



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, February 21, 2024, 2:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
 - a. Regular Meeting Minutes of January 17, 2024
- 5. Appearance by Citizens**
- 6. Unfinished Business**
- 7. New Business**
 - a. STDV-000098-2024: Request for a driveway name from Nadine Chaplin, on behalf of Nadine L. Chaplin Trust, owner of R510 004 000 006E, for a new access driveway located at 33 Alice Perry Drive.
- 8. Commission Business**
- 9. Chairman's Report**
- 10. Staff Reports**
- 11. 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 PLANNING COMMISSION MEETING Wednesday, January 17, 2024, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:00 PM. Present were: Bruce Siebold, Chairman; Mark O'Neil, Vice-Chairman; Chuck Lobaugh; Albert Mealer; Rick D'Arienzo; Tom Henz; Joseph DuBois; John Campbell; and Ellen Whaley, appearing remotely.

2. Pledge to the Flag

3. Adoption of the Agenda

A motion was made by Mr. Henz to adopt the agenda as presented. A second was made by Mr. Lobaugh, and the motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of November 15, 2023

A motion to approve the minutes of the meeting of November 15, 2023 was made by Mr. O'Neil. A second was made by Mr. Mealer, and the motion passed unanimously.

5. Appearance by Citizens

No comments were received on the Open Town Hall Portal. No citizen spoke regarding items not on the Agenda.

6. Unfinished Business

7. New Business

a. Public Hearing

Housing Impact Analysis Recommendation (HIA) - Consideration of a recommendation to Town Council that the Housing Impact Analysis be advanced as an amendment to the Town's Comprehensive Plan Housing Element

The Chairman introduced the item, and he declared the Public Hearing open. Missy Luick, Director of Planning, presented the item. She briefly explained the background of the Housing Impact Analysis (HIA), which under Act 57 the Town is required to prepare prior to second reading of an ordinance allowing a portion of its ATAX funds up to 15% to be utilized in the development of qualified workforce housing as a tourism-related expenditure. Input and data was solicited from the Hilton Head Island Realtors Association, Hilton Head Island Homebuilders Association, local homebuilders,

developers, contractors, and housing finance experts, along with data collected by Town's consultant, Together Consulting, in order to draft the HIA, which is a part of the agenda packet. She reviewed the analysis required by Act 57, and assured the Committee that all steps and required analysis are included within the HIA. Staff recommended approval. No public comments were posted to the Open Town Hall portal. No public comments were made from the audience, and the Public Hearing was closed.

Ms. Luick responded to questions posed by Ms. Whaley concerning the definition of workforce housing, and employment statistics cited in the HIA. Additional comments and questions posed by members concerning data sources and allocation of funds through the budget process were also addressed by Ms. Luick.

A motion to recommend to Town Council that the Housing Impact Analysis (HIA) be advanced as an amendment to the Town's Comprehensive Plan Housing Element was made by Mr. DuBois. A second was made by Mr. Mealer. An amendment to the motion was made by Ms. Whaley that the consultant and staff insert a paragraph or footnote in the report that puts the sector problem in context with the total employment. There being no second to the motion amendment, the motion amendment failed and the original motion to recommend to Town Council that the Housing Impact Analysis (HIA) be advanced as an amendment to the Town's Comprehensive Plan Housing Element was passed unanimously.

b. Public Hearing

STDV-001838-2023 - Request for a driveway name from Barbara Hudson, on behalf of Shrimprana LLC, owner of R511 007 000 002B 0000, for an access driveway located at 175 Squire Pope Road

The Chairman introduced the item, and declared the Public Hearing open. Deputy Fire Chief Joheider Fister presented the new driveway name of Shrimpers Row, which will serve the new Hudson family restaurant, existing commercial space, and possible future development. The name was suggested by the owner to honor the many years shrimp boats have lined the Hudson family docks. Staff recommended approval based on the review criteria outlined in the staff report and the LMO. Comments and questions were received and answered by Deputy Fire Chief Fister. No comments were made by the public. The Public Hearing was closed. A motion to approve the new street name was made by Mr. Henz and seconded by Mr. O'Neil. The motion passed by a unanimous vote.

c. STDV-002173-2023 - Request for a new driveway name from Hilton Head Island Fire Rescue, on behalf of Alejandro Camposano, owner of R510 007 000 026C 0000, for a new access driveway located off Ned Court

Deputy Fire Chief Fister presented the new driveway name of Santy Place, off Ned Court, to be named for the family. Due to anticipated development of multiple homes, the driveway is being named to provide multiple addresses. Staff recommended approval based on the criteria outlined in the staff report and the LMO. Questions from the members were addressed by Deputy Fire Chief Fister, and no comments were made by the public. A motion to approve the new street name was made by Mr. Lobaugh and

seconded by Mr. D'Arienzo. The motion passed by a unanimous vote.

8. Commission Business

9. Chairman's Report

10. Staff Reports

11. Adjournment

The Chairman declared the meeting adjourned at 2:44 PM.

Submitted by: Lynn Buchman

APPROVED:

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



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 STREET NAME MODIFICATION

Case #:	Name of Project:	Public Hearing Date:
STDV-000098-2024	Nadine Way	February 21, 2024

Parcel Data or Location:	Applicant/Agent
R510 004 000 006E 0000	Nadine Chaplin PO Box 21293 Hilton Head Island, SC 29926

Application Summary:

STDV-000098-2024: Request for a driveway name from Nadine Chaplin, on behalf of Nadine L. Chaplin Trust, owner of R510 004 000 006E 0000, for a new access driveway located at 33 Alice Perry Drive.

Staff Recommendation:

Staff recommends the Planning Commission **approve** the Nadine Way street name application based on the criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background:

The new driveway will be located at 33 Alice Perry Drive. See Attachment A, Location Map. It will provide direct access to one single-family dwelling unit as shown in Attachment B Site Plan. This property has the potential for additional units based on its 1.93-acre size and its RM-4 District zoning. This parcel can have a maximum density of 7 dwelling units. This will allow for future development without having to change addresses.

Nadine Chaplin submitted three names for consideration. See Attachment C, Application Narrative.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law:

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a)

Findings of Fact:

1. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Nadine Way is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Nadine Way is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Nadine Way will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name Nadine Way **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law:

Criterion B: Names shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b)

Findings of Fact:

1. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nadine Way is simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nadine Way is clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nadine Way does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name Nadine Way **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law:

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c)

Finding of Fact:

1. The proposed street name Nadine Way was chosen as the new street name because it is the applicant's first name, and out of all of the properties the applicant owns, this will be the flagship property. "I wanted it to reflect who I am and nothing more can reflect me more than my name."

Conclusion of Law:

1. The proposed street name Nadine Way **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law:

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d)

Findings of Fact:

1. The proposed Nadine Way is not located within a larger residential subdivision.

Conclusion of Law:

1. **This criterion does not apply** to this application.

Summary of Facts and Conclusion of Law:

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street be given a different name. (LMO Section 16-2-103.O.4.e)

Finding of Fact:

1. The proposed Nadine Way does not continue through an intersection.

Conclusion of Law:

1. **This criterion does not apply** to this application.

Summary of Facts and Conclusion of Law:

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such

configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f)

Findings of Fact:

1. The proposed Nadine Way would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law:

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

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

(LMO Section 16-2-103.O.4.g)

Findings of Fact:

1. The proposed name is Nadine Way.

Conclusion of Law:

1. The proposed street name Nadine Way **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law:

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h)

Finding of Fact:

1. The subject roadway is a driveway, not an access easement.

Conclusion of Law:

1. **This criterion does not apply** to this application.

Summary of Facts and Conclusions of Law:

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i)

Finding of Fact:

1. The existing roadway is not broken into two separate streets.

Conclusion of Law:

1. **This criterion does not apply** to this application.

PREPARED BY:

MC

Michael Connolly,
Senior Planner

February 6, 2024

DATE

REVIEWED BY:

BE

Brian Eber,
Development Services Manager

February 6, 2024

DATE

REVIEWED BY:

JF

Joheida Fister,
Deputy Fire Chief

February 8, 2024

DATE

REVIEWED BY:

SF

Shea Farrar,
Principal Planner & Planning Commission
Coordinator

February 8, 2024

DATE

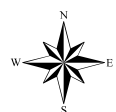
ATTACHMENTS:

- A) Attachment A, Location Map
- B) Attachment B, Site Plan
- C) Attachment C, Applicant Narrative



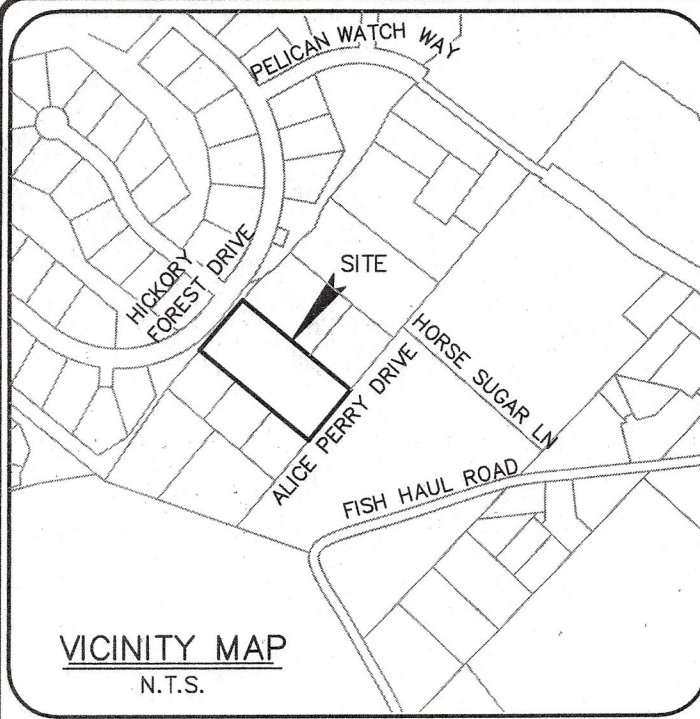
Town of Hilton Head Island

Location Map
January, 2024



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 use of the map.

Attachment B



R510 003 000 0060 0000
HILTON HEAD PLANT PROP
PO BOX 21940
HILTON HEAD ISL SC 29925

SYMBOLS
PN - PINE
1/2" IPF © - 1/2" IRON PIN FOUND
3" CMF □ - 3" CONCRETE MONUMENT FOUND

REFERENCE PLATS

- 1) BOUNDARY SURVEY, 11.62 ACRES ELLIOT ROAD
A SECTION OF BAY GALL AREA
DRAWN: 4/25/86
RECORDED IN BOOK 39, PAGE 31, DATED: 7/21/90
ROD. BEAUFORT COUNTY, SC
BY: JERRY L RICHARDSON S.C.R.L.C. #4764
- 2) PARCEL B, ALCIE GREEN TRACT,
NEAR FISH HAUL ROAD
DRAWN: 4/1/90
RECORDED IN BOOK 56, PAGE 126, DATED: 5/28/96
ROD. BEAUFORT COUNTY, SC
BY: TERRY G. HATCHELL S.C.R.L.C. #11059

PROPERTY AREA = 1.93 Ac. / 84,908 S.F.
ADDRESS: 33 ALICE PERRY DRIVE

DISTRICT: 510, MAP: 4, PARCEL: 6E

THIS PROPERTY LIES IN F.E.M.A. ZONE: X, X SHADED
BASE FLOOD ELEVATION = N/A

COMMUNITY NO. 450250, PANEL: 0452G, DATED: 3/23/2021

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) HORIZONTAL DATUM IS LOCAL.
- 3) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 4) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 5) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.

LOT D-1

R510 004 000 006F 0000
NADINE L CHAPLIN TRUST
268 MITCHELLVILLE RD
HILTON HEAD ISLAND SC 29926

LOT D-2

R510 004 000 006K 0000
NADINE L CHAPLIN TRUST
268 MITCHELLVILLE RD
HILTON HEAD ISLAND SC 29926

LOT C

LOT B-1

R510 004 000 0354 0000
GREEN RICHARDSON WILLENE
3 MARSHLAND RD
HILTON HEAD ISLAND SC 29926

LOT B-2

R510 004 000 006D 0000
BROOKE SCHIFKO
25 ALICE PERRY DR
HILTON HEAD ISLAND SC 29926

LOT B-3

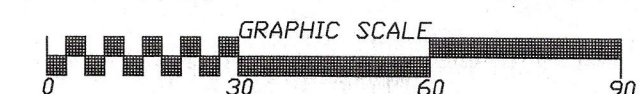
R510 004 000 0353 0000
GREEN NICOLE
65 BERGEN AVE APT 4G
RIDGEFIELD PARK NJ 07660

MANUFACTURED HOME SITE PLAN OF:
LOT C, ALICE GREEN TRACT,
FISH HAUL AREA, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: NADINE CHAPLIN

DATE: 12/04/2023

SCALE: 1" = 30'



NANDINA



NOT VALID UNLESS EMBOSSED.

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island, SC 29926

FILE No.: 23239

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DWG No.: 4-23239

DWG: BA FLD: DB

Attachment C

Street Name

1. NADINE WAY

2. LEZETTE LANE

NARRATIVE for the application:

NADINE WAY

I selected Nadine Way because it is my first name and out of all of the properties that I own, this will be my flagship property. Therefore, I wanted it to reflect who I am and nothing more can reflect me more than my name.

LEZETTE LANE

I selected Lezette Lane because it is my middle name and out of all of the properties that I own, this will be my flagship property. Therefore, I wanted it to reflect who I am and nothing more can reflect me more than my name.