A MINIMUM OF 6" OF BEARING UNLESS NOTED OTHERWISE.
9. PROVIDE A SOLID GROUT COURSE AT THE TOP OF THE MASONRY ELEVATIONS.

STRUCTURAL WOOD PANELS

1. FABRICATION, AND PLACEMENT OF STRUCTURAL SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN / CONSTRUCTION GUIDE " RESIDENTIAL AND COMMERCIAL". AND ALL OTHER APPLICABLE APA STANDARDS.
2. ALL STRUCTURALLY REQUIRED SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WALL SHEATHING SHALL BE APA RATED STRUCTURAL I SHEATHING. WALL SHEATHING SHALL BE ATTACHED TO ITS SUPPORTING WALL FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
5. FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
6. SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

TIMBER

1. SOLID SAWN WOOD FRAMING SHALL CONFORM TO THE SPECIFICATIONS AS LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION " NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" LATEST EDITION (NDS). THE FRAMING SHALL BE OF THE SPECIES AND GRADE AS LISTED BELOW:
1.1 JOISTS, RAFTERS, AND WOOD GIRDERS AND BEAMS — SPRUCE PINE FIR No. 2
1.2 STUDS — SPRUCE PINE FIR No. 3 OR STUD GRADE
2. LVL OR PSL SHALL THE FOLLOWING MINIMUM DESIGN STRESSES:
2.1 E = 1.9 X 10E6
2.2 Fb = 2600 PSI
2.3 Fv = 285 PSI
2.4 Fc = 700 PSI
3. LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED TIMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2.
4. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
5. LAG SCREWS SHALL CONFORM TO ANSI / ASME STANDARD B18.2.1-1981. LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
6. ALL BEAM BEARING ON TIMBER FRAMING SHALL HAVE FULL BEARING FOR THE WIDTH OF THE BEAM AND SUPPORTED BY A MINIMUM OF THREE STUDS. WHERE BEAMS BEAR ONTO A WALL PARALLEL TO THE BEAM THE BEAM SHALL HAVE A MINIMUM BEARING LENGTH OF 4-1/2" .
7. STUDS WALLS SHALL CONSIST OF 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. STUDS SHALL BE CONTINUOUS FROM THE SOLE PLATE TO THE DBL. TOP PLATE AT THE CEILING OR ROOF. STUDS SHALL ONLY BE DISCONTINUOUS AT BEAMS / HEADERS FOR WINDOW OR DOOR OPENINGS. HEADER SHALL HAVE A MINIMUM OF ONE KING STUD AT EACH END OF THE HEADER. KING STUDS SHALL BE CONTINUOUS WITH THE SAME REQUIREMENT AS STUD WALLS.
8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED TOGETHER WITH ONE 10d CC NAIL @ 6" O.C. STAGGERDED. THE STUD COLUMN SHALL BE CONTINUOUS TO THE FOUNDATION OR BEAM. THE COLUMN SHALL BE PROPERLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER.
9. BEAMS CONTAINING MULTIPLE PLIES OF LUMBER SHALL HAVE EACH PLY ATTACHED TO ITS ADJACENT PLY WITH 3 12d CC NAILS @ 12" O.C.
10. FLITCH PLATE BEAMS SHALL BE ATTACHED W/ 1/2" THROUGH BOLTS AT 24" O.C. STAGGERED W/ (2) BOLTS 6" FROM EA. END.
11. STEEL BEAMS SHALL BE ATTACHED TO EACH COLUMN SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATE, AND THE SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND VOLUMES I AND II OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITION.
2. STRUCTURAL STEEL SHALL RECEIVE ONE COAT OF SHOP APPLIED RUST-INHIBITIVE PAINT. STEEL WHICH TO IS EMBEDDED IN CONCRETE, TOP FLANGES OF BEAMS WHICH HAVE SHEAR STUDS OR STEEL THAT WILL RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED.
3. ALL STEEL SHALL HAVE THE FOLLOWING MINIMUM YIELD STRESS (Fy) LISTED BELOW:

	ELEMENT	Fy (ksi)
3.1	STEEL WIDE FLANGE BEAMS AND COLUMNS	50
3.2	STEEL PIPE COLUMNS	36
3.3	TUBE STEEL	46
3.4	STEEL ANGLES AND MISC. SHAPES	36

4. WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE AWS D1.1 LATEST EDITION. ELECTRODES FOR SHOP AND FIELD WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER THE ABOVE STANDARDS.
5. ANCHOR BOLTS SHALL BE A36 STEEL UNLESS OTHERWISE NOTED.
6. STEEL TO STEEL CONNECTIONS SHALL BE DESIGNED BY THE STEEL FABRICATOR FOR THE REACTIONS AS SHOWN ON THE DRAWINGS (UNFACTORED REACTIONS) USING THE STANDARD SECTIONS AND DETAILS AS SHOWN ON THESE DRAWINGS. HOWEVER ALL CONNECTIONS SHALL USE A MINIMUM OF 3/4"Ø A-325 BOLTS AND WITH THE MINIMUM NUMBER OF BOLTS AS LISTED BELOW:

6.1	W8, W10, W12 BEAMS	2 ROWS OF BOLTS
6.2	W14, W16 BEAMS	3 ROWS OF BOLTS
6.3	W18 BEAMS	4 ROWS OF BOLTS
6.4	W21 BEAMS	5 ROWS OF BOLTS

7. BOLTS SHALL BE TIGHTENED TO A SNUG TYPE CONDITION UNO. THIS CONDITION IS ACHIEVED WHEN ALL PLIES OF A CONNECTION ARE IN FIRM CONTACT. BOLTS IN TENSION, COMBINED SHEAR AND TENSION OR REQUIRED BY LRFD SPECIFICATION SECTION J1.11 MUST BE FULLY TENSIONED IN BEARING TYPE CONNECTION.
8. ALL FILLET WELDS SHALL BE A MINIMUM OF ¬4 INCH UNLESS NOTED OTHERWISE

EXTERIOR WOOD FRAMED DECKS

1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO THE STRUCTURE OR FREESTANDING. ROOFED PORCHES MAY BE CONSTRUCTED USING THESE PROVISIONS.
2. SUPPORT POSTS FOR DECKS SHALL BE SUPPORTED ON A CAST-IN-PLACE CONCRETE FOOTING. SEE CONCRETE SECTION OF THESE SPECIFICATIONS FOR CONCRETE REQUIREMENTS. THE SIZE OF THE FOOTING SHALL BE NOTED ON THE PLANS.
3. LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL REMAINING DECK LUMBER SHALL B PRESSURE TREATED IN ACCIDENCE WITH AWPA STANDARD C-2 OR A STANDARD GIVING EQUAL PROTECTION.
4. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A PRESSURE TREATED WOOD BAND FROM THE LENGTH OF THE DECK, OR METAL FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AN THE STRUCTURE BAN SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT ON BRICK VENEER STRUCTURES AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY LASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AN THE DECK BAND. IF ATTACHED TO A BRICK VENEER STRUCTURE, NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK VENEER.
5. THE FOLLOWING SCHEDULE SHALL BE USED WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHMENT:

ALL STRUCTURES EXCEPT BRICK VENEER STRUCTURES

	MAX. JOIST SPAN	FASTENERS
5.1	8'-0"	5/8"Ø HDG BOLTS @ 42" O.C. AND 2-12d HDG NAILS @ 8" O.C.
5.2	16'-0"	5/8"Ø HDG BOLTS @ 20" O.C. AND 3-12d HDG NAILS @ 6" O.C.

BRICK VENEER STRUCTURES

	MAX. JOIST SPAN	FASTENERS
5.3	8'-0"	5/8"Ø HDG BOLTS @ 24" O.C.
5.4	16'-0"	5/8"Ø HDG BOLTS @ 16" O.C.

5.5 NOTES: MIN. EDGE DISTANCE FOR BOLTS IS 2-1/2" MIN. NAIL PENETRATION IS 1-1/2"

6. THE FOLLOWING SCHEDULE SHALL BE USED FOR FLOOR DECKING. DECKING SHALL BE SYP No.2:

	JOIST SPACING	DECKING
6.1	12" O.C.	1" S4S (NOMINAL)
6.2	16" O.C.	1-1/4" S4S (NOMINAL) OR 1" T&G (NOMINAL)
6.3	24" O.C.	2" S4S (NOMINAL)

7. SUPPORT POSTS SHALL BE SYP No.2. ALL POST HEIGHTS SHALL BE MEASURE FROM THE TOP OF THE FOOTING TO THE BOTTOM OF THE GIRDER.

	POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT
7.1	4X4	25 SF	8'-0"
7.2	4X6	25 SF	8'-0"
7.3	6X6	25 SF	14'-0"
7.3	8X8	25 SF	20'-0"

8. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:
8.1 WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH 15.4 LATERAL BRACING IS NOT REQUIRED. WHEN THE BAND AND THE FLOOR JOISTS OF THE STRUCTURE ARE PARALLEL, ,FULL DEPTH BLOCKING SHALL BE INSTALLED @ 24" O.C. FOR A MIN. OF ONE JOIST SPACE ON THE STRUCTURE.
8.2 2X6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FO FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2X6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" Ø HDG BOLT AT EACH BRACING MEMBER. BRACING SHALL RUN FROM THE GRADE LINE TO THE BOTTOM OF THE GIRDER.
8.3 4X4 WOOD KNEE BRACE MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE BRACE SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST. THE BRACES SHALL BE ANGLES BETWEEN 45° AND 60° FROM THE HORIZONTAL. ATTACH EACH BRACE TO THE POST AND THE GIRDER WITH 1-5/8" Ø HDG BOLT AT EACH END. THIS TYPE OF BRACING REQUIRES A MIN. POST SIZE OF 6X6.
8.4 POSTS MAY BE EMBEDDED IN 3000 PSI CONCRETE FOR LATERAL STABILITY AS PER THE FOLLOWING SCHEDULE:

	POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT ABOVE TOP OF FTG.	EMBEDDED DEPTH	CONCRETE DIAMETER
8.4.1	6X6	25 SF	6'-0"	3'-6"	1'-8"
8.4.2	8X8	25 SF	10'-0"	4'-6"	2'-0"
8.4.3	8X8	25 SF	12'-0"	5'-4"	2'-0"

WOOD TRUSSES

1. THE WOOD TRUSS MANUFACTURER / FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATION TO THE CONTRACTOR FOR REVIEW PRIOR TO FABRICATION. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE (5) DAYS FOR REVIEW. THE REVIEW BY THE CONTRACTOR SHALL BE FOR OVERALL COMPLIANCE WITH THE DESIGN DOCUMENTS. THE CONTRACTOR SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS FOR THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE NORTH CAROLINA RESIDENTIAL CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" (ASCE 7-98), AND THE LOADING REQUIREMENT SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENT AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS) LATEST EDITION AND THE LATEST EDITION OF THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES".
4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
5. SUPPORT SHALL BE PROVIDED FOR ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE TRUSSES. THIS SUPPORT SHALL EITHER BE ACHIEVED BY INSTALLING AN EXTRA TRUSS UNDER THE PARTITION OR BY PROVIDING 2X BLOCKING ATTACHED TO EACH ADJACENT TRUSS WITH A JOIST HANGER. EITHER METHOD MAY BE USED, HOWEVER THIS DESIGN IS THE RESPONSIBLE OF THE TRUSS MANUFACTURER AND SHALL BE PROVIDED EVEN IF THE PARTITIONS ARE NOT SPECIFICALLY NOTED ON THE PROPOSED TRUSS LAYOUT.
6. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.

Sullivan Design Co. does not assume any liability for the construction methods or any deviation from these plans. All information on these plans is to be verified prior to the commencement of construction. Should any discrepancies occur, contact the Sullivan Design Co. prior to any deviation. Contractor is responsible for coordinating all trades to these plans. Refer to dimensions indicated on these plans. Codes govern over drawings.

Palace Properties, LLC

Lot 63
Oleander Street
Hilton Head Island, SC.

Revisions

date	description

SULLIVAN DESIGN COMPANY
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drawn by : JLM

date : 2/12/25

checked by : SRS

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sheet number : **SP**

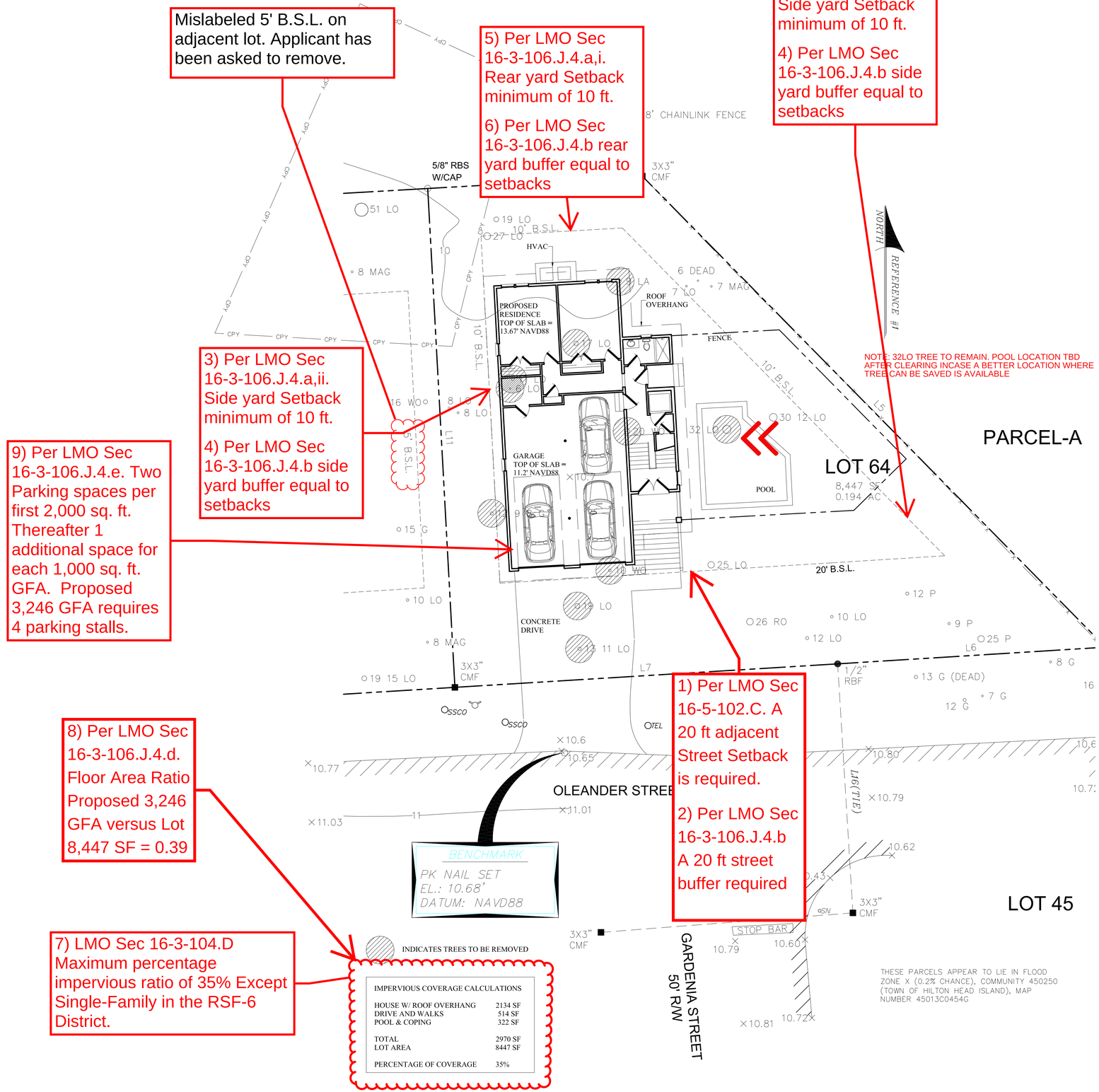
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The following pages contain information regarding:

Address: 39 Oleander St.

Lot: 64

Parcel: R510 009 000 1106 0000



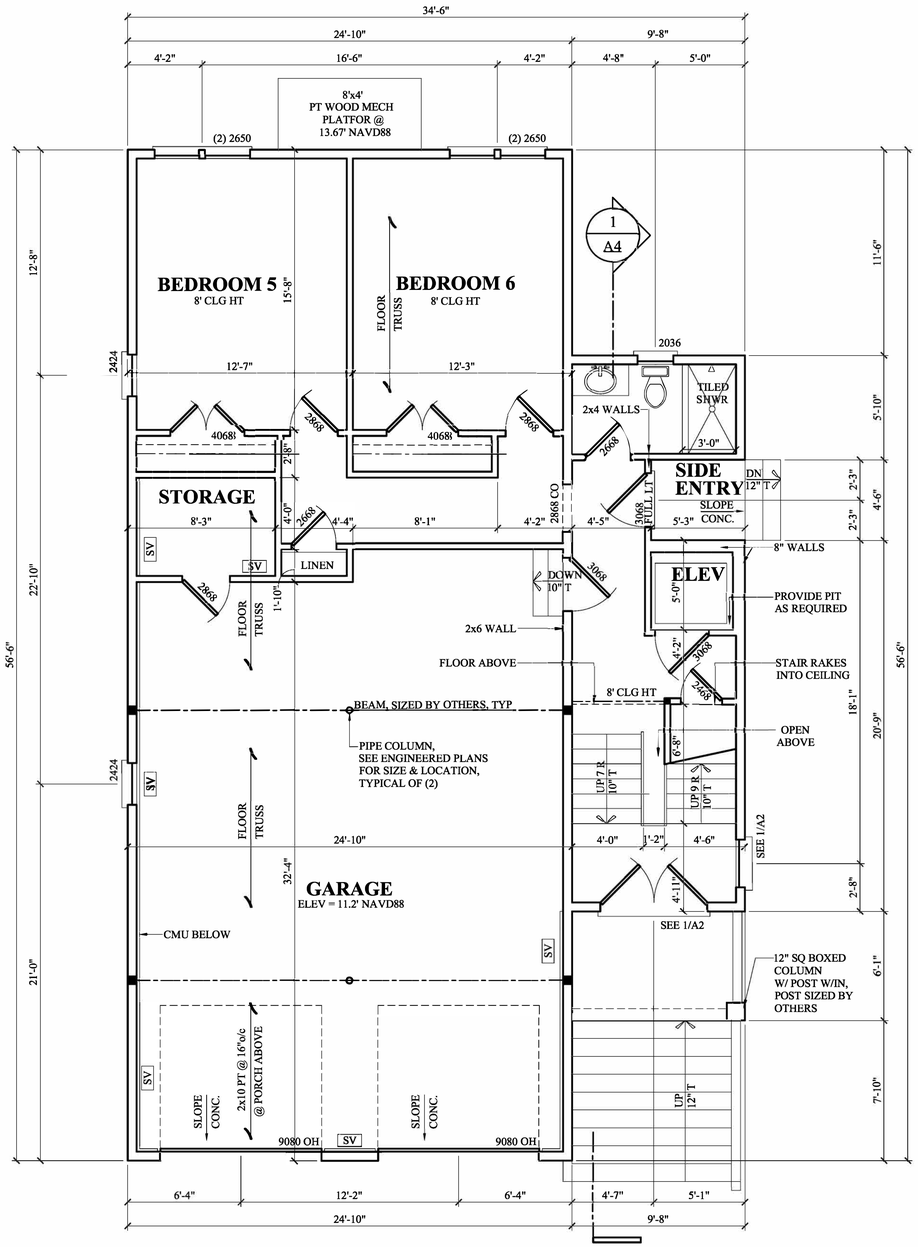
Regulatory Requirements Table

Section	Regulation/Requirement
1) Street Setback - Compliant	Per LMO Sec 16-5-102.C: A 20 ft adjacent Street Setback is required. (Please see exhibit on this page)
2) Street Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: A 20 ft street buffer is required. (Please see exhibit on this page)
3) Side Yard Setback - Compliant	Per LMO Sec 16-3-106.J.4.a,ii: Side yard setback minimum of 10 ft. (Please see exhibit on this page)
4) Side Yard Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: Side yard buffer equal to setbacks. (Please see exhibit on this page)
5) Rear Yard Setback - Compliant	Per LMO Sec 16-3-106.J.4.a,i: Rear yard setback minimum of 10 ft. (Please see exhibit on this page)
6) Rear Yard Buffer - Compliant	Per LMO Sec 16-3-106.J.4.b: Rear yard buffer equal to setbacks. (Please see exhibit on this page)
7) Impervious Ratio - Compliant	LMO Sec 16-3-104.D: Max impervious ratio of 35% (except Single-Family in RSF-6 zoning district). (Please see exhibit on this page)
8) Floor Area Ratio - Compliant	Per LMO Sec 16-3-106.J.4.d: Max gfa is limited to 0.45 times the area of the lot up to a max of 4,000 sf. GFA is calculated as all enclosed space with a ceiling height of 7 ft or greater with the following exclusions: i. Enclosed areas, where the floor level is located below the required base flood elevation, which are used solely for parking or storage. ii. Attic space as defined by the latest adopted edition of the IBC. - 3,246 GFA vs. Lot 8,447 SF = 0.39 FAR. (Please see exhibit this page, and page 2 for total heated area)
9) Parking Requirements – Not Compliant (Comment will be provided to applicant)	Per LMO Sec 16-3-106.J.4.e: 2 parking spaces are required for up to 2,000 sf of gfa. Thereafter, 1 additional space shall be required for each 1,000 sf or less of gross floor area. - 3,246 GFA requires 4 parking stalls. (Please see exhibit on this page)
10) Specimen Tree Protection – N/A this for this plan	Per LMO Sec 16-6-104.F.2.a & a.iii: 20% max paving in drip line, none within 15 ft of trunk. (Please see exhibit on this page)
11) Side Yard Setback Angles - Compliant	Per LMO Sec 16-3-106.J.4.a,ii.03: Min 65° measured from 20 ft above 13 ft above mean sea level. (Please see exhibit on page 4)
12) Building Height - Compliant	Per LMO Sec 16-3-104.D & 16-10-102.C.1.a.i: Max 35 ft, measured from 13 ft above mean sea level. (Please see exhibit on page 4)

*Applicant will be required to submit Landscape Plan to show that buffers will be properly planted per the LMO. The Adjacent Street Buffer should meet the standards of LMO Section 16-5-103.D for Other Streets, which is a Type A Option 1 Buffer, while the Adjacent Use Buffers should meet the requirements of LMO Section 16-5-103.E for Single Family proposed against Single Family or Multifamily, which is a Type A Option 2 Buffer.

DRAWING INDEX

A1	GROUND FLOOR PLAN
A2	1st & 2nd FLOOR PLANS
A3	EXTERIOR BUILDING ELEVATIONS
A4	CROSS SECTION & CONSTRUCTION DETAILS
A5	ROOF PLAN
S1	SCHEMATIC FOUNDATION PLAN
E1	ELECTRICAL PLANS
SP	GENERAL NOTES & SPECIFICATIONS



1/A1 GROUND FLOOR PLAN

1/4"=1'-0"

NOTES:
1) 8' 1-1/2" PLATE HT ABOVE RAISED SLAB
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
   2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
5) CONTRACTOR TO VERIFY ELEVATOR R.O's
   PRIOR TO CONSTRUCTION
6) 2x6 @ EXTERIOR WALLS, UNO

SV "SMART VENT" WITH BOTTOM @ 8" ABOVE SLAB

8) Per LMO Sec 16-3-106.J.4.d.
Floor Area Ratio Proposed 3,246
GFA versus Lot 8,447 SF = 0.39

AREA CALCULATIONS

GROUND FLOOR HEATED	817 SF
FIRST FLOOR HEATED	1337 SF
SECOND FLOOR HEATED	1095 SF
TOTAL HEATED AREA	3246 SF
GARAGE/STORAGE	~~883 SF~~
COVERED PORCH	327 SF

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
CATH	CATHEDRAL
CLG	CEILING
CONT	CONTINUOUS
DIA	DIAMETER
DBL	DOUBLE
DO	DOUBLE OVEN
DW	DISHWASHER
ELEV	ELEVATOR
FB	FLUSH BEAM, sized by others
FR	FRENCH
GWB	GYPSUM WALL BOARD
HT	HEIGHT
JST	JOIST
MO	MASONRY OPENING
O/C	ON CENTER
PT	PRESSURE TREATED
PDS	PULL-DOWN STAIR
QTR	QUARTER
R	RISER
REF	REFRIGERATOR
RO	ROUGH OPENING
SQ	SQUARE
SHWR	SHOWER
T	TREAD
T&G	TONGUE AND GROOVE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WWM	WELDED WIRE MESH

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Before construction begins, the purchaser should thoroughly review this plan with the contractor, verify all dimensions, and report to Sullivan Design Company any errors, omissions or questions for clarification.

Before construction begins, the purchaser or contractor should verify all structural elements for the plan and site with a local engineer.

The exact size, reinforcement and depth of all concrete footings must be determined by local soil conditions and acceptable practices of construction. The bottom of all footings should extend below frostline. Before construction begins, the purchaser or contractor should verify the design of the footings and foundation with a local engineer.

The purchaser assumes all risks associated with adapting the plan to local sites affected by regional variations in climate, local site conditions, design needs, and building codes. Sullivan Design Company has no responsibility for adapting the plan to local site conditions, design changes, construction means or methods, costs, workmanship, quality of materials or equipment utilized in the construction.

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Palace Properties, LLC

Lot 64
Oleander Street
Hilton Head Island, SC.

Revisions

date	description

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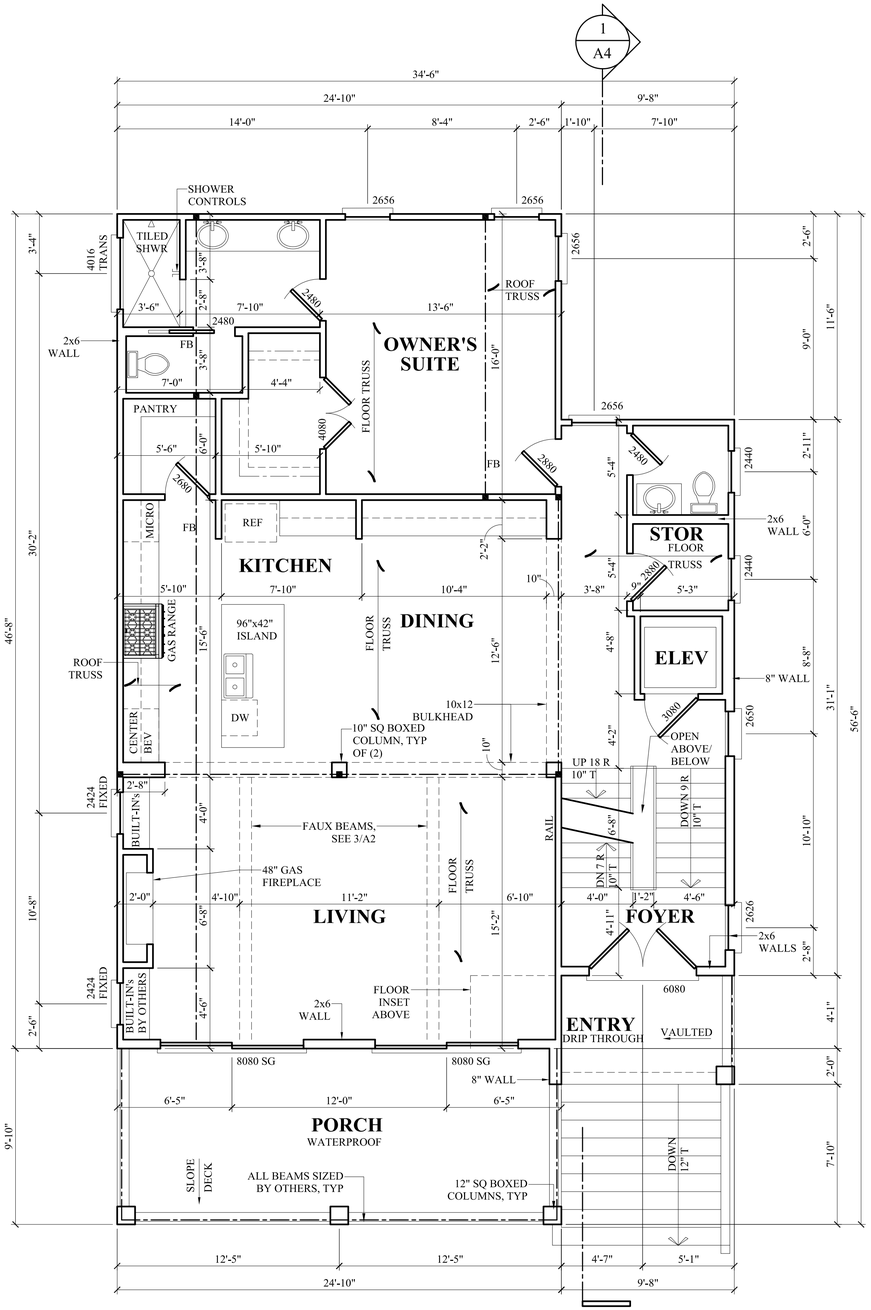
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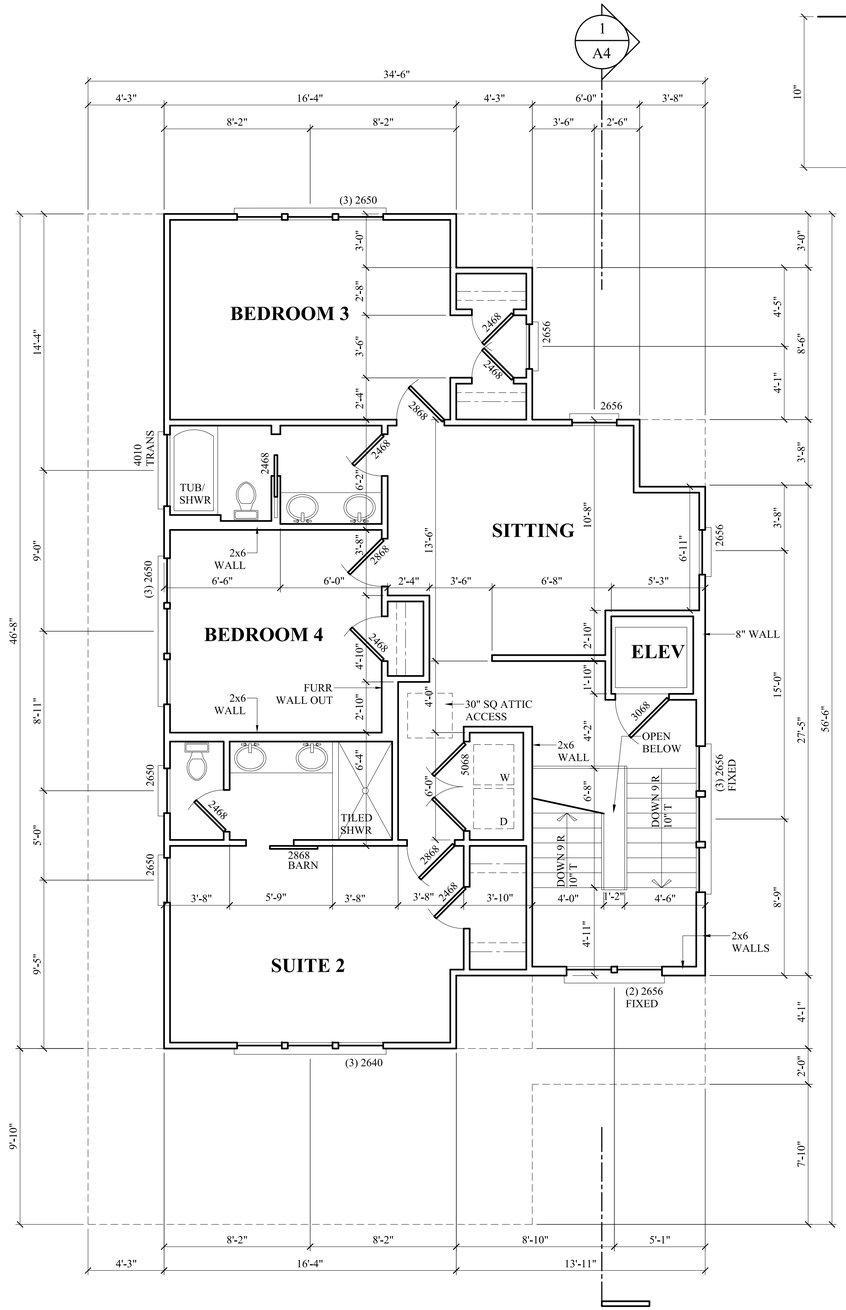
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1/A2 FIRST FLOOR PLAN

1/4"=1'-0"

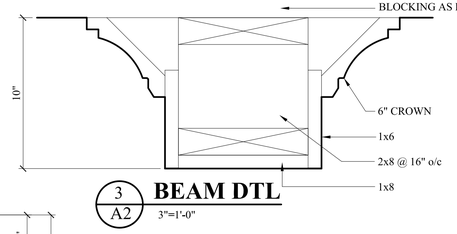
NOTES:
1) 10' 1-1/2" PLATE HT
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
   2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
5) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION
6) 2x6 @ POCKET DOOR WALLS



2/A2 SECOND FLOOR PLAN

1/4"=1'-0"

NOTES:
1) 8' 1-1/2" PLATE HT
2) SEE ELEVATIONS FOR WINDOW HEIGHTS
3) DIMENSIONS ARE TO FRAMING
4) PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:
   2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
6) CONTRACTOR TO VERIFY ELEVATOR R.O's PRIOR TO CONSTRUCTION
7) 2x6 @ POCKET DOOR WALLS



3/A2 BEAM DTL

3"=1'-0"

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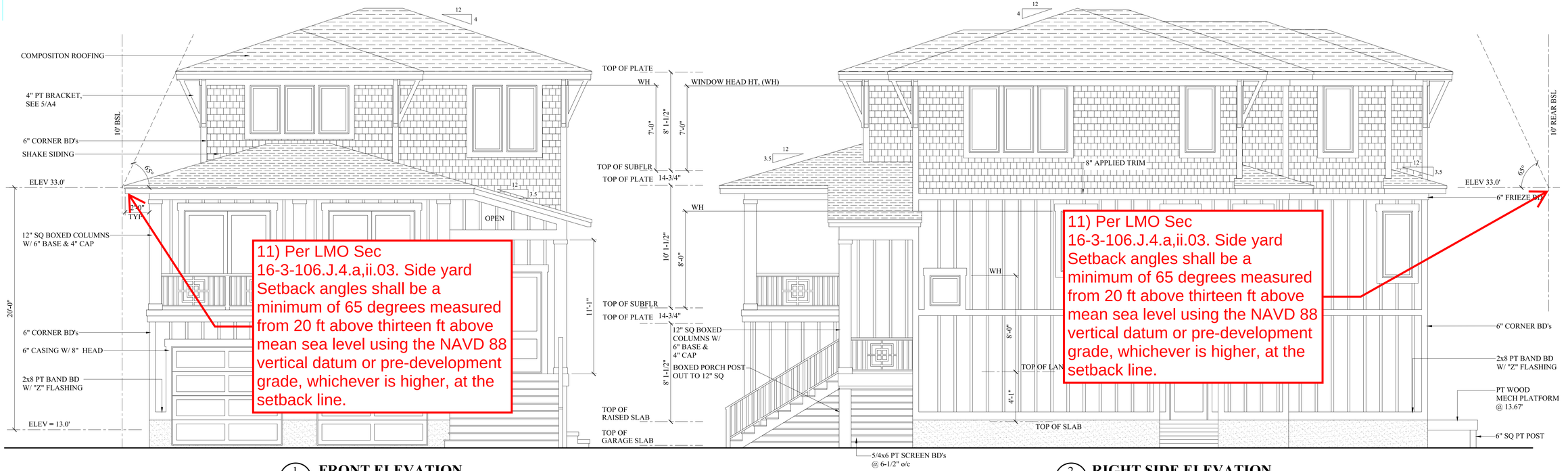
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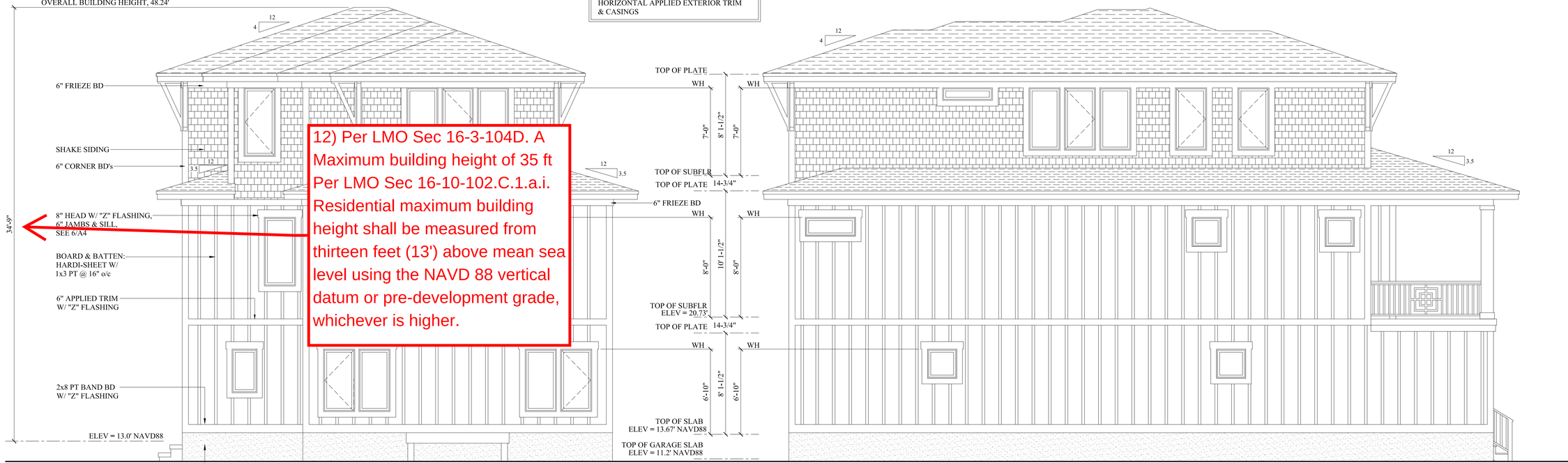
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1 A3 **FRONT ELEVATION**
1/4"=1'-0"

2 A3 **RIGHT SIDE ELEVATION**
1/4"=1'-0"

NOTE:
RUN "Z" FLASHING ABOVE ALL HORIZONTAL APPLIED EXTERIOR TRIM & CASINGS



3 A3 **REAR ELEVATION**
1/4"=1'-0"

4 A3 **LEFT SIDE ELEVATION**
1/4"=1'-0"

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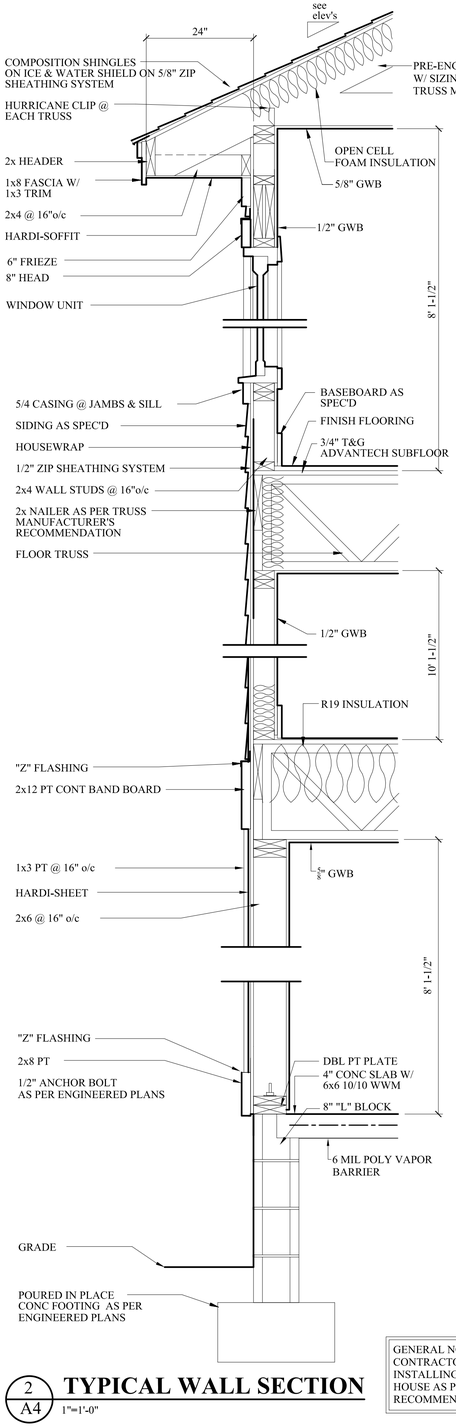
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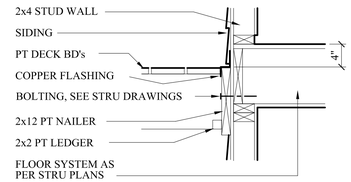
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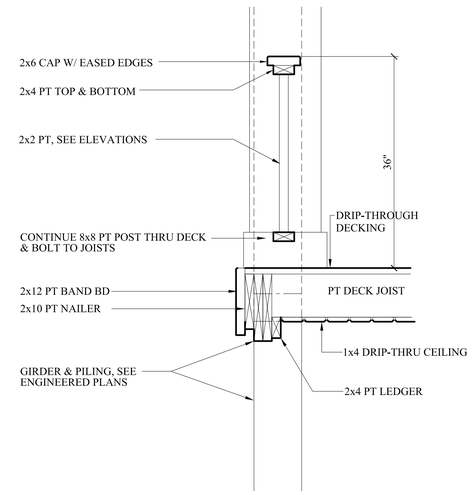
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2/A4 TYPICAL WALL SECTION
1"=1'-0"

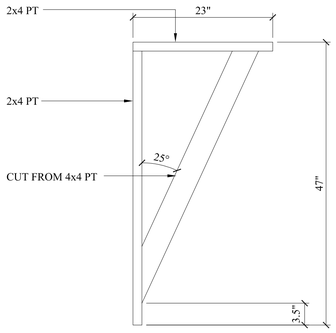


4/A4 DECK ATTACHMENT
1"=1'-0"

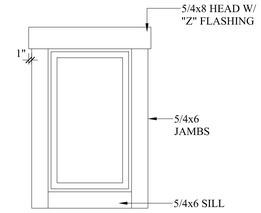


3/A4 FOYER PORCH SECTION
1"=1'-0"

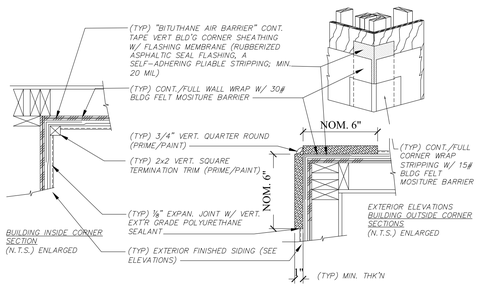
GENERAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PRODUCTS IN THIS HOUSE AS PER THE MANUFACTURER'S RECOMMENDATIONS.



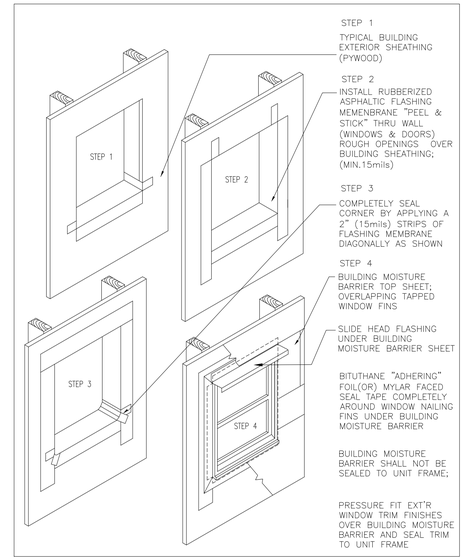
5/A4 BRACKET DETAIL
1"=1'-0"



6/A4 CASING DETAIL
1/2"=1'-0"

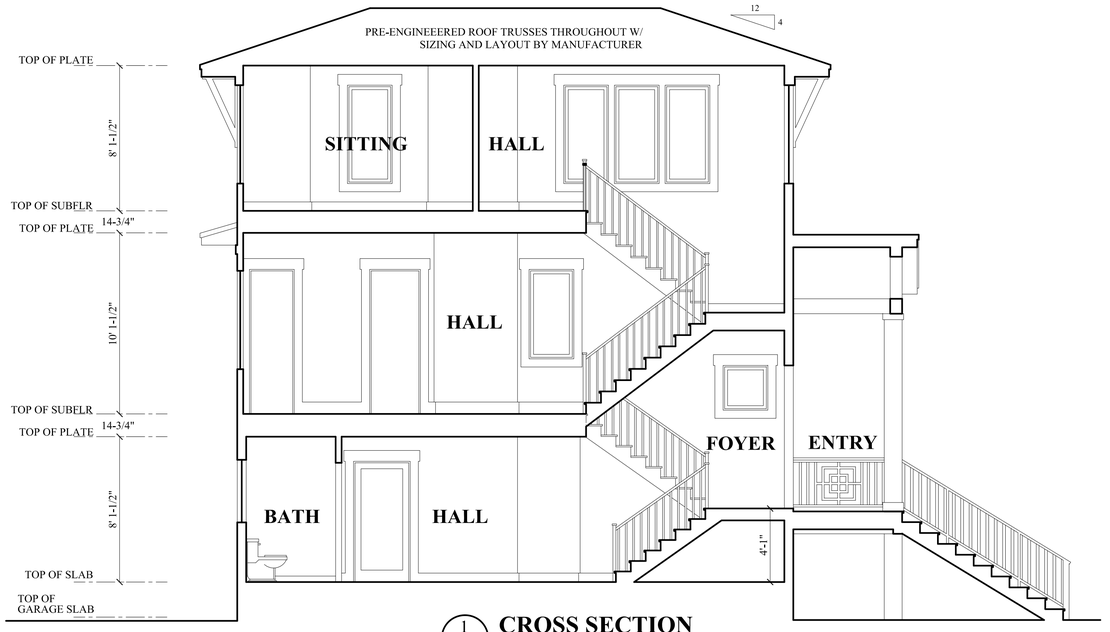


7/A4 TYPICAL EXTERIOR CORNERS
NTS



EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF-ADHERING PLIABLE STRIP MEMBRANE (MIN. 15mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE) (SIMILAR PRODUCT FLASHING MFG: W.R.GRACE "ICE AND WATER SHIELD)

8/A4 TYP WINDOW FLASHING DTL
NTS



1/A4 CROSS SECTION
1/4"=1'-0"

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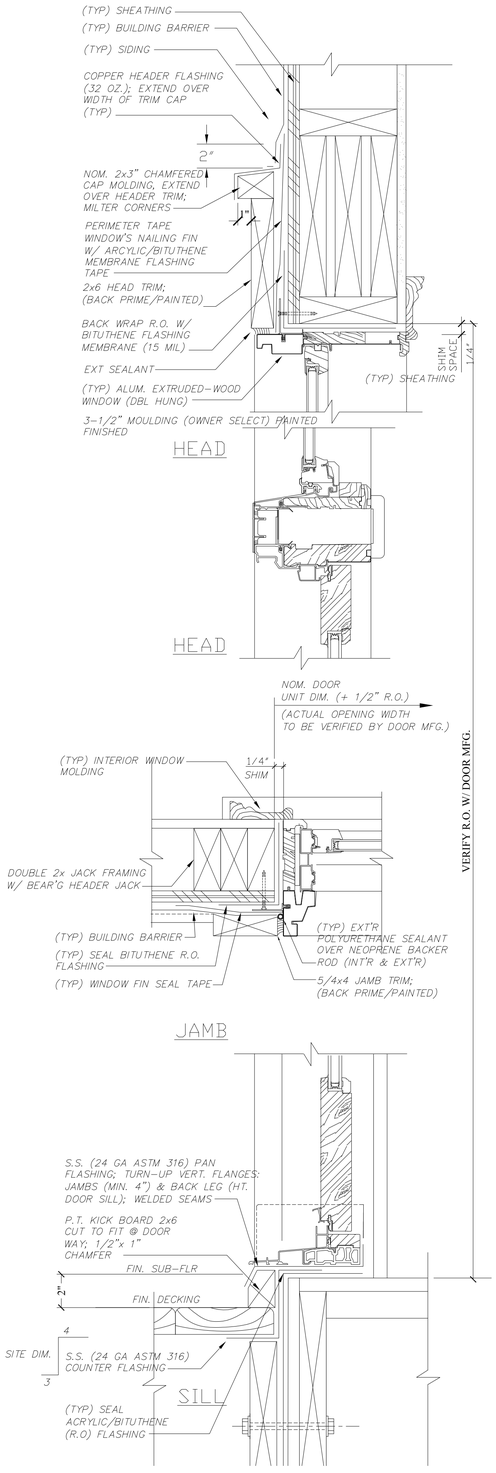
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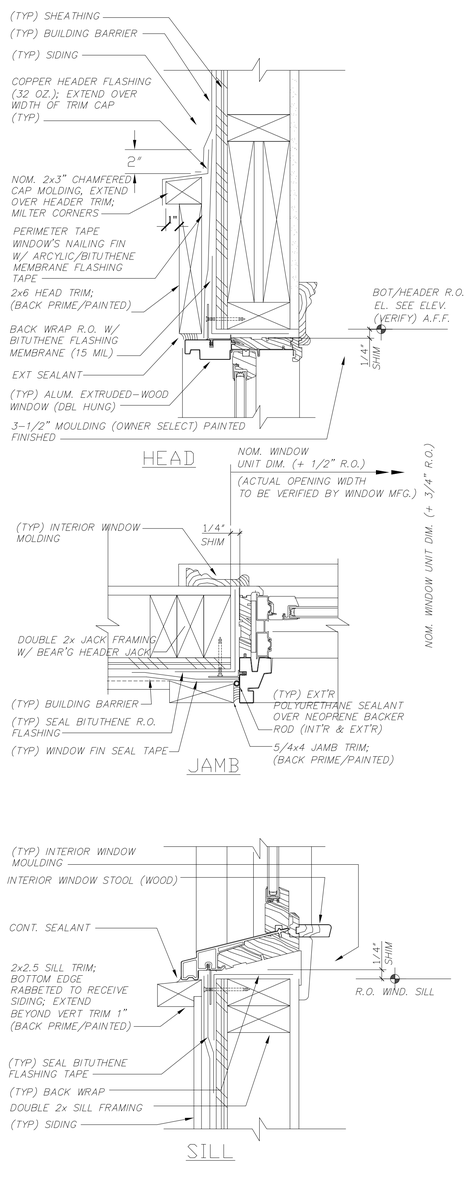
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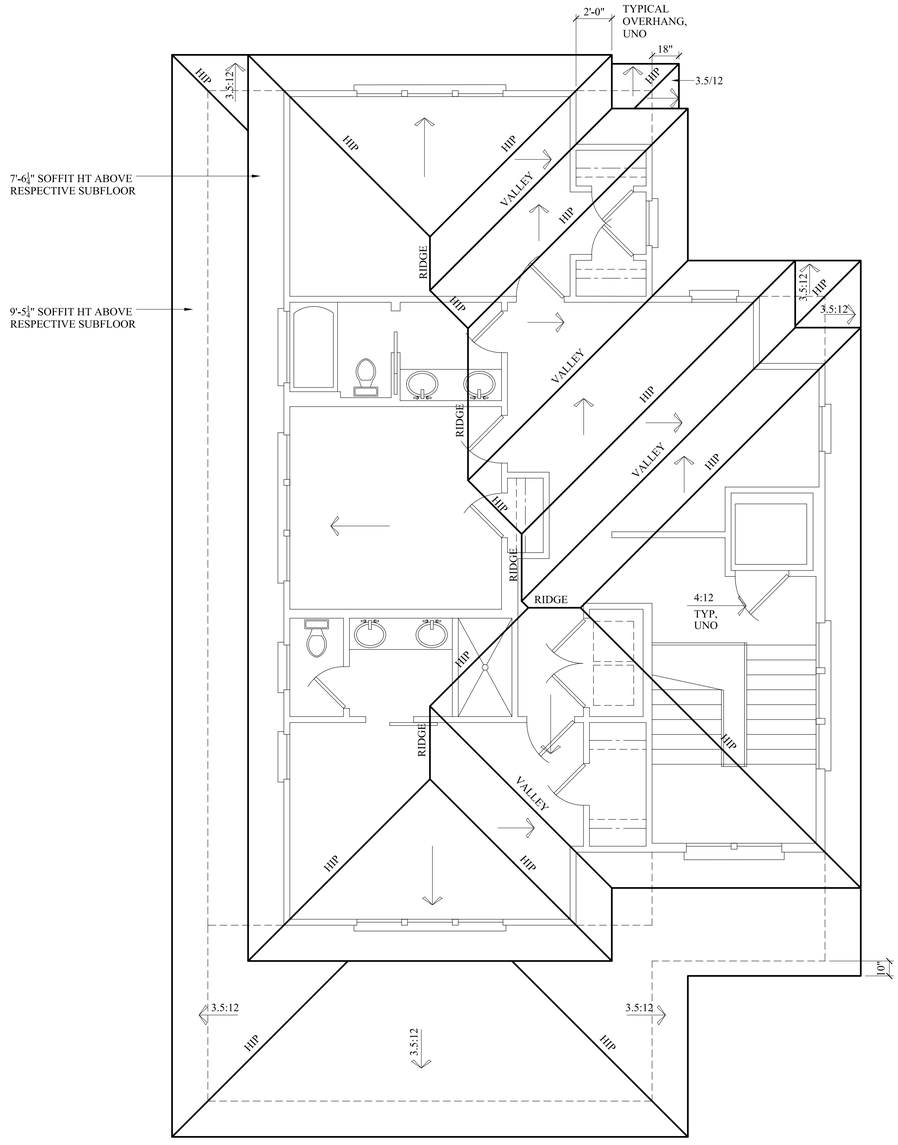
2 / A5 TYP SCHEMATIC EXT'R DOOR DTL

3"=1'-0"



3 / A5 TYP SCHEMATIC EXT'R WINDOW DTL

3"=1'-0"



1 / A5 ROOF PLAN

1/4"=1'-0"

NOTE:
PRE-ENGINEEERED ROOF TRUSSES THROUGHOUT W/ SIZING AND LAYOUT BY MANUFACTURER

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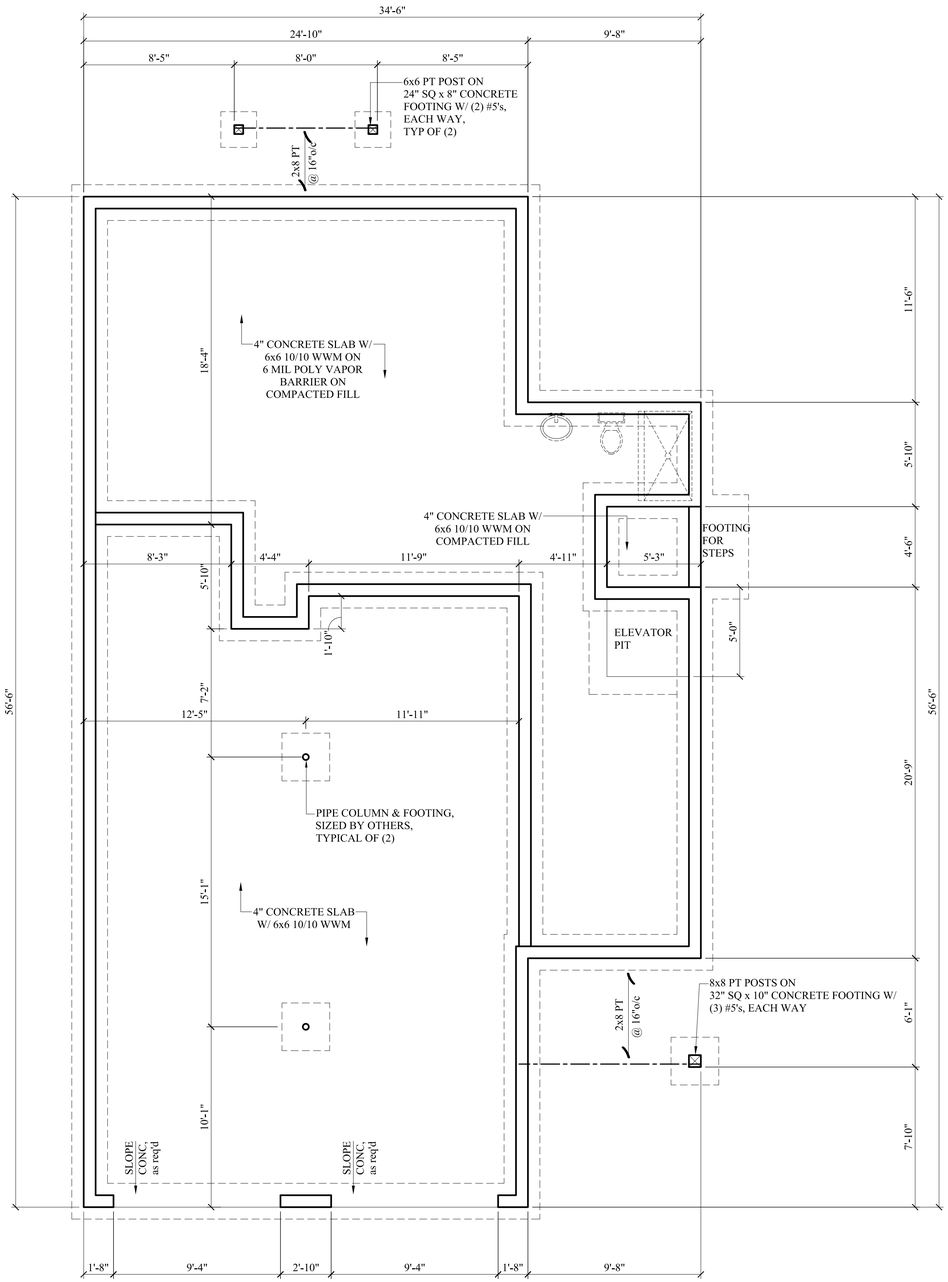
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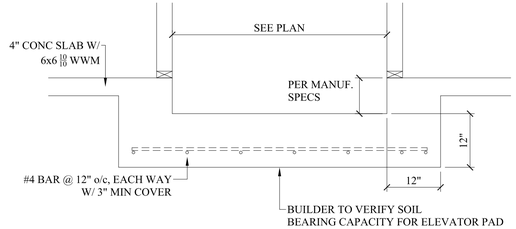
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1 S1 SCHEMATIC FOUNDATION PLAN

1/4"=1'-0"



2 S1 ELEVATOR PIT

NOT TO SCALE

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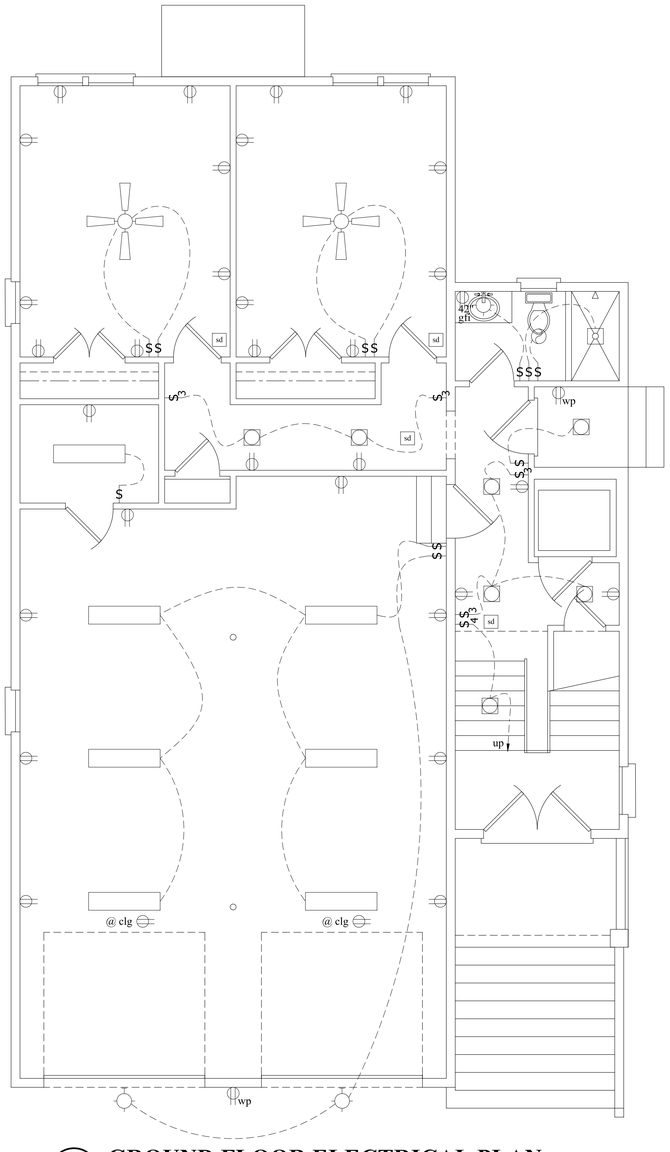
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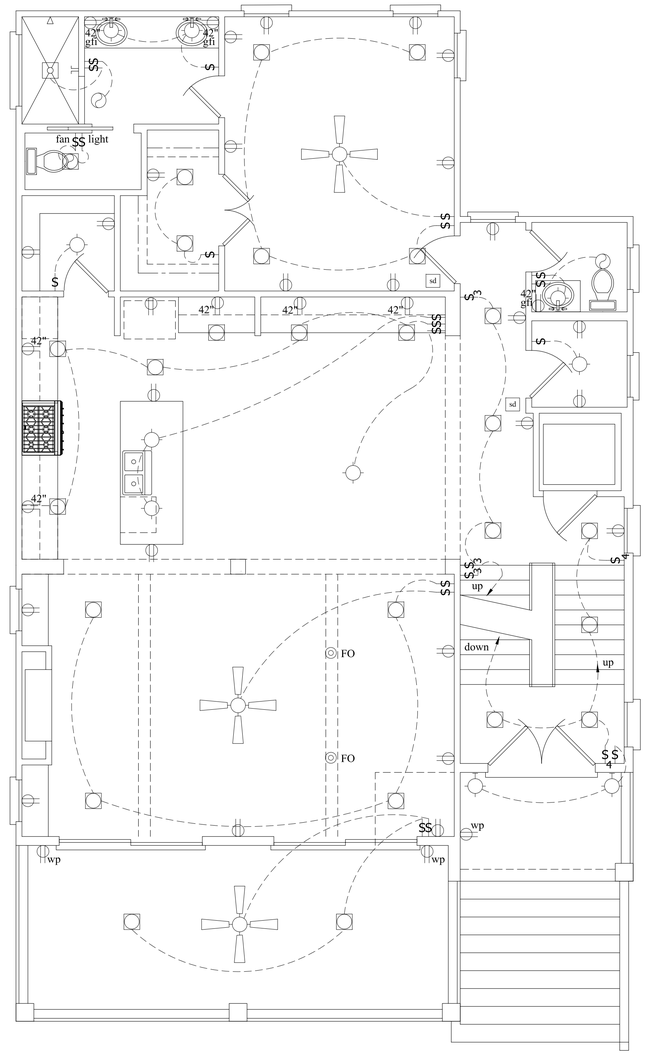
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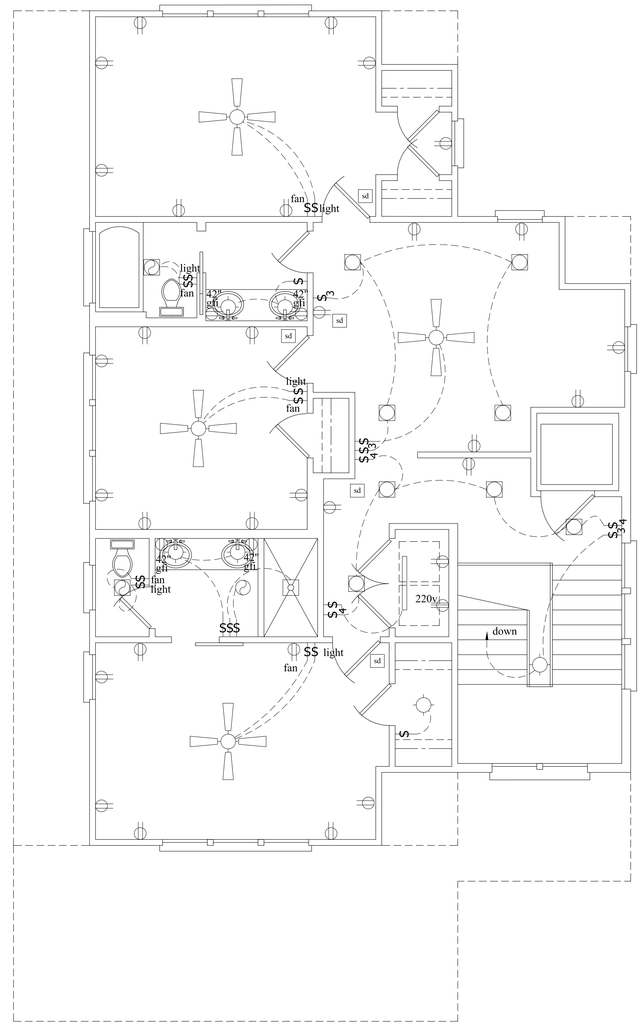
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1 E1 **GROUND FLOOR ELECTRICAL PLAN**
1/4"=1'-0"



2 E1 **FIRST FLOOR ELECTRICAL PLAN**
1/4"=1'-0"



3 E1 **SECOND FLOOR ELECTRICAL PLAN**
1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

	DUPLEX RECEPTACLE		WALL MOUNTED LIGHT FIXTURE
gfi	GROUND FAULT INTERUPTING RECEPTACLE		RECESSED LIGHT FIXTURE
220 v	220 V RECEPTACLE		SHOWER LIGHT FIXTURE
42"	DUPLEX RECEPTACLE W/ MOUNTING HEIGHT INDICATED		EXHAUST FAN
			LIGHT/EXHAUST FAN COMBO
$	SINGLE POLE SWITCH		CEILING FAN
$3	THREE-WAY SWITCH		*PHONE JACK
$4	FOUR-WAY SWITCH		*TV CABLE JACK
$D	RHEOSTAT SWITCH		SURFACE MOUNTED FLUORESCENT
sd	SMOKE DETECTOR	FO	*FLOOR OUTLET
	CEILING MOUNTED LIGHT FIXTURE		

* LOCATED ON SITE BY OWNER

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2. THIS STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
3. SDC IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SDC WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONSTRUCTION DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
4. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS BY SDC SHALL BE COMPLETED UNDER THE DIRECTION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE THE STRUCTURE WILL BE CONSTRUCTED. ALL INFORMATION PROVIDED BY A STRUCTURAL ENGINEER SHALL OVERRIDE THIS PAGE.
5. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF SDC. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT WOULD AFFECT CONSTRUCTION TO SDC BEFORE CONSTRUCTION BEGINS.
6. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE AND ANY LOCAL LAWS WHERE THE STRUCTURE IS TO BE CONSTRUCTED. IN ALL CASES CURRENT CODES TAKE PRECEDENT OVER THE INFORMATION ON THESE HOUSE PLANS.

THE FOLLOWING SECTIONS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR FOR CONFORMANCE TO LOCAL REQUIREMENTS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF PERMITTING AND CONSTRUCTION

DESIGN LOADS

MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ASCE 7-10

1.ROOF LOADS
2.1 DEAD LOAD — AS PER R301.4
2.2 LIVE LOAD — AS PER TABLE R301.6
2.FLOOR LOADING:
3.1 ATTIC DEAD LOAD — AS PER R301.4
3.2 TYPICAL FLOOR DEAD LOAD — AS PER R301.4
3.3 LIVE LOADS
3.3.1 ROOMS OTHER THAN SLEEPING ROOMS — 40 PSF
3.3.2 SLEEPING ROOMS — 30 PSF
3.3.3 STAIRS AND DECKS — 40 PSF
3.3.4 BALCONIES — 40 PSF

FOUNDATIONS

1. THE FOUNDATION IS BASED UPON AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF NET BEARING. VERIFICATION OF THIS ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED A LICENSED PROFESSIONAL ENGINEER MUST BE CONTACTED BEFORE PROCEEDING.
2. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED. HOWEVER, THE TOP SHALL A MINIMUM OF 12" BELOW GRADE.
3. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY.
4. EXCAVATION FOR FOOTINGS SHALL BE LINED TEMPORARY WITH A 6 mil POLYETHYLENE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
5. NO CONCRETE SHALL BE POURED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.

TIMBER PILES

1. TIMBER PILES SHALL BE SYP MATERAL WITH THE FOLLOWING MINIMUM DESIGN STRESS:
1.1 COMPRESSION PARALLEL TO GRAIN — 1200 PSI
1.2 BENDING — 2400 PSI
1.3 HORIZONTAL SHEAR — 110 PSI
1.4 COMPRESSION PERPENDICULAR TO GRAIN — 250 PSI
1.5 MODULUS OF ELASTICITY — 1,500,000 PSI
2. TIMBER PILES SHALL CONFORM TO ASTM D25
3. PRESERVATIVE TREATMENT OF TIMBER PILES SHALL CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE CHAPTER 4.
4. SHOULD ANY SUDDEN DECREASE IN DRIVING RESISTANCE BE ENCOUNTER CONTACT A SOILS ENGINEER BEFORE PROCEEDING.
5. PILES ARE DESIGNED AS FRICTION PILES WITH AN ALLOWABLE LOAD OF 1/2 TON PER FOOT OF EMBEDMENT IN SUPPORTING STRATUM.
6. ALL PILINGS SHALL HAVE MINIMUM TIP PENETRATION OF NOT LESS THAN 8'-0" BELOW THE NATURAL OR FINISHED GRADE WHICHEVER IS LOWER. PILINGS WITHIN OCEAN HAZARD AREAS SHALL HAVE A TIP PENETRATION OF AT LEAST 5'-0" BELOW MSL OR 16' BELOW AVERAGE ORIGINAL GRADE WHICHEVER IS LEAST.

CONCRETE

1. CONCRETE SHALL HAVE NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (Fc) AT 28 DAYS AS LISTED BELOW.
1.1 FOOTINGS — 3000 PSI
1.2 SLABS-ON-GRADE — 4000 PSI
1.3 ELEVATED SLABS — 3500 PSI
2. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH ACI 318 LATEST EDITION "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 LATEST EDITION "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING"
3. LIGHTWEIGHT CONCRETE SHALL HAVE A WEIGHT OF 115 PCF. (CONCRETE NOT SPECIFICALLY NOTED AS LIGHTWEIGHT SHALL BE NORMAL WEIGHT- 145 PCF)
4. GROUT FOR BASE PLATES SHALL BE NON-SHRINKAGE GROUT AND HAVE A MINIMUM COMPRESSIVE STRENGTH (Fc) AT 28 DAYS OF 5000 PSI.

CONCRETE SLABS ON GRADE

1. CONCRETE SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R-96 "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
2. THE CONCRETE SLAB ON GRADE HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF k= 250 PCI AND A DESIGN LOADING OF 200 PSF. THE SER IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS
3. CONTROL JOINTS SHALL BE SPACED IN SLABS ON GRADE AT A MAXIMUM OF 20'-0" O.C. UNLESS NOTED OTHERWISE.
4. CONTROL JOINTS SHALL BE PRODUCED USING CONVENTIONAL PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
5. REINFORCING STEEL SHALL NOT EXTEND THROUGH THE CONTROL JOINT.
6. ALL WELDED WIRE FABRIC FOR CONCRETE SLAB ON GRADE SHALL BE SUPPLIED IN FLAT SHEETS. THE WELDED WIRE FABRIC SHALL BE PLACED 2" FROM THE TOP OF SLAB AND SECURELY SUPPORTED DURRING THE CONCRETE POUR.

REINFORCING STEEL

1. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
2. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 LATEST EDITION " MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES.
3. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS OR CORNER BARS SHALL BE INSTALLED. THE CORNER BAR SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT WITH A CLASS B TENSION SPLICE.
4. LAP REINFORCEMENT AS REQUIRED A MINIMUM OF 40 BAR DIAMETERS FOR TENSION OR COMPRESSION UNLESS NOTED OTHERWISE. SPLICES IN MASONRY SHALL BE A MINIMUM OF 48 BAR DIAMETERS.
5. WHERE REINFORCING DOWELS ARE REQUIRED THEY SHALL BE EQUILIVAENT SIZE AND SPACING AS THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO FOOTING.
6. WHERE REINFORCING STEEL IS REQUIRED VERTICALLY DOWELS SHALL BE PROVIDED UNLESS NOTED OTHERWISE.

CONCRETE MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL BE ERECTED AS LOAD BEARING CONCRETE MASONRY. COMPLY WITH ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES" FOR MATERIALS, METHODS, AND WORKMANSHIP.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A NET COMPRESSIVE STRENGTH OF 1900 PSI.
3. CMU MINIMUM COMPRESSIVE STRENGTH (f'm) SHALL BE 1500 PSI.
4. MORTAR SHALL BE TYPE "M"OR "S" CONFORMING TO ASTM C270.
5. ALL CELLS CONTAINING REINFORCEMENT, CELLS BELOW GRADE, AND ANY LOCATIONS NOTED ON THE PLANS SHALL BE GROUTED SOLID. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'm) OF 2000 PSI.
6. PROVIDE PREFABRICATED " LADDER-WIRE "JOINT REINFORCEMENT AT 16" O.C. VERTICALLY. REINFORCEMENT SHALL HAVE AT LEAST ONE CROSS WIRE OF AT LEAST NO. 9 GAGE STEEL FOR EACH TWO SQUARE FEET OF WALL AREA. LONGITUDINAL WIRES SHALL BE THOROUGHLY EMBEDDED IN THE BED JOINT MORTAR. JOINT REINFORCEMENT SHALL BE INSTALLED IN THE FIRST TWO BED JOINTS ABOVE LINTELS AT OPENINGS. JOINT REINFORCEMENT SHALL NOT EXTEND THROUGH CONTROL JOINTS.
7. BEAMS OR GIRDERS (OR POINT LOADS TRANSMITTED TO THE CMU WALL BY A COLUMN) WHICH HAVE A REACTION EXCEEDING 10 KIPS (AS NOTED ON THE DRAWINGS) SUPPORTED ON CMU WALLS SHALL HAVE A MINIMUM BEARING LENGTH OF 8 INCHES OR THE FULL WIDTH OF THE CMU WALL WHICHEVER IS LESS. THE BLOCK UNDER THE BEAM SHALL BE GROUTED SOLID FOR A DISTANCE OF THE BEARING AREA PLUS FOUR TIMES THE WALL THICKNESS. WHERE VERTICAL REINFORCING STEEL IS REQUIRED IN THE CMU WALL THE BEARING AREA SHALL HAVE A MINIMUM OF TWO REINFORCING BARS CONTINUOUS TO THE FOOTING. THESE ADDITIONAL BARS SHALL MATCH THE VERTICAL BAR SIZE.
8. LOOSE STEEL ANGLES SERVING AS LINTELS FOR BRICK VENEER SHALL HAVE A MINIMUM OF 6" OF BEARING UNLESS NOTED OTHERWISE.
9. PROVIDE A SOLID GROUT COURSE AT THE TOP OF THE MASONRY ELEVATIONS.

STRUCTURAL WOOD PANELS

1. FABRICATION, AND PLACEMENT OF STRUCTURAL SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN / CONSTRUCTION GUIDE " RESIDENTIAL AND COMMERCIAL". AND ALL OTHER APPLICABLE APA STANDARDS.
2. ALL STRUCTURALLY REQUIRED SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WALL SHEATHING SHALL BE APA RATED STRUCTURAL I SHEATHING. WALL SHEATHING SHALL BE ATTACHED TO ITS SUPPORTING WALL FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL BE STAGGERED AS REQUIRED.
5. FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH 1-8d CC NAIL AT 6" O.C. AT PANELS EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
6. SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

TIMBER

1. SOLID SAWN WOOD FRAMING SHALL CONFORM TO THE SPECIFICATIONS AS LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION " NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" LATEST EDITION (NDS). THE FRAMING SHALL BE OF THE SPECIES AND GRADE AS LISTED BELOW:
1.1 JOISTS, RAFTERS, AND WOOD GIRDERS AND BEAMS — SPRUCE PINE FIR No. 2
1.2 STUDS — SPRUCE PINE FIR No. 3 OR STUD GRADE
2. LVL OR PSL SHALL THE FOLLOWING MINIMUM DESIGN STRESSES:
2.1 E = 1.9 X 10E6
2.2 Fb = 2600 PSI
2.3 Fv = 285 PSI
2.4 Fc = 700 PSI
3. LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED TIMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2.
4. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
5. LAG SCREWS SHALL CONFORM TO ANSI / ASME STANDARD B18.2.1-1981. LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
6. ALL BEAM BEARING ON TIMBER FRAMING SHALL HAVE FULL BEARING FOR THE WIDTH OF THE BEAM AND SUPPORTED BY A MINIMUM OF THREE STUDS. WHERE BEAMS BEAR ONTO A WALL PARALLEL TO THE BEAM THE BEAM SHALL HAVE A MINIMUM BEARING LENGTH OF 4-1/2" .
7. STUDS WALLS SHALL CONSIST OF 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. STUDS SHALL BE CONTINUOUS FROM THE SOLE PLATE TO THE DBL. TOP PLATE AT THE CEILING OR ROOF. STUDS SHALL ONLY BE DISCONTINUOUS AT BEAMS / HEADERS FOR WINDOW OR DOOR OPENINGS. HEADER SHALL HAVE A MINIMUM OF ONE KING STUD AT EACH END OF THE HEADER. KING STUDS SHALL BE CONTINUOUS WITH THE SAME REQUIREMENT AS STUD WALLS.
8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED TOGETHER WITH ONE 10d CC NAIL @ 6" O.C. STAGGERDED. THE STUD COLUMN SHALL BE CONTINUOUS TO THE FOUNDATION OR BEAM. THE COLUMN SHALL BE PROPERLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER.
9. BEAMS CONTAINING MULTIPLE PLIES OF LUMBER SHALL HAVE EACH PLY ATTACHED TO ITS ADJACENT PLY WITH 3 12d CC NAILS @ 12" O.C.
10. FLITCH PLATE BEAMS SHALL BE ATTACHED W/ 1/2" THROUGH BOLTS AT 24" O.C. STAGGERED W/ (2) BOLTS 6" FROM EA. END.
11. STEEL BEAMS SHALL BE ATTACHED TO EACH COLUMN SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATE, AND THE SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND VOLUMES I AND II OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITION.
2. STRUCTURAL STEEL SHALL RECEIVE ONE COAT OF SHOP APPLIED RUST-INHIBITIVE PAINT. STEEL WHICH TO IS EMBEDDED IN CONCRETE, TOP FLANGES OF BEAMS WHICH HAVE SHEAR STUDS OR STEEL THAT WILL RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED.
3. ALL STEEL SHALL HAVE THE FOLLOWING MINIMUM YIELD STRESS (Fy) LISTED BELOW:

	ELEMENT	Fy (ksi)
3.1	STEEL WIDE FLANGE BEAMS AND COLUMNS	50
3.2	STEEL PIPE COLUMNS	36
3.3	TUBE STEEL	46
3.4	STEEL ANGLES AND MISC. SHAPES	36

4. WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE AWS D1.1 LATEST EDITION. ELECTRODES FOR SHOP AND FIELD WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER THE ABOVE STANDARDS.
5. ANCHOR BOLTS SHALL BE A36 STEEL UNLESS OTHERWISE NOTED.
6. STEEL TO STEEL CONNECTIONS SHALL BE DESIGNED BY THE STEEL FABRICATOR FOR THE REACTIONS AS SHOWN ON THE DRAWINGS (UNFACTORED REACTIONS) USING THE STANDARD SECTIONS AND DETAILS AS SHOWN ON THESE DRAWINGS. HOWEVER ALL CONNECTIONS SHALL USE A MINIMUM OF 3/4"Ø A-325 BOLTS AND WITH THE MINIMUM NUMBER OF BOLTS AS LISTED BELOW:

6.1	W8, W10, W12 BEAMS	2 ROWS OF BOLTS
6.2	W14, W16 BEAMS	3 ROWS OF BOLTS
6.3	W18 BEAMS	4 ROWS OF BOLTS
6.4	W21 BEAMS	5 ROWS OF BOLTS

7. BOLTS SHALL BE TIGHTENED TO A SNUG TYPE CONDITION UNO. THIS CONDITION IS ACHIEVED WHEN ALL PLIES OF A CONNECTION ARE IN FIRM CONTACT. BOLTS IN TENSION, COMBINED SHEAR AND TENSION OR REQUIRED BY LRFD SPECIFICATION SECTION J1.11 MUST BE FULLY TENSIONED IN BEARING TYPE CONNECTION.
8. ALL FILLET WELDS SHALL BE A MINIMUM OF ¬4 INCH UNLESS NOTED OTHERWISE

EXTERIOR WOOD FRAMED DECKS

1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO THE STRUCTURE OR FREESTANDING. ROOFED PORCHES MAY BE CONSTRUCTED USING THESE PROVISIONS.
2. SUPPORT POSTS FOR DECKS SHALL BE SUPPORTED ON A CAST-IN-PLACE CONCRETE FOOTING. SEE CONCRETE SECTION OF THESE SPECIFICATIONS FOR CONCRETE REQUIREMENTS. THE SIZE OF THE FOOTING SHALL BE NOTED ON THE PLANS.
3. LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL REMAINING DECK LUMBER SHALL B PRESSURE TREATED IN ACCIDENCE WITH AWPA STANDARD C-2 OR A STANDARD GIVING EQUAL PROTECTION.
4. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A PRESSURE TREATED WOOD BAND FROM THE LENGTH OF THE DECK, OR METAL FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AN THE STRUCTURE BAN SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT ON BRICK VENEER STRUCTURES AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY LASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AN THE DECK BAND. IF ATTACHED TO A BRICK VENEER STRUCTURE, NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK VENEER.
5. THE FOLLOWING SCHEDULE SHALL BE USED WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHMENT:

ALL STRUCTURES EXCEPT BRICK VENEER STRUCTURES

	MAX. JOIST SPAN	FASTENERS
5.1	8'-0"	5/8"Ø HDG BOLTS @ 42" O.C. AND 2-12d HDG NAILS @ 8" O.C.
5.2	16'-0"	5/8"Ø HDG BOLTS @ 20" O.C. AND 3-12d HDG NAILS @ 6" O.C.

BRICK VENEER STRUCTURES

	MAX. JOIST SPAN	FASTENERS
5.3	8'-0"	5/8"Ø HDG BOLTS @ 24" O.C.
5.4	16'-0"	5/8"Ø HDG BOLTS @ 16" O.C.

5.5 NOTES: MIN. EDGE DISTANCE FOR BOLTS IS 2-1/2"
MIN. NAIL PENETRATION IS 1-1/2"

6. THE FOLLOWING SCHEDULE SHALL BE USED FOR FLOOR DECKING. DECKING SHALL BE SYP No.2:

	JOIST SPACING	DECKING
6.1	12" O.C.	1" S4S (NOMINAL)
6.2	16" O.C.	1-1/4" S4S (NOMINAL) OR 1" T&G (NOMINAL)
6.3	24" O.C.	2" S4S (NOMINAL)

7. SUPPORT POSTS SHALL BE SYP No.2. ALL POST HEIGHTS SHALL BE MEASURE FROM THE TOP OF THE FOOTING TO THE BOTTOM OF THE GIRDER.

	POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT
7.1	4X4	25 SF	8'-0"
7.2	4X6	25 SF	8'-0"
7.3	6X6	25 SF	14'-0"
7.3	8X8	25 SF	20'-0"

8. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:
8.1 WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH 15.4 LATERAL BRACING IS NOT REQUIRED. WHEN THE BAND AND THE FLOOR JOISTS OF THE STRUCTURE ARE PARALLEL, ,FULL DEPTH BLOCKING SHALL BE INSTALLED @ 24" O.C. FOR A MIN. OF ONE JOIST SPACE ON THE STRUCTURE.
8.2 2X6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FO FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2X6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" Ø HDG BOLT AT EACH BRACING MEMBER. BRACING SHALL RUN FROM THE GRADE LINE TO THE BOTTOM OF THE GIRDER.
8.3 4X4 WOOD KNEE BRACE MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE BRACE SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST. THE BRACES SHALL BE ANGLES BETWEEN 45° AND 60° FROM THE HORIZONTAL. ATTACH EACH BRACE TO THE POST AND THE GIRDER WITH 1-5/8" Ø HDG BOLT AT EACH END. THIS TYPE OF BRACING REQUIRES A MIN. POST SIZE OF 6X6.
8.4 POSTS MAY BE EMBEDDED IN 3000 PSI CONCRETE FOR LATERAL STABILITY AS PER THE FOLLOWING SCHEDULE:

	POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT ABOVE TOP OF FTG.	EMBEDDED DEPTH	CONCRETE DIAMETER
8.4.1	6X6	25 SF	6'-0"	3'-6"	1'-8"
8.4.2	8X8	25 SF	10'-0"	4'-6"	2'-0"
8.4.3	8X8	25 SF	12'-0"	5'-4"	2'-0"

WOOD TRUSSES

1. THE WOOD TRUSS MANUFACTURER / FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATION TO THE CONTRACTOR FOR REVIEW PRIOR TO FABRICATION. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE (5) DAYS FOR REVIEW. THE REVIEW BY THE CONTRACTOR SHALL BE FOR OVERALL COMPLIANCE WITH THE DESIGN DOCUMENTS. THE CONTRACTOR SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS FOR THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE NORTH CAROLINA RESIDENTIAL CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" (ASCE 7-98), AND THE LOADING REQUIREMENT SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENT AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS) LATEST EDITION AND THE LATEST EDITION OF THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES".
4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
5. SUPPORT SHALL BE PROVIDED FOR ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE TRUSSES. THIS SUPPORT SHALL EITHER BE ACHIEVED BY INSTALLING AN EXTRA TRUSS UNDER THE PARTITION OR BY PROVIDING 2X BLOCKING ATTACHED TO EACH ADJACENT TRUSS WITH A JOIST HANGER. EITHER METHOD MAY BE USED, HOWEVER THIS DESIGN IS THE RESPONSIBLE OF THE TRUSS MANUFACTURER AND SHALL BE PROVIDED EVEN IF THE PARTITIONS ARE NOT SPECIFICALLY NOTED ON THE PROPOSED TRUSS LAYOUT.
6. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.

Sullivan Design Co. does not assume any liability for the construction methods or any deviation from these plans. The construction means, methods, techniques, sequences and commencement of construction should any discrepancies occur, contact the Sullivan Design Co. prior to any deviation from this plan. For construction purposes, do not scale these plans. Refer to dimensions indicated on these plans. Codes govern over drawings.

Palace Properties, LLC

**Lot 64
Oleander Street
Hilton Head Island, SC.**

Revisions

date	description

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GENERAL STRUCTURAL NOTES
BUILDING DESIGN

ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:

(A) INTERNATIONAL RESIDENTIAL CODE - 2021 (IRC-2021)
(B) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC-600)
(C) AF & PA WOOD FRAME CONSTRUCTION MANUAL (WFCM)
(D) ASCE24-14

DESIGN CRITERIA

MINIMUM UNIFORMLY DISTRIBUTED LOADS		
USE	LIVE LOAD IN PSF	DEAD LOAD IN PSF
UNINHABITABLE ATTICS WITHOUT STORAGE	10	20
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	30
BALCONIES (EXTERIOR) AND DECKS	40	45
FIRE ESCAPES	40	30
GUARDS AND HANDRAILS	200 lbs	-
PASSENGER VEHICLE GARAGES	50	8000 lbs
ROOMS OTHER THAN SLEEPING ROOMS	40	30
SLEEPING ROOMS	40	30
STAIRS	40	30

ROOF DEAD LOAD: 20 PSF
ROOF LIVE LOAD: 50 PSF

WIND LOADS: (WIND ZONE 1)

3 SECOND GUST WIND SPEED (3) FIG. R301.2(4)A) — V3s = 150 MPH
EQUIVALENT BASIC WIND SPEED (TAB. R301.2(1)) — Vfm = 116 MPH

ROOF NET UPLIFT = 20 PSF
(NOT WITHIN 1 MILE OF COASTAL MEAN HIGH WATER LINE)
WIND LOADS PER IRC 2021
WINDOW AND DOOR DP RATINGS PER IRC-2021
EXPOSURE CATEGORY "C"

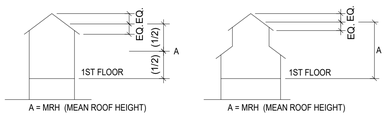
WIND ZONE - INLAND
140 MPH (B EXPOSURE)
BASIC WIND SPEED - MPH 3 SECOND GUST

MRH	ZONE(4)	ZONE(5)
15'	DP35	DP45
20'	DP35	DP45
25'	DP35	DP45
30'	DP35	DP45
39'	DP35	DP45
40'	DP40	DP45
45'	DP40	DP50
50'	DP40	DP50

WIND ZONE - OCEANFRONT
140 MPH (C EXPOSURE)
BASIC WIND SPEED - MPH 3 SECOND GUST

MRH	ZONE(4)	ZONE(5)
15'	DP40	DP50
20'	DP45	DP55
25'	DP45	DP55
30'	DP50	DP60
39'	DP50	DP60
40'	DP50	DP65
45'	DP55	DP65
50'	DP55	DP65

DESIGN PRESSURE VALUES LISTED IN TABLE ARE POUNDS/SQUARE FOOT (PSF)



6. SEISMIC CRITERIA: (2021 IRC - SECTION 1613)

SITE CLASSIFICATION: SITE CLASS 'D'
AVERAGE "N" VALUES: BETWEEN 15 TO 50
SPECTRAL RESPONSE ACCELERATION: Ss = 0.435, S1 = 0.146
SITE COEFFICIENT VALUE: Fa = 1.452, Fv = 2.308
BUILDING DESIGN CATEGORY "D"

STRUCTURAL STUD LEGEND

LUMBER SPECIES: #2 S.Y.P.K.D. MEDIUM GRAIN
WIND SPEED: 140 MPH

WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING	OPT. STUD GRADE-(SPF)
EXTERIOR	8'-0"	2 x 4	16"	16"
EXTERIOR	9'-0"	2 x 4	16"	12"
EXTERIOR	10'-0"	2 x 6	16"	
EXTERIOR	12'-0"	2 x 6	12"	
EXTERIOR	14'-0"	2 x 6	12" & DBL. @ 36"	
EXTERIOR	16'-0"	2 x 8	16"	
INTERIOR	8'-0"	2 x 4	16"	
INTERIOR	9'-0"	2 x 4	16"	
INTERIOR	10'-0"	2 x 4	16"	
INTERIOR	12'-0"	2 x 6	16"	
INTERIOR	14'-0"	2 x 6	12"	

* STUDS MAY BE USED AT HEIGHTS AND DISTANCES OTHER THAN WHAT IS LISTED ON THIS CHART IF SHOWN ON THESE PLANS.

GENERAL CONSTRUCTION NOTES:

ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTION. COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK; NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2021 CODE, OSHA, ACI, AISC AND AITC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS.

GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.

CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION. ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND GIRDERS SECURED PRIOR TO TEMPORARY BRACING REMOVAL.

TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ERECTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

SUBGRADE PREPARATION NOTES:

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENTS, FOREIGN OBJECTS AND DEBRIS.

SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF.

IF NECESSARY, THE SITE DEWATERING WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DEWATERING METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER.

ANY UTILITIES THAT UNDERLIE THE SITE, SHOULD BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED.

ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 95% IN ACCORDANCE WITH ASTM D-1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS.

ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERCUT TO FIRM SOIL AND THE EXCAVATION BACKFILLED WITH APPROVED FILL COMPACTED TO 95% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D-1557). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.

ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DEBRIS. ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 12 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE DESIGN SOIL BEARING PRESSURE IS PSF 2000.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 318.

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 306; FOR HOT WEATHER IN ACCORDANCE WITH ACI 305.

CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION.

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTIOUS APPLICATIONS. TROWELED FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301.

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES (CONTINUED):

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION.

ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS.

PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST GROUND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.

ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.

HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

REINFORCEMENT SHOWN SHALL BE USED AS DETAILING GUIDE. PROVIDE RE-BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS.

CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THESE DRAWINGS

FLOOR JOINTS SHALL BE LOCATED AS RECOMMENDED BY ACI 318. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE .

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES:

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO IRC 2021 CODE, ICC-600 AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL.

THE ENGINEERING OF FRAMING MEMBERS IS BASED ON # 2 SPRUCE OR #2 S.Y.P. FB = 1200 PSI, E = 1,200,000 PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING. ALL ENGINEERED TIMBER SHALL HAVE A MINIMUM OF PROPERTIES OF : (Fb = 2800 PSI, Ft= 2600 PSI, Fc= 2400 PSI).

ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153.

ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH AWPI STANDARD LP-2.

ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PS1-83 OR APA PRP-108. ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER WILL BE CLASSIFIED "EXTERIOR". APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS.

WALL AND ROOF SHEATHING WILL BE NAILED WITH 8D NAILS (TWISTED SHANK) 3" O.C. AROUND EDGES AND 6" O.C. IN FIELD.

ALL TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AITC SPECIFICATIONS AND REQUIREMENTS.

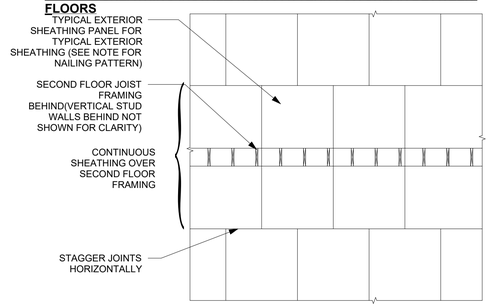
ALL TIMBER FRAMING, UNLESS OTHERWISE NOTED HEREIN, SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE WOOD FRAMED CONSTRUCTION MANUAL.

PROVIDE A DOUBLE JOIST BELOW ALL PARALLEL WALLS NOT SHOWN OTHERWISE. PROVIDE A DOUBLE JOIST ADJACENT TO ALL CHANGES IN SPAN TO MINIMIZE DIFFERENTIAL SETTLEMENT.

SUPPORT ALL JOISTS AND BEAMS ON JOISTS AND BEAM HANGERS. NAILERS SHALL NOT BE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM ENGINEER.

STEEL BEAMS AND COLUMNS SHALL NOT BEAR ON TIMBER FRAMING. PROVIDED EMBEDDED WELD PLATES AND STEEL COLUMNS BEARING DIRECTLY ON CONCRETE OR MASONRY AS NECESSARY FOR PROPER SUPPORT.

TYPICAL SHEATHING INSTALLATION PATTERN FOR SHEAR BETWEEN FLOORS



IF SHEATHING IS NOT INSTALLED VERTICALLY BETWEEN FLOORS USE VERTICAL SIMPSON STRAPS @ 48" O.C. (EVERY OTHER STUD)

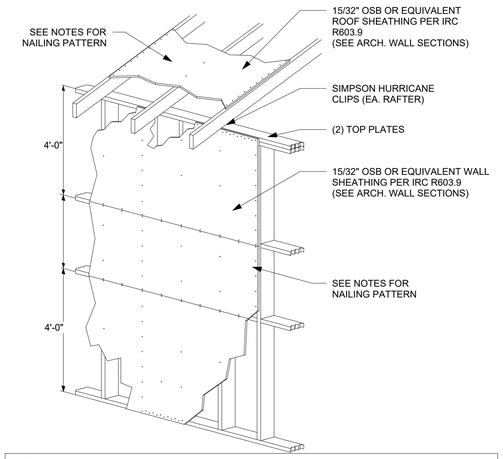
SOIL BEARING PRESSURE ASSUMED AT 2000 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P.OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY & ALL FOUNDATION SETTLEMENT AND HOLDS HARMLESS ENGINEER.

NAILING SCHEDULE

(PER ICC-600)
(APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS)

CONNECTION	FASTENER	NUMBERS OR SPACING
JOIST TO BAND JOIST, FACE NAIL	16D COMMON	3
JOIST TO SILL OR GIRDER, TOE-NAIL	8D COMMON	3
BRIDGING TO JOIST, TOENAIL EACH END	8D COMMON	2
LEDGER STRIP	16D COMMON	3 @ EACH JOIST
1x6 OR LESS SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	2
OVER 1x6 SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	3
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16D COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D COMMON	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	16D COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8D COMMON	4
DOUBLE STUDS, FACE NAIL	10D COMMON	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10D COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	-	2-16D OR 3-10D COMMON
CONTINIOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOENAIL	8D COMMON	3
CONTINIOUS HEADER TO STUD, TOE NAIL	8D COMMON	3
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	-	3-16D OR 4-10D COMMON
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	-	3-16D OR 4-10D COMMON
RAFTER TO PLATE, TOENAIL	8D COMMON	3
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	8D COMMON	2
1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8D COMMON	2
BUILT-UP CORNER STUDS	16D COMMON	3
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	20D COMMON	24" O.C.
STUDS TO SOLE PLATE, END NAIL	16D COMMON	16D COMMON

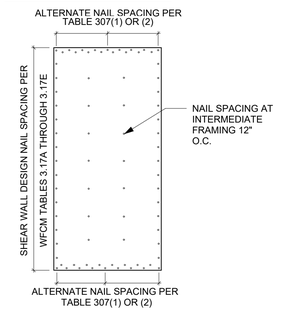
SHEATHING NAILING PATTERN



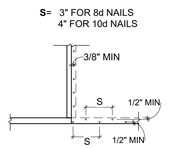
NOTE:
WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS 3" O.C. AROUND EDGES AND 6" O.C. IN FIELD OR WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS 4" O.C. AROUND EDGES AND 12" O.C. IN FIELD PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

NAILS IN ANY SINGLE ROW SHALL NOT BE SPACED CLOSER THAN 3" O.C.

NAIL SPACING PER ICC 600



DOUBLE EDGE NAIL SPACING



EXTERIOR WINDOW AND DOOR PROTECTION

WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY ICC-600. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION. (ICC-600)

ALL GAZING IN DOORS, WINDOWS, OR SKYLIGHTS SHALL BE TESTED FOR 'LARGE MISSILE IMPACT RESISTANCE' AS NOTED BELOW. OPTION: PROVIDE WOOD STRUCTURAL PANELS FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8'. PANELS MUST BE PRECUT TO SIZE, AND ATTACHMENT HARDWARE PROVIDED, (3" LONG, 1/4" DIAMETER SIMPSON SCREWS AT 12" O.C. AT PERIMETER OF PANEL). EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER, (IRC 301.2.1.2 AND (ICC-600))

THE DOOR AND WINDOW UNITS WILL HAVE MIN. 5/16" LAMINATED GLASS IN COMPLIANCE WITH AAMA 101/I.S.2.97 TESTING SPECIFICATIONS AND LARGE MISSILE RESISTANCE IN ACCORDANCE WITH ASTM E1886/E1996, UNLESS PROTECTED WITH WOOD STRUCTURAL PANELS FASTENED IN ACCORDANCE WITH THE FOLLOWING DETAILS

STRUCTURAL

01/06/2024

SOUTH CAROLINA PROFESSIONAL ENGINEER No.24188 MICHAEL I. THOMAS

SOUTH CAROLINA THOMAS & REEL ENGINEERING CONSULTANTS, INC. No. 3524 CERTIFICATE OF AUTHORIZATION

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DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

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ISSUE FOR CONSTRUCTION

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OLEANDER RESIDENCE

39 OLEANDER STREET, HILTON HEAD, SC

CLIENT NAME

GENERAL NOTES

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	1801-1676-97
Date Printed	1/6/2025 12:47:36 PM
Date Issued	
Designed By	AS
Checked by	MT
Approved by	MT

S1
As indicated

GENERAL NOTES

CONCRETE NOTES

1 ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2 ALL CONCRETE WORK SHOULD BE IN ACCORDANCE WITH ACI 318 BUILIDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
3 ALL REINFORCING STEEL TO BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60 EXCEPT THAT TIES MAY BE DOMESTIC STEEL CONFORMING TO ASTM A-615 GRADE 60.
4 WELDED WIRE FABRIC SHALL CONFORM TO A-185. POLYPROPYLENE FIBERMESH OR FIBER STRANDS MAY BE SUBSTITUTED FOR WELDED WIRE FOR NON STRUCTURAL SLAB REINFORCEMENT.
5 CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVES, OPENINGS OR INSERTS MAY BE PLACED IN BEAMS OR SLABS UNLESS APPROVED BY THE ENGINEER AND SHOWN ON SHOP DRAWINGS.
6 ALL REINFORCING DETAILS TO CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315," UNLESS DETAILED OTHERWISE ON STRUCTURAL DRAWINGS.
7 PROVIDE SPACERS, CHAIRS, BOLTERS, ETC. AS REQUIRED TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLAN.
8 PROVIDE CORNER BARS FOR ALL FOOTINGS, ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5" INTO INTERIOR FOOTINGS AND A MINIMUM OF 7" INTO ALL OTHERS. DOWEL BARS LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25".
9 ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
10 SOIL UNDER SLAB TO BE PRETREATED FOR TERMITEES AS PER THE 2018 INTERNATIONAL BUILDING CODE.
11 ALL FOOTINGS TO BE DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 2000 P.S.F. OWNER &/OR CONTRACTOR TO HAVE SOIL PRESSURE VERIFIED AND IF CONTACT PRESSURE IS LESS THAN 2000 P.S.F. FOUNDATION SHALL BE REDESIGNED. COMPACT FILL SOIL TO 95% STANDARD DENSITY IN ACCORDANCE WITH ASTM D-1557 DOWN TO 2'-0" BELOW ALL SLABS & FOOTINGS.
12 PLUMBING WASTE PIPE PENETRATING FOOTING SHALL BE CAST IRON OR SCH 40 PVC. GROUT WORK AS PER ASTM C476 13. MASONRY WORK AS PER ACI 530.1-02

STRUCTURAL STEEL COMPONENTS FASTENERS & TIE DOWNS

1 SHAPES, ANGLES, CHANNELS: ASTM A 36 Fy =36KSI ROUND AND SQUARE METAL PIPE: ASTM A 53 GRADE B Fy = 36 KSI; SQUARE METAL TUBING: ASTM A 500, GRADE B Fy = 36 KSI
2 FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO:
HIGH STRENGTH BOLTS: ASTM A325
MACHINE BOLTS: GALVANIZED ASTM A 307
3 SHEET METAL ACCESSORIES SHALL CONFORM TO: ASTM A446 OR ASTM A 526 Fy = 33 KSI WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A 525.
4 NAILS SHALL CONSIST OF RING SHANK NAILS WITH MINIMUM DIAMETER AS FOLLOWS: 8D = .131", 10D = .148", 16D = .162"
5 ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION.
6 ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM.
7 ALL FASTENER TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND MANUFACTURER'S SPECIFICATIONS.
8 CONCRETE EMBEDDED "J" BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.
9 CONCRETE EMBEDDED TIE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND EMBEDDED REINFORCING PRIOR TO PLACING GROUT/CONCRETE.
10 FASTENERS ARE TO BE GALVANIZED ROOFING NAILS WITH A MINIMUM OF 12 GUAGE SHANK AND A MINIMUM 3/8" DIA. HEAD.
11 FASTENERS ARE TO BE LONG ENOUGH TO PENETRATE THE SHINGLES AND STILL PROTRUDE AT LEAST 3/4" INTO OR THROUGH THE ROOF SHEATHING, USE 1" NAILS MIN.

SOIL BEARING CAPACITY

SOIL BEARING PRESSURE ASSUMED AT 2000 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P.OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY & ALL FOUNDATION SETTLEMENT AND HOLDS HARMLESS ENGINEER.

ENTRY STEP NOTE

GENERAL CONTRACTOR SHALL DETERMINE IN-FEILD THE LOCATIONS AND PLACEMENT OF ENTRY STAIR AND LANDINGS AS PER SITE CONDITIONS. THESE STAIRS AND LANDINGS SHALL COMPLY WITH THE IRC 2021.

DIMENSION NOTE

SEE ARCHITECTURAL PACKAGE FOR DIMENSIONS AND FINISH FLOOR ELEVATIONS NOT SHOWN HEREIN. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. IN THE CASE OF DIMENSIONAL CONFLICT ARCHITECTUAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS TYPICALLY

FRAMING SYSTEM NOTE

ALL FRAMING SYSTEMS ARE TO BE DESIGNED BY OTHER AND SUBMITTED FOR REVIEW BY ENGINEER UTILIZING L/480 DEFLECTION CRITERIA.

CONTROL JOINT NOTE

FOR A 4" THICK SLAB, JOINTS SHOULD BE SPACED 8-12 FEET APART AND CUT 1" DEEP.

NOTE:

1)SEE ARCHITECTURAL DRAWINGS FOR DIMENSION(S) AND CONDITION(S) NOT SHOWN HEREIN.

2) FRAMING BY OTHERS. TO BE DESIGNED UTLIZING L/480 DESIGN CRITERA AND TO BE SUBMITTED TO ENGINEER FOR APPROVAL. SEE ARCHITECTURAL FOR DIMESIONS AND CONDITIONS NOT SHOWN HERIN.

3) SOIL BEARING PRESSURE ASSUMED AT 2000 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P.OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY & ALL FOUNDATION SETTLEMENT AND HOLDS HARMLESS ENGINEER.

4) CONTRACTOR TO VERIFY LOCATION OF THICKENED SLAB LOAD BEARING WALLS.

5) EWP, ENGINEERED WOOD PRODUCT, DESIGN TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

GENERAL FOUNDATION NOTES

1) ALL CONTINUOUS FOOTINGS SHALL BE REINFORCED WITH 2 #5 MINIMUM LAP ON REBAR IS 25"
2) ALL FOOTING TRENCHES SHALL BE FREE OF ANY LOOSE OR ORGANIC MATERIAL. TRENCHES SHALL BE MECHANICALLY TAMPED TO 90% STANDARD PROCTOR DENSITY.
3) ALL CONTINUOUS FOOTINGS SHALL BE POURED THE SAME DAY AND ALL CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I.
4) PROVIDE 4" THICK (MINIMUM) CONCRETE PAD UNDER ALL AREAS WHERE STEPS DESCEND TO GRADE.
5) 24" X 12" CONC. GRADE BEAM W/ (2) #5 RE-ROD. CONT. OVERLAP ENDS 40X DIA. MIN.
6) 36" X 36" X 12" CONC. FOOTING W/ (4) #5 RE-ROD. EACH WAY

FLOOR JOIST SCHEDULE FOR SOUTHERN PINE #2 WITH A DEAD LOAD OF 20 PSF

PER WFCM 2021 TABLE 3.18A

JOIST SPACING	2X	MAXIMUM SPAN
12" O.C.	2X6	10' 9"
12" O.C.	2X8	13' 8"
12" O.C.	2X10	16' 2"
12" O.C.	2X12	19' 1"
16" O.C.	2X6	9' 4"
16" O.C.	2X8	11' 10"
16" O.C.	2X10	14' 0"
16" O.C.	2X12	16' 6"

MISCELLANEOUS NOTES

1. ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH NAILING PATTERN: 15/32" OSB OR EQUIVALENT 3" EDGE
2. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STURCTURE AND ITS INDIVIDUAL MEMBERS THAT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THIS STRUCTURE IS DESIGN FOR A COMPLETE CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION.

FOUNDATION DESIGN ASSUMPTIONS

THE FOUNDATION SHALL BE PLACED ON UNDISTURBED SOIL OR ROCK WITH A BEARING CAPACITY WITH A SAFE WORKING ZONE DESIGNATED BY GEOTECHNICAL ENGINEER. IF PORTIONS OF THE SLAB OR FOUNDATION IS ON PREPARED FILL, A REGISTERED GEO-TECHNICAL ENGINEER SHALL VERIFY SUITABILITY OF THE FILL FOR USE AND ITS FOUNDATION BEARING CAPACITY, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SOIL AND/OR SITE LOCATION PRIOR TO COMMENCING WORK AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES IN THIS DESIGN IMMEDIATELY.

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, EXISTING CONDITIONS, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

STRUCTURAL

01/06/2024

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OLEANDER RESIDENCE

39 OLEANDER STREET, HILTON HEAD, SC

CLIENT NAME

FOUNDATION NOTES

REVISIONS

MARK	DATE	DESCRIPTION

TREC No. 1801-1676-97
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Checked by MT
Approved by MT

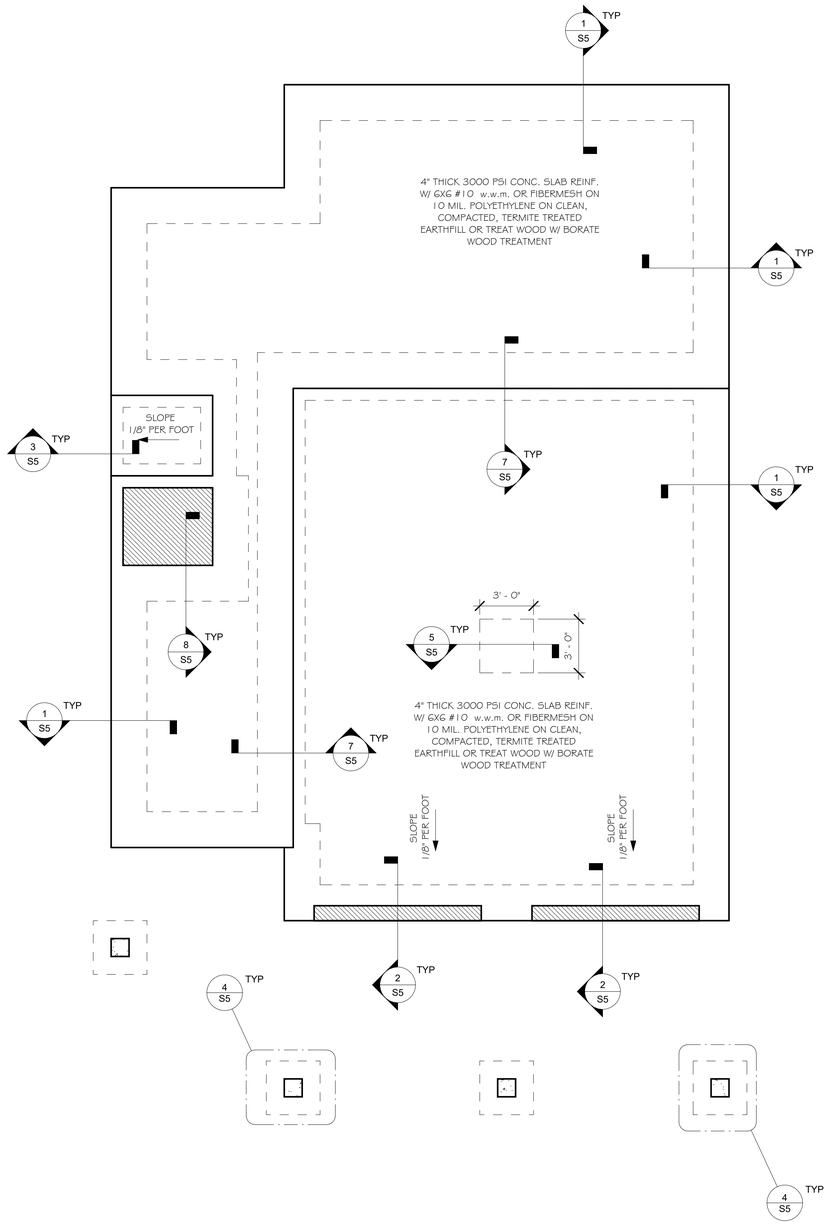
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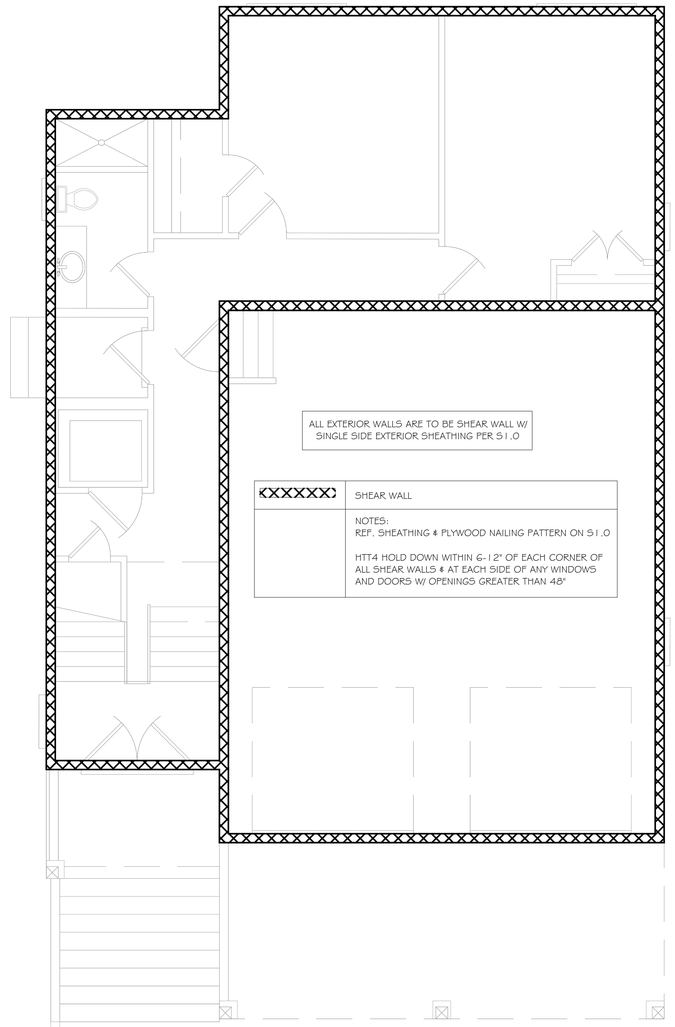
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1 FOUNDATION PLAN
N.T.S



2 SHEARWALL PLAN
N.T.S

STRUCTURAL

01/06/2024

SOUTH CAROLINA PROFESSIONAL ENGINEER No.24188 MICHAEL I. THOMAS

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OLEANDER RESIDENCE

39 OLEANDER STREET, HILTON HEAD, SC

CLIENT NAME

FOUNDATION PLAN

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	1801-1676-97
Date Printed	1/6/2025 12:47:38 PM
Date Issued	
Designed By	AS
Checked by	MT
Approved by	MT

S3
N.T.S.

FOUNDATION PLAN

ISSUE FOR CONSTRUCTION

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Attachment H - Comprehensive Review of Approved Plans
RC-009-2025

FULL HEIGHT STUDS

FULL HEIGHT STUDS SHALL MEET THE SAME REQUIREMENTS AS EXTERIOR WALL STUDS PER SEC. 4; TABLE 5 OF THE WOOD FRAME CONSTRUCTION MANUAL (130 MPH - EXPOSURE "B"). THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF THE HEADER SHALL NOT BE LESS THAN HALF THE NUMBER OF STUDS REPLACED BY THE OPENING, IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL, SECTION 4.2; TABLE 9. FULL HEIGHT STUDS SHALL BE PERMITTED TO REPLACE AN...

WINDOW SILL PLATES

MAXIMUM SPANS FOR WINDOW SILL PLATES USED IN EXTERIOR WALLS SHALL NOT EXCEED THE SPANS GIVEN IN WFCM - SEC. 4.2; TABLE 9.

HEADER AND/OR GIRDER TO STUD CONNECTIONS

HEADERS AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN WFCM - SEC. 4.2; TABLE 9.
WINDOW SILL PLATE TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE...

TOP AND BOTTOM PLATE TO FULL HEIGHT STUD

EACH FULL HEIGHT STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN WFCM - SEC. 4.2; TABLE 9.

GENERAL ROOF FRAMING NOTES

1. ALL RIDGE, HIP & VALLEY MEMBERS SHALL BE A 2X12 MINIMUM AND CONTINUOUS IN LENGTH. USE 1-3/4" X 14" MICROLAM FOR CONTINUOUS LENGTH, IF NECESSARY.
2. WEB PERMANENT DIAGONAL BRACING. 2X4 SYP. STUD GRADE OR BETTER.
3. DOUBLE ROOF RAFTERS @ ALL SIDE WALLS OF DORMERS.
4. DOUBLE ROOF RAFTERS & HEADER FRAMING @ CHIMNEY WELL W/ MIN 2" CLEARANCE.
5. GABLE ENDS ROOF FRAMING SHALL HAVE FULL DEPTH PERPENDICULAR BLOCKING @ 48" O.C. & 48" IN FROM GABLE END WALL (REF. S.B.B.C.C.I./ICC 600)
6. ALL TRUSSES, UNLESS OTHERWISE NOTED, SHALL BE 2X4 @ 16" O.C.
7. ALL RAFTERS TO BE STRUCTURALLY SUPPORTED BY SOLID BEARING AND/OR BEAM(S) DESIGNED BY OTHERS

CEILING JOIST SCHEDULE (WITH STORAGE)
PER WFCM 2021 TABLE 3.25B1

LUMBER TYPE		Max Span (UNSHORED)
2x	6	12'-0"
2x	8	15'-3"
2x	10	18'-1"

CEILING JOIST SCHEDULE (WITHOUT STORAGE)
PER WFCM 2021 TABLE 3.25A1

LUMBER TYPE		Max Span (UNSHORED)
2x	6	16'-11"
2x	8	21'-7"
2x	10	25'-7"

ROOF RAFTER SCHEDULE
PER WFCM 2021 TABLE 3.26C
#2 SOUTHERN PINE DEAD LOAD=20 PSF

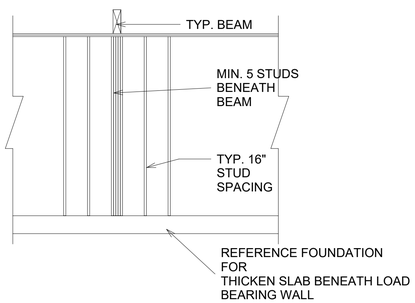
LUMBER...		Max Span (UNSHORED)
2x	6	11'-8"
2x	8	14'-9"
2x	10	17'-6"
2x	12	20'-8"

MISCELLANEOUS NOTES

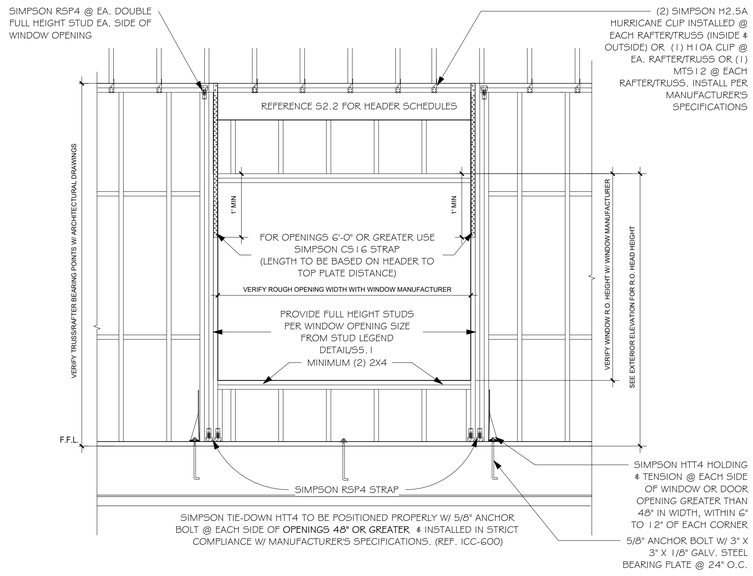
1. ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH NAILING PATTERN: 15/32" OSB OR EQUIVALENT 3" EDGE
2. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STURCTURE AND ITS INDIVIDUAL MEMBERS THAT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THIS STRUCTURE IS DESIGN FOR A COMPLETE CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION.

HEADER SCHEDULE

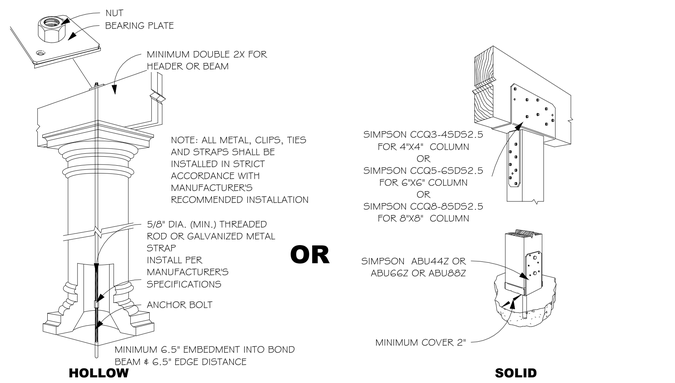
HEADER SPAN	MIN. HEADER SIZE	REQ'D AT EACH END OF HEADER	
		# OF KING STUDS	# OF JACK STUDS
0'-0" - 3'-2"	(2) 2X8	1	1
3'-3" - 6'-2"	(2) 2X8	1	2
6'-3" - 8'0"	(2) 2X10	1	2
8'1-1" - 10'-0"	(2) 1.75"X10" LVL	2	3
10'-1" - 12'-0"	(3) 1.75" X 18" LVL	3	3
12'-1" & ABOVE	REFERENCE BEAM SCHEDULE	5	5



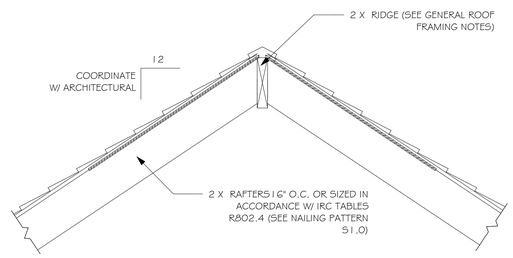
1 **TYP. STUD DETAIL AT BEAM**
N.T.S.



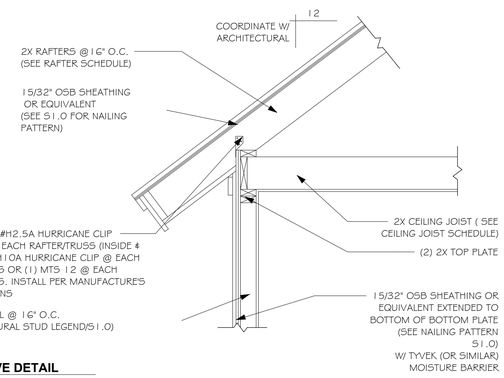
2 **WALL OPENING STRAP DETAIL**
N.T.S.



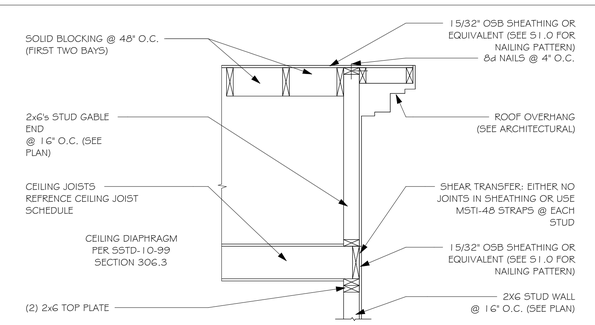
3 **SIMPSON ROD TIEDOWN @ HOLLOW & SOLID COLUMNS**
N.T.S.



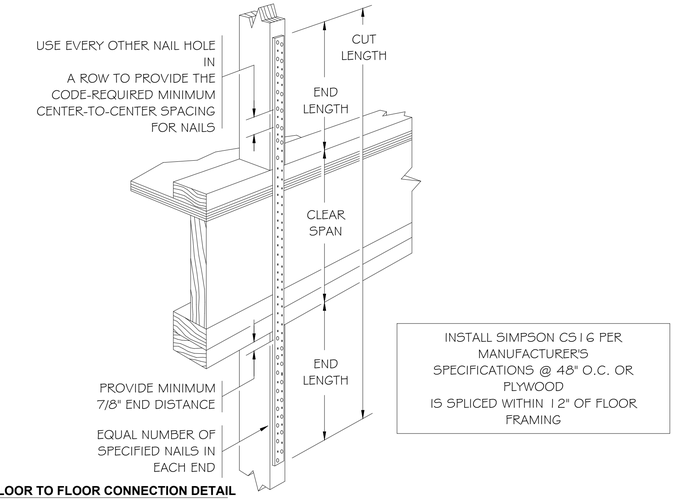
4 **ROOF RIDGE DETAIL**
N.T.S.



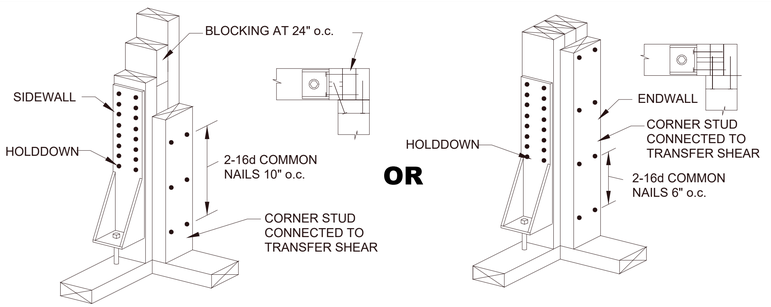
5 **TYP. EAVE DETAIL**
N.T.S.



6 **TYP. GABLE END FRAMING DETAIL**
N.T.S.



7 **FLOOR TO FLOOR CONNECTION DETAIL**
N.T.S.



8 **TYP. STUD CORNER DETAIL**
N.T.S.

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

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STRUCTURAL

01/06/2024

SOUTH CAROLINA PROFESSIONAL ENGINEER No.24188 MICHAEL I. THOMAS

SOUTH CAROLINA THOMAS & REEL ENGINEERING CONSULTANTS, INC. CERTIFICATE OF AUTHORIZATION No. 3624

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9100 WHITE BLUFF RD, SUITE 306, SAVANNAH GEORGIA 31406
PO BOX 15818 SAVANNAH, GEORGIA 31416

OLEANDER RESIDENCE

39 OLEANDER STREET, HILTON HEAD, SC

CLIENT NAME

ROOF DETAILS

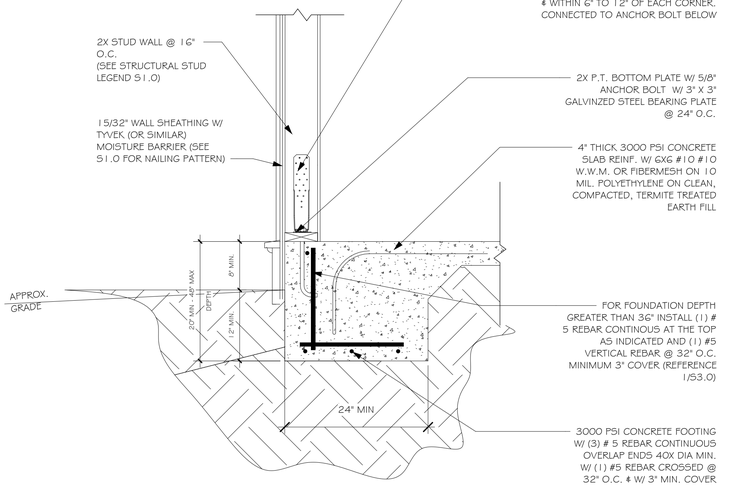
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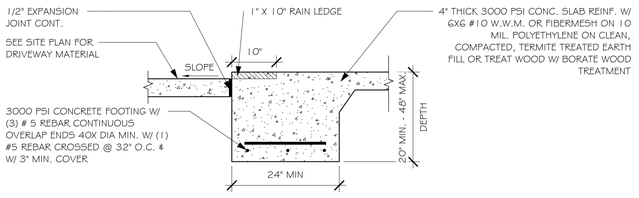
S4

As indicated

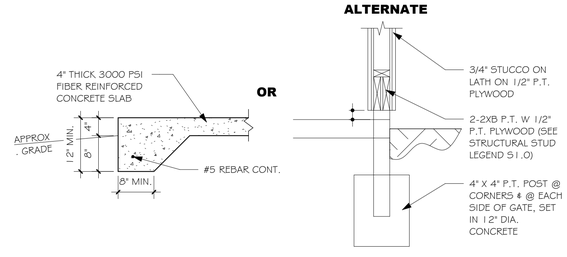
ROOF DETAILS



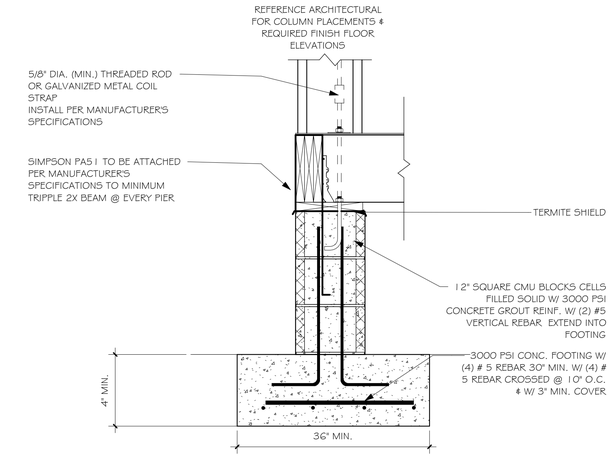
1 TYPICAL CONCRETE FOOTING DETAIL
N.T.S.



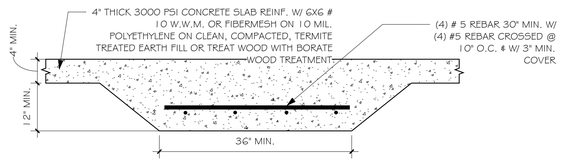
2 GARAGE OPENING DETAIL
N.T.S.



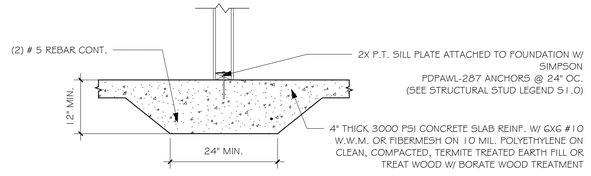
3 TYP. UTILITY/STAIR SLAB
N.T.S.



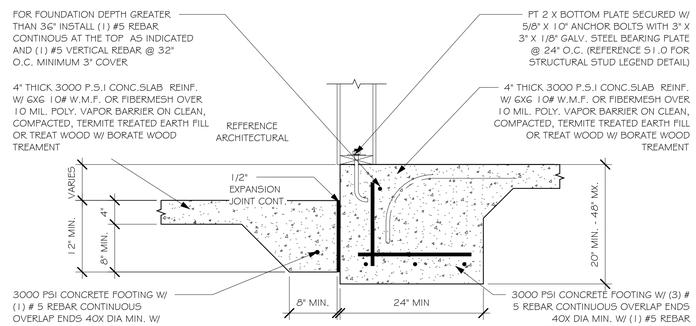
4 TYP. PORCH PIER SECTION
N.T.S



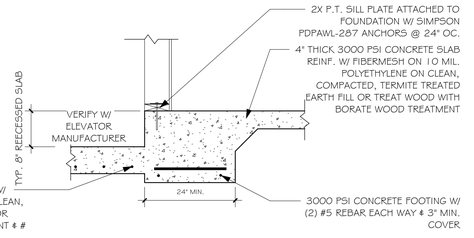
5 3'X3' CONCRETE FOOTING
N.T.S.



6 THICKENED SLAB FOUNDATION DETAIL
N.T.S.



7 TYP. FOUNDATION STEP DOWN W/ TURN DOWN
N.T.S.



8 ELEVATOR RECESS DETAIL
N.T.S.

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STRUCTURAL

01/06/2024

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No.24188 MICHAEL I. THOMAS

SOUTH CAROLINA THOMAS & REEL ENGINEERING CONSULTANTS, INC. No. 3624 CERTIFICATE OF AUTHORIZATION

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PO BOX 15818 SAVANNAH, GEORGIA 31416

OLEANDER RESIDENCE

39 OLEANDER STREET, HILTON HEAD, SC

CLIENT NAME

SECTION DETAILS

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S5

As indicated

SECTION DETAILS

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
VARIANCE

Case #:	Public Hearing Date:
VAR-000625-2025	July 28, 2025

Parcel or Location Data:	Property Owner	Applicant
Address: 2 Tanglewood Drive Parcel#: R553 018 000 0330 0000 Zoning: RD (Resort Development District) Overlay: COR (Corridor Overlay District)	Tanglewood Capital, LLC 249 Waterfowl Road, Bluffton, SC 29910	James Atkins Court Atkins Group 32 Bruin Road Bluffton, SC 29910

Application Summary:

Request from James Atkins of Court Atkins Group, on behalf of Tanglewood Capital LLC, owner of 2 Tanglewood Drive, also identified as Beaufort County Tax Map Parcel R553 018 000 0330 0000, for a variance from LMO Section 16-5-102.C and D, Adjacent Street Setback Requirements and Adjacent Use Setback Requirements, to allow a three-story interval occupancy building to encroach into the adjacent use setback angles and a 24-inch infinity pool spillway to encroach into the adjacent street setback.

Staff Recommendations:

1. Staff recommends the Board of Zoning Appeals find the proposed variance request to encroach into the adjacent use setback angles to be inconsistent with the Town's Our Plan and does not serve 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. Staff recommends that the Board of Zoning Appeals ***deny this portion of the application.***

2. Staff recommends the Board of Zoning Appeals find the proposed variance request to encroach a 24-inch infinity pool spillway adjacent street setback to be inconsistent with the

Town's Our Plan and does not serve 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. Staff recommends that the Board of Zoning Appeals ***deny this portion of the application.***

Background:

The subject parcel, currently developed as the Holiday Inn Express, is a corner lot located at the intersection of Tanglewood Drive and South Forest Beach Drive, approximately 850 feet south of Coligny Circle (see Attachment B). The property is located within the Resort Development (RD) District and falls within the Corridor Overlay District.

The parcel was originally recorded in 1978 as part of the "Tanglewood Subd. B, C-1, C-2, D" subdivision, shown in Plat Book 27, Page 15 (see Attachment C). On March 28, 2025, the current owner, Tanglewood Capital, LLC, acquired the parcel (see Attachment D). That same day, a Pre-Application (see Attachment E) was submitted to the Town proposing a "new multi-family housing" with 20 units and associated parking. Staff reviewed the submission and issued a Corrections Report identifying several issues, including setbacks.

Subsequently, on March 31, 2025, a property line adjustment plat was approved by the Town and recorded by Beaufort County on April 3, 2025. The adjusted parcel now totals 1.25 acres (see Attachment F). Under the RD District's maximum density of 16 dwelling units per net acre for interval occupancy, the lot now supports a maximum density of 20 dwelling units (see Attachment G).

On May 23, 2025, the applicant submitted a Major Development Plan Review (DPR) application (see Attachment H). The narrative describes demolishing the existing development and constructing a new three-story "interval occupancy resort" with parking, pervious paver drive aisles, concrete sidewalks, and supporting infrastructure. Shown on the site plans is a 24-inch-high infinity pool spillway. A Corrections Report was issued asking the applicant to demonstrate that the proposed building meets or conforms with the adjacent use setback angles and the adjacent street setback along South Forest Beach Drive.

At the time of this variance application, the applicant had not submitted a Major Corridor Review application to the Design Review Board (DRB).

The requested variances do not appear to be a result of unavoidable site constraints but are directly tied to the applicant's decision to reconfigure the parcel to achieve maximum density, then design a structure that fills the lot to its allowable limit. These design decisions have led to encroachments into both the adjacent use and street setback areas. Staff finds that alternative site designs — including a reduced number of units or reconfiguration of the building — could have avoided the need for variance relief.

Although the lot has an angular shape and a corner-lot configuration, similar physical

characteristics are found in nearby parcels (see Attachment B). The site is not uniquely constrained in a way that prevents reasonable use under the LMO.

The applicant's variance narrative states that the intended redevelopment is a short-term rental project consistent with nearby multi-unit complexes and hotel properties.

The variance request seeks to allow a new three-story interval occupancy building that would encroach into the adjacent use setback angles, with a proposed 24-inch-high infinity pool spillway that would extend into the adjacent street setback area.

The purpose of the Resort Development (RD) District, per LMO Section 16-5-105.L.1, is "to provide for resort development in the form of multifamily development, bed and breakfasts, and resort hotels. It is also the purpose of this district to provide for commercial development aimed at serving the island visitor."

According to LMO Section 16-5-102.A, "The purpose of the adjacent street and use setback standards in this section is to provide separation between structures and adjacent street rights-of-way and property lines. Such separation is intended to maintain and protect the Town's Island character, ensure protection from street traffic, and facilitate adequate air circulation and light between structures and the street, and between structures in adjacent developments."

On July 9, the applicant submitted updated site plans (see Attachment I).

Applicant's Grounds for Variance, Summary of Facts and Conclusions of Law:

Grounds for Variance:
Per the application, the applicant is requesting a variance from the Town's adjacent use and adjacent street setback requirements in LMO Section 16-5-102 in order to redevelop the property with a new three-story interval occupancy building, which includes a 24-inch infinity pool spillway. The proposed design encroaches into the adjacent use setback angles and the adjacent street setback.

Summary of Fact:
- The applicant seeks a variance as set forth in LMO Section 16-2-103.S.

Conclusion of Law:
- The applicant may seek a variance as set forth in LMO Section 16-2-103.S.

Summary of Facts and Conclusions of Law:

Summary of Facts:

- Application was submitted on June 28, 2025 as set forth in LMO Section 16-2-102.C and Appendix D-23.

- Notice of the Application was published in the Island Packet on July 13, 2025 as set forth in LMO Section 16-2-102.E.2.
- Notice of the Application was posted on July 11, 2025 as set forth in LMO Section 16-2-102.E.2.
- Notice of Application was mailed on July 11, 2025 as set forth in LMO Section 16-2-102.E.2.
- The Board has authority to render the decision reached here under LMO Section 16-2-102.G.

Conclusions of Law:

- The application is in compliance with the submittal requirements established in LMO Section 16-2-102.C.
- The application and notice requirements comply with the legal requirements established in LMO Section 16-2-102.E.2.

As provided in LMO Section 16-2-103.S.4, Variance Review Standards, a variance may be granted in an individual case of unnecessary hardship if the Board determines and expresses in writing all of the following findings of fact.

Summary of Facts and Conclusions of Law:

Criteria 1: There are extraordinary and exceptional conditions pertaining to the particular piece of property (LMO Section 16-2-103.S.4.a.i.01):

Findings of Fact:

- The subject parcel is irregular in shape, with existing site constraints including a lagoon to the rear, existing curb cuts on Tanglewood Drive, and an encroaching nonconforming structure (retaining wall) from the northeast.
- On March 31, 2025, the property owner recorded a boundary line adjustment that increased the lot area by 1,351 square feet. This expansion increased the allowable density to 20 dwelling units under the RD District.
- The site constraints cited by the applicant—specifically, the limited buildable area due to setback angle requirements—are largely the result of the applicant's choice to design the project to maximize intensity with what is permitted by the LMO.
- The proposed development, as designed, prioritizes achieving 20 dwelling units over conforming with established development standards, including required setback angles and street frontage separations.

Conclusions of Law:

- While the property has some physical constraints, the condition giving rise to the need for variances—specifically, the building's location and size—results from a self-imposed hardship.
- The applicant had alternatives, including reducing unit count, adjusting the building footprint, or modifying site layout, which could have resulted in a code-compliant

development.
- This application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.01 because there are no extraordinary and exceptional conditions that pertain to this particular property, but rather are due to design decisions within the applicant's control.

Summary of Facts and Conclusions of Law:

Criteria 2: These conditions do not generally apply to other properties in the vicinity (LMO Section 16-2-103.S.4.a.i.02):

Findings of Fact:

- The subject property has a corner lot configuration and angular frontage, which are not uncommon within the surrounding area, especially along South Forest Beach Drive.
- Other nearby properties in the vicinity also face development constraints due to irregular lot shapes, existing infrastructure, and zoning overlays.
- The presence of a lagoon, curb cuts, or nearby nonconforming structures is not unique to this parcel and is similarly found in nearby developments.
- The applicant's project is designed to achieve the maximum allowable density on the lot, which exacerbates site layout challenges that might not otherwise require variances.

Conclusion of Law:

- The conditions cited by the applicant—such as angular street frontage and constrained lot width—are not exceptional or unique when compared to similar nearby properties.
- Other properties in the area are able to comply with adjacent use and street setback requirements while accommodating reasonable development under the RD District standards.
- This application does not meet the criteria set forth in LMO Section 16-2-103.S.4.a.i.02 because the cited conditions are not uncommon and generally apply to other properties in the vicinity.

Summary of Facts and Conclusions of Law:

Criteria 3: Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property (LMO Section 16-2-103.S.4.a.i.03):

Findings of Fact:

- The property is zoned RD and permits both multifamily and interval occupancy uses at a maximum density of 16 dwelling units per net acre.
- Following the March 2025 boundary line adjustment, the parcel was enlarged to 1.25 acres, which supports up to 20 dwelling units under the RD zoning district.

- The applicant's proposed site layout includes a building footprint and intensity that maximizes allowable density, contributing to conflicts with adjacent use and street setback requirements.
- The requested variances are primarily needed to accommodate the full 20-unit design and additional amenities (such as the infinity pool spillway), not to preserve reasonable use of the property.
- Alternative site designs with fewer units or reduced building massing could allow reasonable development of the parcel in compliance with the LMO.

Conclusion of Law:

- The applicant retains reasonable use of the property without the requested variances, including the ability to develop multifamily or interval occupancy structures that comply with setback standards.
- The proposed hardship stems from a self-imposed effort to maximize site buildout rather than any condition that would otherwise prohibit or unreasonably restrict development.
- This application does not meet the criteria set forth in LMO Section 16-2-103.S.4.a.i.03 because the requested variances are not necessary to enable a reasonable use of the property.

Summary of Facts and Conclusions of Law:

Criteria 4: The authorization of the Variance will not be of substantial detriment to adjacent property or the public good, and the character of the zoning district where the property is located will not be harmed by the granting of the Variance (LMO Section 16-2-103.S.4.a.i.04):

Findings of Facts:

- The RD District is intended to support resort-oriented development, including multifamily and interval occupancy uses, while preserving Island character through design and development standards, including setbacks.
- The adjacent street and use setback regulations are in place to ensure light, air circulation, visual compatibility, and spatial separation between developments.
- The proposed design encroaches into both the adjacent use setback angle and the adjacent street setback, placing a structure and pool amenity closer to surrounding development than typically permitted.
- While some neighboring properties have been developed with a mix of residential forms, granting this variance would allow further intensification of use and setback reduction beyond what is typical or currently approved in the vicinity.
- Allowing this degree of encroachment—particularly when driven by a desire to maximize site density—could establish a precedent that weakens the intent and enforcement of established setback standards.

Conclusions of Law:

- The proposed encroachments could diminish the separation and spatial rhythm intended by the setback standards.
- Granting the variance could undermine the regulatory framework that protects adjacent development and the character of the RD District.
- This application does not meet the criteria set forth in LMO Section 16-2-103.S.4.a.i.04 because the requested variance could result in a substantial detriment to adjacent property and negatively affect the character of the zoning district.

LMO Official Determination:

Based on the above Findings of Facts and Conclusions of Law, the LMO Official determines the request to be inconsistent with the Town's Our Plan and does not serves to carry out the purposes of the LMO and recommends that the variance requests should be denied to the applicant.

BZA Determination and Motion:

The "powers" of the BZA over variances are defined by the South Carolina Code, Section 6-29-800, and in exercising the power, the BZA may grant a variance "in an individual case of unnecessary hardship if the board makes and explains in writing …" their decisions based on certain findings or "may remand a matter to an administrative official, upon motion by a party or the board's own motion, if the board determines the record is insufficient for review."

This State law is implemented by the Hilton Head Island Land Management Ordinance, Chapter 2, Article 103 and the Rules of Procedure for the BZA.

A written Notice of Action is prepared for each decision made by the BZA based on findings of fact and conclusions of law.

The BZA can either Approve the application, Disapprove the application, or Approve with Modifications. Findings of Fact and Conclusions of Law must be stated in the motion.

PREPARED BY:

MC — 7/10/2025

Michael Connolly — DATE
Senior Planner

REVIEWED BY:

TL — 7/10/2025

Trey Lowe, Development Review Manager — DATE

REVIEWED BY:

SL — 7-21-25

Shawn Leininger, AICP, *Assistant Town Manager* — DATE

ATTACHMENTS:

A) Applicant's Narrative and Site Plan
B) Location Map
C) Tanglewood Subd. B, C-1, C-2, D (Plat Book 27 Page 15)
D) Deed of Purchase (Deed Book 4420 Pages 1843-1845)
E) PAPP-000310-2025
F) 2025 Reconfiguration Plat
G) LMO Section 16-3-105.L (RD Zoning)
H) DPR-000518-2025
I) DPR-000518-2025 (Resubmitted DPR Plans)
J) Site Visit Photos (7-1-25)

COURT ATKINS
GROUP

June 24, 2025
(June 27, 2025 update)

Town of Hilton Head Island
Michael Connolly
Senior Planner, BZA Coordinator
Office: (843) 341-4641
Website: hiltonheadislandsc.gov
Address: Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

Re: PAPP-000310-2025
DPR-000518-2025

Variance Request – Angled Vertical Setback and Pool Spillway

Mr. Connolly,

Please find the updated variance request for the following two items:

1) The Angled Vertical Setback primarily along Tanglewood Drive
2) 24" high infinity pool spillway towards the front of the property

We are writing to elaborate on the BZA variance request for the lot at 2 Tanglewood Drive, HHI (Parcel R553 018 000 0230 0000).

The proposed project is a short-term rental project, which is in character to the other neighboring buildings of multi-unit complexes and hotel properties.

We believe the current design strikes a balance between the various project constraints, planning for maintaining island character, both in massing and scale based on adjacent existing structures (see aerial view on drawing P2) and will be a valuable development asset on the south end of the island.

We would like to note that to keep within island character, the massing is not maxing out building code and development code regulations such as building height. The main mass has a roof height of 50'-3" above the 13'-AMSL datum line, which is 16.5% lower than permitted by the development code. The tower roof, which is at the most center of the lot stays 6.6% below the development code allowed height. At the most pedestrian edge of the property, the pool deck was located to deliberately maintain a less than single story massing at this property line and primary view corridor from South Forest Beach. We believe that the careful programming and massing of the overall building is sensitive to one of the most visible pedestrian access patterns on the southern portion of the island close to the public beach access.

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#1) The Angled Vertical Setback Request

There are several unique features to this specific property that has driven this variance request including:

- The existing adjacent property and its buildings. Note the concrete retaining wall encroachments along the adjacent use property and a screenshot from the Town GIS. It is likely that these buildings were not subject to a building setback or vertical angled setback at the time of design and construction. It is desired to push our building to the building setback line along Tanglewood Drive to provide as much space as possible between this project and the neighboring property.
- The unique shape of the property and the "pinching" to the building area as it approaches S. Forest Beach Drive. This "pinching" is primarily due to the unique S-shaped bend of Tanglewood Drive and the split ingress/egress to S. Forest Beach.
- Maintaining the existing non confirming curb cuts along Tanglewood Dr.
- The incorporation of PAPP and DPR review comments have also impacted the building location. For instance, providing better fire department access along greater extents of the façade, a drive aisle along the plan north portion of the site, i.e. pushing the building towards S. Forest Beach Drive.

Please find our request for a variance to the angled vertical setback requirements as follows:

1. Per Section 16 5 102.C :
    a. West property line along Tanglewood Drive – encroachment in the southwest upper stories – approximately 16% of the overall façade (see drawings 2 on P3, 2 on P5 and 1 on P6)
2. Per Section 16 5 102.D :
    a. East property line adjacent use – encroachment in the upper section of the bay projections – approximately 2% of the overall façade (see drawings 2 on P3, 2 on P5 and 1 on P6)

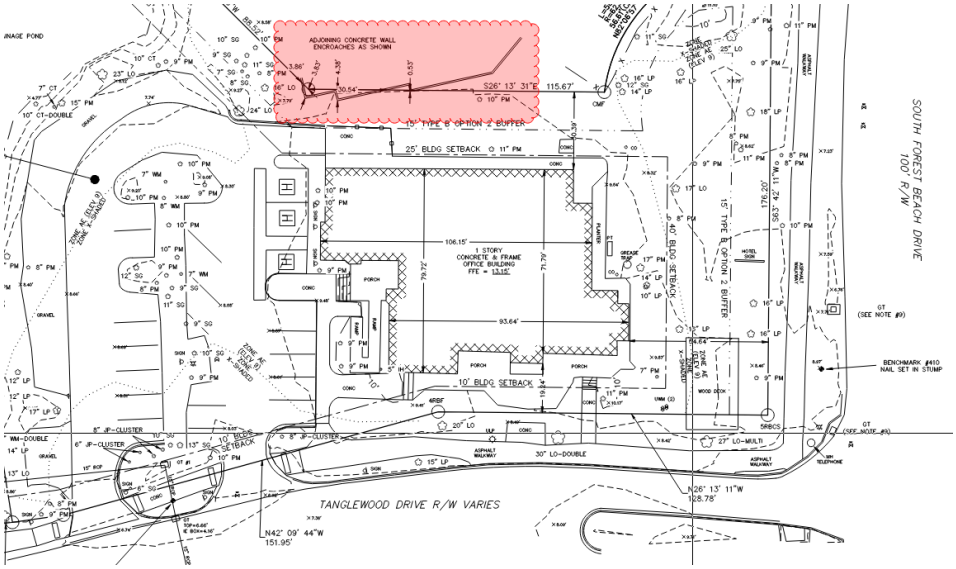
*Please note, that the proposed building massing is in full compliance on both the North & South property lines, including elements such as the building setbacks, setback angles and building height (top of the tower roof is 56'-0" above the 13' AMSL datum line).

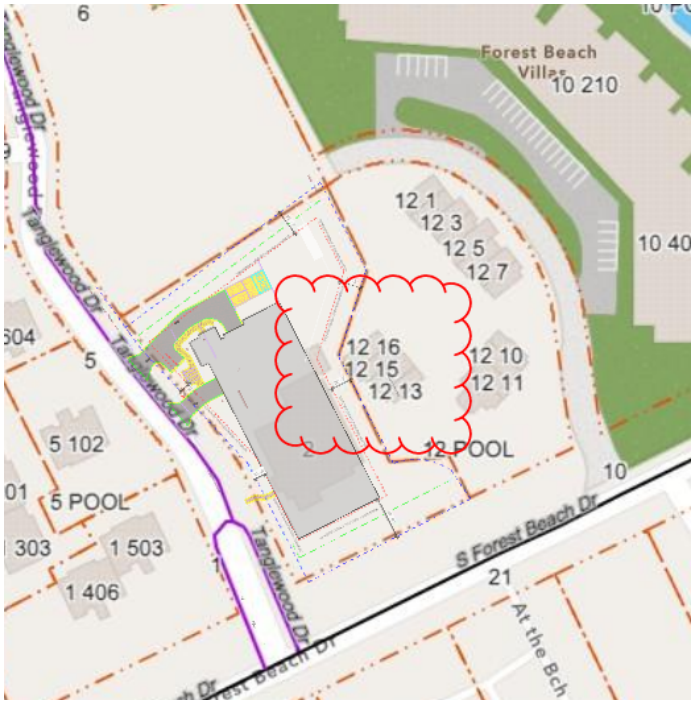
Per LMO Section 16-2-103.S.4.a, please note the following lot specific criteria:

1. Per Section 16-2-103.S.4.a.i.01:
    a. This particular piece of property is oddly shaped. It has a narrowing at the middle of the site to almost a bar bell shaped lot. There are two existing curb cuts, off Tanglewood Drive. It contains an existing lagoon / multi-site storm water retention pond. Further there are existing non-conforming site features along the adjacent property, including building footprint encroachments from the adjacent property. These existing constraints create a hardship on the options for the location and massing of the building on this particular lot. At the narrowest portion of the site, the proposed building footprint is narrower than the current built elements on the site.
2. Per Section 16-2-103.S.4.a.i.02:
    a. The 2 Tanglewood lot is unique in the vicinity, as it has unique building setbacks and angle setbacks due to its corner lot type, with minor arterial road front (S. Forest Drive), private road front (Tanglewood Drive) and bar bell shape, which in combination are unique to the vicinity.
3. Per Section 16-2-103.S.4.a.i.03:
    a. The narrowing, unparallel lot lines as the approach to South Forest Beach has caused a small encroachment of the angled portion of the vertical setback;

however, this is not for a large majority of the façade. (see P3 for an overall graphic and P5 for specific percentage of encroachment, as well as the GIS overlay)

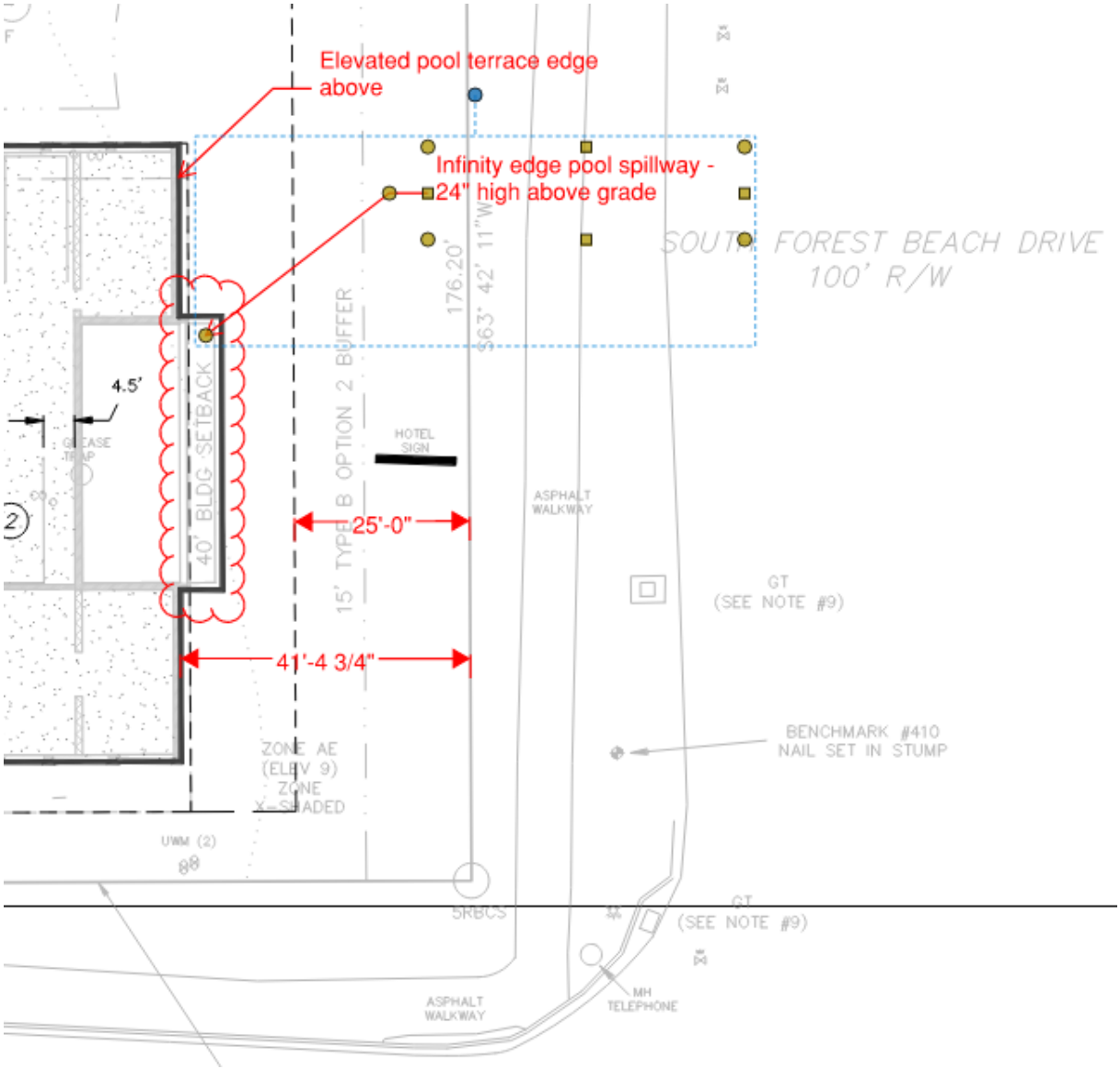
4. Per Section 16-2-103.S.4.a.i.04:
    a. The variance will not impact or be a detriment to the neighboring properties or public good while also preserving the character of the zoning district.
    b. Via keeping the pool deck on the S. Forest Beach Side and gathering the taller portions of the building massing as centered on the lot, and at a lower height than allowed by the development code we believe there is no negative impact or detriment from the current building massing as proposed.



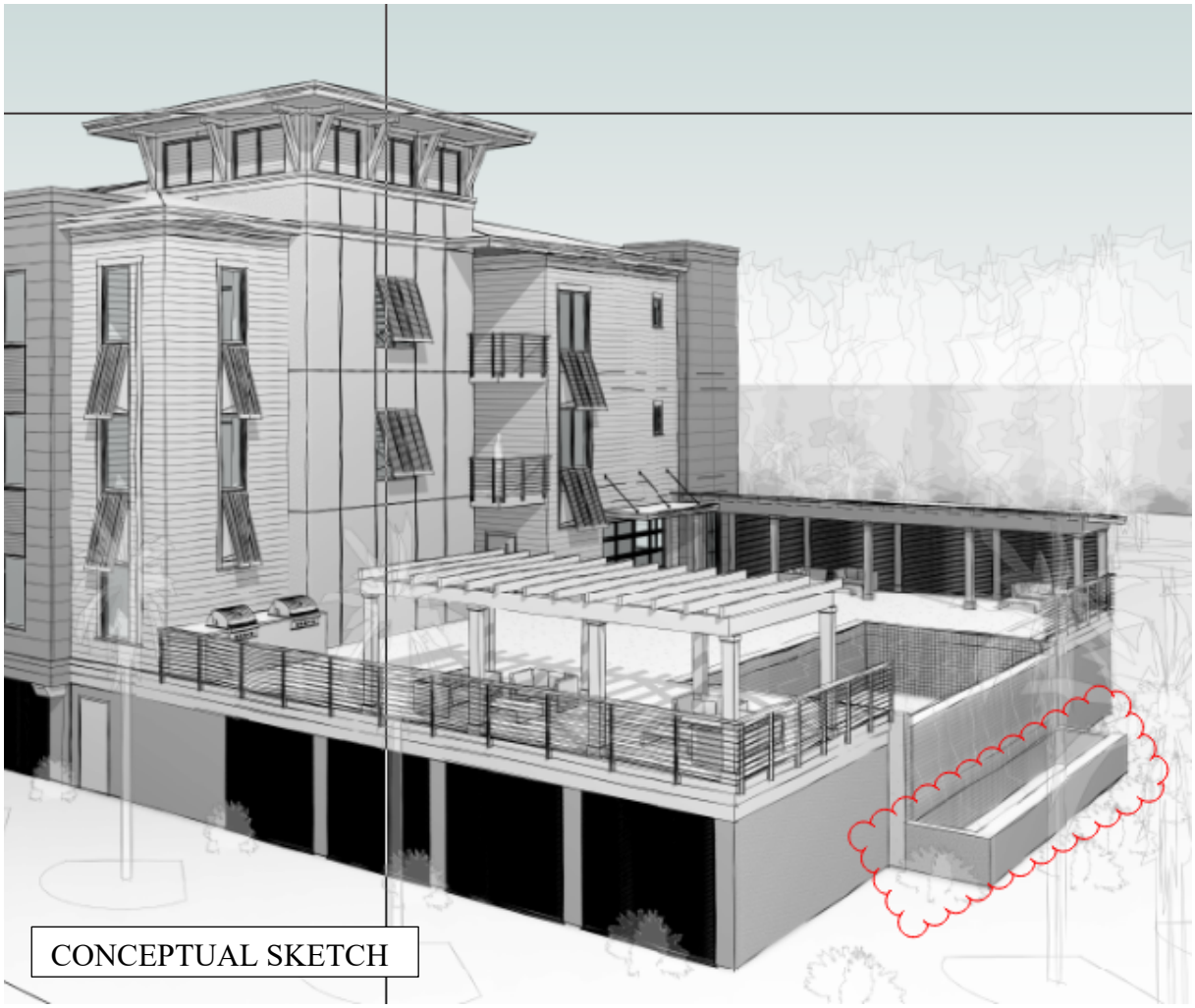


#2) Pool Infinity Edge Spillway

Based upon the pre-application, the initial DPR review comments, and further discussions with Town Staff, we are requesting a variance on the infinity edge pool spillway. It is important to note that the building and raised pool terrace are in full compliance with the 40' front setback along S. Forest Beach. The project will also have a compliant 25' landscape buffer along S. Forest Beach. In Town discussions the question was raised about what is allowed within the 15' between the buffer and the building setback. The LMO isn't clear and thus, it was discussed that this should be set in front of the variance board as well. See diagrams below:



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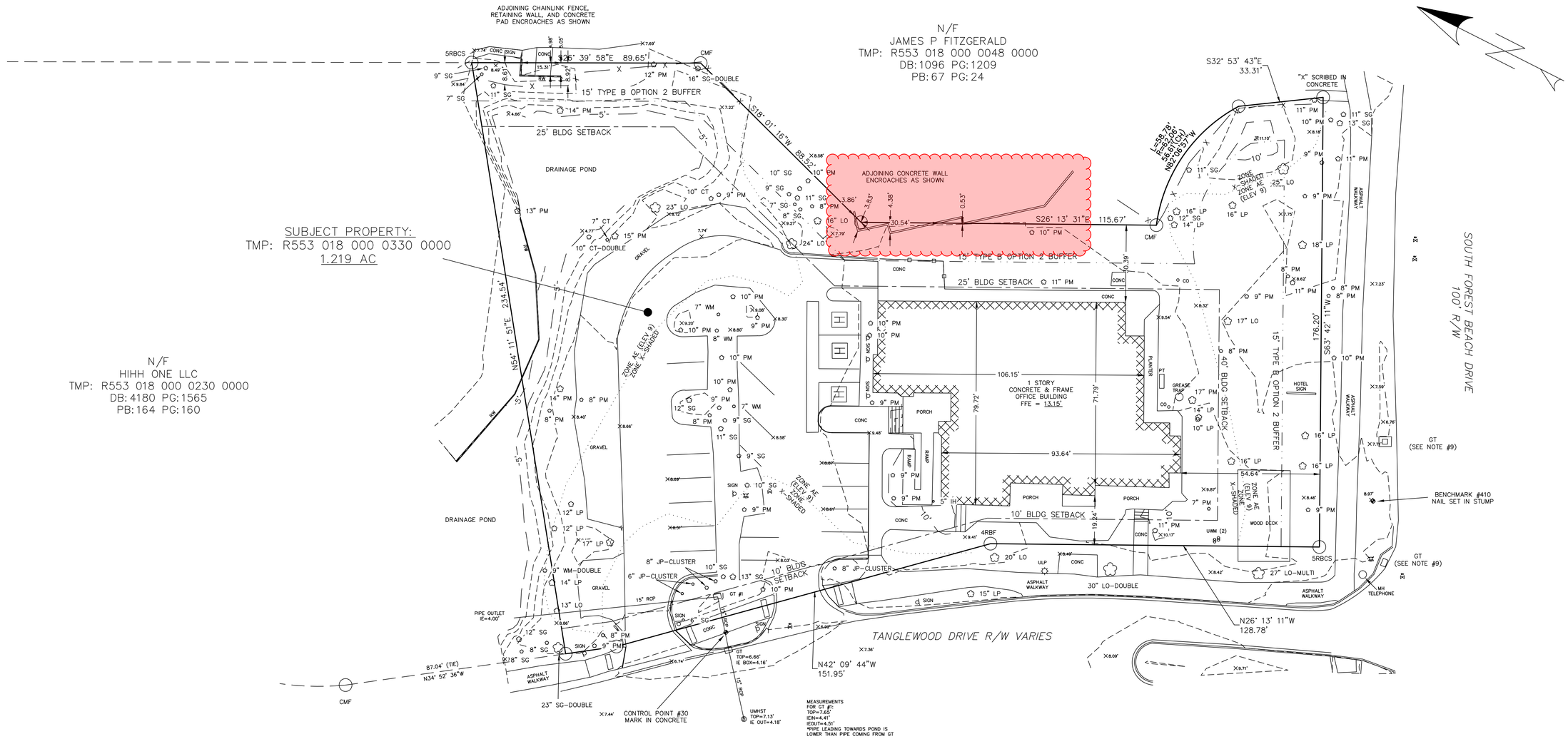
If we can provide further explanation and answer any questions, please feel free to contact us.

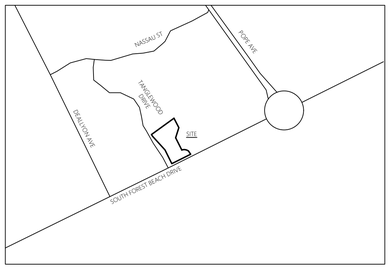
Sincerely,

James C. Atkins Founding Principal
Court Atkins Group

Encl. BZA Drawing Set (June 28, 2025 Update)

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LOCATION MAP
(NOT TO SCALE)

LEGEND:
N/F - NOW OR FORMERLY
TMP - TAX MAP PARCEL
4RBF - #4 REBAR FOUND
5RBCS - #5 REBAR WITH CAP SET
CMF - CONCRETE MONUMENT FOUND
CP - CALCULATED POINT
HYD - FIRE HYDRANT
WV - WATER VALVE
UWM - WATER METER
CO - CLEANOUT
GT - GRATE TRAP
PT - PROPANE TANK
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
CT - CHINESE TALLOW
IH - INDIAN HAWTHORN
JP - JAPANESE PRIVET
LO - LIVE OAK
LP - LOBLOLLY PINE
PM - PALMETTO
SG - SWEETGUM
WHO - WHITE OAK
WO - WATER OAK

NOTES:
1. HORIZONTAL DATUM IS BASED OFF STATE PLANE COORDINATES NAD83
2. VERTICAL DATUM IS NAVD88 DETERMINED USING GPS MEASUREMENTS
3. CONTOUR INTERVAL IS 1.0'
4. TREE SURVEY FOLLOWS GUIDELINES DETAILED IN SECTION 16-6-104 IN HILTON HEAD, SC LAND MANAGAMENT ORDINANCE
5. ALL TREES WITH DBH (DIAMETER AT BREAST HEIGHT) GREATER THAN 6 INCHES WERE LOCATED AND SHOWN ON THIS SURVEY
   5.1. NO SIGNIFICANT TREES OR SPECIMEN TREES WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY
6. TREES WITH MULTIPLE TRUNKS SHOW THE CUMULATIVE TOTAL OF THE DIAMETER OF ALL TRUNKS
7. ONLY UTILITIES APPARENT AT THE GROUND SURFACE WERE LOCATED DURING THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED
8. ACCORDING TO FEMA FLOOD PANEL 45013C0444G (EFFECTIVE 3/23/2021), PORTIONS OF THE PROPERTY FALL IN FLOODZONE AE (ELEV 9) AND FLODDZONE X-SHADED
   8.1. LINES SHOWING THE EDGES OF THE FLOODZONES WERE TRACED FROM FEMA FLOOD PANEL 4501C04G AND MARKED WITH A DOTTED LINE
9. GRATE TRAPS ALONG SOUTH FOREST BEACH DRIVE HAVE RECESSED PIPES LEADING INTO AND AWAY FROM STRUCTURE. COULD NOT DETERMINE WHAT OTHER DRAINAGE STRUCTURES THESE CONNECT TO
10. PROPERTY CORNERS ARE #5 REBARS WITH CAPS SET UNLESS OTHERWISE NOTED
11. PREVIOUS SURVEY SHOWS A SANITARY SEWER MANHOLE AND LINE IN THE SOUTHEAST CORNER LEADING TO SOUTH FOREST BEACH DRIVE. NO MANHOLE WAS FOUND BY THIS SURVEYOR AT THE TIME OF THIS SURVEY. FURTHER INVESTIGATION WILL BE NEEDED TO FINALIZE LOCATION OF SANITARY SEWER LINE LEAVING THIS SITE

BENCHMARK COORDINATES:

POINT 410 ZTNS	POINT 30 MARK ON CONCRETE
N: 112,073.868'	N: 112,276.995'
E: 2,075,819.196'	E: 2,075,819.196'
ELEV: 8.99'	

REFERENCES:
1. PB: 164 PG: 160

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

PATRICK GLENN BOYLAN PLS #37386 — DATE 3/6/25

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 37386 PATRICK GLENN BOYLAN

TOPOGRAPHIC AND TREE SURVEY
FOR
Crevo Capital

TOPOGRAPHIC AND TREE SURVEY SHOWING TMP R533 018 000 0330 0000
LOCATED AT: 2 TANGLEWOOD DRIVE, HILTON HEAD ISLAND, SC 29928
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED BY
PATRICK BOYLAN, PLS
PO BOX J
AIKEN, SC 29802

SCALE: 1"=20' 3/6/2025

20 10 0 20 40
GRAPHIC SCALE


Lowcountry Celebration Park
Coligny Beach Parking
Forest Beach Villas
Coligny Beach
Nassau St
Tanglewood Dr
S Forest Beach Dr
Pope Ave
Coligny Cir
At the Bch
Ocean 1
Shorewood
Deallyon Ave
10 POOL
2 PARKL
12 POOL
5 POOL
11 POOL
1 POOL
1 REST
1 TIKI
1 KITCH
2 CWASH
200ft

BZA SUBMISSION

CREVO TANGLEWOOD

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC. 29928

COURT ATKINS GROUP

BLUFFTON, SC 29910
PH: 843.815.2557

WWW.COURTATKINS.COM

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2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC,
29928

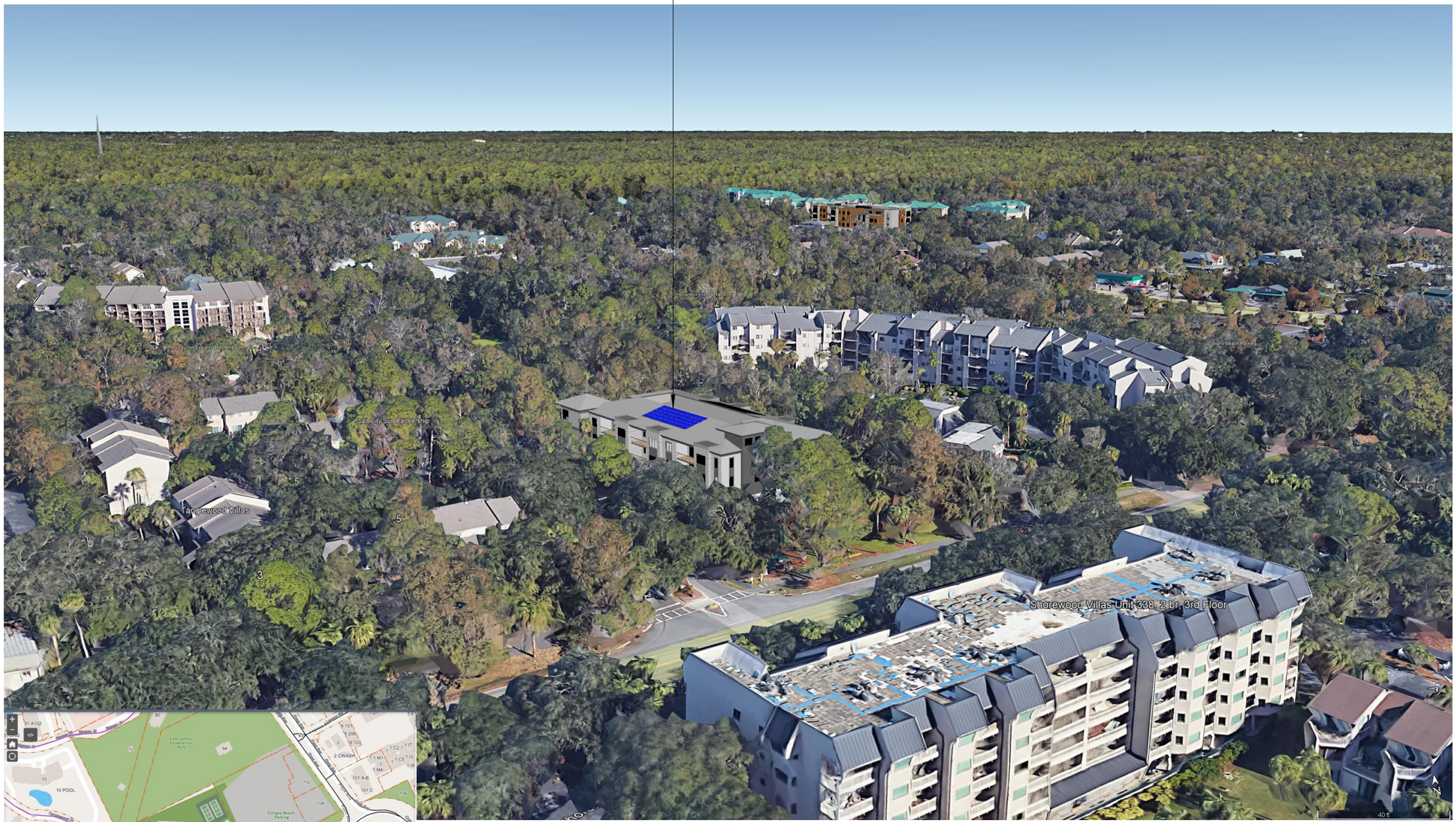
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Dwg. Issue Date: 06/28/2025
Project #: 25-025

COVER

P1

PROPOSED BUILDING ON
2 TANGLEWOOD LOT





PROPOSED BUILDING ON
2 TANGLEWOOD LOT

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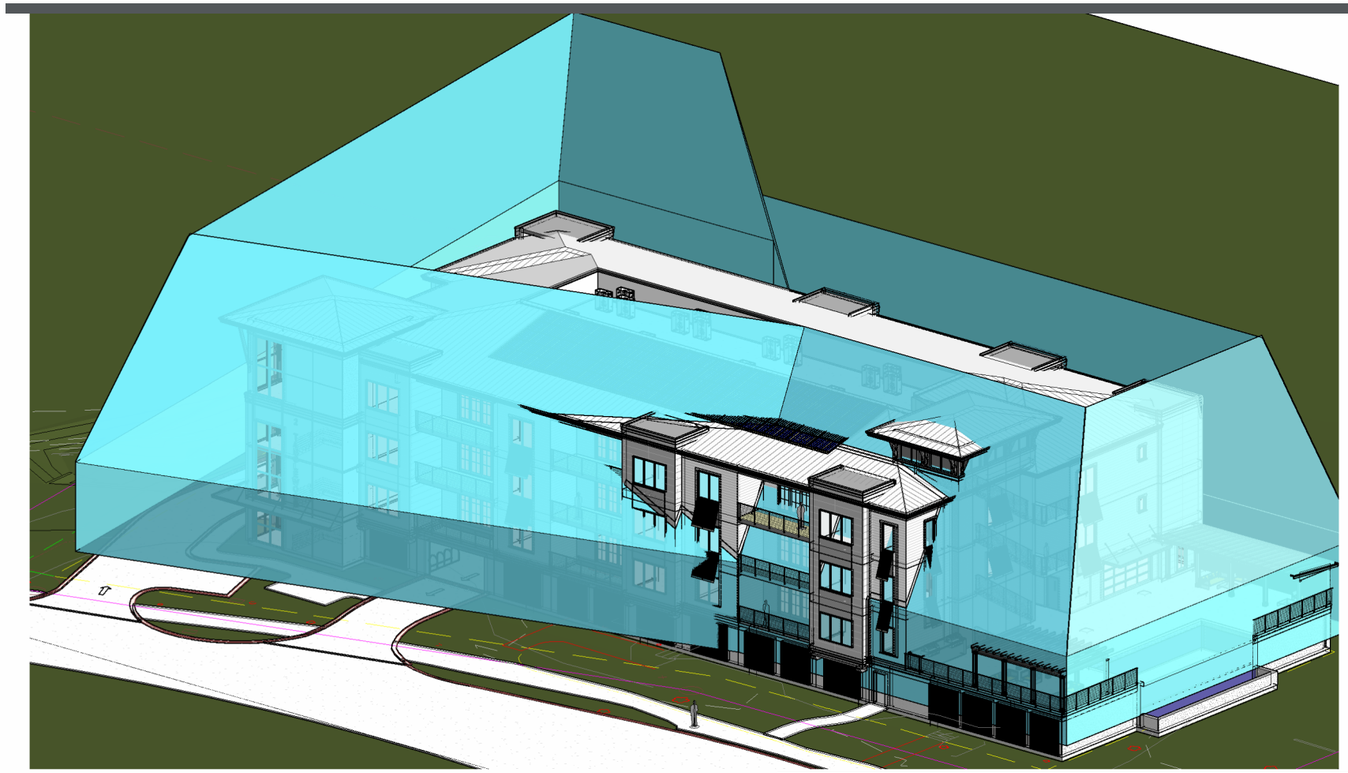
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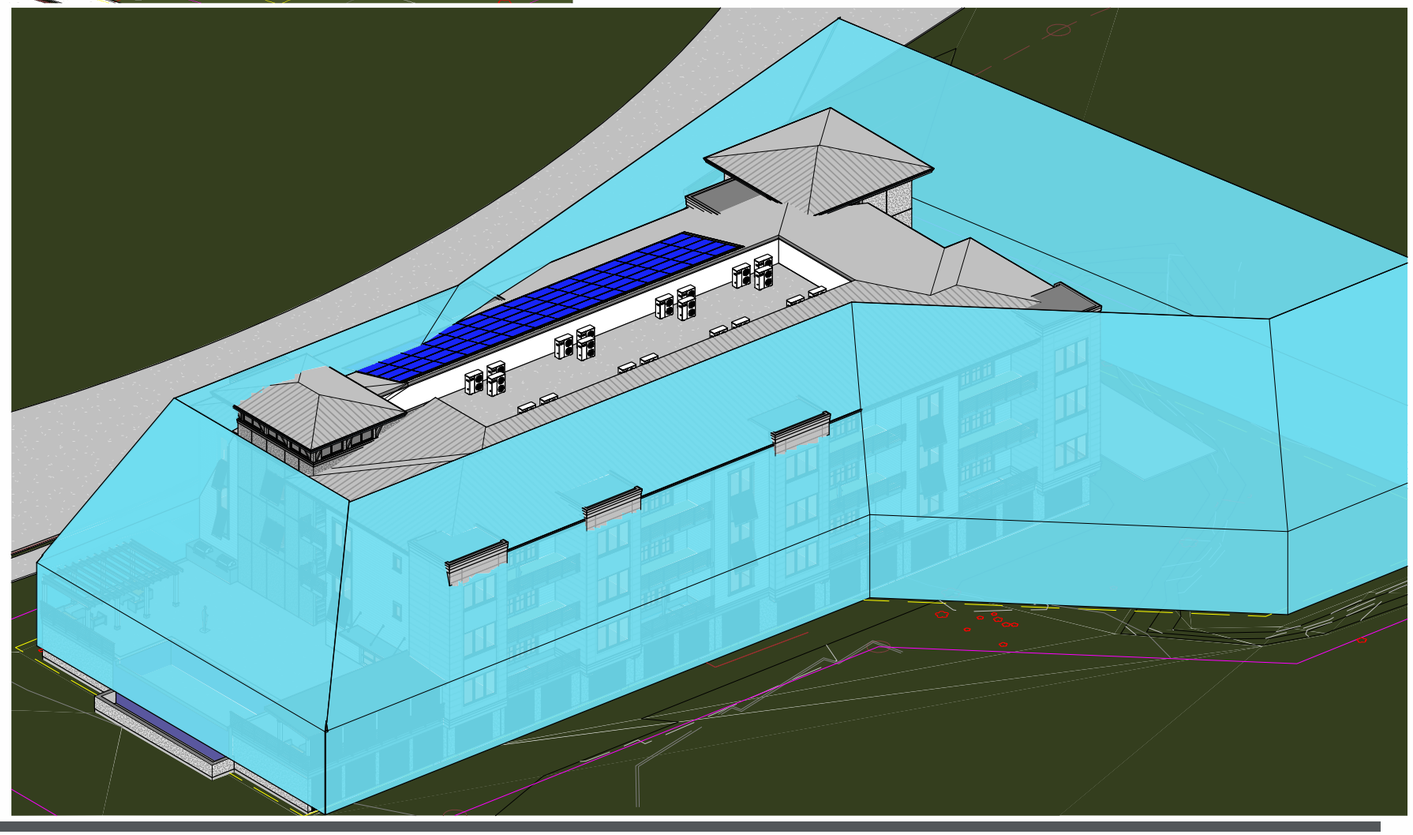
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SITE 3D AERIAL

P2



1 / P3 3D VERTICAL SETBACKS



2 / P3 3D VERTICAL SETBACKS.

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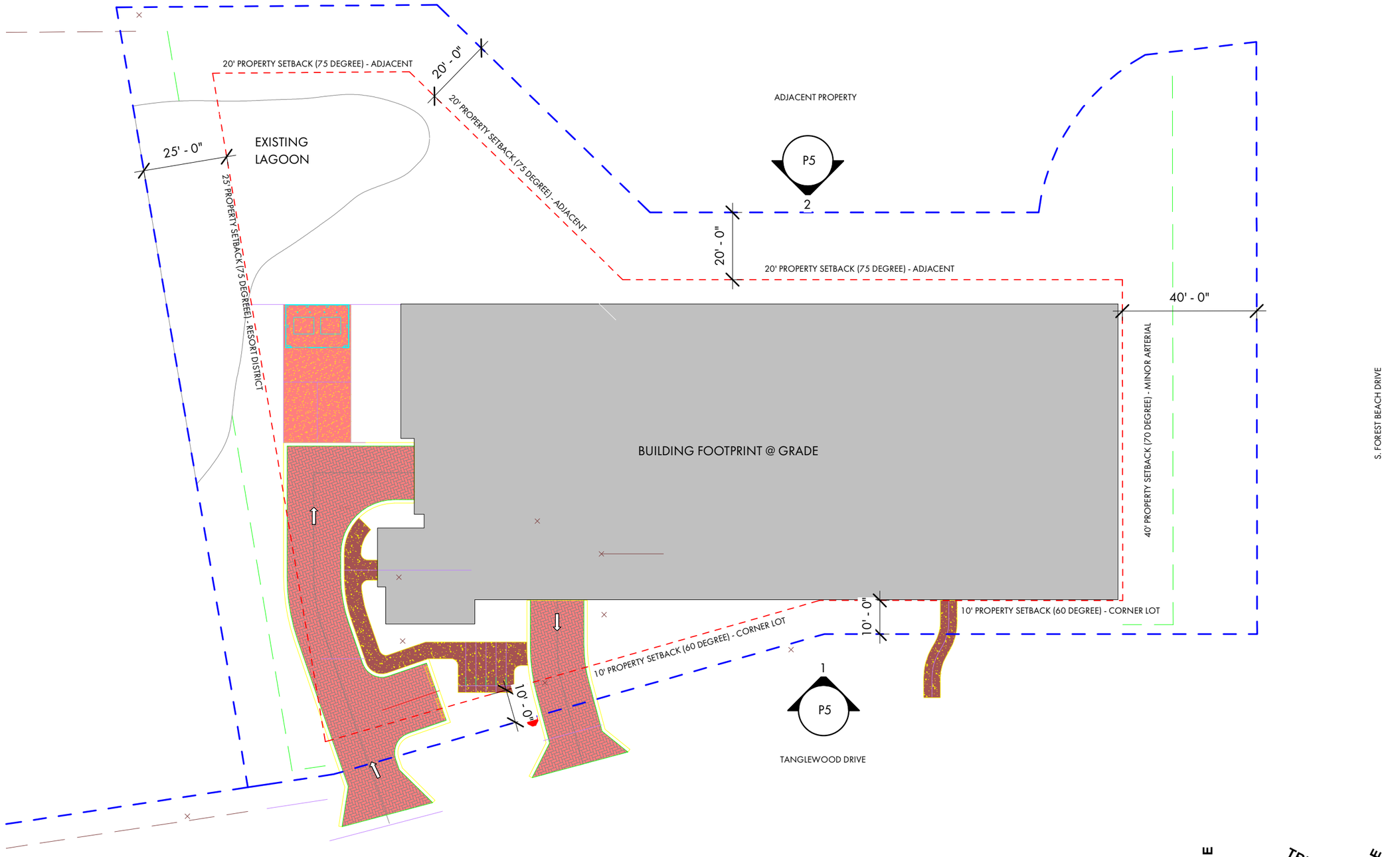
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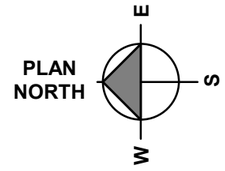
Dwg. Issue Date: 06/28/2025
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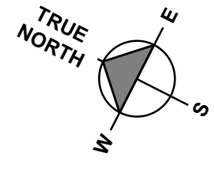
EXTERIOR 3D - ENCROACHMENTS

P3



1 / P4 SITE PLAN - VERTICAL SETBACKS
1" = 30'-0"





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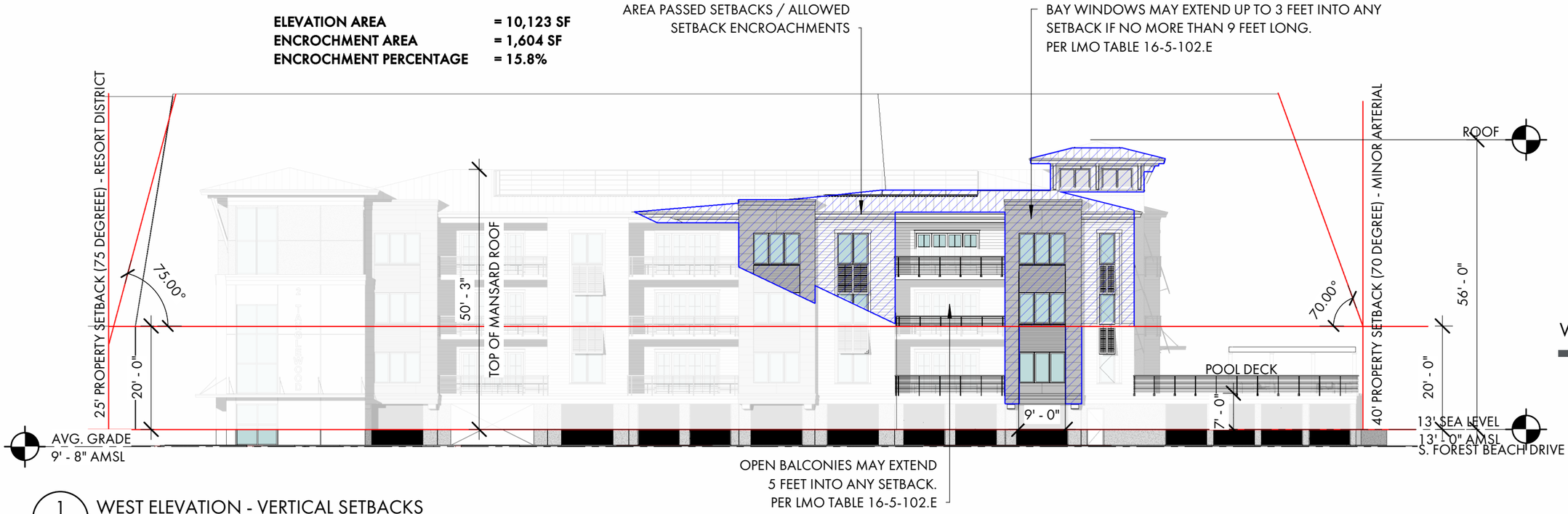
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Project #: 25-025

SITE PLAN

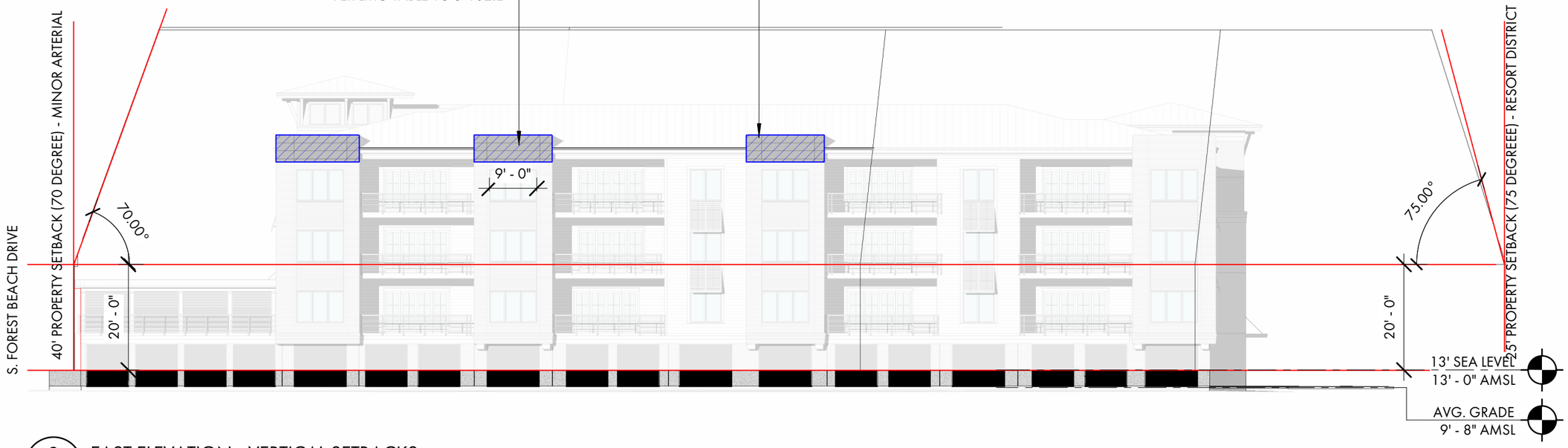
P4

ELEVATION AREA = 10,123 SF
ENCROCHMENT AREA = 1,604 SF
ENCROCHMENT PERCENTAGE = 15.8%



1 / P5 WEST ELEVATION - VERTICAL SETBACKS
3/64" = 1'-0"

ELEVATION AREA = 10,532 SF
ENCROCHMENT AREA = 230 SF
ENCROCHMENT PERCENTAGE = 2%



2 / P5 EAST ELEVATION - VERTICAL SETBACKS
3/64" = 1'-0"

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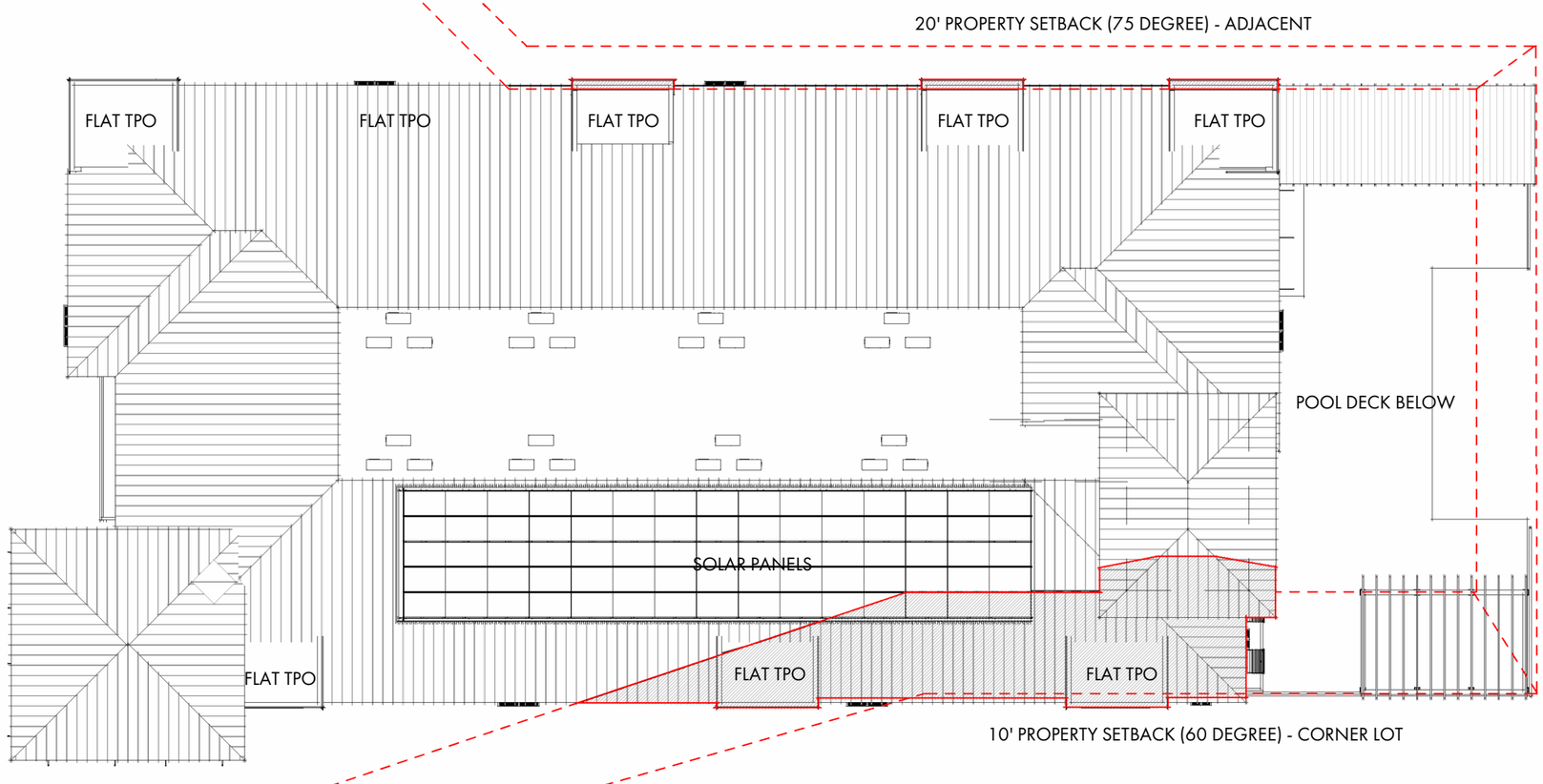
ELEVATIONS
P5

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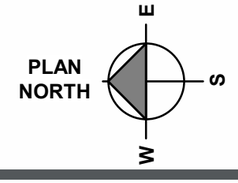
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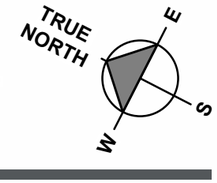
P5
2



1
P5

1/P6 ROOF PLAN-SETBACKS
3/64" = 1'-0"





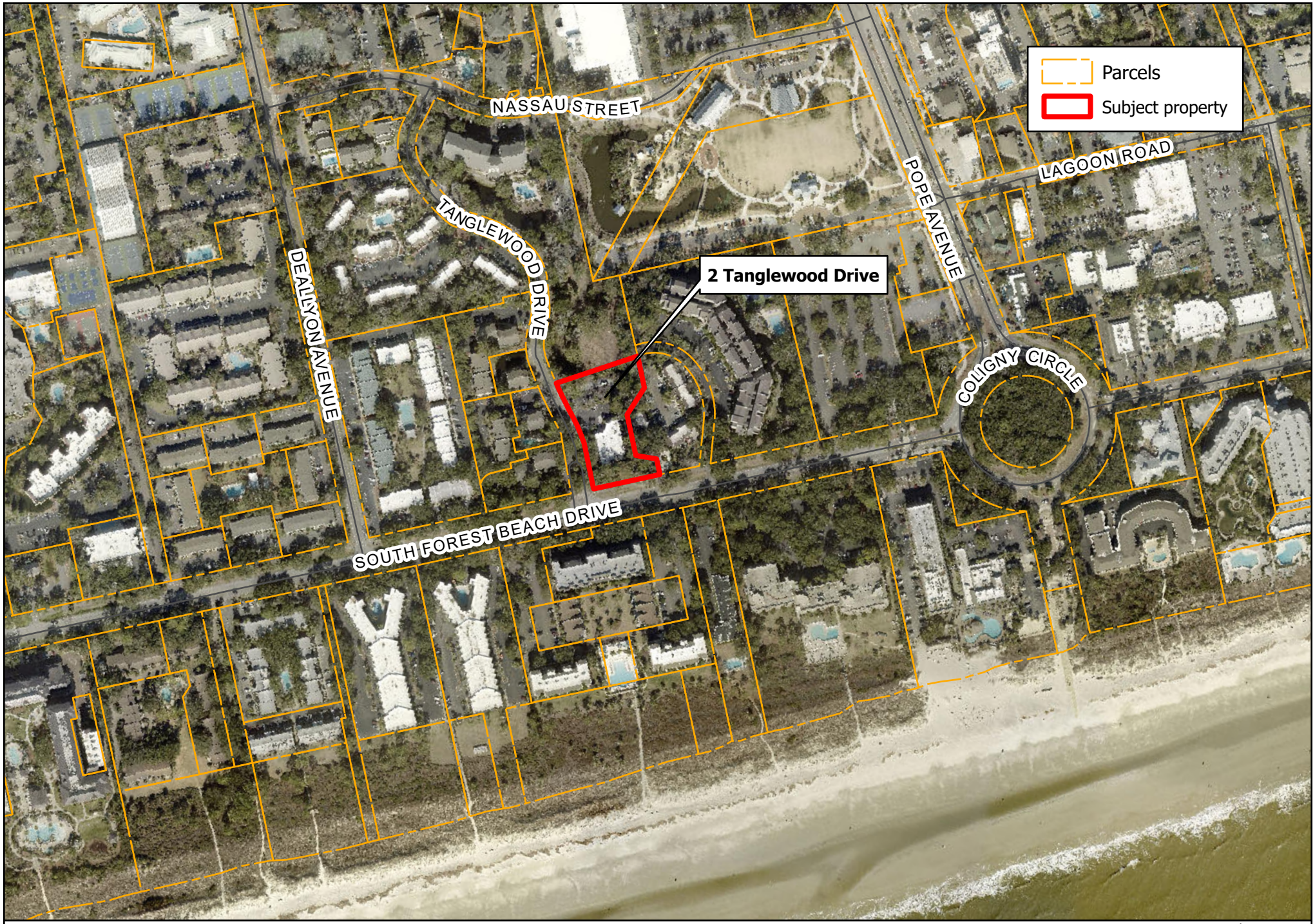
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Project #: 25-025

ROOF PLAN

P6



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341 - 4600
Date Created:
Project - Asst

Town of Hilton Head Island

2 Tanglewood Drive

June, 2025

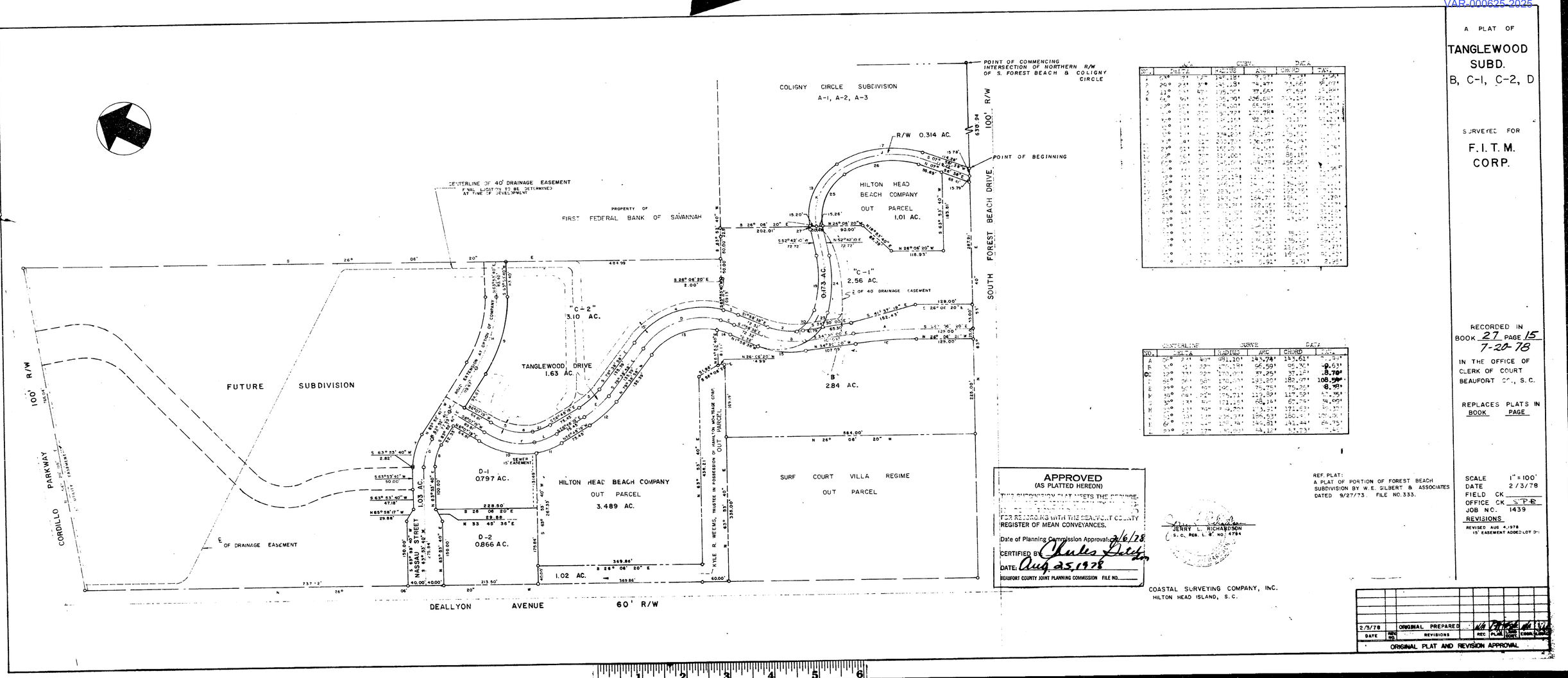
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Attachment B - Location Map
VAR-000625-2025

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of currency herein and reserves the right to change it at any time without prior notice.

Attachment C - Tanglewood Subd. B, C-1, C-2, D (Plat Book 27 Page 15)
VAR-000625-2025



CURVE DATA					
NO.	DELTA	RADIUS	ARC	CHORD	TAN
1	2°36' 21"	1432.69'	65.24'	65.23'	32.63'
2	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
3	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
4	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
5	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
6	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
7	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
8	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
9	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
10	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
11	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
12	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
13	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
14	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
15	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
16	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
17	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
18	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
19	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
20	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
21	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
22	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
23	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
24	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
25	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
26	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
27	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
28	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
29	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
30	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
31	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
32	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
33	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
34	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
35	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
36	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
37	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
38	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
39	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
40	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
41	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
42	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
43	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
44	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
45	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
46	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
47	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
48	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
49	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
50	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
51	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
52	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
53	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
54	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
55	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
56	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
57	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
58	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
59	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
60	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
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64	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
65	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
66	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
67	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
68	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
69	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
70	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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73	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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75	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
76	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
77	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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79	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
80	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
81	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
82	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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86	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
87	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
88	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
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91	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
92	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
93	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
94	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
95	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
96	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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98	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
99	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
100	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
101	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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119	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
120	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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122	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
123	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
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126	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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129	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
130	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
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132	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
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140	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
141	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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143	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
144	74° 03' 37"	25.00'	32.31'	30.11'	18.77'
145	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
146	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
147	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
148	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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150	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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152	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
153	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
154	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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164	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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168	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
169	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
170	20° 21' 57"	45.00'	15.99'	15.90'	8.07'
171	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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173	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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175	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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178	11° 41' 40"	175.00'	35.71'	35.65'	17.92'
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182	2° 36' 21"	1432.69'	65.24'	65.23'	32.63'
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ADD DMP Record 4/29/2025 12:58:26 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R553	018	000	0230	0000	00

CHANGE DMP Record 4/29/2025 12:58:55 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R553	018	000	0330	0000	00

BEAUFORT COUNTY SC - ROD
BK 4420 Pgs 1843-1845
2025015953 REDH
04/08/2025 04:25:32 PM
RCPT# 1201449
RECORDING FEES 15.00
County Tax County 2,904.00
State Tax State 6,864.00
Transfer Tax Transfer 6,600.00

PREPARED WITHOUT THE BENEFIT OF TITLE EXAM BY:

O'SHEA LAW FIRM, LLC
1120 FOLLY ROAD
CHARLESTON, SC 29412

After Recording Return To:
Reilley Law Firm, LLC
PO Box 5879
Hilton Head Island, SC 29938

Attachment D - Deed of Purchase (Deed Book 4420 Pages 1843-1845)
VAR-000625-2025

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, **HIHH ONE, LLC, a Delaware Limited Liability Company, HIHH TWO, LLC, a Delaware Limited Liability Company, and HIHH THREE, LLC, a Delaware Limited Liability Company**, herein referred to as the Grantor, for and in consideration of the sum of **Two Million Six Hundred Forty Thousand and 00/100 Dollars ($2,640,000.00)** to it paid by **Tanglewood Capital, LLC**, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

All that certain piece, parcel or lot of land lying, being and situate on Hilton Head Island, Beaufort County, South Carolina, being 1.25 acres, more or less, and shown and described as the combination of "TMP: R553 018 000 0330 0000 1.219 AC" and "Portion of: TMP: R553 018 000 0230 0000 1,351 SQFT 0.031 AC" on that certain plat prepared for Crevo Capital entitled "Topographic and Tree Survey Showing TMP R553 018 000 0330 0000 also combining R553 018 000 0330 0000 with a portion of R553 018 000 0230 0000 located at 2 Tanglewood Drive, Hilton Head Island, SC 29928" said survey prepared by Patrick Boylan, PLS #37386 dated March 6, 2025 and recorded in the Beaufort County Register of Deeds Office in Plat Book 165 at Page 132.

This being a portion of the same property conveyed to HIHH One, LLC, a Delaware Limited Liability Company, HIHH Two, LLC, a Delaware Limited Liability Company, and HIHH Three, LLC, a Delaware Limited Liability Company, by deed of Hilton Head Island Hotel Partners II, LLC, a Delaware limited liability company, said deed dated September 2, 2022 and recorded September 8, 2022 in the Office of the ROD for Beaufort County, South Carolinain Book 4180 at Page 1565.

TMP R553-018-000-0330-0000 and a portion of R553-018-000-0230-0000

GRANTEE'S ADDRESS: **249 Waterfowl Road, Bluffton, SC 29910**

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS My Hand and Seal this **28th** day of **March, 2025**.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Heather Craig

Witness Ian O'Shea

HIHH ONE, LLC
By: HIHH One Member, LLC; its Member
BY: _____
Daniel Randazzo, its Manager

HIHH TWO, LLC
By: HIHH Two Member, LLC; its Manager
By: Martyn Properties, LLC, its Member
BY: _____
Daniel Randazzo, its Manager

HIHH THREE, LLC
By: HIHH Three Member, LLC; its Member
By: Alpha Solutions, LLC, its Member
BY: _____
Daniel Randazzo, its Manager

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this **28th day of March, 2025,** by the Grantor(s). **HIHH ONE, LLC, HIHH TWO, LLC, and HIHH THREE, LLC**, by **Daniel Randazzo**, its **Manager**.

SWORN to before me this **28th day of March, 2025**

_____ (L.S.)
Notary Public for South Carolina
Commission Expires: 10/03/2033

IAN O'SHEA NOTARY PUBLIC SOUTH CAROLINA MY COMM. EXP. 10/03/2033

Witmer Jones Keefer Ltd.
landscape architecture
land planning

PAPP Narrative

2 Tanglewood

2 Tanglewood Drive, Hilton Head Island, SC 29928

The Coligny Circle – Lowcountry Celebration Park district at the terminus of Pope Avenue has long been a social hub for visitors to and residents of Hilton Head Island. The opportunity for new multi-family housing in this area, within walking distance of shopping, dining and beach activities is rare and often involves the redevelopment of older properties. 2 Tanglewood is a project that proposes to redevelop the former front parcel of Holiday Inn Express into a residential hub in the middle of beachfront Hilton Head.

The project involves one parcel, 2 Tanglewood Drive (PIN R553 018 00 0330 0000), currently totaling 1.219 acres found in the Resort Development (RD) zoning district. The owner is looking to purchase an additional 0.03 acres from Holiday Inn Express, bringing the total acreage to 1.249. The property contains a stormwater lagoon, but no wetlands or critical lands, and is within the Shaded 'X' and AE flood zones with a minimum base flood elevation of 8 and 9 MSL. Accessed on the western frontage from Tanglewood Drive, a private street, the property is beset by RD district properties on the northern (Holiday Inn Express) and eastern sides (Continental Club) and South Forest Beach Drive - a Town minor arterial - to the south. A ten-foot (10') roadway setback from Tanglewood Drive, a 40' setback from South Forest Beach Drive, a 25' building setback from the northern property line, and 20' setback from adjacent multifamily on the eastern boundary define the buildable parameters. As far as buffer requirements, Tanglewood Drive requires a Type 'A' Option 2 (10') buffer, while South Forest Beach Drive and Holiday Inn Express boundaries would need a Type 'B' Option 1 (25') buffer. There is no delineation for a buffer to the east since the properties are under like uses and within the same zoning district. Per survey, the site contains no specimen or significant-sized trees as designated by standards in the Town's Land Management Ordinance (LMO), but two large live oaks (30" DBH multi-trunk and 27" DBH multi-trunk) reside in the adjacent Tanglewood Drive right-of-way and will be considered with all development activities. Finally, the parcel contains a vacant commercial building approximately 7,100 SF footprint with associated impervious parking and service areas.

The Town of Hilton Head has laid the groundwork for careful site planning by valuing reuse of existing impervious areas on redevelopment, preservation of existing tree canopy, and district scaled architecture. Per RD zoning, the enlarged parcel of 1.249 acres will include 20 dwelling units in a single 3-story residential building with associated parking provided under building or within surface lot. Final unit bedroom counts will be included at Development Plan Review, guiding parameters for required parking counts. The building will reside under the 60' maximum height allowed in the district, as well as remaining under the 50% total impervious area requirement – current site impervious is approximately 38%. An opportunity for shared parking agreement may be sought between the project and Holiday Inn Express, helping to enhance the space between both property's buildings. Access to adjacent Town and private pathways will provide residents opportunities to explore the district by foot and bike rather than by car. Extensive buffering and native vegetation will be provided to keep in character with Hilton Head palette and add to identity of 2 Tanglewood. Buffering will also be provided along the edges with Continental Club, though not prescribed through the LMO. Much of the existing tree canopy will be kept, including live oaks over 20" DBH found throughout the parcel. Architectural character is sought to advance the modern island aesthetic with clean lines, regional materials, and articulation aimed at efficient building massing.

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411

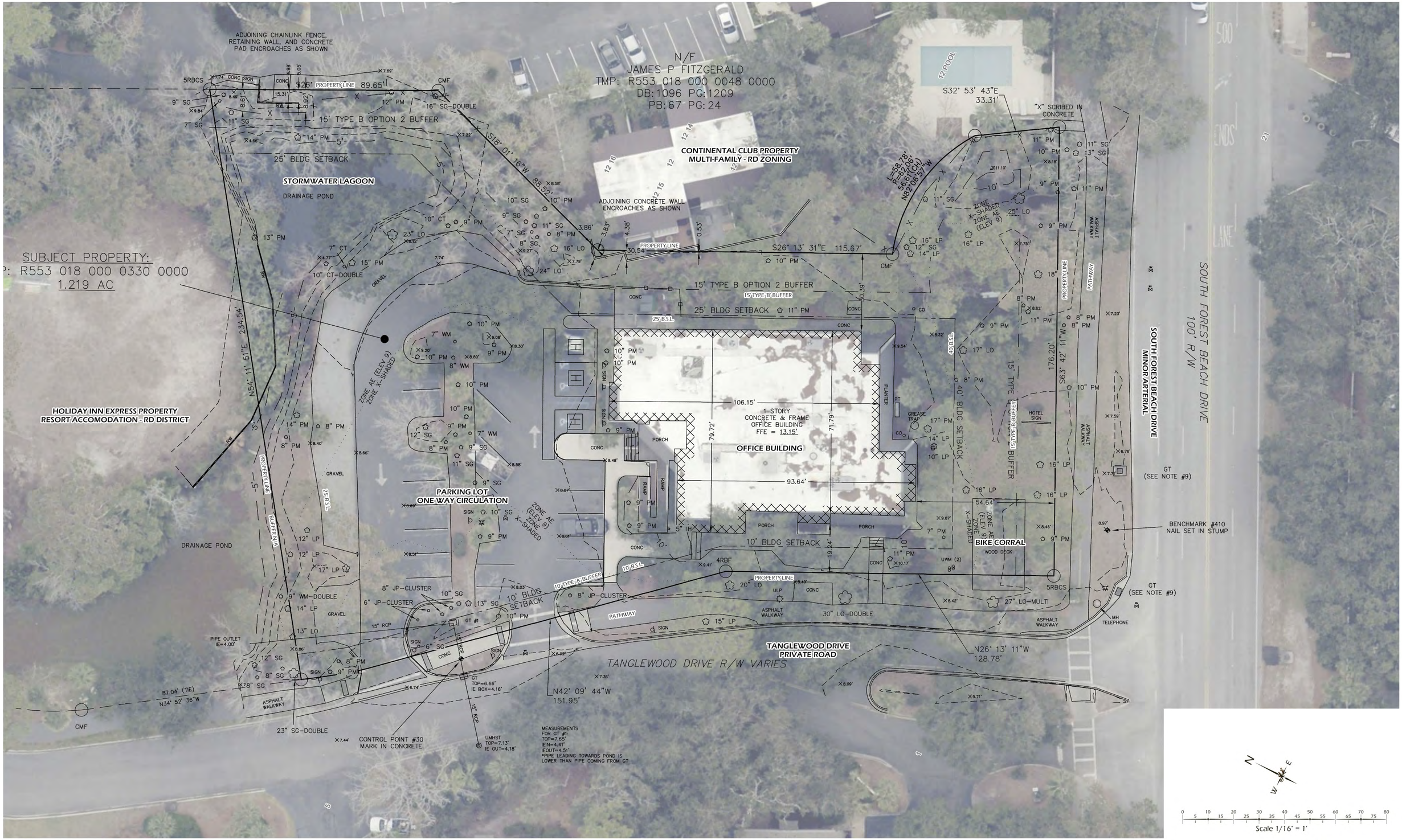
In closing, the redevelopment of older parcels within the vibrant Coligny Beach area will serve the Town and local merchants with an active owner population housed in modern, island centric architecture. The proximity of the project to commercial and public assets encourages a non-vehicular lifestyle, embracing the energy and aesthetics of the beach side neighborhood.

Sincerely,
Judd Carstens, RLA



Attachment

EXISTING SITE PLAN



MARCH 2025

PROJECT NO.: XXXXX.XX

Witmer Jones Keefer Ltd. / 23 Promenade St., Suite 201, Bluffton, SC. 29910 / ph: (843) 757.7411 / www.wjkltd.com

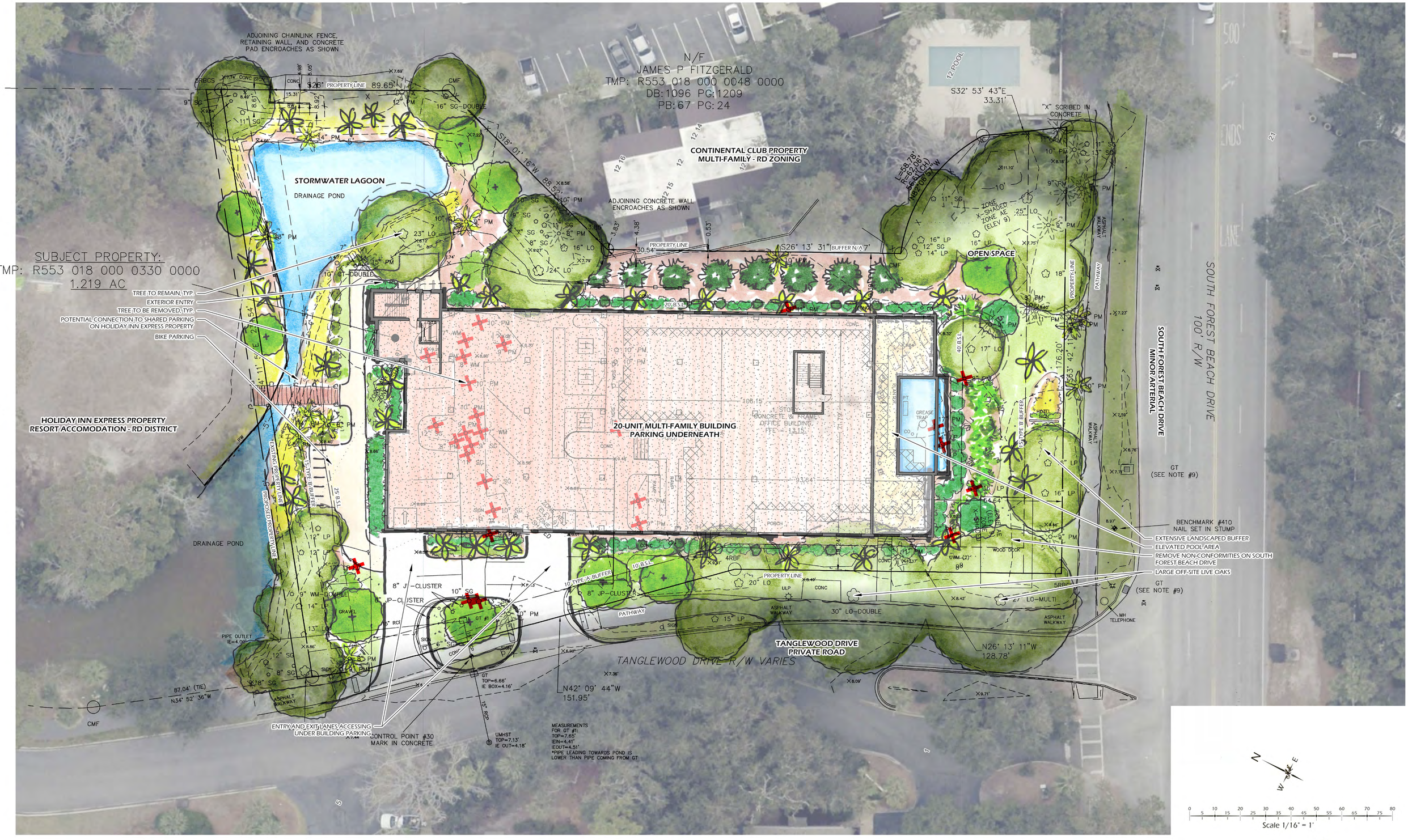
2 TANGLEWOOD

2 TANGLEWOOD DRIVE - CREVO
HILTON HEAD ISLAND, SOUTH CAROLINA

© 2025 WJK LTD.
PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
THIS SHEET TO SCALE AT: 24"X36"

Witmer Jones Keefer Ltd.
landscape architecture
land planning

PRELIMINARY SITE PLAN



MARCH 2025
PROJECT NO.: XXXXX.XX
Witmer Jones Keefer Ltd. / 23 Promenade St., Suite 201, Bluffton, SC. 29910 / ph: (843) 757.7411 / www.wjkltd.com

2 TANGLEWOOD

2 TANGLEWOOD DRIVE - CREVO
HILTON HEAD ISLAND, SOUTH CAROLINA

© 2025 WJK LTD.
PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
THIS SHEET TO SCALE AT: 24"X36"

Witmer Jones Keefer Ltd.
landscape architecture
land planning

PLAN CORRECTIONS REPORT PAPP-000310-2025
FOR TOWN OF HILTON HEAD ISLAND

PLAN ADDRESS: 2 Tanglewood Drive
Hilton Head, SC 29928

PARCEL: R553 018 000 0230 0000

APPLICATION DATE: 03/28/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** SFB - 2 TANGLEWOOD DRIVE/ RESIDENTIAL HUB

EXPIRATION DATE: **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Agent	JUDD CARSTENS	Witmer Jones Keefer	Po Box 3036 Bluffton, SC 29910
Applicant	JUDD CARSTENS	Witmer Jones Keefer	Po Box 3036 Bluffton, SC 29910
Property Owner		HIHH ONE LLC	164 Market St, Ste 202 Charleston, SC 29401

Application & Plans (Pre-application)

REVIEW ITEM	STATUS	REVIEWER
Building Plan Review - DRB v.1	**Corrections Required**	**Chris Lewis Ph: 843-341-4664 email: chrisl@hiltonheadislands**

1. Correction Additional information is required about the building before comments can be provided

Development Review & Zoning v.1	**Corrections Required**	**Brian Eber Ph: 843-341-4682 email: briane@hiltonheadislandsc.**

2. Correction: LMO Section 16 5 102.C and D – The required setback and SB angle for S Forest Beach is 40 ft and 70 degrees. The required setback and SB angle for Tanglewood is 20 ft and 60 degrees but may be reduced to 10ft as a corner lot. The required adjacent use setback and SB angle for Resort District to Resort District is 25 ft and 75 degrees. Provide an elevation demonstrating the proposed building meets this requirement.

3. Correction: LMO Section 16 5 107.D.1. – Provide parking calculations for the development. For 1 bed room units you need to have 1.4 parking stalls; For 2 bed room units you need to have 1.7 parking stalls; For 3 bed room units you need to have 2 parking stalls.

4. Correction: This project requires a Major Development Plan Review (DPR) application. Submit all of the applicable materials listed in LMO Appendix D 6.

5. Correction: Open space should be laid out so that it provides opportunities for gathering spaces, amenities and accessible to the development's occupants for use and enjoyment. This Resort District has a minimum requirement of 16% dedicated open space.

6. Correction: LMO Section 16 5 107.H.4 Off Street Parking – As the land containing the off site parking is not under the same ownership as land containing the principal use served, an off site parking arrangement shall be established in accordance with this section. Off site parking may be used to satisfy up to 50 percent of the number of parking spaces required.

7. Correction: LMO Section 16 3 105.(Letter) The maximum impervious area allowed is 50%. Provide a calculation demonstrating the proposed improvements will not increase the impervious area over the maximum allowed.

8. Correction: Gates, Fences and Signs: Indicate if there will be any entry gates, monuments or fencing on your site development plan. If none are shown, we will assume none are planned. There are buffer restrictions for these items. Fence and Wall Standards are regulated in LMO Section 16 5 113. There is a minimum stacking distance of 40’ measured from the gate per LMO Section 16 5 107.I.1. Per LMO Section 16 5 114.E., the sign permit process will review the location of any proposed signs.

9. Correction: Provide encroachment permits or approvals from all applicable outside agencies such as DHEC, OCRM, PSD, Hargray, Palmetto Electric, any applicable private ARB, SCDOT, Beaufort County, etc.

10. Correction: LMO Section 16 5 107.D.10 One EV charging station is required.

11. Correction: LMO Section 16 5 103.C – Provide a landscape plan demonstrating that the buffer will be properly planted in accordance with the buffer option specified.

12. Correction: LMO Section 16 5 108 – Provide a site lighting plan for any new site lighting proposed.

13. Correction: LMO Section 16 5 103.D. – The adjacent street buffer for South Forest Beach Road is a Type B and the adjacent street buffer for Tanglewood Dr is a Type A. Delineate and label the buffer type and option on all plan sheets. You need to demonstrate you meet the planting requirements for the buffer option with a landscaping plan and buffer chart. Be advised that no grading is permitted in the delineated buffers.

14. Correction: LMO Section 16 3 105.(Letter) Provide a density calculation on the site plan demonstrating the site does not exceed what is allowed in the TYPE Zoning District.

15. Correction: LMO Section 16 3 105. The maximum building height is 60 feet. Provide an elevation showing the proposed building height, measured from 13 feet above Mean Sea Level using NAVD 88 vertical datum. If the proposed height is within 10% of the maximum allowed, a final height survey will be required prior to a Certificate of Occupancy is issued to make sure the building was not constructed higher than the maximum allowed.

16. Correction: LMO Section 16 5 107.D.6 – Accessible parking spaces. In each off street parking area, a portion of the total number of off street parking spaces shall be spaces specifically designated, located and reserved for use by persons with physical disabilities in accordance with ADA standards.

17. Correction: Provide a table on the plans with the following information for your project:

Zoning District – Resort District
Overlay District – Corridor Overlay
Use of Property
Gross Site Acres
Net Site Acres (gross acres tidal wetlands)
Disturbed Acreage
Allowed Total Density (net acres x gfa)
Existing Building Square Footage
Proposed Building Square Footage
Total Square Footage
Maximum Building Height Allowed
Proposed Building Height
Maximum Allowed Impervious Area and percentage (max allowed is % but provide sq. ft. for site also)
Current Impervious area and percentage
Proposed Impervious area and percentage
Minimum Number of Parking Spaces Required (1 per every)
Existing Number of Parking Spaces on Site
Proposed Additional Parking (if Needed)
Expected number of months to complete project

18. Correction: LMO Section 16 5 107.H.7 Provide bike racks sufficient to accommodate the parking of at least four bicycles for every ten vehicle parking spaces required except that once twenty bicycle parking spaces are provide, any required bicycle parking after that shall be required at a ratio of two bicycle parking spaces for every ten vehicle parking spaces.

19. Correction: Per LMO Section 16 5 105.A.5.g, all pedestrian walkways/sidewalks shall be at least five feet wide; be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, or flashing caution signals; and meet the accessibility guidelines under the Americans with Disabilities Act (ADA).

20. Correction: Submit an irrigation plan for all new irrigation proposed with the project.

21. Correction: LMO Section 16 5 107.D. 5. If the additional parking is over the maximum allowed, all additional parking must be pervious.

22. Correction: LMO Section 16 5 107.G.3.c Each landscaped median shall contain at least one overstory tree per 50 linear feet of median length, with the remainder of the median not used for pedestrian walkways or bicycle parking landscaped with trees , shrubs, or groundcover, and material such as mulch. Understory trees may be substituted for overstory trees in areas underneath overhead utilities or exterior lighting fixtures.

Fire Marshal DPR review v.1 **Corrections Required** **Danielle Tison email: daniellet@hiltonheadislandsc.gov**

23. Correction: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication system.

24. Correction: Pervious pavement must support the weight of fire apparatus – at least 70,000 pounds.

25. Correction: In order to determine if the number of hydrants is adequate and if the required fire flow is met please provide the following information square footage of the building, the construction type and if the buildings will be sprinklered.

26. Correction: Gates shall have an unobstructed opening of not less than 14 feet in width for one way traffic and 20 feet in width for two way traffic.

27. Correction: Gates shall have an approved means of emergency operation and the emergency operation shall be maintained operational at all times. Battery backup is required on all gates.

28. Correction: Fire Department access roads are required to be at least 20 feet wide – where one way traffic occurs 14 feet minimum clearance is required each way.

29. Correction: A minimum of one fire hydrant shall be located with in 500 feet of all portions of the building – depending on the required fire flow additional hydrants may be required. Please show hydrant on plans.

30. Correction: Dead end drive aisles exceeding 150' in length after departing an available turnaround area must be treated with an emergency vehicle turnaround on their end that satisfies the requirements of the Town's Fire and Rescue Department and 16 5 105.F or 16 5 105.G.

31. Correction: Any gate across an access road shall be provided with a Click to Enter and a Knox Switch for fire department access.

32. Correction: Vertical clearance of 13'6" is required over fire department access roads/drives.

33. Correction: The fire department connections shall be located on the street side of the building fully visible and recognizable from the street/nearest point of fire department access.

34. Correction: Hydrants shall not be located within 40 feet of any portion of the building.

35. Correction: Fire flow data will need to be provided from the closest hydrant.

36. Correction: It appears you don't have the required access around the building. We will need access on both ends of the building in order to get the other side of the building opposite of Tanglewood Dr.

37. Correction: The access road must remain open and unimpeded at all times – if there will be any lane closures or conditions that will cause response delays please contact Joheida Fister at least 24 hours in advance at joheidaf@hiltonheadislandsc.gov or 842 247 3741.

38. Correction: Access roads shall extend to within 150 feet of all portions of the building. (can be increased to 300 feet when buildings are sprinklered).

39. Correction: There is a hydrant currently in the footprint of the new building where do you plan on moving the hydrant

Floodplain Review v.1 **Corrections Required** **Shari Mendrick Ph: 843-341-4687 email: sharim@hiltonheadisla**

40. Correction: Site plan must be in NAVD88. Flood zone information must reference March 23, 2021 Flood Insurance Rate Maps.

41. Correction: All residential construction must be elevated to no less than 13'.

NPDES Review v.1 **Corrections Required** **Jacob Terry email: jacobt@hiltonheadislandsc.gov**

42. Correction: The applicant shall submit a completed Stormwater Plan Review form.

43. Correction: Provide the net change (if any) in impervious area (from existing conditions to future developed conditions).

44. Correction: Provide an erosion and sediment control plan per Section 16 5 109.I. of the LMO.

Per Section 16 5 109.I.2.d all erosion, sedimentation, and pollution control BMPs shall be designed, installed, and maintained in accordance with the South Carolina DHEC's Stormwater BMP Handbook.

All symbols and standard details on plans shall conform to those found within the BMP Handbook.

45. Correction: Show existing and proposed utility locations on the plans and documented per Appendix D of the LMO.

46. Correction: The applicant must provide a stormwater management plan if disturbing more than 1/2 acre and or if the project is within 1/2 mile of a coastal receiving waterbody, including relevant calculations, signed and sealed by a professional engineer registered in South Carolina. The stormwater design must comply with the requirements of Section 16 5 109 of the LMO.

47. Correction: Depending upon the total area of disturbance and the proximity to the nearest receiving water body, this project may require submittal to SC DHEC/OCRM for either coverage or concurrence under the NPDES General Construction Permit as well as for Coastal Zone Consistency Certification.

For questions or information related to DHEC's Coastal Stormwater Program, please call 843 953 0200 or visit: https://scdhec.gov/stormwater construction activities overview

For question or information related DHEC's Coastal Zone Consistency Certification, please call 843 953 0691 or visit: https://scdhec.gov/environment/your water coast/ocean coastal management/beach management/coastal permits/coastal zone.

48. Correction: For development activities that require a Notice of Intent (NOI) from DHEC, a Notice of Termination (NOT) at project closeout (C of C) will be required.

49. Correction: The stormwater design must comply with the requirements of Section 16 5 109 of the LMO, including Water Surface Elevation Alteration and Adjustment as specified in Section 16 5 109.C.8

8. Water Surface Elevation Alteration and Adjustment
   a. No development shall construct, establish, maintain, or permanently alter the surface water elevation of any water body or wetland so as to adversely affect the natural drainage from any upstream areas, or to any downstream areas, of the drainage basin.

50. Correction: The stormwater design must comply with the requirements of Section 16 5 109 of the LMO, including retention of the first inch of runoff as specified in Section 16 5 109.D.3:

3. On Site Retention of First Inch of Runoff

a. All development shall provide for on site retention (dry or wet) or percolation of a minimum of one inch of runoff from on site impervious surfaces, regardless of pre development condition. Major drainage canals may not be used for retention.

b. The one inch of runoff from all such impervious surfaces shall be dissipated by percolation into the soil, evaporation, or other methods of treatment or handling acceptable to the Town Engineer.

c. Where on site retention of runoff is also required by OCRM standards, evidence of OCRM approval of the on site retention shall be submitted to the Town Engineer.

51. Correction: Provide pre and post development drainage area maps with flow path. The ultimate offsite discharge point should be the point of study for the drainage calculations.

Plan Review - Natural Resources v.1 **Corrections Required** **Alex Pinckney email: AlexP@hiltonheadislandsc.gov**

52. Correction: Provide a tree tally pre and post construction divided into buffer and non buffer.

53. Correction: Buffer Materials, 16 5 103.J

If additional plantings are required, at the time of planting, overstory and understory trees included as part of required buffers shall comply with the size standards for supplemental and replacement trees in Sec. 16 6 1 4.I, Standards for Supplemental and Replacement Trees; evergreen shrubs shall be at least three feet in height above ground level. All buffer plantings must be native species of plant, see Appendix C, except where ornamental plantings or plants that have historically been prevalent on Hilton Head Island are approved as part of a Corridor Review approval.

54. Correction: Tree and Topo Requirement Sec. 16 6 104.C.2

Provide a tree and topographic survey certified by a South Carolina Land Surveyor that is less than 2 years old.

All Specimen and Significant sized trees must be noted on the plans (See LMO Sec. 16 6 104.F). Specimen tree delineations should show drip line and height to the lowest limbs. Significant sized trees must also be noted on the plans with some identifying mark to differentiate them from Specimen trees and their drip lines must be noted as well.

55. Correction: Tree Protection Zones Sec. 16 6 104

Tree protection zones for any trees located within 25' of any proposed grading, construction, or tree removals; to be established by physical barriers that will need to be maintained until such time that the work is completed.

SPECIAL ATTENTION must be shown for the Specimen tree protection areas that prevent paving or soil compaction within 15' of the trunk. These Specimen tree protection zones should be substantial, such as cyclone or wooden fencing that will prevent access to these 15' areas or material storage of any kind.

56. Correction: Tree Protection/Preservation, Sec. 16 6 104.B.1.a

All persons are required to make all reasonable efforts to preserve and retain any existing stands of trees, individual trees, and other self supporting plants, whether or not such plants are protected under this section, as well as such other flora that make up part of the understory, shrub layer, or herb layer.

57. Correction: Provide a landscaping plan that shows tree mitigation at the rate of (1) tree for every 10” being removed, by category.

58. Correction: Existing Buffer Vegetation 16 5 103.H.

1. If a buffer area has existing trees, they shall be preserved and be used as part of the buffer to comply with the buffer standards of this Ordinance. Where groupings of native shrubs are present, their preservation with minimum disturbance is required. Any clearing or other work in buffers must have the prior approval of the Official.

2. In order to preserve existing vegetation and to restrict activities within a buffer, protective fencing shall be installed in accordance with Sec. 16 6 104.J, Tree and Buffer Protection During Development Activities.

3. Existing vegetation that is preserved shall not be limbed up from the ground more than five feet to the lowest branches, except:
a. Vegetation at intersections may be limbed up to a greater height to ensure compliance with Sec. 16 5 105.H.4, Sight Triangles; and
b. If understory planting is proposed, the Official may allow existing vegetation to be limbed up to a height that will provide adequate sunlight to plants.
4. The removal of invasive species shall be allowed with an approved replanting plan, if needed.

59. Correction: Tree and Buffer Protection Zones
Tree and buffer protection zones shall include the areas of a development site that are within the drip lines of the individual trees and stands of trees proposed to be retained and protected in accordance with Sec. 16 6 104.F, Specimen and Significant Tree Preservation, Sec. 16 6 104.G, Minimum Tree Coverage Standard, areas for any supplemental or replacement trees proposed to be provided in accordance with Sec. 16 6 104.G, Minimum Tree Coverage Standard, or Sec. 16 6 104.K, Tree Damage During Development, as well as buffer areas proposed to be protected in accordance with Sec. 16 5 103.D, Adjacent Street Buffer Requirements and Sec. 16 5 103.E, Adjacent Use Buffer Requirements.

All buffer areas must be protected with red line silt fencing, installed on metal stakes and tree protection fencing, including cautionary signage

Stormwater Engineering review v.1 **Corrections Required** **Kelli Uyesugi Ph: 843-341-4602 email: kelliu@hiltonheadislands**

60. Correction: General Comment
Corrective Action: Water quality and detention must be provided for new impervious area (since disturbance will be >0.5 acres) onsite prior to release into the lagoon area.
Existing inlet/pipe system is releasing into private pond due to the property line division. There must be a permanent easement over the connection to the private pond to ensure proper maintenance of their drainage pipe and outfall.

The pond is now a shared pond. How will maintenance be performed on this pond in the future and how will permanent access be provided? If the lagoon is your outfall, then the outfall must be functioning to ensure private drainage system will function.
Existing sanitary sewer line with grease trap must be demolished in order to install building over this line.

Traffic Engineering Review v.1 **Corrections Required** **Theresa McVey Ph: 843-341-4774 email: TheresaM@hiltonhead**

61. Correction: Coordinate with case manager in regard to appropriate land use to be employed to evidence satisfaction with the requirements of 16 5 107.D.1 et seq. Provide parking table to include number of bedrooms per unit and amount of parking required to satisfy LMO requirements.

62. Correction: Include bicycle parking in a supply as required in 16 5 107.H.7. Note that every ten bicycle parking stalls provided reduce the minimum number of motor vehicle stalls as outlined in 16 5 107.D.1 by one stall.

63. Correction: An approved detectable warning surface (DWS) material must be provided where pedestrian facilities enter or cross streets or drive aisles.

64. Correction: Provide traffic control (signing, marking, etc.) plan, including any required or anticipated street name sign installations, any required to serve one way facilities, and/or any needed to safely control new or enhanced access crossings of Town pathways. Signing and markings for under building parking.

65. Correction: Pedestrian facilities must be 5’ min. width per 16 5 105.A.5.g.

66. Correction: Provide EV station as required Sec.16 5 107.D.10 of the LMO

67. Correction: Shared parking agreement is required.

68. Correction: Provide wheel stops per 16 5 107.F.3.

69. Correction: If proposing Compact parking stalls, they must be signed and/or marked as required by 16 5 107.D.8.

70. Correction: Drive aisles and/or backing areas shall satisfy minimum and maximum widths in 16 5 107.E.2.

71. Correction: ADA Accessible parking requirements shall be satisfied in accordance with the ADA and/or the International Building Code per 16 5 107.D.6.

72. Correction: An approved detectable warning surface (DWS) material must be provided where pedestrian facilities enter or cross streets or drive aisles.

73. Correction: If proposing the property to be gated the Minimum stacking distance shall be provided per 16 5 105.A.5.f.

74. Correction: Dead end drive aisles exceeding 150’ in length after departing an available turnaround area must be treated with an emergency vehicle turnaround on their end that satisfies the requirements of the Town’s Fire and Rescue Department and 16 5 105.F or 16 5 105.G.

75. Correction: Parking design requirements outlined in 16 5 107.E.1 or 16 5 107.E.2 shall be satisfied relative to required stall dimensions or backing area dimensions. 10 feet if the parking space adjoins a median that is located at the end of a parking bay or separates parking spaces within a

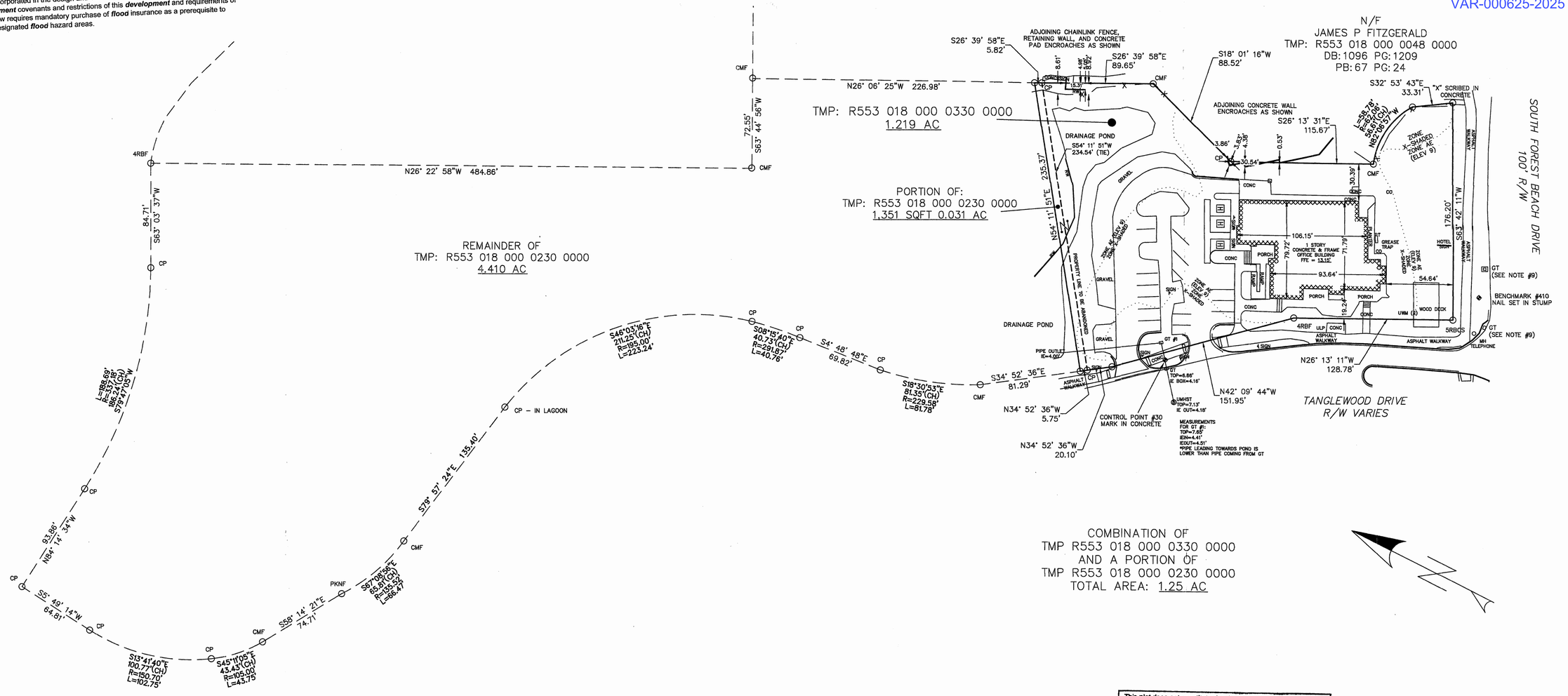
row of parking.

76. Correction: Provide parking layout for under building lot.

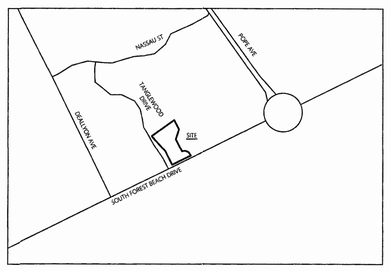
Book165/Page132 CFN#202501504

Attachment F - 2025 Reconfiguration Plat
VAR-000625-2025

me of all areas on this plat are ***flood*** hazard areas and have been identified as having at least a one percent chance of ing flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that rtain ***flood*** hazard protective measures be incorporated in the design and ***construction*** of ***structures*** in these designated eas. Reference shall be made to the ***development*** covenants and restrictions of this ***development*** and requirements of e Town Building Official. In addition, federal law requires mandatory purchase of ***flood*** insurance as a prerequisite to derally insured mortgage financing in these designated ***flood*** hazard areas.



COMBINATION OF
TMP R553 018 000 0330 0000
AND A PORTION OF
TMP R553 018 000 0230 0000
TOTAL AREA: 1.25 AC



LOCATION MAP
(NOT TO SCALE)

LEGEND:
N/F - NOW OR FORMERLY
TMP - TAX MAP PARCEL
4RBF - #4 REBAR FOUND
5RBCS - #5 REBAR WITH CAP SET
CMF - CONCRETE MONUMENT FOUND
CP - CALCULATED POINT
HYD - FIRE HYDRANT
WV - WATER VALVE
UWM - WATER METER
CO - CLEANOUT
GT - GRATE TRAP
PT - PROPANE TANK
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL

NOTES:
1. HORIZONTAL DATUM IS BASED OFF STATE PLANE COORDINATES NAD83
2. ONLY UTILITIES APPARENT AT THE GROUND SURFACE WERE LOCATED DURING THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED
3. ACCORDING TO FEMA FLOOD PANEL 45013C0444G (EFFECTIVE 3/23/2021), PORTIONS OF THE PROPERTY FALL IN FLOODZONE AE (ELEV 9) AND FLODDZONE X-SHADED
   3.1. LINES SHOWING THE EDGES OF THE FLOODZONES WERE TRACED FROM FEMA FLOOD PANEL 4501C04G AND MARKED WITH A DOTTED LINE
4. GRATE TRAPS ALONG SOUTH FOREST BEACH DRIVE HAVE RECESSED PIPES LEADING INTO AND AWAY FROM STRUCTURE. COULD NOT DETERMINE WHAT OTHER DRAINAGE STRUCTURES THESE CONNECT TO
5. PROPERTY CORNERS ARE #5 REBARS WITH CAPS SET UNLESS OTHERWISE NOTED
6. PREVIOUS SURVEY SHOWS A SANITARY SEWER MANHOLE AND LINE IN THE SOUTHEAST CORNER LEADING TO SOUTH FOREST BEACH DRIVE. NO MANHOLE WAS FOUND BY THIS SURVEYOR AT THE TIME OF THIS SURVEY. FURTHER INVESTIGATION WILL BE NEEDED TO FINALIZE LOCATION OF SANITARY SEWER LINE LEAVING THIS SITE
7. IMPROVEMENTS ARE ONLY SHOWN ON ON R533 018 000 0330 0000 AND PORTION OF R533 018 000 0230 000. OVERALL BOUNDARY IS TO SHOW AREA OF REMAINING PORTION OF R533 018 000 0230 0000
8. MISSING PROPERTY CORNERS ON REMAINDER OF R553 018 000 0230 0000 WERE NOT REPLACED AS THAT PARCEL IS NOT THE SUBJECT OF THIS SURVEY
9. AREA FOR REMAINDER OF R553 018 000 023 0000 WAS CALCULATED BASED ON THE FOUND PROPERTY CORNERS, AND THE CALCULATED PROPERTY CORNERS FROM PLAT BOOK 164 PAGE 160

This plat does not constitute development pursuant to the Town of Hilton Head Island, SC Land Management Ordinance Section:

☐ 16-1-104.C.1	☑ 16-1-104.C.4
☐ 16-1-104.C.2	☐ 16-1-104.C.5
☐ 16-1-104.C.3	☐ 16-1-104.C.6

Certified By: _____
Title: Development Services Program Manager Date: 3/31/2025

Disclaimer:
The Town of Hilton Head Island makes an expressed declaration of policy that this public regulation of land is entirely separate from and independent of private restrictions. This approval in no way implies that the proposed development is in conformance with any restrictive covenants, private easements or deed restrictions.

HHHH ONE, LLC 3/31/25 DATE

HHHH TWO, LLC 3/31/25 DATE

HHHH THREE, LLC 3/31/25 DATE

BENCHMARK COORDINATES:

POINT 410 ZTNS	POINT 30 MARK ON CONCRETE
N: 112,073.868'	N: 112,276.995'
E: 2,075,819.196'	E: 2,075,819.196'
ELEV: 8.99'	

REFERENCES:
1. PB: 164 PG: 160

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

PATRICK GLENN BOYLAN, PLS #37386 3/6/25 DATE

SOUTH CAROLINA PROFESSIONAL NO. 37386 LAND SURVEYOR PATRICK GLENN BOYLAN

015040
BEAUFORT COUNTY SC - ROD
BK 165 Pg 132
2025015040 PLAT
04/03/2025 02:48:27 PM
RECD BY rking RCPT# 1200746

SURVEY
FOR

Crevo Capital

TOPOGRAPHIC AND TREE SURVEY SHOWING TMP R553 018 000 0330 0000 ALSO COMBINING TMP R553 018 000 0330 0000 WITH A PORTION OF TMP R553 018 000 0230 0000

LOCATED AT: 2 TANGLEWOOD DRIVE, HILTON HEAD ISLAND, SC 29928

BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED BY
PATRICK BOYLAN, PLS
PO BOX J
AIKEN, SC 29802

SCALE: 1"=40' 3/6/2025

40 20 0 40 80
GRAPHIC SCALE

L. Resort Development (RD) District

RD
Resort Development District

1. Purpose

It is the purpose of the Resort Development (RD) District to provide for resort ***development*** in the form of ***multifamily development***, ***bed and breakfasts***, and resort ***hotels***. It is also the purpose of this district to provide for commercial ***development*** aimed at serving the island visitor.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Family Compound	PC	Sec. 16-4-102.B.1.e	2 per du	
Family Subdivision	PC	Sec. 16-4-102.B.1.f	2 per du	
Mixed-Use	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
Multifamily	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 400 GFA	
Government Uses	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4-102.B.4.a	1 per guest room	
Hotels	P		1 per guest room	
Interval Occupancy	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				

Indoor Commercial Recreation Uses	P		1 per 3 ***persons*** + 1 per 200 GFA of office or similarly used area	
Outdoor Commercial Recreation Uses Other than ***Water Parks***	PC	Sec. 16-4-102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats
			Other	1 per 3 ***persons*** + 1 per 200 GFA of office or similarly used area
Water Parks	P		See Sec. 16-5-107.D.2	
Office Uses				
Contractor's Office	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
Other Office Uses	P		1 per 350 GFA	
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA	
Eating Establishments	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of ***gross floor area*** and outdoor eating area	
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA	
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA	
Open Air Sales	P		1 per 200 GFA of sales/display area	
Other Commercial Services	P		See Sec. 16-5-107.D.2	
Vehicle Sales and Services				
Auto Rentals	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2	
Commercial Parking Lot	PC	Sec. 16-4-102.B.8.d	See Sec. 16-5-107.D.2	

3. Development Form and Parameters

MAX. DENSITY (PER*NET ACRE*)			**LOT COVERAGE**	
Residential[1, 2]	16 du		Max. ***Impervious Cover***	50%
Bed and Breakfasts	10 rooms			
Interval Occupancy	16 du			
Hotel[1]	35 rooms		Min. ***Open Space*** for Major Residential ***Subdivisions***	16%
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
Non Single-Family Development on property landward of South Forest Beach Drive	60 ft			
All Other ***Non Single-Family Development***	75 ft			
Single-Family Development	45 ft			

USE AND OTHER DEVELOPMENT STANDARDS
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable
[1] In order to promote flexibility, an ***office, eating establishment*** or ***commercial services use*** that is accessory to and within an existing residential or ***hotel structure*** may be converted to a residential ***unit*** or ***units*** upon the ***Official's*** determination that the ***development*** can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential or ***hotel structure***. 2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

(Revised 5-17-2016 - Ordinance 2016-07; revised 4-18-2017 - Ordinance 2017-05; revised 4-18-2017 - Ordinance 2017-06; revised 11-4-2020 - Ordinance 2020-26; revised 7-20-2021 - Ordinance 2021-15)

STURRE ENGINEERING
Civil Design & Development

DPR Narrative

Project Name:

Parcel: 2 Tanglewood

Location: 2 Tanglewood Drive
Hilton Head Island, SC 29928

Parcel: R553 018 000 0330 0000

Owner: Tanglewood Capital
2140 Vadalabene Drive
Maryville, IL 62062
Email – corey@crevocapital.com
Cell – (618) 972-4334

Project Description:

Tanglewood Capital is proposing the construction of a twenty (20) unit interval occupancy resort at 2 Tanglewood Drive. The property is in the Resort Development (RD) zoning district and COR-RD overlay district. The 1.25-acre lot currently houses a resort development, which will be demolished as part of this effort. The proposed improvements include the removal of the existing site improvements, including all structures, drive aisles, sidewalks, steps, patios, landings, air conditioning units, etc. Proposed improvements include the construction of the new 3-story resort development, parking, pervious paver drive aisles, concrete sidewalks, and associated infrastructure to accommodate the development.

The proposed project will disturb approximately 0.9 acres and will decrease the total impervious area of the lot from 41% to 39%, not including BMP areas or pervious roadways. Runoff from existing and proposed conditions discharges to an onsite detention pond which ultimately outfalls to Broad Creek through the Sea Pines canal system.

Site Description

The site is generally bordered to the north by the Holiday Inn property on parcel R553 018 000 0230 0000, to the east by the Continental Club on parcel R553 018 000 004B 0000, to the south by the South Forest Beach Drive (State Road S-243), and to the west by Tanglewood Drive (Town owned road).

Zoning District:
Resort Development (RD)

Overlay District:
Corridor Overlay District – RD

STURRE ENGINEERING
Civil Design & Development

Wetlands:

There are no jurisdictional or non-jurisdictional wetlands onsite.

Protected Species

The site is currently developed and there are no known protected species at the site.

Proposed Structure

The proposed three-story structure will house 20 interval occupancy units including four (4) 2-bedroom units, six (6) 3-bedroom units, and ten (10) 4-bedroom units. Below is a summary of the proposed unit count and square footages.

- 2 Bedroom – 4 units, 1,196 sf each
- 3-Bedroom – 6 units, 1,500 sf each
- 4-Bedroom – 10 units, 1,800 sf each

Vehicle Access:

The site is currently accessed through two existing curb cuts along Tanglewood Drive (Town owned road). The improved site will retain the two existing curb cuts. The northern curb cut will be a one-way access in, and the southern curb cut will be a one-way access out.

Site Parking:

The post-development site requires 30 parking spaces per LMO Section 16-3-105.L.2, interval occupancy. The site offers 44 spaces to accommodate proposed 3- and 4-bedroom units where more than 1.5 cars per unit are expected. 42 of the proposed spaces are located under the proposed structures, with the remaining 2 spaces located on the northern drive aisle in.

Fire & Rescue Access:

The fire department will have vehicular access around the structure through the new drive aisle and new gravel fire drive on the north side of the property. The fire department can access the remainder of the site from Tanglewood Drive.

Grading & Stormwater Management:

All runoff from the existing and proposed site is routed to an onsite detention basin on the north side of the property, which ultimately outfalls to Broad Creek through the Sea Pines canal system.

As the site reduces overall impervious area from the developed site and reduces the curve number from the site using brick-paver drive aisles, no additional water quantity or quality control measures are proposed. The proposed pervious drive aisles do provide approximately 1,216 cubic feet of additional retention volume upstream of the existing wet detention basin.

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Underground Utilities:

Existing water and sewer connections will be utilized for the proposed structure. Water and sewer services for the site are provided through South Island PSD.

The site has ample availability of power and telecommunications.

Trash Receptacles & Enclosures:

A community dumpster is proposed near the entrance to the parking garage under the building.

Maintenance Responsibilities

The property will be retained by Tanglewood Capital who will be the responsible party for all site maintenance.

Site Lighting

Site lighting alternatives are currently being explored, and additional clarity will be provided as the project progresses through the DPR process. All proposed site lighting will conform to LMO standards.

PERMIT PLANS FOR

2 TANGLEWOOD

HILTON HEAD ISLAND, SC

PARCEL R553 018 000 0330 0000
EXISTING LAND USE: RESORT
FUTURE LAND USE: RESORT

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA 29926

HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

LATITUDE: 32°08'29.8"N
LONGITUDE: 80°45'19.5"W



VICINITY MAP

0 500 1,000 2,000
SCALE IN FEET

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

Sheet List Table

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C-9	CIVIL DETAILS

PROPERTY OWNER / DEVELOPER

TANGLEWOOD CAPITAL
C/O COREY WENZEL
corey@crevocapital.com
(618) 972-4334
2140 VADALABENE DR, SUITE A
MARYVILLE, IL 62062

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
5/22/2025

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SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
SC PLS#19010
1446 AUDUBON DRIVE SE
AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 05/22/2025

SHEET NAME
TITLE SHEET

SHEET NO.
C-1

LEGEND:
N/F - NOW OR FORMERLY
TMP - TAX MAP PARCEL
4RBF - #4 REBAR FOUND
5RBCS - #5 REBAR WITH CAP SET
CMF - CONCRETE MONUMENT FOUND
CP - CALCULATED POINT
HYD - FIRE HYDRANT
WV - WATER VALVE
UWM - WATER METER
CO - CLEANOUT
GT - GRATE TRAP
PT - PROPANE TANK
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
CT - CHINESE TALLOW
IH - INDIAN HAWTHORN
JP - JAPANESE PRIVET
LO - LIVE OAK
LP - LOBLOLLY PINE
PM - PALMETTO
SG - SWEETGUM
WHO - WHITE OAK
WO - WATER OAK

ABBREVIATIONS LIST

ABBREVIATIONS	DESCRIPTIONS
A	
ABBR	ABBREVIATION
ABV	ABOVE
AC	ACRE
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	
BC	BEGIN CURVE
BLDG	BUILDING
BFS	BEGIN FULL SLOPE
BG	BLACK GUM
BNC	BEGIN NORMAL CROWN
BNS	BEGIN NORMAL SHOULDER
BOS	BOTTOM OF STEEL
BOT	BOTTOM
B.S.L.	BUILDING SETBACK LINE
C	
C	CONDUIT
CATV	CABLE TELEVISION JUNCTION BOX
CED	CEDAR
CF	CUBIC FEET
CHY	CHERRY
CJ	CONSTRUCTION JOINT
CLR	CLEAR
CMF	CONSTRUCTION MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT OR CONDUIT ONLY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
COORD	COORDINATES
CREPE	CREPE MYRTLE
CTR	CENTER
D	
DEG	DEGREE
DGAB	DENSE GRADE AGGREGATE BASE
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DOG	DOGWOOD
DSTB	DISTURBED
DWG	DRAWING
E	
EA	EACH
EB	ELECTRICAL BOX
EC	EMPTY CONDUIT
EC	END CURVE
EF	EACH FACE
EFS	END FULL SLOPE
EJ	EXPANSION JOINT
EL OR ELEV	ELEVATION
ELEC	ELECTRICAL
ENC	END NORMAL CROWN
ENS	END NORMAL SHOULDER
EO	ELECTRICAL OUTLET
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY OR EXISTING WATER
EXIST	EXISTING
EXP	EXPANSION
F	
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FOM	FIBER OPTIC MARKER
FT	FOOT OR FEET
FR	FRAME
G	
GA	GAUGE
GABC	GRADED AGGREGATE BASE COURSE
GALV	GALVANIZED
GI	GRATE INLET
GUM	SWEET GUM
GW	GUY WIRE
I	
IE	INVERT ELEVATION
INV	INVERT
I.O.	IRON PIPE, OLD (FOUND)
J	
JB	JUNCTION BOX
JT	JOINT
K	
KSI	KIPS PER SQUARE INCH
kV	KILOVOLTS
kVA	KILOVOLT-AMPERES
kW	KILOWATTS
kWHM	KILOWATT HOUR METER
L	
LA	LAUREL OAK
LB	POUND
LF	LINEAR FEET
LO	LIVE OAK

ABBREVIATIONS LIST

ABBREVIATIONS	DESCRIPTIONS
M	
MB	MAILBOX
MAG	MAGNOLIA
MAP	MAPLE
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MIN	MINIMUM
MIM	MIMOSA
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
N	
N/F	NOW OR FORMERLY
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTER DIAMETER
OE	OVERHEAD ELECTRICAL
P	
PL	PLATE
PN	PINE
PNL	PANEL
PP	POWER POLE
P/S	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
R	
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REQD	REQUIRED
R/W	RIGHT-OF-WAY
S	
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE OR STRUCTURAL
SGD	SUBGRADE DRAIN
T	
T&B	TOP & BOTTOM
TC	TOP OF CURB
TEL	TELEPHONE JUNCTION BOX
TEMP	TEMPORARY
TOS	TOP OF STEEL
TRNSFMR	TRANSFORMER
TYP	TYPICAL
T/P	TOP OF PAVEMENT
U	
UE	UNDERGROUND ELECTRICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
V	
V	VOLT
VERT	VERTICAL
W	
W/	WITH
WAX	WAX MYRTLE
WM	WATER METER
WO	WATER OAK
WP	WORKING POINT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC

SYMBOLS LIST

SYMBOLS	DESCRIPTION
&	AND
@	AT
*	ASTERISK
L	ANGLE
°	DEGREES
'	MINUTES OR FEET
#	NUMBER OR POUNDS
%	PERCENT
"	SECONDS OR INCH

EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING SIGN
POWER POLE
EXISTING ELECTRICAL BOX/TRANSFORMER/VAULT
+17.99 EXISTING SPOT ELEVATION
16 EXISTING CONTOURS
EXISTING DROP INLET
EXISTING FIRE HYDRANT
EXISTING WATER VAULT
EXISTING WATER/GAS/SEWER VALVE
EXISTING CONTROL POINT/BENCHMARK
UE EXISTING UNDERGROUND ELECTRICAL
OE EXISTING OVERHEAD ELECTRICAL
W EXISTING WATER LINE
SD EXISTING STORM DRAINAGE PIPE
COMM EXISTING UNDERGROUND COMMUNICATIONS
DB EXISTING DUCT BANK
FM EXISTING FORCE MAIN
SAN EXISTING SANITARY SEWER
X EXISTING FENCE
EXISTING TREE LINE
ASPHALT EXISTING PAVEMENT - ASPHALT
EXISTING PAVEMENT - CONCRETE
LIMITS OF CONSTRUCTION
C GRADING CUT
F GRADING FILL
EXISTING - FIBER OPTIC
EXISTING - GAS
EXISTING - WATER

PROPOSED SANITARY MANHOLE
PROPOSED STORM MANHOLE
PROPOSED SIGN
PROPOSED POLE
PROPOSED ELECTRICAL BOX/TRANSFORMER/VAULT
x 17.99 PROPOSED SPOT ELEVATION
16 PROPOSED CONTOURS
PROPOSED DROP INLET
PROPOSED FIRE HYDRANT
PROPOSED WATER VAULT
PROPOSED WATER/GAS/SEWER VALVE
TPXX TEST PIT
HAXX HAND AUGER
CXX OPT SOUNDING
UE PROPOSED UNDERGROUND ELECTRICAL
OE PROPOSED OVERHEAD ELECTRICAL
W PROPOSED WATER LINE
SD PROPOSED STORM DRAINAGE PIPE
COMM PROPOSED UNDERGROUND COMMUNICATIONS
DB PROPOSED DUCT BANK
FM PROPOSED FORCE MAIN
SAN PROPOSED SANITARY SEWER
PROPOSED FENCE
PROPOSED TREE LINE
TREES
CLEAR
PROPOSED PAVEMENT - ASPHALT
PROPOSED PAVEMENT - CONCRETE
PROPOSED PAVEMENT - GRAVEL

GENERAL NOTES:

1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN.
3. THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE, DURING REGULAR HOURS (8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS), BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT), TOWN OF HILTON HEAD ISLAND SPECIFICATIONS, AND THE PROJECT SPECIFICATIONS.
5. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED ON THE PLANS OR IN THE SPECIFICATIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION, NOTED ON THE CONTRACTOR'S PROPOSAL, AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS DESIGNED.
6. THE EXISTENCE, ABSENCE, LOCATION AND ELEVATION OF UNDERGROUND UTILITIES ON THE PLANS ARE NOT BASED ON FIELD MARKS, ARE NOT GUARANTEED, AND SHALL BE INVESTIGATED, UNEARTHED IF NECESSARY, AND VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
8. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND.
9. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE UTILITIES PRIOR TO AND/OR DURING CONSTRUCTION.
10. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER AND SANITARY SEWER LINES.
11. NO EXTRA PAYMENT WILL BE MADE FOR REPAIRS TO DAMAGE OF EXISTING UTILITIES.
12. THE CONTRACTOR WILL NOT BE PAID FOR DELAYS OR EXTRA EXPENSE CAUSED BY UTILITY FACILITIES, OBSTRUCTIONS, OR ANY OTHER ITEMS NOT REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THEIR WORK.
13. ALL STRUCTURES, TREES AND SHRUBS WHICH ARE WITHIN THE LIMITS OF THE PROPERTY BOUNDARY, BUT OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
14. UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE DISPOSED OF OFFSITE.
15. CONTRACTOR IS TO CLEAN ALL STORM WATER INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY SILT AND DEBRIS. THE CLEANING OF DROP INLETS, CULVERTS, AND PIPES (EXISTING AND PROPOSED) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.
16. ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDIENT MANNER AT THE CONTRACTOR'S EXPENSE.
17. CONTRACTOR MAY SUBMIT BID ALTERNATIVES ON SITE WORK ELEMENTS FOR REVIEW AND APPROVAL BY ENGINEER AND ANY APPLICABLE OUTSIDE REGULATORY AGENCIES OR UTILITY COMPANIES.

SCDHEC STANDARD NOTES:

1. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER & TEMPORARY SEEDING AT THE END OF THE DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED
   A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, & EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
5. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS OR OBTAIN APPROVAL FOR AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 & SCR100000.
6. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
7. ALL SEDIMENT & EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
8. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
9. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
10. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT & VEHICLE WASHING, WHEEL WASH WATER, & OTHER WASH WATER; WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
11. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES & EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP's (SEDIMENT BASIN, FILTER BAG, ETC.)
12. THE FOLLOWING DISCHARGES FROM THE SITE ARE PROHIBITED:
    - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
    - WASTEWATER FROM WASHOUT & CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS & OTHER CONSTRUCTION MATERIALS
    - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE
    - SOAPS OR SOLVENTS USED IN VEHICLE & EQUIPMENT WASHING
13. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK & MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
14. IF EXISTING BMP's NEED TO BE MODIFIED OR IF ADDITIONAL BMP's ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC's WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE NEXT STORM IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP & ALTERNATIVE BMP's MUST BE IMPLEMENTED AS SOON A REASONABLY POSSIBLE.
15. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
16. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
17. IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND INSTALLATION OUTSIDE OF THESE AREAS WILL REQUIRE A MODIFICATION TO THE PERMIT.
18. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
19. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.

LEGEND OF SYMBOLS & ABBREVIATIONS

S	MANHOLE	-OHP- OHP-	OVERHEAD POWERLINE
CO	CLEAN OUT		EDGE OF PAVEMENT
PP	POWER POLE		RED PAINT LINE
TP	TELEPHONE PEDESTAL		ORANGE PAINT LINE
	WATER METER		YELLOW PAINT LINE
	1/2"ROD SET		GREEN FLAG LINE
CB	CABLE BOX		BLUE ARROW LINE
	LIGHTPOLE		WOOD FENCE
TREE SIZE & TYPE			CENTER LINE
ELEVATION			CONTOUR LINE

PROJECT DATA:

1. TAX MAP & PARCEL NUMBERS:	R553 018 000 0330 0000
2. SITE ADDRESS:	2 TANGLEWOOD DRIVE, HILTON HEAD ISLAND, SC 29928
3. ACREAGE OF PROPERTY:	1.2 ACRES
4. ACREAGE OF DISTURBANCE:	0.9 ACRES
5. OWNER:	CREVO CAPITAL
6. ZONING:	RESORT DEVELOPMENT (RD)
7. OVERLAY ZONING:	COR - RD
8. EXISTING LAND USE:	RESORT
9. PROPOSED LAND USE:	RESORT
10. FLOOD ZONE:	AE (9) & X-SHADED
11. VERTICAL DATUM:	NAVD 88 DATUM
12. HORIZONTAL DATUM:	SOUTH CAROLINA STATE PLANE BASED ON NAD 83, SCVRS NETWORK

UTILITIES:

WATER AND SEWER
SOUTH ISLAND PUBLIC SERVICE DISTRICT
SERVICE CONTACT: 843-785-6224
REPORT OUTAGE: 843-785-6224

POWER
PALMETTO ELECTRIC COOPERATIVE
SERVICE CONTACT: 843-208-5551
REPORT OUTAGE: 866-445-5551

COMMUNICATION
SPARKLIGHT
SERVICE CONTACT: 843-686-1138
REPORT OUTAGE: 843-686-1138

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 8843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
5/22/2025

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AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 5 10
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 10'

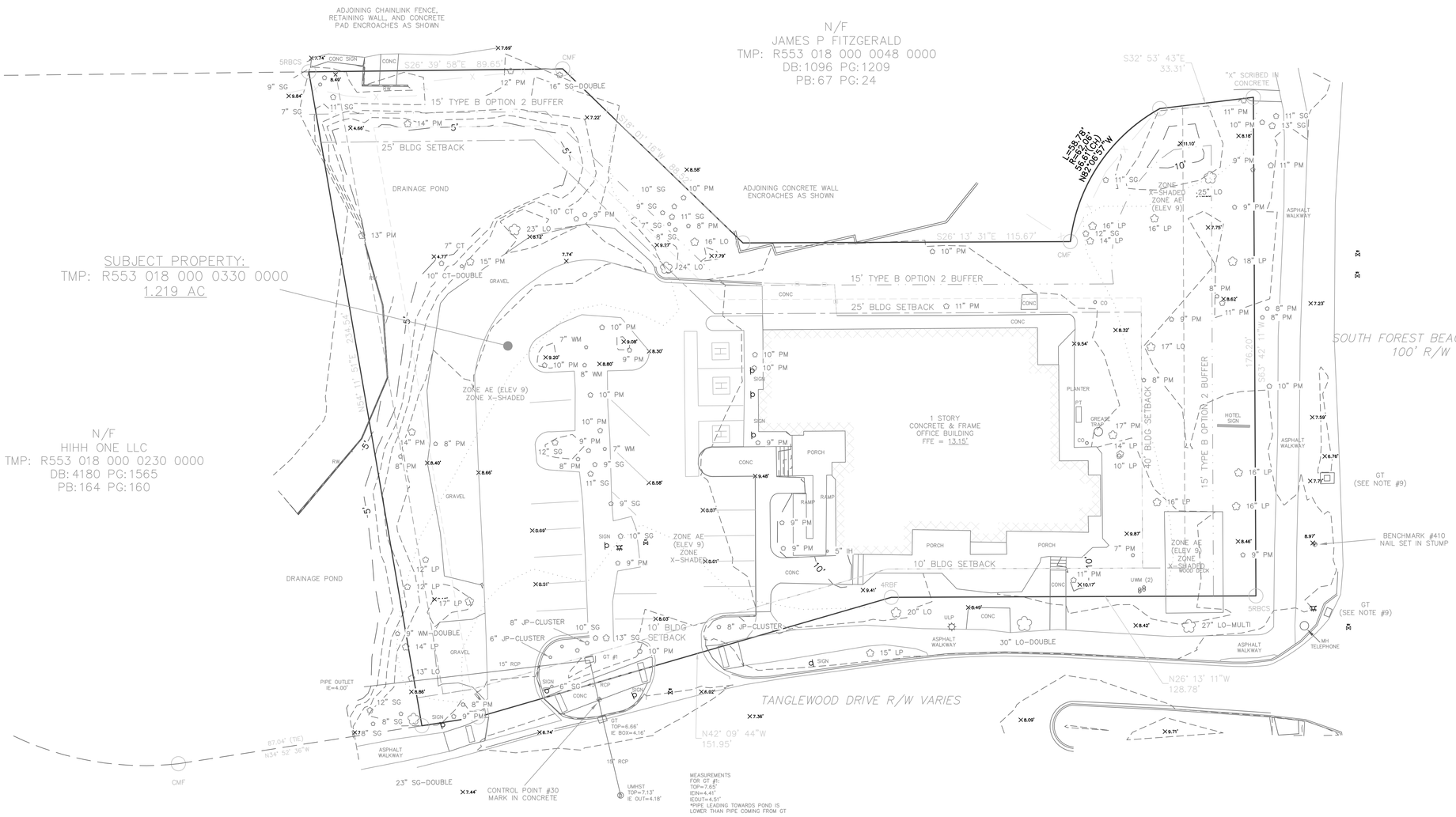
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE
05/22/2025

SHEET NAME
GENERAL NOTES & LEGEND

SHEET NO.
C-2



LEGEND:
N/F - NOW OR FORMERLY
TMP - TAX MAP PARCEL
4RBF - #4 REBAR FOUND
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CMF - CONCRETE MONUMENT FOUND
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IH - INDIAN HAWTHORN
JP - JAPANESE PRIVET
LO - LIVE OAK
LP - LOBLOLLY PINE
PM - PALMETTO
SG - SWEETGUM
WHO - WHITE OAK
WO - WATER OAK

NOTES:
1. HORIZONTAL DATUM IS BASED OFF STATE PLANE COORDINATES NAD83
2. VERTICAL DATUM IS NAVD88 DETERMINED USING GPS MEASUREMENTS
3. CONTOUR INTERVAL IS 1.0'
4. TREE SURVEY FOLLOWS GUIDELINES DETAILED IN SECTION 16-6-104 IN HILTON HEAD, SC LAND MANAGAMENT ORDINANCE
5. ALL TREES WITH DBH (DIAMETER AT BREAST HEIGHT) GREATER THAN 6 INCHES WERE LOCATED AND SHOWN ON THIS SURVEY
   5.1. NO SIGNIFICANT TREES OR SPECIMEN TREES WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY
6. TREES WITH MULTIPLE TRUNKS SHOW THE CUMULATIVE TOTAL OF THE DIAMETER OF ALL TRUNKS
7. ONLY UTILITIES APPARENT AT THE GROUND SURFACE WERE LOCATED DURING THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED
8. ACCORDING TO FEMA FLOOD PANEL 45013C0444G (EFFECTIVE 3/23/2021), PORTIONS OF THE PROPERTY FALL IN FLOODZONE AE (ELEV 9) AND FLODDZONE X-SHADED
   8.1. LINES SHOWING THE EDGES OF THE FLOODZONES WERE TRACED FROM FEMA FLOOD PANEL 4501C04G AND MARKED WITH A DOTTED LINE
9. GRATE TRAPS ALONG SOUTH FOREST BEACH DRIVE HAVE RECESSED PIPES LEADING INTO AND AWAY FROM STRUCTURE. COULD NOT DETERMINE WHAT OTHER DRAINAGE STRUCTURES THESE CONNECT TO
10. PROPERTY CORNERS ARE #5 REBARS WITH CAPS SET UNLESS OTHERWISE NOTED
11. PREVIOUS SURVEY SHOWS A SANITARY SEWER MANHOLE AND LINE IN THE SOUTHEAST CORNER LEADING TO SOUTH FOREST BEACH DRIVE. NO MANHOLE WAS FOUND BY THIS SURVEYOR AT THE TIME OF THIS SURVEY. FURTHER INVESTIGATION WILL BE NEEDED TO FINALIZE LOCATION OF SANITARY SEWER LINE LEAVING THIS SITE

BENCHMARK COORDINATES:
POINT 410 ZTNS
N: 112,073.868'
E: 2,075,819.196'
ELEV: 8.99'

REFERENCES:
1. PB: 164 PG: 160

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
5/22/2025

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
SC PLS#19010
1446 AUDUBON DRIVE SE
AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 5/22/2025

SHEET NAME
EXISTING CONDITIONS

SHEET NO.
C-1

PORTION OF CONSTRUCTION ACTIVITIES

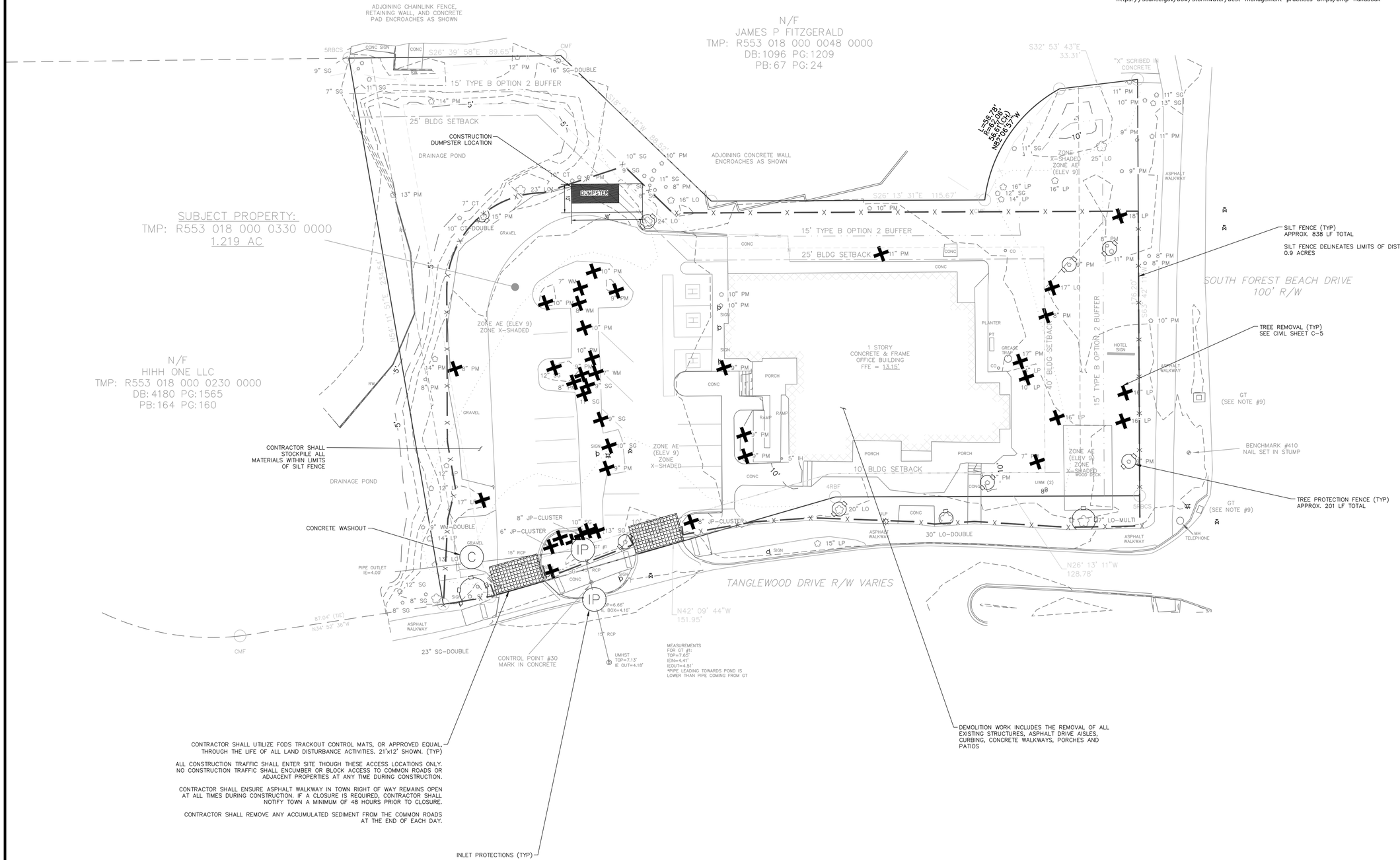
	25%	50%	75%	100%
PRE-CONSTRUCTION CONFERENCE	■			
INSTALL SWPPP PROTECTIONS	■			
DEMOLITION WORK	■	■		
GRADING WORK		■	■	■
SITE IMPROVEMENTS		■	■	■
MAINTENANCE OF EROSION CONTROL BMP's	■	■	■	■
TEMPORARY STABILIZATION	■	■	■	■
PERMANENT STABILIZATION			■	■
DUST CONTROL	■	■	■	■
AS-BUILT SURVEY				■
CLOSEOUT INSPECTIONS AND MEETINGS				■
REMOVAL OF SEDIMENT CONTROL STRUCTURES				■

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NOTE:

ALL DISTURBED AREAS SHALL UTILIZE DUST CONTROL, TEMPORARY SEEDING, AND PERMANENT SEEDING PRACTICES THROUGH THE LIFE OF CONSTRUCTION PER THE SCDHEC BMP HANDBOOK, LATEST EDITION (TYP).

ALL STANDARD DETAILS, NOTES AND INFORMATION CAN BE FOUND AT:
https://scdhec.gov/bow/stormwater/best-management-practices-bmps/bmp-handbook



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2 TANGLEWOOD DR
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HORIZ. DATUM:
STATE PLANE, NAD83
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0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

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811
SAFE DIGGING PARTNER

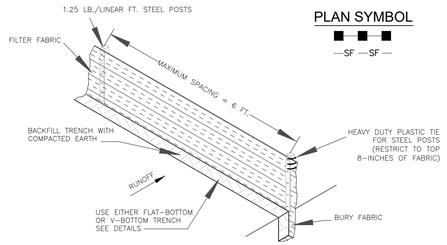
REV #	DATE	DESCRIPTION

DATE 5/22/2025

SHEET NAME
DEMOLITION & SWPP PLAN

SHEET NO.
C-4

SILT FENCE INSTALLATION



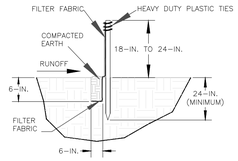
PLAN SYMBOL

—SF—SF—

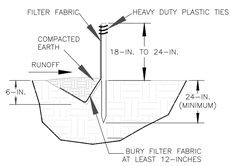
SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100–feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1–foot minimum overlap;
   - Overlap silt fence by installing 3–feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy–duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy–duty plastic ties that are evenly spaced within the top 8–inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie–Backs) every 50–100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC–03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38–inches and a nominal "T" length of 1.48–inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17–square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24–inches. A minimum height of 1– to 2–inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6–feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie–backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

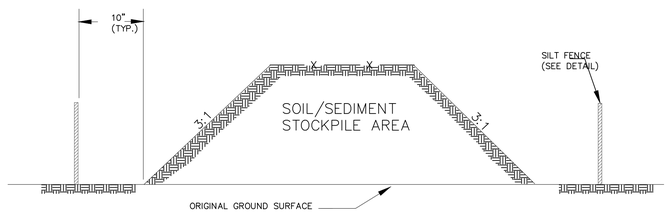
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC–03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN–GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

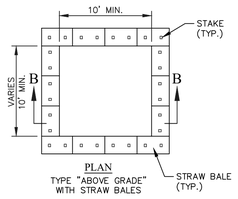
South Carolina Department of Health and Environmental Control

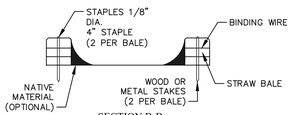
TEMPORARY STOCKPILE

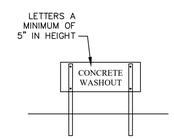
STANDARD DRAWING NO. SC–15 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

STRAW BALE BARRIER CONCRETE WASHOUT





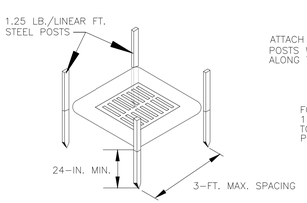


CONCRETE WASHOUT SIGN DETAIL

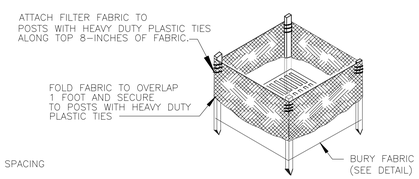
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

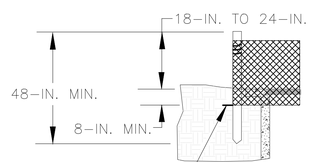
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

PLAN SYMBOL

A

South Carolina Department of Health and Environmental Control

Type A

FILTER FABIC INLET PROTECTION

STANDARD DRAWING NO. SC–07 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

TYPE A – FILTER FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

TYPE A – POST REQUIREMENTS

1. Silt Fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38–inches and a nominal "T" length of 1.48–inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24–inches. A minimum height of 1– to 2– inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3–feet on center.

TYPE A – INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

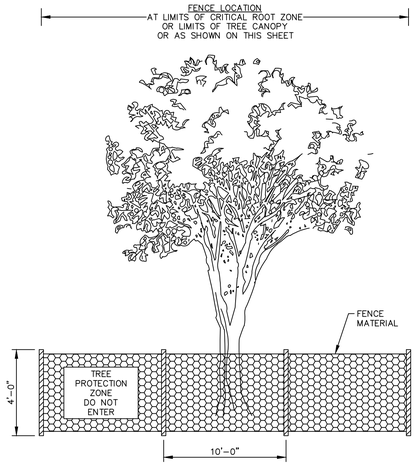
South Carolina Department of Health and Environmental Control

Type A

FILTER FABIC INLET PROTECTION

STANDARD DRAWING NO. SC–07 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE



TREE PROTECTION FENCE DETAIL

N.T.S.

TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH TOWN OF HILTON HEAD LMO SEC. 16–6–104.J.3.b. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

2 TANGLEWOOD - EX. DEVELOPED LOT TREE REMOVAL 5.22.25

TREE TALLY

[ ] PRE-DEVELOPMENT [ ] POST DEVELOPMENT [ ] BUFFER [ ] NON-BUFFER

CATEGORY I			CATEGORY II			CATEGORY III			CATEGORY IV		
LO	17		GUM	9	9	PN	10	14			
				6	10		16	16			
				11	10		16	19			
				12	13		18				
						PLM	7	8			
							8	8			
							9	9			
							10	16			
							10	11			
							9	10			
							17				
TOTAL # TREES:	1		TOTAL # TREES:	8		TOTAL # TREES:	22		TOTAL # TREES:		
TOTAL DBH INCHES:	17		TOTAL DBH INCHES:	80		TOTAL DBH INCHES:	251		TOTAL DBH INCHES:		

Note: Use additional sheets if necessary. SEE SHEET L501 FOR MITIGATION CALCULATIONS.

Last Revised 2-10-2020

4

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PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
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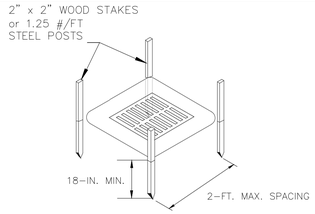
REV #	DATE	DESCRIPTION
	DATE	5/22/2025

SHEET NAME

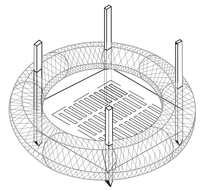
SWPPP DETAILS

SHEET NO.

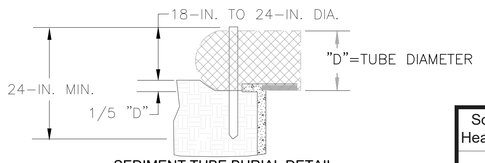
C-5



POST INSTALLATION DETAIL



SEDIMENT TUBE INSTALLATION DETAIL



SEDIMENT TUBE BURIAL DETAIL

PLAN SYMBOL



South Carolina Department of Health and Environmental Control

Type A
SEDIMENT TUBE INLET PROTECTION
STANDARD DRAWING NO. SC-07A PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

TYPE A – SEDIMENT TUBE INLET PROTECTION

GENERAL NOTES

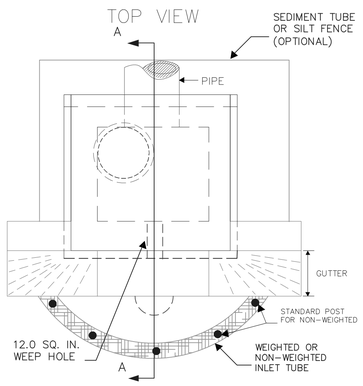
1. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch–filled sediment tubes are not permitted.
2. The outer netting of the sediment tube should consist of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material.
3. Sediment tube diameters shall range from 18–inches to 24–inches. Sediment tunes with smaller diameters are prohibited when used as inlet protection.
4. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
5. Sediment tubes should be staked using wooden oak stakes (2–inch X 2–inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48–inches in length placed on 2–foot centers.
6. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacter's recommendations should always be consulted before installation.
7. The ends of adjacent sediment tubes should be overlapped 6–inches to prevent flow and sediment from passing through the field joint.
8. Sediment tubes should not be stacked on top of one another.
9. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
10. Install stakes at a diagonal facing incoming runoff.

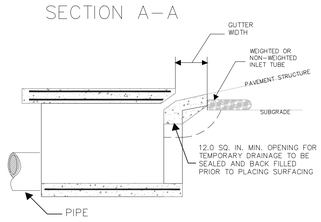
INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tube inlet protection shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the sediment tube. When a sump is installed in front of the inlet protection, sediment shall be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control

Type A
SEDIMENT TUBE INLET PROTECTION
STANDARD DRAWING NO. SC-07A PAGE 2 of 2
NOT TO SCALE FEBRUARY 2014 DATE





PLAN SYMBOL



South Carolina Department of Health and Environmental Control

Type F
INLET TUBES
STANDARD DRAWING NO. SC–11 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

TYPE F – INLET TUBES INLET PROTECTION

GENERAL NOTES

1. Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hardwood mulch, or a mix of these materials enclosed by a flexible netting material.
2. Inlets tubes should utilize an outer netting that consists of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.
3. Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
4. Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.
5. Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stack inlet tubes. Do not completely block inlet with tube.
6. Non–weighted inlet tubes require staking or other stabilization methods to keep them safely in place.
7. Overflow or overtopping of inlet tubes must be allowed to flow into inlet unobstructed.
8. To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall event that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.

4.Remove accumulated sediment when it reaches 1/3 the height of the blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.

5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Replace inlet tube when damaged or as recommended by manufacturer's specifications.
8. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control

Type F
INLET TUBES
STANDARD DRAWING NO. SC–11 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

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PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

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REV #	DATE	DESCRIPTION

DATE 5/22/2025

SHEET NAME

SWPPP DETAILS

SHEET NO.

C-6

Dust Control

Plan Symbol

DC

Description

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It

Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

Dust Control Design Criteria

There are many methods to control dust on construction sites. These methods include but are not limited to :

- Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce dust emissions.
- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control.
- Mulch. Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a fast, effective means of controlling dust.
- Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic.
- Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

Inspection and Maintenance

- Add additional dust control or re-spray area as necessary to keep dust to a minimum.
- Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.



Dust Control by Sprinkling Water



Dust Control by Sprinkling Water

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.
Sprayed areas are ineffective at limiting dust.	Re-spray areas and ensure that the application rate is proper. Try another product or method if current dust control is not effective.

Temporary Seeding

Plan Symbol

TS

Description

The purpose of temporary seeding is to reduce erosion and sedimentation by stabilizing disturbed areas that would otherwise lay bare for long periods of time before they are worked or stabilized. Temporary seeding is also used where permanent vegetation growth is not necessary or appropriate.

When and Where to Use It

Temporary seeding is used on exposed soil surfaces such as demuded areas, soil stockpiles, dikes, dams, banks of sediment basins, banks of sediment traps, and temporary road banks. Temporary seeding prevents and limits costly maintenance operations on other sediment control structures. Sediment clean-out requirements for sediment basins, sediment, traps, and silt fence is reduced if the drainage area is seeded when grading and construction operation are not taking place.

Temporary stabilization is required within 14 days after construction activity is complete **unless construction activity is going to resume within 21 days**. Cover seeded areas with an appropriate mulch to provide protection from the weather. When the temporary vegetation does not grow quickly or thick enough to prevent erosion, re-seed as soon as possible. Keep seeded areas adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Seed Selection

Seed selection is based on geographical location, soil type and the season of the year in which the planting is to be done. Use the tables in Appendix C as a guide for conventional tillage methods (plowing, seedbed preparation, hydroseeding, etc). If a fast growing crop to nurse the permanent specie or species is required, then use the mix rate. Failure to carefully follow agronomic recommendations results in an inadequate stand of temporary vegetation that provides little or no erosion control.

Installation

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be desirable to apply lime during the temporary seeding operation to benefit the long-term permanent seeding. Apply a minimum of 1.5 tons of Lime/acre (70 pounds per 1000 square feet) if it is to be used.

Fertilizer

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or equivalent during temporary seeding unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow.

Seeding

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method available for the type of seed used and the location of the temporary seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and then lightly firm the area with a roller or cultipacker.

Mulching

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base seed selection should on the requirements of local Specifications.

Inspection and Maintenance

- Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation.
- Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that conditions for growth are good.
- Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

- Base seed selection on local Specifications.
- Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to prevent erosion should be re-seeded.





Temporary Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Slope was improperly dressed before application.	Roughen slopes. Furrow along the contour of areas to be seeded.
Coverage is inadequate.	Follow recommended application rates. Count the number of seedbags to ensure the correct amount of material is being applied. Reapply to thin areas.
Seeds fail to germinate.	Apply straw mulch to keep seeds in place and to moderate soil moisture and temperature. In arid areas, temporary irrigation may be necessary.
Seeded slope fails.	Fill in rills and re-seed; fertilize, and mulch slopes.
Seeding is washed off slope.	Allow at least 24-hours for the materials to dry before a rain event. Follow manufacturer's recommendations. Reapply where necessary.
Excessive water flows across stabilized surface.	Use other BMPs to limit flow on stabilized area and to reduce slope lengths. Do not use to stabilize areas with swift moving concentrated flows.

Permanent Seeding

Plan Symbol

PS

Description

Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

When and Where to Use It

A major consideration in the selection of the type of permanent grass to establish is the intended use of the land. Land use is separated in to two categories, high-maintenance and low-maintenance.

High-maintenance

High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

Low-maintenance

Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited access.

Seed Selection

The use of native species is preferred when selecting vegetation. Base plant seed selection on geographical location, the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Failure to carefully follow agronomic recommendations results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Installation

Topsoil

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the area.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural limestone per acre (70 pounds per 1000 square feet).

Fertilizer

Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent seeding of grasses unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow. Do not mix the lime and the fertilizer prior to the field application.

Seeding

Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Mulching

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

Inspection and Maintenance

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a follow-up survey after one year and replace failed plants where necessary.
- If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
- If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant materials and quantities of lime and fertilizer.
- Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results.
- If the season prevents re-sowing, mulch is an effective temporary cover.
- Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30 percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage, in which 70 percent of that square yard is covered with vegetation.



Permanent Seeding



Permanent Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.

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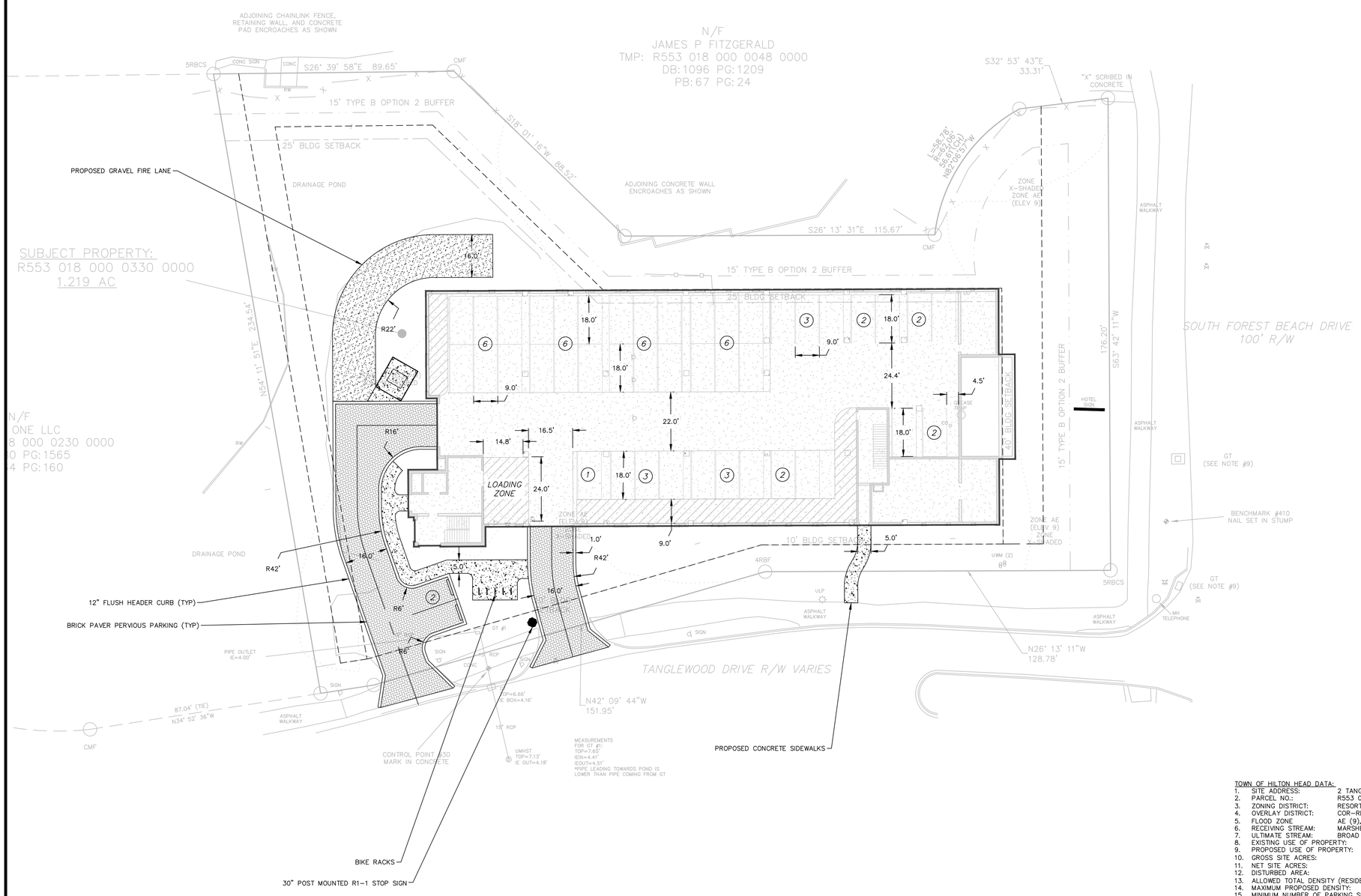
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REV #	DATE	DESCRIPTION

DATE 5/22/2025

SHEET NAME
SWPPP DETAILS

SHEET NO.
C-7



Pre-Development Areas

Land Cover	SF	AC	%	CN
Total	**54,397**	**1.25**		**74**
Structure	7,069	0.16		98
Asphalt	10,252	0.24		98
Concrete	2,304	0.05		98
Gravel	2,926	0.07		76
Total Impervious	**22,551**	**0.52**	**41%**	**95**
Patios	2,636	0.06		83
Pervious	25,072	0.58		49
Total Open Space	**27,708**	**0.64**	**51%**	**52**
Wet Detention Basin	4,137.59	0.09		98
Total BMP	**4,137.59**	**0.09**	**8%**	**98**

All Soils are classified as Fripp-Baratari complex (HSGA)

Post-Development Areas

Land Cover	SF	AC	%	CN
Total	**54,397**	**1.25**		**73**
Structure	19,254	0.44		98
Asphalt	-	-		98
Concrete	1,240	0.03		98
Gravel	942	0.02		76
Total Impervious	**21,436**	**0.49**	**39%**	**97**
Patios	-	-		83
Pervious	25,783	0.59		49
Total Open Space	**25,783**	**0.59**	**47%**	**49**
Pervious Pavement	3,040.47	0.07		76
Wet Detention Basin	4,137.59	0.09		98
Total BMP	**7,178.06**	**0.16**	**13%**	**89**

All Soils are classified as Fripp-Baratari complex (HSGA)

TOWN OF HILTON HEAD DATA:

1.	SITE ADDRESS:	2 TANGLEWOOD DRIVE, HILTON HEAD ISLAND, SC, 29928	
2.	PARCEL NO.:	R553 018 000 0330 0000	
3.	ZONING DISTRICT:	RESORT DEVELOPMENT (RD)	
4.	OVERLAY DISTRICT:	COR-RD	
5.	FLOOD ZONE	AE (9), X-SHADED	
6.	RECEIVING STREAM:	MARSHES OF BROAD CREEK	
7.	ULTIMATE STREAM:	BROAD CREEK	
8.	EXISTING USE OF PROPERTY:	RESORT ACCOMMODATION – INTERVAL OCCUPANCY	
9.	PROPOSED USE OF PROPERTY:	RESORT ACCOMMODATION – INTERVAL OCCUPANCY	
10.	GROSS SITE ACRES:	1.249 ACRES (53,090 SF)	
11.	NET SITE ACRES:	1.249 ACRES (53,090 SF)	
12.	DISTURBED AREA:	0.9 ACRES	
13.	ALLOWED TOTAL DENSITY (RESIDENTIAL):	16 UNITS / NET ACRE	
14.	MAXIMUM PROPOSED DENSITY:	20 UNITS	
15.	MINIMUM NUMBER OF PARKING SPACE:	1.5 PARKING SPOTS PER UNIT X 20 UNITS = 30 REQUIRED SPACES	
16.	PROPOSED PARKING SPACE:	44 PROPOSED SPACES	
17.	MAXIMUM BUILDING HEIGHT:	60 FT.	
18.	PROPOSED BUILDING HEIGHT:	XX FT.	
19.	MAXIMUM ALLOWED IMPERVIOUS AREA:		0.62 ACRES (27,198 SF) [NET] (50%)
20.	PROPOSED IMPERVIOUS AREA:		0.49 ACRES (21,436 SF) [NET] (39%)
21.	MINIMUM REQUIRED OPEN SPACE & PERCENTAGE:		0.20 ACRES (8,703 SF) [NET] (16%)
22.	PROPOSED PERVIOUS OPEN SPACE:		0.59 ACRES (25,783 SF) [NET] (47%)
20.	ESTIMATED CONSTRUCTION SCHEDULE: 6-12 MONTHS		

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HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG – SITE DIGGING PARTNER

REV #	DATE	DESCRIPTION

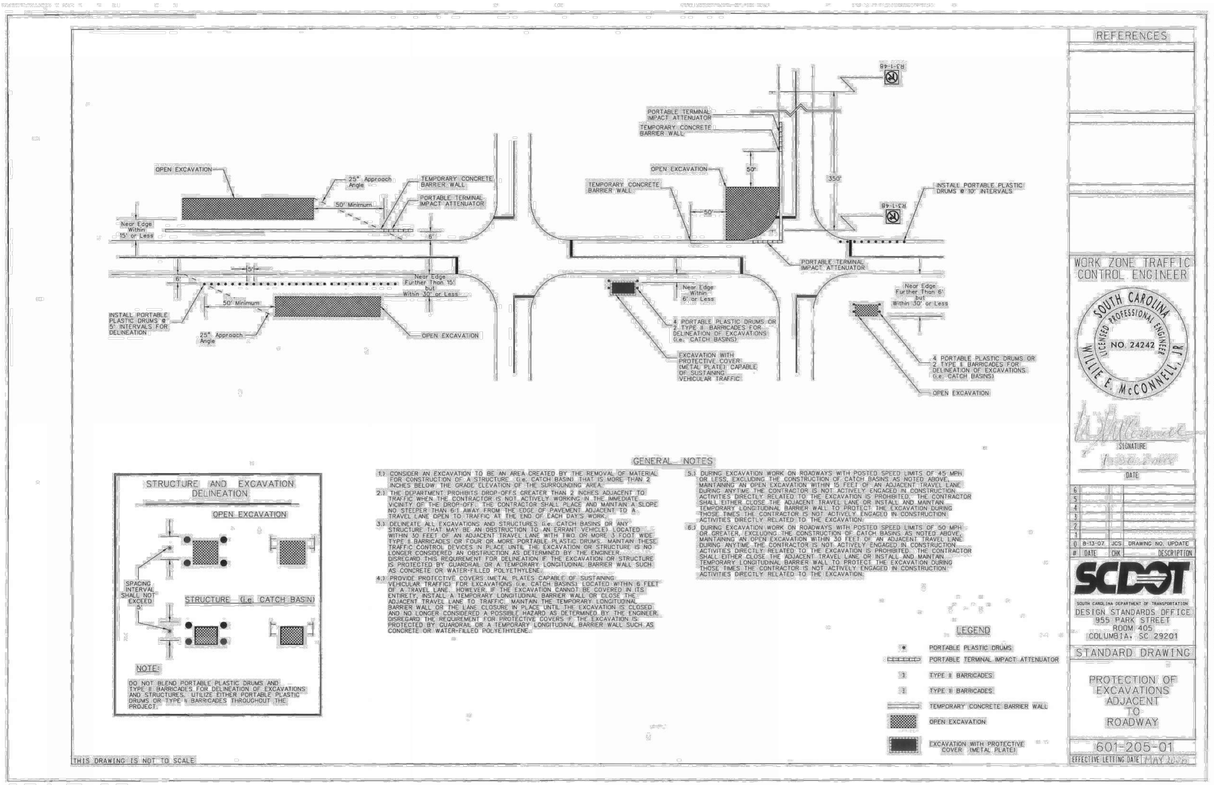
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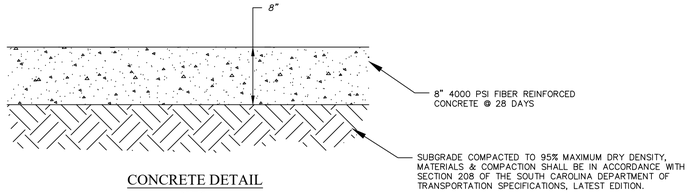
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SITE IMPROVEMENT PLAN

SHEET NO.

C-8

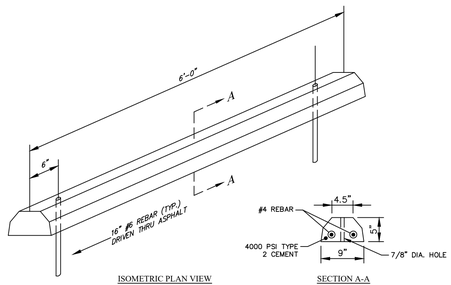




CONCRETE DETAIL

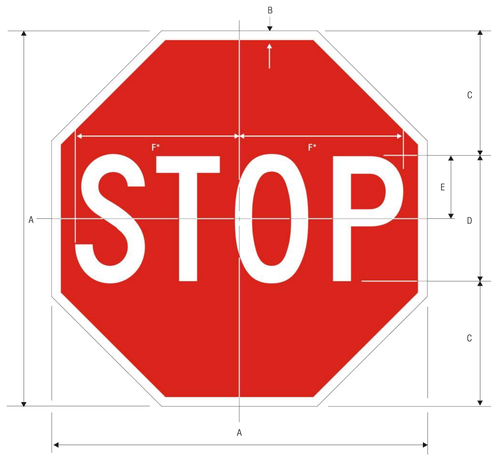
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NOTES:
1. WIDTH PER SITE IMPROVEMENTS PLAN.
2. USE ⅜" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS.
4. BROOM FINISH PERPENDICULAR TO TRAVEL.
5. PROVIDE ¼" DEEP SAW CUT CONTRACTION JOINTS EVERY 20 FEET.



WHEEL STOP

N.T.S.

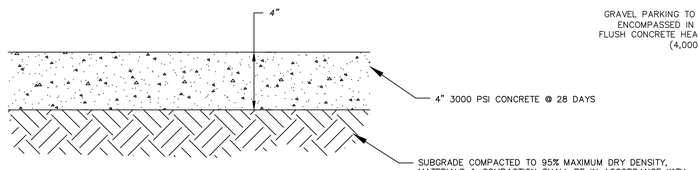


R1-1
STOP
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

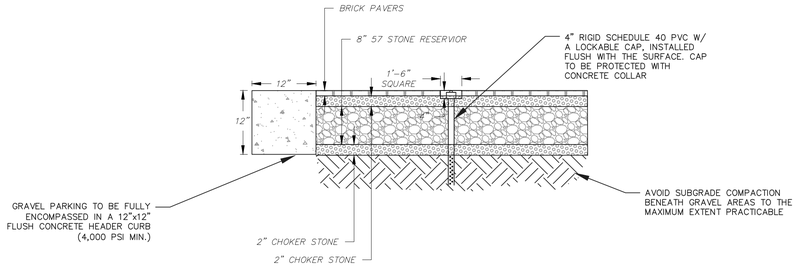
1-1



CONCRETE SIDEWALK DETAIL

N.T.S.

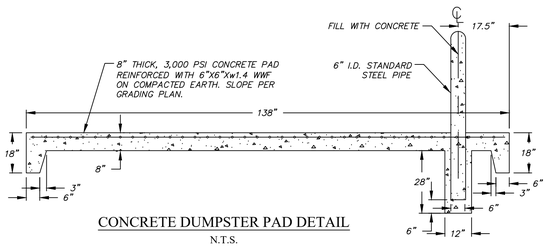
NOTES:
1. SIDEWALK WIDTH PER SITE IMPROVEMENTS PLAN.
2. USE ⅜" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS.
4. BROOM FINISH PERPENDICULAR TO TRAVEL.
5. PROVIDE ¾" DEEP SAW CUT CONTRACTION JOINTS EVERY 5 FEET.



PERVIOUS PARKING DETAIL

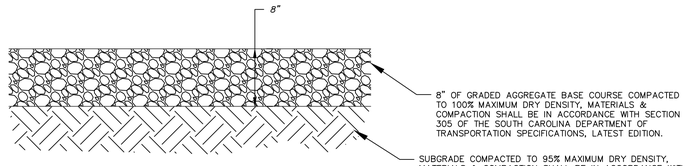
N.T.S.

NOTE:
1. PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.
2. ALL AGGREGATES TO BE DOUBLE WASHED STONE. NO FINES OR DUSTS.
3. USE 4–INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8–INCH PERFORATIONS AT 6 INCHES ON CENTER.
4. THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE



CONCRETE DUMPSTER PAD DETAIL

N.T.S.



GRAVEL DRIVE DETAIL

N.T.S.

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
5/22/2025

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
SC PLS#19010
1446 AUDUBON DRIVE SE
AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 5/22/2025

SHEET NAME
CIVIL DETAILS

SHEET NO.
C-9

PLAN CORRECTIONS REPORT DPR-000518-2025
FOR TOWN OF HILTON HEAD ISLAND

PLAN ADDRESS: 2 Tanglewood Drive
Hilton Head, SC 29928

PARCEL: R553 018 000 0230 0000

APPLICATION DATE: 05/23/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** TANGLEWOOD DRIVE - CONSTURCTION OF (20) UNITS

EXPIRATION DATE: **VALUATION:** $0.00 INTERVAL OCCUPANCY RESORT

CONTACTS	Name	Company	Address
Applicant	NATHAN STURRE	STURRE ENGINEERING	
Contact	NATHAN STURRE	STURRE ENGINEERING	
Property Owner		HIHH ONE LLC	164 Market St, Ste 202 Charleston, SC 29401

Application & Plans (DPR)

REVIEW ITEM	STATUS	REVIEWER
Building Plan Review - DPR v.1	**Corrections Required**	**Chris Lewis Ph: 843-341-4664 email: chrisl@hiltonheadislands**

Building Plan Review - DPR

1. Correction: Accessible Parking

Corrective Action: Accessible spaces shall be provided in accordance with Table 1106.2 of the 2021 SCBC.

Development Review & Zoning v.1	**Corrections Required**	**Brian Eber Ph: 843-341-4682 email: briane@hiltonheadislandsc.**

2. Correction: Provide a table on the plans with the following information for your project:
Zoning District –
Overlay District –
Use of Property -
Gross Site Acres -
Net Site Acres (gross acres-tidal wetlands)
Disturbed Acreage
Allowed Total Density (net acres x gfa)
Existing Building Square Footage
Proposed Building Square Footage
Total Square Footage
Maximum Building Height Allowed
Proposed Building Height
Maximum Allowed Impervious Area and percentage (max allowed is % but provide sq. ft. for site also)
Current Impervious area and percentage
Proposed Impervious area and percentage
Minimum Number of Parking Spaces Required (1 per every)
Existing Number of Parking Spaces on Site
Proposed Additional Parking (if Needed)
Expected number of months to complete project

3. Correction: Show all building and site improvements on the plan, including HVAC units, utility equipment and pedestals, and stairs. No improvements are permitted within buffers.

4. Correction: LMO Section 16 3 105. The maximum impervious area allowed is 50%. Provide a calculation demonstrating the proposed improvements will not increase the impervious area over the maximum allowed.

5. Correction: LMO Section 16 5 102.C The adjacent Street setback from South Forest Beach is 40 feet. Swimming Pools are not included in the allowable encroachment table per 16 5 102.E: allowable setback encroachments.

6. Correction: LMO Section 16 5 102.C – The required adjacent street setback angle is 60 degrees. LMO Section 16 5 102.D The required adjacent use setback angle is 75 degrees. Provide an elevation demonstrating the proposed building meets this requirement.

7. Correction: LMO Section 16 5 107.D.10 One EV charging station is required.

8. Correction: LMO Section 16 3 105.(Letter) The maximum building height is 60 feet. Provide an elevation showing the proposed building height, measured from 13 feet above Mean Sea Level using NAVD 88 vertical datum. If the proposed height is within 10% of the maximum allowed, a final height survey will be required prior to a Certificate of Occupancy is issued to make sure the building was not constructed higher than the maximum allowed.

9. Correction: LMO Section 16 6 102.D.2 The minimum freshwater wetland buffer for pervious paved surfaces is 10 feet, a structure is 20 feet and the building and impervious paved surfaces is 20 feet. All buildings, surface parking lots and vehicular accessways shall be set back at least 5 feet beyond the outer edge of the wetland buffer.

10. Correction: Provide encroachment permits or approvals from all applicable outside agencies such as DHEC, OCRM, PSD, Hargray, Palmetto Electric, any applicable private ARB, SCDOT, Beaufort County, etc.

Fire Marshal DPR review v.1 **Corrections Required** **Danielle Tison email: daniellet@hiltonheadislandsc.gov**

11. Correction: Any gate across an access road shall be provided with a Click to Enter and a Knox Switch for fire department access.

12. Correction: The fire department connections shall be located on the street side of the building fully visible and recognizable from the street/nearest point of fire department access.

13. Correction: Dead end drive aisles exceeding 150’ in length after departing an available turnaround area must be treated with an emergency vehicle turnaround on their end that satisfies the requirements of the Town’s Fire and Rescue Department and 16 5 105.F or 16 5 105.G.

14. Correction: Access roads shall extend to within 150 feet of all portions of the building. (can be increased to 300 feet when buildings are sprinklered).

15. Correction: A minimum of one fire hydrant shall be located with in 500 feet of all portions of the building – depending on the required fire flow additional hydrants may be required. Please show hydrant on plans.

16. Correction: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication system.

17. Correction: Gates shall have an unobstructed opening of not less than 14 feet in width for one way traffic and 20 feet in width for two way traffic.

18. Correction: Vertical clearance of 13’6” is required over fire department access roads/drives.

19. Correction: Hydrants shall not be located within 40 feet of any portion of the building.

20. Correction: I need more information on the building and the pool dimensions, to determine access around the building. You only show access on two sides, not sure if you will meet code requirements.

21. Correction: Pervious pavement must support the weight of fire apparatus – at least 70,000 pounds.

22. Correction: Fire Department access roads are required to be at least 20 feet wide – where one way traffic occurs 14 feet minimum clearance is required each way.

23. Correction: Gates shall have an approved means of emergency operation and the emergency operation shall be maintained operational at all times. Battery backup is required on all gates.

24. Correction: The access road must remain open and unimpeded at all times – if there will be any lane closures or conditions that will cause response delays please contact Joheida Fister at least 24 hours in advance at joheidaf@hiltonheadislandsc.gov or 842 247 3741.

25. Correction: Fire flow data will need to be provided from the closest hydrant.

26. Correction: In order to determine if the number of hydrants is adequate and if the required fire flow is met please provide the following information square footage of the building, the construction type and if the buildings will be sprinklered.

Floodplain Review v.1 **Corrections Required** **Shari Mendrick Ph: 843-341-4687 email: sharim@hiltonheadisla**

27. Correction: Provide the lowest floor elevation for the new building. All residential construction must be elevated to no less than 13' msl.

NPDES Review v.1 | **Corrections Required** | **Jacob Terry email: jacobt@hiltonheadislandsc.gov**

28. Correction: C 4 Demolition and SWPPP Please adjust the locations of the concrete washout and dumpster location away from the lagoon.

29. Correction: C 4 Demolition and SWPPP If possible, please add a second row of silt fencing along the lagoon.

30. Correction: C 8 Site Improvement Plan Please clarify plans of pervious pavement vs. brick paver pervious parking in calculations. Additionally, confirm that the dumpster pad is considered impervious in the calculations.

31. Correction: Submit a copy of the approval letter for SC DES APC.

Plan Review - Natural Resources v.1 | **Corrections Required** | **Alex Pinckney email: AlexP@hiltonheadislandsc.gov**

32. Correction: Can the 17" Live Oak tree be worked around and retained?
Tree Protection/Preservation, Sec. 16 6 104.B.1.a
All persons are required to make all reasonable efforts to preserve and retain any existing stands of trees, individual trees, and other self supporting plants, whether or not such plants are protected under this section, as well as such other flora that make up part of the understory, shrub layer, or herb layer.

Stormwater Engineering v.1 | **Corrections Required** | **Kelli Uyesugi Ph: 843-341-4602 email: kelliu@hiltonheadislands**

33. Correction: Corrective Action: Section 16 5 109 of the LMO must be met for stormwater requirements since the disturbance is greater than 0.5 acres. Please provide a grading and drainage plan for the improvements. More comments may be necessary once the grading and drainage plan is submitted. Please show drainage easements over existing drainage systems and around existing pond and any new stormwater BMPs or infrastructure for access and maintenance. Please provide access easement with neighboring property to maintain outfall of system into private portion of lagoon. Please ensure pond can safely pass the 25 year storm event to prevent flooding of development. If a master drainage plan exists for the property, please provide. Please update existing pre development/Post development area charts, to reflect existing wet detention basin as impervious. Please update existing survey to include pipe connection from offsite drainage. Offsite drainage must not be obstructed. Existing pipes and stormwater management facility on your property must be fully functioning and clear of any obstructions. Pond should be restored to original design depth, or depth needed for development stormwater requirements. Due to the inlet and pipe near Tanglewood Drive draining public runoff, you will need to dedicate a permanent drainage easement to the Town for this portion of the system.

Traffic Engineering Review v.1 | **Corrections Required** | **Theresa McVey Ph: 843-341-4774 email: TheresaM@hiltonhead**

34. Correction: Add EV Station/Space

35. Correction: Required sight triangles required per 16 5 105.H.4 are not shown on plan.

36. Correction: Provide traffic control (signing, marking, etc.) plan, including any required or anticipated street name sign installations, any required to serve one way facilities, and/or any needed to safely control new or enhanced access crossings of Town pathways. Include /Do Not Enter signage

37. Correction: Dead end drive aisles exceeding 150’ in length after departing an available turnaround area must be treated with an emergency vehicle turnaround on their end that satisfies the requirements of the Town’s Fire and Rescue Department and 16 5 105.F or 16 5 105.G.

38. Correction: An approved detectable warning surface (DWS) material must be provided where pedestrian facilities enter or cross streets or drive aisles. Crosswalks across driveways

39. Correction: Minimum centerline to centerline access separation indicated in 16 5 105.I is not attained. Attain minimum separation or attain waiver from LMO Official in accordance with 16 5 105.I.8.

40. Correction: ADA Accessible parking requirements are not satisfied in accordance with the ADA and/or the International Building Code per 16 5 107.D.6.

41. Correction: Drive aisles and/or backing areas do not satisfy minimum and maximum widths in 16 5 107.E.2.

42. Correction: Ensure that temporary work zone traffic control devices employed are compliant with the Manual on Uniform Traffic Control Devices, available at http://mutcd.fhwa.dot.gov/kno_2009.htm

43. Correction: Provide wheel stops per 16 5 107.F.3.

44. Correction: Depict existing and/or proposed traffic control where Town pathway crosses driveway access.

45. Correction: Off street loading area requirements not satisfied as outlined in 16 5 107.H.8.

46. Correction: Parking design requirements outlined in 16 5 107.E.1 or 16 5 107.E.2 are not satisfied relative to required stall dimensions or backing area dimensions. Spaces on the ends shall be 10' wide

47. Correction: Recommend providing overflow parking at amenity areas and provide on the plan how the pool/clubhouse will be accessible.

Urban Design Review v.1 **Corrections Required** **Melissa Paul-Leto Ph: 843-341-4625 email: melissapl@hiltonhe**

48. Correction: This project requires a Major Corridor review from the Design Review Board. A Major Corridor review consists of two reviews. Conceptual then Final. These are two separate applications that require a level of architectural detail. Once you have submitted a revised plans to your DPR and have resolved approximately 50% of the corrections, you are welcome to have an informal preliminary review to the Design Review Board's Chair and Vice Chair, as well as staff prior to applying for your Conceptual submittal. Please feel free to reach out to me with any questions and concerns at 843 341 4625 or melissapl@hiltonheadislandsc.gov.

CONDITION(S) Addressing: - Address will remain 2 Tanglewood. Unit numbers will be assigned when plans are submitted for building permit.

PERMIT PLANS FOR

2 TANGLEWOOD

HILTON HEAD ISLAND, SC

PARCEL R553 018 000 0330 0000
EXISTING LAND USE: RESORT ACCOMMODATION - INTERVAL OCCUPANCY
FUTURE LAND USE: RESORT ACCOMMODATION - INTERVAL OCCUPANCY

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA 29926

HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

LATITUDE: 32°08'29.8"N
LONGITUDE: 80°45'19.5"W



VICINITY MAP

0 500 1,000 2,000
SCALE IN FEET

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

Sheet List Table	
Sheet No.	Sheet Title
C-1	TITLE SHEET
C-2	GENERAL NOTES & LEGEND
C-3	EXISTING CONDITIONS
C-4	DEMOLITION & SWPP PLAN
C-5	SWPPP DETAILS
C-6	SWPPP DETAILS
C-7	SWPPP DETAILS
C-8	SITE IMPROVEMENTS PLAN
C-9	GRADING PLAN
C-10	ACCESS DRIVE PLAN & PROFILE
C-11	STORMWATER COMPLIANCE PLAN
C-12	CIVIL DETAILS
C-13	TOHH SITE TRIANGLES

PROPERTY OWNER / DEVELOPER

TANGLEWOOD CAPITAL
C/O COREY WENZEL
corey@crevocapital.com
(618) 972-4334
2140 VADALABENE DR, SUITE A
MARYVILLE, IL 62062

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

07/07/2025

ENGINEER OF RECORD:

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
BLUFFTON, SC 29910
843.929.9432

SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
SC PLS#19010
1446 AUDUBON DRIVE SE
AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME
TITLE SHEET

SHEET NO.
C-1

ABBREVIATIONS LIST	
ABBREVIATIONS	DESCRIPTIONS
A	
ABBR	ABBREVIATION
ABV	ABOVE
AC	ACRE
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	
BC	BEGIN CURVE
BLDG	BUILDING
BFS	BEGIN FULL SLOPE
BG	BLACK GUM
BNC	BEGIN NORMAL CROWN
BNS	BEGIN NORMAL SHOULDER
BOS	BOTTOM OF STEEL
BOT	BOTTOM
B.S.L.	BUILDING SETBACK LINE
C	
C	CONDUIT
CATV	CABLE TELEVISION JUNCTION BOX
CED	CEDAR
CF	CUBIC FEET
CHY	CHERRY
CJ	CONSTRUCTION JOINT
CLR	CLEAR
CMF	CONSTRUCTION MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT OR CONDUIT ONLY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
COORD	COORDINATES
CREPE	CREPE MYRTLE
CTR	CENTER
D	
DEG	DEGREE
DGAB	DENSE GRADE AGGREGATE BASE
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DOG	DOGWOOD
DSTB	DISTURBED
DWG	DRAWING
E	
EA	EACH
EB	ELECTRICAL BOX
EC	EMPTY CONDUIT
EC	END CURVE
EF	EACH FACE
EFS	END FULL SLOPE
EJ	EXPANSION JOINT
EL OR ELEV	ELEVATION
ELEC	ELECTRICAL
ENC	END NORMAL CROWN
ENS	END NORMAL SHOULDER
EO	ELECTRICAL OUTLET
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY OR EXISTING WATER
EXIST	EXISTING
EXP	EXPANSION
F	
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FOM	FIBER OPTIC MARKER
FT	FOOT OR FEET
FR	FRAME
G	
GA	GAUGE
GABC	GRADED AGGREGATE BASE COURSE
GALV	GALVANIZED
GI	GRATE INLET
GUM	SWEET GUM
GW	GUY WIRE
I	
IE	INVERT ELEVATION
INV	INVERT
I.O.	IRON PIPE, OLD (FOUND)
J	
JB	JUNCTION BOX
JT	JOINT
K	
KSI	KIPS PER SQUARE INCH
kV	KILOVOLTS
kVA	KILOVOLT-AMPERES
kW	KILOWATTS
kWHM	KILOWATT HOUR METER
L	
LA	LAUREL OAK
LB	POUND
LF	LINEAR FEET
LO	LIVE OAK

ABBREVIATIONS LIST	
ABBREVIATIONS	DESCRIPTIONS
M	
MB	MAILBOX
MAG	MAGNOLIA
MAP	MAPLE
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MIN	MINIMUM
MIM	MIMOSA
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
N	
N/F	NOW OR FORMERLY
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTER DIAMETER
OE	OVERHEAD ELECTRICAL
P	
PL	PLATE
PN	PINE
PNL	PANEL
PP	POWER POLE
P/S	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
R	
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REQD	REQUIRED
R/W	RIGHT-OF-WAY
S	
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE OR STRUCTURAL
SGD	SUBGRADE DRAIN
T	
T&B	TOP & BOTTOM
TC	TOP OF CURB
TEL	TELEPHONE JUNCTION BOX
TEMP	TEMPORARY
TOS	TOP OF STEEL
TRNSFMR	TRANSFORMER
TYP	TYPICAL
T/P	TOP OF PAVEMENT
U	
UE	UNDERGROUND ELECTRICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
V	
V	VOLT
VERT	VERTICAL
W	
W/	WITH
WAX	WAX MYRTLE
WM	WATER METER
WO	WATER OAK
WP	WORKING POINT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC

SYMBOLS LIST	
SYMBOLS	DESCRIPTION
&	AND
@	AT
*	ASTERISK
L	ANGLE
°	DEGREES
'	MINUTES OR FEET
#	NUMBER OR POUNDS
%	PERCENT
"	SECONDS OR INCH

1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
5) VERTICAL DATUM IS NAVD88.
6) CONTOUR INTERVAL IS 1'
7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

LEGEND

EXISTING

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- POWER POLE
- EXISTING ELECTRICAL BOX/TRANSFORMER/VAULT
- EXISTING SPOT ELEVATION (+17.99)
- EXISTING CONTOURS (16)
- EXISTING DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VAULT
- EXISTING WATER/GAS/SEWER VALVE
- EXISTING CONTROL POINT/BENCHMARK
- UE — EXISTING UNDERGROUND ELECTRICAL
- OE — EXISTING OVERHEAD ELECTRICAL
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAINAGE PIPE
- COMM — EXISTING UNDERGROUND COMMUNICATIONS
- DB — EXISTING DUCT BANK
- FM — EXISTING FORCE MAIN
- SAN — EXISTING SANITARY SEWER
- X — EXISTING FENCE
- EXISTING TREE LINE
- ASPHALT — EXISTING PAVEMENT – ASPHALT
- CONCRETE — EXISTING PAVEMENT – CONCRETE
- LIMITS OF CONSTRUCTION
- C — GRADING CUT
- F — GRADING FILL
- F — EXISTING – FIBER OPTIC
- G — EXISTING – GAS
- W — EXISTING – WATER
- TELEPHONE SERVICE
- TELEVISION SERVICE
- UTILITY POLE
- GUY

PROPOSED

- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SIGN
- PROPOSED POLE
- PROPOSED ELECTRICAL BOX/TRANSFORMER/VAULT
- PROPOSED SPOT ELEVATION (x 17.99)
- PROPOSED CONTOURS (16)
- PROPOSED DROP INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VAULT
- PROPOSED WATER/GAS/SEWER VALVE
- TPXX — TEST PIT
- HAXX — HAND AUGER
- CXX — CPT SOUNDINGS
- UE — PROPOSED UNDERGROUND ELECTRICAL
- OE — PROPOSED OVERHEAD ELECTRICAL
- W — PROPOSED WATER LINE
- SD — PROPOSED STORM DRAINAGE PIPE
- COMM — PROPOSED UNDERGROUND COMMUNICATIONS
- DB — PROPOSED DUCT BANK
- FM — PROPOSED FORCE MAIN
- SAN — PROPOSED SANITARY SEWER
- PROPOSED FENCE
- PROPOSED TREE LINE

TREES

- PROPOSED PAVEMENT – ASPHALT
- PROPOSED PAVEMENT – CONCRETE
- CLEAR — PROPOSED PAVEMENT – GRAVEL

GENERAL NOTES:

1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN.
3. THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE, DURING REGULAR HOURS (8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS), BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT), TOWN OF HILTON HEAD ISLAND SPECIFICATIONS, AND THE PROJECT SPECIFICATIONS.
5. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED ON THE PLANS OR IN THE SPECIFICATIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION, NOTED ON THE CONTRACTOR'S PROPOSAL, AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS DESIGNED.
6. THE EXISTENCE, ABSENCE, LOCATION AND ELEVATION OF UNDERGROUND UTILITIES ON THE PLANS ARE NOT BASED ON FIELD MARKS, ARE NOT GUARANTEED, AND SHALL BE INVESTIGATED, UNEARTHED IF NECESSARY, AND VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
8. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND.
9. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE UTILITIES PRIOR TO AND/OR DURING CONSTRUCTION.
10. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER AND SANITARY SEWER LINES.
11. NO EXTRA PAYMENT WILL BE MADE FOR REPAIRS TO DAMAGE OF EXISTING UTILITIES.
12. THE CONTRACTOR WILL NOT BE PAID FOR DELAYS OR EXTRA EXPENSE CAUSED BY UTILITY FACILITIES, OBSTRUCTIONS, OR ANY OTHER ITEMS NOT REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THEIR WORK.
13. ALL STRUCTURES, TREES AND SHRUBS WHICH ARE WITHIN THE LIMITS OF THE PROPERTY BOUNDARY, BUT OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
14. UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE DISPOSED OF OFFSITE.
15. CONTRACTOR IS TO CLEAN ALL STORM WATER INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY SILT AND DEBRIS. THE CLEANING OF DROP INLETS, CULVERTS, AND PIPES (EXISTING AND PROPOSED) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.
16. ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDIENT MANNER AT THE CONTRACTOR'S EXPENSE.
17. CONTRACTOR MAY SUBMIT BID ALTERNATIVES ON SITE WORK ELEMENTS FOR REVIEW AND APPROVAL BY ENGINEER AND ANY APPLICABLE OUTSIDE REGULATORY AGENCIES OR UTILITY COMPANIES.

SCDHEC STANDARD NOTES:

1. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER & TEMPORARY SEEDING AT THE END OF THE DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED
   A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, & EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
5. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS OR OBTAIN APPROVAL FOR AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 & SCR100000.
6. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
7. ALL SEDIMENT & EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
8. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
9. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
10. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT & VEHICLE WASHING, WHEEL WASH WATER, & OTHER WASH WATER. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
11. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES & EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP's (SEDIMENT BASIN, FILTER BAG, ETC.)
12. THE FOLLOWING DISCHARGES FROM THE SITE ARE PROHIBITED:
    - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
    - WASTEWATER FROM WASHOUT & CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS & OTHER CONSTRUCTION MATERIALS
    - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE
    - SOAPS OR SOLVENTS USED IN VEHICLE & EQUIPMENT WASHING
13. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK & MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
14. IF EXISTING BMP's NEED TO BE MODIFIED OR IF ADDITIONAL BMP's ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC's WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE NEXT STORM IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP & ALTERNATIVE BMP's MUST BE IMPLEMENTED AS SOON A REASONABLY POSSIBLE.
15. TEMPORARY DIVERSION BERMS AND/OR DITCHES WLL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
16. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
17. IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND INSTALLATION OUTSIDE OF THESE AREAS WILL REQUIRE A MODIFICATION TO THE PERMIT.
18. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
19. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.

PROJECT DATA:

1.	TAX MAP & PARCEL NUMBERS:	R553 018 000 0330 0000
2.	SITE ADDRESS:	2 TANGLEWOOD DRIVE, HILTON HEAD ISLAND, SC 29928
3.	ACREAGE OF PROPERTY:	1.2 ACRES
4.	ACREAGE OF DISTURBANCE:	0.9 ACRES
5.	OWNER:	CREVO CAPITAL
6.	ZONING:	RESORT DEVELOPMENT (RD)
7.	OVERLAY ZONING:	COR – RD
8.	EXISTING LAND USE:	RESORT ACCOMMODATION – INTERVAL OCCUPANCY
9.	PROPOSED LAND USE:	RESORT ACCOMMODATION – INTERVAL OCCUPANCY
10.	FLOOD ZONE:	AE (9) & X-SHADED
11.	VERTICAL DATUM:	NAVD 88 DATUM
12.	HORIZONTAL DATUM:	SOUTH CAROLINA STATE PLANE BASED ON NAD 83, SCVRS NETWORK

UTILITIES:

WATER AND SEWER
SOUTH ISLAND PUBLIC SERVICE DISTRICT
SERVICE CONTACT: 843-785-6224
REPORT OUTAGE: 843-785-6224

POWER
PALMETTO ELECTRIC COOPERATIVE
SERVICE CONTACT: 843-208-5551
REPORT OUTAGE: 866-445-5551

COMMUNICATION
SPARKLIGHT
SERVICE CONTACT: 843-686-1138
REPORT OUTAGE: 843-686-1138

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 8843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
07/07/2025

ENGINEER OF RECORD:
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BLUFFTON, SC 29910
843.929.9432

SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
SC PLS#19010
1446 AUDUBON DRIVE SE
AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 5 10
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 10'

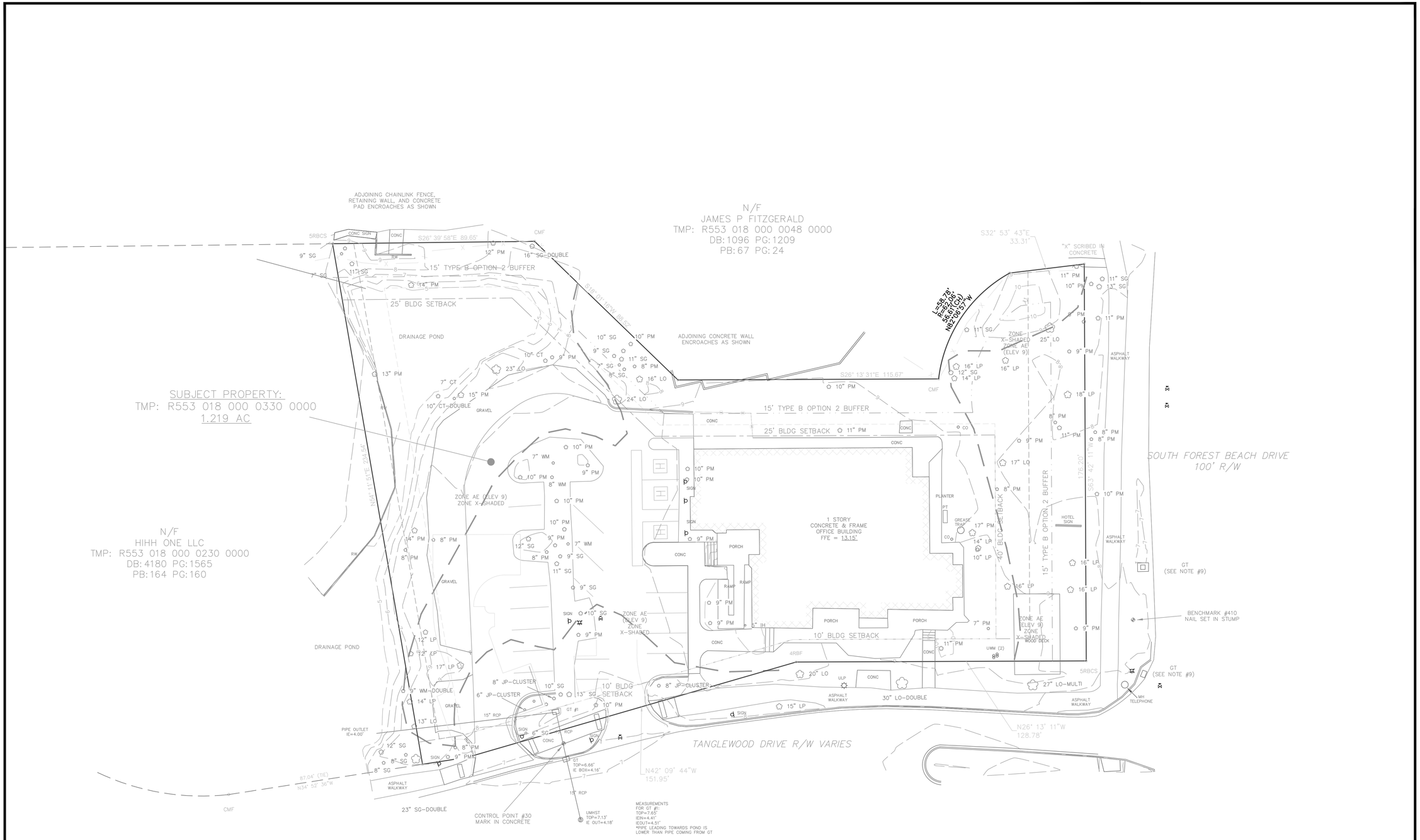
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME
GENERAL NOTES & LEGEND

SHEET NO.
C-2



LEGEND:
N/F - NOW OR FORMERLY
TMP - TAX MAP PARCEL
4RBF - #4 REBAR FOUND
5RBCS - #5 REBAR WITH CAP SET
CMF - CONCRETE MONUMENT FOUND
CP - CALCULATED POINT
HYD - FIRE HYDRANT
WV - WATER VALVE
UWM - WATER METER
CO - CLEANOUT
GT - GRATE TRAP
PT - PROPANE TANK
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
CT - CHINESE TALLOW
IH - INDIAN HAWTHORN
JP - JAPANESE PRIVET
LO - LIVE OAK
LP - LOBLOLLY PINE
PM - PALMETTO
SG - SWEETGUM
WHO - WHITE OAK
WO - WATER OAK

NOTES:
1. HORIZONTAL DATUM IS BASED OFF STATE PLANE COORDINATES NAD83
2. VERTICAL DATUM IS NAVD88 DETERMINED USING GPS MEASUREMENTS
3. CONTOUR INTERVAL IS 1.0'
4. TREE SURVEY FOLLOWS GUIDELINES DETAILED IN SECTION 16-6-104 IN HILTON HEAD, SC LAND MANAGAMENT ORDINANCE
5. ALL TREES WITH DBH (DIAMETER AT BREAST HEIGHT) GREATER THAN 6 INCHES WERE LOCATED AND SHOWN ON THIS SURVEY
   5.1. NO SIGNIFICANT TREES OR SPECIMEN TREES WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY
6. TREES WITH MULTIPLE TRUNKS SHOW THE CUMULATIVE TOTAL OF THE DIAMETER OF ALL TRUNKS
7. ONLY UTILITIES APPARENT AT THE GROUND SURFACE WERE LOCATED DURING THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED
8. ACCORDING TO FEMA FLOOD PANEL 45013C0444G (EFFECTIVE 3/23/2021), PORTIONS OF THE PROPERTY FALL IN FLOODZONE AE (ELEV 9) AND FLODDZONE X-SHADED
   8.1. LINES SHOWING THE EDGES OF THE FLOODZONES WERE TRACED FROM FEMA FLOOD PANEL 45013C04G AND MARKED WITH A DOTTED LINE
9. GRATE TRAPS ALONG SOUTH FOREST BEACH DRIVE HAVE RECESSED PIPES LEADING INTO AND AWAY FROM STRUCTURE. COULD NOT DETERMINE WHAT OTHER DRAINAGE STRUCTURES THESE CONNECT TO
10. PROPERTY CORNERS ARE #5 REBARS WITH CAPS SET UNLESS OTHERWISE NOTED
11. PREVIOUS SURVEY SHOWS A SANITARY SEWER MANHOLE AND LINE IN THE SOUTHEAST CORNER LEADING TO SOUTH FOREST BEACH DRIVE. NO MANHOLE WAS FOUND BY THIS SURVEYOR AT THE TIME OF THIS SURVEY. FURTHER INVESTIGATION WILL BE NEEDED TO FINALIZE LOCATION OF SANITARY SEWER LINE LEAVING THIS SITE

BENCHMARK COORDINATES:
POINT 410 ZTNS
N: 112,073.868'
E: 2,075,819.196'
ELEV: 8.99'

REFERENCES:
1. PB: 164 PG: 160

STURRE ENGINEERING
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07/07/2025

ENGINEER OF RECORD

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PO Box 2227
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843.929.9432

SURVEYOR

PATRICK BOYLAN, PLS
BOYLAN SURVEYING
SC PLS#19010
1446 AUDUBON DRIVE SE
AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 07/07/2025

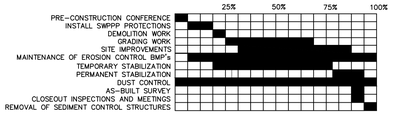
SHEET NAME

EXISTING CONDITIONS

SHEET NO.

C-3

PORTION OF CONSTRUCTION ACTIVITIES

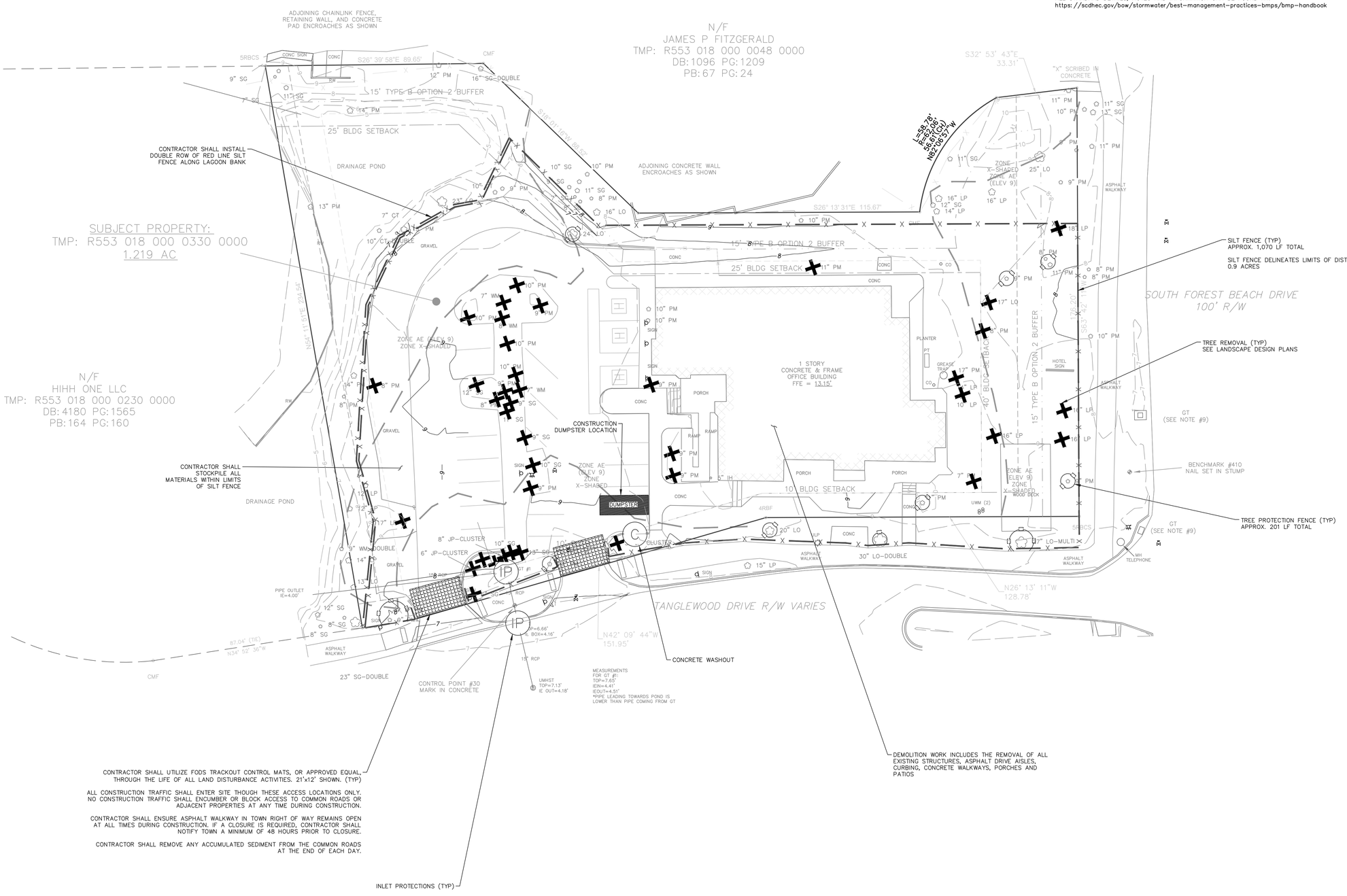


I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NOTE:

ALL DISTURBED AREAS SHALL UTILIZE DUST CONTROL, TEMPORARY SEEDING, AND PERMANENT SEEDING PRACTICES THROUGH THE LIFE OF CONSTRUCTION PER THE SCDHEC BMP HANDBOOK, LATEST EDITION (TYP).

ALL STANDARD DETAILS, NOTES AND INFORMATION CAN BE FOUND AT:
https://scdhec.gov/bow/stormwater/best-management-practices-bmps/bmp-handbook



STURRE ENGINEERING
Civil Design & Development

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PREPARED FOR:

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PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

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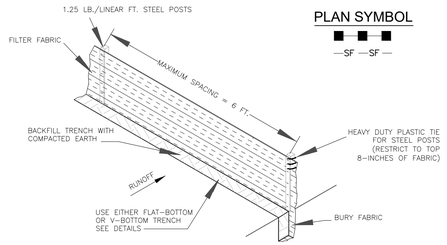
REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME
DEMOLITION & SWPP PLAN

SHEET NO.
C-4

SILT FENCE INSTALLATION



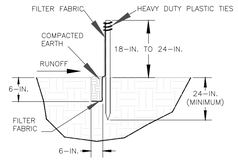
PLAN SYMBOL

—SF —SF —

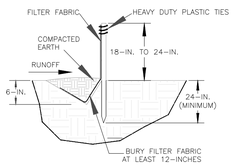
SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100–feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1–foot minimum overlap;
   - Overlap silt fence by installing 3–feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy–duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy–duty plastic ties that are evenly spaced within the top 8–inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie–Backs) every 50–100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC–03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38–inches and a nominal "T" length of 1.48–inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17–square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24–inches. A minimum height of 1– to 2– inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6–feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

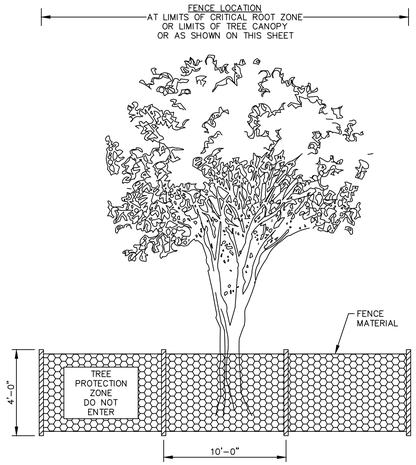
1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie–backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC–03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

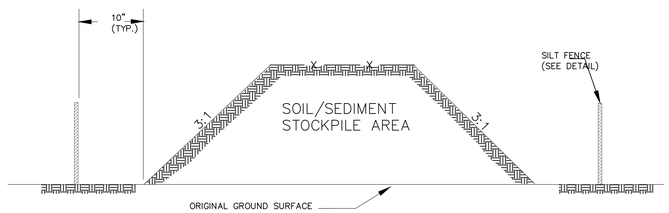


TREE PROTECTION FENCE DETAIL

N.T.S.

TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH TOWN OF HILTON HEAD LMO SEC. 16–6–104.J.3.b. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN–GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

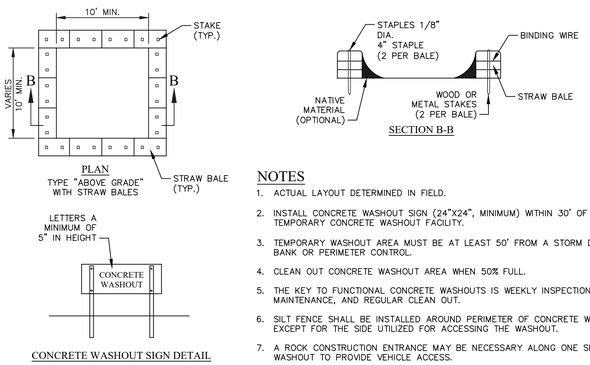
South Carolina Department of Health and Environmental Control

TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC–15 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

STRAW BALE BARRIER CONCRETE WASHOUT



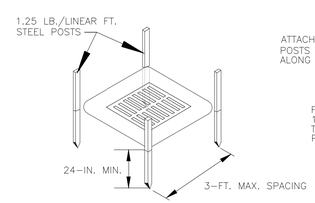
CONCRETE WASHOUT SIGN DETAIL

NOTES

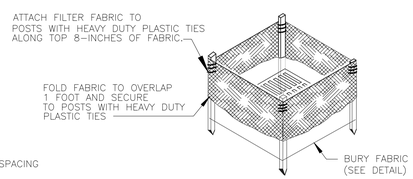
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND

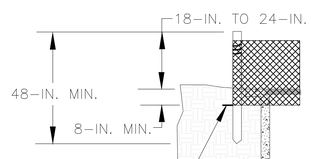
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

PLAN SYMBOL

A

South Carolina Department of Health and Environmental Control

Type A

FILTER FABIC INLET PROTECTION

STANDARD DRAWING NO. SC–07 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

TYPE A – FILTER FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

TYPE A – POST REQUIREMENTS

1. Silt Fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38–inches and a nominal "T" length of 1.48–inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24–inches. A minimum height of 1– to 2– inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3–feet on center.

TYPE A – INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control

Type A

FILTER FABIC INLET PROTECTION

STANDARD DRAWING NO. SC–07 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
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PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

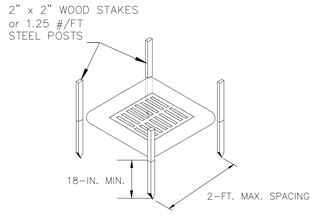
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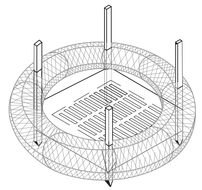
SWPPP DETAILS

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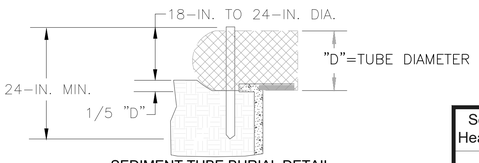
C-5



POST INSTALLATION DETAIL



SEDIMENT TUBE INSTALLATION DETAIL



SEDIMENT TUBE BURIAL DETAIL

PLAN SYMBOL



South Carolina Department of Health and Environmental Control

Type A
SEDIMENT TUBE INLET PROTECTION
STANDARD DRAWING NO. SC-07A PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

TYPE A – SEDIMENT TUBE INLET PROTECTION

GENERAL NOTES

1. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch–filled sediment tubes are not permitted.
2. The outer netting of the sediment tube should consist of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material.
3. Sediment tube diameters shall range from 18–inches to 24–inches. Sediment tunes with smaller diameters are prohibited when used as inlet protection.
4. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
5. Sediment tubes should be staked using wooden oak stakes (2–inch X 2–inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48–inches in length placed on 2–foot centers.
6. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
7. The ends of adjacent sediment tubes should be overlapped 6–inches to prevent flow and sediment from passing through the field joint.
8. Sediment tubes should not be stacked on top of one another.
9. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
10. Install stakes at a diagonal facing incoming runoff.

INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tube inlet protection shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the sediment tube. When a sump is installed in front of the inlet protection, sediment shall be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control

Type A
SEDIMENT TUBE INLET PROTECTION
STANDARD DRAWING NO. SC-07A PAGE 2 of 2
NOT TO SCALE FEBRUARY 2014 DATE

PLAN SYMBOL

South Carolina Department of Health and Environmental Control

Type F
INLET TUBES
STANDARD DRAWING NO. SC-11 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

TYPE F – INLET TUBES INLET PROTECTION

GENERAL NOTES

1. Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hardwood mulch, or a mix of these materials enclosed by a flexible netting material.
2. Inlets tubes should utilize an outer netting that consists of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.
3. Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
4. Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.
5. Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stack inlet tubes. Do not completely block inlet with tube.
6. Non–weighted inlet tubes require staking or other stabilization methods to keep them safely in place.
7. Overflow or overtopping of inlet tubes must be allowed to flow into inlet unobstructed.
8. To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall event that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.

4.Remove accumulated sediment when it reaches 1/3 the height of the blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.

5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Replace inlet tube when damaged or as recommended by manufacturer's specifications.
8. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control

Type F
INLET TUBES
STANDARD DRAWING NO. SC-11 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

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PREPARED FOR:

TANGLWOOD CAPITAL

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R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

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REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME

SWPPP DETAILS

SHEET NO.

C-6

Dust Control

Plan Symbol

DC

Description

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It

Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

Dust Control Design Criteria

There are many methods to control dust on construction sites. These methods include but are not limited to :

- Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce dust emissions.
- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control.
- Mulch. Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a fast, effective means of controlling dust.
- Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic.
- Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

Inspection and Maintenance

- Add additional dust control or re-spray area as necessary to keep dust to a minimum.
- Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.



Dust Control by Sprinkling Water



Dust Control by Sprinkling Water

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.
Sprayed areas are ineffective at limiting dust.	Re-spray areas and ensure that the application rate is proper. Try another product or method if current dust control is not effective.

Temporary Seeding

Plan Symbol

TS

Description

The purpose of temporary seeding is to reduce erosion and sedimentation by stabilizing disturbed areas that would otherwise lay bare for long periods of time before they are worked or stabilized. Temporary seeding is also used where permanent vegetation growth is not necessary or appropriate.

When and Where to Use It

Temporary seeding is used on exposed soil surfaces such as demuded areas, soil stockpiles, dikes, dams, banks of sediment basins, banks of sediment traps, and temporary road banks. Temporary seeding prevents and limits costly maintenance operations on other sediment control structures. Sediment clean-out requirements for sediment basins, sediment, traps, and silt fence is reduced if the drainage area is seeded when grading and construction operation are not taking place.

Temporary stabilization is required within 14 days after construction activity is complete **unless construction activity is going to resume within 21 days**. Cover seeded areas with an appropriate mulch to provide protection from the weather. When the temporary vegetation does not grow quickly or thick enough to prevent erosion, re-seed as soon as possible. Keep seeded areas adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Seed Selection

Seed selection is based on geographical location, soil type and the season of the year in which the planting is to be done. Use the tables in Appendix C as a guide for conventional tillage methods (plowing, seedbed preparation, hydroseeding, etc). If a fast growing crop to nurse the permanent specie or species is required, then use the mix rate. Failure to carefully follow agronomic recommendations results in an inadequate stand of temporary vegetation that provides little or no erosion control.

Installation

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be desirable to apply lime during the temporary seeding operation to benefit the long-term permanent seeding. Apply a minimum of 1.5 tons of Lime/acre (70 pounds per 1000 square feet) if it is to be used.

Fertilizer

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or equivalent during temporary seeding unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow.

Seeding

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method available for the type of seed used and the location of the temporary seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and then lightly firm the area with a roller or cultipacker.

Mulching

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base seed selection should on the requirements of local Specifications.

Inspection and Maintenance

- Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation.
- Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that conditions for growth are good.
- Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

- Base seed selection on local Specifications.
- Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to prevent erosion should be re-seeded.





Temporary Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Slope was improperly dressed before application.	Roughen slopes. Furrow along the contour of areas to be seeded.
Coverage is inadequate.	Follow recommended application rates. Count the number of seedbags to ensure the correct amount of material is being applied. Reapply to thin areas.
Seeds fail to germinate.	Apply straw mulch to keep seeds in place and to moderate soil moisture and temperature. In arid areas, temporary irrigation may be necessary.
Seeded slope fails.	Fill in rills and re-seed; fertilize, and mulch slopes.
Seeding is washed off slope.	Allow at least 24-hours for the materials to dry before a rain event. Follow manufacturer's recommendations. Reapply where necessary.
Excessive water flows across stabilized surface.	Use other BMPs to limit flow on stabilized area and to reduce slope lengths. Do not use to stabilize areas with swift moving concentrated flows.

Permanent Seeding

Plan Symbol

PS

Description

Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

When and Where to Use It

A major consideration in the selection of the type of permanent grass to establish is the intended use of the land. Land use is separated in to two categories, high-maintenance and low-maintenance.

High-maintenance

High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

Low-maintenance

Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited access.

Seed Selection

The use of native species is preferred when selecting vegetation. Base plant seed selection on geographical location, the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Failure to carefully follow agronomic recommendations results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Installation

Topsoil

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the area.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural limestone per acre (70 pounds per 1000 square feet).

Fertilizer

Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent seeding of grasses unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow. Do not mix the lime and the fertilizer prior to the field application.

Seeding

Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Mulching

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

Inspection and Maintenance

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a follow-up survey after one year and replace failed plants where necessary.
- If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
- If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant materials and quantities of lime and fertilizer.
- Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results.
- If the season prevents re-sowing, mulch is an effective temporary cover.
- Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30 percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage, in which 70 percent of that square yard is covered with vegetation.



Permanent Seeding



Permanent Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA NATIONAL
STURRE DESIGN & DEVELOPMENT, LLC No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
07/07/2025

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BOYLAN SURVEYING
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AIKEN, SC 29801
803.480.4495

PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

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REV #	DATE	DESCRIPTION

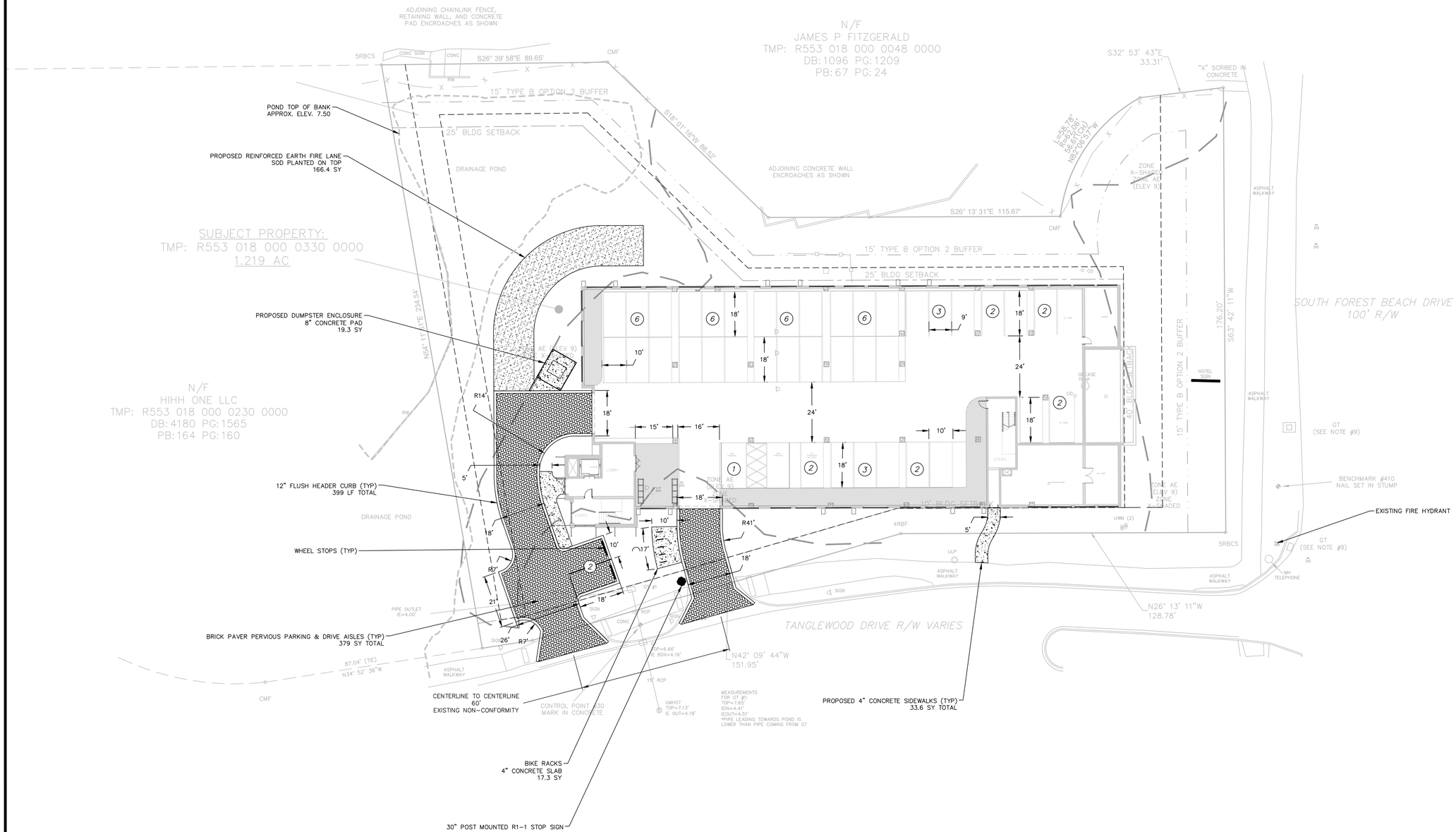
DATE 07/07/2025

SHEET NAME
SWPPP DETAILS

SHEET NO.
C-7

TOWN OF HILTON HEAD DATA:

1.	SITE ADDRESS:	2 TANGLEWOOD DRIVE, HILTON HEAD ISLAND, SC, 29928
2.	PARCEL NO.:	R553 018 000 0330 0000
3.	ZONING DISTRICT:	RESORT DEVELOPMENT (RD)
4.	OVERLAY DISTRICT:	COR-RD
5.	FLOOD ZONE	AE (9), X-SHADED
6.	RECEIVING STREAM:	MARSHES OF BROAD CREEK
7.	ULTIMATE STREAM:	BROAD CREEK
8.	EXISTING USE OF PROPERTY:	RESORT ACCOMMODATION – INTERVAL OCCUPANCY
9.	PROPOSED USE OF PROPERTY:	RESORT ACCOMMODATION – INTERVAL OCCUPANCY
10.	GROSS SITE ACRES:	1.249 ACRES (53,090 SF)
11.	NET SITE ACRES:	1.249 ACRES (53,090 SF)
12.	DISTURBED AREA:	0.9 ACRES
13.	ALLOWED TOTAL DENSITY (RESIDENTIAL):	16 UNITS / NET ACRE
14.	MAXIMUM PROPOSED DENSITY:	20 UNITS
15.	MINIMUM NUMBER OF PARKING SPACE:	2.0 PARKING SPOTS PER UNIT X 20 UNITS = 40 REQUIRED SPACES
16.	PROPOSED PARKING SPACE:	43 PROPOSED SPACES (2 ADA SPACES)
17.	MAXIMUM BUILDING HEIGHT:	60 FT.
18.	PROPOSED BUILDING HEIGHT:	< 60 FT.
19.	MAXIMUM ALLOWED IMPERVIOUS AREA:	0.62 ACRES (27,198 SF) [NET] (50%)
20.	PROPOSED IMPERVIOUS AREA:	0.62 ACRES (27,119 SF) [NET] (50%)
21.	MINIMUM REQUIRED OPEN SPACE & PERCENTAGE:	0.20 ACRES (8,703 SF) [NET] (16%)
22.	PROPOSED PERVIOUS OPEN SPACE:	0.55 ACRES (24,131 SF) [NET] (44%)
20.	ESTIMATED CONSTRUCTION SCHEDULE: 6–12 MONTHS	



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PREPARED FOR:

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PROJECT:

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0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

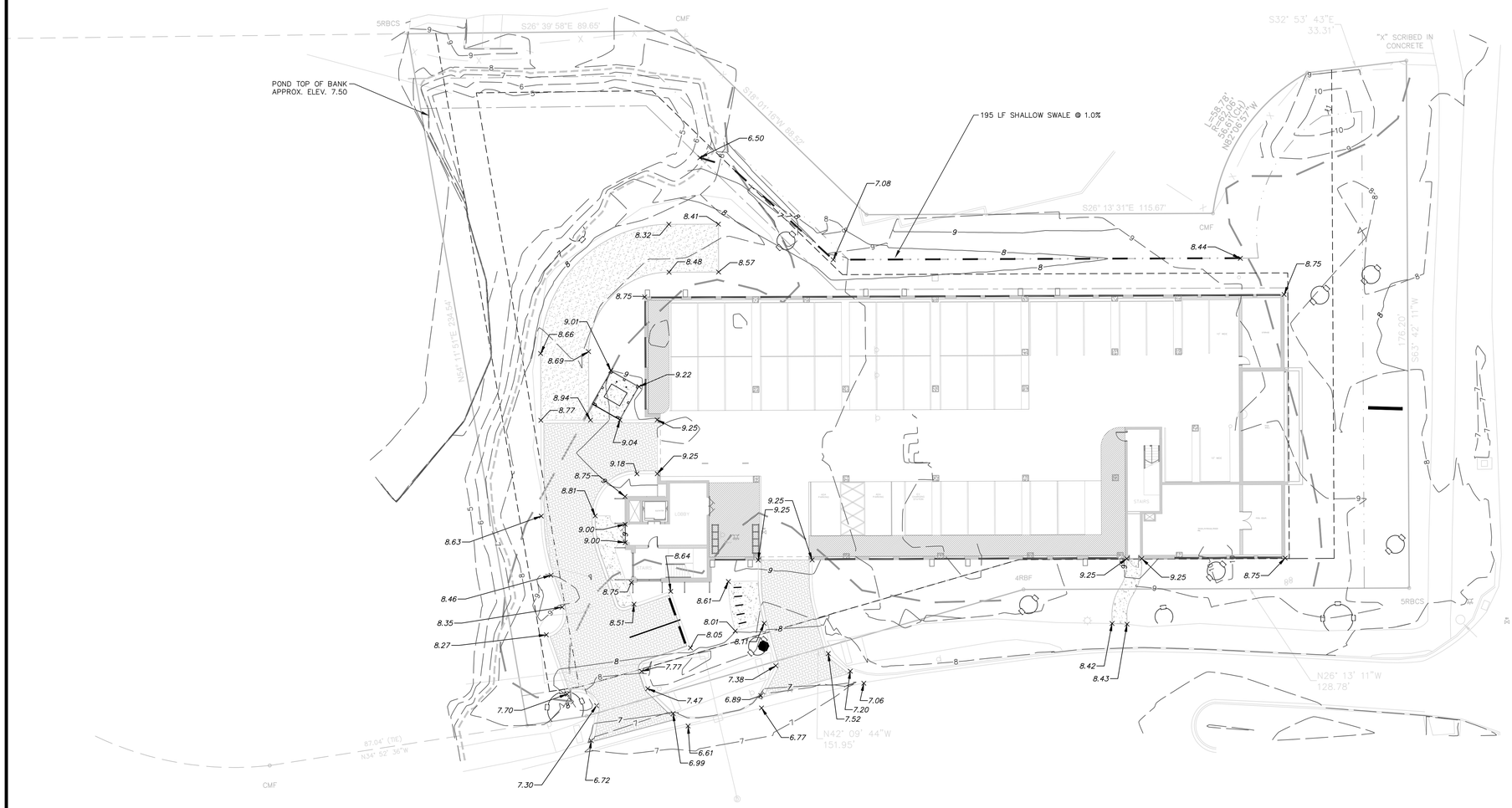
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DATE 07/07/2025

SHEET NAME
SITE IMPROVEMENT PLAN

SHEET NO.
C-8



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0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

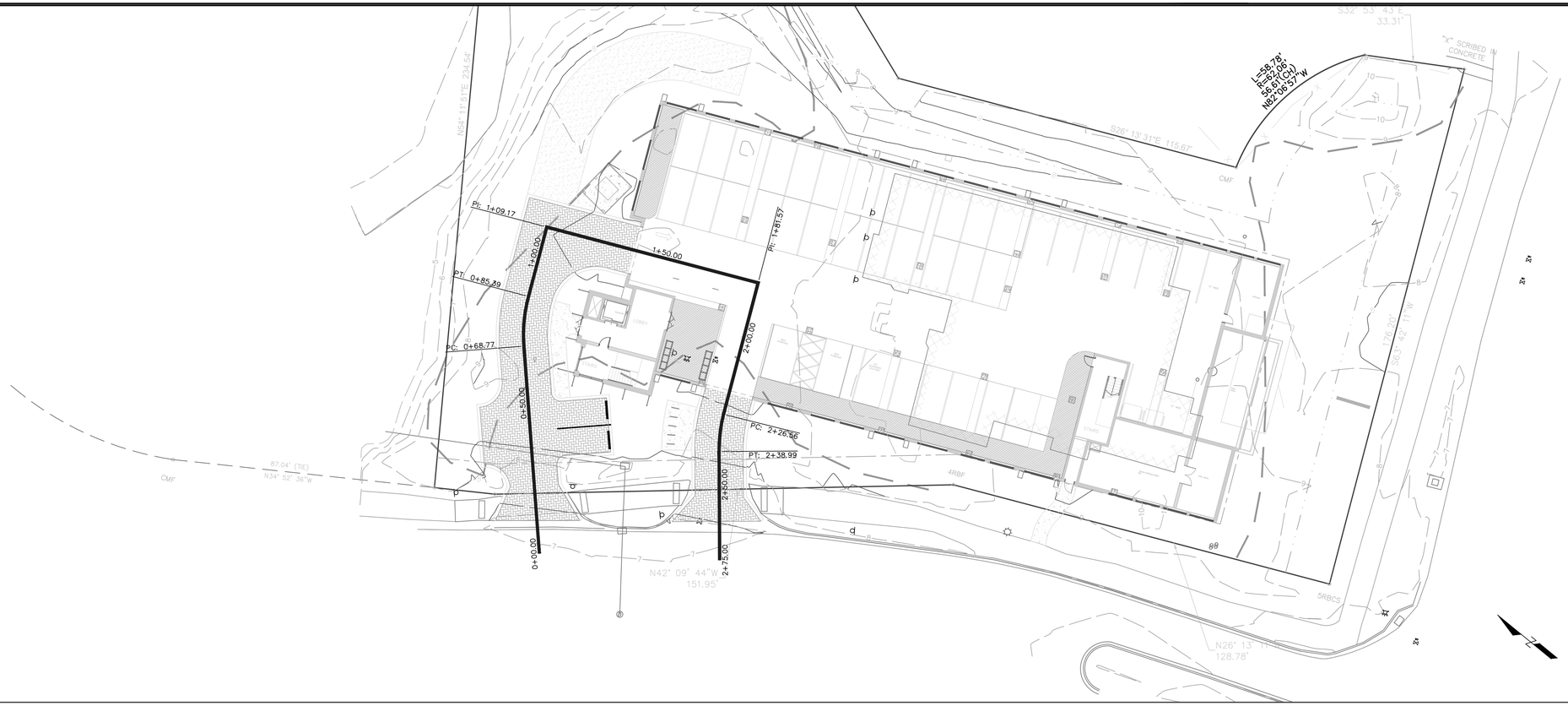
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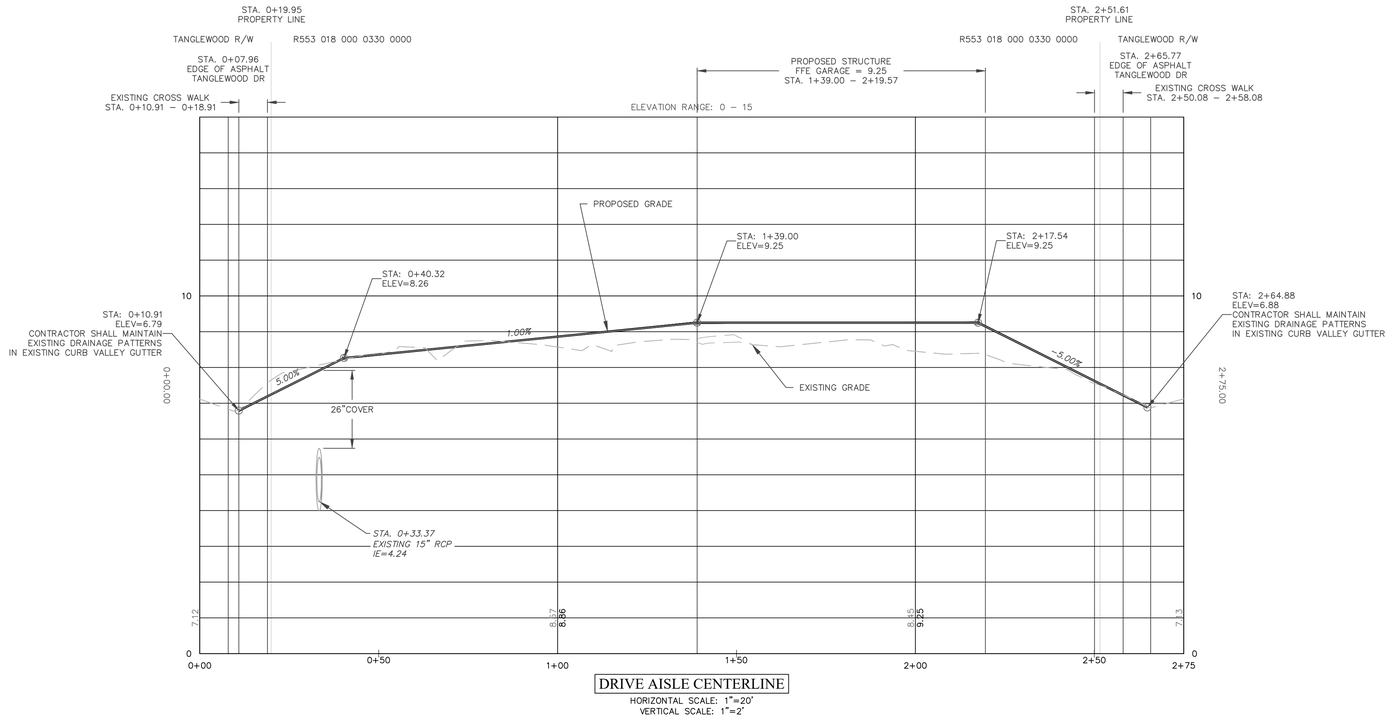
REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME
GRADING PLAN

SHEET NO.
C-9





DRIVE AISLE CENTERLINE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

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PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
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STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'

0 1 2 4
SCALE IN FEET
PLAN
VERTICAL SCALE 1" = 2'

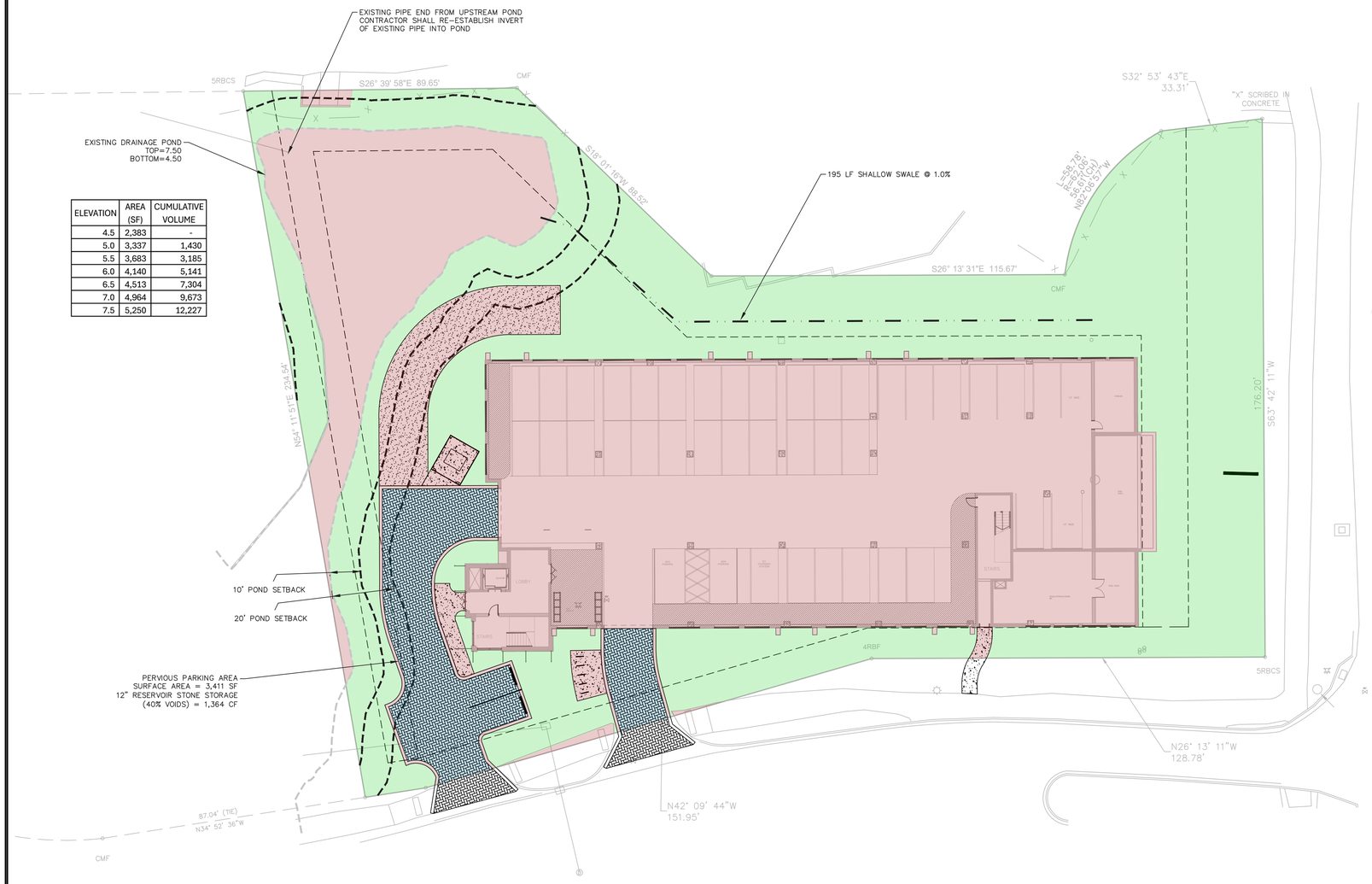
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REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME
ACCESS DRIVE
PLAN & PROFILE

SHEET NO.
C-10



ELEVATION	AREA (SF)	CUMULATIVE VOLUME
4.5	2,383	-
5.0	3,337	1,430
5.5	3,683	3,185
6.0	4,140	5,141
6.5	4,513	7,304
7.0	4,964	9,673
7.5	5,250	12,227

IMPERVIOUS AREA

BMP AREA

PERVIOUS OPEN SPACE

Pre-Development Areas

Land Cover	SF	AC	%	CN
Total	**54,397**	**1.25**		**75**
Structure	7,069	0.16		98
Asphalt	10,252	0.24		98
Concrete	2,304	0.05		98
Gravel	2,926	0.07		76
Wet Detention Basin	5,250	0.12		98
Total Impervious	**27,801**	**0.64**	**51%**	**96**
Patios	2,636	0.06		83
Pervious	23,960	0.55		49
Total Open Space	**26,595**	**0.61**	**49%**	**52**

All Soils are classified as Fripp-Baratari complex (HSG A)

Post-Development Areas

Land Cover	SF	AC	%	CN
Total	**54,397**	**1.25**		**74**
Structure	19,294	0.44		98
Asphalt	171	0.00		98
Concrete	911	0.02		98
Gravel	1,494	0.03		76
Wet Detention Basin	5,250	0.12		98
Total Impervious	**27,119**	**0.62**	**50%**	**97**
Patios	-	-		83
Pervious	24,131	0.55		49
Pervious Pavement	3,147	0.07		76
Total Open Space	**27,278**	**0.63**	**50%**	**52**

All Soils are classified as Fripp-Baratari complex (HSG A)

SCDES VOLUME REQUIREMENTS

POND
0.5" OF RUNOFF FROM AREA TO POND
0.5"/12 X 54,397 SF = 2,267 CF

INFILTRATION PRACTICES
1" OF RUNOFF FROM CHANGE IN IMPERVIOUS
DECREASE IN IMPERVIOUS AREA, NO REQUIREMENT

ORIGINAL POND DESIGN

FROM THOMAS & HUTTON ENGINEERING COMPANY LAGOON SYSTEM FOR FITM PROPERTY ON HILTON HEAD ISLAND, SOUTH CAROLINA BEAUFORT COUNTY, DATED 4/10/1978.

SYSTEM REQUIREMENTS
2' OF STORAGE DEPTH TO ACCOMMODATE 50 YEAR STORM

PRE-DEVELOPMENT
AREA TO POND = 54,397 SF (1.25 AC)
CN = 75 (SAME AS DESIGN CONDITIONS)
S = (1,000/CN) - 10 = 3.3
RAINFALL DEPTH, P (50-YEAR) = 9.7 IN
RUNOFF DEPTH, Q = (P - 0.2S)^2 / (P + 08S) = 6.6 IN
RUNOFF VOLUME = Q/12 X A = 6.6/12 X 54,397 SF = 29,918 CF

POST-DEVELOPMENT
AREA TO POND = 54,397 SF (1.25 AC)
CN = 74
S = (1,000/CN) - 10 = 3.5
RAINFALL DEPTH, P (50-YEAR) = 9.7 IN
RUNOFF DEPTH, Q = (P - 0.2S)^2 / (P + 08S) = 6.5 IN
RUNOFF VOLUME = Q/12 X A = 6.5/12 X 54,397 SF = 29,465 CF
(453 CF REDUCTION IN RUNOFF FROM PRE-DEVELOPMENT CONDITIONS)

AVAILABLE ONSITE VOLUME
POND @ 2' STAGE = 5,141 CF (DETENTION)
PERVIOUS PARKING = 1,364 CF (RETENTION)
TOTAL AVAILABLE ONSITE VOLUME = 6,505 CF

REMAINING VOLUME REQUIREMENT = 22,960 CF (FROM POST-DEVELOPMENT)
AVAILABLE VOLUME @ 2' STAGE IN REMAINDER OF EXISTING DETENTION POND
[FROM ORIGINAL DESIGN CALCS] = 149,498 CF

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NATHAN STURRE

07/07/2025

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PREPARED FOR:

TANGLEWOOD CAPITAL

PROJECT:

2 TANGLEWOOD DR
R553-018-000-0230-0000

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VERT. DATUM: NAVD88

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

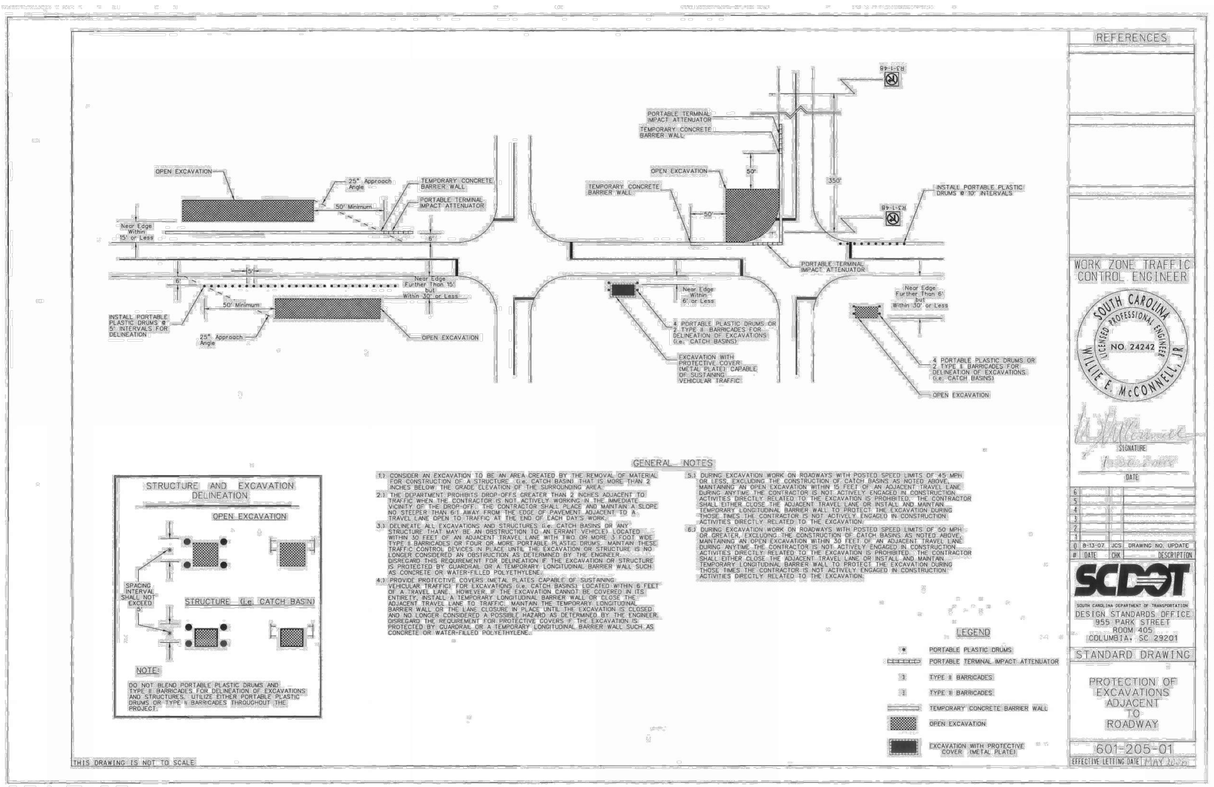
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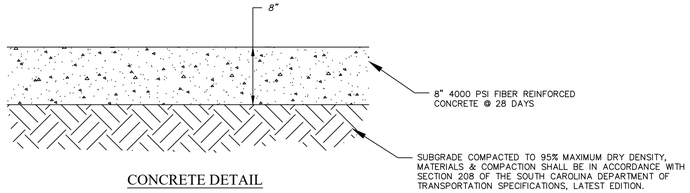
REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME
STORMWATER COMPLIANCE

SHEET NO.
C-11

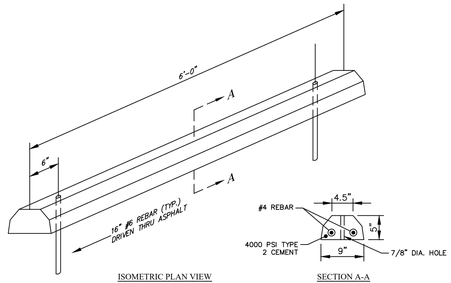




CONCRETE DETAIL

N.T.S.

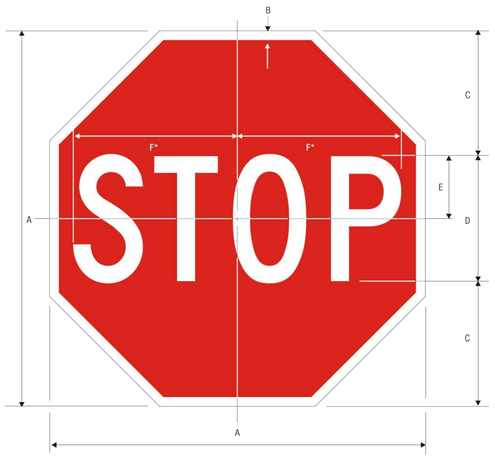
NOTES:
1. WIDTH PER SITE IMPROVEMENTS PLAN.
2. USE ⅜" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS.
4. BROOM FINISH PERPENDICULAR TO TRAVEL.
5. PROVIDE ¾" DEEP SAW CUT CONTRACTION JOINTS EVERY 20 FEET.



ISOMETRIC PLAN VIEW — SECTION A-A

WHEEL STOP

N.T.S.

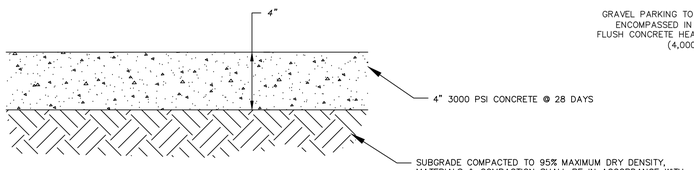


R1-1
STOP
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

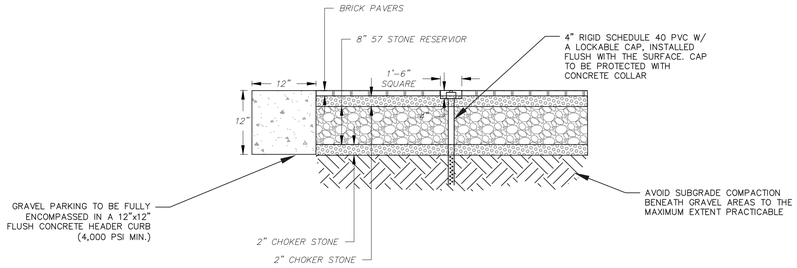
1-1



CONCRETE SIDEWALK DETAIL

N.T.S.

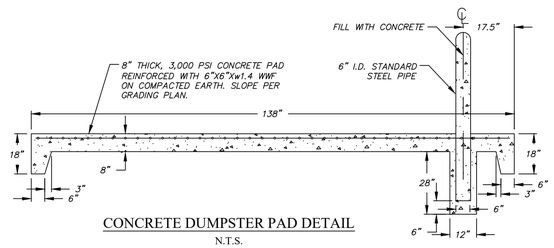
NOTES:
1. SIDEWALK WIDTH PER SITE IMPROVEMENTS PLAN.
2. USE ⅜" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS.
4. BROOM FINISH PERPENDICULAR TO TRAVEL.
5. PROVIDE ¾" DEEP SAW CUT CONTRACTION JOINTS EVERY 5 FEET.



PERVIOUS PARKING DETAIL

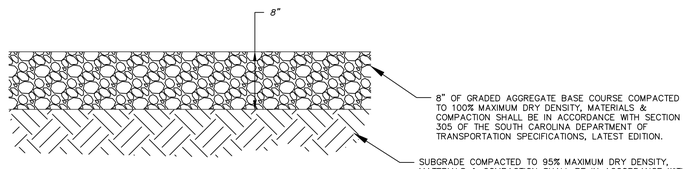
N.T.S.

NOTE:
1. PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.
2. ALL AGGREGATES TO BE DOUBLE WASHED STONE. NO FINES OR DUSTS.
3. USE 4–INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8–INCH PERFORATIONS AT 6 INCHES ON CENTER.
4. THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE



CONCRETE DUMPSTER PAD DETAIL

N.T.S.



GRAVEL DRIVE DETAIL

N.T.S.

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PROJECT:

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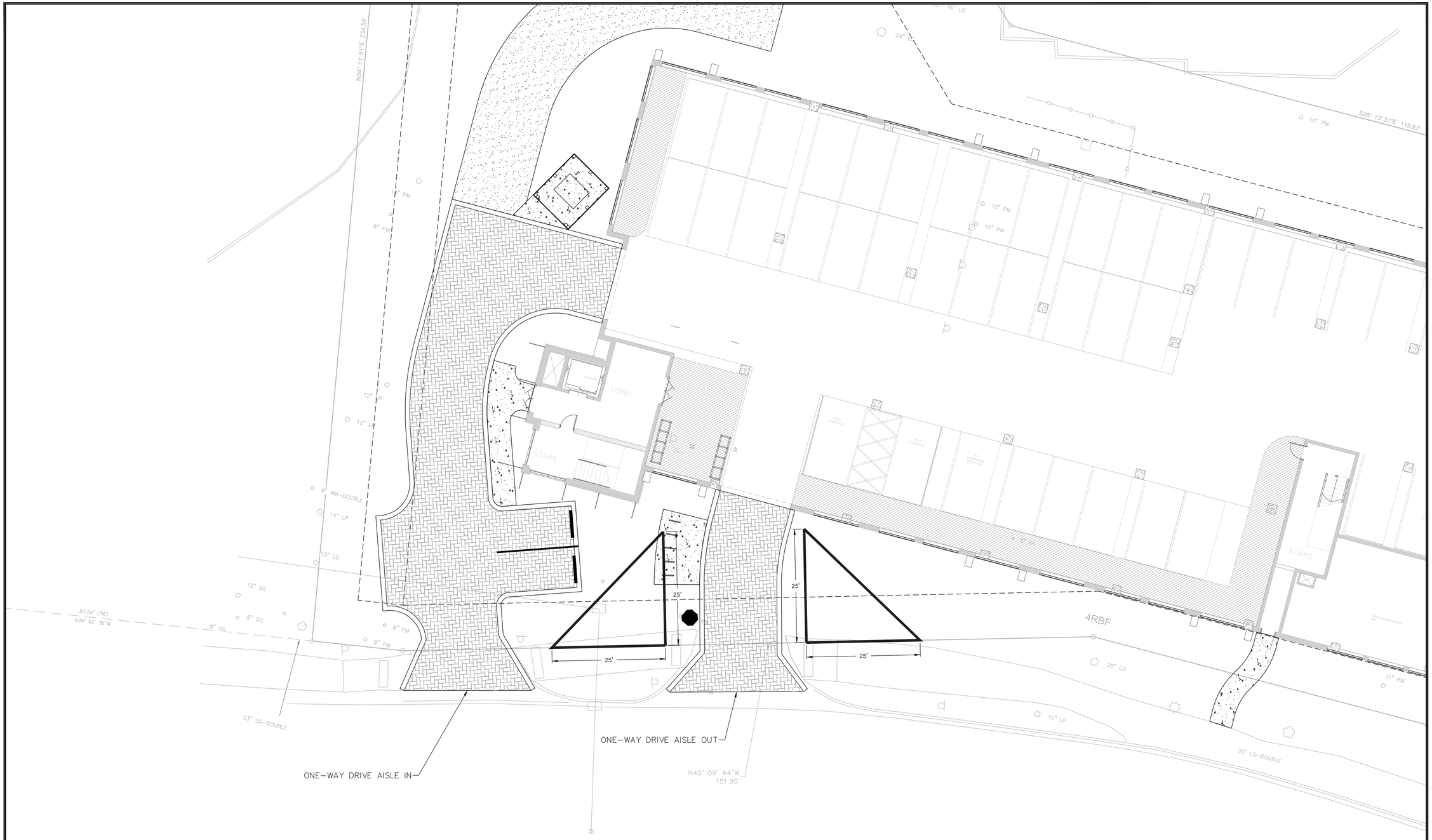
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0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
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REV #	DATE	DESCRIPTION

DATE 07/07/2025

SHEET NAME

TOHH SITE TRIANGLES

SHEET NO.

C-13

CREVO TANGLEWOOD

CONCEPTUAL DESIGN

2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC.



CREVO CAPITAL

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

CREVO TANGLEWOOD
2 TANGLEWOOD DRIVE
HILTON HEAD ISLAND, SC,
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
07.08.2025

Project No.
25-025

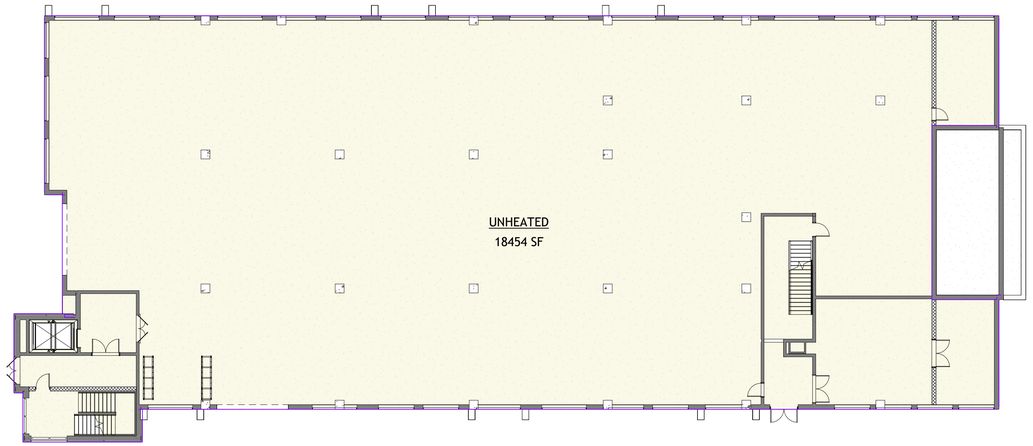
ISSUE

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SHEET TITLE

COVER

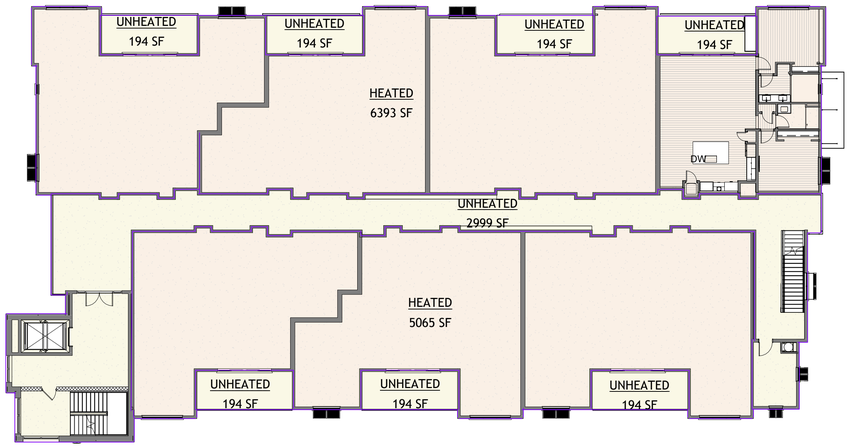
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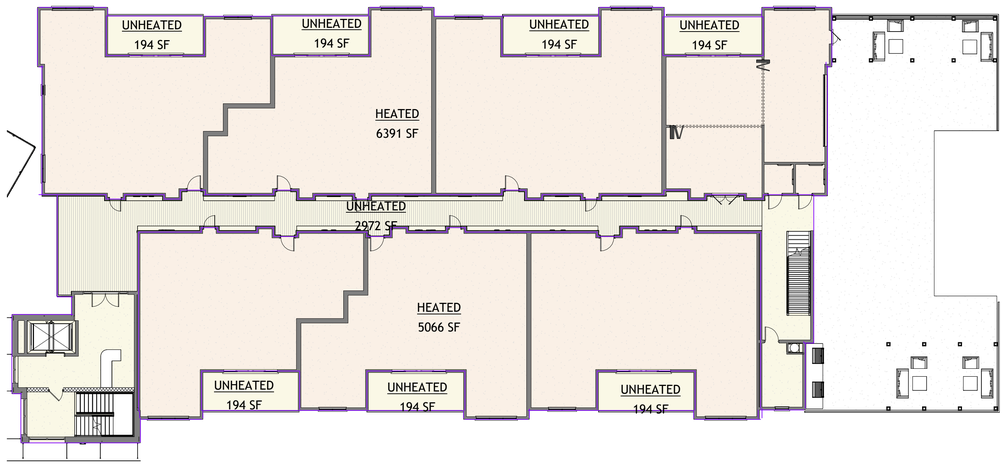
1 A0.6 GARAGE LEVEL
1/16" = 1'-0"

Building Area Legend

UNHEATED



3 A0.6 SECOND FLOOR PLAN
1/16" = 1'-0"

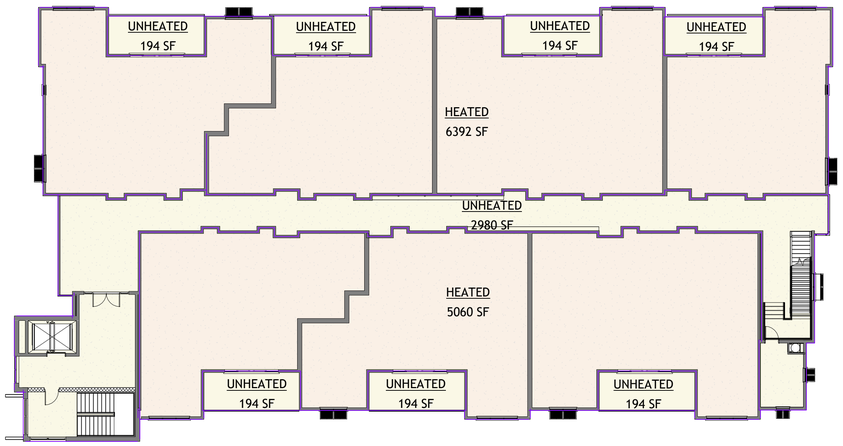


2 A0.6 FIRST FLOOR PLAN
1/16" = 1'-0"

Building Area Legend

HEATED

UNHEATED



4 A0.6 THIRD FLOOR PLAN
1/16" = 1'-0"

GROSS BUILDING AREA

GARAGE LEVEL	
UN-HEATED	18454
FIRST FLOOR PLAN	
HEATED	11457
UN-HEATED	4329
SECOND FLOOR PLAN	
HEATED	11458
UN-HEATED	4355
THIRD FLOOR PLAN	
HEATED	11451
UN-HEATED	4337
Grand total: 31	65841

HEATED	34367
UN-HEATED	31475
Total Gross Area (H/C & C/E)	65841

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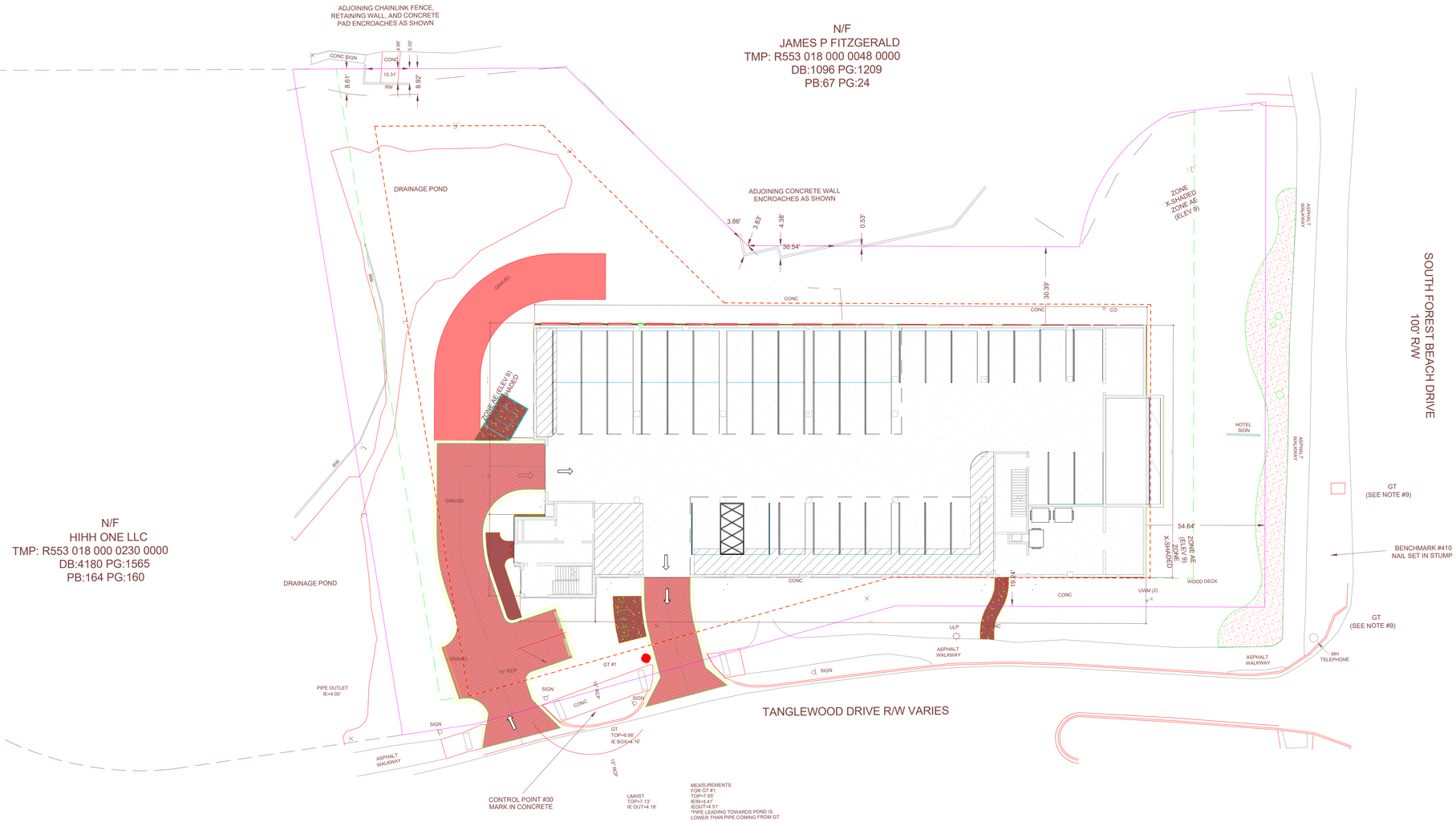
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GROSS AREA PLANS

A0.6



1 SITE PLAN
1" = 20'-0"

PLAN NORTH

TRUE NORTH

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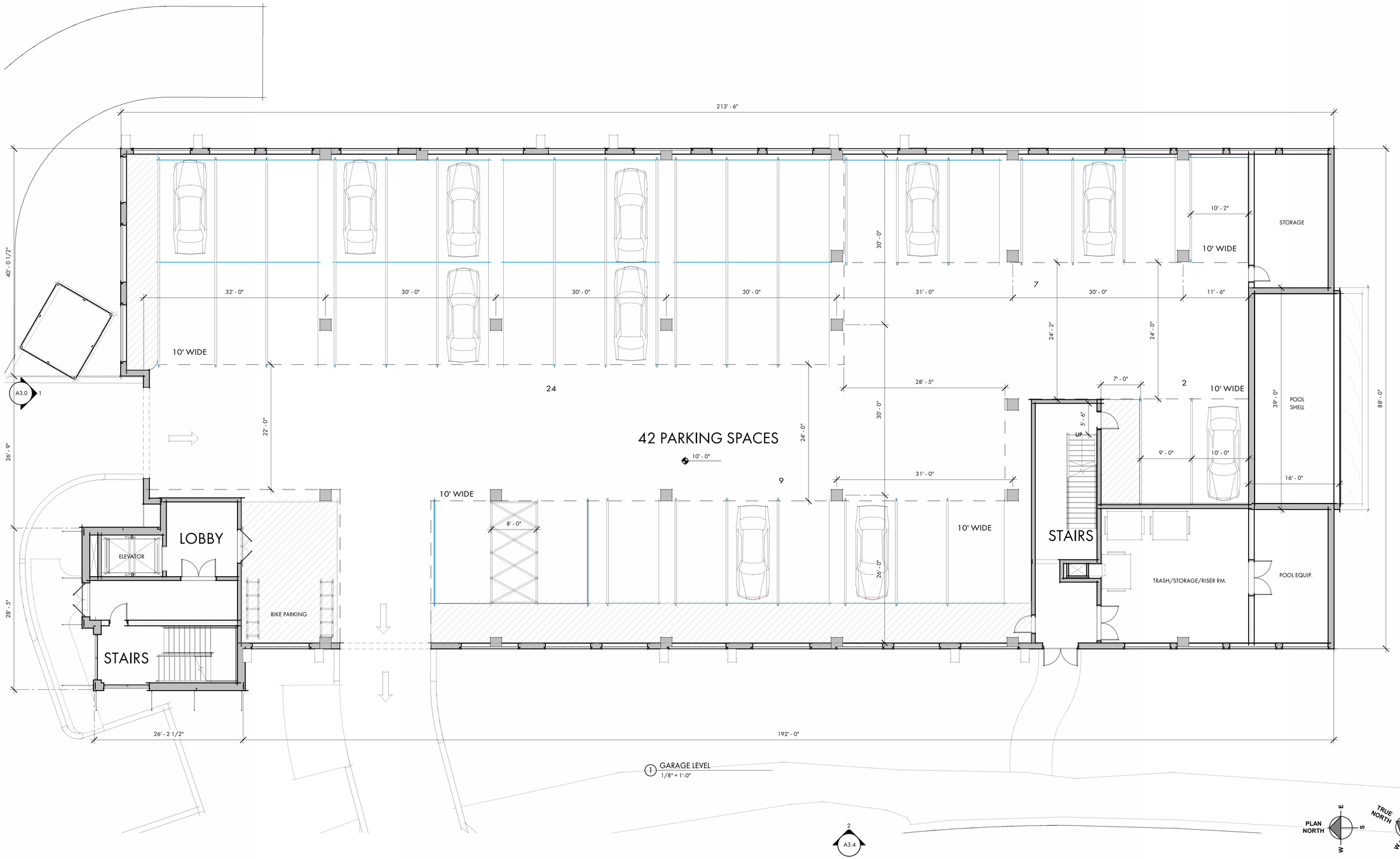
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

ARCHITECTURAL SITE PLAN

A1.0



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SHEET TITLE

GARAGE FLOOR PLAN

A2.0

Room Schedule			
Name	Level	Occupant	Area
FIRST FLOOR PLAN			
1	FIRST FLOOR PLAN	3B/3R	1543 SF
2	FIRST FLOOR PLAN	3B/3R	1467 SF
3	FIRST FLOOR PLAN	4B/4R	1803 SF
4	FIRST FLOOR PLAN	3B/3R	1464 SF
5	FIRST FLOOR PLAN	3B/3R	1530 SF
6	FIRST FLOOR PLAN	4B/4R	1802 SF
SECOND FLOOR PLAN			
7	SECOND FLOOR PLAN	3B/3R	1543 SF
8	SECOND FLOOR PLAN	3B/3R	1467 SF
9	SECOND FLOOR PLAN	4B/4R	1803 SF
10	SECOND FLOOR PLAN	2B/2R	1236 SF
11	SECOND FLOOR PLAN	3B/3R	1464 SF
12	SECOND FLOOR PLAN	3B/3R	1530 SF
13	SECOND FLOOR PLAN	4B/4R	1802 SF
THIRD FLOOR PLAN			
14	THIRD FLOOR PLAN	3B/3R	1543 SF
15	THIRD FLOOR PLAN	3B/3R	1467 SF
16	THIRD FLOOR PLAN	4B/4R	1803 SF
17	THIRD FLOOR PLAN	2B/2R	1236 SF
18	THIRD FLOOR PLAN	3B/3R	1464 SF
19	THIRD FLOOR PLAN	3B/3R	1530 SF
20	THIRD FLOOR PLAN	4B/4R	1802 SF
Grand total: 20			

UNIT MATRIX	
Occupant	Area
2B/2R	
2B/2R	1236 SF
2B/2R	1236 SF
2B/2R: 2	
3B/3R	
3B/3R	1530 SF
3B/3R	1467 SF
3B/3R	1464 SF
3B/3R	1530 SF
3B/3R	1464 SF
3B/3R	1467 SF
3B/3R	1543 SF
3B/3R	1464 SF
3B/3R	1530 SF
3B/3R	1467 SF
3B/3R	1543 SF
3B/3R	1543 SF
3B/3R: 12	
4B/4R	
4B/4R	1803 SF
4B/4R	1802 SF
4B/4R	1802 SF
4B/4R	1803 SF
4B/4R	1802 SF
4B/4R	1803 SF
4B/4R: 6	
Grand total: 20	



1 FIRST FLOOR PLAN
1/8" = 1'-0"

2
A3.4

PLAN NORTH

TRUE NORTH

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SHEET TITLE

FIRST FLOOR PLAN

A2.1

Room Schedule			
Name	Level	Occupant	Area
FIRST FLOOR PLAN			
1	FIRST FLOOR PLAN	3B/3R	1543 SF
2	FIRST FLOOR PLAN	3B/3R	1467 SF
3	FIRST FLOOR PLAN	4B/4R	1803 SF
4	FIRST FLOOR PLAN	3B/3R	1464 SF
5	FIRST FLOOR PLAN	3B/3R	1530 SF
6	FIRST FLOOR PLAN	4B/4R	1802 SF
SECOND FLOOR PLAN			
7	SECOND FLOOR PLAN	3B/3R	1543 SF
8	SECOND FLOOR PLAN	3B/3R	1467 SF
9	SECOND FLOOR PLAN	4B/4R	1803 SF
10	SECOND FLOOR PLAN	2B/2R	1236 SF
11	SECOND FLOOR PLAN	3B/3R	1464 SF
12	SECOND FLOOR PLAN	3B/3R	1530 SF
13	SECOND FLOOR PLAN	4B/4R	1802 SF
THIRD FLOOR PLAN			
14	THIRD FLOOR PLAN	3B/3R	1543 SF
15	THIRD FLOOR PLAN	3B/3R	1467 SF
16	THIRD FLOOR PLAN	4B/4R	1803 SF
17	THIRD FLOOR PLAN	2B/2R	1236 SF
18	THIRD FLOOR PLAN	3B/3R	1464 SF
19	THIRD FLOOR PLAN	3B/3R	1530 SF
20	THIRD FLOOR PLAN	4B/4R	1802 SF

Grand total: 20

UNIT MATRIX	
Occupant	Area
2B/2R	
2B/2R	1236 SF
2B/2R	1236 SF
2B/2R: 2	
3B/3R	
3B/3R	1530 SF
3B/3R	1467 SF
3B/3R	1464 SF
3B/3R	1530 SF
3B/3R	1464 SF
3B/3R	1467 SF
3B/3R	1543 SF
3B/3R	1464 SF
3B/3R	1530 SF
3B/3R	1467 SF
3B/3R	1543 SF
3B/3R	1543 SF
3B/3R: 12	
4B/4R	
4B/4R	1803 SF
4B/4R	1802 SF
4B/4R	1802 SF
4B/4R	1803 SF
4B/4R	1802 SF
4B/4R	1803 SF
4B/4R: 6	

Grand total: 20



1 SECOND FLOOR PLAN
1/8" = 1'-0"

2
A3.4

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SHEET TITLE

SECOND FLOOR PLAN

A2.2

PLAN NORTH

TRUE NORTH

7/8/2025 3:57:23 PM

Room Schedule			
Name	Level	Occupant	Area
FIRST FLOOR PLAN			
1	FIRST FLOOR PLAN	3B/3R	1543 SF
2	FIRST FLOOR PLAN	3B/3R	1467 SF
3	FIRST FLOOR PLAN	4B/4R	1803 SF
4	FIRST FLOOR PLAN	3B/3R	1464 SF
5	FIRST FLOOR PLAN	3B/3R	1530 SF
6	FIRST FLOOR PLAN	4B/4R	1802 SF
SECOND FLOOR PLAN			
7	SECOND FLOOR PLAN	3B/3R	1543 SF
8	SECOND FLOOR PLAN	3B/3R	1467 SF
9	SECOND FLOOR PLAN	4B/4R	1803 SF
10	SECOND FLOOR PLAN	2B/2R	1236 SF
11	SECOND FLOOR PLAN	3B/3R	1464 SF
12	SECOND FLOOR PLAN	3B/3R	1530 SF
13	SECOND FLOOR PLAN	4B/4R	1802 SF
THIRD FLOOR PLAN			
14	THIRD FLOOR PLAN	3B/3R	1543 SF
15	THIRD FLOOR PLAN	3B/3R	1467 SF
16	THIRD FLOOR PLAN	4B/4R	1803 SF
17	THIRD FLOOR PLAN	2B/2R	1236 SF
18	THIRD FLOOR PLAN	3B/3R	1464 SF
19	THIRD FLOOR PLAN	3B/3R	1530 SF
20	THIRD FLOOR PLAN	4B/4R	1802 SF
Grand total: 20			

UNIT MATRIX	
Occupant	Area
2B/2R	
2B/2R	1236 SF
2B/2R	1236 SF
2B/2R: 2	
3B/3R	
3B/3R	1530 SF
3B/3R	1467 SF
3B/3R	1464 SF
3B/3R	1530 SF
3B/3R	1464 SF
3B/3R	1467 SF
3B/3R	1543 SF
3B/3R	1464 SF
3B/3R	1530 SF
3B/3R	1467 SF
3B/3R	1543 SF
3B/3R	1543 SF
3B/3R: 12	
4B/4R	
4B/4R	1803 SF
4B/4R	1802 SF
4B/4R	1802 SF
4B/4R	1803 SF
4B/4R	1802 SF
4B/4R	1803 SF
4B/4R: 6	
Grand total: 20	



1 / A2.3 THIRD FLOOR PLAN
1/8" = 1'-0"

2 / A3.4

PLAN NORTH

TRUE NORTH

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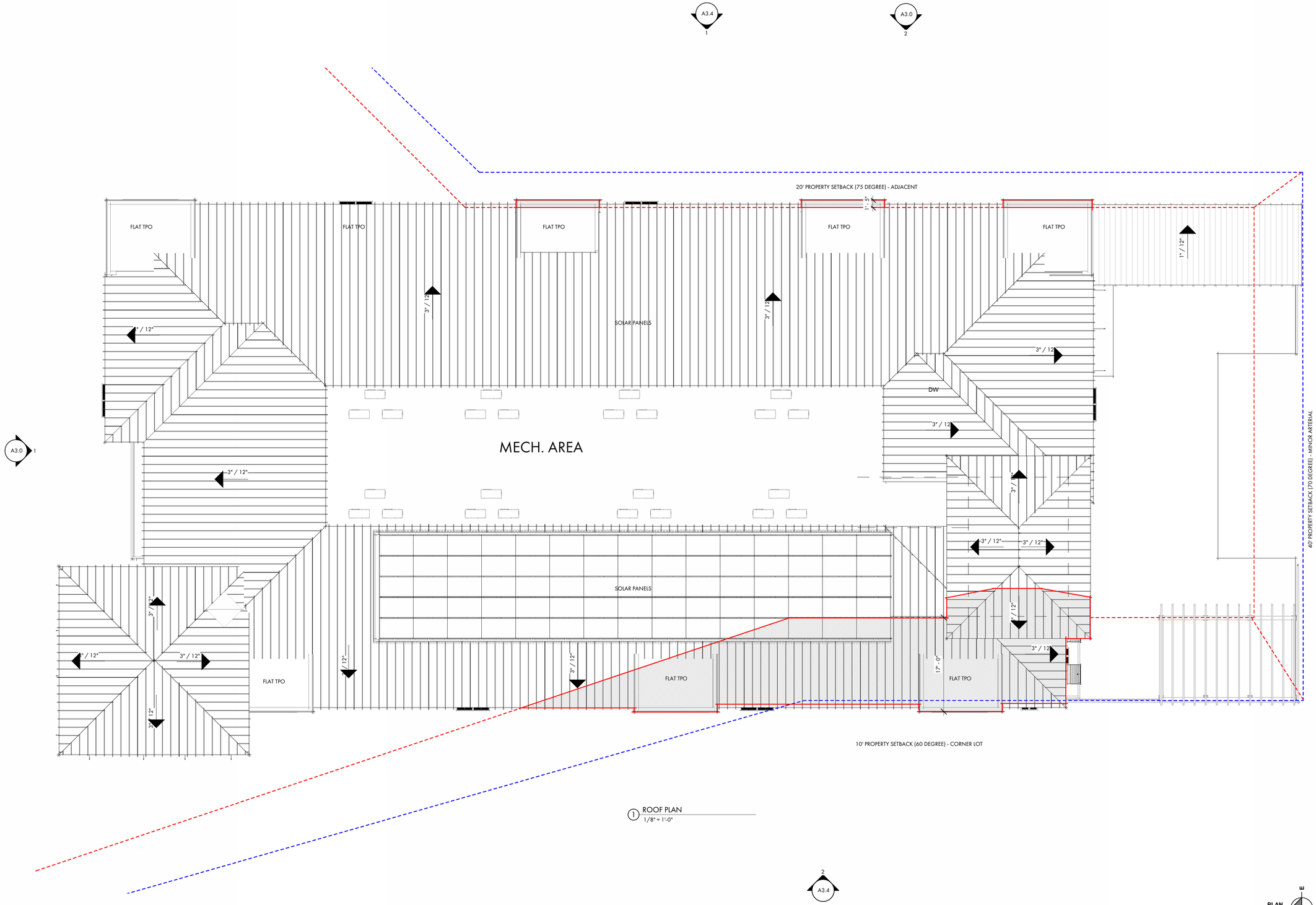
THIRD FLOOR PLAN

A2.3

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1 ROOF PLAN
1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

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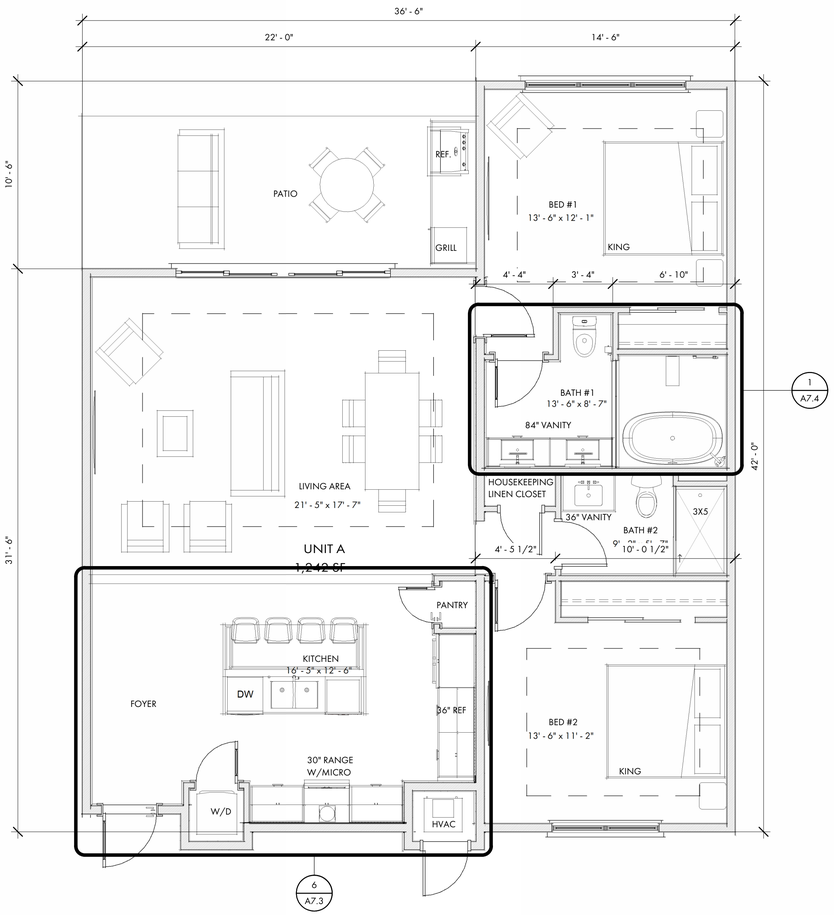
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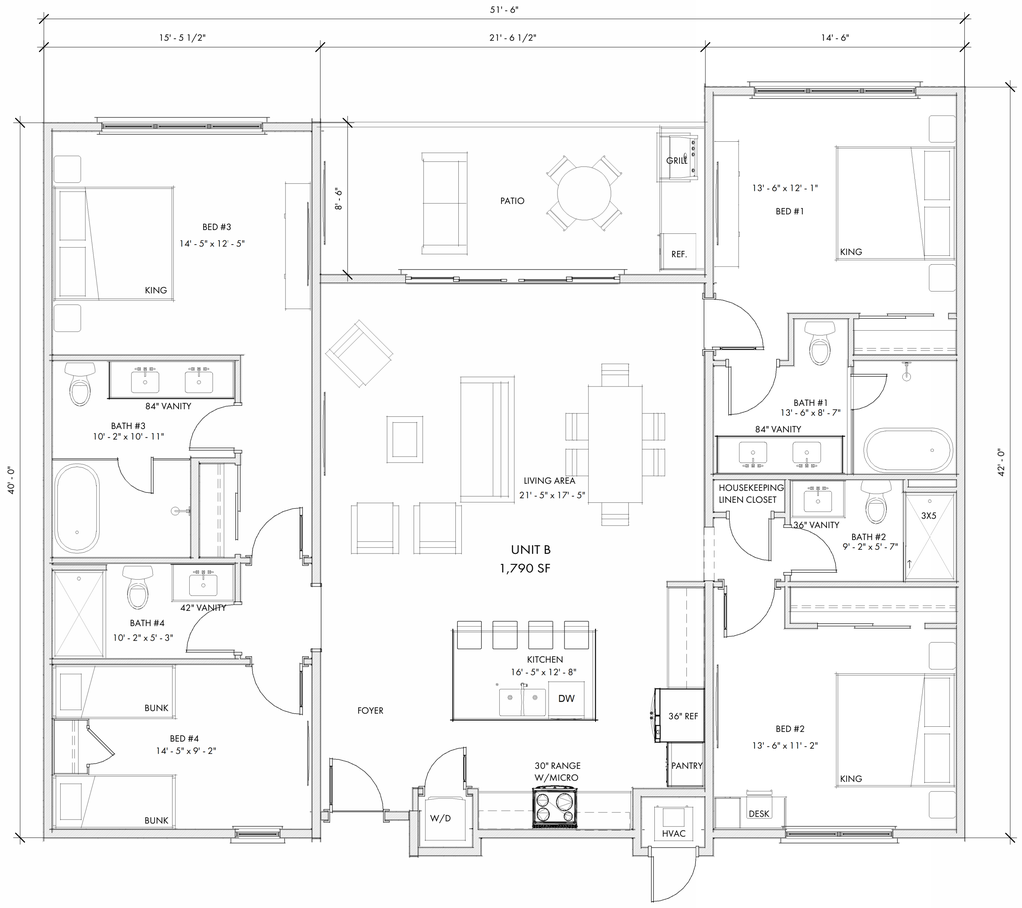
SHEET TITLE

ROOF PLAN

A2.4



1 A2.5 2BD/2BA UNIT TYP A
1/4" = 1'-0"



2 A2.5 4BD/4BA UNIT TYP B
1/4" = 1'-0"

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SHEET TITLE

UNIT TYPES

A2.5



1 / A2.6 3BD/3BA UNIT TYP C
1/4" = 1'-0"

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SHEET TITLE

UNIT TYPES

A2.6

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A3.0



2 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK

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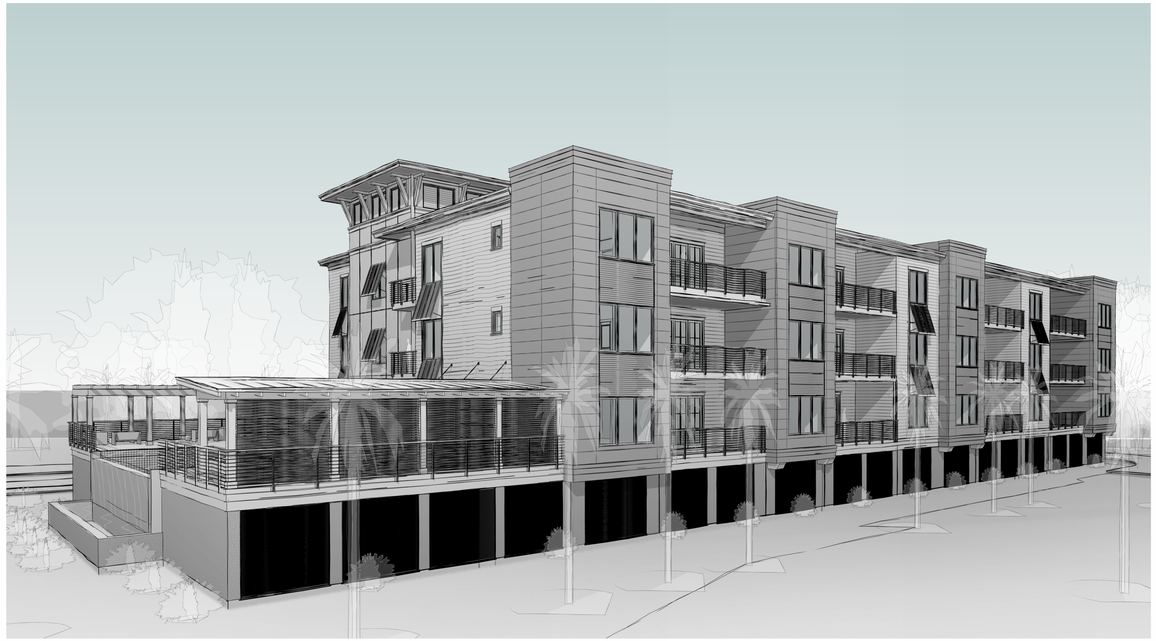
SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



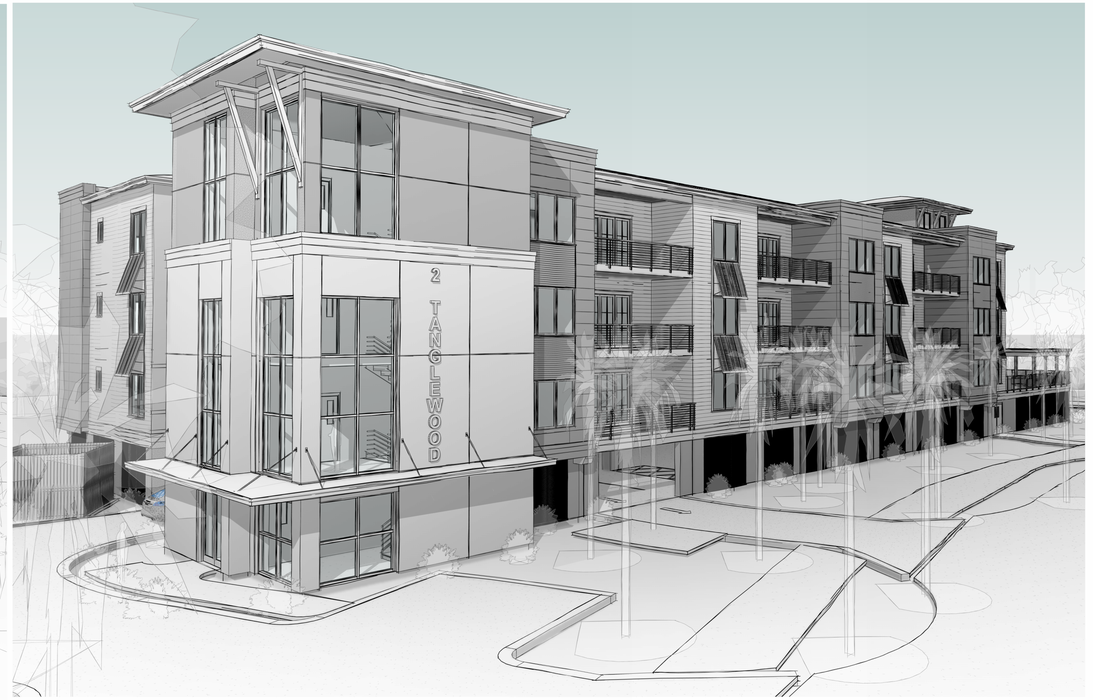
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

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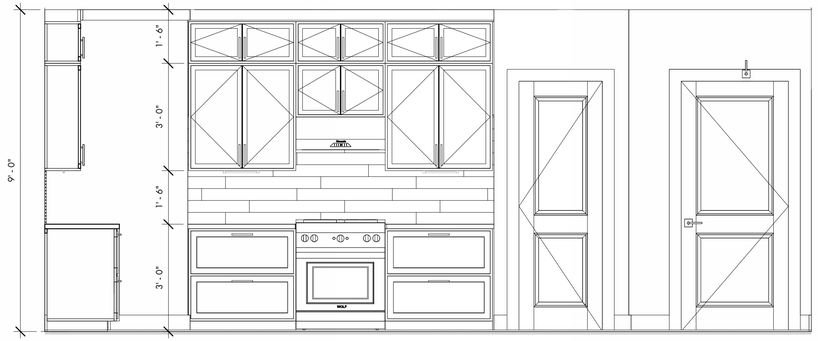
ISSUE

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EXTERIOR 3D VIEWS

A3.8



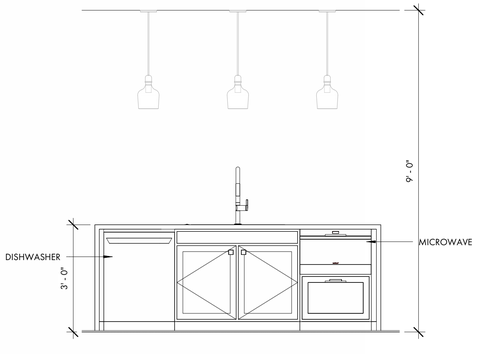
4 A7.3 RANGE WALL
1/2" = 1'-0"



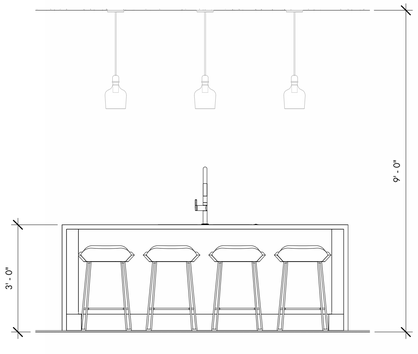
1 A7.3 REF. WALL
1/2" = 1'-0"



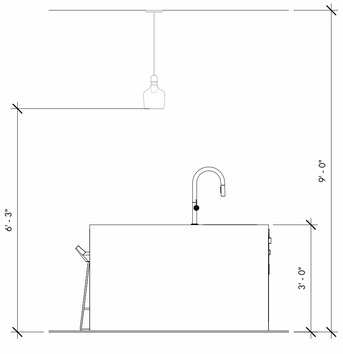
7 A7.3 KITCHEN VIEW



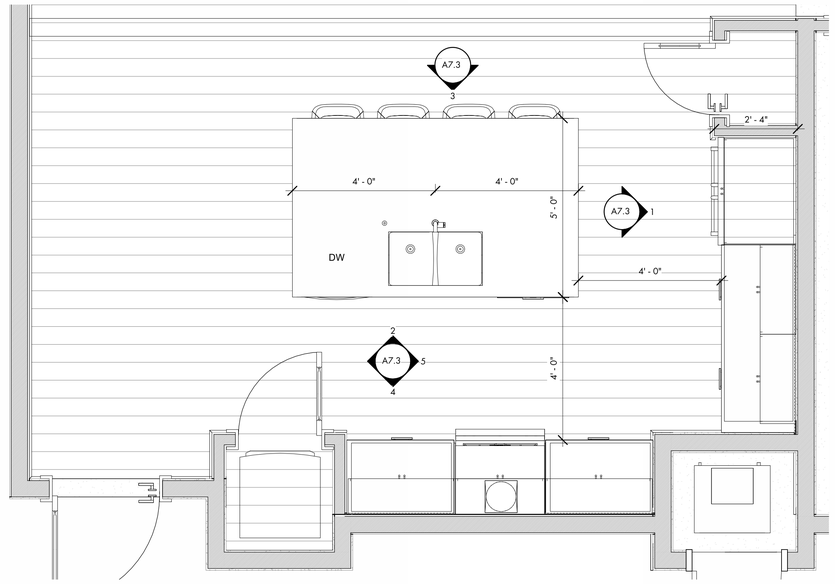
2 A7.3 ISLAND - FRONT
1/2" = 1'-0"



3 A7.3 ISLAND - BACK
1/2" = 1'-0"



5 A7.3 ISLAND - SIDE
1/2" = 1'-0"



6 A7.3 TYP. KITCHEN LAYOUT
1/2" = 1'-0"

COURT ATKINS GROUP

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PROJECT INFO

Date
07.08.2025

Project No.
25-025

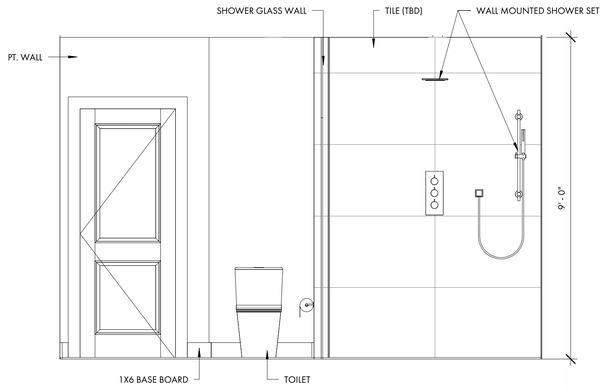
ISSUE

NO.	REV. DATE	DESCRIPTION

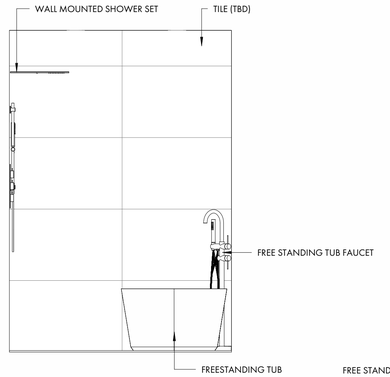
SHEET TITLE

INTERIOR ELEVATIONS

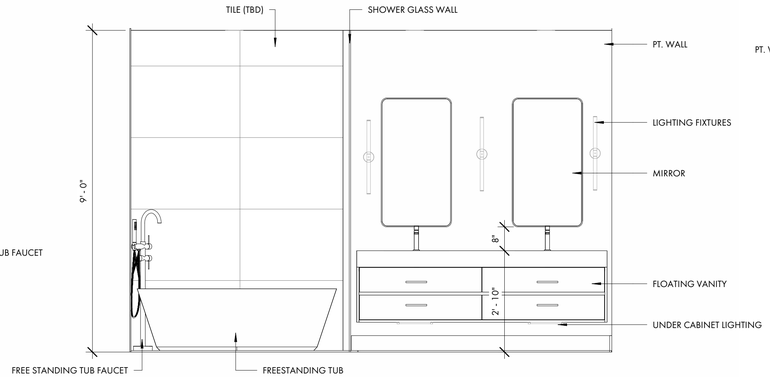
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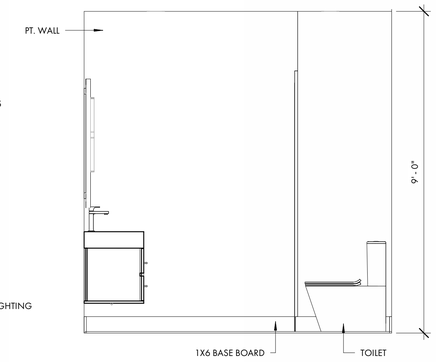
4 A7.4 BATH WC WALL
1/2" = 1'-0"



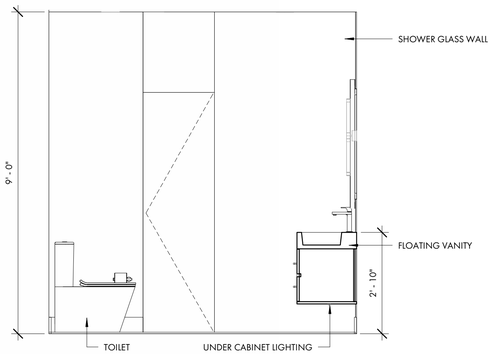
6 A7.4 Elevation 2 - a
1/2" = 1'-0"



2 A7.4 BATH VANITY TUB WALL
1/2" = 1'-0"



5 A7.4 Elevation 1 - b
1/2" = 1'-0"



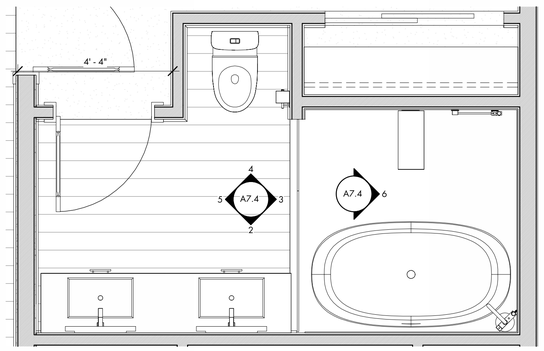
3 A7.4 BATH SHOWER WALL
1/2" = 1'-0"



8 A7.4 SHOWER VIEW



7 A7.4 BATHROOM VIEW



1 A7.4 TYP. BATH #1
1/2" = 1'-0"

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PROJECT INFO

Date
07.08.2025

Project No.
25-025

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

INTERIOR ELEVATIONS

A7.4




Holiday Inn Express
2 Tanglewood Dr.


Holiday Inn Express











TOWN OF HILTON HEAD ISLAND

Town Council

TO: Town Council
FROM: Shawn Leininger, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: July 15, 2025
SUBJECT: Consideration of an Ordinance of the Town of Hilton Head Island to Amend Title 16 of the Municipal Code, the Land Management Ordinance, to amend the current regulations for Tree Protection to include sections: 16-5-115, 16-6-104 and Appendix C, and Providing for Severability and an Effective Date

---

RECOMMENDATION:

Consideration an Ordinance of the Town of Hilton Head Island to amend Chapter 16 of the Municipal Code, the Land Management Ordinance, to amend current regulations for tree protection to include Section 16-5-115, Section 16-6-104, and Appendix C for the Town of Hilton Head Island, South Carolina and providing for severability and an effective date, and forward a recommendation to Town Council.

The Planning Commission reviewed this Ordinance on May 21, 2025, and unanimously recommended approval to Town Council.

The Community Services Public Safety Committee reviewed this Ordinance on June 16, 2025, and unanimously recommended approval to Town Council.

BACKGROUND:

Revitalize and Modernize the Economy is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #1 Establish a Growth Management Strategy states the Town will:

> "Successfully manage increasing and evolving future growth patterns in a manner that will ensure sustainability of Hilton Head Island's unique character. Additionally, the Town must monitor economic and demographic trends, undertaking a comprehensive list of future planning activities, and proactively protecting the Island's rich natural resources through appropriate design, regulation, and capital investment practices."

In this regard, Town Council directed Town Staff to advance amendments to the Land Management Ordinance (LMO) in the 2024 Strategic Action Work Plan. The effort has been divided into two separate projects, the full LMO Overhaul and the priority amendments. The priority amendments include incremental changes to both the LMO and portions of the Municipal Code related to land management that address important and urgent issues in advance of the full LMO Overhaul. These priority amendments address pressing community development issues with the best short-term solution while minimizing unintended outcomes. Issues that require additional analysis and research or are more complex will be further implemented during the full LMO Overhaul.

At the September 24, 2024, Town Council Workshop, Town staff reviewed the proposed priority amendments with Town Council and received the following comments and direction regarding amendments related to tree protection:

1. Increase requirements for Live Oak and Laurel Oak tree preservation by reducing the diameter breast height (DBH):
    a. Live Oak single truck from 35 to 30 DBH
    b. Live Oak multiple trunk from 60 to 55 DBH
    c. Laurel Oak from 35 to 30 DBH
2. Update mitigation requirements by increasing the plant back tree size requirements (i.e., minimum height from 10 to 12 feet and diameter from 2 inches to 4 inches)
3. Update the list of native plants.
4. Remove the exception of specimen trees on single-family lots to reduce unnecessary removal of specimen trees.

The Planning Commission held a public hearing on May 21, 2025, and, after consideration of the criteria set forth in Section 16-2-103.B.3 voted unanimously to recommend that Town Council approve the proposed text amendment.

On June 16, 2025, the Community Services and Public Safety Committee voted unanimously to recommend approval to Town Council.

SUMMARY:

Priority updates are proposed to strengthen tree protection during development and ensure that new projects align with the community's environmental values. These changes aim to improve tree preservation, enhance ecological outcomes, and promote sustainable development.

More specifically, these changes strengthen protections for specimen and significant trees and promote the use of native vegetation. Key updates include:

1. Lowering the diameter breast height (DBH) thresholds for preserving Live Oak and Laurel Oak trees for specimen and significant classifications, resulting in more trees receiving protection;

2. Increasing mitigation requirements for tree removal by increasing the minimum size standards for replacement trees, ensuring greater immediate environmental impact and maturity;
3. Expanding the list of approved native plants to support ecological diversity; and,
4. Protecting specimen trees on single-family lots by eliminating an exception to such requirements.

ANALYSIS:

Proposed Amendments

1. Enhanced preservation requirements for Live Oak and Laurel Oak Trees.
    a. The diameter breast height (DBH) threshold for preservation of "specimen" trees is reduced five inches, increasing the number of protected "specimen" Live Oak and Laurel Oak trees.
    b. The DBH threshold for protection of "significant" trees is reduced four inches for single-trunk Live Oak and Laurel Oak trees and seven inches for multi-trunk Live Oak trees.

2. Updated Mitigation Provisions Require Larger Replacement Trees.
    a. Increased the minimum installation height by two feet for all tree categories (I-IV).
    b. Increased the minimum trunk diameter by two inches for categories I-II.
    c. Increased the minimum trunk diameter by one inch for categories III-IV.

3. Expanded Native Plant List.
    a. The list of approved native plants is updated to reflect current ecological priorities and promote biodiversity.

4. Specimen Tree Protections and Single-Family Lot Exceptions.
    a. Specimen tree protections are extended to include all single-family lots, reducing unnecessary removal of significant trees.

The priority amendment changes aim to strengthen tree preservation, promote ecological health, and maintain the aesthetic and environmental character of the area.

The following table shows how the proposed amendments address the demonstrated issues.

[*intentionally left blank*]

<table>
<tr><th>Issue</th><th>Proposed Amendment</th></tr>
<tr><td>1. Increase requirements for Live Oak and Laurel Oak tree preservation by reducing the diameter breast height (DBH):
a. Live Oak single truck from 35 to 30 DBH
b. Live Oak multiple trunk from 60 to 55 DBH
c. Laurel Oak from 35 to 30 DBH</td><td>Table 16-6-104.F.1: Specimen and Significant Trees
<table>
<tr><th colspan="2">Tree Type</th><th>Specimen DBH (Inches)</th><th>Significant DBH (Inches)</th></tr>
<tr><td rowspan="2">Live oak</td><td>Single trunk</td><td>~~35~~ 30</td><td>~~28~~ 24</td></tr>
<tr><td>Multiple trunks</td><td>~~60~~ 55 (sum of all trunks)</td><td>~~48~~ 41</td></tr>
<tr><td colspan="2">Laurel oak</td><td>~~35~~ 30</td><td>~~28~~ 24</td></tr>
</table></td></tr>
<tr><td>2. Update mitigation requirements by increasing the plant back tree size requirements (i.e., minimum height from 10 to 12 feet and diameter from 2 inches to 4 inches)</td><td>Table 16-6-104.I.3: Minimum Planting Size for Supplemental and Replacement Trees
<table>
<tr><th>Tree Category</th><th>Minimum Height (Feet)</th><th>Minimum Trunk Diameter (Inches) (Using ANSI Standards)</th></tr>
<tr><td>Category I</td><td>~~10~~ 12</td><td>~~2~~ 4</td></tr>
<tr><td>Category II</td><td>~~10~~ 12</td><td>~~2~~ 4</td></tr>
<tr><td>Category III</td><td>~~6~~ 8</td><td>~~1~~ 2</td></tr>
<tr><td>Category IV</td><td>~~6~~ 8</td><td>~~1~~ 2</td></tr>
</table></td></tr>
<tr><td>3. Update list of native plants.</td><td>See Appendix C of proposed text amendment for new list of native plants.</td></tr>
<tr><td>4. Remove exception of specimen trees on single-family lots to reduce unnecessary removal of specimen trees.</td><td>Sec.16-6-104. Tree Protection

F. Specimen and Significant Tree Preservation

2. General Requirements

a. No specimen tree may be removed except in accordance with paragraph b below. In addition, all specimen trees shall have the following protections, whether located on public or private land. ~~with the exception of specimen trees located on single-family lots~~.

(Revised 5-17-2016 - Ordinance 2016-07)</td></tr>
</table>

	i. Any activities performed within the drip line of a ***specimen tree*** shall have the prior approval of the ***Official***. ii. ***Specimen trees*** shall not be cut, removed, pushed over, killed, or otherwise harmed. iii. No more than 20 percent of the total area within the drip line of any ***specimen tree*** shall be subject to paving or soil compaction, and no paving or soil compaction is allowed within 15 feet of the ***tree*** trunk. (See Figure 16-6-104.F.2: Limits of Paving or Compaction near Specimen Trees.) The ***Official*** may allow paving or soil compaction beyond the 20 percent limit if low impact ***development*** techniques (e.g., ***pervious*** pavers, materials placed at or above ***grade***, no use of mechanical machinery) are used as an alternative means of protecting the ***specimen tree***. b. If preservation of a specimen tree causes unnecessary hardship, the applicant may apply for a variance from this subsection (see Sec. 16-2-103.S, Variance) once any required State or federal government agency approval, if applicable, to remove the tree is received in writing.

Nonconformities

Chapter 16-7 provides standards for nonconformities. This amendment will not create nonconformities.

Text Amendment Review Standards

Section 16-2-103.B.3 of the LMO provides standards for the review of Text Amendments and states the following:

> "In determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:
>
> a. Is in accordance with the Comprehensive Plan;

b. Is required by changed conditions;
c. Addresses a demonstrated community need;
d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
e. Would result in a logical and orderly development pattern; and
f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment."

The proposed text amendment aligns with the review criteria, as it:

1. Supports the Comprehensive Plan's goals concerning natural resource preservation and tree protection.
2. Is required due to continuing concerns with tree cutting and the loss of specimen and significant trees.
3. Addresses a demonstrated and vocalized community need to strengthen tree preservation, promote ecological health, and maintain the aesthetic and environmental character of the area.
4. Is consistent with the intent of the Ordinance and the Town's efforts to preserve tree cover and habitat.
5. Results in more attractive and sustainable development, ensuring a logical and orderly development pattern.
6. Minimizes the impact of development on the natural environment by protecting trees and strengthening mitigation for the removal of trees.

TOWN COUNCIL REVIEW AND DECISION:

Section 16-2-103.B.2.e of the LMO provides standards for the decision of Text Amendments and states the following:

The Town Council shall review the application, staff report, and Planning Commission recommendation and make a final decision on the application. The Town Council's decision shall be one of the following:

1. Adopt an ordinance approving the Text Amendment; or
2. Adopt a resolution denying the Text Amendment.

ATTACHMENTS:

1. Ordinance
2. Text Amendment

Chapter 16-5:
Development and Design Standards

Sec.16-5-115. Subdivision Standards

A. Purpose and Intent

The purpose of ***subdivision*** layout is to create a functional and attractive ***development*** with infrastructure and ***lots*** appropriately sized and located to minimize adverse impacts. The intent of this section is to provide clear requirements and guidelines for ***subdivision*** design for both Major and Minor Subdivisions. ***Subdivisions*** should promote the health, safety, convenience, order, prosperity and welfare of the present and future residents of the ***Town*** by:

a. Providing for the orderly growth and ***development*** of the ***Town***;

b. Coordinating with the existing ***street*** system, transportation plans, and public facilities;

c. Providing ***right-of-way*** for ***street*** and vehicular ***easements***;

d. Avoiding congestion and overcrowding and encouraging proper arrangement of ***streets*** in relation to existing planned ***streets***;

e. Preservation of the natural tree canopy and preservation of protected tree species;

~~e.~~f. Ensuring there is adequate ***open space*** and recreation facilities; and

~~f.~~g. Ensuring there is proper recordation of ***land*** ownership.

C. General Requirements

1. Layout of the ***subdivision*** shall be based on complete ***site*** analysis. ***Streets*** and ***lots*** shall be designed to preserve significant trees, stands of trees and understory vegetation and situated to minimize alteration of natural and historic ***site*** features to be preserved.

2. The ***subdivision*** layout shall consider the practicality and economic feasibility of ***development*** of individual ***lots*** including the environmental characteristics, size of the ***site***, and the requirements of ~~this~~ the ***Ordinance***.

3. The applicant is required to demonstrate that they have made all reasonable efforts to preserve unique and fragile elements on site, including but not limited to wetlands, ~~significant stands of~~ ***significant stands of*** ***trees*** and individual ***trees*** of significant size, with ***development*** reserved for environmentally stable areas.

   (Revised 1-7-2020 - Ordinance 2020-02; revised 3-7-2023 - Ordinance 2023-04)

4. ***Open space*** and recreational areas shall be planned in accordance with Sec. 16-5-104, Open Space Standards.

5. ***Lots*** shall be situated so that stormwater may be easily directed away from ***buildings*** in subsequent ***site***-specific ***development***. ***Lots*** shall be configured so that ***buildings*** and general ***flood*** sensitive ***site*** facilities can be located out of drainageways. ***Subdivisions*** shall be designed so as to comply with Sec. 16-5-109, Stormwater Management and Erosion and Sedimentation Control Standards.

6. All ***lots*** shall have the ***access*** required by Sec. 16-5-105.I, Access to Streets.

Chapter 16-6:
Natural Resource Protection

Sec.16-6-104. Tree Protection

B. Applicability

2. Exemptions

a. The following activities are exempt from the standards in this section and the requirement for a Natural Resources Permit:

i. Removal of damaged protected ***trees*** during an emergency such as a hurricane, tornado, ice or wind storm, ***flood***, wildfire or any other such act of nature;

ii. The removal of invasive species;

iii. Removal of a ***hazardous tree***, provided such removal is reported to the ***Official*** within five days after removal. Removal of a ***hazardous tree*** may require mitigation at the discretion of the ~~Official~~ ***Official***;

(Revised 1-7-2020 - Ordinance 2020-02)

iv. The selective and limited pruning and removal of ***trees*** or vegetation within ***sight triangles*** (see Sec. 16-5-105.H.4, Sight Triangles) as necessary to obtain clear visibility at ***street*** and ***driveway*** intersections;

v. Necessary ***tree*** removal by a utility company consistent with plans submitted periodically to the ***Official*** for approval in accordance with Sec. 16-5-110, Utility Standards, provided such plans include appropriate provision for removal of any felled ***trees***;

vi. Topping of healthy ***trees*** is only permitted on ***land*** of the Hilton Head Island Airport, and only for the ***maintenance*** of the slope approaches to the airport as referenced in Sec. 16-3-106.E, Airport Overlay (A-O) District;

vii. ***Tree*** removal associated with forestry activities shielded from local ***development*** regulation in accordance with S.C. Code Ann. § 48-23-205, subject to the limitations on subsequent ***development*** in Sec. 16-6-104.E, Limitations on Development Applications Subsequent to Exempt Forestry Activity; and

viii. Routine or seasonal pruning (see Sec. 16-5-103.H, Existing Vegetation, for restrictions on limbing ***trees*** in adjacent street and use buffers), subject to the following requirements and conditions:

01. Pruning shall be done according to the guidelines of the International Society of Arboriculture, as published in the *Arborist Certification Guide*.

02. No more than ten percent of the ***tree's*** leaf surface shall be removed.

03. Climbing spikes shall not be used on ***trees*** that are not being removed.

04. ***Property owners*** bear the burden of proving that they have met the above requirements.

ix. Removal or pruning of trees in the PD-1 zoning district under the following conditions:

01. On the Common Property owned by a Property Owners Association, to which all landowners of property located behind the security gate must belong, that is behind any security gate or access point that is manned a minimum of eight (8) hours per day, or at any point within the Spanish Wells PD-1, where the ***tree*** or ***trees*** to be removed or pruned are:

a) Damaged, dead or dying or a fall hazard; or,

b) Causing an actual, imminent hazard to pedestrian, bicycle or vehicular travel because roots of any ***tree*** or ***trees*** have uplifted pavement, or because branches and foliage are impeding travel sight lines, or because branches and foliage impede travel areas for pedestrians, bicycles and vehicles, and no feasible alternative to removing or pruning the ***tree*** or ***trees*** exists.

b. No Natural Resources Permit is required where the proposed ***tree*** removal or alteration is reviewed and authorized in accordance with an approved Subdivision Plan (see Sec. 16-2-103.F), Development Plan (Minor or Major) (see Sec. 16-2-103.G), Small Residential Development (see Sec. 16-2-103.H) or Public Project (see Sec. 16-2-103.Q)—though compliance with the standards in this section is required.

C. Tree Protection Information in Applications

2. Tree Survey

a. The ***tree survey*** shall be in the form of a map or a ***site plan*** prepared and sealed by a registered ***land*** surveyor within two years of the date of ***application***. The ***tree survey*** shall be at the same scale as the required ***site development*** plan and shall include the following information:

i. The location of all Category I, II and IV ***trees*** with a ***DBH*** of 6 inches or greater, Category III ***trees*** (other than cedar and palmetto ***trees***) with a ***DBH*** of 12 inches or greater and cedar and palmetto ***trees*** with a ***DBH*** of 8 inches or greater within the areas to be developed and within areas 25 feet beyond such area in each direction, or extending to the property line, whichever is less;

(Revised 5-17-2016 - Ordinance 2016-07)

ii. The location of any ***trees*** with a ***DBH*** less than 6 inches (Category I, II and IV), less than 8 inches (cedar and palmetto ***trees***), and less than 12 inches (Category III other than cedar and palmetto ***trees***) that the ***applicant*** wishes to count toward the minimum standard of ***tree*** coverage on the ***site***; and

(Revised 5-17-2016 - Ordinance 2016-07)

iii. The species and ***DBH*** of all ***trees***.

b. In conjunction with the ***tree survey***, ***trees*** shall be marked with color ribbons, using blue ribbons to mark ***trees*** to be preserved, red ribbons for ***trees*** to be removed, and orange ribbons for hazardous ***trees*** that are proposed to be removed (hazardous **trees** will not count towards the overall required **tree** replacement). In heavily wooded areas, the ***Official*** may allow ~~large groups of~~ ***a significant stand of*** ***trees*** to be preserved or removed to be marked with the appropriately colored ribbon extending around the perimeter of the group of ***trees***.

F. Specimen and Significant Tree Preservation

1. Specimen and Significant Tree Defined

For purposes of this section, a specimen tree is any tree of a species designated by the State or federal government as an endangered, threatened, or rare species, or any tree of a type and with a DBH equal or greater than that indicated in Table 16-6-104.F.1, Specimen Trees, for the tree type. A tree that is within 20% of the size classified as a specimen, is considered a significant tree.

(Revised 5-17-2016 - Ordinance 2016-07; revised 1-7-2020 - Ordinance 2020-02)

TABLE 16-6-104.F.1: SPECIMEN AND SIGNIFICANT TREES

TREE TYPE		SPECIMEN DBH (INCHES)	SIGNIFICANT DBH (INCHES)
Live oak	Single trunk	~~35~~ 30	~~28~~ 24
	Multiple trunks	~~60~~ 55 (sum of all trunks)	~~48~~ 41
Laurel oak		~~35~~ 30	~~28~~ 24
Water oak		30	24
Red oak		25	20
White oak		20	16
All hickories		20	16
American elm		15	12
Loblolly and slash pines		35	28
Longleaf and pond pines		25	20
Red bay		10	8
Southern magnolia		30	24
Bald cypress and pond cypress		15	12
Black gum and sweet gum		30	24
Red maple		30	24
Spruce pine		Any size	Any size
Red cedar		10	8
Sycamore		30	24
Black cherry		25	20
Sassafras		6	5

(Revised 1-7-2020 - Ordinance 2020-02)

2. General Requirements

a. No ***specimen tree*** may be removed except in accordance with paragraph b below. In addition, all ***specimen trees*** shall have the following protections, whether located on public or private ***land***~~with the exception of ***specimen trees*** located on ***single-family lots***~~:

(Revised 5-17-2016 - Ordinance 2016-07)

i. Any activities performed within the drip line of a ***specimen tree*** shall have the prior approval of the ***Official***.

ii. ***Specimen trees*** shall not be cut, removed, pushed over, killed, or otherwise harmed.

iii. No more than 20 percent of the total area within the drip line of any ***specimen tree*** shall be subject to paving or soil compaction, and no paving or soil compaction is allowed within 15 feet of the ***tree*** trunk. (See Figure 16-6-104.F.2: Limits of Paving or Compaction near Specimen Trees.) The ***Official*** may allow paving or soil compaction beyond the 20 percent limit if low impact ***development*** techniques (e.g., ***pervious*** pavers, materials placed at or above ***grade***, no use of mechanical machinery) are used as an alternative means of protecting the ***specimen tree***.

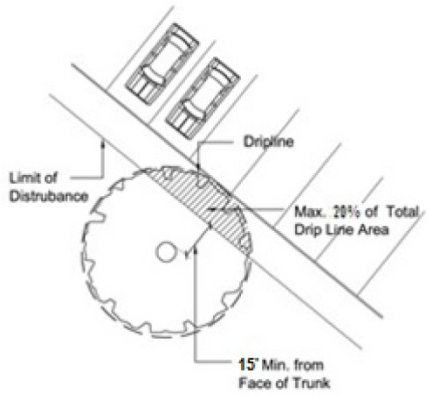


Figure 16-6-104.F.2: Limits of Paving or Compaction near Specimen Trees

b. If preservation of a ***specimen tree*** causes unnecessary hardship, the ***applicant*** may apply for a variance from this subsection (see Sec. 16-2-103.S, Variance) once any required ***State*** or federal government agency approval, if applicable, to remove the ***tree*** is received in writing.

(Revised 4-18-2017 - Ordinance 2017-05)

I. Standards for Supplemental and Replacement Trees

3. Replacement Rate, Tree Category, Planting Size

a. ***Trees*** that are removed shall be replaced at the rate of one ***tree*** for every ten ***tree*** inches removed per ***tree*** category.

b. Supplemental and replacement ***trees*** shall be within the same or lower-numbered ***tree*** category (see Sec. 16-6-104.H, Tree Equivalency Table) as the ***trees*** being replaced.

c. At the time of planting, supplemental and replacement ***trees*** shall have the minimum ***height*** and trunk diameter shown in Table 16-6-104.I.3 for the category of the ***tree***.

TABLE 16-6-104.I.3: MINIMUM PLANTING SIZE FOR SUPPLEMENTAL AND REPLACEMENT TREES

TREE CATEGORY	MINIMUM HEIGHT (FEET)	*MINIMUM TRUNK DIAMETER (INCHES) (USING ANSI STANDARDS)*
Category I	~~10~~ 12	~~2~~ 4
Category II	~~10~~ 12	~~2~~ 4
Category III	~~6~~ 8	~~1~~ 2

Category IV	~~6~~ 8	~~1~~ 2

(Revised 4-18-2017 - Ordinance 2017-05)

Appendix C:
Recommended Native Plants

~~RECOMMENDED NATIVE PLANTS FOR BUFFERS AND WETLANDS~~		
~~This list is meant to be used as a guide, and is not all inclusive. Buffer and ***wetland*** plants are intended to supply a year-round filtering and habitat function. Therefore, using a diverse selection of flora is highly encouraged.~~		
~~COMMON NAME~~	**~~LATIN NAME~~**	**~~LOCATION~~**
	~~GRASSES, VINES, AND GROUNDCOVER~~	
~~Black Needle Rush~~	~~*Juncus roemerianus*~~	~~Tidal ***wetland***~~
~~Blue Flag Iris~~	~~*Iris virginica*~~	~~Freshwater ***wetland***~~
~~Lizard's Tail~~	~~*Saururus cernuus*~~	~~Freshwater ***wetland***~~
~~Maidencane~~	~~*Panicum hemitoman*~~	~~Freshwater ***wetland***~~
~~Muhley Grass~~	~~*Muhlenbegia capillaris*~~	~~***Upland***~~
~~Passsion Flower~~	~~*Passiflora incarnata*~~	~~***Upland***~~
~~Pickerelweed~~	~~*Pontederia cordata*~~	~~Freshwater ***wetland***~~
~~Saltmeadow Cordgrass~~	~~*Spartina patens*~~	~~***Upland***~~
~~Sand Cordgrass~~	~~*Spartina bakeri*~~	~~***Upland***~~
~~Smooth Cordgrass~~	~~*Spartina alterniflora*~~	~~Tidal ***wetland***~~
~~Soft Rush~~	~~*Juncus effuses*~~	~~Tidal ***wetland***~~
~~Wild Ginger~~	~~*Asarum canadense*~~	~~***Upland***~~
~~Yellow Jassamine~~	~~*Gelsemium sempervirens*~~	~~***Upland***~~
~~SHRUBS AND SMALL TREES~~		
~~Beautyberry~~	~~*Callicarpa Americana*~~	~~***Upland***~~
~~Coral Bean~~	~~*Erythrina herbacea*~~	~~***Upland***~~
~~Dahoon Holly~~	~~*Ilex cassine*~~	~~***Upland***~~
~~Fetterbush~~	~~*Lyonia lucida*~~	~~Freshwater ***wetland/Upland***~~
~~Inkberry~~	~~*Ilex glabra*~~	~~Freshwater ***wetland/Upland***~~
~~Loblolly Bay~~	~~*Gordonia lasianthus*~~	~~***Upland***~~
~~Salt Myrtle~~	~~*Baccharis halimifolia*~~	~~***Upland***~~
~~Saw Palmetto~~	~~*Serona repens*~~	~~***Upland***~~
~~Sparkleberry~~	~~*Vaccinium arboreum*~~	~~***Upland***~~
~~Star Anise~~	~~*Illicium floridanum*~~	~~***Upland***~~
~~Wax Myrtle~~	~~*Myrica ceriflora*~~	~~***Upland***~~
~~Witch Hazel~~	~~*Hamamelis viginiana*~~	~~***Upland***~~
~~Yaupon Holly~~	~~*Ilex vomitoria*~~	~~***Upland***~~
MEDIUM AND LARGE TREES		
~~American Holly~~	~~*Ilex opaca*~~	***Upland***

~~Bald Cypress~~	~~*Taxodium distichum*~~	~~Freshwater **wetland/Upland**~~
~~Black Gum~~	~~*Nyssa sylvatica*~~	~~Freshwater **wetland/Upland**~~
~~Laurel Oak~~	~~*Quercus laurifolia*~~	~~**Upland**~~
~~Little Gem Magnolia~~	~~*Magnolia grandiflora* "Little Gem"~~	~~**Upland**~~
~~Live Oak~~	~~*Quercus virginiana*~~	~~**Upland**~~
~~Red Maple~~	~~*Acer rubrum*~~	~~Freshwater **wetland/Upland**~~
~~Sabal palmetto~~	~~*Sabal palmetto*~~	~~**Upland**~~
~~Southern Magnolia~~	~~*Magnolia grandiflora*~~	~~**Upland**~~
~~Southern Red Cedar~~	~~*Juniperis silicicola*~~	~~**Upland**~~
~~Sweet Gum~~	~~*Liquidamber styraciflua*~~	~~Freshwater **wetland/Upland**~~

RECOMMENDED NATIVE PLANTS FOR BUFFERS AND WETLANDS		
This list is meant to be used as a guide, and is not all inclusive. ***Buffer*** and ***wetland*** plants are intended to supply a year-round filtering and habitat function. Therefore, using a diverse selection of flora is highly encouraged.		
COMMON NAME	**LATIN NAME**	**LOCATION**
NATIVE PLANTS FOR DUNES		
Beach evening primrose	Oenothera drummondii	**Primary Dune**
Beach morning glory	Ipomoea imperati	**Primary Dune**
Bear-grass (yucca)	Yucca filamentosa	**Primary Dune**
Camphor weed	Heterotheca subaxillaris	**Primary Dune**
Climbing Butterfly pea	Centrosema viriginianum	**Primary Dune**
Devil-joint cactus	Opuntia drummondii	**Primary Dune**
Dune sunflower	Helianthus debilis	**Primary Dune**
Dwarf palmetto	Sabal minor	**Primary Dune**
Moundlily yucca	Yucca gloriosa	**Primary Dune**
Prickly pear cactus	Opuntia compressa	**Primary Dune**
Purple passion flower (vine)	Passiflora incarnata	**Primary Dune**
Railroad vine	Ipomea pes-caprae	**Primary Dune**
Salt myrtle	Baccharus halimifolia	**Primary Dune**
Saw palm	Serenoa repens	**Primary Dune**
Sea oats	Uniola paniculata	**Primary Dune**
Seaside panicum	Panicum amarum	**Primary Dune**
Spanish bayonet	Yucca aloifolia	**Primary Dune**
Wax myrtle	Myrica cerifera	**Primary Dune**
Yaupon holly	Ilex vomitoria	**Primary Dune**
Yellow passion flower (vine)	Passiflora lutea	**Primary Dune**
*Dune fields can contain several dune rows that have mostly grasses and other non-woody plants in them. Look at dune areas adjacent to yours to determine which plants are best to use in similar areas. NEVER plant a non-native plant in dune areas; they may become invasive.		
GRASSES, VINES, AND GROUNDCOVER		

Arrow Arum	*Peltandra virginica*	Lower Bank/Shallow Water
Black Needle Rush	*Juncus roemerianus*	Tidal ***wetland, Salt marsh buffer***
Blue Flag Iris	*Iris virginica*	Freshwater ***wetland***
Bur-marigolds	*Bidens sp. (yellow flower, blooms in fall)*	Lower Bank/Shallow Water
Buttonbush	*Cephalanthus occidentalis*	Lower Bank/Shallow Water
Duck potato	*Sagittaria latifolia*	Lower Bank/Shallow Water
Floating hearts	*Nymphoides aquatica*	Floating Plants
Fragrant water lily	*Nymphaea odorata*	Floating Plants
Golden club	*Orontium aquaticum*	Lower Bank/Shallow Water
Hooded pitcher plant	*Sarracenia minor*	Lower Bank/Shallow Water
Jack-in-the-pulpit	*Arisaema triphyllum*	Lower Bank/Shallow Water
Large marsh pink	*Sabatia dodecandra*	Lower Bank/Shallow Water
Lizard's Tail	*Saururus cernuus*	Freshwater ***wetland***
Maidencane	*Panicum hemitoman*	Freshwater ***wetland***
Muhley Grass	*Muhlenbegia capillaris*	***Upland***
Passsion Flower	*Passiflora incarnata*	***Upland***
Pickerelweed	*Pontederia cordata*	Freshwater ***wetland***
Rushes	*Juncus sp.*	Lower Bank/Shallow Water
Saltmeadow Cordgrass	*Spartina patens*	***Upland***
Salthay	*Spartina patens*	***Salt marsh buffer***
Sand Cordgrass	*Spartina bakeri*	***Upland***
Sea ox-eye	*Borrichia frutescens*	***Salt marsh buffer***
Smooth Cordgrass	*Spartina alterniflora*	Tidal ***wetland***
Soft Rush	*Juncus effuses*	Tidal ***wetland***
Spikerushes	*Eleocharis sp.*	Lower Bank/Shallow Water
Swamp rose mallow	*Hibiscus moscheutos*	Lower Bank/Shallow Water
Watershield	*Brasenia schreberi*	Floating Plants
Wild Rice	*Zizania aquatica*	Lower Bank/Shallow Water
Wild Ginger	*Asarum canadense*	***Upland***
Woolgrass bulrush	*Scirpus cyperinus*	Lower Bank/Shallow Water
Yellow canna	*Canna flaccida*	Lower Bank/Shallow Water
Yellow Jassamine	*Gelsemium sempervirens*	***Upland***
Yellow fringed orchid	*Habenaria ciliaris*	Lower Bank/Shallow Water
SHRUBS AND SMALL TREES		
American holly	*Ilex opaca*	***Upland***
Beautyberry	*Callicarpa Americana*	***Upland***
Cabbage palmetto	*Sabal palmetto*	***Upland, salt marsh buffer***
Carolina cherry laurel	*Prunus caroliniana*	***Upland***
Chickasaw plum	*Prunus angustifolia*	***Upland***
Cinnamon fern	*Osmunda cinnamomea*	***Upland***
Common persimmon	*Diospyros virginiana*	***Upland***
Coral Bean	*Erythrina herbacea*	***Upland***
Coral honeysuckle	*Lonicera sempervirens*	***Upland***
Cross vine	*Anisostichus capreolata*	***Upland***
Dahoon Holly	*Ilex cassine*	***Upland***
Fetterbush	*Lyonia lucida*	Freshwater ***wetland/Upland***
Hercules' Club	*Zanthoxylum clava-herculis*	***Upland, salt marsh buffer***

Horse sugar	*Symplocus tinctoria*	***Upland***
Inkberry	*Ilex glabra*	Freshwater ***wetland***/***Upland***
Loblolly Bay	*Gordonia lasianthus*	***Upland***
Redbay	*Persea borbonia*	***Upland***
Salt Myrtle	*Baccharis halimifolia*	***Upland***
Sassafras	*Sassafras albidum*	***Upland***
Saw Palmetto	*Serona repens*	***Upland***
Southern Red Cedar	*Juniperus silicicola*	***Upland, salt marsh buffer***
Sparkleberry	*Vaccinium arboreum*	***Upland***
Star Anise	*Illicium floridanum*	***Upland***
Sugarberry	*Celtis laevigata*	***Upland***
Tough bumelia	*Bumelia tenax*	***Upland, salt marsh buffer***
Trumpet vine	*Campsis radicans*	***Upland***
Wax Myrtle	*Myrica ceriflora*	***Upland***
Winged sumac	*Rhus copallina*	***Upland***
Witch Hazel	*Hamamelis viginiana*	***Upland***
Yaupon Holly	*Ilex vomitoria*	***Upland***
MEDIUM AND LARGE TREES		
American Holly	*Ilex opaca*	***Upland***
Bald Cypress	*Taxodium distichum*	Freshwater ***wetland***/***Upland***
Black Gum	*Nyssa sylvatica*	Freshwater ***wetland***/***Upland***
Florida Maple	*Acer barbatum*	***Upland***
Hickories, various species	*Carya spp.*	***Upland***
Laurel Oak	*Quercus laurifolia*	***Upland***
Little Gem Magnolia	*Magnolia grandiflora* "Little Gem"	***Upland***
Live Oak	*Quercus virginiana*	***Upland***
Loblolly pine	*Pinus taeda*	***Upland***
Long leaf pine	*Pinus Palustris*	***Upland***
Red Maple	*Acer rubrum*	Freshwater ***wetland***/***Upland***
Sabal palmetto	*Sabal palmetto*	***Upland***
Slash pine	*Pinus elliottii*	***Upland***
Southern Magnolia	*Magnolia grandiflora*	***Upland***
Southern Red Cedar	*Juniperis silicicola*	***Upland***
Southern Red Oak	*Quercus falcata*	***Upland***
Sweet Gum	*Liquidamber styraciflua*	Freshwater ***wetland***/***Upland***
Water Oak	*Quercus nigra*	***Upland***

RECOMMENDED INVASIVE TREES AND PLANTS FOR REMOVAL

The following is a list of common Invasive Trees and Plants in the Lowcountry. The list contains plants and trees that negatively impact native plants and trees and are recommended for removal. Therefore, using a recommended native plant list is encouraged.

- Autumn-Olive Tree
- Bamboo
- Beach Vitex ground cover
- Bradford Pear Tree
- Chinese Privet Shrub
- Chinese Silvergrass grass
- Chinese Tallow Tree
- Chinese Wisteria vine
- Cogongrass grass
- Common Reed (Phragmites) grass
- English Ivy vine
- Japanese Honeysuckle shrub
- Japanese Stiltgrass grass
- Kudzu Vine
- Multiflora Rose Shrub
- Non-Native Milkweed

TOWN OF HILTON HEAD ISLAND

Town Council

TO: Town Council
FROM: Shawn Leininger, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: July 15, 2025
SUBJECT: Consideration of an Ordinance of the Town of Hilton Head Island to Amend Title 16 of the Municipal Code, the Land Management Ordinance, to Amend the Current Design Regulations and Requirements for Open Space and Pathways in Major Subdivisions to Include Sections 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D for the Town of Hilton Head Island, South Carolina and Providing for Severability and an Effective Date

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RECOMMENDATION:

Consideration of an Ordinance of the Town of Hilton Head Island to amend Title 16 of the Municipal Code, the Land Management Ordinance, to amend the current design regulations and requirements for Open Space and Pathways in Major Subdivisions to include Sections 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D. for the Town of Hilton Head Island, South Carolina and providing for severability and an effective.

The Planning Commission reviewed this Ordinance on March 19, 2025, and unanimously recommended approval to Town Council.

The Community Services Public Safety Committee reviewed this Ordinance on April 21, 2025, and unanimously recommended approval to Town Council.

BACKGROUND:

Revitalize and Modernize the Economy is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #1 Establish a Growth Management Strategy states the Town will:

> "Successfully manage increasing and evolving future growth patterns in a manner that will ensure sustainability of Hilton Head Island's unique character. Additionally, the Town must monitor economic and demographic trends, undertaking a comprehensive

list of future planning activities, and proactively protecting the Island's rich natural resources through appropriate design, regulation, and capital investment practices."

In this regard, Town Council directed Town Staff to advance amendments to the Land Management Ordinance (LMO) in the 2024 Strategic Action Work Plan. The effort has been divided into two separate projects, the full LMO Overhaul and the priority amendments. The priority amendments include incremental changes to both the LMO and portions of the Municipal Code related to land management that address important and urgent issues in advance of the full LMO Overhaul. These priority amendments address pressing community development issues with the best short-term solution while minimizing unintended outcomes. Issues that require additional analysis and research or are more complex will be further implemented during the full LMO Overhaul.

At the September 24, 2024, Town Council Workshop, Town staff received the following comments and direction regarding this proposed amendment design regulations and requirements for open space and pathways in Major Subdivisions.

1. Clarify the definition of common open space.
2. Remove detention facilities and natural water bodies from the definition. Add docks and boardwalks to the definition.
3. Remove the calculation of remnant open space that provides no value.
4. Add clarifying language and additional design standards for common open spaces to require higher quality design and improved functional access via pathways and other means.
5. Remove adjacent street and use buffer credit from open space calculations.
6. Require pedestrian connectivity within subdivisions and require connections to the Town's Multi-use Pathway system if such connectivity is located within reasonable proximity to the development.

On February 19, 2025, the Planning Commission held a public hearing and requested several modifications to the proposed text amendment, including:

1. Removal of Section 16-5-104.B.2, which addressed the applicability of open space standards to Minor Subdivisions that expand beyond five lots. This provision was duplicative as it was already included in the definition of Major Subdivisions.
2. Modify Section 16-5-104.C.3 to specify the use of visual markers like signs, fencing, and landscaping to ensure open space is clearly identifiable, addressing concerns over vague, discretionary language.
3. Clarify Section 16-5-104.D.2 to ensure open spaces remain accessible to all residents.

On March 19, 2025, the Planning Commission reviewed the modified amendment and, after consideration of the criteria set forth in Section 16-2-103.B.3, and voted unanimously to forward the proposed amendment to Town Council with a recommendation of approval.

On April 21, 2025, the Community Services and Public Safety Committee voted unanimously to recommend approval to Town Council.

SUMMARY:

Updates to the Town's subdivision requirements are driven by public concerns arising from recent developments that do not fully align with the desired community standards. Issues such as excessive tree clearing, overly linear street layouts, architectural monotony, and inadequate open space and connectivity within and beyond subdivisions have led to concerns that the current subdivision regulations are not providing the desired outcomes. Currently, subdivision regulations are scattered across multiple sections of the LMO, creating a complex and interconnected regulatory framework.

Due to the intricate nature of these regulations, changes to subdivision requirements are best addressed as part of a comprehensive overhaul of the full LMO. However, the proposed priority amendments address specific, urgent concerns while providing a foundation for future, broader LMO revisions. The priority amendments for subdivision regulations focus on targeted improvements, specifically:

1. Improving common open space regulations to better preserve the Island's character and ensure new developments align with community expectations; and
2. Enhancing pedestrian and cyclist connectivity in new subdivisions.

Current regulations often allow poorly planned or underutilized open spaces, such as lagoons, wetlands, and small, fragmented areas that do not serve residents' needs. In newer subdivisions, open spaces tend to be isolated, inaccessible, or disconnected from key features like pathways or recreational areas. These limitations highlight the need for more thoughtful planning that ensures open spaces are usable and well-integrated into the neighborhood's overall design.

The proposed amendments focus on ensuring that common open spaces are well-planned, functional, and contribute positively to the overall development. These changes aim to balance the need for regulatory compliance with the creation of spaces that are accessible, connected, and environmentally sustainable, all while preserving the unique character of Hilton Head Island.

Further, the LMO does not mandate pathways or connections to existing transportation networks outside of subdivisions. This amendment seeks to rectify these gaps, ensuring safer and more accessible connections for pedestrians and cyclists in new developments.

ANALYSIS:

Proposed Amendments

The proposed priority amendments refine the definition, calculation, and design standards for open space within development, emphasizing connectivity and design consistency. These amendments prioritize functional, connected, and accessible common open space, enhancing the quality of life for residents. It enhances walkability, improves community integration, and ensures a cohesive aesthetic within the Town's subdivisions.

The common open space and pathway connectivity requirements will only apply to major residential subdivisions outside of PD-1 that are platted after the effective date of this ordinance. They do not apply to minor subdivisions or family subdivisions.

The following table demonstrates how the proposed amendments address identified issues.

Issue	**Proposed Amendment**
Clarify the definition of common open space. Remove detention facilities and natural water bodies from definition. Add docks and boardwalks to the definition.	**Sec.16-10-105. General Definitions.** **Common Open Space**. Any part of a development site, meeting the requirements of Section 16-5-104, that is not utilized for single-family lots, rights-of-way, streets, commercial structures, multifamily structures, parking and loading areas, detention/retention ponds, and natural water bodies. The following are included in the definition of common open space: golf courses, tennis courts, areas for other court games, swimming pools, pedestrian and bicycle paths, equestrian trails, play fields, picnic areas, horse paddocks, docks and boardwalks located entirely within the development parcel, places for people to gather, and passive recreation areas.
Add clarifying language and additional design standards for common open spaces to require higher quality design and improved functional access via pathways and other means. Remove calculation of remnant open space that provides no value.	**Sec.16-5-104. Common Open Space Standards** **C. Common Open Space Requirement** 3. Common open space must be visually identifiable, distinguished by elements including but not limited to signs, fencing, landscape buffers, trail systems, pools, sport facilities, or grass lawns. **Sec.16-5-104. Common Open Space Standards** **D. Common Open Space Location and Configuration** 1. ***Common open space*** shall be connected to all lots within the ***subdivision*** by ***pathways*** in accordance with Section 16-5-115 D.5.

	2. The ***common open space*** shall be accessible to all residents of the ***subdivision*** development, subject to reasonable rules and regulations. ***Common open space*** may be dedicated for general public use; however, such dedication is not mandatory. 3. The design and establishment of ***common open space*** shall meet the following standards: a. An area or multiple areas of ***common open space*** shall be planned for active or passive recreational use. b. At least 75 percent of the ***common open space*** area shall be arranged in dimensions no less than 15 feet across in any direction. c. At least 50 percent of the ***common open space*** shall be arranged in one contiguous area. For the purpose of this requirement, ***common open space*** areas divided by ***pathways***, ***sidewalks***, or ***streets*** that would otherwise be contiguous without the existence of the ***pathways***, ***sidewalks***, or ***streets*** shall be considered contiguous. d. The arrangement and design of ***common open space*** shall prioritize the preservation of existing tracts of ***specimen*** and ***significant trees***. The ***applicant*** shall demonstrate how these priority areas have been considered during the application process.
Remove adjacent street and use buffer credit from the open space calculations. Remove the calculation of remnant open space that provides no value.	**Sec.16-5-103. Buffer Standards** ~~K. Credit Toward Open Space~~ ~~Adjacent street and use buffers required by this section may be credited against the common open space required by Sec. 16-5-104, Open Space Standards~~. See **Exhibits 1-3** for examples of open space that will no longer qualify.
Require pedestrian connectivity within subdivisions and require connections to the Town's Multi-use Pathway system if such connectivity is located	**Sec.16-5-115. Subdivision Standards** **D. Layout of Lots and Blocks** *5. Pathway* Connectivity. a. ***Pathways*** are required throughout ***subdivisions.*** The provisions of this

within reasonable proximity to the development.	subsection shall not apply to ***Minor Subdivisions*** and ***Family Subdivisions***. b. ***Pathways*** shall provide direct connectivity between all ***lots*** and the ***subdivision***'s community amenities, including usable ***common open space***, mailbox facilities, community ***buildings***, and recreational areas. For the purpose of this requirement, a residential ***lot*** located across a ***street*** from a ***pathway*** within the same ***subdivision*** or adjacent to a ***common open space*** having a pathway is considered to be served by and connected to that ***pathway***. c. ***Pathways*** shall be designed to provide connectivity from within the ***subdivision*** to: a. An existing ***pathway*** system located along an abutting ***right-of-way*** *or* ***easement,*** an existing ***pathway*** within an ***easement*** on the property, or a ***pathway*** on abutting Town-owned property; and b. Any ***pathway*** system planned within an adopted Town ***pathway*** plan or the Capital Improvement Program (CIP) located along an abutting ***right-of-way*** *or* ***easement,*** an existing ***pathway easement*** on the property, or an abutting Town-owned property. d. If the land proposed for a ***subdivision*** serves as a priority connection between existing ***pathways*** and is included in an adopted Town ***pathway*** plan, the ***pathway*** system shall be designed to connect the existing ***pathways*** through the ***subdivision*** or along abutting **street right-of-way**. This requirement shall not be construed as requiring off-site improvements other than within an abutting ***street right-of-way***. e. Pathways are required unless sidewalks are demonstrated to be more appropriate. Sidewalks can be incorporated where walking and wheelchair use is more common, for shorter stretches where speeds are slower, and where they better fit the context and character of the development.

	f. Specific design standards for pathways and sidewalks are included by reference to associated professional manuals and statutes
	Sec.16-10-105. General Definitions **Common Open Space** Any part of a development site, meeting the requirements of Section 16-5-104, that is not utilized for single-family lots, rights-of-way, streets, commercial structures, multifamily structures, and parking and loading areas, detention/retention ponds, and natural water bodies. The following are included in the definition of common open space: golf courses, tennis courts, areas for other court games, swimming pools, pedestrian and bicycle paths, equestrian trails, play fields, picnic areas, horse stables paddocks, docks and boardwalks located entirely within the development parcel, places for people to gather, and passive recreation areas. **Pathway** An improved way for purposes of travel by non-motorized users outside the traveled way of vehicles and physically separated from the street by an open space or barrier and either within the street right-of-way or within an independent alignment. Most pathways are designed for two-way travel, and are generally constructed of asphalt. Pathways are used by cyclists, pedestrians, and other similar users. Pathways do not include sidewalks. **Sidewalk** An Improved surface intended for use by pedestrians located between the curb line or the lateral line of a street and the adjacent property line or on easements of private property. Sidewalks are generally constructed with concrete, asphalt or pavers.

Exhibit 1: Example of Adjacent Street Buffer Open Space that Will No Longer Qualify

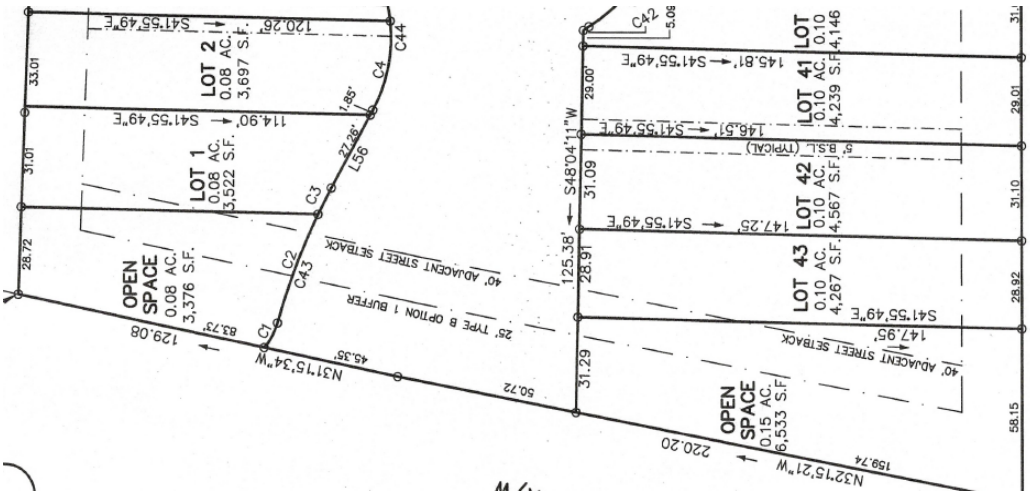


Exhibit 2: Example of Adjacent Use Buffer Open Space that Will No Longer Qualify

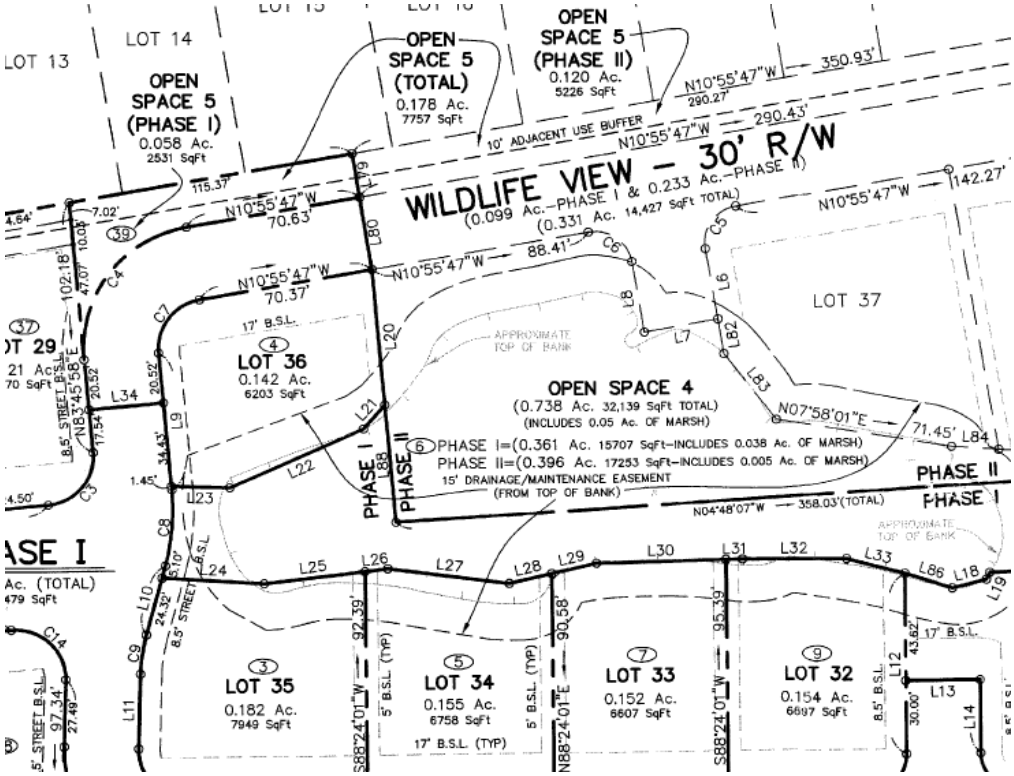
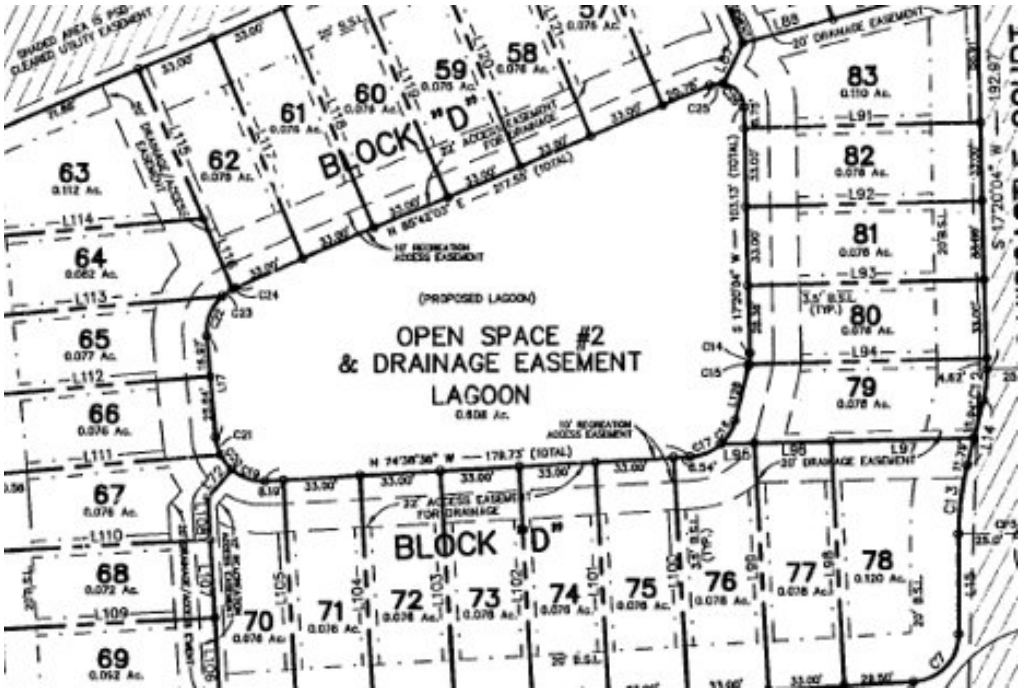


Exhibit 3: Example of Detention Pond Open Space that Will No Longer Qualify



Nonconformities

Chapter 16-7 provides standards for nonconformities. The purpose statement of the Nonconformities Chapter reads as follows, “the zoning regulations and development standards established by this Ordinance are designed to guide the future development and redevelopment of land within the Town by encouraging and regulating site development and appropriate groupings of compatible and related uses that promote and protect the public health, safety, and general welfare. While the Town recognizes the continued existence of nonconformities is generally inconsistent with the purpose and intent of this Ordinance, it also recognizes this Ordinance needs to provide flexibility to encourage redevelopment of nonconforming development if it lessens the degree of the nonconformity and if redevelopment is consistent with the goals of the Comprehensive Plan and the district in which the development is located. This Chapter provides for the regulation of nonconforming uses, structures, signs, and site features, and specifies those circumstances and conditions under which such nonconformities are allowed to continue and redevelop.”

Common open space and pathways established, or lack thereof, as part of previously approved and developed Major Subdivisions may become nonconforming with the requirements proposed in this amendment. However, these elements of Major Subdivisions can continue to exist as nonconforming site features without the need for upgrades or compliance unless an alteration to the nonconformity is proposed.

Chapter 16-7 outlines standards for nonconformities within the Town, acknowledging the need for flexibility in redevelopment while ensuring alignment with the Comprehensive Plan and district goals. Redevelopment, expansion, or relocation of legally nonconforming structures or legally conforming site features must adhere to Chapter 16-7.

Text Amendment Review Standards

Section 16-2-103.B.3 of the LMO provides standards for the review of Text Amendments and states the following:

> "In determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:
>
> a. Is in accordance with the Comprehensive Plan;
> b. Is required by changed conditions;
> c. Addresses a demonstrated community need;
> d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
> e. Would result in a logical and orderly development pattern; and
> f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment."

The proposed text amendment aligns with the review criteria, as it:

1. Supports the Comprehensive Plan which includes goals for preserving Hilton Head Island's character, enhancing connectivity, and ensuring well-integrated open spaces. Our Plan's Strategies and Tactics for Our Place states to, "evaluate, develop, and maintain standards that preserve and enhance the natural and physical environments that reflect the character of the Island."
2. Responds to changing conditions by avoiding fragmented, underutilized, and unconnected spaces observed in certain developments;
3. Addresses a demonstrated community need for functional, accessible, and environmentally sustainable developments;
4. Is consistent with the purpose and intent of the zoning districts by accommodating a comfortable, healthy, safe, and pleasant environment in which to live and recreate;
5. Ensures that open spaces serve residents effectively and subdivisions connect to broader transportation networks, promoting logical and orderly growth and safe bicycle and pedestrian facilities; and
6. Minimizes adverse impacts on the natural environment by preserving common open space and natural areas in Major Subdivisions and promotes non-motorized transportation options.

TOWN COUNCIL REVIEW AND DECISION:

Section 16-2-103.B.2.e of the LMO provides standards for the decision of Text Amendments and states the following:

The Town Council shall review the application, staff report, and Planning Commission recommendation and make a final decision on the application. The Town Council's decision shall be one of the following:

1. Adopt an ordinance approving the Text Amendment; or
2. Adopt a resolution denying the Text Amendment.

ATTACHMENTS:

1. Ordinance
2. Text Amendment

Chapter 16-3:
Zoning Districts

Sec.16-3-104. Residential Base Zoning Districts

B. Residential Single-Family-3 (RSF-3) District

RSF-3 **Residential Single-Family-3 District**				
3. Development Form Standards				
MAX. DENSITY (PER*NET ACRE*)			**LOT COVERAGE**	
Residential	3 du		Max. ***Impervious Cover*** for All Development Except ***Single-Family***	35%
Nonresidential	6,000 GFA			
MAX. BUILDING HEIGHT			Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
All Development	35 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				

(Revised 3-7-2023 - Ordinance 2023-04)

C. Residential Single-Family-5 (RSF-5) District

RSF-5 **Residential Single-Family-5 District**				
3. Development Form Standards				
MAX. DENSITY (per*net Acre*)			**LOT COVERAGE**	
Residential	5 du		Max. ***Impervious Cover*** for All ***Development*** Except ***Single-Family***	35%
Nonresidential	6,000 GFA			
MAX. BUILDING HEIGHT			Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%

All ***Development***	35 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable			

(Revised 3-7-2023 - Ordinance 2023-04)

D. Residential Single-Family-6 (RSF-6) District

RSF-6 **Residential Single-Family-6 District**				
3. Development Form Standards				
MAX. DENSITY (per *NET ACRE*)			**LOT COVERAGE**	
Residential	6 du		Max. ***Impervious Cover*** for All ***Development*** Except ***Single-Family***	35%
Nonresidential	6,000 GFA		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
MAX. BUILDING HEIGHT				
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				

(Revised 3-7-2023 - Ordinance 2023-04)

E. Low to Moderate Density Residential (RM-4) District

RM-4 **Low to Moderate Density Residential District**				
3. Development Form Standards				
MAX. DENSITY (PER*NET ACRE*)[2]			**LOT COVERAGE**	
Residential[2]	4 du (6 du if **lot** area is at least 3 acres; 8 du		Max. ***Impervious Cover*** for All ***Development*** Except ***Single-Family***[1]	35%

	if **lot** area is at least 5 acres)			
Bed and Breakfast	10 rooms			
Nonresidential	6,000 GFA		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***16%	
MAX. BUILDING HEIGHT				
All ***Development***	35 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				
2. Density for development that includes the Workforce Housing shall be determined based on Sec. 16-4-105.A.				

(Revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-18-2020 - Ordinance 2020-27; revised 2-16-2021 - Ordinance 2021-02; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

F. Moderate Density Residential District (RM-8) District

RM-8 **Moderate Density Residential District**				
3. Development Form Standards				
MAX. DENSITY (PER*NET ACRE*)[2]			**LOT COVERAGE**	
Residential	8 du		Max. ***Impervious Cover*** for All ***Development*** Except ***Single-Family***[1]	35%
Nonresidential	6,000 GFA			
MAX. BUILDING HEIGHT			Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
All ***Development***	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				

(Revised 9-17-2019 - Ordinance 2019-20; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

G. Moderate to High Density Residential District (RM-12) District

RM-12 Moderate to High Density Residential District				
3. Development Form Standards				
MAX. DENSITY (PER *NET ACRE*)[1]			**LOT COVERAGE**	
Residential	12 du		Max. ***Impervious Cover*** for All ***Development*** Except ***Single-Family***	35%
Nonresidential	6,000 GFA			
MAX. BUILDING HEIGHT			Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
All ***Development***	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				

(Revised 9-17-2019 - Ordinance 2019-20; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

Sec.16-3-105. Mixed-Use and Business Districts

B. Coligny Resort (CR) District

CR Coligny Resort District	
3. Development Form Standards	
MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS	
Adjacent Street Setbacks	Along major and minor arterials, the minimum adjacent ***street*** setback distance shall be 30' as follows:

	•	The first 15' of the setback (measured parallel to the required ***street*** setback starting from the property line along the ***street*** and moving inward) shall include a minimum 5' landscaped area. This landscaped area shall have one ***street tree*** planted every 25' along the ***street frontage***. The remaining area may contain a pathway and shall not contain tables, chairs and fountains.
	•	The second 15' of the setback (measured parallel to the required setback starting from the required setback line and moving towards the ***street***) may include plazas, courtyards, tables and chairs, pervious pavers, landscaping and fountains.
	•	The setback angle shall be 60°.
	Along other ***streets***, the minimum adjacent ***street*** setback distance shall be 20' as follows:	
	•	The first 15' of the setback (measured parallel to the required ***street*** setback starting from the property line along the ***street*** and moving inward) shall include a minimum 5' landscaped area. This landscaped area shall have one ***street tree*** planted every 25' along the ***street frontage***. The remaining area may contain a pathway.
	•	The remaining 5' of the setback (measured parallel to the required setback starting from the required setback line and moving towards the ***street***) may pervious pavers, fountains and benches.
	•	The setback angle shall be 60°.
	Awnings, balconies and overhangs may occupy these setback areas.	
Adjacent Use Setbacks	The adjacent use setback standards set forth in Sec. 16-5-102.D, Adjacent Use Setback Requirements, shall apply only along the perimeter of the CR district.	

MODIFIED ADJACENT STREET BUFFER STANDARDS
There are no adjacent street buffers in the CR zoning district.

MAX. DENSITY (PER*NET ACRE*)			**LOT COVERAGE**	
All ***development***	Undefined, but limited by applicable design and performance standards such as height and parking		Max. ***Impervious Cover***	n/a
			Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	n/a
Residential[2]				
MAX. BUILDING HEIGHT				
All ***development***	36 ft along the adjacent ***street*** setback line; 60 ft once the setback angle is attained			

USE AND OTHER DEVELOPMENT STANDARDS
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable

1. Where all required parking spaces are located within a parking ***structure*** (e.g., parking deck or parking garage), the standards for the minimum number of parking spaces shall be reduced by 20 percent.
2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

(Revised 4-18-2017 - Ordinance 2017-05; revised 12-5-2017 - Ordinance 2017-19; revised 11-4-2020 - Ordinance 2020-26)

D. Light Commercial (LC) District

LC Light Commercial District				
3. Development Form Standards				
MAX. DENSITY (PER *NET ACRE*)			**LOT COVERAGE**	
Residential[4]	4 du		Max. ***Impervious Cover***	60%
Hotel	35 rooms		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
Nonresidential[1,2]	10,000 GFA			
MAX. BUILDING HEIGHT				
All ***Development***	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable 1. The ***gross floor area*** per ***building*** shall be 20,000 square feet for ***buildings*** devoted to ***Commercial Services*** or ***Industrial Uses***. 2. Each ***building*** shall be separated by a minimum of 15 feet. 3. The minimum number of off-street parking spaces for ***mixed-use development*** that contains ***workforce housing*** shall be calculated based on Section 16-5-107.D.2. 4. For ***development*** that converts nonresidential square footage to residential ***use*** refer to Sec. 16-10-102.B.1.				

(Revised 5-17-2016 - Ordinance 2016-07; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

F. Main Street (MS) District

MS Main Street District				
3. Development Form Standards				
MAX. DENSITY (PER *NET ACRE*)			**LOT COVERAGE**	
Residential	12 du		Max. ***Impervious Cover***	60%
Bed and Breakfasts	10 rooms			
Hotel	35 rooms		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
Nonresidential	9,000 GFA			

MAX. BUILDING HEIGHT			
All ***Development***	45 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable			

(Revised 4-18-2017 - Ordinance 2017-05; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

G. Marshfront (MF) District

MF **Marshfront District**				
3. Development Form Standards				
MAX. DENSITY (PER*NET ACRE*)[2]			**LOT COVERAGE**	
Residential[1]	Along major arterials	4 du (8 du if ***lot*** area is at least 3 acres)	Max. ***Impervious Cover***	60%
	Along other ***streets***	6 du (10 du if ***lot*** area is at least 3 acres)	Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
Bed and Breakfasts		10 rooms		
Nonresidential		7,000 GFA		
MAX. BUILDING HEIGHT				
All ***Development***		45 ft		
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.				
2. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				

(Revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

I. Mitchelville (MV) District

MV Mitchelville District				
3. Development Form Standards				
MAX. DENSITY (PER *NET ACRE*)[3]			**LOT COVERAGE**	
Residential[1]	12 du		Max. ***Impervious Cover***	50%
Bed and Breakfasts	10 rooms			
Hotel	35 rooms		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
Interval Occupancy	12 du			
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
All ***Development***	75 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable 1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1. 2. The minimum number of off-street parking spaces for mixed-use or multifamily development that contains workforce housing shall be calculated based on Section 16-5-107.D.2. 3. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				

(Revised 4-18-2017 - Ordinance 2017-05; revised 12-5-2017 - Ordinance 2017-19; revised 9-17-2019 - Ordinance 2019-20; revised 8-18-2020 - Ordinance 2020-19; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15)

J. Neighborhood Commercial (NC)

NC Neighborhood Commercial District				
3. Development Form Standards				
MAX. DENSITY (PER *NET ACRE*)[2]			**LOT COVERAGE**	
Residential[1]	4 du		Max. ***Impervious Cover***	45%
Nonresidential	3,000 GFA		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
MAX. BUILDING HEIGHT				

All ***Development***	35 ft[2]		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable			
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.			
2. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.			

(Revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

L. Resort Development (RD) District

RD **Resort Development District**				
3. Development Form and Parameters				
MAX. DENSITY (PER*NET ACRE*)			**LOT COVERAGE**	
Residential[1, 2]	16 du		Max. ***Impervious Cover***	50%
Bed and Breakfasts	10 rooms			
Interval Occupancy	16 du			
Hotel[1]	35 rooms		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
Non Single-Family Development on property landward of South Forest Beach Drive	60 ft			
All Other ***Non Single-Family Development***	75 ft			
Single-Family Development	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				
[1] In order to promote flexibility, an ***office, eating establishment*** or ***commercial services use*** that is accessory to and within an existing residential or ***hotel structure*** may be converted to a residential ***unit*** or ***units*** upon the ***Official's*** determination that the ***development*** can support the required amount of parking. The alteration shall				

not expand beyond the footprint of the existing residential or ***hotel structure***.
2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

(Revised 5-17-2016 - Ordinance 2016-07; revised 4-18-2017 - Ordinance 2017-05; revised 4-18-2017 - Ordinance 2017-06; revised 11-4-2020 - Ordinance 2020-26; revised 7-20-2021 - Ordinance 2021-15)

M. Sea Pines Circle (SPC) District

SPC **Sea Pines Circle District**				
3. Development Form Standards				
MAX. DENSITY (PER*NET ACRE*)			**LOT COVERAGE**	
Residential	12 du		Max. ***Impervious Cover***	60%
Nonresidential	10,000 GFA		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
MAX. BUILDING HEIGHT				
All ***Development***	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable 1. ***Islander Mixed-Use*** has undefined density but limited by applicable design and performance standards such as height and parking.				

(Revised 4-18-2017 - Ordinance 2017-05; revised 3-7-2023 - Ordinance 2023-04; revised 10-3-2023 - Ordinance 2023-12)

N. Stoney (S) District

S **Stoney District**	
3. Development Form and Parameters	
MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS	
Adjacent Street Setback	Except along major or minor arterials, the adjacent street setback distance established in Sec. 16-5-102.C, Adjacent Street Setback Requirements, may be reduced by up to 30 percent, provided the ***applicant*** demonstrates there is no other feasible or practicable alternative that will accommodate a permitted ***use*** on the site in compliance with all other requirements of the LMO and the required adjacent street buffer can be provided.
Adjacent Use Setback	The adjacent use setback distance established in Sec. 16-5-102.D, Adjacent Use Setback Requirements, may be reduced to ten feet where a public park adjoins

	another public park, or where a nonresidential ***use*** other than an industrial ***use*** adjoins another nonresidential ***use*** other than an industrial ***use*** .			
MAX. DENSITY (PER*NET ACRE*)[3]			**LOT COVERAGE**	
Residential[1]	10 du		Max. ***Impervious Cover***	50%
Bed and Breakfasts	10 rooms			
Hotel	35 rooms		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
Nonresidential	7,000 GFA			
MAX. BUILDING HEIGHT				
All ***Development***	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable				
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.				
2. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.				
3. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				

(Revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

O. Waterfront Mixed-Use (WMU) District

WMU Waterfront Mixed-Use District				
3. Development Form Standards				
MAX. DENSITY (PER*NET ACRE*)[1, 5]			**LOT COVERAGE**	
Residential[3]	16 du		Max. ***Impervious Cover***	50%
Bed and Breakfasts	10 rooms			
Hotel	35 rooms		Min. ~~***Open Space***~~ ***Common Open Space*** for Major Residential ***Subdivisions***	16%
Interval Occupancy	16 du			
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT[2, 3]				
All ***Development***	75 ft			

USE AND OTHER DEVELOPMENT STANDARDS
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable 1. For purposes of calculating new ***density***, only 25% of total square footage devoted to boat dry storage facilities shall be counted. 2. Where a ***parcel*** in the WMU District adjoins a zoning district with a ***height*** limit lower than that in the WMU District, no part of a ***building*** on the WMU-zoned ***parcel*** shall exceed a ***height*** equal to the ***height*** limit in the adjoining district plus 1 foot, or major fraction thereof, for each foot of horizontal distance from the adjoining district. 3. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1. 4. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be calculated based on Section 16-5-107.D.2. 5. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

(Revised 11-3-2015 - Ordinance 2015-23; revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15)

Chapter 16-4:
Use Standards

Sec.16-4-104. Temporary Uses and Structures

D. Use-Specific Conditions for Temporary Uses and Structures

6. Outdoor Seasonal Sales of Christmas Trees and Pumpkins

A merchant may display and sell Christmas ***trees*** and pumpkins on a temporary basis, without establishing a permanent place of business, subject to the following conditions. [Note: The outdoor display and sale/rental of goods as accessory to an already established business is subject to the provisions of Sec. 16-4-103.E.5, Outdoor Storage (as an accessory use).]

a. The property contains an area not currently used that will support the proposed temporary sale of Christmas ***trees*** or pumpkins without encroaching into or creating a negative impact on existing vegetated areas, ***common open space***, landscaping, ***trees***, traffic movements, parking-space availability, or pedestrian ***access***.

b. The display of the Christmas ***trees*** or pumpkins shall not occur in the public ***right-of-way***.

c. Any tent or other temporary ***structure*** shall be located so as not to interfere with the normal operations of any permanent ***use*** located on the property.

d. The temporary display or sale of the Christmas ***trees*** or pumpkins shall not cause interference with the movement of emergency vehicles to such an extent that adequate police, fire, or other emergency services cannot be provided.

e. The sales activity shall not last longer than 45 days.

f. The vendor, with the approval of the ***Official***, may use a ***recreational vehicle*** to live on the site.

Chapter 16-5:
Development and Design Standards

Sec.16-5-103. Buffer Standards

~~**K. Credit Toward Open Space**~~

~~Adjacent street and use buffers required by this section may be credited against the ***common open space*** required by Sec. 16-5-104, Open Space Standards.~~

~~(Ord. No. 2015-23, 11-3-2015)~~

Sec.16-5-104. Common Open Space Standards

B. Applicability

1. The provisions of this section apply to any Major Subdivisions (six or more ***lots***) creating ***lots*** for residential ***development***, unless expressly exempted in this section.

2. The provisions of this section also shall apply to any Minor Subdivision (five or fewer ***lots***) creating ***lots*** for residential ***development*** that is expanded onto ***adjacent parcels*** so the total number of ***lots*** in the ***subdivision*** is greater than five.

3. The provisions of this section do not apply to ***Family Subdivisions***.

C. Common Open Space Requirement

1. At least 16 percent of the ***land*** within the ***subdivision*** shall consist of ***common open space*** meeting the requirements of this section.

2. ***Common open space*** shall be depicted on any plat of the ***development*** submitted for approval and labeled "common open space."

3. ***Common open space*** must be visually identifiable, distinguished by elements including but not limited to signs, fencing, landscape buffers, trail systems, pools, sport facilities, or grass lawns.

D. Common Open Space Location and Configuration

~~Required ***common open space*** shall be reasonably accessible from all parts of the ***subdivision***, especially by pathways.~~

1. ***Common open space*** shall be connected to all lots within the ***subdivision*** by ***pathways*** in accordance with Section 16-5-115.D.5.

2. The ***common open space*** shall be accessible to all residents of the ***subdivision*** development, subject to reasonable rules and regulations. ***Common open space*** may be dedicated for general public use; however, such dedication is not mandatory.

3. The design and establishment of ***common open space*** shall meet the following standards:

a. An area or multiple areas of ***common open space*** shall be planned for active or passive recreational use.

b. At least 75 percent of the ***common open space*** area shall be arranged in dimensions no less than 15 feet across in any direction.

c. At least 50 percent of the ***common open space*** shall be arranged in one contiguous area. For the purpose of this requirement, ***common open space*** areas divided by ***pathways***, ***sidewalks***, or ***streets*** that would otherwise be contiguous without the existence of the ***pathways***, ***sidewalks***, or ***streets*** shall be considered contiguous.

d. The arrangement and design of ***common open space*** shall prioritize the preservation of existing tracts of ***specimen*** and ***significant trees***. The ***applicant*** shall demonstrate how these priority areas have been considered during the application process.

E. Ownership, Management and Maintenance of Common Open Space

Common open space shall be maintained so that its use and enjoyment as ***common open space*** is not diminished or destroyed. Ownership of ***common open space*** shall be subject to deed restrictions or recorded covenants and restrictions that prevent ***development*** or subsequent ***subdivision*** of the ***common open space*** and provide responsibility for ***maintenance*** of the ***common open space***.

Sec.16-5-107. Parking and Loading Standards

H. Off-Street Parking Alternatives

5. Deferred Parking

d. Maintenance of Reserve Areas as Common Open Space

As long as areas are reserved for future parking, they shall be maintained as ***common open space***, without any clearing of ***trees***. During such time, the reserve areas shall not count as ***common open space*** for purposes of complying with Sec. 16-5-104, Common Open Space Standards, and shall count as ***impervious surface*** for purposes of complying with Sec. 16-5-109, Stormwater Management and Erosion and Sedimentation Control Standards.

e. Deferred Parking Agreement

i. A deferred parking agreement shall be included as part of any ***development*** approval which includes deferred parking. The agreement shall incorporate by reference the deferred parking plan and agreement by the owner to reserve a future parking area as ***common open space*** consistent with the deferred parking plan, and assurances that a parking demand study will be completed in accordance with the terms of the ***development*** approval and this section, and additional parking provided, if determined necessary.

ii. An attested copy of an approved and executed agreement shall be recorded with the Beaufort County Register of Deeds before issuance of a ***Building Permit*** or Certificate of Occupancy for any ***use*** subject to deferred parking.

iii. Any termination of a deferred parking agreement does not negate the ***developer's*** and owner's obligation to comply with parking requirements of this ***Ordinance***. Failure to comply shall constitute a violation.

Sec.16-5-115. Subdivision Standards

A. Purpose and Intent

The purpose of ***subdivision*** layout is to create a functional and attractive ***development*** with infrastructure and ***lots*** appropriately sized and located to minimize adverse impacts. The intent of this section is to provide clear requirements and guidelines for ***subdivision*** design for both Major and Minor Subdivisions. ***Subdivisions*** should promote the health, safety, convenience, order, prosperity and welfare of the present and future residents of the ***Town*** by:

a. Providing for the orderly growth and ***development*** of the ***Town***;

b. Coordinating with the existing ***street*** system, transportation plans, and public facilities;

c. Providing ***right-of-way*** for ***street*** and vehicular ***easements***;

d. Avoiding congestion and overcrowding and encouraging proper arrangement of ***streets*** in relation to existing planned ***streets***;

e. Ensuring there is adequate ***common open space*** and recreation facilities; and

f. Ensuring there is proper recordation of ***land*** ownership.

C. General Requirements

1. Layout of the ***subdivision*** shall be based on complete ***site*** analysis. ***Streets*** and ***lots*** shall be designed to preserve significant trees, stands of trees and understory vegetation and situated to minimize alteration of natural and historic ***site*** features to be preserved.

2. The ***subdivision*** layout shall consider the practicality and economic feasibility of ***development*** of individual ***lots*** including the environmental characteristics, size of the ***site***, and the requirements of this ***Ordinance***.

3. The applicant is required to demonstrate that they have made all reasonable efforts to preserve unique and fragile elements on site, including but not limited to wetlands, significant stands of ***trees*** and individual ***trees*** of significant size, with ***development*** reserved for environmentally stable areas.

   (Revised 1-7-2020 - Ordinance 2020-02; revised 3-7-2023 - Ordinance 2023-04)

4. ***Common ~~Open~~ open space*** and recreational areas shall be planned in accordance with Sec. 16-5-104, Common Open Space Standards.

5. ***Lots*** shall be situated so that stormwater may be easily directed away from ***buildings*** in subsequent ***site***-specific ***development***. ***Lots*** shall be configured so that ***buildings*** and general ***flood*** sensitive ***site*** facilities can be located out of drainageways. ***Subdivisions*** shall be designed so as to comply with Sec. 16-5-109, Stormwater Management and Erosion and Sedimentation Control Standards.

6. All ***lots*** shall have the ***access*** required by Sec. 16-5-105.I, Access to Streets.

D. Layout of Lots and Blocks

1. Subdivisions may be laid out in conventional, cluster, ***zero lot line***, or a combination of block/ lot designs.

(*Revised 7-21-2020 - Ordinance 2020-16*)

2. The ***lot*** configuration and shape shall provide appropriate ***sites*** for ***buildings***, and be properly related to topography, natural elements, existing significant trees and stands of trees, ***access***, drainage and utilities, and conform to all requirements of this ***Ordinance***.

   (Revised 1-7-2020 - Ordinance 2020-02)

3. The dimensions of ***corner lots*** shall permit the required minimum setbacks from ***streets*** (see Sec. 16-5-102, Setback Standards) and required ***site*** triangles (see Sec. 16-5-105.H.4, Sight Triangles).

4. The number of ***lots*** within a block shall be as appropriate for the location and the type of ***development*** contemplated, as practical. Visual monotony created by excessive blocks of ***lots*** which are not interrupted by intersections, ***common open space***, buffers, trees or features shall be avoided.

   (Revised 1-7-2020 - Ordinance 2020-02)

5. ~~***Pathways and sidewalks are encouraged throughout the subdivision. Pathways and sidewalks may be required by the Official to provide circulation or access to schools, playgrounds, shopping, or other community facilities. Interconnection with other pathways and sidewalks is also desirable.***~~***Pathway*** Connectivity.

   a. ***Pathways*** are required throughout ***subdivisions***. The provisions of this subsection shall not apply to ***Minor Subdivisions*** and ***Family Subdivisions***.

   b. ***Pathways*** shall provide direct connectivity between all ***lots*** and the ***subdivision***'s community amenities, including usable ***common open space***, mailbox facilities, community ***buildings***, and recreational areas. For the purpose of this requirement, a residential ***lot*** located across a ***street*** from a ***pathway*** within the same ***subdivision*** or adjacent to a ***common open space*** having a pathway is considered to be served by and connected to that ***pathway***.

   c. ***Pathways*** shall be designed to provide connectivity from within the ***subdivision*** to:

      i. An existing ***pathway*** system located along an abutting ***right-of-way*** *or* ***easement,*** an existing ***pathway*** within an ***easement*** on the property, or a ***pathway*** on abutting Town-owned property; and

      ii. Any ***pathway*** system planned within an adopted Town ***pathway*** plan or the Capital Improvement Program (CIP) located along an abutting ***right-of-way*** *or* ***easement,*** an existing ***pathway easement*** on the property, or an abutting Town-owned property.

   d. If the land proposed for a ***subdivision*** serves as a priority connection between existing ***pathways*** and is included in an adopted Town ***pathway*** plan, the ***pathway*** system shall be designed to connect the existing ***pathways*** through the ***subdivision*** or along abutting **street right-of-way**. This requirement shall not be construed as requiring off-site improvements other than within an abutting ***street right-of-way***.

   e. As an alternative to ***pathway*** construction, a ***sidewalk*** may be approved by the ***Official*** if the proposed ***subdivision*** abuts a ***street*** with an existing ***sidewalk*** network or if the character or design of the proposed ***subdivision*** would clearly benefit from incorporating ***sidewalks*** instead of ***pathways***. The incorporation of ***sidewalks*** shall meet all other requirements of this section. The ***Official*** may determine that a ***sidewalk*** is preferable over a ***pathway*** if:

      i. Spacing is not sufficient for a pathway based on existing natural features, infrastructure, utilities, ***easements***, or built features;

ii. It would connect seamlessly to existing infrastructure;

iii. It would be more consistent with the design characteristics of the proposed **subdivision** and abutting ***development***;

iv. The travel distance of the proposed route is significantly shorter than areas typically suitable for ***pathways***; or

v. It would encourage slower travel speeds in areas of higher congestion.

f. ***Pathways*** or ***sidewalks*** shall be designed and constructed in accordance with the fifth edition of the AASHTO Guide for the Development of Bicycle Facilities and meet the accessibility guidelines promulgated under the Americans with Disabilities Act (ADA).

E. Zero Lot Line Residential Subdivisions

1. ***Zero lot line residential subdivisions*** are permitted in the following zoning districts: RM-4, RM-8, RM-12, SPC, MS, WMU, S, MF, MV, NC, LC and RD.
2. All ***lots*** created in a ***zero lot line residential subdivision*** shall be buildable lots (the appropriate size to construct a home) and shall be a minimum of .05 acres in size with a minimum ***lot*** width of 20 feet.
3. All lots in a ***zero lot line residential subdivision*** shall have a 50% maximum impervious coverage.
4. ***All zero lot line residential subdivisions*** shall provide 16% minimum common open space.
5. No structure shall be located closer than ten feet from adjacent property lines, with the exception of structures that have a wall that rests on a common property line.
6. Where a proposed ***zero lot line residential subdivision*** is adjacent to an existing single family detached residential neighborhood or use, a setback of 20 feet is required along the perimeter of the proposed subdivision.
7. Where a proposed ***zero lot line residential subdivision*** is adjacent to an existing single family detached residential neighborhood or use, a Type A buffer, Option 1, is required along the perimeter of the proposed subdivision.
8. A ***zero lot line residential subdivision*** is not permitted on existing ***lots*** of record that were not previously platted as a ***zero lot line residential subdivision***, unless the entire previously platted subdivision is combined and re-platted to be a ***zero lot line residential subdivision***.

(Revised 7-21-2020 - Ordinance 2020-16)

G. Miscellaneous Standards

1. Monuments and Markers

a. Horizontal control monuments shall be placed in the pavement of ***subdivision streets*** so that no ***lot*** is more than 2,000 feet from a control monument. Alternatively, control monuments may be placed in ***common open space*** areas, park areas, and the like. The control monument shall be placed in a manner satisfactory to the Town Engineer.

b. Corner monuments or markers shall be installed at all ***lot*** corners.

c. All corner monuments or markers shall consist of a concrete marker with metal cap marking the exact corner and bearing the name of the surveying company or the ***land*** surveyor in responsible charge of the survey. If the corner location falls on pavement, concrete, or other material where

it cannot be marked with a cap, a shaft of ferrous metal (iron pipe or bar), spikes, or scribes may be installed in or on the surface. These methods shall be used unless exceptional circumstances warrant the use of other materials.

d. If a corner cannot be monumented or marked, one or more witness monuments shall be placed on the boundary line and described by bearings or distances so that the inaccessible point may be located accurately on the ground. A witness monument shall adhere to the same standards applicable to a corner monument.

(Revised 7-20-2020 - Ordinance 2020-16)

Chapter 16-6:
Natural Resource Protection

Sec.16-6-102. Wetland Protection

E. Wetland Alteration and Mitigation Requirements

1. Wetland Alteration Allowed Only Where Unavoidable

a. Alteration to a wetland shall be allowed only when the ***applicant*** clearly demonstrates that ***wetland alteration*** cannot be avoided. ***Wetland alteration*** shall be considered unavoidable only if there no feasible alternative layout or design that would avoid disturbance of wetland and still practically accomplish the overall basic purpose of the proposed ***development*** or activity, or if an overriding public interest in the alteration can be demonstrated. Examples of alternative layouts and design that might allow ***wetland alteration*** to be avoided include, but are not limited to: ~~using wetland as required ***open space***;~~ locating ***buildings***, parking, and other disturbed areas in non-wetland areas; using existing wetland crossings for needed street or utility ***access*** to upland areas; renovating, remodeling, or expanding existing ***buildings*** rather than constructing new ***buildings***; using already disturbed areas as ***sites*** for new ***development***; and minimizing the footprint of ***buildings*** and parking areas (building "up" rather than "out").

b. Where alteration to a wetland is allowed, any impact of the alteration on the wetland shall be minimized through the use of ***best management practices***, re-design, innovative technology (e.g., ***pervious*** parking areas), preservation, and ***legal protection*** (e.g., deed restrictions, conservation ***easements***).

c. Any mitigation proposal to alter a wetland shall ensure that, upon completion, there will be no net loss to the wetland's values, functions, and area.

Chapter 16-10:
Definitions, Interpretation, and Measurement

Sec.16-10-102. Rules of Measurement

E. Lot Coverage

3. Open Space

Land not utilized for ***single-family lots***, rights-of-way, commercial ***buildings***, ***multifamily buildings***, parking, or loading areas.

Also See Sec. 16-5-104, Common Open Space Standards.

Sec.16-10-105. General Definitions

Terms defined in this section shall have the meanings stated in the definition of the term.

Common Open Space

Any part of a ***development site***, meeting the requirements of Section 16-5-104, that is not utilized for ***single-family lots***, ***rights-of-way***, ***streets***, commercial ***structures***, ***multifamily structures***, ~~and~~ parking and loading areas, **detention/**retention ponds, and ***natural water bodies***. The following are included in the definition of ***common open space***: golf courses, tennis courts, areas for other court games, ***swimming pools***, pedestrian and bicycle paths, equestrian trails, play fields, picnic areas, horse ~~stables~~ paddocks, docks and boardwalks located entirely within the development parcel, places for people to gather, and passive recreation areas.

~~**Open Space**~~

~~See Sec. 16-10-102.E.3, Open Space.~~

Pathway

An improved way for purposes of travel by non-motorized users outside the traveled way of vehicles and physically separated from the ***street*** by an open space or barrier and either within the ***street right-of-way*** or within an independent alignment. Most ***pathways*** are designed for two-way travel, and are generally constructed of asphalt. ***Pathways*** are used by cyclists, pedestrians, and other similar users. ***Pathways*** do not include ***sidewalks***.

Sidewalk

An Improved surface intended for use by pedestrians located between the curb line or the lateral line of a ***street*** and the adjacent property line or on ***easements*** of private property. ***Sidewalks*** are generally constructed with concrete, asphalt or pavers.

(Revised 11-3-2015 - Ord. No. 2015-23; revised 4-18-2017 - Ordinance 2017-05; revised 6-6-2017 - Ordinance 2017-08; revised 12-5-2017 - Ordinance 2017-19; revised 9-17-2019 - Ordinance 2019-20; revised 1-7-2020 - Ordinance 2020-02; revised 7-21-2020 - Ordinance 2020-16; revised 11-4-2020 - Ordinance 2020-26; revised 2-16-2021 - Ordinance 2021-02; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04; revised 5-2-2023 - Ordinance 2023-06)

Appendix A:
Advisory and Decision Making Bodies and Persons

A-2. Planning Commission

The ***Planning Commission*** is established under this ***Ordinance*** in accordance with ***State*** law. The ***Planning Commission*** has the following powers and duties under this ***Ordinance***:

A. Powers and Duties

1. Prepare and periodically revise plans and programs for the ***development*** and redevelopment of areas in the Town, as provided for in this ***Ordinance***.
2. Prepare and recommend for adoption to the ***Town Council*** as a means for implementing the plans and programs:
    a. Zoning ordinances to include a zoning map(s) and appropriate revisions thereof;
    b. An official map and appropriate revisions of it showing the exact location of existing or proposed public ***street***, highway and utility ***rights-of-way***, and public ***building*** sites, together with regulations to control the erection of ***buildings*** or other ***structures*** or changes in ***land use*** within the ***rights-of-way***, ***building*** sites, open spaces or ***common open spaces*** within its jurisdiction, or a specified portion of it;
    c. A landscaping ordinance setting forth required planting, ***tree*** preservation and other aesthetic considerations for ***land*** and ***structures***;
    d. A ***Capital Improvements Program*** setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budgets; and
    e. Policies or procedures to facilitate implementation of planning documents.
3. Review and make decisions on ***applications*** for:
    a. Street/Vehicular Access Easement Name Reviews (Sec. 16-2-103.O);
    b. Public Project Reviews (Sec. 16-2-103.Q).
    c. Traffic Impact Analysis Plans (Sec. 16-2-103.J.5.b.ii).

    (Revised 5-17-2016 - Ordinance 2016-07)
4. Review and make recommendations to the ***Town Council*** on:
    a. Text Amendments (Sec. 16-2-103.B);
    b. Zoning Map Amendments (Rezonings) (Sec. 16-2-103.C); and
    c. Planned Unit Development (PUD) Districts (Sec. 16-2-103.D).

5. Review and decide appeals (see Sec. 16-2-103.U) on:
    a. Subdivision Reviews (Minor and Major) (Sec. 16-2-103.F);
    b. Development Plan Reviews (Minor and Major) (Sec. 16-2-103.G);
    c. Development Project Name Reviews (Sec. 16-2-103.N); and
    d. Small Residential Development Reviews (Sec. 16-2-103.H).
6. Carry out any other powers and duties delegated to it by the ***Town Council***, consistent with the S.C. Code of Laws Section 6-29-310, *et seq*.

Appendix D:
Application Submittal Requirements

D-4. ~~Subdivison~~ Subdivision Review, Major

All ***applications*** for ***subdivision*** approval shall contain the following:

F. Common Open Space and Public Dedication Narrative

A detailed narrative explaining how the ***subdivision*** will meet the ***common open space*** and public dedication requirements, as applicable, Sec. 16-5-104. The narrative shall include:

1. Description of the form of organization proposed to own and maintain the ***common open space*** in conformance with the requirements for Property Owners Associations or the equivalent, as specified in Sec. 16-5-104.E.
2. Identification of how the ***common open space*** and facilities relate to existing and proposed ***common open space*** areas, bikeways and recreational facilities on Hilton Head Island, as shown in the Comprehensive Plan, or more detailed plans adopted by the ***Planning Commission*** such as ***neighborhoods*** plans.
3. If dedication is proposed to exceed the minimum ***Town*** standards, the ***applicant*** should state what bonus incentive, if any, is being requested as a result of such additional dedication.

D-5. Subdivision Review, Minor

A. Submittal Requirements

A minor ***subdivision*** plat shall be submitted with each of the items set forth in D-4, ~~Subdivison~~ Subdivision Review, Major, with the exception of the following:

1. Item F., Common Open space and Public Dedication narrative; and
2. Item H., Subdivision in Phases.

(Revised 3-7-2023 - Ordinance 2023-04)

D-6. Development Plan Review, Major

A Development Plan ***Application*** shall be considered complete when the following items have been submitted.

E. Written Narrative

A written narrative outlining:

1. The nature and details of the proposed ***development***.
2. If the proposed ***development*** plan is a phase of a previously approved multi-phase plan or PUD Master Plan, a description of how such phase relates to such plan, in whole or in part.
3. The specifically contemplated form of ownership of the ***development*** (e.g. fee simple, horizontal property regime, property owners' association, etc.) and detailed provisions for ***maintenance*** responsibility for all ***improvements***, including, but not limited to, ***streets***, parking areas, bikeways, pedestrian ways, storm drainage facilities, water and sewer systems, ***common open space*** areas, and the like.
4. Any proposed dedication of ***improvements*** to any public agency, specifying such ***improvements*** and the affected agencies.
5. Any other information deemed necessary by the ***applicant*** to further clarify the proposed ***development***.

F. Site Development Plan

One black line print of a final ***site plan*** or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the ***Official***, showing the following:

1. Name of ***development***.
2. Graphic scale and reference meridian.
3. Beaufort County Tax Map and Parcel Number.
4. Date of drawing and date of any revisions.
5. Vicinity sketch showing the general ***site*** location and depicting vehicular ***access*** routes accurately referenced to the nearest public road.
6. Topographic survey at 1-foot contour intervals, or other topographic information acceptable to the Town Engineer, unless waived by the Town Engineer.
7. All permanent ***structures*** and facilities within approximately 50 feet of the proposed ***development tract***.
8. Proposed ***site development***, including ***land uses***, any ***building*** or other ***structure*** locations, ***street***, ***driveway***, bike and pedestrian way, and parking area layouts, and interconnections with ***off-site*** facilities, if applicable. The plan view of ***buildings*** shall show limits of roofed areas, and indicate the exterior wall line dimensioned to property lines.
9. Location of proposed drainage system, including ***off-site*** areas of interconnection.
10. Location of proposed water and sewer system, including ***off-site*** areas of interconnection.
11. Location of other proposed waste disposal systems, including solid waste collection areas.
12. Location and dimensions for parking and off-***street*** loading areas, where applicable.
13. Location of other utilities such as electrical, telephone, gas line service and cable TV to the ***development***.
14. Location of ***impervious cover*** as required in Chapter 16-3: Zoning Districts.
15. Location of proposed ***common open space*** areas as required by Sec. 16-5-104, Common Open Space Standards.

16. Location of proposed buffer areas as required by Sec. 16-5-103.
17. Tables indicating calculations for ***common open space***, ***impervious cover***, and required parking.
18. Delineation of any zoning district boundary which traverses or is ***contiguous*** to the ***development site***, including overlay zones.
19. Where applicable, surveyed delineation of any ***wetland*** area and required buffers or other delineation of a natural feature on the ***site*** which is protected or defined under provisions of this Title.
20. Notation as to FEMA/FIRM ***flood*** zones covering the ***site***, and proposed first floor elevation of all ***buildings***.
21. Where applicable, surveyed delineation of any known archaeological or historical resource feature, as defined by this Title, located on or ***contiguous*** with the proposed ***development tract***.
22. Fire hydrants and fire lanes in conformance with Sec. 16-5-110, Utility Standards.
23. Location of screened outside trash receptacles and/or enclosures for use by the ***building*** occupants.
24. Location of proposed setback areas as required by Sec. 16-5-102.

(Revised 8-18-2020 - Ordinance 2020-19)

K. Development Phasing Plan

A plan indicating the contemplated phasing of the proposed ***development***. Such plan shall contain:

1. A schedule map, at a minimum scale of 1"=100' or other appropriate scale acceptable to the ***Official*** (preferably at ***site development*** plan scale), graphically showing the proposed phasing areas.
2. A schedule report, listing by each proposed phase (as applicable) the number of residential units by type, number of ***hotel*** rooms, amount of gross ***building*** square footage for all nonresidential ***uses*** by type, expected type of ***common open space improvements***, and public ***improvements*** by the ***applicant*** for dedication to any governmental or other public agency.

(Ord. No. 2015-2311-3-2015)

D-7. Development Plan Review, Minor

C. Written Narrative

A written narrative outlining:

1. The nature and details of the proposed ***development***.
2. If the proposed ***development*** plan is a phase of a previously approved multi-phase plan or PUD Master Plan, a description of how such phase relates to such plan, in whole or in part.
3. The specifically contemplated form of ownership of the ***development*** (e.g. fee simple, horizontal property regime, property owners' association, interval ownership, etc.) and detailed provisions for ***maintenance*** responsibility for all ***improvements***, including, but not limited to, ***streets***, parking areas, bikeways, pedestrian ways, storm drainage facilities, water and sewer systems, ***common open space*** areas, and the like.
4. Any proposed dedication of ***improvements*** to any public agency, specifying such ***improvements*** and the affected agencies.

5. Any other information deemed necessary by the ***applicant*** to further clarify the proposed ***development***.

D. Site Development Plan

One black line print of a final ***site plan*** or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the ***Official***, showing the following:

1. Name of ***development***.
2. Graphic scale and reference meridian.
3. Beaufort County Tax Map and Parcel Number.
4. Date of drawing and date of any revisions.
5. Vicinity sketch showing the general ***site*** location and depicting vehicular ***access*** routes accurately referenced to the nearest public road.
6. Topographic survey at 1-foot contour intervals, or other topographic information acceptable to the Town Engineer, unless waived by the Town Engineer.
7. All permanent ***structures*** and facilities within approximately 50 feet of the proposed ***development tract***.
8. Proposed ***site development***, including ***land uses***, any ***building*** or other ***structure*** locations, ***street***, ***driveway***, bike and pedestrian way, and parking area layouts, and interconnections with ***off-site*** facilities, if applicable. The plan view of ***buildings*** shall show limits of roofed areas, and indicate the exterior wall line dimensioned to property lines.
9. Location of proposed drainage system, including ***off-site*** areas of interconnection.
10. Location of proposed water and sewer system, including ***off-site*** areas of interconnection.
11. Location of other proposed waste disposal systems, including solid waste collection areas.
12. Location and dimensions for parking and off-street loading areas, where applicable.
13. Location of other utilities such as electrical, telephone, gas line service and cable TV to the ***development***.
14. Location of ***impervious cover*** as required in Chapter 16-3: Zoning Districts.
15. Location of proposed ***common open space*** areas as required by Sec. 16-5-104, Common Open Space Standards.
16. Location of proposed buffer areas as required by Sec. 16-5-103.
17. Tables indicating calculations for ***common open space***, ***impervious cover***, and required parking.
18. Delineation of any zoning district boundary which traverses or is ***contiguous*** to the ***development site***, including overlay zones.
19. Where applicable, surveyed delineation of any ***wetland*** area and required buffers or other delineation of a natural feature on the ***site*** which is protected or defined under provisions of this Title.
20. Notation as to FEMA/FIRM ***flood*** zones covering the ***site***, and proposed first floor elevation of all ***buildings***.
21. Where applicable, surveyed delineation of any known archaeological or historical resource feature, as defined by this Title, located on or ***contiguous*** with the proposed ***development tract***.
22. Fire hydrants and fire lanes in conformance with Sec. 16-5-110, Utility Standards.
23. Location of screened outside trash receptacles and/or enclosures for use by the ***building*** occupants.

24. Location of proposed setback areas as required by Sec. 16-5-102.

(Revised 8-18-2020 - Ordinance 2020-19)

D-17. Certificate of Compliance

A. General Requirements

The ***applicant*** shall submit the following applicable documents to the ***Official*** for review and approval:

1. A registered engineer's or registered landscape architect's sealed certification of completed roads, parking, drainage systems and utilities.
2. Certification of compliance with approved landscaping and ***tree*** planting plan by a registered landscape architect or a landscape contractor.
3. One complete set of as-built drawings, indicating accurate ***site*** conditions of pavements, parking spaces, utilities, ***structures*** and drainage.
4. DHEC permits to operate water and sewer systems.
5. Public Service District or similar entity acceptance of completed water and sewer lines for permanent ownership, operation and ***maintenance***.
6. Public entity acceptance of ownership and ***maintenance*** responsibility for dedicated roads and drainage systems where applicable.
7. Other applicable agencies' final certification.
8. An owner's affidavit stating that all work has been completed consistent with the ***applicant's development*** permit and any applicable provisions of this Title, plus a copy of the documents that clearly set forth the ownership and ***maintenance*** provisions and responsibilities for infrastructure ***improvements***, amenities reflected under the approved plan and any ***common open space*** areas required.

TOWN OF HILTON HEAD ISLAND

Town Council

TO:	Town Council
FROM:	Shawn Leininger, Assistant Town Manager
CC:	Marc Orlando, Town Manager
DATE:	July 15, 2025
SUBJECT:	Consideration of an Ordinance of the Town of Hilton Head Island to Amend Title 16 of the Municipal Code, The Land Management Ordinance, to Amend the Procedures for Development Plan Reviews and Major Subdivision Plan Reviews to include the following Sections: 16-2-101, 16-2-102, and 16-2-103 for the Town of Hilton Head Island, South Carolina and Providing for Severability and an Effective Date

RECOMENDATION:

Consideration of an Ordinance of the Town of Hilton Head Island to amend Title 16 of the Municipal Code, The Land Management Ordinance, to amend the procedures for Development Plan Reviews and Major Subdivision Plan Reviews to include the following Sections 16-2-101, 16-2-102, and 16-2-103 for the Town of Hilton Head Island, South Carolina and providing for severability and an effective date.

The Planning Commission reviewed this Ordinance on February 19, 2025, and unanimously recommended approval to Town Council.

The Community Services Public Safety Committee reviewed this Ordinance on April 21, 2025, and unanimously recommended approval to Town Council.

BACKGROUND:

Revitalize and Modernize the Economy is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #1 Establish a Growth Management Strategy states the Town will:

> "Successfully manage increasing and evolving future growth patterns in a manner that will ensure sustainability of Hilton Head Island's unique character. Additionally, the Town must monitor economic and demographic trends, undertaking a comprehensive list of future planning activities, and proactively protecting the Island's rich natural resources through appropriate design, regulation, and capital investment practices."

In this regard, Town Council directed Town Staff to advance amendments to the Land Management Ordinance (LMO) in the 2024 Strategic Action Work Plan. The effort has been divided into two separate projects, the full LMO Overhaul and the priority amendments. The priority amendments include incremental changes to both the LMO and portions of the Municipal Code related to land management that address important and urgent issues in advance of the full LMO Overhaul. These priority amendments address pressing community development issues with the best short-term solution while minimizing unintended outcomes. Issues that require additional analysis and research or are more complex will be further explored during the full LMO Overhaul.

At the September 24, 2024, Town Council Workshop, Town staff received the following comments and direction regarding this proposed amendment to the major subdivision and development plan review regulations.

1. Require Major Development Plan Review and Major Subdivisions public hearing with the Planning Commission.
2. Require advanced public notice mailing to all owners and POA's beyond the standard 350 feet.
3. Require notice of application and hearing be posted on the site.
4. Require pre-application meetings with Town staff for Major Subdivisions and Major Development Plan Reviews.
5. Allow LMO Official to advance Minor Development Plans to the Planning Commission for a public hearing when the property is adjacent to residential.

On February 19, 2025, the Planning Commission held a Public Hearing to consider the proposed amendments for Development Plan Reviews and Major Subdivision Plan Review and the Planning Commission voted unanimously to recommend adoption to Town Council with the following changes:

1. Change the Mandatory Hearing for both Major Development Plan Reviews and Major Subdivision Reviews to a Mandatory Public Hearing by the addition of two asterisks in the Summary Table of Development Review Procedures in LMO Section 16-2-101.
2. Replace the words "Advisory Body" with "Planning Commission" in proposed LMO Section 16-2-103.G.4.c.ii.

   "A Minor Development Plan Review when adjacent to or across the street from a residential use shall be reviewed by the ~~Advisory Body~~ Planning Commission in the same manner as a Major Development Plan Review."

On April 21, 2025, the Community Services and Public Safety Committee voted unanimously to recommend adoption to Town Council.

SUMMARY OF AMENDMENT:

The proposed amendments to the Major Subdivision, Minor Development Plan, and Major Development Plan review processes improve transparency, enhance community involvement, and ensure that the public is better informed about potential developments in their neighborhoods. The updated process includes provisions designed to increase public notice and provide more opportunities for community engagement.

In this regard, the amendments will:

1. Mandate pre-application meetings with Town staff for Major Subdivisions and Major Development Plans.
2. Add a required Planning Commission review of Major Subdivisions and Major Development Plans. For Minor Development Plans where the property is adjacent to or across the street from residential uses, a required Planning Commission review will also be required.
3. Require the following advanced public notices to the public, offering residents more time and opportunities to engage with proposed developments.
    a. Publish notice of the hearing in a newspaper of general circulation in the Town, and
    b. Mail notice to all property owners and homeowners associations (POAs) within 500 feet of the site through first class mail (with return receipt), and
    c. Post conspicuous notice of the hearing on, or adjacent to, the property subject to the application that is visible from each public thoroughfare that abuts the subject property.

The public hearing process ensures larger developments and certain minor improvements adjacent to residential uses are reviewed publicly and the community has a platform to learn about the project and ask questions.

ANALYSIS:

Proposed Amendments

The proposed priority amendments aim to enhance public engagement, improve transparency, ensure early stakeholder involvement, and strengthen oversight for developments with significant community impact.

The following table demonstrates how the proposed amendments address demonstrated issues.

Issue	Proposed Amendment
Require a Planning Commission public hearing.	**Sec.16-2-101. Summary Table of Review Procedures** This table includes mandatory public hearings for Major Subdivision and Major Development Plan reviews (indicated in the table as “<M>*”).

	Additionally, pre-application conferences for major subdivision and major development plan reviews are proposed to be mandatory (indicated in the table as “M”). The Planning Commission will hold the public hearing for the purpose of public transparency but the Planning Commission would not provide a recommendation to the LMO Official. **Sec.16-2-103. Application Specific Review Procedures** F. Subdivision Review (Minor or Major) 3. Subdivision Review (Minor or Major) Procedure d. Staff Review and Action – Major Subdivision i. The ***Official*** shall forward the application to the ***Planning Commission*** for review, and the ***Planning Commission*** shall review the application, staff report, and any public comment at a hearing. ii. Following review by the ***Planning Commission***, the ***Official*** shall make a final decision on the ***application*** in accordance with Sec. 16-2-102.D. The ***Official's*** decision shall be based on the standards in Sec. 16-2-103.F.4, Subdivision Review (Minor or Major) Standards. **Sec.16-2-103. Application Specific Review Procedures** G. Development Plan Review (Minor or Major) 4. Development Plan Review (Minor or Major) Procedure d. Staff Review and Action – Major Development Plan Review i. The ***Official*** shall forward the application to the ***Planning Commission*** for review, and the ***Planning Commission*** shall review the application, staff report, and any public comment at a hearing. ii. Following review by the ***Planning Commission***, the ***Official*** shall make a final decision on the application in accordance with Sec. 16-2-102.D. The ***Official's*** decision shall be based on the standards in Sec. 16-2-103.G.5, Development Plan Review Standards…
Require pre-application meetings with Town staff for Major Subdivisions and Major Developments.	**Sec.16-2-101. Summary Table of Review Procedures** Pre-application conferences for Major Subdivision and Major Development Plan reviews are proposed to be mandatory (indicated in the table as “M”).

<table>
<tr><td rowspan="3">Require advanced public notice.</td><td colspan="4">Table 16-2-102.E.2: Hearing Notice Requirements</td></tr>
<tr><td>Application</td><td>Published Notice</td><td>Mailed Notice</td><td>Posted Notice</td></tr>
<tr><td>Major Subdivision/ Major Development Plan</td><td>Publish notice of the hearing no less than 15 calendar days before the hearing date</td><td>Mail notice with return receipt of the hearing to the owner(s) of land subject to the application (if not the applicant), and owners of record of properties within 500 feet of the subject land [1,2] , no less than 15 calendar days before the hearing date</td><td>Post conspicuous notice of the hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land</td></tr>
<tr><td colspan="4">NOTES:
1. As identified in the latest Beaufort County ad valorem tax record.
2. Where properties within 350 or 500 feet, as applicable, of the subject land are part of a townhouse, condominium, or timeshare development, the notice shall also be mailed to the president or manager of the property owners' association for the development.</td></tr>
<tr><td>Allow LMO Official to advance minor development plan applications to Planning Commission for public hearing when the subject property is adjacent to or across the street from a residential use.</td><td colspan="4">Sec.16-2-103. Application Specific Review Procedures
G. Development Plan Review (Minor and Major)
4. Development Plan Review (Minor or Major) Procedure
c. Staff Review and Action – Minor Development Plan Review

ii. A Minor Development Plan Review when adjacent to or across the street from a residential use shall be reviewed by the Planning Commission in the same manner as a Major Development Plan Review.</td></tr>
</table>

Nonconformities

Chapter 16-7 provides standards for nonconformities. This amendment will not create nonconformities.

Text Amendment Review Standards

Section 16-2-103.B.3 of the LMO provides standards for the review of Text Amendments and states the following:

> "In determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:
>
> a. Is in accordance with the Comprehensive Plan;
> b. Is required by changed conditions;
> c. Addresses a demonstrated community need;
> d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
> e. Would result in a logical and orderly development pattern; and
> f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment."

The proposed text amendment aligns with the review criteria, as it:

1. Is consistent with the Comprehensive Plan's Connected Core Value Goal 1, Planning, to foster a planning process that is inclusive, collaborative, ongoing, and responsive to changing circumstances and stakeholder priorities;
2. Responds to changing conditions by improving transparency and community involvement in the development review process;
3. Addresses a demonstrated community need by ensuring residents are better informed about proposed developments and have more opportunities for engagement;
4. Upholds the intent of zoning regulations by promoting compatibility among land uses and fostering orderly development; and
5. Creates a more logical and structured review process, improving oversight and stakeholder involvement by requiring pre-application meetings, expanded public notice, and additional Planning Commission public hearings.
6. Minimizes potential adverse impacts on the environment and surrounding neighborhoods through transparent review of certain subdivision and development plan review applications.

TOWN COUNCIL REVIEW AND DECISION:

Section 16-2-103.B.2.e of the LMO provides standards for the decision of Text Amendments and states the following:

> The Town Council shall review the application, staff report, and Planning Commission recommendation, and make a final decision on the application. If the applicant

proposes a change or departure from the text amendment that is different than what was reviewed by Planning Commission the change or departure shall first be submitted to the Planning Commission for review and recommendation in accordance with State law. The Town Council's decision shall be one of the following:

1. Adopt an ordinance approving the Text Amendment; or
2. Adopt a resolution denying the Text Amendment.

ATTACHMENTS:

1. Ordinance
2. Text Amendment

Chapter 16-2:
Administration

Sec.16-2-101. Summary Table of Review Procedures

Table 16-2-101, Summary Table of Development Review Procedures, identifies the ***Town*** boards and staff responsible for making recommendations or decisions on ***applications*** reviewed under this ***Ordinance***, as well as the role each plays in the ***Town's*** review of ***applications***. It also identifies those ***applications*** that require a hearing. A textual summary of the ***development*** review responsibilities of the ***Town's*** boards established in accordance with ***State*** law by this ***Ordinance*** (***Planning Commission***, ***Board of Zoning Appeals***, and ***Design Review Board***), as well as staff responsibilities (the ***Official***), is set down in Appendix A: Advisory and Decision Making Bodies and Persons, which is incorporated herein by reference. The specific rules that govern the ***Town's boards with review responsibilities are also included in Appendix A.***

Table 16-2-101: Summary Table of Development Review Procedures

R = Recommendation D = Decision A = Appeal < > = Hearing < >* = Public Hearing
E = Encouraged M = Mandatory

Procedure		Pre-Application Conference	Review and Decision-Making Authorities				
			Official	Design Review Board	Planning Commission	Board of Zoning Appeals	Town Council
ORDINANCE AMENDMENTS							
Text Amendment (Sec. 16-2-103.B)			R		<R>*		D
Zoning Map Amendment (Rezoning) (Sec. 16-2-103.C)		E	R		<R>*		D
PUD District (Sec. 16-2-103.D)		E	R		<R>*		D
DEVELOPMENT APPROVALS AND PERMITS							
Special Exception (Sec. 16-2-103.E)			R			<D>*	
Subdivision Review (Sec. 16-2-103.F)	Minor	E	D		<A>		
	Major	~~E~~ M	D		<M>* <A>		
Development Plan Review (Sec. 16-2-103.G)	Minor	E	D		<A>		
	Major	~~E~~ M	D		<M>* <A>		
Small Residential Development Review (Sec. 16-2-103.H)			D		<A>		
Corridor Review (Sec. 16-2-103.I)	Minor		D	<A>			
	Major		R	<D>			
Traffic Impact Analysis Plan Review (Sec. 16-2-103.J)	Without Mitigation		D		<A>		
	With Mitigation		R		<D>		
Natural Resources Permit (Sec. 16-2-103.K)			D			<A>	
Wetlands Alteration Permit (Sec. 16-2-103.L)			D			<A>	

Sign Permit (Sec. 16-5-114.E)	Administrative Review		D	<A>			
	DRB Review			<D>			
Development Project Name Review (Sec. 16-2-103.N)			D		<A>		
Street/Vehicular Access Easement Name Review (Sec. 16-2-103.O)	New name		R		<D>		
	Modified name		R		<D>*		
Certificate of Compliance (Sec. 16-2-103.P)			D			<A>	
Public Project Review (Sec. 16-2-103.Q)		E	R		<D>*		
Utility Project (Sec. 16-2-103.W)			D		<A>		
Family Compound (Sec. 16-2-103.X)		E	D		<A>		
Family Subdivision (Sec. 16-2-103.Y)		E	D		<A>		
RELIEF PROCEDURES							
Written Interpretation (Sec. 16-2-103.R)			D			<A>	
Variance (Sec. 16-2-103.S)			R			<D>*	
Appeal of Administrative Decisions and Written Interpretations to ***Board of Zoning Appeals*** (Sec. 16-2-103.T)						<D>	
Appeal of ***Official's*** Decision to ***Planning Commission*** (Sec. 16-2-103.U)					<D>		
Appeal of ***Official's*** Decision to ***Design Review Board*** (Sec. 16-2-103.V)				<D>			
Notes: All meetings of the ***Town Council, Planning Commission, Board of Zoning Appeals*** and ***Design Review Board*** are public meetings, and any "Hearing" or "Public Hearing" designated above takes place at a public meeting. See Sec. 16-2-102.E.1.							

(Revised 6-6-2017 - Ordinance 2017-08; revised 7-20-2021 - Ordinance 2021-15)

Sec.16-2-102. Standard Review Procedures

E. Hearing Scheduling and Notice

2. Hearing Notice

a. General Notice Requirements

i. Notice of a hearing on an ***application*** shall be as required by the South Carolina Code of Laws and as shown in Table 16-2-102.E.2, Hearing Notice Requirements. In computing the required time periods, the day the notice is published or postmarked shall be excluded and the day of the hearing shall be included.

ii. A copy of the hearing notice provided in accordance with this paragraph shall be maintained in the office of the ***Official***.

Table 16-2-102.E.2: HEARING NOTICE REQUIREMENTS			
APPLICATION OR APPROVAL	**NOTICE REQUIREMENT**		
	PUBLISHED NOTICE	**MAIL NOTICE**	**POSTED NOTICE**
Text Amendment	Publish notice of the hearing no less than 30 calendar days before the hearing date	None	None
Zoning Map Amendment PUD District	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to the owner(s) of ***land*** subject to the ***application*** (if not the ***applicant***), and owners of record of properties within 350 feet of the subject ***land***[1,2] , no less than 15 calendar days before the hearing date	Post conspicuous notice of the hearing on or ***adjacent*** to the ***land*** subject to the ***application*** no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject ***land***
Special Exception Variance	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to the owner(s) of ***land*** subject to the ***application(if not the applicant), and owners of record of properties within 350 feet of the subject land***[1,2]***, no less than 15 calendar days before the hearing date***	Post conspicuous notice of the hearing on or ***adjacent*** to the ***land*** subject to the ***application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land***
Major Subdivision/Major Development Plan	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice with return receipt of the hearing to the owner(s) of ***land*** subject to the ***application*** (if not the ***applicant***), and owners of record of properties within 500 feet of the subject ***land*** [1,2] , no less than 15 calendar days before the hearing date	Post conspicuous notice of the hearing on or ***adjacent*** to the ***land*** subject to the ***application*** no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject ***land***

Modification of Street/Vehicular Access Easement Name	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to all owner(s) of ***land*** that fronts on the ***street*** or vehicular ***access*** easement proposed for a modified name[1] no less than 15 calendar days before the hearing date	Post conspicuous notice of the hearing on or ***adjacent*** to the ***street*** or vehicular ***access*** easement proposed for a modified name no less than 15 days before the hearing date
Appeal of Administrative Decisions and Written Interpretations to ***Board of Zoning Appeals***	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to the appellant and the ***applicant*** for the decision being appealed (if different from the appellant) no less than 15 calendar days before the hearing date	None
Public Project Review	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to all owner(s) of ***land*** directly ***contiguous*** to the proposed development[1] no less than 15 calendar days before the hearing date	None
Appeal of ***Official's*** Decision to ***Design Review Board***	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to the appellant and the ***applicant*** for the decision being appealed (if different from the appellant) no less than 15 calendar days before the hearing date	None
Appeal of ***Official's*** Decision to ***Planning Commission***	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to the appellant and the ***applicant*** for the decision being appealed (if different from the appellant) no less than 15 calendar	None

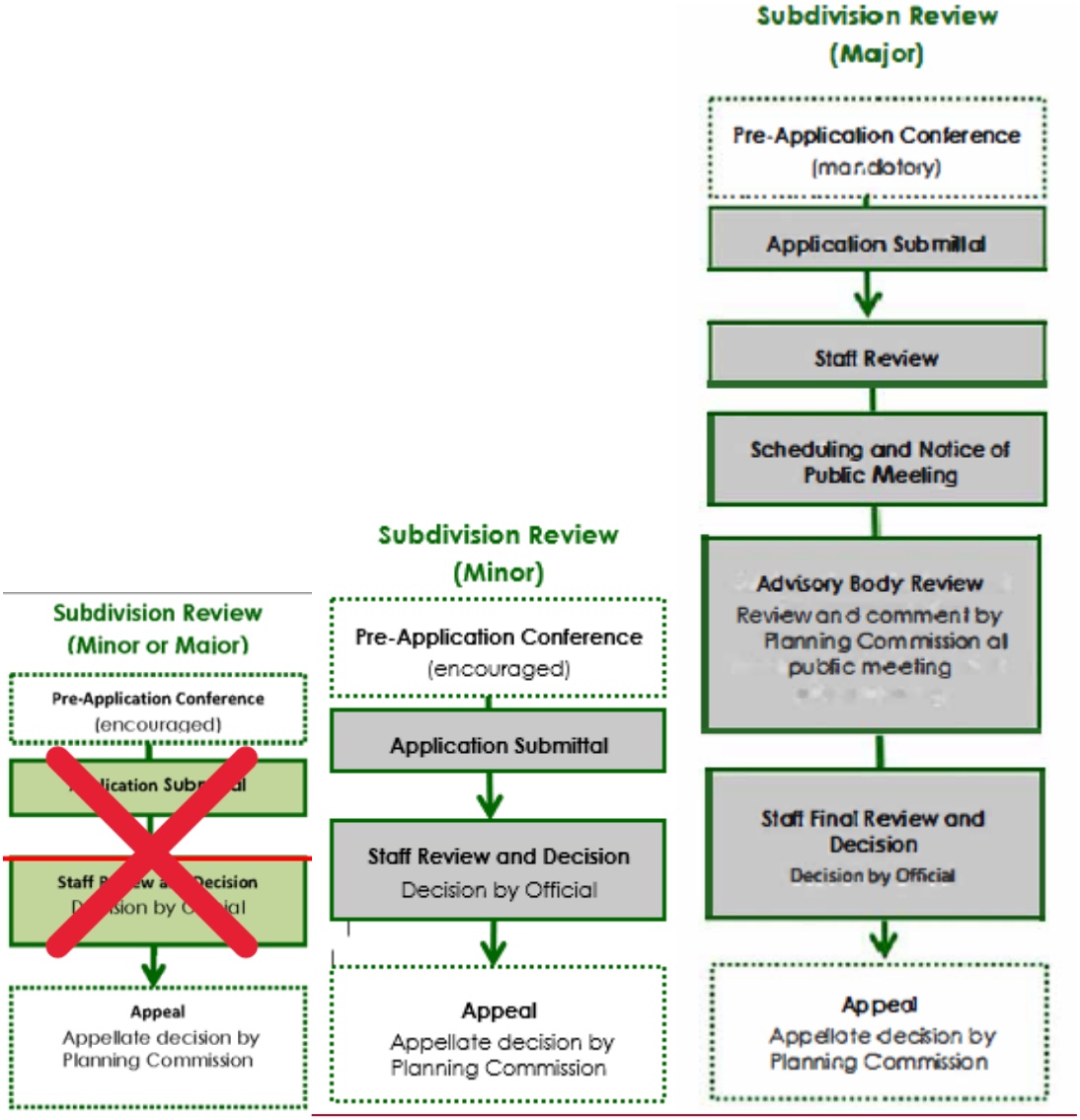
		days before the hearing date	
Subdivision Amendment	Publish notice of the hearing no less than 15 calendar days before the hearing date	Mail notice of the hearing to all owners of record of properties located within the subdivision no less than 15 calendar days before the hearing date	Post conspicuous notice of the hearing at the entrance of the subdivision no less than 15 days before the hearing date
NOTES: 1. As identified in the latest Beaufort County ad valorem tax record. 2. Where properties within 350 or 500 feet, as applicable, of the subject ***land*** are part of a townhouse, condominium, or timeshare ***development***, the notice shall also be mailed to the president or manager of the property owners' association for the ***development***.			

(Revised 3-7-2023 - Ordinance 2023-04)

Sec.16-2-103. Application Specific Review Procedures

F. Subdivision Review (Minor or Major)

3. Subdivision Review (Minor or Major) Procedure



a. Pre-Application Conference

i. Prospective ***applicants*** for Minor Subdivision Reviews ~~(Minor or Major)~~ are encouraged to request and hold a pre-application conference with Town staff in accordance with Sec. 16-2-102.B.

ii. Prospective ***applicants*** for Major Subdivision Reviews are required to hold a pre-application conference with Town staff in accordance with Sec. 16-2-102.B.

b. Application Submittal

An ***application*** for Subdivision Review may be submitted by ***persons*** identified in Sec. 16-2-102.C.1, and shall be submitted in accordance with Sec. 16-2-102.C~~.~~ and requirements established in Appendix D-4 or D-5.

c. Staff Review and Action – Minor Subdivision

i. On receiving an ***application***, the ***Official*** shall review and make a final decision on the ***application*** in accordance with Sec. 16-2-102.D. The ***Official's*** decision shall be based on the standards in Sec. 16-2-103.F.4, Subdivision Review (Minor or Major) Standards, and shall be one of the following:

01. Approve the ***application***;

02. Approve the ***application*** subject to conditions of approval; or

03. Deny the ***application***.

ii. The ***Official*** shall act on an ***application***, in accordance with Sec. 16-2-102.D,within 60 days after it is submitted, or such extended time agreed to by the ***applicant***. If the ***Official*** fails to take action on the ***application*** within this time period, the ***application*** shall be deemed approved, and the Town shall issue the ***applicant*** a letter of approval and written notice to proceed based on the submitted ***application.***

d. Staff Review and Action – Major Subdivision

i. The ***Official*** shall forward the ***application*** to the ***Planning Commission*** for review, and the ***Planning Commission*** shall review the application, staff report, and any public comment at a hearing.

ii. Following review by the ***Planning Commission***, the ***Official*** shall make a final decision on the ***application*** in accordance with Sec. 16-2-102.D. The ***Official's*** decision shall be based on the standards in Sec. 16-2-103.F.4, Subdivision Review (Minor or Major) Standards, and shall be one of the following:

01. Approve the ***application***;

02. Approve the ***application*** subject to conditions of approval; or

03. Deny the ***application***.

iii. The ***Official*** shall act on an ***application***, in accordance with Sec. 16-2-102.D, within 60 days after it is submitted, or such extended time agreed to by the ***applicant***. If the ***Official*** fails to take action on the ***application*** within this time period, the ***application*** shall be deemed approved, and the Town shall issue the ***applicant*** a letter of approval and written notice to proceed based on the submitted ***application.***

~~d.~~ e. Post-Decision Actions and Limitations

i. Notice of Decision

The ***Official*** shall provide notice of the final decision on the ***application*** in accordance with Sec. 16-2-102.H.1.

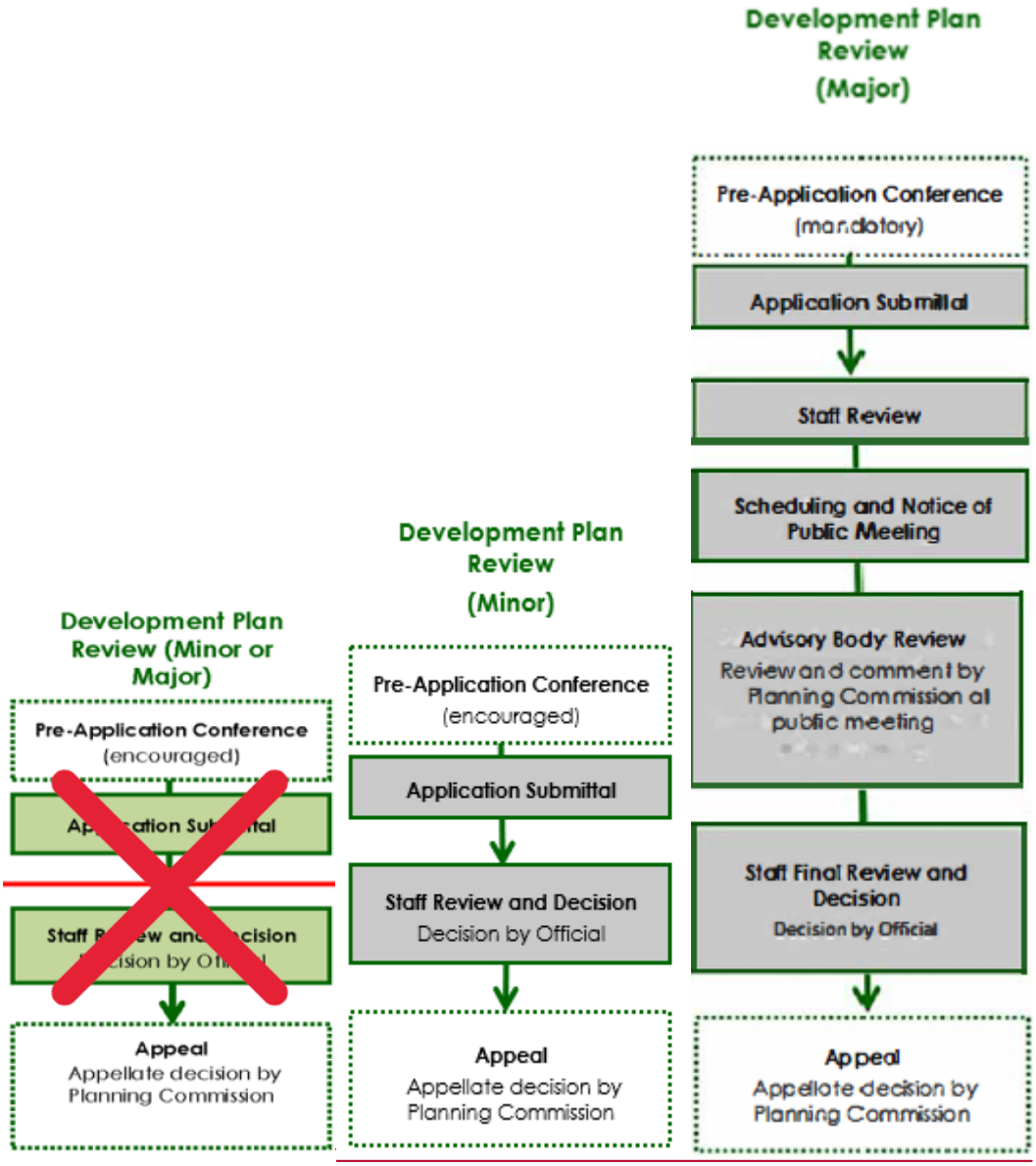
ii. Appeal

Appeals from the final decision of the ***Official*** on an ***application*** for Subdivision Review (Minor or Major) are governed by Sec. 16-2-103.U, Appeal of Official's Decision to Planning Commission, and S.C. Code Ann. § 6-29-1150.

(Revised 3-21-2023 - Ordinance 2023-05)

G. Development Plan Review (Minor and Major)

4. Development Plan Review (Minor or Major) Procedure



a. Pre-Application Conference

i. Prospective ***applicants*** for Minor Development Plan Reviews ~~(Minor or Major)~~ are encouraged to request and hold a pre-application conference with Town staff in accordance with Sec. 16-2-102.B.

ii. Prospective ***applicants*** for Major Development Plan Reviews are required to hold a pre-application conference with Town staff in accordance with Sec. 16-2-102.B.

b. Application Submittal

An ***application*** for Development Plan Review may be submitted by ***persons*** identified in Sec. 16-2-102.C.1, and shall be submitted in accordance with Sec. 16-2-102.C~~.~~ and requirements established in Appendix D-6 or D-7

c. Staff Review and Action – Minor Development Plan Review

i. On receiving an ***application***, the ***Official*** shall review and make a final decision on the ***application*** in accordance with Sec. 16-2-102.D. The ***Official's*** decision shall be based on the standards in Sec. 16-2-103.G.5, Development Plan Review Standards, and shall be one of the following:

01. Approve the ***application***;

02. Approve the ***application*** subject to conditions of approval; or

03. Deny the ***application***.

ii. A Minor Development Plan Review when adjacent to or across the street from a residential use shall be reviewed by the Planning Commission in the same manner as a Major Development Plan Review.

~~ii.~~iii. The ***Official*** shall act on an ***application*** for Minor Development Plan Review, in accordance with Sec. 16-2-102.D, within ten business days after the ***application*** is submitted, or such extended time agreed to by the ***applicant***.

~~iii. The ***Official*** shall act on an ***application*** for Major Development Plan Review, in accordance with Sec. 16-2-102.D, within 60 days after the ***application*** is submitted, or such extended time agreed to by the ***applicant***.~~

iv. If the ***Official*** fails to act on an ***application*** for Development Plan Review, in accordance with Sec. 16-2-102.D, within the time period in provision ii ~~or iii~~ above, the ***application*** shall be deemed approved, and the Town shall issue the ***applicant*** a letter of approval and written notice to proceed based on the submitted ***application.***

d. Staff Review and Action – Major Development Plan Review

i. The ***Official*** shall forward the ***application*** to the ***Planning Commission*** for review, and the ***Planning Commission*** shall review the application, staff report, and any public comment at a hearing.

ii. Following review by the ***Planning Commission***, the ***Official*** shall make a final decision on the ***application*** in accordance with Sec. 16-2-102.D. The ***Official's*** decision shall be based on the standards in Sec. 16-2-103.G.5, Development Plan Review Standards, and shall be one of the following:

01. Approve the ***application***;

02. Approve the ***application*** subject to conditions of approval; or

03. Deny the ***application***.

iii. The ***Official*** shall act on an ***application*** for Major Development Plan Review, in accordance with Sec. 16-2-102.D, within 60 days after the ***application*** is submitted, or such extended time agreed to by the ***applicant***.

iv. If the ***Official*** fails to act on an ***application*** for Development Plan Review, in accordance with Sec. 16-2-102.D, within the time period in provision iv above, the ***application*** shall be deemed approved, and the Town shall issue the ***applicant*** a letter of approval and written notice to proceed based on the submitted ***application.***

~~d.~~e. Post-Decision Actions and Limitations

i. ***Notice of Decision***

The ***Official*** shall provide notice of the final decision on the ***application*** in accordance with Sec. 16-2-102.H.1.

ii. **Appeal**

Appeals from the final decision of the ***Official*** on an ***application for Development Plan Review (Minor or Major) are governed by Sec. 16-2-103.U, Appeal of Official's Decision to Planning Commission, and S.C. Code Ann. § 6-29-1150.***

TOWN OF HILTON HEAD ISLAND

Town Council

TO: Town Council
FROM: Shawn Leininger, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: July 15, 2025
SUBJECT: Consideration of an Ordinance of the Town of Hilton Head Island to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to Amend Chapter 16-5, Development and Design Standards, to Add a new Section 16-5-117 Construction Management Standards for the Town of Hilton Island, South Carolina and Providing for Severability and an Effective Date

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RECOMMENDATION:

Consideration of an Ordinance of the Town of Hilton Head Island to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Chapter 16-5, Development and Design Standards, to add a new Section 16-5-117, Construction Management Standards, for the Town of Hilton Head Island, South Carolina and providing for severability and an effective date.

The Planning Commission reviewed this Ordinance on March 19, 2025, and unanimously recommended approval to Town Council.

The Community Services Public Safety Committee reviewed this Ordinance on April 21, 2025, and voted 2-1 to recommend approval to Town Council.

BACKGROUND:

Revitalize and Modernize the Economy is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #1 Establish a Growth Management Strategy states the Town will:

> "Successfully manage increasing and evolving future growth patterns in a manner that will ensure sustainability of Hilton Head Island's unique character. Additionally, the Town must monitor economic and demographic trends, undertaking a comprehensive list of future planning activities, and proactively protecting the Island's rich natural resources through appropriate design, regulation, and capital investment practices."

In this regard, Town Council directed Town Staff to advance amendments to the Land Management Ordinance (LMO) in the 2024 Strategic Action Work Plan. The effort has been divided into two separate projects, the full LMO Overhaul and the priority amendments. The priority amendments include incremental changes to both the LMO and portions of the Municipal Code related to land management that address important and urgent issues in advance of the full LMO Overhaul. These priority amendments address pressing community development issues with the best short-term solution while minimizing unintended outcomes. Issues that require additional analysis and research or are more complex will be further implemented during the full LMO Overhaul.

At the September 24, 2024, Town Council Workshop, Town staff received the following comments and direction regarding construction management standards.

1. Require refuse disposal plan.
2. Require a construction vehicle parking plan.
3. Require a site management plan.
4. Require an access management plan.
5. Require secure construction sites during named storm events.

On March 19, 2025, the Planning Commission held a public hearing and voted unanimously to forward the proposed amendment to Town Council with a recommendation of approval.

On April 21, 2025, the Community Services and Public Safety Committee voted 2-1 to recommend approval to Town Council.

SUMMARY:

Construction projects often have impacts extending beyond the immediate site, affecting commercial and residential areas. These disruptions - such as noise, vibrations, dust, traffic congestion, limited parking, and restricted property access—can significantly disrupt daily routines and operations. Residents have voiced frustration over these issues, highlighting the need for stronger management measures to minimize the negative impacts of construction activities.

At the same time, construction projects bring positive benefits, including job creation, economic stimulation, and improvements to infrastructure and public spaces that enhance the community. Balancing these positive outcomes with the need to manage the disruptions effectively is a critical challenge. In response, the proposed updates to the LMO to address construction management concerns and better regulate these impacts.

Additionally, this proposed ordinance does reference weather conditions during which sites must be secured. Tropical cyclones include tropical depressions, tropical storms, and hurricanes, as determined by the National Hurricane Center.

The proposed amendment adds a new section to the LMO for Construction Management Standards, Sec. 16-5-117, which includes the following regulations.

1. Noise and Hours of Operation: Noise and hours of operation were addressed by aligning the amendment with the policies of the Town's larger Planned Unit Developments (PUDs).

2. Stormwater Discharge: The amendment requires that Stormwater Discharges from Construction Activities adhere to the South Carolina Department of Health and Environmental Control (SCDHEC) NPDES General Permit SCR10000.

3. Refuse and Site Cleanliness: The amendment requires portable toilets, along with a Refuse Disposal Plan to ensure all construction-related waste is properly managed in accordance with local, state, and federal laws.

4. Traffic and Parking: The amendment has added the requirement that all Construction-related parking must remain on-site, requiring traffic plans for each construction site to minimize public disruption, also regulating the parking of any oversized vehicles and oversized equipment to reduce the negative impact on surrounding areas.

5. Site Management: The amendment protects trees in accordance with 16-6-104, as well as emphasizing management and oversight relating to various utilities (i.e.: the placement of electrical generators and/or compressors) to ensure there is minimal impact on adjacent properties.

6. Enforcement: The amendment references Chapter 16-8 for enforcement issues.

ANALYSIS:

Proposed Amendments

The proposed priority amendments introduce requirements to improve site management and safety during construction activities and certain severe weather events. These amendments also help to ensure organized, safe, consistent, and community-conscious construction practices. The following table demonstrates how the proposed amendments address identified issues.

Issue	Proposed Amendment
Require a refuse disposal plan. Require a site management plan.	**Sec.16-5-117. Construction Management Standards** **A. Noise and Hours of Operation**. Sections 17-4-114 and 17-4-115 of the Municipal Code are referenced. These sections regulate sound level limits and hours of operation. Additional changes to

	Sections 17-4-114 and 17-4-115 were adopted in a separate priority Municipal Code amendment effort to align with the Town's larger Planned Unit Developments (PUDs) for more consistency. **B. Stormwater Discharge**. This section references adherence to the South Carolina Department of Health and Environmental Control (SCDHEC) NPDES General Permit SCR10000 for Stormwater Discharges from Construction Activities. **C. Refuse and Site Cleanliness** 1. A Refuse Disposal Plan providing for the proper disposal of all trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse in accordance with all applicable local, state and federal statutes, regulations and ***ordinances***, including those related to hazardous materials, is required. The Refuse Disposal Plan shall contain a ***site*** cleaning schedule, designated disposal area labeled on the Erosion and Sediment Control Plan, and the final disposal ***site*** (ie. landfill). Manifests and any other documentation showing the amounts of trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material disposed of, and the location where such were disposed are required to be kept onsite with the Refuse Disposal Plan and Stormwater Pollution Prevention Plan or readily available within twenty-four (24) hours of the request. For materials that are state or federally regulated, manifests and all other documentation are required to be kept for at least three (3) years. 2. Trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be contained in such a manner as to prevent contamination of any adjacent properties, storm-sewer conveyances, ***wetlands***, and/or waters of the state.

	3. Trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be stored, maintained, and secured to prevent safety risks or danger. 4. No loading, unloading, or storage of trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be permitted within any ***right-of-way***, on any public property, or within ten feet of any ***right-of-way*** adjacent to public or private property unless specifically approved by the ***Town*** and shown on an approved ***development*** plan, if applicable. 5. Trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be hauled away and disposed of in accordance with all applicable laws, on a regular basis, but no less than one time per week. In addition to any applicable dumpster requirements set forth in this ***Ordinance***, dumpsters shall be emptied or removed when full. Debris from ***construction sites*** shall not be disposed of in dumpsters located at any other ***construction site*** within the ***Town*** without the prior approval of the ***Official***. 6. All mud, dirt, or debris deposited on any ***street***, alley, lane, crosswalk, ***sidewalk***, or other public property as a result of demolition, excavation, or ***construction*** shall be removed and cleaned on a regular basis and at all times when a nuisance has been created by said debris. In addition, such areas shall be broom cleaned to the extent possible at the end of each day that ***construction*** work has occurred. All mud, dirt, or debris shall be disposed of in accordance with all applicable laws. 7. It shall be the responsibility of the ***development*** permit holder to clean and remove all trash, ***site*** clearing and/or

	construction and/or demolition refuse and/or debris and/or waste material and/or refuse and other related organic and inorganic materials from the ***site*** prior to receiving the final ***Certificate of Compliance*** approval.
Require secure construction sites during named storm events.	**Sec.16-5-117. Construction Management Standards** **C. Refuse and Site Cleanliness** 8. All permit holders are required to secure trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse at a ***site*** within 24 hours after the National Hurricane Center issues a Tropical Cyclone Watch or Warning. This requirement shall remain in effect until the storm event's Watch or Warning has been lifted. Materials shall be removed from the ***site*** or secured in such a manner as to minimize the danger of such materials causing damage to ***person(s)***, properties, and the environment.
Require a construction vehicle parking plan. Require an access management plan.	**Sec.16-5-117. Construction Management Standards** **D. Traffic and Parking** 1. A ***Construction*** Plan Parking Plan showing that parking for all vehicles of any persons involved in the work on the ***construction site*** is contained within the ***construction site*** is required. No parking of any vehicles of any persons involved in the work on the ***construction*** is permitted on or in any ***right-of-way*** or ***access easement***, or the ***Town's*** multi-user ***pathway*** system. 2. A Traffic Control Plan is required for any project that involves any activity, in or on, any ***right-of-way*** or the ***Town's*** multi-use ***pathway***. Routes of access for ingress and egress to the ***construction site***, which will provide protection to pedestrians and minimize disruption of traffic and damage to the public ***rights-of-way***, shall be followed. The ***Town***

	reserves the right to designate certain prescribed routes of access for ***construction*** traffic. 3. Oversized ***construction*** vehicles will be allowed only on those ***streets*** or ***rights-of-way*** as designated by the ***Official***.
Require a site management plan.	**Sec.16-5-117. Construction Management Standards** **E. Site Management** 1. Portable Toilets. A portable toilet shall be provided at every ***construction site*** of a new principal ***structure***, or addition thereto, prior to the commencement of ***construction*** unless an existing facility is available on the ***site***. Portable toilets shall be located to have the least possible impact on adjacent properties and should be located, to the extent possible, at the rear of the ***construction site*** and out of plain view of any public ***right-of-way***. Portable toilets shall be serviced no less than once a week. 2. ***Tree*** Protection. ***Trees*** shall be protected in accordance with Section 16-6-104 ***Tree*** Protection, as applicable. 3. Utilities and On-***Site*** Equipment. On-***site*** electricity is required for ***construction***-related work as soon as is practicable. The proposed locations of any generator and/or compressor shall be depicted on the plans submitted at the time of application for the review and approval of the ***Town*** and shall be located so as to have the least possible impact on adjacent properties, preferably at the rear of the property. **F. Enforcement** This section references Chapter 16-8 for enforcement issues.

Nonconformities

Chapter 16-7 provides standards for nonconformities. This amendment will not create nonconformities.

Text Amendment Review Standards

Section 16-2-103.B.3 of the LMO provides standards for the review of Text Amendments and states the following:

> "In determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:
>
> a. Is in accordance with the Comprehensive Plan;
> b. Is required by changed conditions;
> c. Addresses a demonstrated community need;
> d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
> e. Would result in a logical and orderly development pattern; and
> f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment."

The proposed text amendment aligns with the review criteria, as it:

1. Our Plan includes "Ideals of Excellence" for "Our Planning and Process" that aim for Town planning and processes to use "innovation and learning to continually develop and apply best practices and standards for processes and projects." This amendment does this by helping to improve the way construction activities are regulated in order to enhance quality of life, require safe construction site conditions, and enhanced natural resource protections;
2. Addresses the present-day conditions for construction management on the Island given that projects are increasingly related to redevelopment and enhancement of existing sites in already developed areas;
3. Responds to concerns voiced about improper construction activities and operations;
4. Ensures that development and construction practices are consistent with the intent of the LMO and the objective to protect public health, safety, and welfare;
5. Ensures well-managed construction practices and orderly management and disposal of trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse; and
6. Ensures safe and environmentally sensitive construction practices, safe and efficient construction traffic parking and circulation, and higher standards for sanitation, tree protection, and overall impact mitigation.

TOWN COUNCIL REVIEW AND DECISION:

Section 16-2-103.B.2.e of the LMO provides standards for the decision of Text Amendments and states the following:

The Town Council shall review the application, staff report, Planning Commission recommendation, and Community Services and Public Safety Committee recommendation and make a final decision on the application. The Town Council's decision shall be one of the following:

1. Adopt an ordinance approving the Text Amendment; or
2. Adopt a resolution denying the Text Amendment.

ATTACHMENTS:

1. Ordinance
2. Text Amendment

Chapter 16-5:
Development and Design Standards

Sec.16-5-117. Construction Management Standards

A. Noise and Hours of Operation

All ***construction site*** activities must comply with the sound level limits and hours of operation established in the ***Town's*** Municipal Code Section 17-4-114 unless specifically exempt under Section 17-4-115.

B. Stormwater Discharge

All ***construction site*** activities must adhere to the South Carolina Department of Health and Environmental Control (SCDHEC) NPDES General Permit SCR10000 for Stormwater Discharges from Construction Activities.

C. Refuse and Site Cleanliness

1. A Refuse Disposal Plan providing for the proper disposal of all trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse in accordance with all applicable local, state, and federal statutes, regulations and ***ordinances***, including those related to hazardous materials, is required. The Refuse Disposal Plan shall contain a ***site*** cleaning schedule, designated disposal area labeled on the Erosion and Sediment Control Plan, and the final disposal ***site*** (ie. landfill). Manifests and any other documentation showing the amounts of trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material disposed of, and the location where such were disposed are required to be kept onsite with the Refuse Disposal Plan and Stormwater Pollution Prevention Plan or readily available within twenty-four (24) hours of the request. For materials that are state or federally regulated, manifests and all other documentation are required to be kept for at least three (3) years.

2. Trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be contained in such a manner as to prevent contamination of any adjacent properties, storm-sewer conveyances, ***wetlands***, and/or waters of the state.

3. Trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be stored, maintained, and secured to prevent safety risks or danger.

4. No loading, unloading, or storage of trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be permitted within any ***right-of-way***, on any public property, or within ten feet of any ***right-of-way*** adjacent to public or private property unless specifically approved by the ***Town*** and shown on an approved ***development*** plan, if applicable.

5. Trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be hauled away and disposed of in accordance with all applicable laws, on a regular basis, but no less than one time per week. In addition to any applicable dumpster requirements set forth in this ***Ordinance***, dumpsters shall be emptied or removed when full. Debris from ***construction sites*** shall not be disposed of in dumpsters located at any other ***construction site*** within the ***Town*** without the prior approval of the ***Official***.

6. All mud, dirt, or debris deposited on any ***street***, alley, lane, crosswalk, ***sidewalk***, or other public property as a result of demolition, excavation, or ***construction*** shall be removed and cleaned on a regular basis and at all times when a nuisance has been created by said debris. In addition, such areas shall be broom

cleaned to the extent possible at the end of each day that ***construction*** work has occurred. All mud, dirt, or debris shall be disposed of in accordance with all applicable laws.

7. It shall be the responsibility of the ***development*** permit holder to clean and remove all trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse and other related organic and inorganic materials from the ***site*** prior to receiving the final ***Certificate of Compliance*** approval.

8. All permit holders are required to secure trash, ***site*** clearing and/or ***construction*** and/or demolition refuse and/or debris and/or waste material and/or refuse at a ***site*** within 24 hours after the National Hurricane Center issues a Tropical Cyclone Watch or Warning. This requirement shall remain in effect until the storm event's Watch or Warning has been lifted. Materials shall be removed from the ***site*** or secured in such a manner as to minimize the danger of such materials causing damage to ***person(s)***, properties, and the environment.

D. Traffic and Parking

1. A ***Construction*** Plan Parking Plan showing that parking for all vehicles of any persons involved in the work on the ***construction site*** is contained within the ***construction site*** is required. No parking of any vehicles of any persons involved in the work on the ***construction*** is permitted on or in any ***right-of-way*** or ***access easement***, or the ***Town's*** multi-user ***pathway*** system.

2. A Traffic Control Plan is required for any project that involves any activity, in or on, any ***right-of-way*** or the ***Town's*** multi-use ***pathway***. Routes of access for ingress and egress to the ***construction site***, which will provide protection to pedestrians and minimize disruption of traffic and damage to the public ***rights-of-way***, shall be followed. The ***Town*** reserves the right to designate certain prescribed routes of access for ***construction*** traffic.

3. Oversized ***construction*** vehicles will be allowed only on those ***streets*** or ***rights-of-way*** as designated by the ***Official***.

E. Site Management

1. Portable Toilets. A portable toilet shall be provided at every ***construction site*** of a new principal ***structure***, or addition thereto, prior to the commencement of ***construction*** unless an existing facility is available on the ***site***. Portable toilets shall be located to have the least possible impact on adjacent properties and should be located, to the extent possible, at the rear of the ***construction site*** and out of plain view of any public ***right-of-way***. Portable toilets shall be serviced no less than once a week.

2. ***Tree*** Protection. ***Trees*** shall be protected in accordance with Section 16-6-104 ***Tree*** Protection, as applicable.

3. Utilities and On-***Site*** Equipment. On-***site*** electricity is required for ***construction***-related work as soon as is practicable. The proposed locations of any generator and/or compressor shall be depicted on the plans submitted at the time of application for the review and approval of the ***Town*** and shall be located so as to have the least possible impact on adjacent properties, preferably at the rear of the property.

F. Enforcement

Failure to comply with this section may result in the permit holder being issued a Notice of Violation(s), Stop Work Order, and/or fines in accordance with Chapter 16-8 of this ***Ordinance***.