



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, April 17, 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 March 20, 2024
 - b. Special Meeting Minutes of April 3, 2024
- 5. Appearance by Citizens**
- 6. Unfinished Business**
- 7. New Business**
 - a. Land Management Ordinance: Consideration of a Public Hearing to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Floor Area Ratio Requirements from .55 to .45 within the Forest Beach Neighborhood Character Overlay District - Aaron Rucker, Community Planning Manager
 - b. PPR-000479-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct a 1,600 square foot classroom and training space - Alexis Cook, Principal Planner of Design
 - c. PPR-000478-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct a 300 linear foot pathway that will connect an existing pathway system on Cordillo

Parkway to Pope Avenue - Trey Lowe, Senior Planner

- d. PPR-0000541-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct an open-air structure and improvements for accessibility at Folly Field Beach Park - Alexis Cook, Principal Planner of Design
- e. STDV-000513-2024: Consideration of a Public Hearing for Nathan Sturre, of Sturre Engineering, proposing to name an access easement located off Thomas Cohen Drive. The affected parcels are R510 007 000 0818 0000, R510 007 000 0080 0000, R510 007 000 0472 0000, and R510 007 000 0459 0000 - Joheida Fister, Deputy Fire Chief
- f. STVD-000441-2024: Consideration of a Public Hearing for Thomasina Cohen-Fields, owner of 59 and 61 Thomas Cohen Drive, proposing to name an access easement located at 59 Thomas Cohen Drive. The affected parcels are R510 007 000 0455 0000 and R510 007 000 0757 0000 - Joheida Fister, Deputy Fire Chief
- g. STDV-000496-2024: Consideration of a Public Hearing for Imani Johnson, owner of R510 007 000 0519 0000, proposing to name an access easement located off Cobia Court. The affected parcels are R510 007 000 0444 0000, R510 007 000 0303 0000 and R510 007 000 0519 0000 - Joheida Fister, Deputy Fire Chief

8. Commission Business

9. Chairman's Report

10. Staff Reports

- a. DPR-000055-2024 - Major Development Plan at 27 New Orleans Road for a proposed Alljoy Donut and Bicycle Storage Facility - Brian Eber, Development Services Manager

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, March 20, 2024, 2:00 PM Minutes

1. Call to Order

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

2. Pledge to the Flag

3. Adoption of the Agenda

A motion to adopt the Agenda as presented was made by Mr. Henz and seconded by Mr. Mealer. The motion was unanimously passed.

4. Approval of the Minutes

a. Regular Meeting Minutes of February 21, 2024

A motion to approve the Minutes of the February 21, 2024 meeting was made by Ms. Whaley and seconded by Mr. O'Neil. The motion was unanimously passed.

5. Appearance by Citizens

No citizens spoke regarding items not on the agenda. No comments were received on the Open Town Hall Portal.

6. Unfinished Business

None

7. New Business

a. Gullah Geechee Land and Cultural Preservation Task Force recommendation on Home Safety and Repair and Sewer Connection Programs Funding

Aaron Rucker, Community Planning Program Manager, presented a request from the Gullah Geechee Land and Cultural Preservation Task Force for the Commission to forward a recommendation to Town Council in support of continued funding of the Town's Home Safety and Repair and Sewer Connection Programs. A discussion followed concerning the background of the programs, funding, and a summary of the active programs from July 2022 to March 2024. Maps showing locations of activities for the programs were presented and were included in the agenda packet. Questions from Commission members were addressed by Mr. Rucker and Mr. Henz, who is also a

member of the Gullah Geechee Land and Cultural Preservation Task Force.

A motion to forward a recommendation from the Commission to Town Council in support of continued funding of the Town's Home Safety and Repair and Sewer Connection Programs was made by Ms. Whaley and seconded by Mr. Mealer. The motion unanimously passed.

b. Board Training - Land Management Ordinance

Members of the Planning Commission, Design Review Board and Board of Zoning Appeals were provided with board training by Shea Farrar, Principal Planner, and Aaron Rucker, Community Planning Manager. Ms. Farrar presented a short video providing an overview of the Town's Land Management Ordinance, and both answered questions from the Board members present.

8. Commission Business

None.

9. Chairman's Report

None.

10. Staff Reports

None.

11. Adjournment

The meeting was declared adjourned at 2:34 PM.

APPROVED:

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



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, April 3, 2024, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:00 PM. Those present were: Brue Siebold, Chairman; Mark O'Neil, Vice-Chairman; Albert Mealer; Tom Henz; Chuck Lobaugh; and John Campbell. Absent were: Ellen Whaley, Rick D'Arienzo, and Joe DuBois.

2. Pledge to the Flag

3. Adoption of the Agenda

There being no changes, a motion to adopt the agenda as presented was made by Mr. Henz and seconded by Mr. Lobaugh. The motion was passed unanimously.

4. Approval of the Minutes

- a. Regular Meeting Minutes of March 20, 2024 will be approved at the April 17, 2024 meeting.

5. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall Portal. No comments were received. Public comments concerning non-agenda items were solicited. Sharon Schermerhorn spoke concerning damage being done to the dunes by beachgoers, more signage required, and the need for dune protection and ecosystem educational flyers. Frank Babel expressed the importance of improvements to the transportation system for the labor force, which he noted was as important as workforce housing.

6. Unfinished Business

None.

7. New Business

- a. Capital Improvement Program Fiscal Year 2025 Priority Projects

Chairman Siebold noted that the purpose of today's meeting is to focus on the 62 projects that are being suggested by Town's staff as a priority for Fiscal Year 2025, along with carryovers from FY2024 that are either in progress or well along, and those projected future projects in the CIP Program for FY2026-2029. Bryan McIlwee, Director of Public

Projects & Facilities, presented a list of proposed priority projects for FY25 that has been prepared for consideration in the FY25 budget, a copy of which was included in the agenda packet. This list was presented to the Parks and Recreation Commission at its March 14, 2024, meeting, and with the addition of the South Forest Beach Drive pathway project being moved forward in FY2025, it is the recommendation of the Parks and Recreation Commission that the Draft FY25 Proposed Priority Projects be approved by the Planning Commission and its recommendation be provided to Town Council prior to their budget deliberations in May 2024. Mr. McIlwee pointed out the list contained both projects carried over from FY2024, new projects and maintenance for existing projects for FY2025, and future projects planned for FY2026-2029,

Mr. McIlwee presented a broad overview of the various projects on the list and answered questions posed by the Commission members. After discussion comments from the public were solicited, and Mr. Babel commented on the great Town staff relationship with the biking community, how important it is for biking and trolleys to be encouraged and emphasized as alternative access to the beaches to alleviate additional parking spaces for autos, and better marketing and bike racks for Town parks.

After further discussion among the Commission members, a motion to send a recommendation from the Planning Commission to Town Council for approval of the FY2025 Priority Projects for inclusion in the FY2025 budget with the condition that priority be given to Corridor Segment 1, US Highway 278 at Spanish Wells, and add to the scope that portion of the road between US Highway 278 and Jonesville Road due to increased pedestrian and vehicular traffic and the successful business now located at 2 Spanish Wells Road, and alleviate the illegal parking on both sides of the road at that location, all of which pose concerns for safety and continued traffic problems was made by Mr. Henz and seconded by Mr. Mealer. The motion was passed unanimously.

8. Commission Business

None.

9. Chairman's Report

None.

10. Staff Reports

None.

11. Adjournment

The meeting was declared adjourned at 2:43 PM.

APPROVED:

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



TOWN OF HILTON HEAD ISLAND

Planning Commission

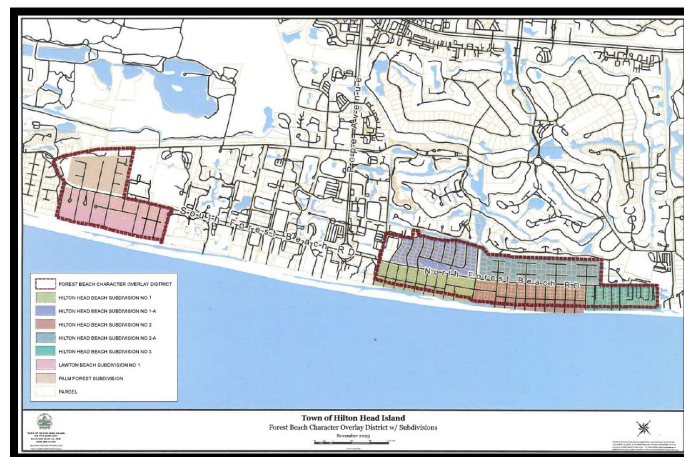
TO: Planning Commission
FROM: Melissa Paul-Leto, Principal Planner
VIA: Aaron Rucker, AICP, Community Planning Manager
VIA: Missy Luick, Director of Planning
VIA: Shawn Colin, AICP, Assistant Town Manager – Community Development
DATE: April 17, 2024
SUBJECT: Public Hearing to Consider Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to Amend Floor Area Ratio Requirements within the Forest Beach Neighborhood Character Overlay District.

RECOMMENDATION:

That the Planning Commission consider an amendment to Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to modify the Floor Area Ratio (FAR) requirements within the Forest Beach Neighborhood Character Overlay (FB-NC-O) District and make a recommendation to Town Council.

OVERVIEW:

The amendment proposes to adjust the FAR requirements from .55 to .45 within the Forest Beach Neighborhood Character Overlay District. The map below depicts the boundary of the FB-NC-O District and the 7 subdivisions that are included within the Overlay District boundary. Refer to the map (Attachment 1).



Below is the proposed FAR amendment to the FB-NC-O District for consideration. Strike through and underline denote the changes.

FLOOR AREA RATIO

16-3-106 Overlay Zoning Districts

H. Forest Beach Neighborhood Character Overlay (FB-NC-O) District

4. District Regulations

d. Floor Area Ratio

The maximum **gross floor area** is limited to ~~0.55~~ 0.45 times the area of the **lot** containing the **single-family** residence up to a maximum of 5,000 square feet. The **gross floor area** shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

- i. Areas beneath the **structure** utilized solely for parking and storage. All such areas must be hydrostatically vented if required by the Building **Official**.
- ii. The first 600 square feet of covered porches.
- iii. Attic space as defined by the latest adopted edition of the IBC.

Refer to proposed amendment (Attachment 2).

The amendment proposes reducing the maximum FAR from 0.55 to 0.45 for single-family homes within the FB-NC-O District. A FAR of 0.45 is consistent with existing FAR requirements in the current LMO for the other two Neighborhood Character Overlay Districts of Folly Field and Holiday Homes.

BACKGROUND:

The purpose and intent of the Land Management Ordinance (LMO) is outlined in Section 16-1-103. The purpose and intent of the LMO is to guide the development and use of property in accordance with the Town's Comprehensive Plan and existing and future needs of the Town to protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the landowners and residents of the Town. The LMO is enacted and designed to exercise the full range of authority available to the Town in accordance with the enabling authority in Title 6 of the Code of Laws of South Carolina, and including all provisions located elsewhere in the Code granting any applicable authority to:

- A. Promote the public health, safety, and general welfare, while recognizing the rights of real property owners, by adopting a comprehensive zoning ordinance for the Town and providing for administrative procedures and development standards.
- B. Prevent the overcrowding of land and avoid undue concentration of population by creating zoning districts consistent with the character and desired development

form of each area of the Town and each area's suitability for particular development and uses by adopting an Official Zoning Map consistent with the zoning districts.

- C. Through the zoning districts, regulate the areas and dimensions to be occupied by buildings and structures.
- D. Provide for the safe, orderly, and convenient movement of vehicular, pedestrian, and bicycle traffic.
- E. Minimize risk to life and property from natural disasters, fire, panic, and other dangers.
- F. Facilitate the adequate provision of transportation, water, sewerage, drainage, schools, parks, and other public facility improvement requirements by regulating, as appropriate, the impact of development on community infrastructure.
- G. Ensure orderly development with concurrent provision of appropriate and necessary public facility infrastructure that is consistent with the capacity of public facility infrastructure systems to serve development.
- H. Provide for the imposition of impact fees to finance the expansion, maintenance, and repair of the Town's transportation systems to meet growth-related demand.
- I. Protect designated corridors, natural resource areas, historic areas, scenic areas, and the Town's general aesthetic by establishing conservation and corridor overlay zoning districts, as appropriate, and regulations related to ensure maintenance of quality aesthetics and environmental standards.
- J. Assist to achieve the goals, objectives, and policies of the Town of Hilton Head Island Comprehensive Plan.
- K. Carry out such other purposes in the public interest as may be specifically cited in the LMO and Comprehensive Plan.

The (FB-NC-O) District Purpose and Intent per Section 16-3-106.H.4.d is to "protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district."

In April 2001 the FB-NC-O District was officially adopted, establishing a (FAR) of 0.65. No FAR existed previously.

According to a 2003 Town staff report regarding the FB-NC-O District, it was noted that, "since the adoption of the Forest Beach Overlay in 2001 there was little to no effect on reducing the size of re-development in the area. The size of homes being constructed dominated the existing homes despite meeting the size and height restrictions. In most all cases, the structures being constructed were using the entire buildable area leaving only the 5-foot side and rear yard setbacks and 20-foot street side setbacks undeveloped. Whatever space remained did not provide enough space to preserve trees or control drainage." Refer to the 2003 Ordinance (Attachment 3).

On August 5, 2003, FB-NC-O District FAR regulations were reduced from 0.65 to 0.55 as outlined below:

- Increasing setback and buffers from 5-feet to 10-feet with some flexibility to save existing trees.

- Requiring a buffer landscape plan for lots in the Corridor Overlay District.
- Limiting the amount of impervious paving.
- Reducing the FAR from 0.65 to 0.55, with a maximum limit of 5,000 square feet.
- Adding a minimum lot size of 7,000 square feet and a minimum lot width of 70-feet for any further subdivision of existing lots.
- Provided for increased parking requirements based on the number of bathrooms.
- Revised the definition of dwelling units to account for guest suites.

The FB-NC-O District was subsequently amended in 2016 and 2017.

The current FB-NC-O District requirements are:

- **Setbacks**
 - Side adjacent use setbacks shall be 10 feet for lots with a width of 70 feet and above.
 - For lot widths less than 70 feet, the side adjacent use setback shall be equal to 12 percent of the lot width rounded to the closest whole number.
 - Rear adjacent use setbacks shall equal 10 percent of the lot depth or 10 feet, whichever is greater.
- **Buffers**
 - A 20-foot street buffer and side and rear buffers equal to the setbacks above shall be required.
- **Impervious Cover**
 - All site paving shall be pervious with the exception of a swimming pool and deck not to exceed 500 square feet unless the site complies with the maximum impervious cover requirements for the RSF-5 District. Spaced wood decking over a pervious surface is considered pervious.
- **FAR** – The maximum gross floor area is limited to 0.55 times the area of the lot containing the single-family residence up to a maximum of 5,000 square feet. The gross floor area shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:
 - Areas beneath the structure utilized by the Building Official.
 - The first 600 square feet of covered porches.
 - Attic space as defined by the latest adopted edition of the IBC.
- **Minimum Lot Size and Width**
 - The subdivision or recombination of lots platted and recorded on or after April 3, 2001, shall not result in any lot less than 7,000 square feet in size or 70 feet in width.
- **Parking**
 - Two parking spaces are required for up to 2,000 square feet of gross floor area. Above 2,000 square feet, one additional space is required for each 1,000 square feet or less of gross floor area. Driveway paving not located in the required buffer may be counted for parking.

In January 2023, the Town of Hilton Head Island conducted a critical review of the LMO in a code assessment. The code assessment identified core strengths, weaknesses, opportunities, and threats of existing code regulations.

Following the code assessment, the Town Council identified an LMO Amendments Plan to address development and design standards to specifically address and prioritize single-family development mass, scale, and parking.

Code amendments were drafted to address single-family dwelling parking and single-family FAR. These amendments have been under public review and consideration since July 2023.

On January 11, 2024, the Public Planning Committee discussed amendments related to parking, FAR, and mass and scale for single family dwellings. Concluding discussion, the Public Planning Committee voted 4-0 to amend Section 16-3-106.H.4.d for the FB-NC-O District to reduce the FAR from 0.55 to 0.45 to address single-family development mass and scale. Refer to the amendment (Attachment 3).

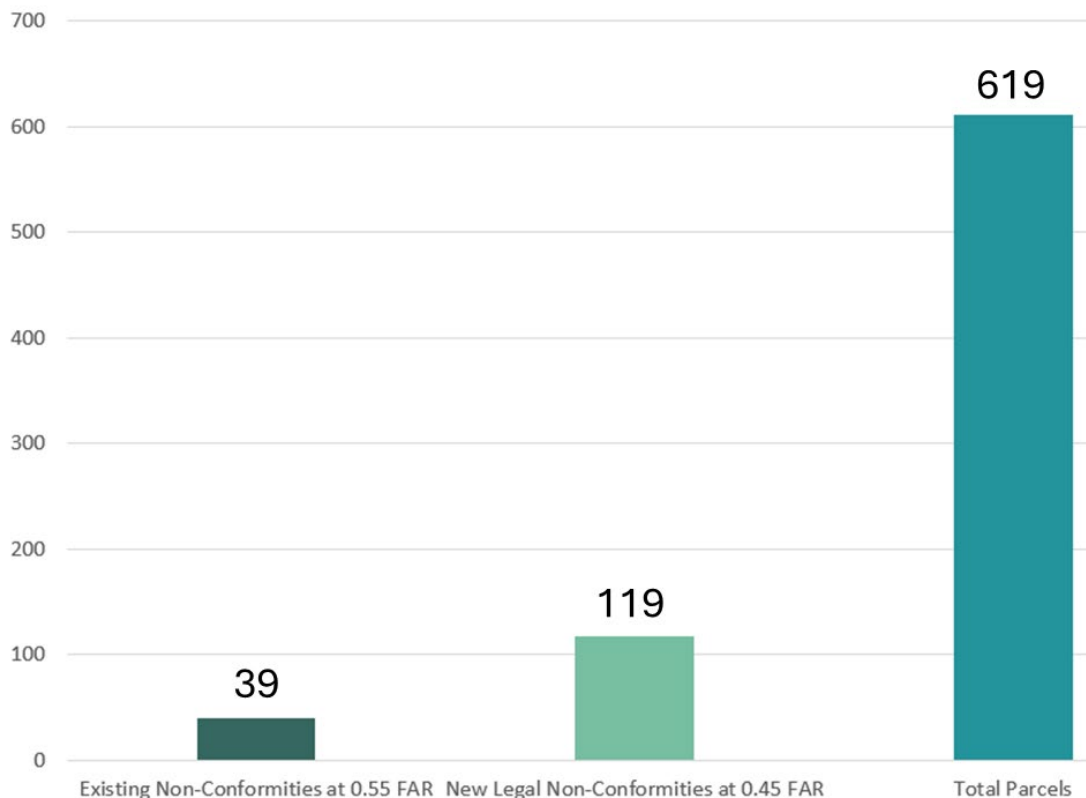
The purpose of the proposed FAR amendment is to regulate the volume and bulk of homes more efficiently based on the ratio of the structure's size in relation to the property size. The proposed amendment reduces the current FAR and would limit the gross floor area that a single-family residence could have on a parcel of land.

On February 20, 2024, the Town Council held a first reading considering an ordinance Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the FAR requirements within the FB-NC-O District. The Town Council voted 7-0 to approve the first reading. The proposed amendment will be considered on April 17, 2024, at the Public Hearing by the Planning Commission.

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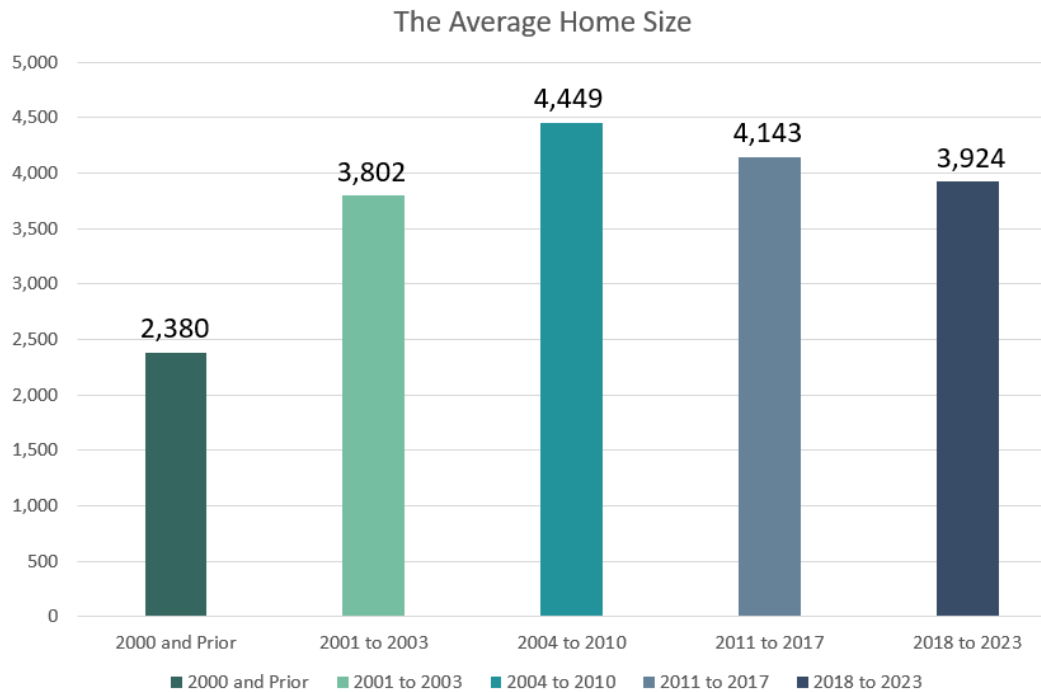
DATA ANALYSIS:

Town data demonstrates that at the current 0.55 FAR there are thirty-six (39) existing non-conforming properties within the FB-NC-O District. Reducing the FAR to 0.45 would result in approximately one hundred nineteen (119) additional legal nonconforming properties. The total number of parcels in FB-NC-O is six hundred nineteen (619). If adopted, there would be 158 legally nonconforming structures, or 25.5% of the total parcels in the District (see graphs below).



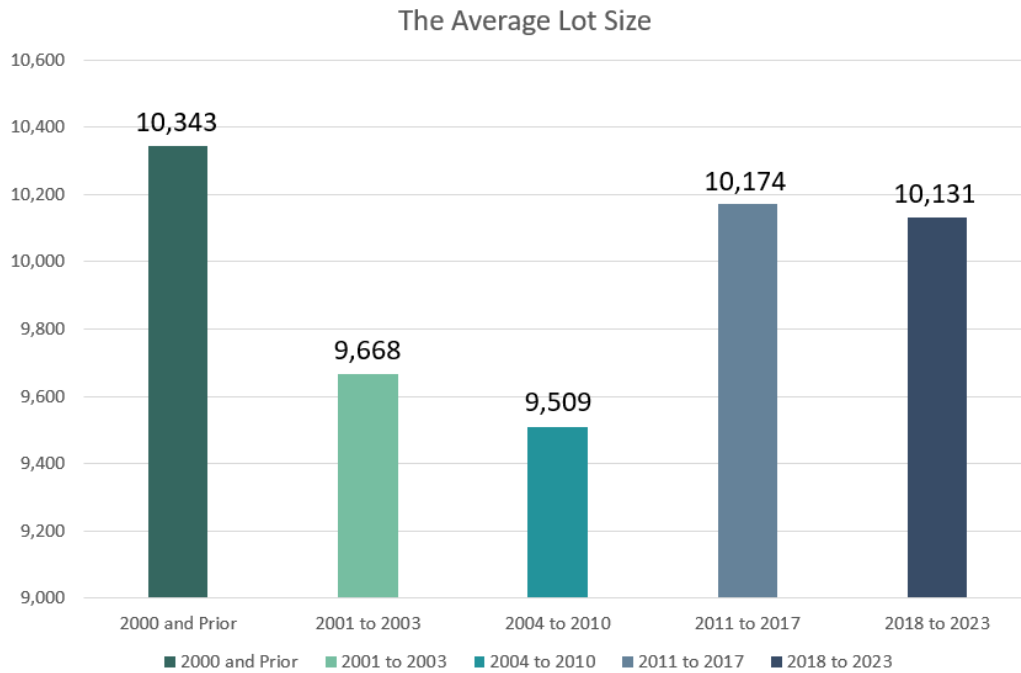
Of the six hundred nineteen (619) parcels, four hundred fifty (450) homes or 72.6% of the total homes were built before 2001, the year when the FB-NC-O District was created.

The home size in the FB-NC-O District has a minimum of 690 square feet, with a maximum of 7,469 square feet. The analysis also shows the average home size in the FB-NC-O District between 2000 and prior, 2001-2003, 2004-2010, 2011-2017, 2018-2023 have changed over time (see graphs below):



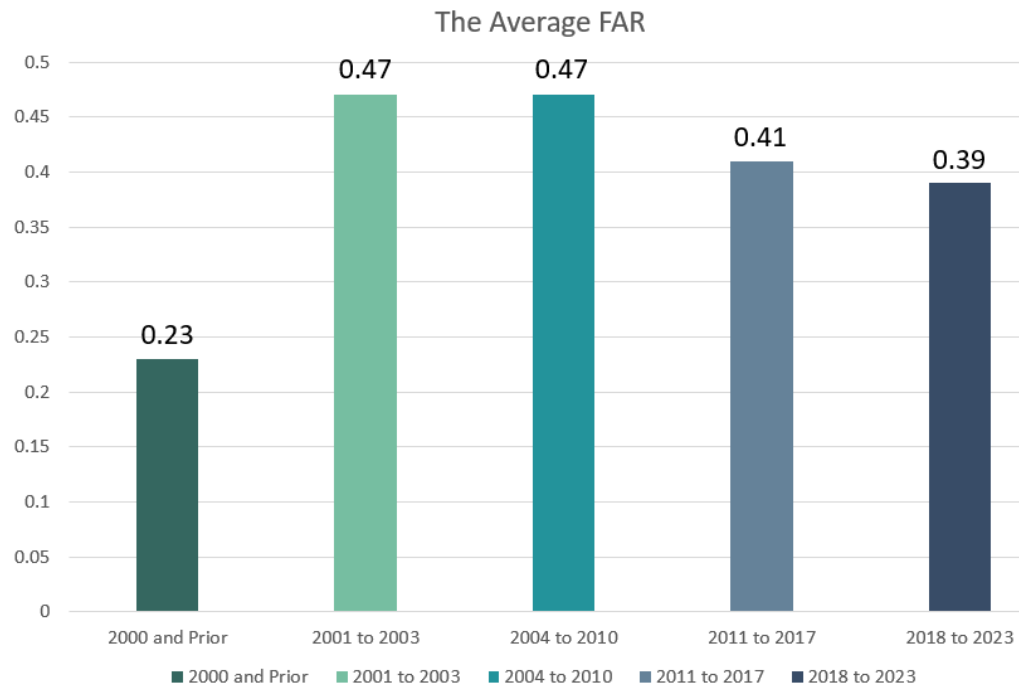
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The lot size in the FB-NC-O District has a minimum of 1,126 square feet, with a maximum of 30,034 square feet. The analysis also shows the average lot size in the FB-NC-O District between 2000 and prior, 2001-2003, 2004-2010, 2011-2017, 2018-2023.



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The FAR in the FB-NC-O District has a minimum of 0.06, with a maximum of 0.89. The analysis also shows the average FAR in the FB-NC-O District between 2000 and prior, 2001-2003, 2004-2010, 2011-2017, 2018-2023.



The charts illustrate that the average FAR from 2011 to present is .41 or less, and during the same period, the average lot sizes also increased, with the second largest average home size for all years reviewed. Between 2004-2010, home sizes were at their largest with average lot sizes at their lowest. During this period, fifty-eight (58) homes were built (9.3%). Collectively, this may help to explain the sense of a greater mass and scale within the neighborhood. Additionally, nearly 73% of the housing stock was built prior to 2001 suggesting a potential threat that existing properties could be redeveloped with larger homes that may be used as short-term rentals. However, it should be noted that lots platted in 2000 and prior constitutes the largest average sizes in the district (10,343 square feet).

The following are individual analyses of the seven subdivisions that make up the Forest Beach Neighborhood Character Overlay District. This information offers a detailed understanding of the housing characteristics within each subdivision.

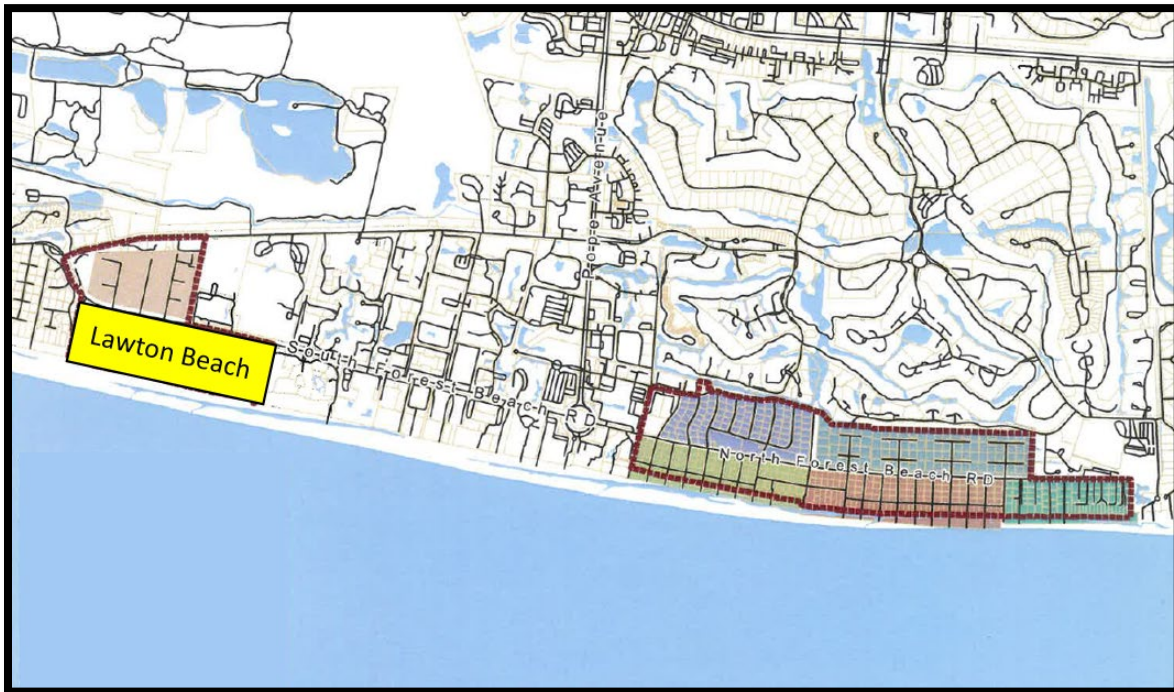


Figure 1- FB-NC-O - Lawton Beach Subdivision

- The Lawton Beach Subdivision has a total number of 83 lots.
- There are 0 undeveloped lots within the subdivision.
- There were 66 lots developed prior to 2001.
- There were 4 lots developed between 2001 and 2002.
- There are 13 lots that were built in the years 2003 and later.
- The minimum home size is 968 square feet.
- The average home size is 2,895 square feet.
- The maximum home size is 6,321 square feet (permitted prior to overlay maximum square footage created in 2003).
- The minimum lot size in the Lawton Beach Subdivision is 6,492 square feet.
- The average lot size is 9,220 square feet.
- The maximum lot size is 14,766 square feet.
- The minimum FAR is 0.11.
- The average FAR is 0.31.
- The maximum FAR is 0.62 (approved prior to overlay FAR requirements).
- There are 3 lots that are legal nonconformities.
- There are 11 lots that would become legally nonconforming if the FAR was reduced to 0.45.

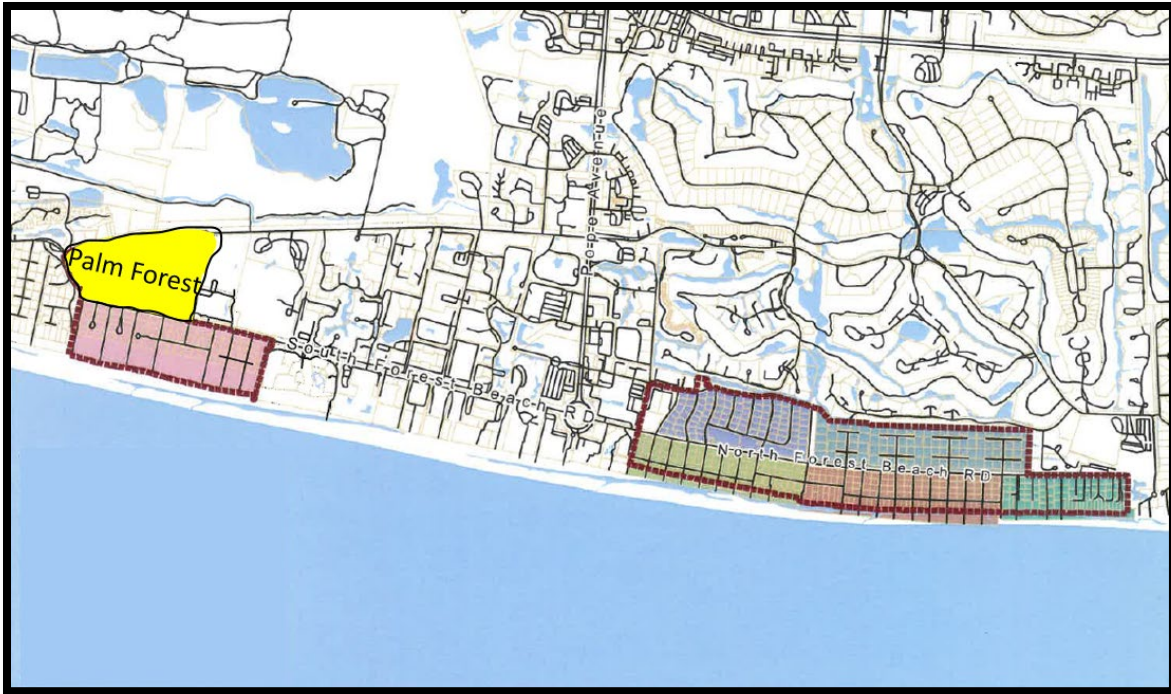


Figure 2 - FB-NC-O – Palm Forest Subdivision

- The Palm Forest Subdivision has a total number of 57 lots.
- There are 0 undeveloped lots within the subdivision.
- There were 35 lots developed prior to 2001.
- There were 6 lots developed between 2001 and 2002.
- There were 16 lots that were developed in the years 2003 and later.
- The minimum home size is 845 square feet.
- The average home size is 2,592 square feet.
- The maximum home size is 4,944 square feet.
- The minimum lot size in the Palm Forest Subdivision is 7,764.2 square feet.
- The average lot size is 15,202 square feet.
- The maximum lot size is 25,628 square feet.
- The minimum FAR is 0.05.
- The average FAR is 0.18.
- The maximum FAR is 0.37.
- There are 0 lots that are legal nonconformities.
- There are 0 lots that would become legally nonconforming if the FAR was reduced to 0.45.

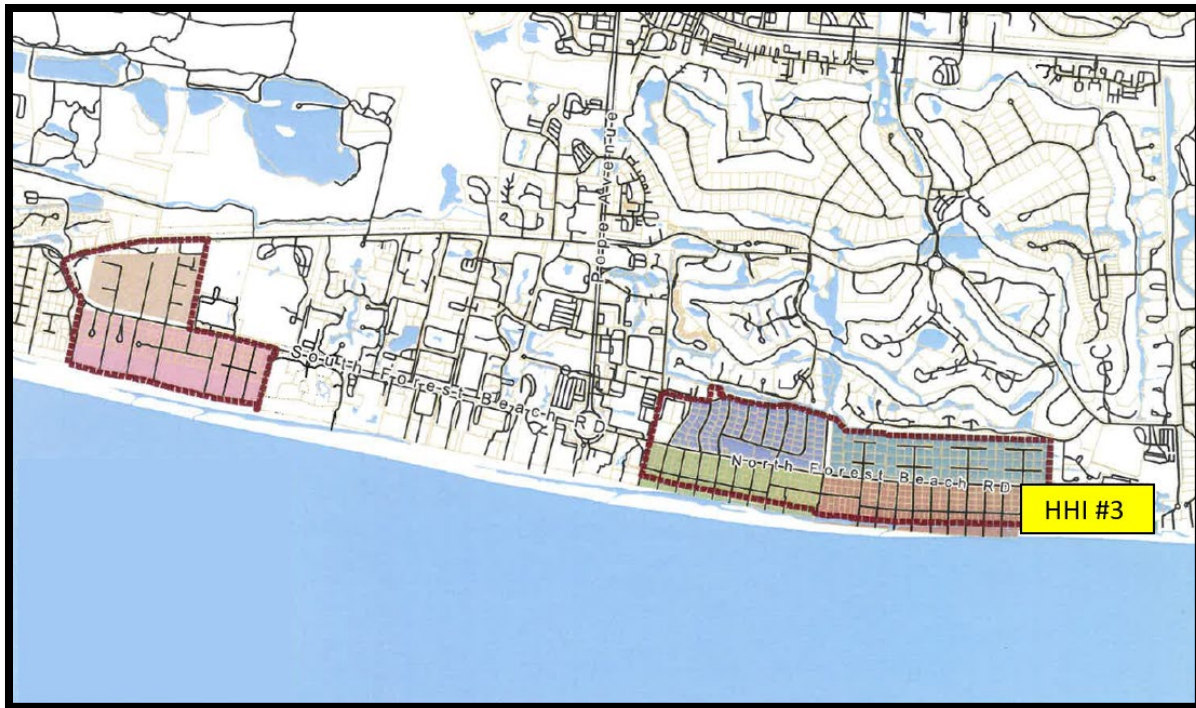


Figure 3 - FB-NC-O – HHI #3 Subdivision

- The HHI #3 Subdivision has a total number of 77 lots.
- There are 3 undeveloped lots within the subdivision.
- There were 45 lots developed prior to 2001.
- There were 5 lots developed between 2001 and 2002.
- There were 23 lots developed in the years 2003 and later (1 lot is missing year-built data).
- The minimum home size is 1,292 square feet.
- The average home size is 3,097 square feet.
- The maximum home size is 6,293 square feet (permitted prior to overlay maximum square footage created in 2003).
- The minimum lot size in the HHI #3 Subdivision is 6,556 square feet.
- The average lot size is 9,018 square feet.
- The maximum lot size is 15,422 square feet.
- The minimum FAR is 0.10.
- The average FAR is 0.34.
- The maximum FAR is 0.88 (approved prior to overlay FAR requirements).
- There are 8 lots that are legal nonconformities.
- There are 18 lots that would become legally nonconforming if the FAR was reduced to 0.45.

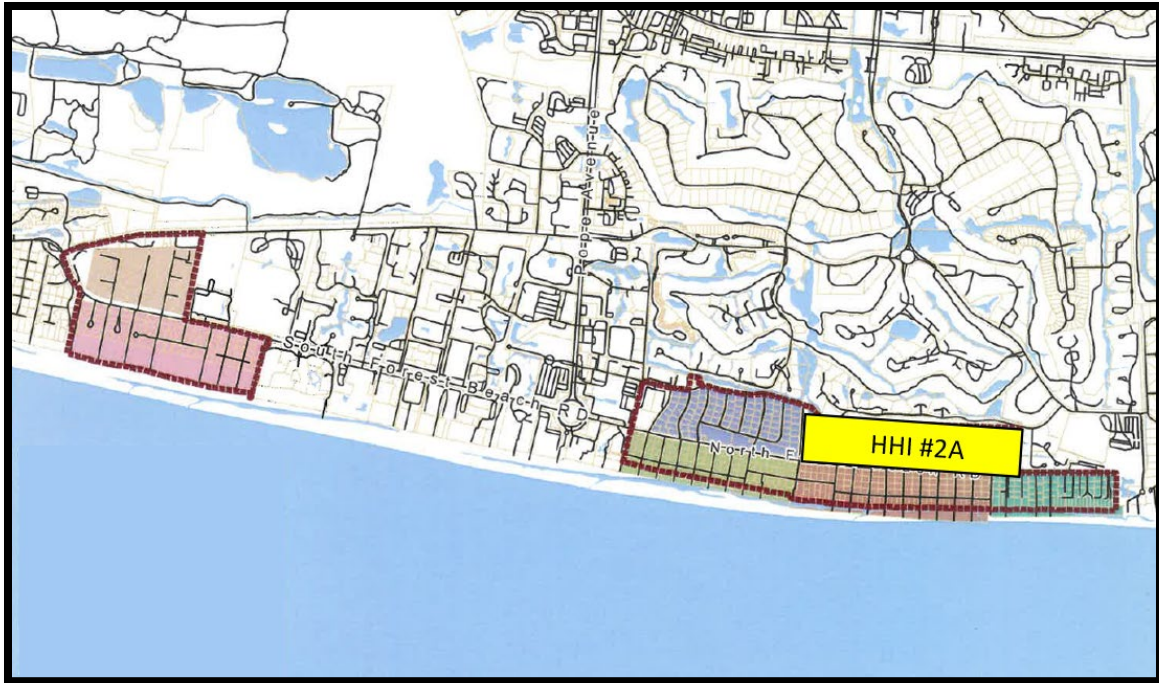


Figure 4 - FB-NC-O – HHI #2A Subdivision

- The HHI #2A Subdivision has a total number of 92 lots.
- There is 1 undeveloped lot within the subdivision.
- There were 80 lots developed prior to 2001.
- There was 1 lot developed between 2001 and 2002.
- There were 10 lots developed in the years 2003 and later.
- The minimum home size is 1,244 square feet.
- The average home size is 2,363 square feet.
- The maximum home size is 4,506square feet.
- The minimum lot size in the HHI #2A Subdivision is 10,532 square feet.
- The average lot size is 14,190 square feet.
- The maximum lot size is 30,034 square feet.
- The minimum FAR is 0.08.
- The average FAR is 0.17.
- The maximum FAR is 0.41.
- There are 0 lots that are currently legal nonconformities.
- There are 0 lots that would become legally nonconforming if the FAR was reduced to 0.45.

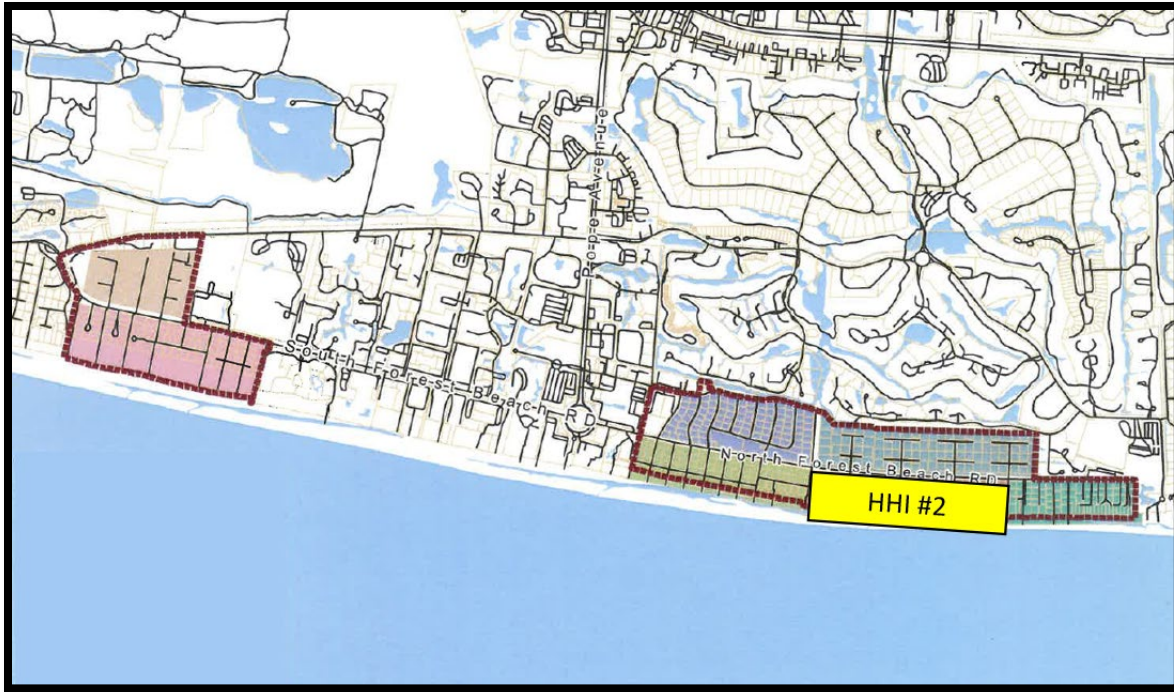


Figure 5 - FB-NC-O – HHI #2 Subdivision

- The HHI #2 Subdivision has a total number of 116 lots.
- There is 1 undeveloped lot within the subdivision.
- There were 80 lots developed prior to 2001.
- There were 3 lots developed between 2001 and 2002.
- There were 32 lots developed in the years 2003 and later.
- The minimum home size is 1,176 square feet.
- The average home size is 3,023 square feet.
- The maximum home size is 7,469 square feet (approved c/o in 2000 prior to overlay maximum square footage created in 2003).
- The minimum lot size in the HHI #2 Subdivision is 6,493 square feet.
- The average lot size is 8,362 square feet.
- The maximum lot size is 19,008 square feet.
- The minimum FAR is 0.13.
- The average FAR is 0.37.
- The maximum FAR is 0.75 (approved prior to overlay FAR requirements).
- There are 10 lots that are currently legal nonconformities.
- There are 34 lots that would become legally nonconforming if the FAR was reduced to 0.45.

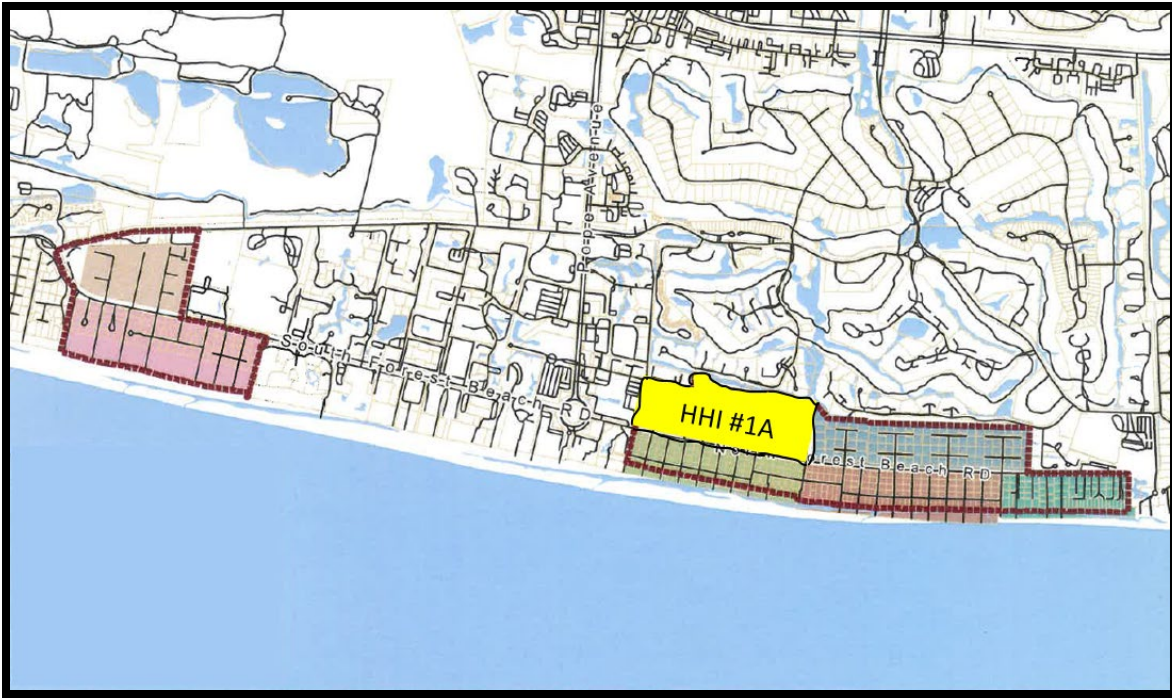


Figure 6 - FB-NC-O – HHI #1A Subdivision

- The HHI #1A Subdivision has a total number of 87 lots.
- There is 1 undeveloped lot within the subdivision.
- There were 77 lots developed prior to 2001.
- There were 0 lots developed between 2001 and 2002.
- There were 9 lots developed in the years 2003 and later.
- The minimum home size is 690 square feet.
- The average home size is 2,204 square feet.
- The maximum home size is 4,992 square feet.
- The minimum lot size in the HHI #1A Subdivision is 7,199 square feet.
- The average lot size is 9,310 square feet.
- The maximum lot size is 13,093 square feet.
- The minimum FAR is 0.08.
- The average FAR is 0.24.
- The maximum FAR is 0.76 (approved prior to overlay FAR requirements).
- There are 3 lots that are currently legal nonconformities.
- There are 6 lots that would become legally nonconforming if the FAR was reduced to 0.45.

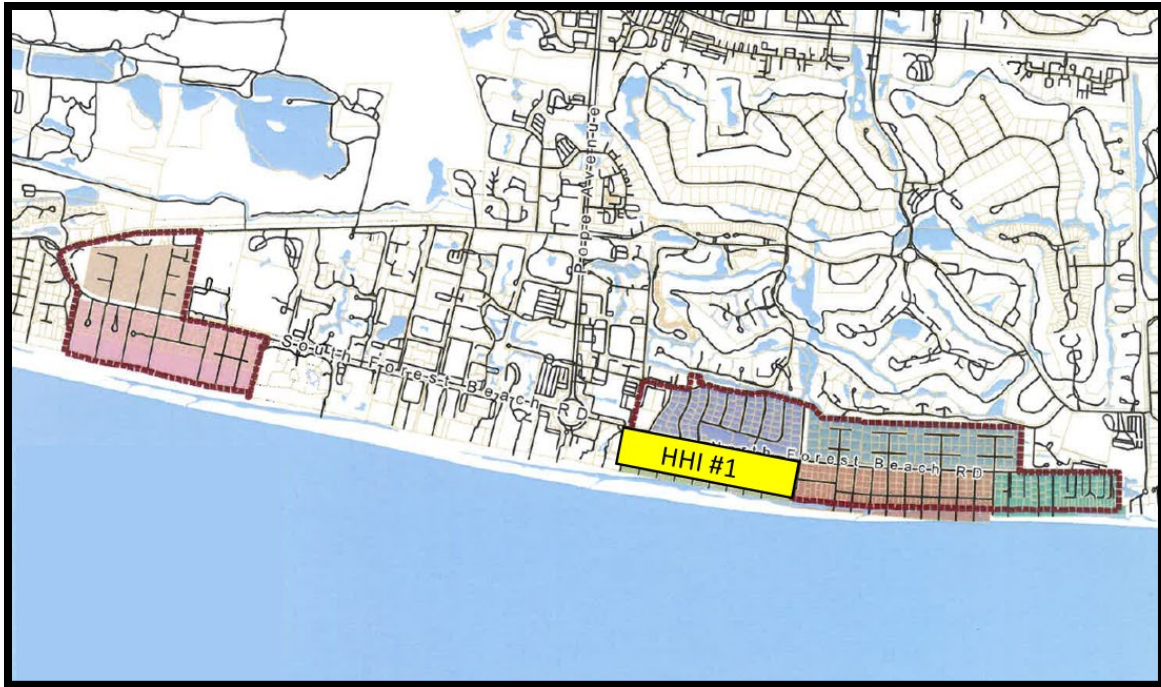


Figure 7 - FB-NC-O – HHI #1 Subdivision

- The HHI #1 Subdivision has a total number of 106 lots.
- There are 0 undeveloped lots within the subdivision.
- There were 67 lots developed prior to 2001.
- There were 6 lots developed between 2001 and 2002.
- There were 29 lots developed in the years 2003 and later (4 lots missing year-built data).
- The minimum home size is 756 square feet.
- The average home size is 3,361 square feet.
- The maximum home size is 7,032 square feet (approved c/o in 1994 prior to overlay maximum square footage created in 2003).
- The minimum lot size in the HHI #1 Subdivision is 6,498 square feet.
- The average lot size is 8,239 square feet.
- The maximum lot size is 11,269 square feet.
- The minimum FAR is 0.09.
- The average FAR is 0.41.
- The maximum FAR is 0.86 (approved prior to overlay FAR requirements).
- There are 15 lots that are currently legal nonconformities.
- There are 50 lots that would become legally nonconforming if the FAR was reduced to 0.45.

NONCONFORMING STRUCTURES:

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.”

If a structure is legally nonconforming, to redevelop, expand or relocate, it must meet the requirements of Chapter 16-7, or Chapter 16-9 Disaster Recovery and Chapter 13 Disaster emergency.

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 must adhere to Chapter 16-7 and typically must meet the Substitutions of Nonconformities for Redevelopment requirements listed below:

- Will not include any new **development** that increases the amount of encroachment into any required buffer or setback;
- Will not increase the **impervious cover** on the **site** over the maximum allowed for the district or the existing **impervious cover**, whichever is greater;
- Will lessen the extent of existing **nonconforming site features** to the greatest extent possible;
- Will not have an adverse impact on the public health, safety or welfare; and
- Will lessen the extent of nonconformities related to any existing **nonconforming structure** on the **site** to the greatest extent possible.

Chapter 16-9 Disaster Recovery aims to expedite the rebuilding process post-natural disaster, allowing landowners to repair or reconstruct damaged structures without full review under normal ordinance procedures. This chapter applies to structures damaged in events declared as a State of Emergency and takes precedence over nonconformity regulations. However, alterations beyond pre-disaster conditions require compliance with standard permitting provisions.

In Chapter 13 Disaster Emergency, applies to structures damaged or destroyed in emergencies declared by the mayor, as defined in the Town’s Municipal Code. Repair, reconstruction, or rebuilding must adhere to the state or condition existing before the emergency. Alterations beyond pre-emergency conditions require permits under Title 15.

REVIEW STANDARDS:

Section 16-2-103.B.3 provides text amendment review standards that may be considered when determining to adopt or deny a proposed text amendment. The review standards may be used to weigh the relevance of and consider whether and the extent to which the proposed Text Amendment meets the following:

- In accordance with *Our Plan*;
- Required by changed conditions;
- Addresses a demonstrated community need;
- 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;
- Would result in a logical and orderly development pattern; and
- Would not result in significant 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 amendment would result in a logical and orderly development pattern already represented within the community and demonstrates the evolving community needs and preferences. There is a demonstrated community need, as the Forest Beach Property Owners Association (POA) is in support of the proposed amendment. Refer to (Attachment 4). Reducing the FAR in the FB-NC-O District would also make the district consistent with the Folly Field and Holiday Homes Neighborhood Character Overlay Districts which both have 0.45 FAR.

Throughout *Our Plan*, there is an overlap in key ideas, goals, and strategies. The proposed text amendment to reduce the FB-NC-O District FAR from 0.55 to 0.45 should be further based upon the *Our Plan* goals and themes as discussed below.

- **The Pursuit of Excellence**
 - Connected Strategies include providing appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining island character (p.116).
- **The Environment and Sustainability**
 - Opportunities for the Environment include interpreting the future climate or environment that could impact the human footprint and presence on the Island (p.124).
 - Economic Strategies include encouraging and offering options for sustainable development of structures and sites (p.127).

SUMMARY:

The proposed amendment reduces the FAR from 0.55 to 0.45 within the Forest Beach Neighborhood Character Overlay District. This amendment aims to address concerns regarding single-family development mass and scale. On January 11, 2024, the Public Planning Committee voted 4-0 to support a reduction in FAR to 0.45. The proposed reduction aligns with existing FAR requirements in other overlay districts and reflects *Our Plan* goals, emphasizing modification of the zoning designation reflecting community input to maintain island character as represented in the Forest Beach POA and response. The FAR reduction may result in building footprint reduction, resulting in more pervious surface, and provides a mechanism for achieving more sustainable development patterns. Lowering the FAR would also help lessen redevelopment risk of smaller, older housing stock replaced with larger homes out of character with the district. The Planning Commission also supported reducing FAR within all single-family neighborhoods to .45 on July 27, 2023.

In January 2023, the Town of Hilton Head Island conducted a critical review of the LMO in a code assessment. The code assessment identified core strengths, weaknesses, opportunities, and threats of existing code regulations.

Following the code assessment, the Town Council identified an LMO Amendments Plan to address development and design standards to specifically address and prioritize single-family development mass, scale, and parking.

Code amendments were drafted to address single-family dwelling parking and single-family FAR. These amendments have been under public review and consideration since July 2023.

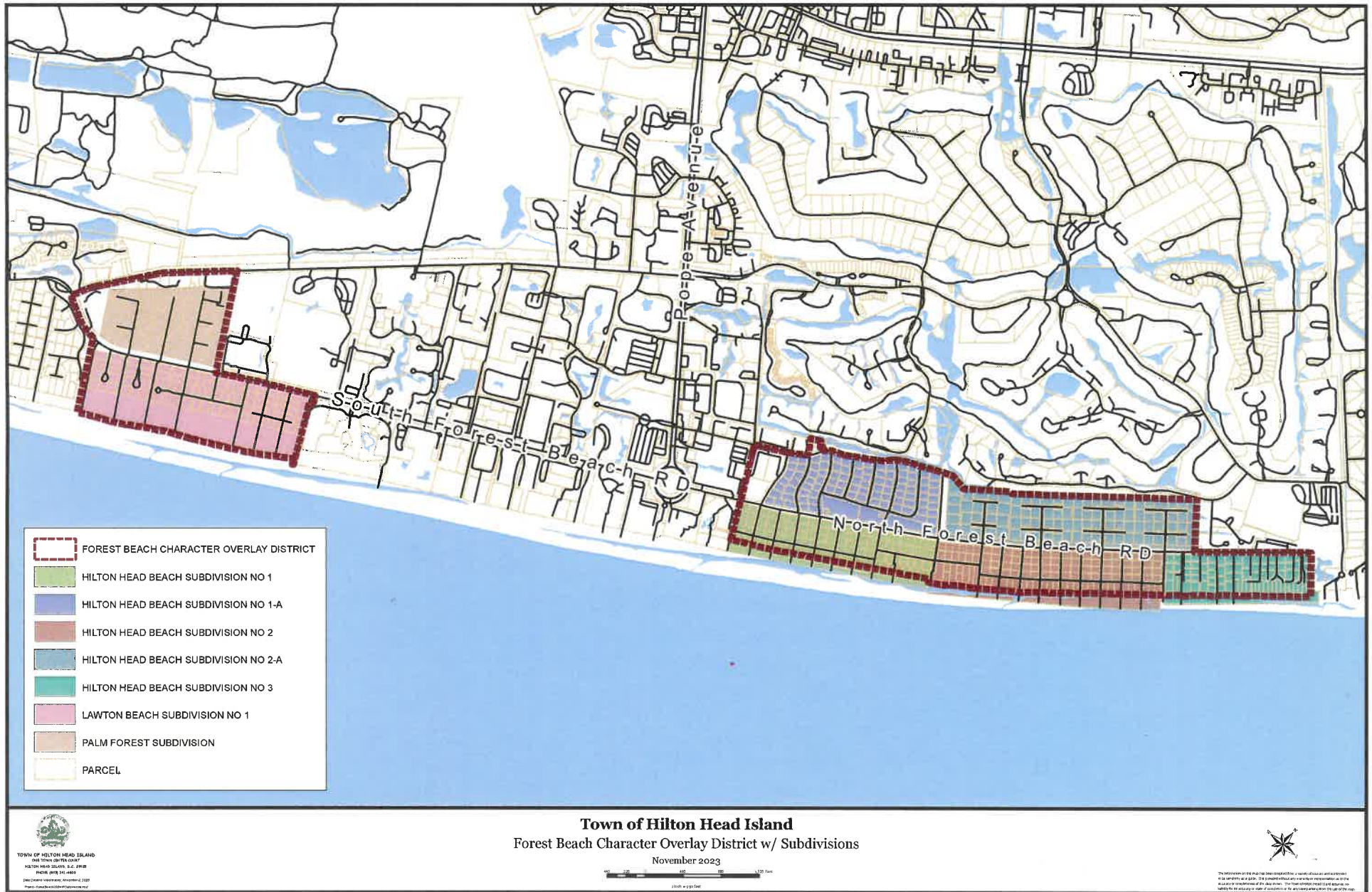
On January 11, 2024, the Public Planning Committee discussed amendments concerning parking, FAR, and mass and scale for single family dwellings. They voted 4-0 to amend Section 16-3-106.H.4.d for the FB-NC-O District, reducing the FAR from 0.55 to 0.45 to address concerns regarding single-family development mass and scale. This reduction would limit the gross floor area permitted for a single-family residence on a parcel of land.

The purpose of the proposed FAR amendment is to regulate the volume and bulk of homes more efficiently based on the ratio of the structure's size in relation to the property size. The proposed amendment reduces the current FAR and would limit the gross floor area that a single-family residence could have on a parcel of land.

On February 20, 2024, the Town Council held a first reading on an ordinance to amend FAR requirements within the FB-NC-O District. The Town Council unanimously voted 7-0 to approve the first reading. The proposed amendment is scheduled for consideration at a public hearing by the Planning Commission on April 17, 2024. The Planning Commission had previously submitted an Island-Wide FAR on July 27, 2023.

ATTACHMENTS:

1. Forest Beach Neighborhood Character Overlay District Map
2. FB-NC-O FAR Amendment
3. Forest Beach 2003 Overlay Ordinance
4. Forest Beach Correspondence
5. Presentation



FLOOR AREA RATIO

16-3-106 Overlay Zoning Districts

H. Forest Beach Neighborhood Character Overlay (FB-NC-O) District

4. District Regulations

d. Floor Area Ratio

The maximum *gross floor area* is limited to ~~0.55~~ 0.45 times the area of the *lot* containing the *single-family* residence up to a maximum of 5,000 square feet. The *gross floor area* shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

- i. Areas beneath the *structure* utilized solely for parking and storage. All such areas must be hydrostatically vented if required by the Building *Official*.
- ii. The first 600 square feet of covered porches.
- iii. Attic space as defined by the latest adopted edition of the IBC.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.: 2003-19

PROPOSED ORDINANCE NO.: 2003-23

AN ORDINANCE TO AMEND TITLE 16 OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THE LAND MANAGEMENT ORDINANCE BY AMENDING CHAPTER 4, ARTICLE VII, FOREST BEACH NEIGHBORHOOD OVERLAY DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21st, 1998, the Town Council of the Town of Hilton Head Island, South Carolina did adopt Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a new Land Management Ordinance; and

WHEREAS, the Town Council adopted the Forest Beach Neighborhood Overlay District April 3, 2001 to protect the single family residential character of the District; and

WHEREAS, the Town Council now finds that, upon further review, that the overlay district provisions have not had the desired effect and that it is in the public interest to amend Chapter 4, Article VII to provide for better control of disproportionate size residences; and

WHEREAS, these amendments are consistent with the Comprehensive Plan's Implementation Strategy #4 of its Land Use Element and are they in compliance with the Land Management Ordinance's Character and Purpose Statement for the District.

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 (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 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 5th DAY OF August, 2003.


Thomas D. Peeples, Mayor


Sandi Santaniello, C. M. C., Town Clerk

Public Hearing: July 2, 2003
First Reading: July 15, 2003
Second Reading: *August 5, 2003*

ARTICLE VII. FOREST BEACH NEIGHBORHOOD CHARACTER OVERLAY DISTRICT

Sec. 16-4-701. Applicability and Purpose

The purpose of the Forest Beach Neighborhood Character Overlay District is to protect the single-family residential character of the ~~area~~ district and in particular the development and re-development of lots within the district. All new development and changes to existing development in the district are subject to the overlay district regulations in addition to those listed in Section 16-3-302.D.

Sec. 16-4-702. Delineation of the District

The Forest Beach Neighborhood Character Overlay District includes all parcels in the RS-5 Detached Single Family Zoning District.

Sec. 16-4-703. District Regulations

- A. Setbacks.** In addition to the single family setback requirements of Chapter 5, Article VII, a ~~5~~ 10 ft./65 degree side and rear adjacent use setback shall be required. Setbacks shall comply with the standards of Chapter 5, Article VII except that the setback angle shall be measured from 15 ft. above base flood elevation. The following exceptions are allowed:
1. The 10 ft. side setback may be reduced to 5 ft. for up to 30% of the side elevation in order to preserve trees provided the total of both side setbacks equals 20 ft.
 2. For lot widths of 65 ft. or less the side setbacks may be reduced to 5 ft.
- B. Buffers.**
1. A 20 ft. ~~front~~ street buffer and a 5-ft. side and rear buffer equal to the setbacks above shall be required. In the case of a corner lot only a 10 ft. buffer is required on the street with the lowest ADT unless the street with the higher ADT is approved by the Administrator for the 10 ft. setback in order to preserve trees. The 20 ft. buffer shall then apply to the street with the lower ADT. In the case where both streets have the same ADT the 20 ft. buffer shall apply to the street that will preserve the more significant tree coverage to be determined by the Administrator. Buffers shall comply with the standards of Chapter 5, Article VIII except that street access as permitted in Sec. 16-5-808 shall be limited to a total width of 20 ft for all driveways.
 2. Lots in the Corridor Overlay District shall submit a buffer landscape plan as required in Sec. 16-3-304 to show compliance with the guidelines as determined by the Administrator.
- C. Impervious Coverage.** All site paving shall be pervious with the exception of a swimming pool and deck not to exceed 500 sq. ft. unless the site complies with the maximum impervious coverage requirements of Section 16-4-1005. Spaced wood decking is considered pervious.
- D. Floor Area Ratio.** The maximum gross floor area is limited to ~~0.65~~ 0.55 times the area of the lot containing the single-family residence up to a maximum of 5,000 sq. ft. The gross floor area shall be calculated as all habitable enclosed-conditioned space. Enclosed parking areas not located beneath the residence are included. Parking areas located beneath the residence and covered porches less than 500 sq. ft. are not included.

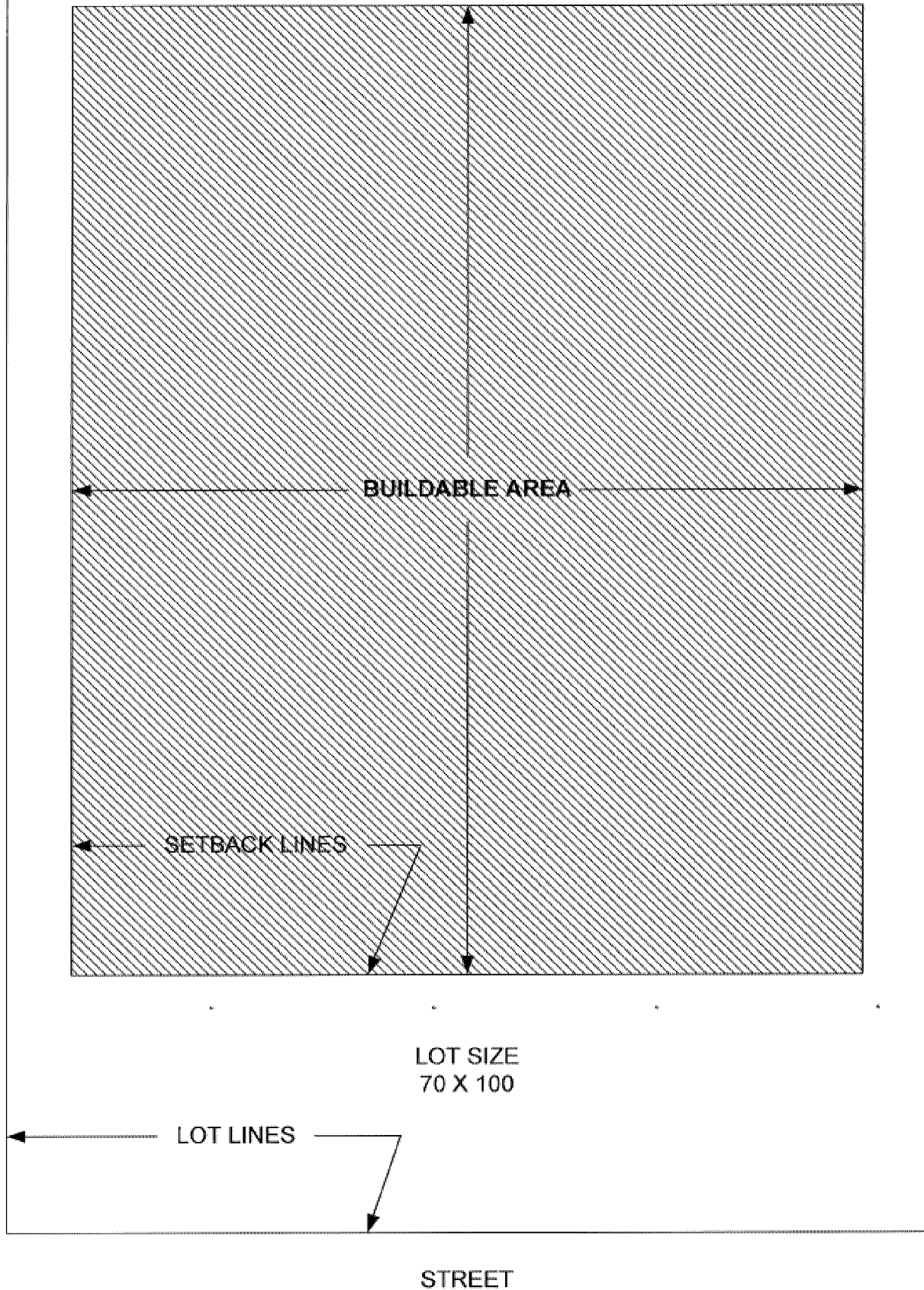
- E. **Minimum Lot Size and Width.** The subdivision or recombination of lots platted and recorded as of <effective date> shall not result in any lot less than 7,000 sq. ft. in size or 70 ft in width.
- F. **Parking.** A minimum of two parking spaces are required. In addition one space is required for every bathroom and half bathroom above three and a half. Driveways may be used for up to two parking spaces.

REAR

CURRENT REGULATIONS

SIDE

SIDE



LOT SIZE
70 X 100

LOT LINES

STREET

REAR

PROPOSED REGULATIONS

SIDE

SIDE

BUILDABLE AREA

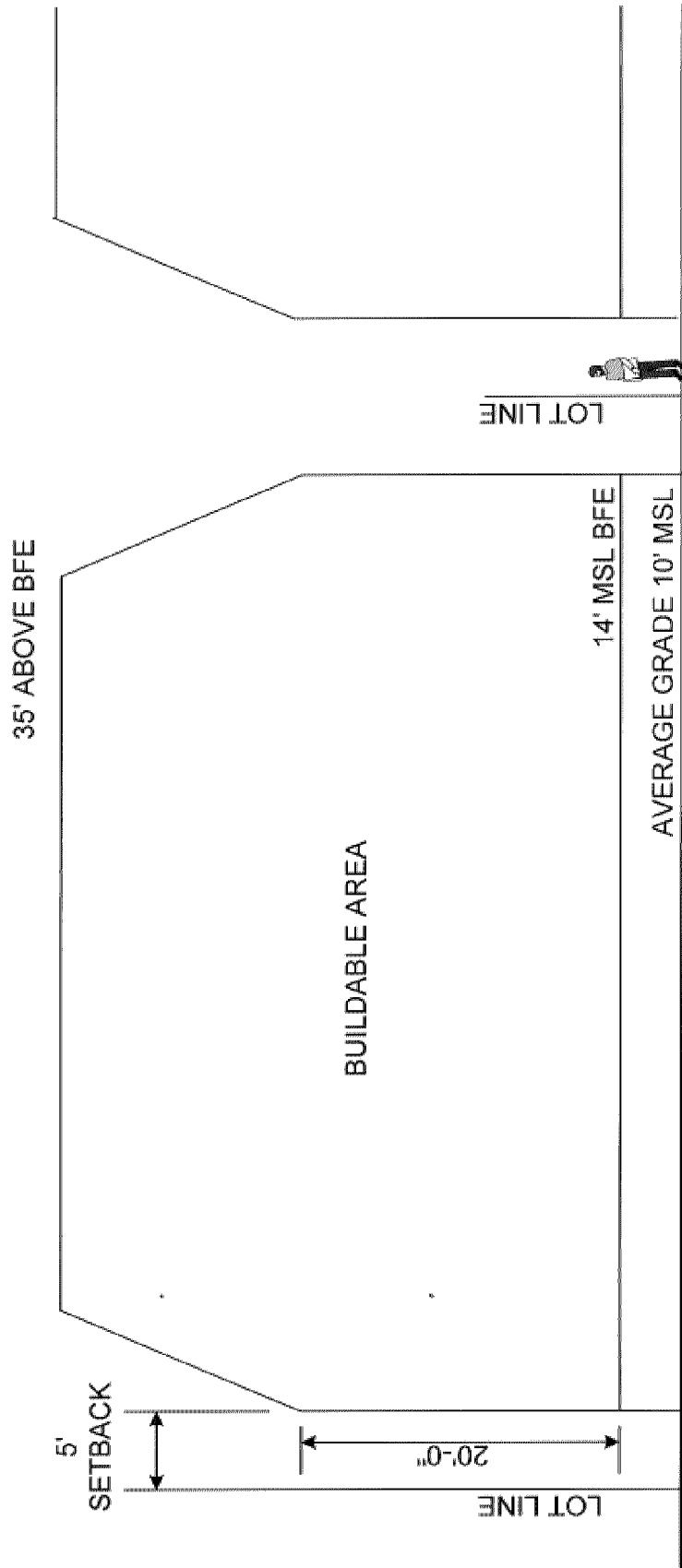
SETBACK
LINES

LOT SIZE
70 X 100

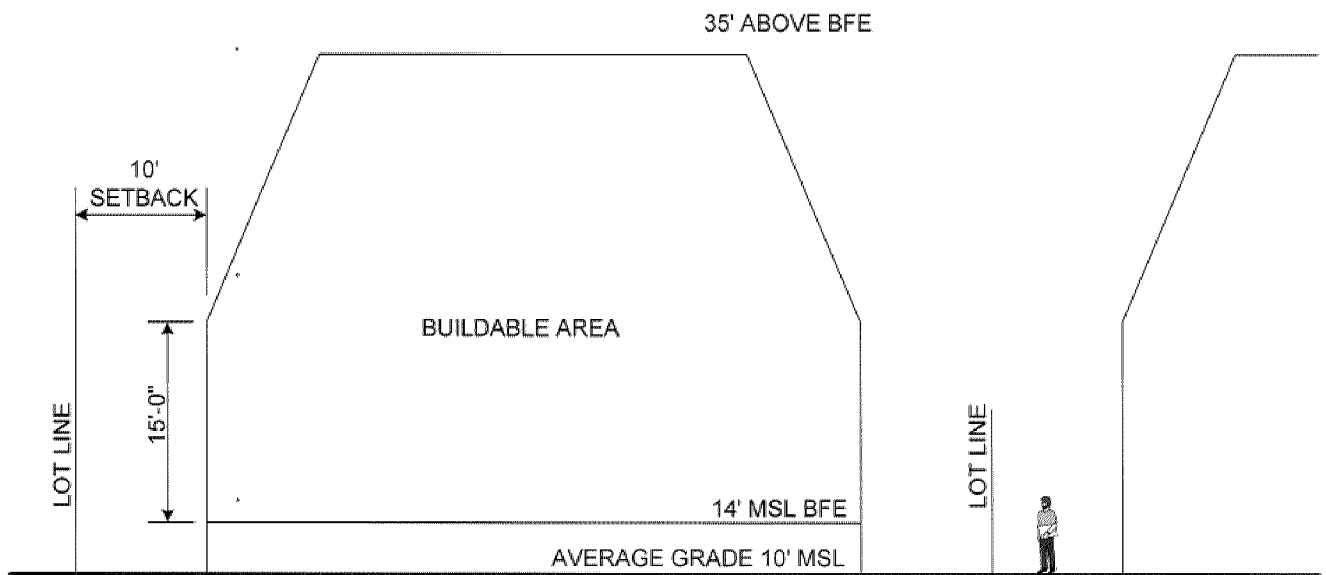
LOT LINES

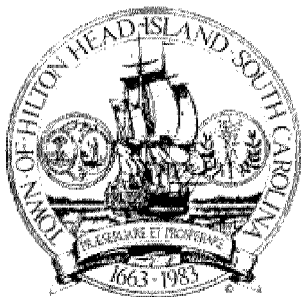
STREET

CURRENT REGULATIONS



PROPOSED REGULATIONS





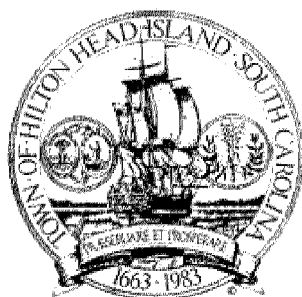
TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, *AICP, Town Manager* *R*
VIA: Charles F. Cousins, *AICP, Director of Planning* *CFC*
FROM: Edwin B. Drane, *AIA, AICP, Town Urban Designer* *ED*
DATE: July 23, 2003
SUBJECT: Proposed Ordinance 2003-23

Recommendation: The staff recommends approval on second reading of proposed ordinance 2003-23, LMO amendments to the Forest Beach Neighborhood Overlay District.

Summary: Town Council approved on first reading at its July 15, 2003 meeting proposed ordinance 2003-23 with the deletion of the revisions to the definition of dwelling and dwelling unit. These changes are reflected in the attached document.



TOWN OF HILTON HEAD ISLAND

Planning Department

TO: Stephen G. Riley, *AICP, Town Manager*
VIA: Charles F. Cousins, *AICP, Director of Planning* CFC
FROM: Edwin B. Drane, *AIA, AICP, Town Urban Designer* EBD
DATE: June 3, 2003
SUBJECT: LMO Revisions to Forest Beach Overlay District

Recommendation: The staff recommends the Town Council adopt on first reading proposed ordinance 2003-23, LMO Revisions to Forest Beach Overlay District.

Summary: Staff has been asked to look into the problem of “monster homes” and ways to control their size and use. These homes are generally defined as homes significantly out of scale with existing structures in a neighborhood. The major problems they are creating are increased storm water runoff, amount of parking needed, excessive tree removal and destroying the character of the neighborhood. The proposed revisions to the Forest Beach Overlay District are meant to keep new residences more closely in size and scale to the existing structures in the neighborhood thereby reducing there impact.

Background: Since the adoption of the Forest Beach Neighborhood Overlay District in April of 2001 the average new home in the district was over 4,500 sq. ft. of heated area. By comparison the national average is 2,200 sq. ft. Of the 27 homes permitted during this time period 9 exceeded 5,000 sq. ft. with the largest being 6,300 sq. ft. An application has been received for a 12 bedroom, 12 bath residence with over 9,500 sq. ft. of heated area. The effect in an older developed neighborhood, like Forest Beach, has been to alter their character by demolishing existing homes and constructing dramatically larger homes with the related removal of existing mature trees, increased drainage problems and parking problems. Many of these are on the short term rental market and are utilized by multiple families each week creating “mini hotels.”

The adoption of the Forest Beach Overlay District in 2001 has had little to no effect on reducing the size of re-development in the area. The size of homes being constructed dominates the existing homes even though they meet the size and height restrictions. In most all cases the structures are being constructed using the entire buildable area leaving only the 5 ft. side and rear yard setbacks and 20 ft. street setback. This is simply not enough space left to preserve trees or control drainage.

The proposed revisions include:

- Increasing setback and buffers from 5 ft. to 10 ft. with some flexibility in order to save existing trees.
- Requiring a buffer landscape plan for lots in the Corridor Overlay District.
- Limiting the amount of impervious paving.
- Reducing the Floor Area Ratio from .65 to .55 and maximum add a limit of 5,000 sq. ft.
- Adding a minimum lot size of 7,000 sq. ft. and a minimum lot width of 70 ft. for any further subdivision of exiting lots.
- Providing for increase parking requirements based on the number of bathrooms.
- Revising the definition of dwelling unit to account for guest suites.

On July 2, 2003 the Planning Commission held a public hearing on proposed ordinance 2003-23. After much discussion and comment from the public they voted to recommend that Town Council adopt the ordinance on first reading and that prior to second reading a task force of residents and design professionals be appointed to review its provisions to determine if any further refinement is necessary. A letter from Planning Commission Chairman, Harry Shutt, will be sent to Town Council members offering suggestions as to what provisions the Planning Commission thinks should be included in the Task Force review.

The Planning and Development Standards Committee will not meet to review these amendments until July 9, 2003. Staff will update the Town Council members on the results of that meeting prior to the July 15 Town Council meeting.

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

David Ames
Mayor Pro Tem

Council Members

Alexander Brown, Jr.
Patsy Brison
Tamara Becker
Steve Alfred
Glenn Stanford

Marc Orlando
Town Manager

December 19, 2023

Mr. Jack Daly
Forest Beach Owners Association President
PO BOX 6442
Hilton Head Island, SC 29928

Dear Mr. Daly,

We are reaching out to all property owner associations (POA's) within the Town's Forest Beach Neighborhood Character Overlay (FBNCO) District and asking for your input concerning the mass and scale of single-family homes built within the FBNCO District. The current single-family regulations in Sec. 16-3-106.4.d, Floor Area Ratio, state that the maximum gross floor area is limited to 0.55 times the area of the lot up to a maximum of 5,000 square feet with certain exceptions. I have included an excerpt of the existing regulations below for your information.

There have been community concerns raised to Town Council regarding single-family home mass and scale within the Forest Beach Neighborhood. The Town is exploring a possible amendment to the Floor Area Ratio standards including a possible reduction to the Floor Area Ratio from 0.55 to 0.45 within the FBNCO boundary. Please provide the Town with your interest and position on the existing Floor Area Ratio of 0.55 and possible reduction of Floor Area Ratio to 0.45 by January 12, 2024.

Sec 16-3-106.4.d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.55 times the area of the **lot** containing the **single-family** residence up to a maximum of 5,000 square feet. The **gross floor area** shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

- i. Areas beneath the **structure** utilized solely for parking and storage. All such areas must be hydrostatically vented if required by the Building **Official**.
- ii. The first 600 square feet of covered porches.
- iii. Attic space as defined by the latest adopted edition of the IBC.

Please feel free to contact me at 843-341-4693 or missyl@hiltonheadislandsc.gov if you have questions.

Sincerely,



Missy Luick
Director of Planning

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

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Marc Orlando
Town Manager

December 15, 2023

Ms. Elizabeth Mead
Hilton Head Beach Assets Number 2
82 Dune Lane
Hilton Head, SC 29938

Dear Ms. Mead,

We are reaching out to all property owner associations' (POA's) within the Town's Forest Beach Neighborhood Character Overlay (FBNCO) District and asking for your responses concerning the mass and scale of the single-family homes that have been built within the FBNCO District. The current single-family regulations in Sec. 16-3-106.4.d state that the maximum gross floor area is limited to 0.55 times the area of the lot up to a maximum of 5,000 square feet with certain exceptions. Does the Hilton Head Beach Assets desire to modify the ratio from 0.55 to 0.45 with existing exceptions? I have included an excerpt of the existing regulations below for your information.

Sec 16-3-106.4.d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.55 times the area of the **lot** containing the **single-family** residence up to a maximum of 5,000 square feet. The **gross floor area** shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

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Please feel free to contact me if you have any questions.

Sincerely,

Missy Luick,
Director of Planning

TOWN OF HILTON HEAD ISLAND

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Marc Orlando
Town Manager

December 15, 2023

Mr. James Guscio
Property Research Holding Inc
PO BOX 7432
Hilton Head, SC 29938

Dear Mr. Guscio,

We are reaching out to all property owner associations' (POA's) within the Town's Forest Beach Neighborhood Character Overlay (FBNCO) District and asking for your responses concerning the mass and scale of the single-family homes that have been built within the FBNCO District. The current single-family regulations in Sec. 16-3-106.4.d state that the maximum gross floor area is limited to 0.55 times the area of the lot up to a maximum of 5,000 square feet with certain exceptions. Does the Property Research Holding Inc. desire to modify the ratio from 0.55 to 0.45 with existing exceptions? I have included an excerpt of the existing regulations below for your information.

Sec 16-3-106.4.d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.55 times the area of the **lot** containing the **single-family** residence up to a maximum of 5,000 square feet. The **gross floor area** shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

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Please feel free to contact me if you have any questions.

Sincerely,

Missy Luick,
Director of Planning

From: [jack daly](#)
To: [Missy Luick](#); [David Ames](#)
Subject: FBOA - Parking and FAR
Date: Tuesday, January 9, 2024 1:41:47 PM

THIS MESSAGE ORIGINATED OUTSIDE YOUR ORGANIZATION

Missy, the FBOA met last night and we voted on FAR and parking. We voted unanimously for the following:

1. .45 FAR
2. Maximum of 5000 sq ft
3. Current owners at date of code change are grandfathered in at the previous FAR of .55 with 5000 sq ft maximum
4. Change in ownership means property is no longer grandfathered in at older code

Obviously Council will do what they wish. But that's how we voted.

Public Planning Committee 1/11 Meeting

We also offer the following responses to the issues that will be considered in the meeting.

Parking:

1. Do you believe parking is an issue for all single-family homes Island-wide?

yes, but maybe not island-wide

2. Do you believe parking is an issue for single-family homes within planned development communities?

yes, in gated communities

3. Do you believe parking is an issue for single family homes that are short-term rentals?

yes.

Mass and Scale:

4. Do you believe the mass and scale of single-family homes is an issue Island-wide?

Yes, but some board members disagree

5. Do you believe the mass and scale of single-family homes is an issue within planned development communities?

yes.

6. Do you believe the mass and scale of single-family homes is an issue for new development or existing single-family

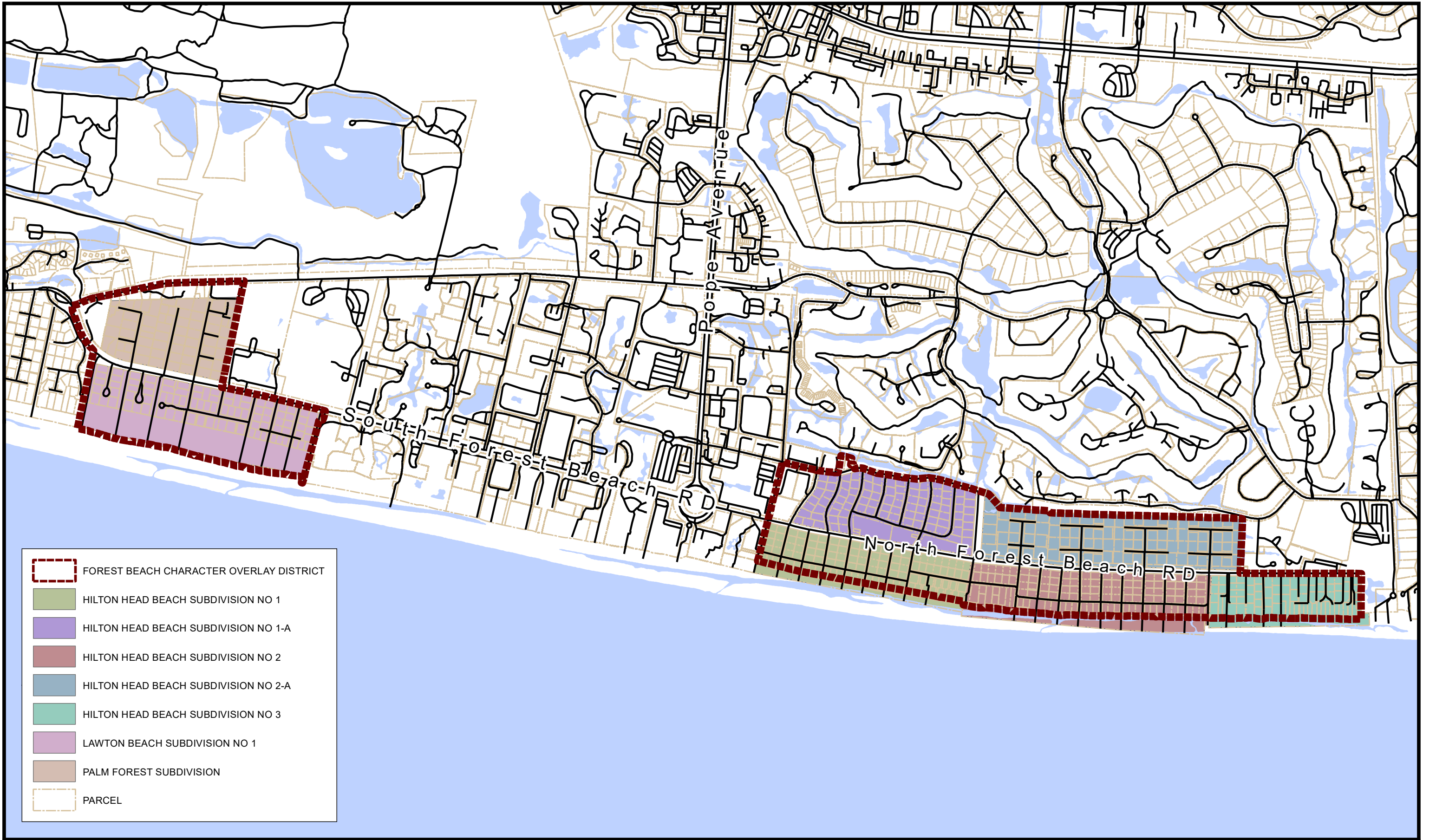
development?

yes.

7. Do you believe the mass and scale of single-family homes should be a uniform standard applied Island-wide or be calibrated by neighborhood type or zoning district?

calibrated differently

Jack



- FOREST BEACH CHARACTER OVERLAY DISTRICT
- HILTON HEAD BEACH SUBDIVISION NO 1
- HILTON HEAD BEACH SUBDIVISION NO 1-A
- HILTON HEAD BEACH SUBDIVISION NO 2
- HILTON HEAD BEACH SUBDIVISION NO 2-A
- HILTON HEAD BEACH SUBDIVISION NO 3
- LAWTON BEACH SUBDIVISION NO 1
- PALM FOREST SUBDIVISION
- PARCEL

From: [jack daly](#)
To: [Missy Luick](#); [David Ames](#)
Subject: FBOA - Parking and FAR
Date: Tuesday, January 9, 2024 1:41:47 PM

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development?

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calibrated differently

Jack

Public Hearing to Consider Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to Amend Floor Area Ratio Requirements within the Forest Beach Neighborhood Character Overlay District.

Planning Commission – April 17, 2024

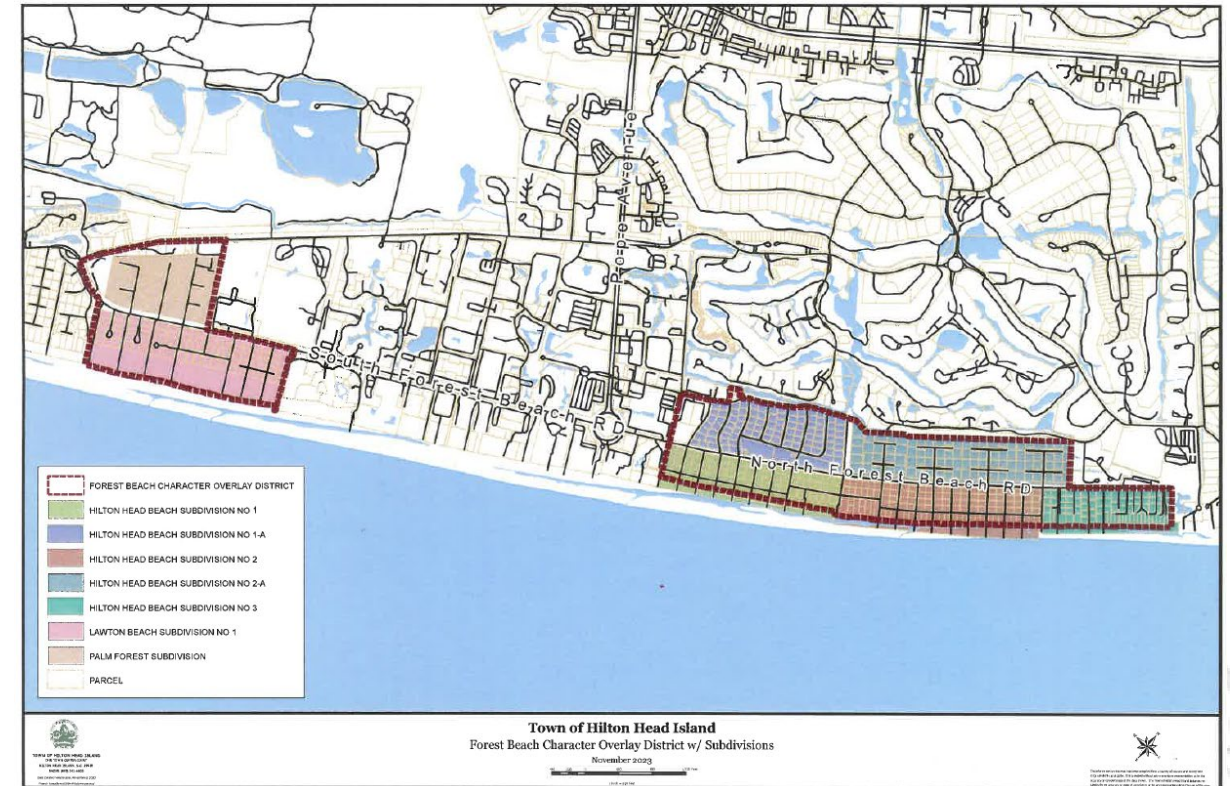


RECOMMENDATION:

That the Planning Commission consider an amendment to Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to modify the Floor Area Ratio Requirements (FAR) requirements within the Forest Beach Neighborhood Character Overlay (FB-NC-O) District and make a recommendation to Town Council.

OVERVIEW:

An amendment proposes to adjust the FAR requirements from 0.55 to 0.45 within the FB-NC-O District.



PROPOSED FB-NC-O DISTRICT FAR AMENDMENT:

- The amendment proposes reducing the maximum FAR from 0.55 to 0.45 for single-family homes within the FB-NC-O District in the following manner:

FLOOR AREA RATIO

16-3-106 Overlay Zoning Districts

H. Forest Beach Neighborhood Character Overlay (FB-NC-O) District

4. District Regulations

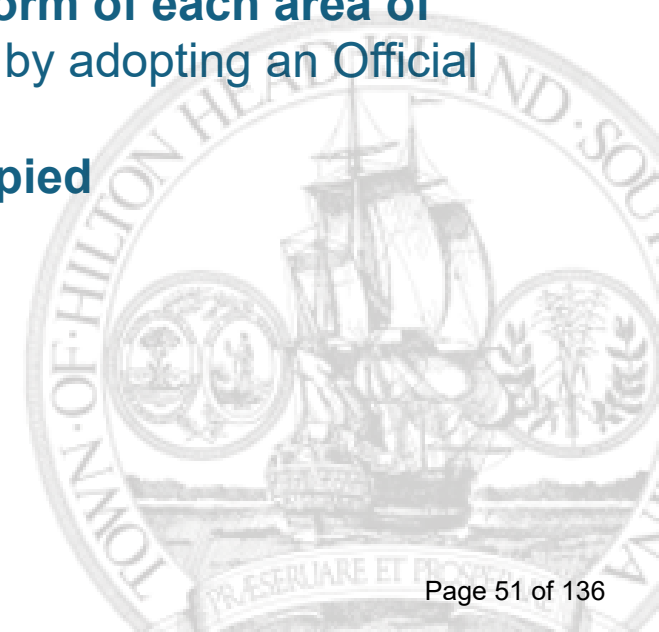
d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.55 0.45 times the area of the **lot** containing the **single-family** residence up to a maximum of 5,000 square feet. The **gross floor area** shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

- i. Areas beneath the **structure** utilized solely for parking and storage. All such areas must be hydrostatically vented if required by the Building **Official**.
 - ii. The first 600 square feet of covered porches.
 - iii. Attic space as defined by the latest adopted edition of the IBC.
- Reducing FAR to 0.45 is consistent with existing FAR requirements in Folly Field and Holiday Homes Neighborhood Character Overlay Districts

BACKGROUND:

- LMO Purpose and Intent (Section 16-1-103)
...to **guide the development and use of property in accordance with the Town's Comprehensive Plan and existing and future needs of the Town...**
 - A. Promote the public health, safety, and general welfare, while recognizing the rights of real property owners, by **adopting a comprehensive zoning ordinance for the Town and providing for administrative procedures and development standards.**
 - B. Prevent the **overcrowding of land and avoid undue concentration of population by creating zoning districts consistent with the character and desired development form of each area of the Town and each area's suitability for particular development and uses** by adopting an Official Zoning Map consistent with the zoning districts.
 - C. Through the zoning districts, **regulate the areas and dimensions to be occupied by buildings and structures.**



BACKGROUND:

- LMO Purpose and Intent (Section 16-1-103) continued...
 - D. Provide for the safe, orderly, and convenient movement of vehicular, pedestrian, and bicycle traffic.
 - E. Minimize risk to life and property from natural disaster, fire, panic, and other dangers.
 - F. Facilitate the adequate provision of transportation, water, sewerage, drainage, schools, parks, and other public facility improvement requirements by regulating, as appropriate, the impact of development on community infrastructure.
 - G. Ensure orderly development** with concurrent provision of appropriate and necessary public facility infrastructure that is consistent with the capacity of public facility infrastructure systems to serve development.
 - H. Provide for the imposition of impact fees to finance the expansion, maintenance, and repair of the Town's transportation systems to meet growth-related demand.
 - I. Protect designated corridors, natural resource areas, historic areas, scenic areas, and the Town's general aesthetic by establishing conservation and corridor overlay zoning districts, as appropriate, and regulations related to ensure maintenance of quality aesthetics and environmental standards.**
 - J. Assist to achieve the goals, objectives, and policies of the Town of Hilton Head Island Comprehensive Plan.
 - K. Carry out such other purposes in the public interest as may be specifically cited in the LMO and Comprehensive Plan.

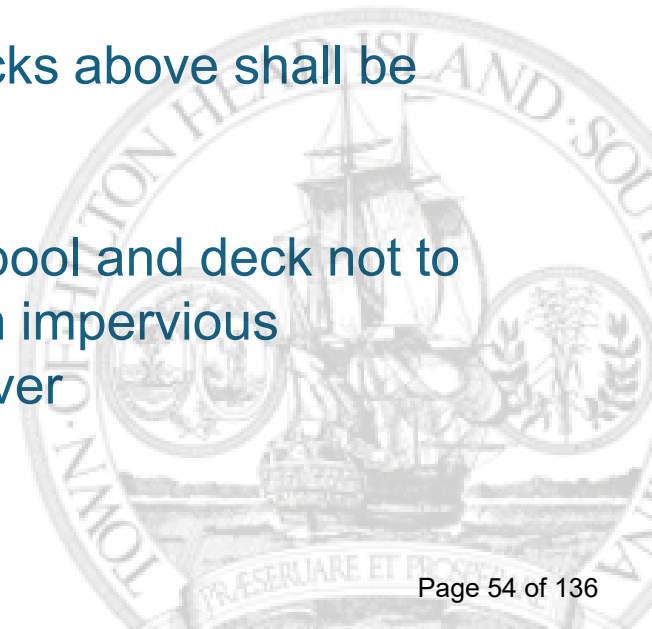
BACKGROUND:

- FB-NC-O District Purpose and Intent is to **“protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district.”**
- FB-NC-O District was officially adopted in April of 2001 establishing a floor area ratio (FAR) of 0.65. No FAR existed previously.
- On August 5, 2003, the FB-NC-O District FAR regulations were reduced from 0.65 to 0.55 additional regulations, as outlined below:
 - ✓ Increasing setback and buffers
 - ✓ Requiring a buffer landscape plan
 - ✓ Limiting the amount of impervious paving
 - ✓ Reducing the Floor Area Ratio from 0.65 to 0.55, with a maximum limit of 5,000 square feet
 - ✓ Adding a minimum lot size of 7,000 square feet and a minimum lot width of 70-feet
 - ✓ Provided for increase parking requirements based on the number of bathrooms
 - ✓ Revised the definition of dwelling units to account for guest suites.
- The FB-NC-O District was subsequently amended in 2016 and 2017.



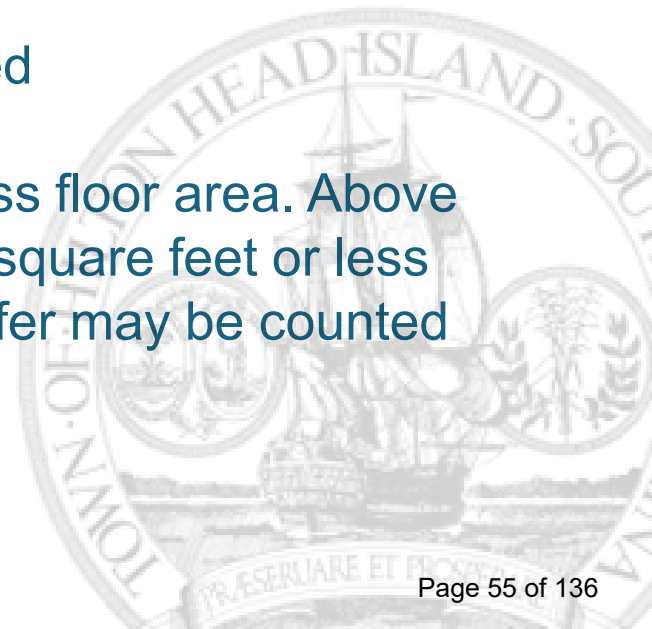
BACKGROUND:

- The current FB-NC-O District requirements manage:
 - **Setbacks**
 - Side adjacent use setbacks shall be 10 feet for lots with a width of 70 feet and above. For lot widths less than 70 feet, the side adjacent use setback shall be equal to 12 percent of the lot width rounded to the closest whole number.
 - Rear adjacent use setbacks shall equal 10 percent of the lot depth or 10 feet, whichever is greater.
 - **Buffers**
 - A 20-foot street buffer and side and rear buffers equal to the setbacks above shall be required.
 - **Impervious Cover**
 - All site paving shall be pervious with the exception of a swimming pool and deck not to exceed 500 square feet unless the site complies with the maximum impervious cover requirements for the RSF-5 District. Spaced wood decking over a pervious surface is considered pervious.



BACKGROUND:

- The current FB-NC-O District requirements are:
 - **FAR-** The maximum gross floor area is limited to 0.55 up to a maximum of 5,000 square feet, including covered porches and all enclosed space with a ceiling height of seven feet or greater except:
 - Areas beneath the structure utilized solely for parking and storage
 - The first 600 square feet of covered porches
 - Attic space
 - **Minimum Lot Size and Width**
 - Lots less than 7,000 square feet in size or 70 feet in width prohibited
 - **Parking**
 - Two parking spaces are required for up to 2,000 square feet of gross floor area. Above 2,000 square feet, one additional space is required for each 1,000 square feet or less of gross floor area. Driveway paving not located in the required buffer may be counted for parking.



BACKGROUND:

- The Town of Hilton Head Island conducted a critical review of the LMO in a code assessment in January 2023. The code assessment identified core strengths, weaknesses, opportunities, and threats of existing code regulations.
- Following the code assessment, the Town Council identified an LMO Amendments Plan to address development and design standards and to specifically address and prioritize single-family development mass, scale, and parking.
- Code amendments were drafted to address single-family dwelling parking and floor area ratio. These amendments have been under public review and consideration since July 2023.
- On January 11, 2024, the Public Planning Committee discussed amendments to the Land Management Ordinance related to parking, FAR, and mass and scale for single family dwellings. Concluding discussion, the Public Planning Committee voted 4-0 to amend Section 16-3-106.H.4.d for the FB-NC-O District to reduce the FAR from 0.55 to 0.45 to address single-family development mass and scale.

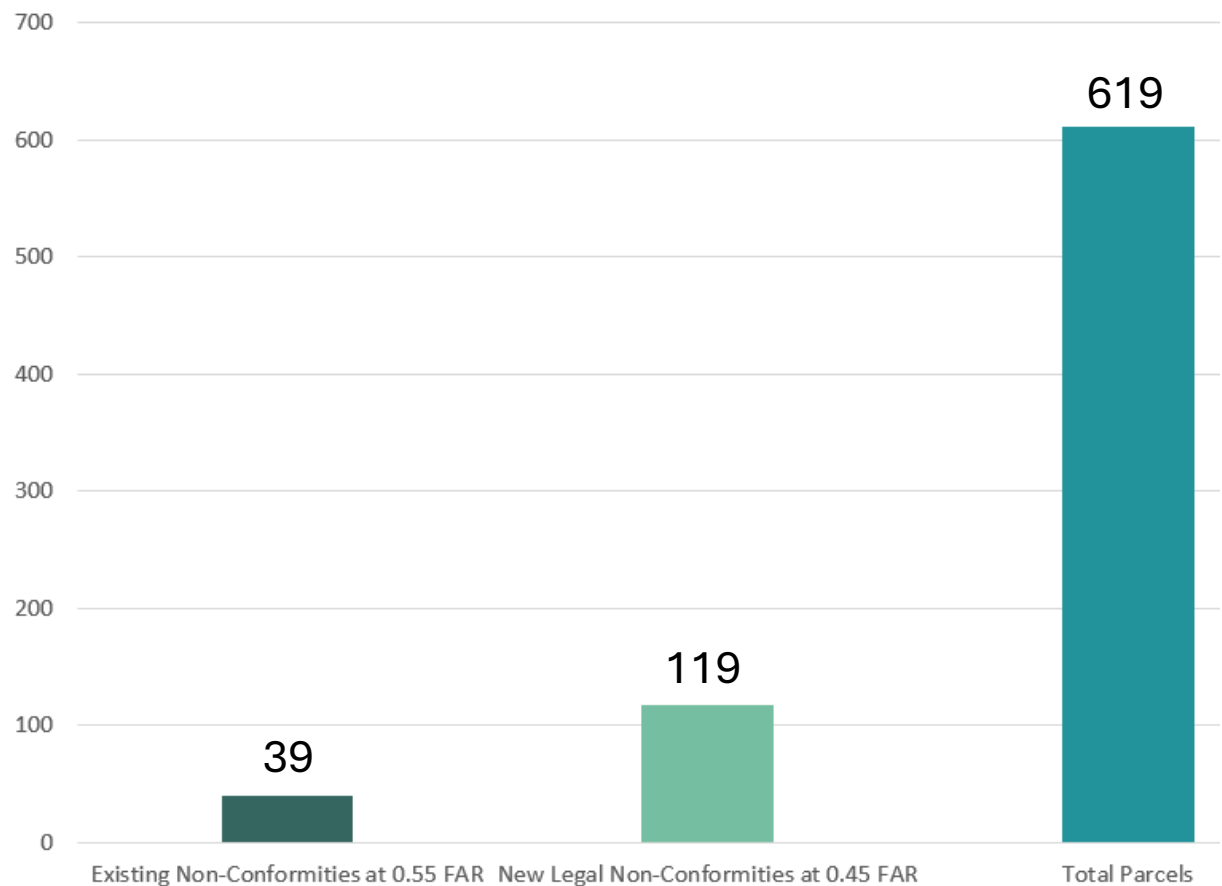
BACKGROUND:

- On February 20, 2024, the Town Council held a first reading considering an ordinance to amend the FAR requirements within the FB-NC-O District.
- The Town Council voted 7-0 to approve the first reading.
- The proposed amendment is presented for consideration on April 17, 2024, at the Public Hearing by the Planning Commission.



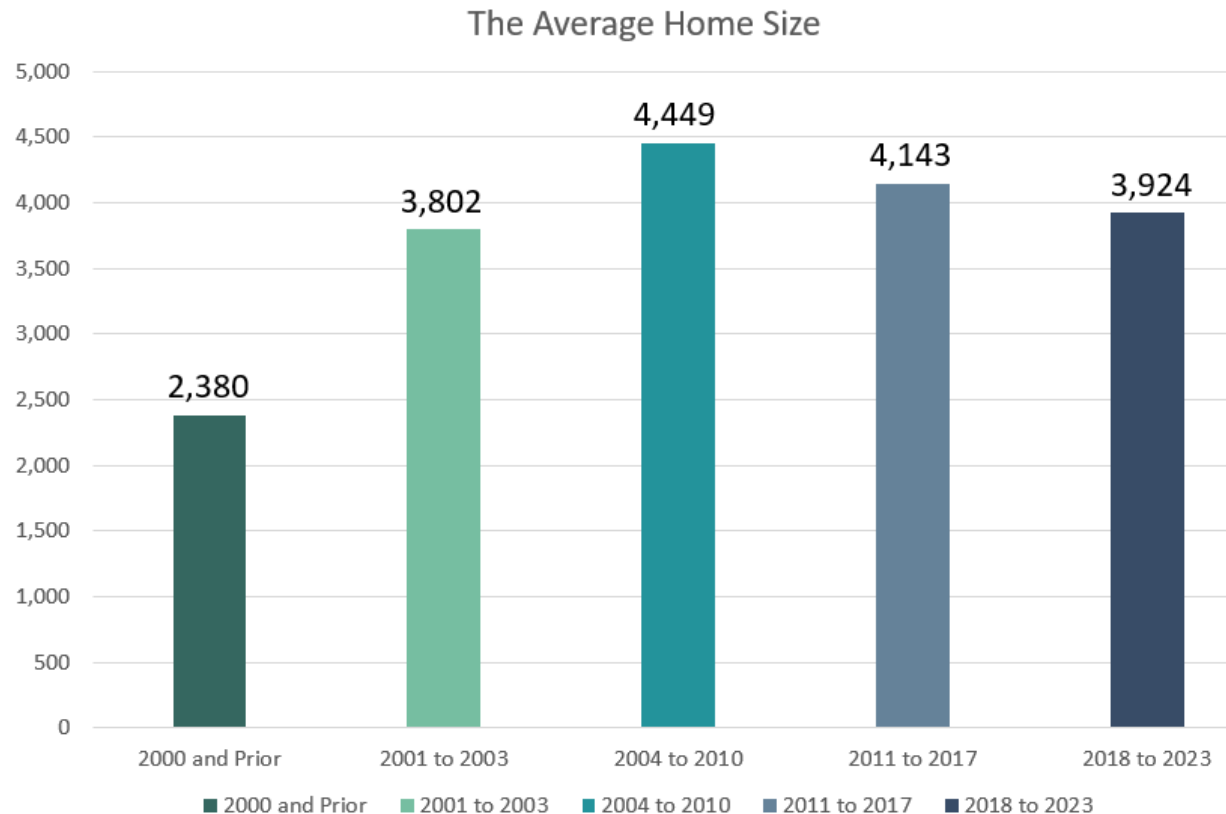
DATA ANALYSIS:

- At 0.55 FAR there are 39 existing non-conforming properties
- Reducing the FAR to 0.45 would result in approximately 119 additional legal nonconforming properties.
- The total number of parcels 619.
- If adopted, there would be 158 legal nonconforming structures, or 25.5% of the total parcels in the District.



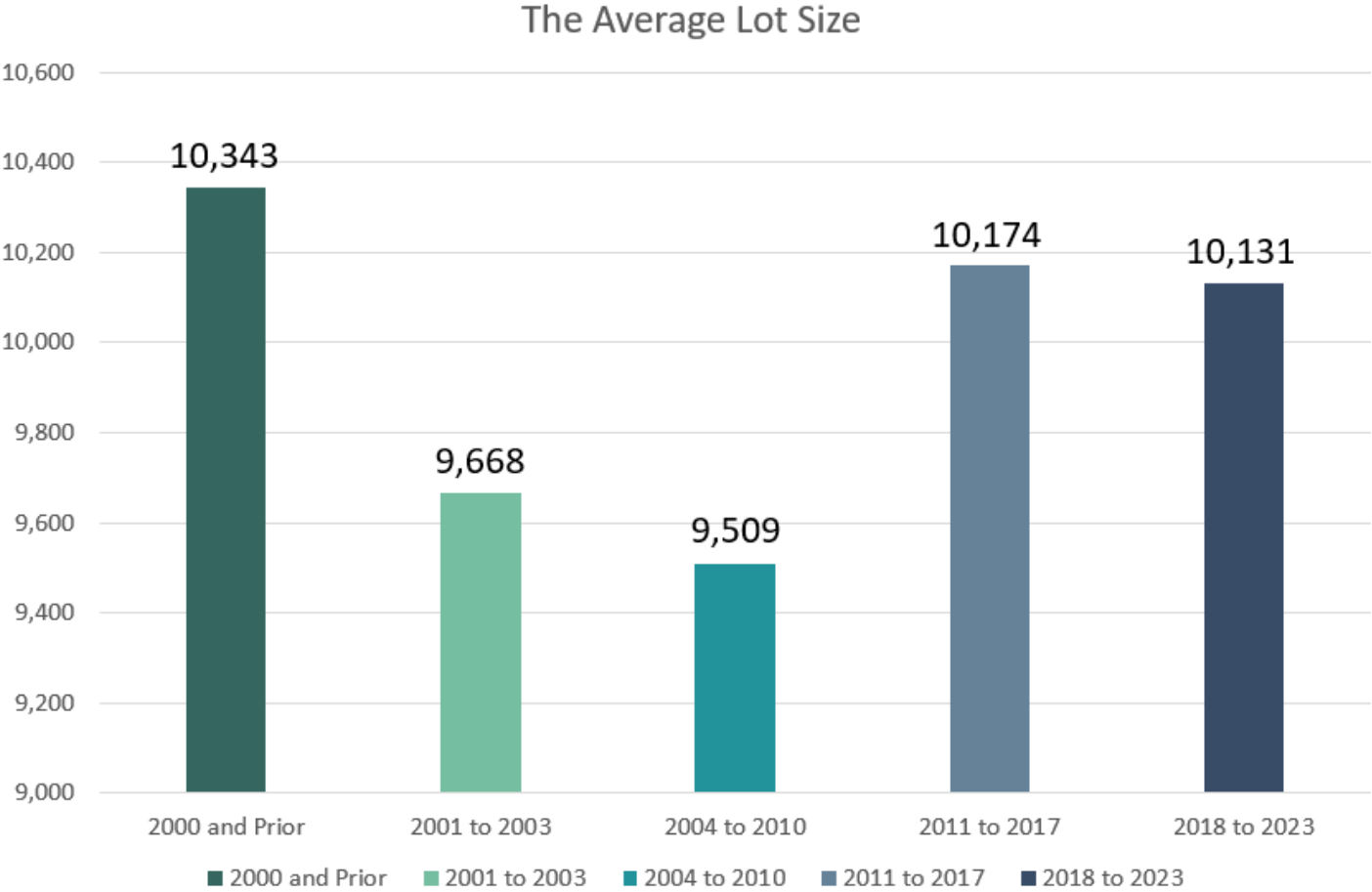
DATA ANALYSIS:

- Out of 619 parcels, 450 (or 72.6%) of homes were built before 2001, the year when the FB-NC-O District was created.
- Minimum home size is 690 square feet, with a maximum of 7,469 square feet.
- Average home size in the FB-NC-O District between 2000 and prior, 2001-2003, 2004-2010, 2011-2017, 2018-2023 have changed over time



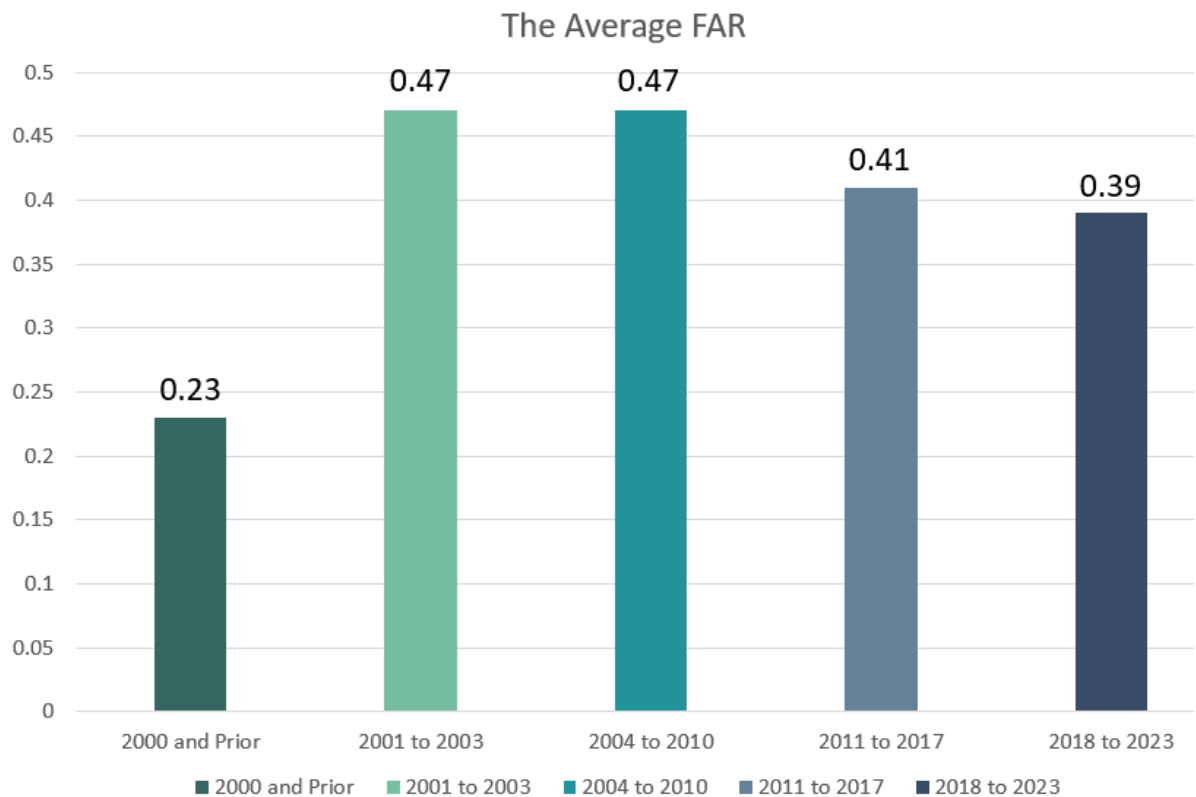
DATA ANALYSIS:

- Minimum lot size is 1,126 square feet, with a maximum of 30,034 square feet.
- Average lot size in the FB-NC-O District between 2000 and prior, 2001-2003, 2004-2010, 2011-2017, 2018-2023 ranges from 9,509 square feet to 10,343 square feet



DATA ANALYSIS:

- Minimum FAR is 0.06, with a maximum of 0.89.
- Average FAR in the FB-NC-O District between 2000 and prior, 2001-2003, 2004-2010, 2011-2017, 2018-2023 ranges from 0.23 to .0.47



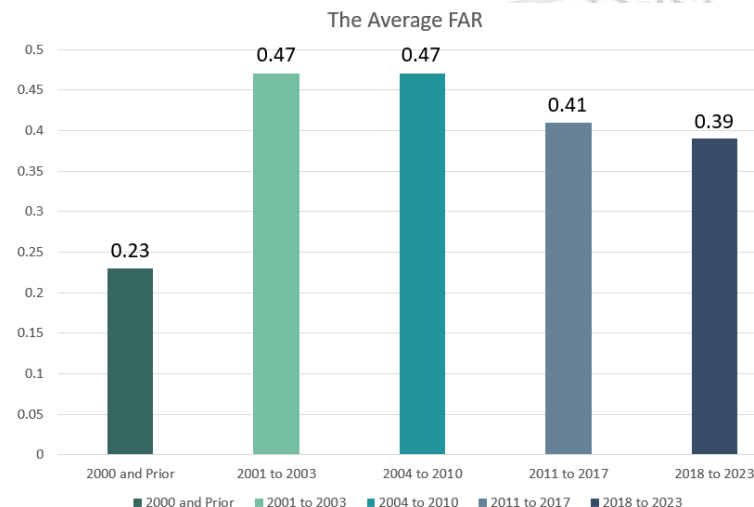
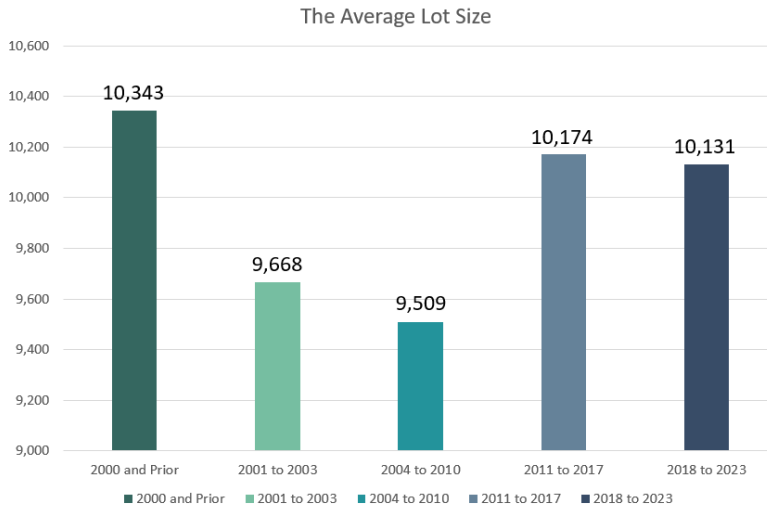
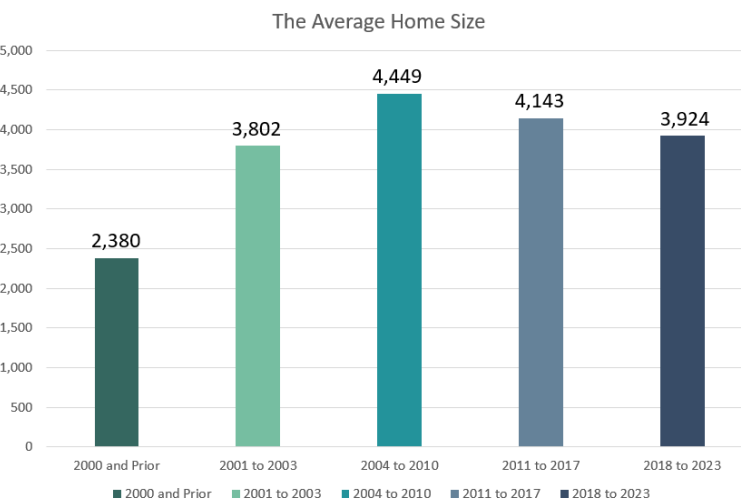
DATA ANALYSIS:

- Side by side charts illustrate average FAR from 2011 to present is 0.41 or less
 - Average lot sizes also increased
 - Second largest average home size for all years reviewed
- Between 2004-2010, home sizes were largest with average lot sizes at their lowest
 - 58 homes were built (or 9.3%).

Collectively, this may help to explain the sense of a greater mass and scale within the neighborhood.

*nearly 73% of the housing stock was built prior to 2001 with potential for redevelopment.

- Note: lots platted in 2000 and prior constitutes the largest average size in the district (10,343 square feet)



DATA ANALYSIS:

- The Lawton Beach Subdivision has a total number of 83 lots.
- There are 0 undeveloped lots within the subdivision.
- There were 66 lots developed prior to 2001.
- There were 4 lots developed between 2001 and 2002.
- There are 13 lots that were built in the years 2003 and later.
- The minimum home size is 968 square feet.
- The average home size is 2,895 square feet.
- The maximum home size is 6,321 square feet (permitted prior to overlay maximum square footage created in 2003).
- The minimum lot size in the Lawton Beach Subdivision is 6,492 square feet.
- The average lot size is 9,220 square feet.
- The maximum lot size is 14,766 square feet.
- The minimum FAR is 0.11.
- The average FAR is 0.31.
- The maximum FAR is 0.62 (approved prior to overlay FAR requirements).
- There are 3 lots that are legal nonconformities.
- There are 11 lots that would become legally nonconforming if the FAR was reduced to 0.45.

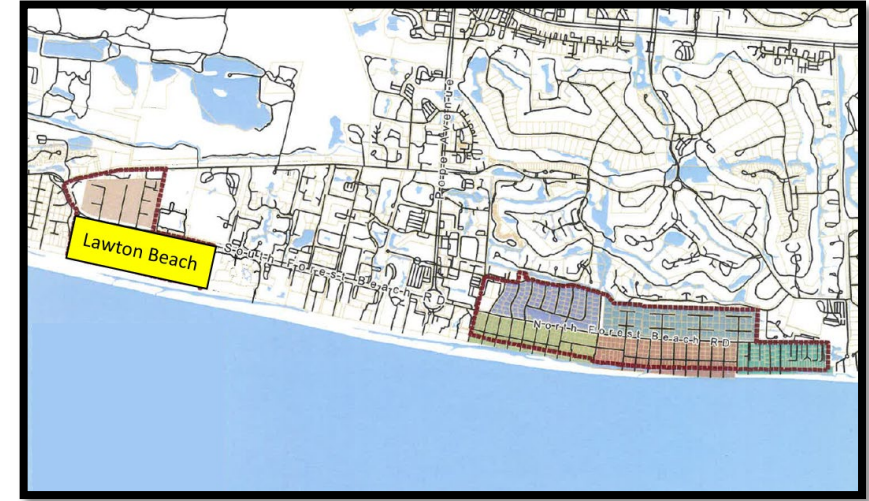


Figure 1- FB-NC-O - Lawton Beach Subdivision



DATA ANALYSIS:

- The Palm Forest Subdivision has a total number of 57 lots.
- There are 0 undeveloped lots within the subdivision.
- There were 35 lots developed prior to 2001.
- There were 6 lots developed between 2001 and 2002.
- There were 16 lots that were developed in the years 2003 and later.
- The minimum home size is 845 square feet.
- The average home size is 2,592 square feet.
- The maximum home size is 4,944 square feet.
- The minimum lot size in the Palm Forest Subdivision is 7,764.2 square feet.
- The average lot size is 15,202 square feet.
- The maximum lot size is 25,628 square feet.
- The minimum FAR is 0.05.
- The average FAR is 0.18.
- The maximum FAR is 0.37.
- There are 0 lots that are legal nonconformities.
- There are 0 lots that would become legally nonconforming if the FAR was reduced to 0.45.



Figure 2- FB-NC-O – Palm Forest Subdivision



DATA ANALYSIS:

- The HHI #3 Subdivision has a total number of 77 lots.
- There are 3 undeveloped lots within the subdivision.
- There were 45 lots developed prior to 2001.
- There were 5 lots developed between 2001 and 2002.
- There were 23 lots developed in the years 2003 and later (1 lot is missing year-built data).
- The minimum home size is 1,292 square feet.
- The average home size is 3,097 square feet.
- The maximum home size is 6,293 square feet (permitted prior to overlay maximum square footage created in 2003).
- The minimum lot size in the HHI #3 Subdivision is 6,556 square feet.
- The average lot size is 9,018 square feet.
- The maximum lot size is 15,422 square feet.
- The minimum FAR is 0.10.
- The average FAR is 0.34.
- The maximum FAR is 0.88 (approved prior to overlay FAR requirements).
- There are 8 lots that are legal nonconformities.
- There are 18 lots that would become legally nonconforming if the FAR was reduced to 0.45.

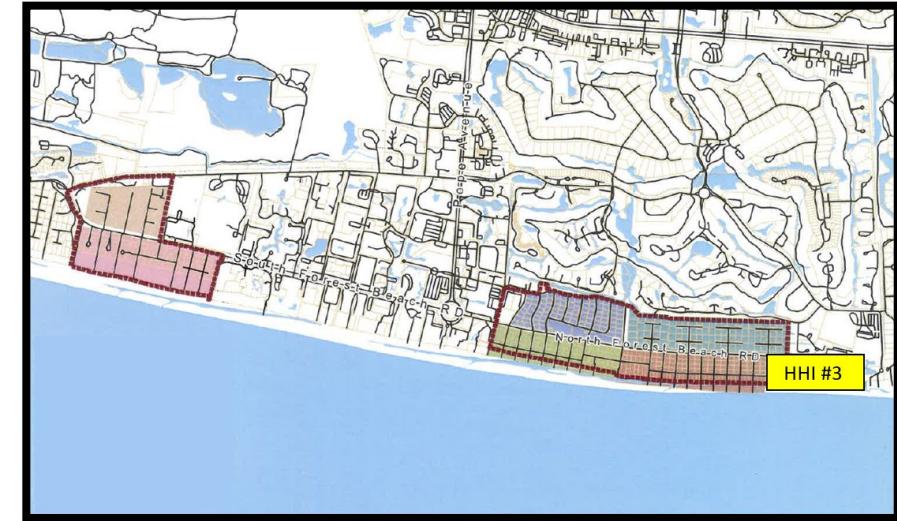


Figure 3- FB-NC-O – HHI #3 Subdivision



DATA ANALYSIS:

- The HHI #2A Subdivision has a total number of 92 lots.
- There is 1 undeveloped lot within the subdivision.
- There were 80 lots developed prior to 2001.
- There was 1 lot developed between 2001 and 2002.
- There were 10 lots developed in the years 2003 and later.
- The minimum home size is 1,244 square feet.
- The average home size is 2,363 square feet.
- The maximum home size is 4,506 square feet.
- The minimum lot size in the HHI #2A Subdivision is 10,532 square feet.
- The average lot size is 14,190 square feet.
- The maximum lot size is 30,034 square feet.
- The minimum FAR is 0.08.
- The average FAR is 0.17.
- The maximum FAR is 0.41.
- There are 0 lots that are currently legal nonconformities.
- There are 0 lots that would become legally nonconforming if the FAR was reduced to 0.45.

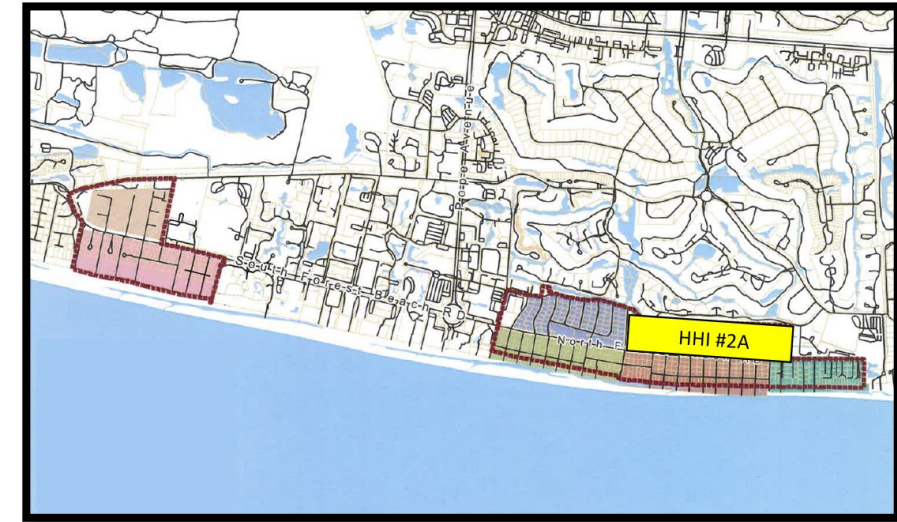


Figure 4- FB-NC-O – HHI #2A Subdivision



DATA ANALYSIS:

- The HHI #2 Subdivision has a total number of 116 lots.
- There is 1 undeveloped lot within the subdivision.
- There were 80 lots developed prior to 2001.
- There were 3 lots developed between 2001 and 2002.
- There were 32 lots developed in the years 2003 and later.
- The minimum home size is 1,176 square feet.
- The average home size is 3,023 square feet.
- The maximum home size is 7,469 square feet (approved c/o in 2000 prior to overlay maximum square footage created in 2003).
- The minimum lot size in the HHI #2 Subdivision is 6,493 square feet.
- The average lot size is 8,362 square feet.
- The maximum lot size is 19,008 square feet.
- The minimum FAR is 0.13.
- The average FAR is 0.37.
- The maximum FAR is 0.75 (approved prior to overlay FAR requirements).
- There are 10 lots that are currently legal nonconformities.
- There are 34 lots that would become legally nonconforming if the FAR was reduced to 0.45.

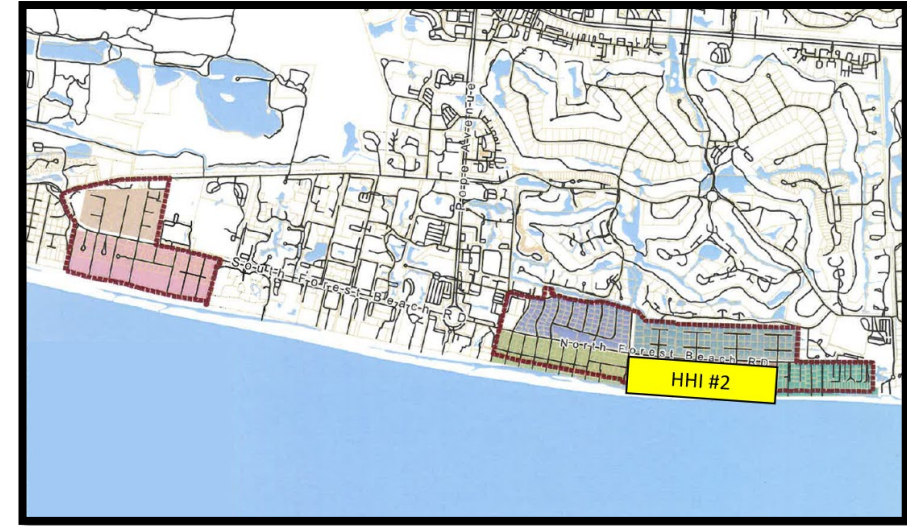


Figure 5- FB-NC-O – HHI #2 Subdivision



DATA ANALYSIS:

- The HHI #1A Subdivision has a total number of 87 lots.
- There is 1 undeveloped lot within the subdivision.
- There were 77 lots developed prior to 2001.
- There were 0 lots developed between 2001 and 2002.
- There were 9 lots developed in the years 2003 and later.
- The minimum home size is 690 square feet.
- The average home size is 2,204 square feet.
- The maximum home size is 4,992 square feet.
- The minimum lot size in the HHI #1A Subdivision is 7,199 square feet.
- The average lot size is 9,310 square feet.
- The maximum lot size is 13,093 square feet.
- The minimum FAR is 0.08.
- The average FAR is 0.24.
- The maximum FAR is 0.76 (approved prior to overlay FAR requirements).
- There are 3 lots that are currently legal nonconformities.
- There are 6 lots that would become legally nonconforming if the FAR was reduced to 0.45.

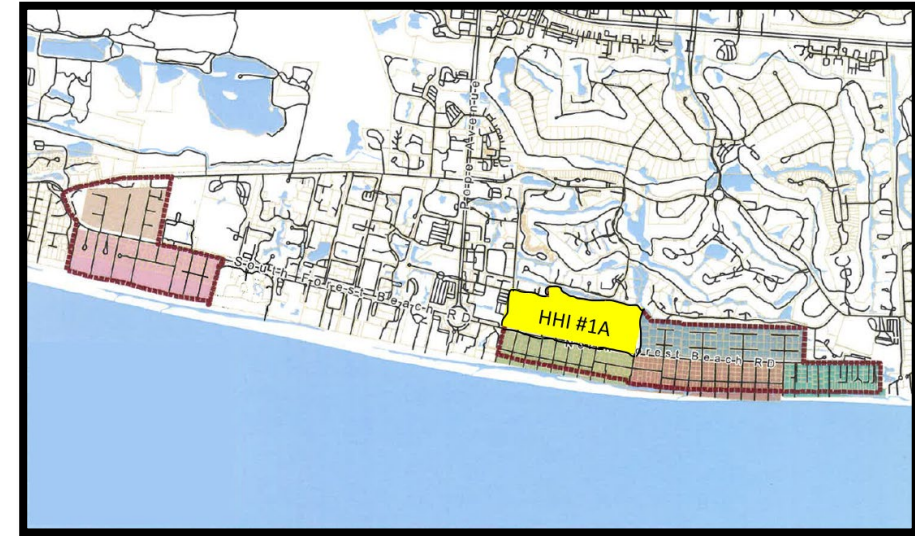


Figure 6- FB-NC-O – HHI #1A Subdivision



DATA ANALYSIS:

- The HHI #1 Subdivision has a total number of 106 lots.
- There are 0 undeveloped lots within the subdivision.
- There were 67 lots developed prior to 2001.
- There were 6 lots developed between 2001 and 2002.
- There were 29 lots developed in the years 2003 and later (4 lots missing year-built data).
- The minimum home size is 756 square feet.
- The average home size is 3,361 square feet.
- The maximum home size is 7,032 square feet (approved c/o in 1994 prior to overlay maximum square footage created in 2003).
- The minimum lot size in the HHI #1 Subdivision is 6,498 square feet.
- The average lot size is 8,239 square feet.
- The maximum lot size is 11,269 square feet.
- The minimum FAR is 0.09.
- The average FAR is 0.41.
- The maximum FAR is 0.86 (approved prior to overlay FAR requirements).
- There are 15 lots that are currently legal nonconformities.
- There are 50 lots that would become legally nonconforming if the FAR was reduced to 0.45.

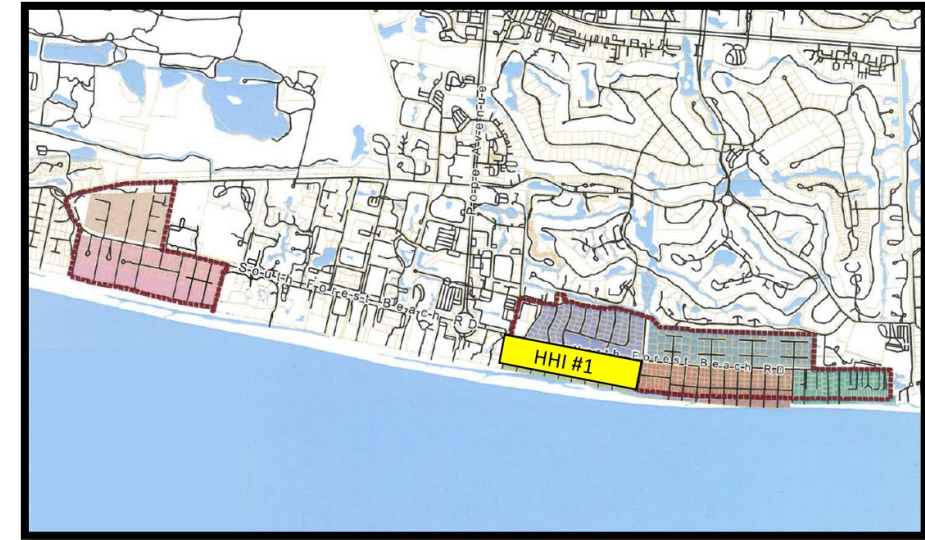


Figure 7- FB-NC-O – HHI #1 Subdivision





Photo in Forest Beach along Forest Beach Road looking towards the beach

Lawton Beach Subdivision



- Home size: 4,682 square feet
- Lot size: 8,747 square feet
- Built in 2004
- 0.53 FAR



- Home size: 4,980 square feet
- Lot size: 12,008 square feet
- Built in 2019
- 0.41 FAR

Palm Forest Subdivision



- Home size: 2,543 square feet
- Lot size: 10,252 square feet
- Built in 2020
- 0.24 FAR



- Home size: 3,509 square feet
- Lot size: 9,366 square feet
- Built in 2021
- 0.37 FAR

HHI #2 Subdivision



- Home size: 4,395 square feet
- Lot size: 7,997 square feet
- Built in 2021
- 0.55 FAR



- Home size: 3,775 square feet
- Lot size: 8,317 square feet
- Built in 2007
- 0.45 FAR

HHI #1A Subdivision



- Home size: 4,095 square feet
- Lot size: 8,520 square feet
- Built in 2006
- 0.48 FAR



- Home size: 4,992 square feet
- Lot size: 10,693 square feet
- Built in 2006
- 0.49 FAR

HHI #1 Subdivision



- Home size: 4,353 square feet
- Lot size: 8,000 square feet
- Built in 2021
- 0.54 FAR



- Home size: 3,597 square feet
- Lot size: 8,062 square feet
- Built in 2006
- 0.45 FAR

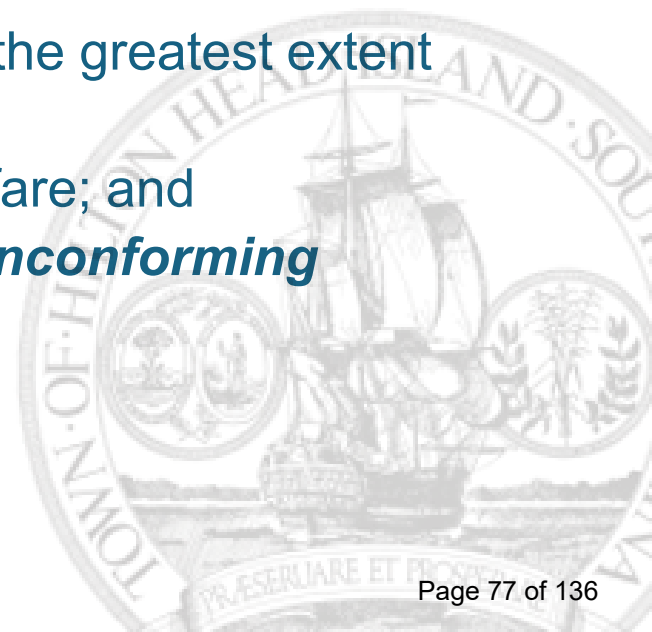
NONCONFORMING STRUCTURES:

- Chapter 16-7 provides standards for nonconformities.
 - 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.”
- If a structure is legally nonconforming, to redevelop, expand or relocate, it must meet the requirements of Chapter 16-7 or Chapter 16-9 Disaster Recovery and Chapter 13

NONCONFORMING STRUCTURES:

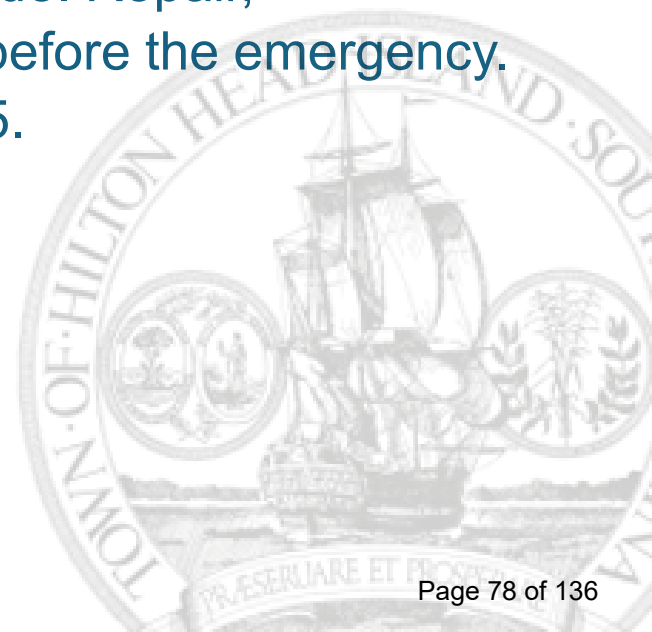
Chapter 16-7 outlines standards for nonconformities within the Town

- Redevelopment, expansion, or relocation of legally nonconforming structures must adhere to Chapter 16-7 and typically must meet the Substitutions of nonconformities for Redevelopment requirements listed below:
 - Will not include any new **development** that increases the amount of encroachment into any required buffer or setback;
 - Will not increase the **impervious cover** on the **site** over the maximum allowed for the district or the existing **impervious cover**, whichever is greater;
 - Will lessen the extent of existing **nonconforming site features** to the greatest extent possible;
 - Will not have an adverse impact on the public health, safety or welfare; and
 - Will lessen the extent of nonconformities related to any existing **nonconforming structure** on the **site** to the greatest extent possible.



NONCONFORMING STRUCTURES:

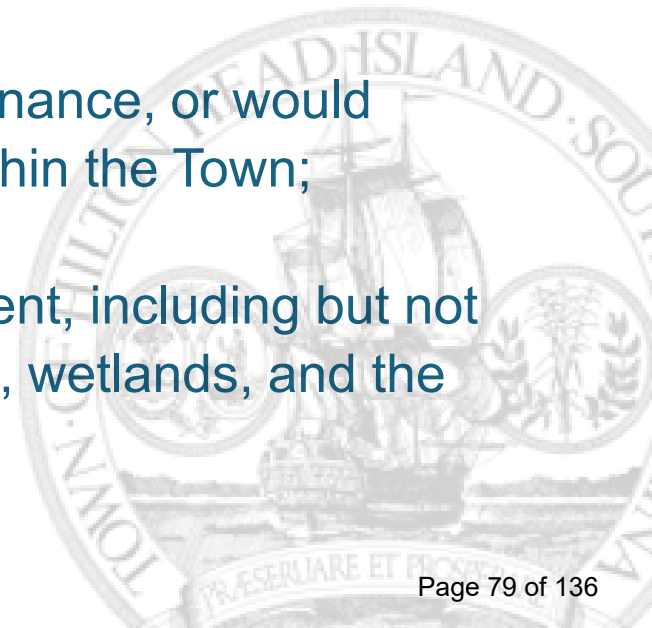
- Chapter 16-9 Disaster Recovery aims to expedite the rebuilding process post-natural disaster, allowing landowners to repair or reconstruct damaged structures without full review under normal ordinance procedures.
 - Applies to structures damaged in events declared as a State of Emergency and takes precedence over nonconformity regulations. However, alterations beyond pre-disaster conditions require compliance with standard permitting provisions.
- In Chapter 13 – Disaster Emergency, applies to structures damaged or destroyed in emergencies declared by the mayor, as defined in the Town’s municipal Code. Repair, reconstruction, or rebuilding must adhere to the state or condition existing before the emergency. Alterations beyond pre-emergency conditions require permits under Title 15.



REVIEW STANDARDS:

Section 16-2-103.B.3 provides text amendment review standards that may be considered when determining to adopt or deny a proposed text amendment. The review standards may be used to weigh the relevance of and consider whether and the extent to which the proposed Text Amendment meets the following:

- In accordance with *Our Plan*;
- Required by changed conditions;
- Addresses a demonstrated community need;
- 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;
- Would result in a logical and orderly development pattern; and
- Would not result in significant 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.

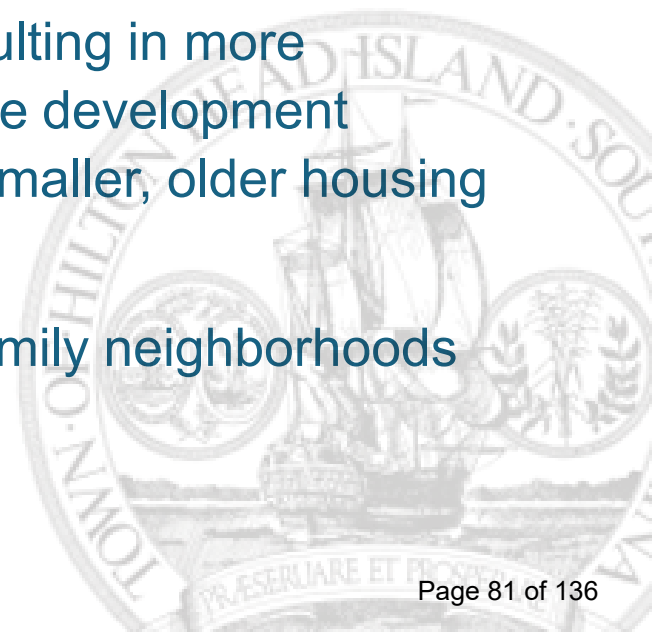


REVIEW STANDARDS:

- The proposed amendment would result in a logical and orderly development pattern already represented within the community and demonstrates the evolving community needs and preferences.
- There is a demonstrated community need, as the Forest Beach Property Owners Association (POA) is in support of the proposed amendment.
- Reducing the FAR in the FB-NC-O District would also make the district consistent with the Folly Field and Holiday Homes Neighborhood Character Overlay Districts which both have 0.45 FAR.
- Throughout *Our Plan*, there is overlap in key ideas, goals and strategies. The proposed text amendment to reduce the FB-NC-O District FAR from 0.55 to 0.45 should be further based upon the *Our Plan* goals and themes as discussed below.
 - **The Pursuit of Excellence**
 - Connected Strategies include providing appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining island character (p.116).
 - **The Environment and Sustainability**
 - Opportunities for the Environment include interpreting the future climate or environment that could impact the human footprint and presence on the Island (p.124).
 - Economic Strategies include encouraging and offering options for sustainable development of structures and sites (p.127).

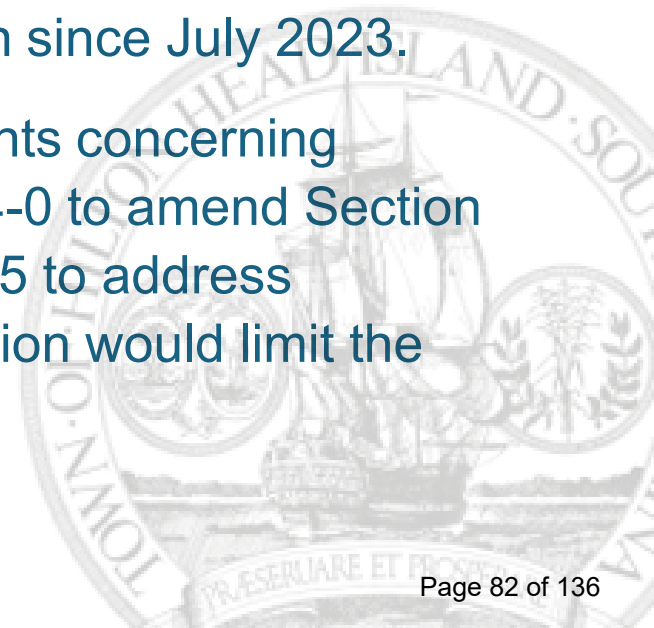
SUMMARY:

- The proposed amendment reduces the FAR from 0.55 to 0.45 within the Forest Beach Neighborhood Character Overlay District.
- This amendment aims to address concerns regarding single-family development mass and scale.
- The proposed reduction aligns with existing FAR requirements in other overlay districts and reflects *Our Plan* goals, emphasizing modification of the zoning designation reflecting community input to maintain island character as represented in the Forest Beach POA and response. The FAR reduction may result in building footprint reduction, resulting in more pervious surface, and provides a mechanism for achieving more sustainable development patterns. Lowering the FAR would also help lessen redevelopment risk of smaller, older housing stock replaced with larger homes out of character with the district.
- The Planning Commission also supported reducing FAR within all single-family neighborhoods to .45 on July 27, 2023.



SUMMARY:

- In January 2023, the Town of Hilton Head Island conducted a critical review of the LMO in a code assessment. The code assessment identified core strengths, weaknesses, opportunities, and threats of existing code regulations.
- Following the code assessment, the Town Council identified an LMO Amendments Plan to address development and design standards to specifically address and prioritize single-family development mass, scale, and parking.
- Code amendments were drafted to address single-family dwelling parking and single-family FAR. These amendments have been under public review and consideration since July 2023.
- On January 11, 2024, the Public Planning Committee discussed amendments concerning parking, FAR, and mass and scale for single-family dwellings. They voted 4-0 to amend Section 16-3-106.H.4.d for the FB-NC-O District, reducing the FAR from 0.55 to 0.45 to address concerns regarding single-family development mass and scale. This reduction would limit the gross floor area permitted for a single-family residence on a parcel of land.



SUMMARY:

- The purpose of the proposed FAR amendment is to regulate the volume and bulk of homes more efficiently based on the ratio of the structure's size in relation to the property size. The proposed amendment reduces the current FAR and would limit the gross floor area that a single-family residence could have on a parcel of land.
- On February 20, 2024, the Town Council held a first reading on an ordinance to amend FAR requirements within the FB-NC-O District. The Town Council unanimously voted 7-0 to approve the first reading.



QUESTIONS?





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 PUBLIC PROJECT REVIEW

Case #	Project Name	Public Hearing Date
PPR-000479-2024	Fire Headquarters Classroom	April 17, 2024

Project Location	Applicant
Parcel R510 009 000 1034 0000	Colin Fanning/Chris Savage Town of Hilton Head Island 1 Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for a Public Project Review (PPR) from the Town of Hilton Head Island to install a prefabricated classroom building at the Town of Hilton Head's Fire Rescue Training Facility at 75 Dillon Road.

Staff Recommendation

Staff recommends the Planning Commission find this application to be **consistent with the Town's Comprehensive Plan (Our Plan)** for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background

The Fire Rescue's Training Facility located at 75 Dillon Road is a significant benefit to the community, providing our firefighters with a facility to prepare for firefighting, medical emergencies, and technical rescue/hazardous materials events.

Description of Project

This project, that includes the fabrication and installation of a 40'x40' metal building over an existing concrete pad, follows a larger master plan of the facility site which will include in the future training tower improvements, demolition of existing firefighting props, installation of manufactured buildings for mixed-use, and use change of existing structures. Future master plan items will be submitted in separate public project reviews. The intent of this initial project is to design and build an additional classroom space that can better serve the needs of the Fire Department and Town Staff.

The next steps will include submitting the required Development plan reviews and permits, as required.

Location, Character, and Extent

Per Land Management Ordinance Section 16-2-103.Q.4, Public Project Review Standards, in determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character, and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law**Findings of Fact:**

1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on March 5th, 2024.
2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specialty called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the April 17th, 2024 Planning Commission meeting, which is a regularly scheduled meeting of the Commission.
3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the April 17th, 2024 public hearing was published in the Island Packet on March 31st, 2024, which is 17 calendar days before the hearing date.
4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the April 17th, 2024 public hearing by first-class mail to such owner(s) of the land on March 31st, which is 17 calendar days before the hearing date.

Conclusions of Law:

1. The application was submitted 42 calendar days prior to the meeting date, in compliance with LMO Appendix D-24.
2. The LMO Official scheduled the public hearing on the application for the April 17th, 2024 Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2.
4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project 17 calendar days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law**Findings of Fact:**

The adopted Comprehensive Plan addresses the location, character, and extent of this project in the Excellence and Infrastructure.

Relentless Pursuit of Excellence Core Value

For Our People

2.6: Continue to provide excellent law enforcement, Fire Rescue, Emergency Management,

and disaster recovery services for Island residents and visitors. Build on the outstanding reputation of the Fire Rescue and Emergency Management services as existing custodians of excellence.

Infrastructure - Core Value

Strategies & Tactics

- 5.1.3: Identify the redevelopment of Town and Fire Rescue facilities in a manner that provides for resiliency during disaster situations, to include the Emergency Operations Center, E911 Communications Center, Fire Rescue Headquarters/ Fleet Maintenance, and other facilities.
- 5.3: Ensure the safety of Town residents and visitors through excellent law enforcement, Fire Rescue, Emergency Management, and Disaster Recovery Services.
- 5.3.1: Implement the recommendations of the Town's Fire Rescue Strategic Plan.

Conclusions of Law:

The Comprehensive Plan supports the **location** of the proposed project.

- The proposed project will support the redevelopment of the Town and Fire Rescue facilities and is in compliance with the Infrastructure Core Value.

The Comprehensive Plan supports the **character** of the proposed project.

- The proposed project will continue to provide excellent service to the community and is in compliance with the Relentless Pursuit of Excellence Core Value.

The Comprehensive Plan supports the **extent** of the proposed project.

- The proposed project will extend in the future with the Fire Rescue Strategic Plan, which is in compliance with the Relentless Pursuit of Excellence Core Value.

LMO Official Determination

The LMO Official determines this application is **compatible with the Comprehensive Plan** for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission's role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

Alexis Cook

Alexis Cook, Principal Planner

4/9/2024

DATE

REVIEWED BY:

SF

Shea Farrar, Principal Planner

4/10/2024

DATE

BE

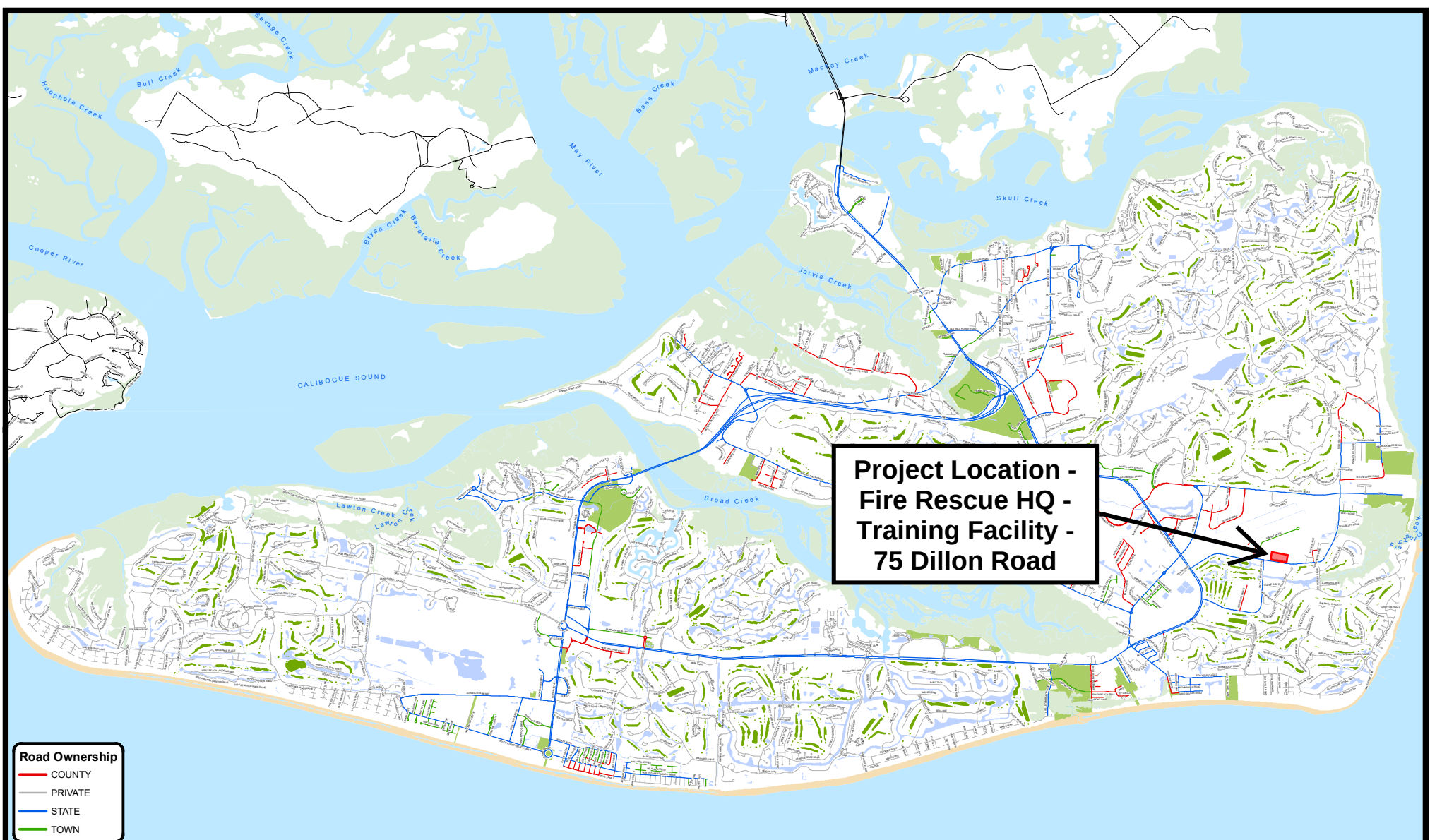
Brian Eber, Development Services Manager

4/10/2024

DATE

ATTACHMENTS:

A) Public Project Review Packet



Road Ownership

- COUNTY
- PRIVATE
- STATE
- TOWN



Town of Hilton Head Island
Road Ownership
April 21, 2021



75 Dillon Road - R510 009 000 1034 0000
Light Industrial - Corridor Overlay District
(Just Outside of Airport Overlay)

Existing Condition, 50'x50'
Concrete Slab

Legend

- Parcels
- Town Drainage Easements

75 Dillon Road - R510 009 000 1034 0000
Light Industrial - Corridor Overlay District
(Just Outside of Airport Overlay)

Hiltech Lane

**Proposed, Pre-fabricated,
40'x40' Classroom
Building**

**Proposed Electrical
Study Areas**

Legend

- Parcels
- Town Drainage Easements

Beaufort County Recycling Center



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 PUBLIC PROJECT REVIEW

Case #	Project Name	Public Hearing Date
PPR-000478-2024	Shipyard Pathway (at Cordillo and Pope Avenue)	April 17, 2024

Project Location	Applicant
Parcel R552 018 000 202C 0000 (closest address as project is within Cordillo Right-of-Way)	Alexis Cook Town of Hilton Head Island 1 Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for a Public Project Review (PPR) from the Town of Hilton Head Island to install 300 linear feet (LF) of pathway to improve the interconnectivity of the pathway system along Pope Avenue.

Staff Recommendation

Staff recommends the Planning Commission find this application to be **consistent with the Town's Comprehensive Plan (Our Plan)** for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background

Parks and Recreation is one of the Major Core Values under the Town's Our Plan. Under the Parks and Recreation Core Value, there are 8 Major Goals, one of them being to continue to improve and enhance the multi-use pathway network on the Island for recreation and transportation. This area along Cordillo Parkway was identified as a missing connection along one of the most predominant corridors on the Island, Pope Avenue.

Description of Project

This project includes the design and construction of 300 LF of asphalt pathway along the Major Corridor of Pope Avenue and Cordillo Parkway, near one of the entrances for Shipyard. This currently grassed space is frequently used by pedestrians and bicyclists in the current state.

The project will include a 10' wide, asphalt pathway and improvements to the ADA connection at Pope Avenue and Cordillo Parkway. The project will take into consideration existing utilities and will improve existing landscaping.

The Town is currently working with the private commercial entity and Shipyard Property Owners Association to obtain the necessary easement to complete the project. The next steps will include submitting the required Development plan reviews and permits, as required.

Location, Character, and Extent

Per Land Management Ordinance Section 16-2-103.Q.4, Public Project Review Standards, in determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character, and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law

Findings of Fact:

1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on March 5th, 2024.
2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specialty called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the April 17th, 2024 Planning Commission meeting, which is a regularly scheduled meeting of the Commission.
3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the April 17th, 2024 public hearing was published in the Island Packet on March 31st, 2024, which is 17 calendar days before the hearing date.
4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the April 17th, 2024 public hearing by first-class mail to such owner(s) of the land on March 31st, which is 17 calendar days before the hearing date.

Conclusions of Law:

1. The application was submitted 42 calendar days prior to the meeting date, in compliance with LMO Appendix D-24.
2. The LMO Official scheduled the public hearing on the application for the April 17th, 2024 Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2.
4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project 17 calendar days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law

Findings of Fact:

The adopted Comprehensive Plan addresses the location, character, and extent of this project in the Parks & Recreation and Infrastructure.

Parks & Recreation Community Theme

Strategies & Tactics - Pathways

- 5.1: Identify areas for improved access to public pathways and expansions of the current system that enhance user experiences in new ways.

Infrastructure - Core Value

Strategies & Tactics

- 1.9: Plan for, expand, and enhance the multi-use pathway network to provide a comprehensive, Island-wide network that provides for recreational opportunities and an alternative means of transportation to, from, and on the Island.
- 1.9.1: Continue to assess the viability of providing new or improved multi-use pathways and supporting infrastructure in conjunction with each Town road improvement project.

Conclusions of Law:

The Comprehensive Plan supports the **location** of the proposed project.

- The proposed project will improve Island-wide pathway connectivity, in compliance with the Accessibility Strategy for Parks & Recreation.

The Comprehensive Plan supports the **character** of the proposed project.

- The proposed project will allow for improved, multi-modal connectivity that promotes the character of the Island, and is in compliance with the Infrastructure Core Value.

The Comprehensive Plan supports the **extent** of the proposed project.

- The proposed project supports the infrastructure strategy and tactics to expand and enhance the multi-use pathway network, which is in compliance with the Infrastructure Core Value.

LMO Official Determination

The LMO Official determines this application is **compatible with the Comprehensive Plan** for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission's role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

TL

Trey Lowe, Senior Planner

April 10, 2024

DATE

REVIEWED BY:

SF

Shea Farrar, Principal Planner and Board
Coordinator

April 10, 2024

DATE

BE

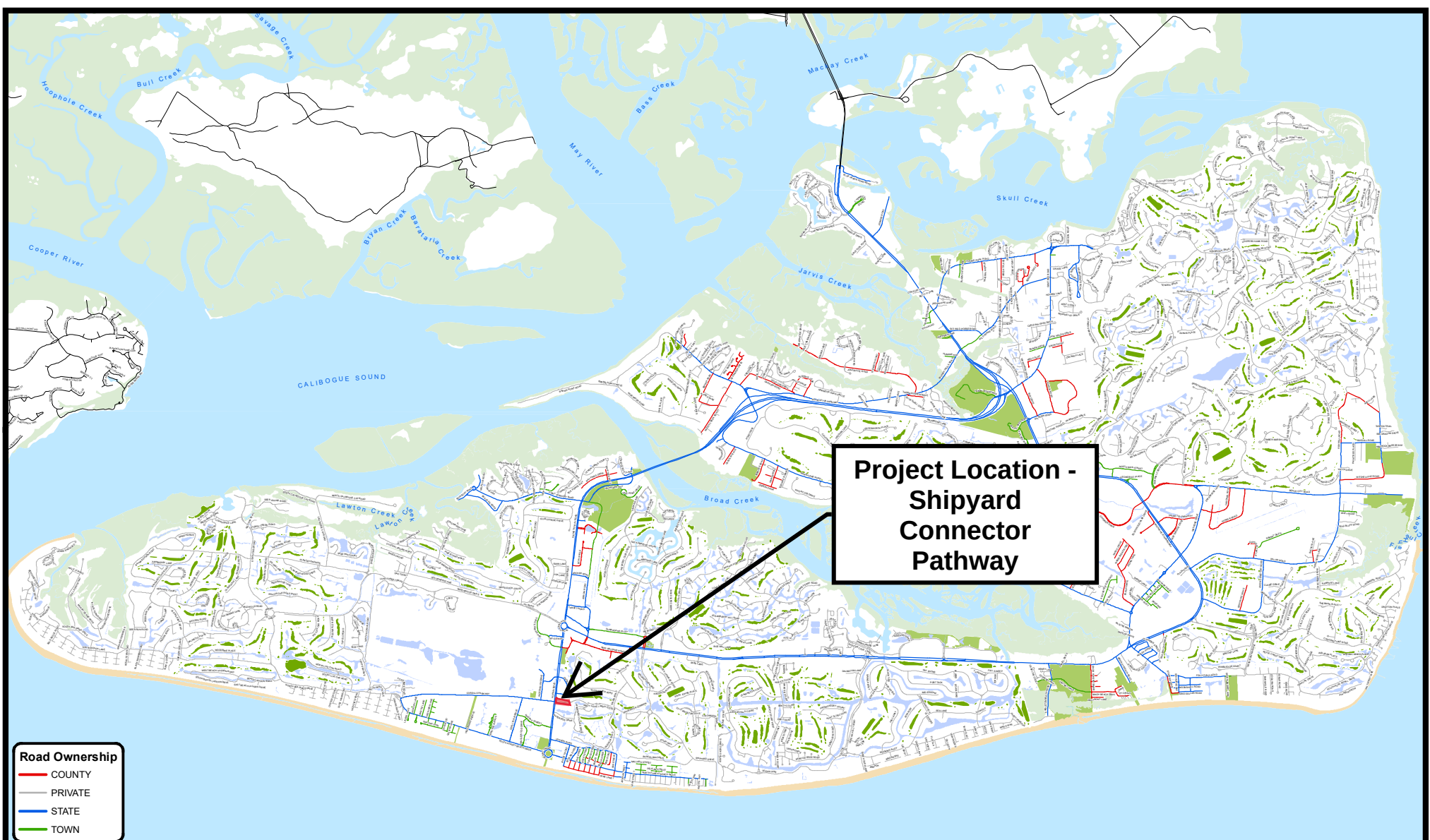
Brian Eber, Development Services Manager

April 10, 2024

DATE

ATTACHMENTS:

A) Public Project Review Packet



**Project Location -
Shipyard
Connector
Pathway**

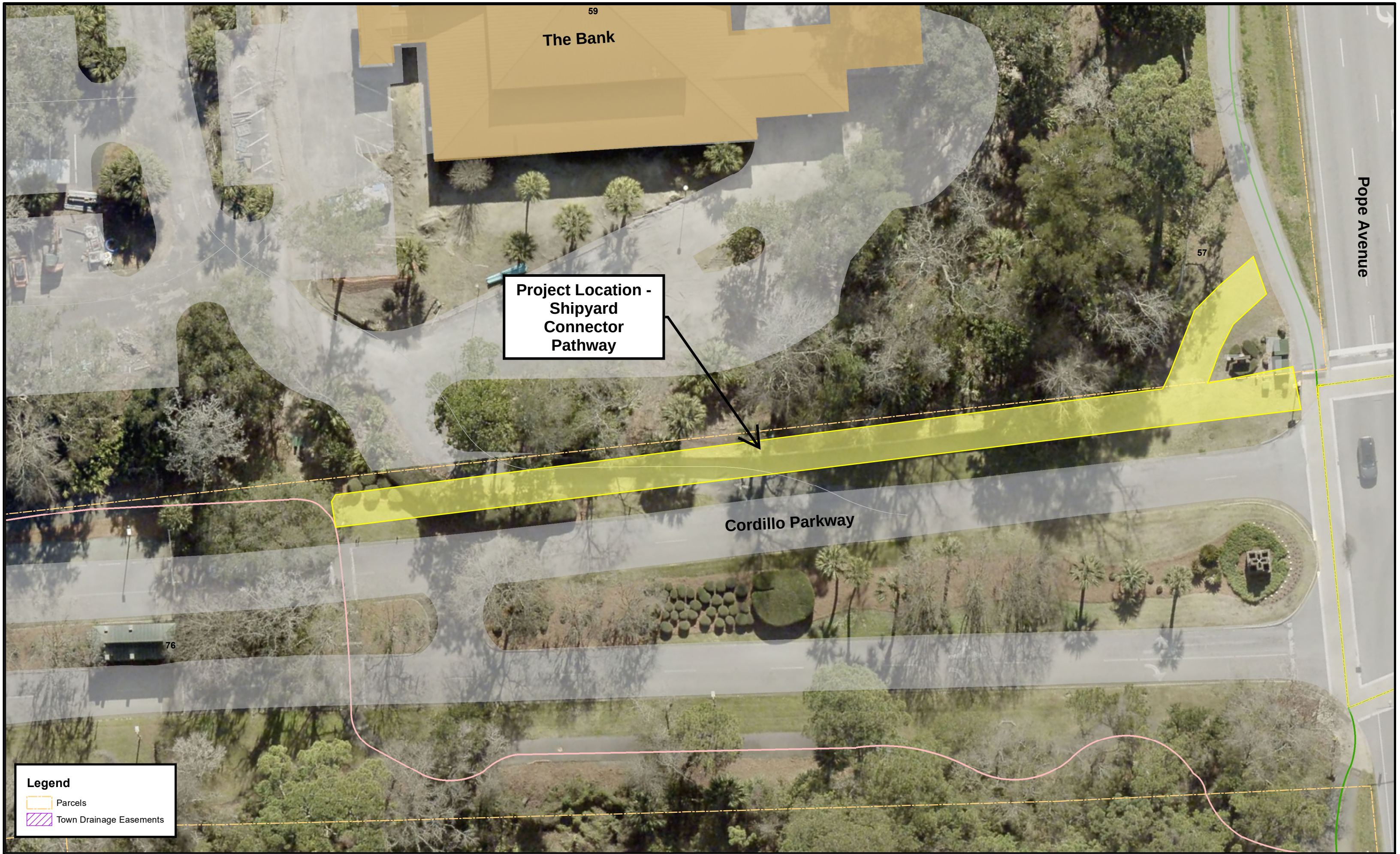
Road Ownership

- COUNTY
- PRIVATE
- STATE
- TOWN



Town of Hilton Head Island
Road Ownership
April 21, 2021





The Bank

Project Location -
Shipyard
Connector
Pathway

Cordillo Parkway

Pope Avenue

Legend

- Parcels
- Town Drainage Easements



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 PUBLIC PROJECT REVIEW

Case #	Project Name	Public Hearing Date
PPR-000541-2024	Folly Field Wheels to Waves Structure	April 17, 2024

Project Location	Applicant
Parcel R510 009 000 1029 0000	Kimberly Shedd Town of Hilton Head Island 1 Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for a Public Project Review (PPR) from the Town of Hilton Head Island to install a storage structure for beach accessible wheelchairs that are reservable and free to residents and visitors.

Staff Recommendation

Staff recommends the Planning Commission find this application to be **consistent with the Town's Comprehensive Plan (Our Plan)** for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background

The mission of our project, Wheels to the Waves, is to ensure that mobility challenged individuals can enjoy the sun, sand, and sea without limitations. This will aid in the promotion of Hilton Head Island beaches as ADA friendly.

Description of Project

The first project goal is to provide beach accessible wheelchairs that are reservable and free to residents and visitors.

These wheelchairs will be placed at the following beaches: Fish Haul, Folly Field, Driessen, Islanders and Coligny.

The second project goal is to provide a storage structure located at Folly Beach Park that will hold up to three (3) beach wheelchairs. All aspects of the design including materials and paint colors, align with the Town's overall natural aesthetics. All applicable development and building applications will be applied for prior to construction.

--

Location, Character, and Extent
Per Land Management Ordinance Section 16-2-103.Q.4, Public Project Review Standards, in determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character, and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law
Findings of Fact: 1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on March 18th, 2024. 2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specialty called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the April 17th, 2024 Planning Commission meeting, which is a regularly scheduled meeting of the Commission. 3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the April 17th, 2024 public hearing was published in the Island Packet on March 31st, 2024, which is 17 calendar days before the hearing date. 4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the April 17th, 2024 public hearing by first-class mail to such owner(s) of the land on March 31st, which is 17 calendar days before the hearing date. Conclusions of Law: 1. The application was submitted 30 calendar days prior to the meeting date, in compliance with LMO Appendix D-24. 2. The LMO Official scheduled the public hearing on the application for the April 17th, 2024 Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1. 3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2. 4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project 17 calendar days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law
Findings of Fact: The adopted Comprehensive Plan addresses the location, character, and extent of this project in the Excellence, Inclusive Core Values, as well as for Parks & Recreation.

Relentless Pursuit of Excellence Core Value

For Our People

- 2.9: Recognize the importance of parks and recreation for the Island community through the development, maintenance, improvement, and enhancement of recreation facilities and programs.

Fostering an Inclusive Multi-dimensional Community Core Value

Goals

- 3: To foster creation of sustainable, inclusive, equitable, and innovative community development on the entire Island.

Parks & Recreation

Strategies & Tactics

- 8.2: Continue to evaluate the need to update and/or provide opportunities to improve accessible routes and features at parks and facilities, and for special events or recreation programming.

Conclusions of Law:

The Comprehensive Plan supports the **location** of the proposed project.

- The proposed project will support accessibility needs at Town Beach Parks, starting with Folly field, in compliance with the Accessibility Strategy for Parks & Recreation.

The Comprehensive Plan supports the **character** of the proposed project.

- The proposed project will foster an inclusive, equitable, and innovative community that promotes the character of the Island, and is in compliance with Goal in the Fostering an Inclusive Multi-dimensional Community Core Value.

The Comprehensive Plan supports the **extent** of the proposed project.

- The proposed project will extend in the future to all Beach Parks, which is in compliance with the Relentless Pursuit of Excellence Core Value.

LMO Official Determination

The LMO Official determines this application is **compatible with the Comprehensive Plan** for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission's role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

Alexis Cook

Alexis Cook, Principal Planner

4/8/2024

DATE

REVIEWED BY:

SF

Shea Farrar, Principal Planner & PC
Coordinator

4/10/2024

DATE

BE

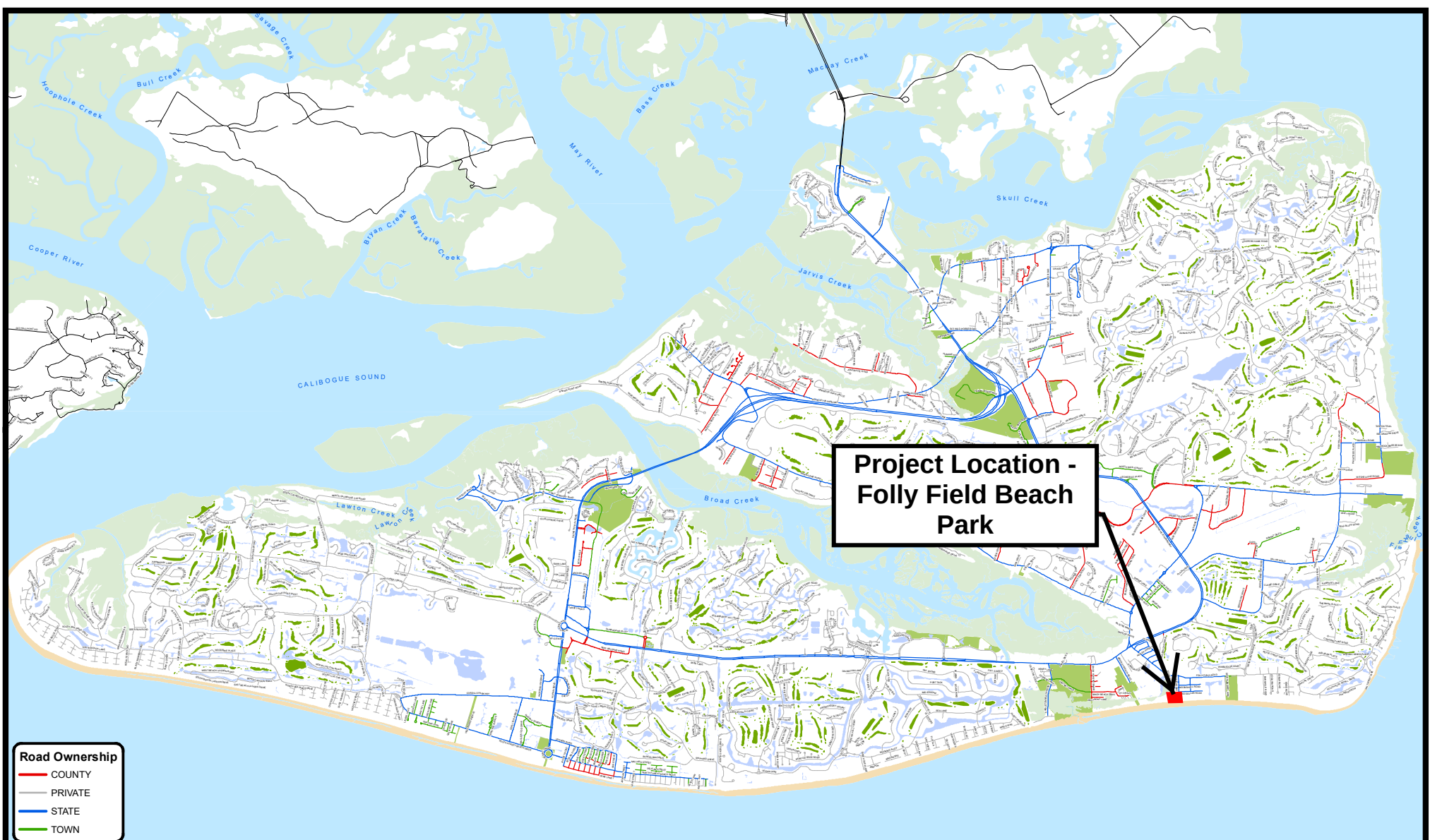
Brian Eber, Development Services Manager

4/10/2024

DATE

ATTACHMENTS:

A) Public Project Review Packet



Road Ownership

- COUNTY
- PRIVATE
- STATE
- TOWN



Town of Hilton Head Island
Road Ownership
April 21, 2021



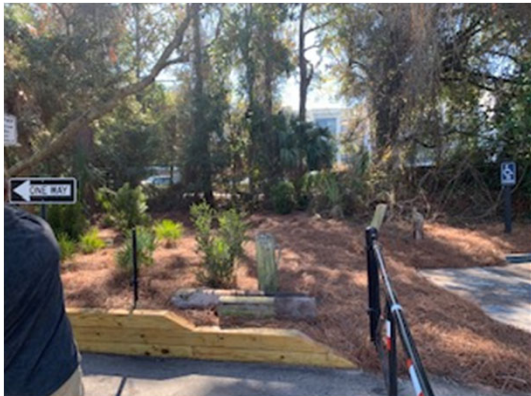


**Project Location -
Folly Field Beach
Park**

Legend

 Parcels

2. FOLLY FIELD



BEACH PARK:

📍 55 Starfish Drive
Hilton Head Island 29926

EXISTING CONDITIONS:

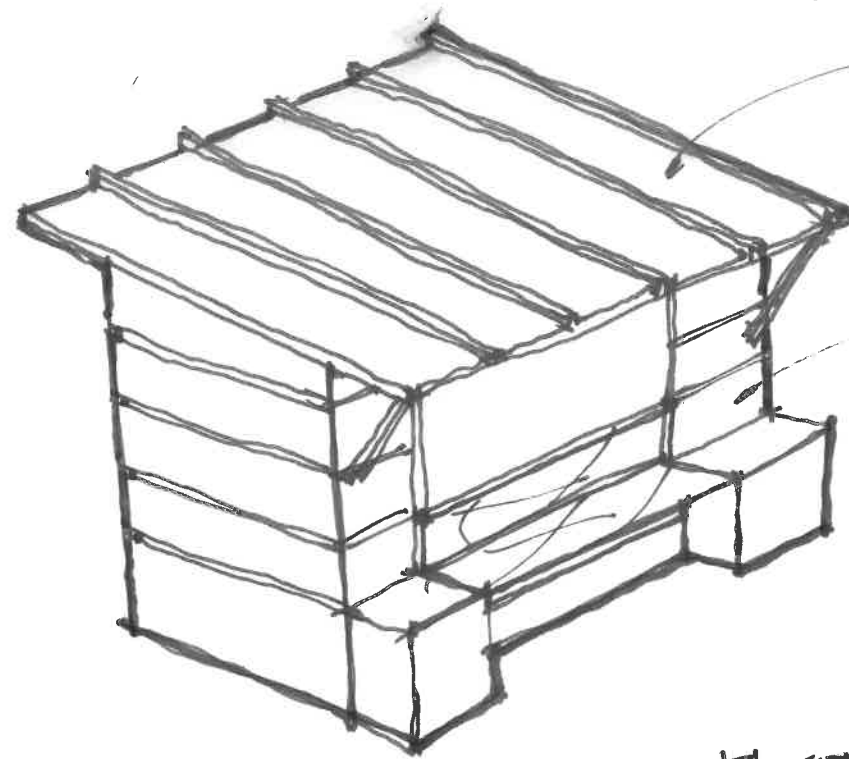
- Zero wheelchairs
- Zero storage

CLASS GOAL:

- Providing – 2 wheelchairs
- Providing – 1 storage enclosure via reimbursement to the Town
- Providing – 1 recognition sign and 2 project logo signs

TOWN'S CIP:

- *Folly Field Beach Park Boardwalk Replacement – September to November 2023 *Completed*



STANDING SEAM
MTL ROOF 12" O.C.

PAINTED HARDI
SIDING.

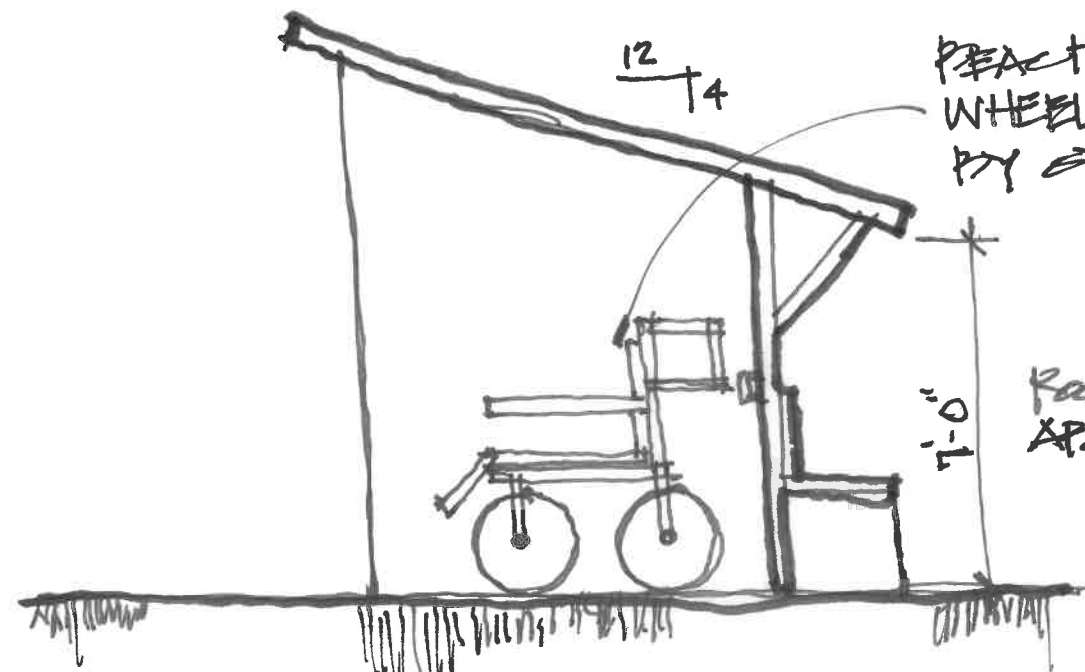
FLOORING/SLAB
(TPD)

PEACH
WHEELCHAIRS
BY OTHERS.

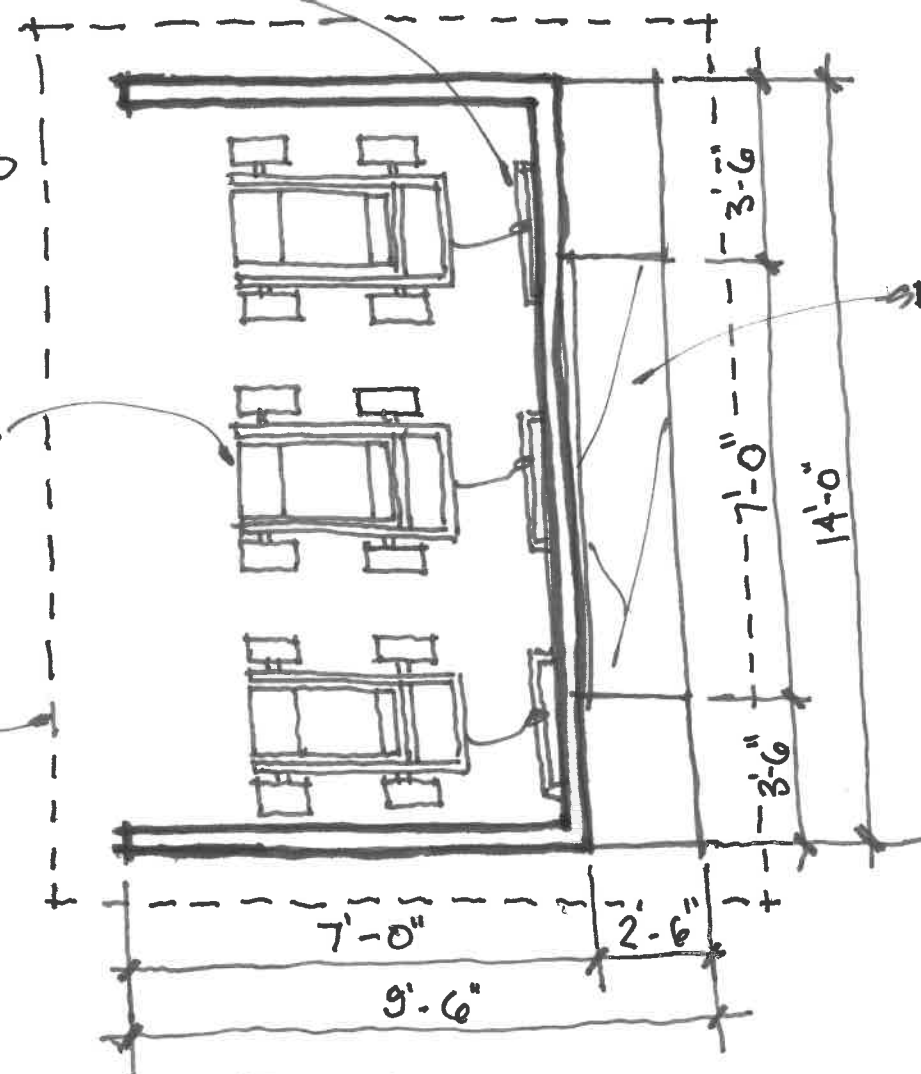
ROOF
ABOVE

SECURITY MTL.
BAR

SEATING



SECTION



PLAN
NTS



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-000513-2024	Thomas Cohen Lane	April 17, 2024

Parcel Data or Location:	Applicant/Agent
R510 007 000 0459 0000	Nathan Sturre P.O. Box 2227 Bluffton, SC 29910

Application Summary:

Nathan Sturre, agent representing the parcel owner of R510 007 000 0459 0000, proposes to name the access located off Thomas Cohen Drive. Thomas Cohen Lane will provide direct access to homes on multiple parcels. This street will serve a maximum of thirteen homes.

Staff Recommendation:

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

Background:

The new road will provide direct access to the single-family dwelling units located at 81, 69, 71, 77, and an undeveloped parcel at Thomas Cohen Drive. See Attachments A, Location Map, and Attachment B, Site Plan. These parcels are 2.01 acres and are in the RM-8 District. These parcels can have a maximum density of 13 dwelling units. This will allow for future development without having to change addresses.

Nathan Sturre submitted three names for consideration and Thomas Cohen Lane was selected.

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 Thomas Cohen Lane is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Thomas Cohen Lane 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 Thomas Cohen Lane will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name Thomas Cohen Lane **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 Thomas Cohen Lane is simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Thomas Cohen Lane is clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Thomas Cohen Lane does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name Thomas Cohen Lane **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 immediate 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 Thomas Cohen Lane was chosen as the new street name as a way for family to pay homage to the late Thomas Cohen, a prominent member of the Hilton Head Island community, and to maintain consistency throughout the neighborhood.

Conclusion of Law:

1. The proposed street name Thomas Cohen Lane **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 Thomas Cohen Lane 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 given a different name. (LMO Section 16-2-103.O.4.e)

Finding of Fact:

1. The proposed Thomas Cohen Lane 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 Thomas Cohen Lane would make a right-angle turn at the end of street but there is not the possibility to extend it in the future.

Conclusion of Law:

1. The proposed street name Thomas Cohen Lane **meets the requirements** of this criterion.

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 roadway is an access easement.

Conclusion of Law:

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

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 proposed name is Thomas Cohen Lane.
2. Though Lane is not listed as a preferred access easement suffix, it is not prohibited.

Conclusion of Law:

1. The proposed street name Thomas Cohen Lane **meets the requirements** of this criterion.

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:

JF

Joheida Fister,
Deputy Fire Chief

April 17, 2024

DATE

REVIEWED BY:

TL

Trey Lowe,
Senior Planner

April 17, 2024

DATE

REVIWED BY:

BE

Brian Eber,
Development Services Manager

April 17, 2024

DATE

REVIEWED BY:

SF

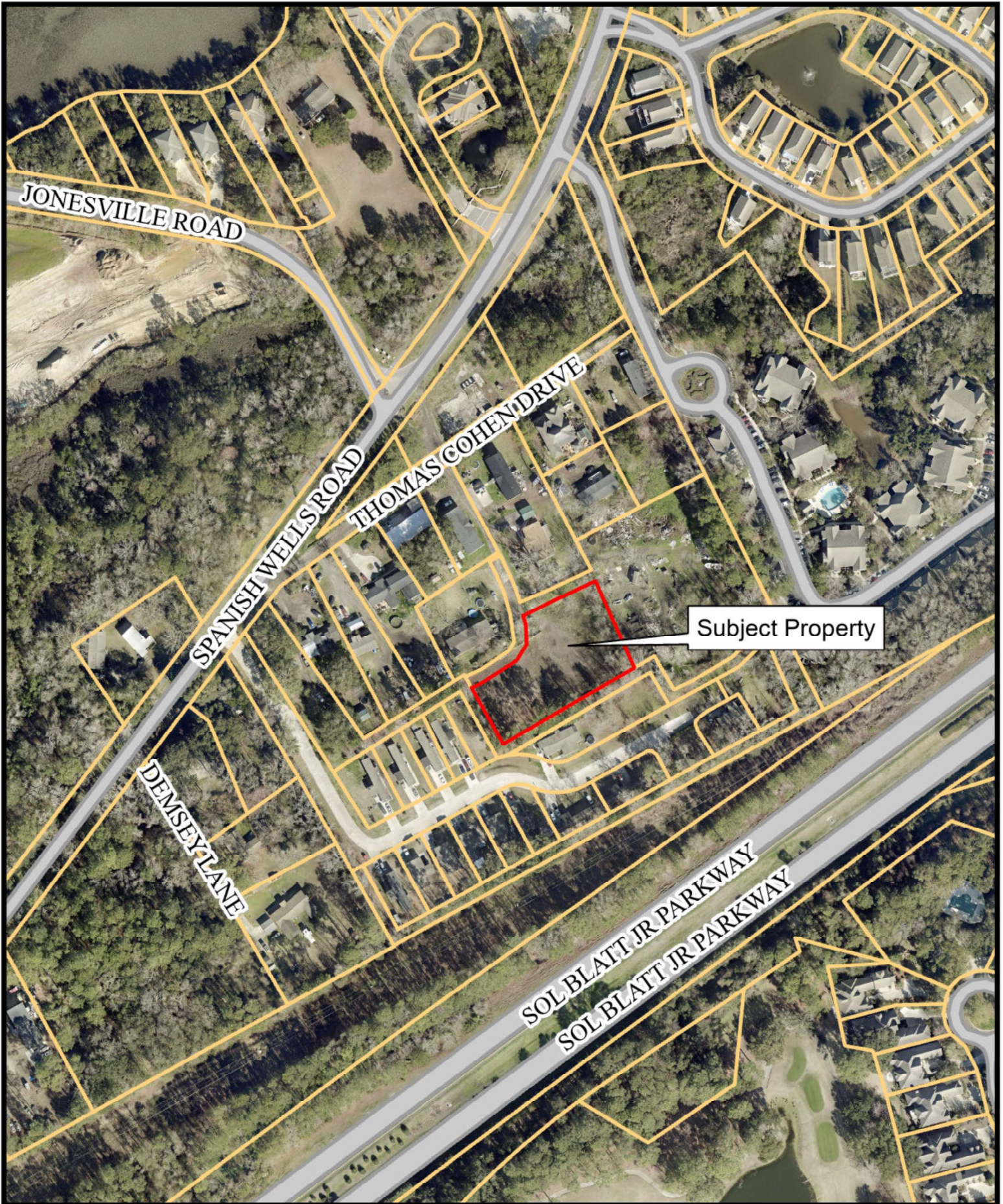
Shea Farrar,
Principal Planner & Board Coordinator

April 17, 2024

DATE

ATTACHMENTS:

- A) Attachment A, Location Map
- B) Attachment B, Site Plan

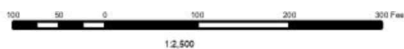


TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 411-4400
Date Created:
Project: map.maf

Town of Hilton Head Island

Location Map

March, 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 damages caused by the use of the map.



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-000441-2024	Thomas Cohen Place	April 17, 2024

Parcel Data or Location:	Applicant/Agent
R510 007 000 0455 0000	Thomasina Cohen-Fields 83 Thomas Cohen Drive Hilton Head Island, SC 29926

Application Summary:

Thomasina Cohen-Fields, of 83 Thomas Cohen Drive, proposes to name the access located off Thomas Cohen Drive. Thomas Cohen Place will provide direct access to homes on the parcel. This street will serve a maximum of five homes.

Staff Recommendation:

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

Background:

The new road will provide direct access to the single-family dwelling units located at 59 and 61 Thomas Cohen Drive See Attachment A, Location Map, and Attachment B, Site Plan. These parcels are 0.74 acre and are in the RM-8 District. These parcels can have a maximum density of 5 dwelling units. This will allow for future development without having to change addresses.

Thomasina Cohen-Fields submitted three names for consideration. Thomas Cohen Place was selected.

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 Thomas Cohen Place is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Thomas Cohen Place 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 Thomas Cohen Place will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name Thomas Cohen Place **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 Thomas Cohen Place is simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Thomas Cohen Place is clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Thomas Cohen Place does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name Thomas Cohen Place **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 immediate 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 Thomas Cohen Place was chosen as the new street name as a way for family to pay homage to the late Thomas Cohen, a prominent member of the Hilton Head Island community, and to maintain consistency throughout the neighborhood.

Conclusion of Law:

1. The proposed street name Thomas Cohen Place **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 Thomas Cohen Place 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 given a different name. (LMO Section 16-2-103.O.4.e)

Finding of Fact:

1. The proposed Thomas Cohen Place 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 Thomas Cohen Place 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 roadway is an access easement.

Conclusion of Law:

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

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 proposed name is Thomas Cohen Place.
2. Though Place is not listed as a preferred access easement suffix, it is not prohibited.

Conclusion of Law:

1. The proposed street name Thomas Cohen Place **meets the requirements** of this criterion.

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:

JF

Joheida Fister,
Deputy Fire Chief

April 7, 2024

DATE

REVIEWED BY:

TL

Trey Lowe,
Senior Planner

April 7, 2024

REVIEWED BY:

BE

Development Services Manager
Trey Lowe,
Senior Planner

April 7, 2024

DATE

REVIEWED BY:

SF

Principal Planner & Board Coordinator

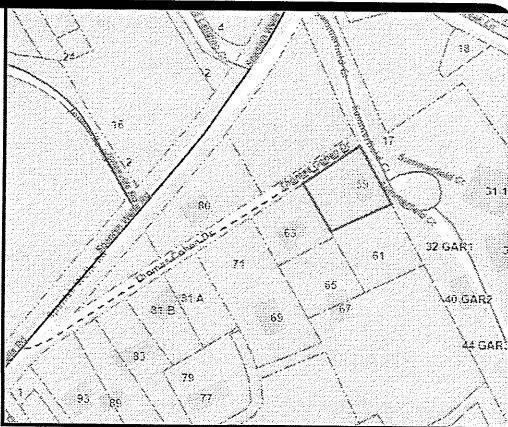
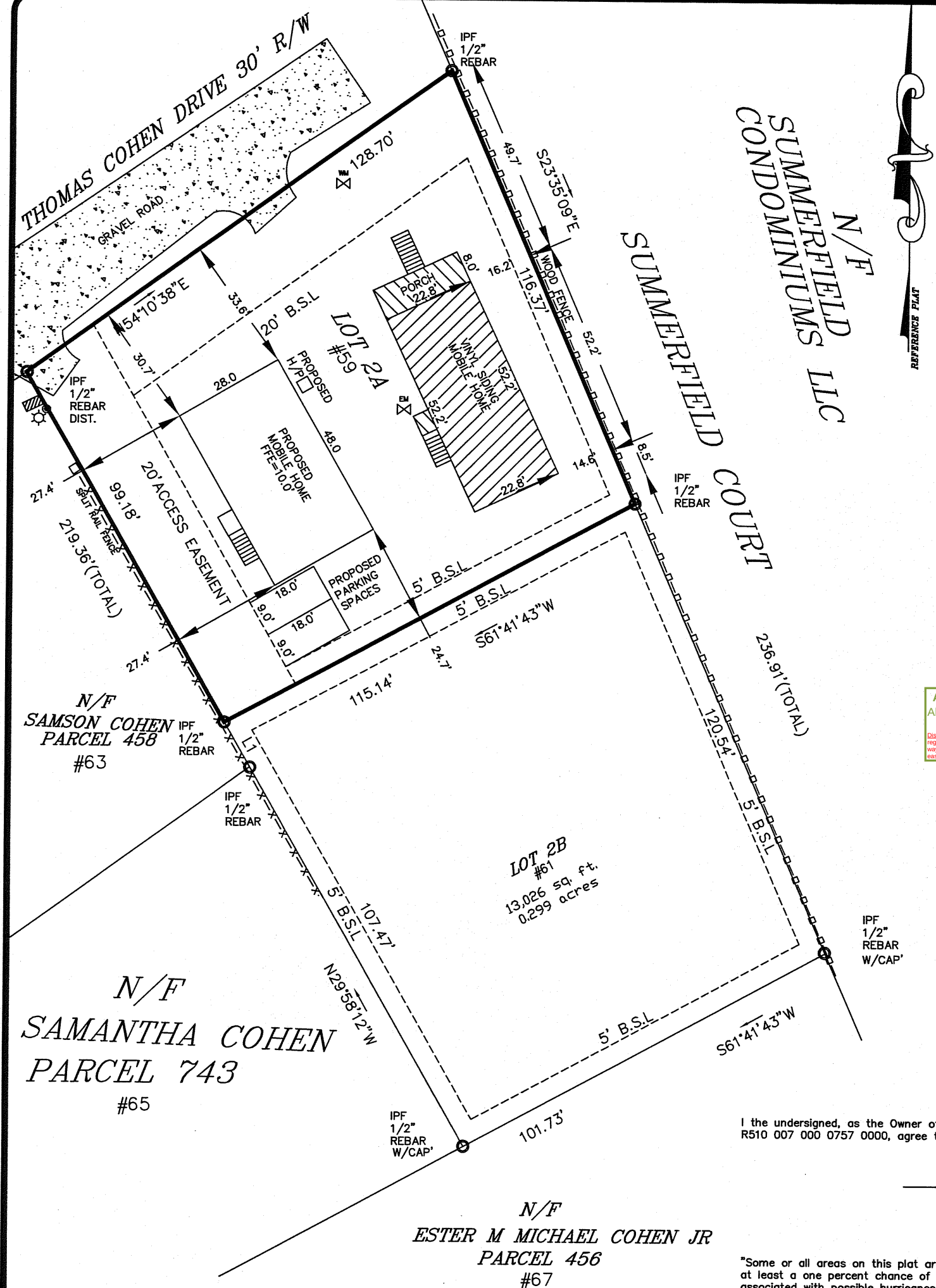
April 7, 2024

DATE

ATTACHMENTS:

- A) Attachment A, Location Map
- B) Attachment B, Site Plan





LOCATION MAP NOT TO SCALE

- LEGEND**
- CMS - CONCRETE MONUMENT SET
 - CMF - CONCRETE MONUMENT FOUND
 - IPS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - ⊙ - TELEPHONE PEDESTAL/COMMUNICATOR
 - ⊕ - SEWER LATERAL
 - ⊗ - XFMR - TRANSFORMER
 - ⊕ - WATER LATERAL
 - ⊗ - WATER METER
 - ⊕ - LIGHT POLE
 - R/W - RIGHT OF WAY
 - BSL - BUILDING SETBACK LINE
 - EM - ELECTRIC METER

Approved By:
AlexisC 02/21/2024

Disclaimer: The Town of Hilton Head Island makes an expressed declaration of policy that the 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.

I the undersigned, as the Owner of Record of parcels(s) R510 007 000 0455 0000, R510 007 000 0757 0000, agree to the recording of this plat.

THOMASENA COHEN FIELDS

NOTES: 1. According To FEMA Flood Insurance Rate Map # 45013C0453G This Lot Appears To Lie In A Federal Flood Plain Zone AE, Minimum Required Elevation 7.0 Ft. NAVD88

2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.

3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

DIST. 510, MAP 7, PARCEL 455
DIST. 510, MAP 7, PARCEL 757

REFERENCE PLAT(S):
PLAT BOOK 108 AT PAGE 159

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
THOMASENA COHEN FIELDS

A PLOT PLAN OF LOT 2B THOMAS COHEN DRIVE,
OFF SPANISH WELLS ROAD,
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.

DATE: DECEMBER 16, 2021

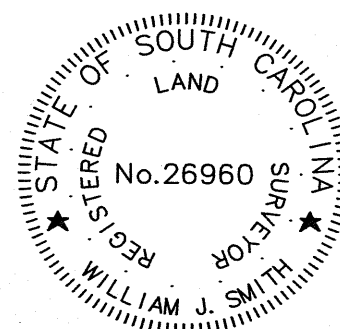
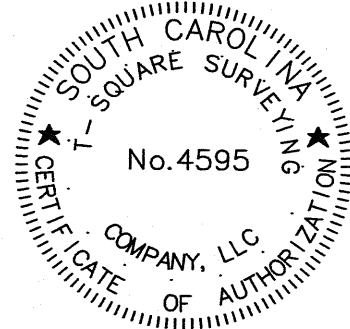
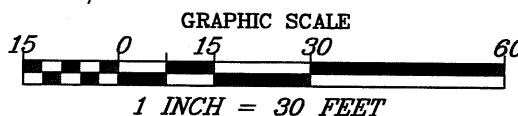
SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND 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 AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED

[Signature]
WILLIAM J. SMITH, PLS # 26960

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.71	N29°58'12"W



JOB # 21-777P3



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-000496-2024	Nardy Place	April 17, 2024

Parcel Data or Location:	Applicant/Agent
R510 007 000 0519 0000	Imani Johnson 9 Duey Hill drive Hilton Head Island, SC 29910

Application Summary:

Imani Johnson, agent representing the parcel owner of R510 007 000 0519 0000, proposes to name the access located off Cobia Court. Nardy Place will provide direct access to homes on multiple parcels. This street will serve a maximum of thirteen homes.

Staff Recommendation:

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

Background:

The new road will provide direct access to the single-family dwelling units located at 36, 40, 42, 44, and 225 Cobia Court. See Attachment A, Location Map, and Attachment B, Site Plan. These parcels are 1.43 acres and are in the RM-4 District.

These parcels can have a maximum density of 6 dwelling units. This will allow for future development without having to change addresses.

Imani Johnson submitted multiple names for consideration and Nardy Place was selected.

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 Nardy Place is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Nardy Place 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 Nardy Place will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name Nardy Place **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 Nardy Place is simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nardy Place is clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nardy Place does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name Nardy Place **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 immediate 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 Nardy Place was chosen as the new street name as a way for family to pay homage to the late Charles Renard “Nardy” Miller.

Conclusion of Law:

1. The proposed street name Nardy Place 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 Nardy Place 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 given a different name. (LMO Section 16-2-103.O.4.e)

Finding of Fact:

1. The proposed Nardy Place 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 Nardy Place does 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 roadway is an access easement.

Conclusion of Law:

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

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 proposed name is Nardy Place.
2. Though Place is not listed as a preferred access easement suffix, it is not prohibited.

Conclusion of Law:

1. The proposed street name Nardy Place meets the requirements of this criterion.

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:

JF

Joheida Fister,
Deputy Fire Chief

April 17, 2024

DATE

REVIEWED BY:

TL

Trey Lowe,
Senior Planner

April 17, 2024

DATE

REVIEWED BY:

BE

Brian Eber,
Development Services Manager

April 17, 2024

DATE

REVIEWED BY:

SF

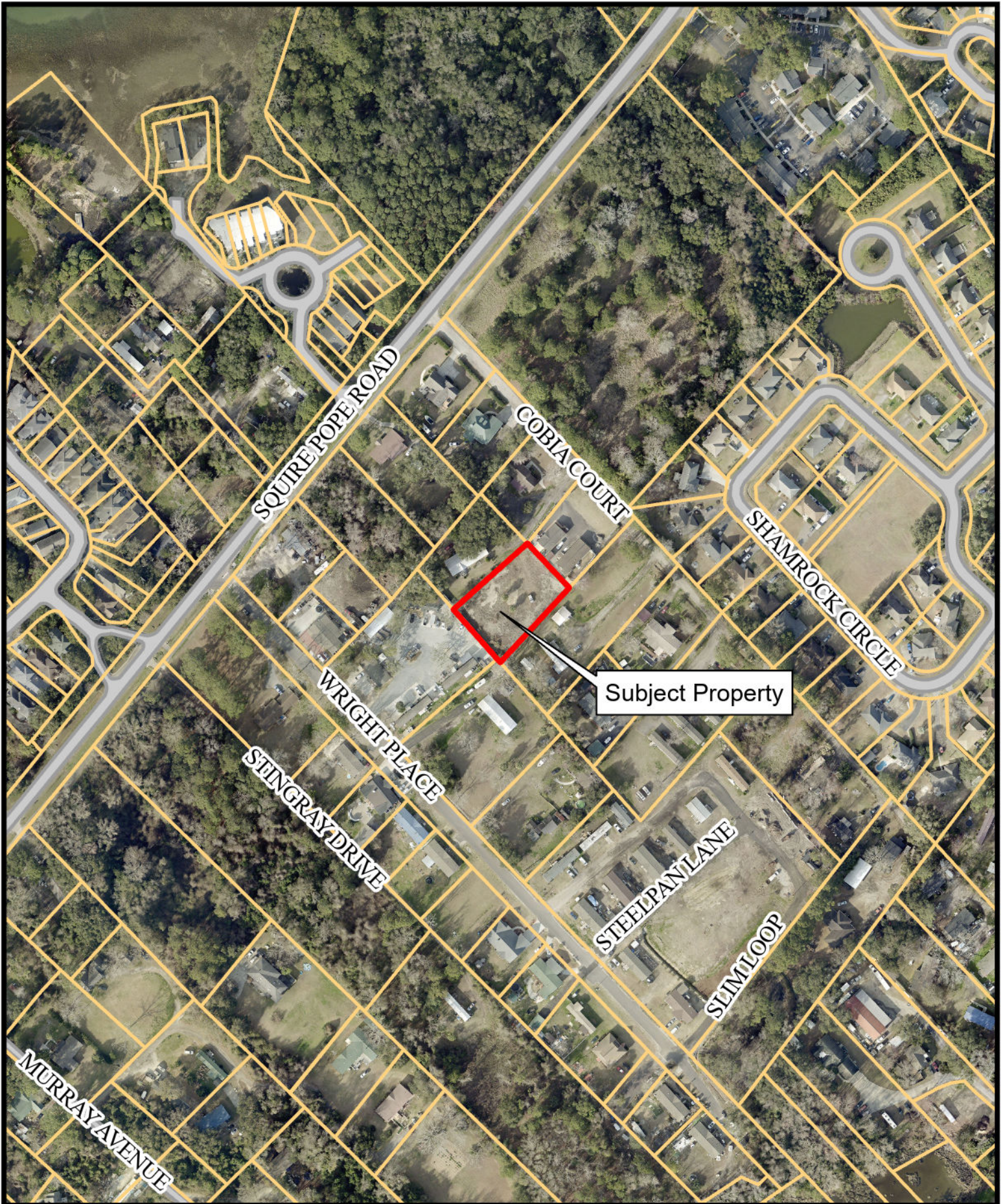
Shea Farrar,
Principal Planner & Board Coordinator

April 17, 2024

DATE

ATTACHMENTS:

- A) Attachment A, Location Map
- B) Attachment B, Site Plan



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4400
Date Created: 3/20/24
Project: map.maf

Town of Hilton Head Island

Location Map

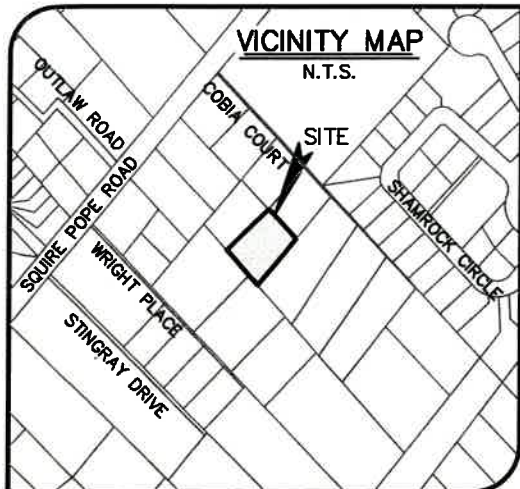
March, 2024

100 0 100 200 300 Feet

1:2,724



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 or damages resulting from its use.



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.70'	N42°39'53"W

REFERENCE PLAT

- 1) A BOUNDARY SURVEY OF 1.01 ACRES SHOWN AS LOTS A & B, LOCATED ON COBIA COURT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 7/18/2008
RECORDED IN DEED BOOK 3260, PAGE 184, DATED 7/30/2013
ROD. BEAUFORT COUNTY, SC
BY: WILLIAM S. SANDERS S.C.R.L.S. # 16122
- 2) PARCEL #303 COBIA COURT SUBDIVISION, LOCATED ON HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 4/17/2002 LAST REVISED: 5/22/2002
RECORDED IN PLAT BOOK 99, PAGE 25, DATED 4/28/2004
ROD. BEAUFORT COUNTY, SC
BY: HAROLD R. JOHNSON S.C.R.L.S. # 2077

R510 007 000 001C 0000
BELLO ERICK VEGA ADABELLA
65 SHULTS RD
BLUFFTON SC 29910

R510 007 000 015A 0000
WASHINGTON JAMIE C
310 CANVAS BACK DR
HARDEEVILLE SC 29927

R510 007 000 0015 0000
MONZON JUAN SANTOS EVA
48 COBIA CT
HILTON HEAD ISL SC 29926

R510 007 000 0303 0000
LUCIELA M BAKER REVOC TRUST
PO BOX 21537
HILTON HEAD ISLAND SC 29925

R510 007 000 0443 0000
YOUNG VERONICA L
34 COBIA CT
HILTON HEAD ISLAND SC 29926

R510 007 000 0444 0000
CAMPOSANO ALEJANDRO
51 EVELINA RD
HILTON HEAD ISLAND SC 29926

SYMBOLS

- ELECTRIC TRANSFORMER
- WATER METER
- 1/2" IRON PIN FOUND
- 3" CONCRETE MONUMENT FOUND
- MAPLE TREE
- CLEANOUT
- ELECTRIC METER
- A/C HEAT PUMP

MANUFACTURED HOME SITE PLAN OF:
LOT B, PORTION OF LOT 3, PARCEL 3A,
COBIA COURT, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: MARIELA RIVERA

DATE: 1/30/2024

SCALE: 1" = 20'



NANDINA

d.b.a Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
FILE No.: 23164.3

Tel (843) 681-3248
E-mail: admin@nandinainc.com
DWG No.: 6-23164.3

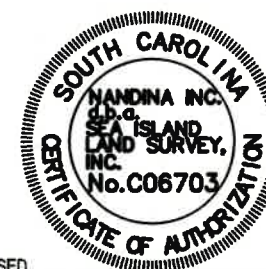
COPYRIGHT © BY NANDINA, INC.

CAD: BA, PLO: CJ

NOTES:

- 1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY NANDINA, INC.
- 2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
- 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). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 5). USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- 6). HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
- 7). VERTICAL DATUM IS NAVD88.

NOT VALID UNLESS EMBOSSED.



PROPERTY AREA = 0.50 Ac. 21,803 S.F.
ADDRESS: 46 COBIA COURT
DISTRICT: 510, MAP: 7, PARCEL: 519
THIS PROPERTY LIES IN F.E.M.A. ZONE X SHADED - N/A
COMMUNITY NO. 450250, PANEL: 0432G, DATED: 3/23/2021



TOWN OF HILTON HEAD ISLAND

Staff Report Memo

TO: Planning Commission
FROM: Brian Eber, CFM, CSPR, CEPSCI, *Development Services Manager*
VIA: Missy Luick, *Director of Planning*
DATE: April 9, 2024
SUBJECT: Development Plan Review

Town Staff continuously looks for ways to improve its processes. One change implemented by Staff for the Development Review Program is to require all Development Plan Review applications for new commercial development and Major Subdivision applications be shared with the Planning Commission. The applications will be presented by Staff for information purposes only. This will provide a way for the Planning Commission and the general public to be made aware of all new development being proposed on Hilton Head Island.

There is a new Development Plan Review application ready to be shared with the Planning Commission – DPR-000055-2024 – 27 New Orleans Road (Alljoy Donuts and Bike Rental).

Attachment:

- A. DPR-000055-2024 – Narrative
- B. DPR-000055-2024 - Site Plan

Attachment A

Project Narrative

Revised: March 11, 2024

Revision Date: January 9, 2024

Original Submittal Date: December 1, 2023

Alljoy BBRC & Alljoy DC

27 New Orleans Road

Hilton Head Island, SC

Owner: Troy Derda

Total Acreage .495

Building: 2 Story - 1st Floor Commercial - 2nd Floor Storage Space

Total Building SF: 2,634

Owner Representative: Maria Drawdy, PLA

Civil Engineer: Nathan Sturre

Existing Site Conditions & Uses:

The site currently acts as a vegetative backdrop for pedestrian and bicycle and vehicular activity at New Orleans Road. Site backs up to Shipyard Tennis Courts and previously served as a drainage channel. This drainage channel is no longer in use.

Proposed development:

First Floor: Bicycle warehouse and Donut production and sales shop.

Second Floor: Storage for Warehouse

Form of ownership:

Fee simple

Provisions for maintenance of all improvements:

Parking Areas

Landscape Areas

Open Space Areas

Project to be two phases:

Phase 1 to commence August 1, 2024:

Construction of Exterior Building, Parking, Driveways, Landscaping, Irrigation, Signage

Interior 1st Floor: Warehouse & 2nd Floor Storage Area

Phase 2 TBD:

Interior construction of Donut Shop

Stormwater Management:

This development plan will comply with the Hilton Head Stormwater Design Manual

Utilities & Services:

Proposed development shall ensure that site can be supplied with adequate utilities.

Exterior Lighting Scheme:

Lighting will be provided at final submittal per LMO requirements

In progress:

Encroachment Permit: SCDOT, Beaufort County, TOHHI

Utility Approval: PSD Water, PSD Sewer, Electric Company, Telephone Company

Attachment B

SITE & LANDSCAPE DEVELOPMENT PLANS

Alljoy BBRC & Alljoy DC

27 New Orleans Road

Hilton Head Island, SC

SHEET INDEX	
SHEET #	SHEET NAME
CS	COVER SHEET
1	SITE DEVELOPMENT PLAN
2	OPEN SPACE PLAN
3	TREE PROTECTION PLAN
4	GRADING & DRAINAGE PLAN
5	LANDSCAPE PLAN



SITE DEVELOPMENT &
LANDSCAPE PLANS
For
Alljoy BBRC
& Alljoy DC

27 New Orleans Road
Hilton Head Island, SC

Revised: March 11, 2024

Site Information:
Zoning District: Light Commercial
County District: Sea Pines Circle
Use of Property: Retail Sales/Production
Gross Site Area: 489 AC (21,559 SF)
Net Site Area: N/A
Allowed Total Density: 10,000 GFA
Existing Building SF: 0 SF
Total Building SF/GFA: 3,972 SF
Maximum Building Hq. Allowed: 40'
Proposed Building Hq.: 30'
Max. Allowed Impervious Area: 12,093,440 SF (60%)
Current Impervious Area: 0
Proposed Impervious Area: 3,972 sf (18%)
Max # Parking Spaces/Plot: 23 Spaces
Existing # Parking Spaces: 0
Proposed Parking Spaces: 18 Standard Spaces + 1 ADA Space + 1 Evr Space + 2 Bicycle Mitigation Spaces
Proposed Bicycle Parking: 36 Spaces (20 Spaces to Mitigate for 2 vehicle Parking Spaces)

Date of Original Submittal: December 1, 2023
Revision: January 9, 2024





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