Town of Hilton Head Island

Planning Commission Meeting

Thursday, June 20, 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 May 15, 2024
5. **Appearance by Citizens**
6. **Unfinished Business**
7. **New Business**
   a. STDV-000525-2024: Consideration of a Public Hearing for Valeria Plasse, owner of 13 Marshland Road, proposing to name a driveway off Marshland Road. The affected parcel is R510 008 000 013G 0000 - *Joheida Fister, Deputy Fire Chief*
   b. Nomination and Election of Officers for July 1, 2024 - June 30, 2025.
8. **Commission Business**
9. **Chairman's Report**
10. **Staff Reports**
    a. DPR-000045-2024: Major Development Plan at 232 South Sea Pines Drive for South Beach Marina - *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, May 15, 2024, 2:00 PM
Minutes

1. Call to Order

Acting Chairman O'Neil called the meeting to order at 2:00 PM.

2. Pledge to the Flag

3. Adoption of the Agenda

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

4. Approval of the Minutes

a. Regular Meeting Minutes of April 17, 2024

A motion to approve the Regular Meeting Minutes of April 17, 2024, as presented was made by Mr. Henz and seconded by Mr. Lobaugh. The motion passed unanimously.

5. Appearance by Citizens

There were no apperances by citzens, and no comments were left on the Town's Open Portal regarding the Agenda.

6. Unfinished Business

7. New Business

a. Annual Traffic Monitoring and Evaluation Report - Section 16-2-103.J.10 of the Land Management Ordinance provides that this report will be prepared and submitted annually by the LMO Official to the Planning Commission - Jim Iwanicki, Transportation Engineer

Jim Iwanicki, Transportation Program Manager, presented the Annual Traffic Report to the Commission beginning with peak hour counts and deficiencies. Mr. Iwanicki displayed the turning movement counts, 24-hour count locations, 24-hour bi-directional count, bike/pedestrian demand at signalized intersections, and general daily traffic flow information. Mr. Iwanicki received various questions from the Commission regarding concerns about the Squire Pope intersection in which he addressed, as well as shared some insight regarding the intended use of an Adpative Traffic Signal system on the Island.

A motion to forward the Annual Traffic Report presentation to Town Council as presented was made by Mr. Lobaugh and seconded by Mr. Campbell. The motion passed unanimously.

8. Commission Business

9. Chairman's Report

10. Staff Reports

a. DPR-000467-2024 - Development Plan Review for 430 William Hilton Parkway (Building F) Sea Turtle Marketplace - Brian Eber, Development Services Manager

Trey Lowe, Senior Planner, and David McCallister, Project Manager of Wood & Partners, presented a commercial Development Plan Review to the Commission regarding 430 William Hilton Parkway, also known as Sea Turtle Marketplace. The plan proposes an addition to existing Building F, Suite 305. The plan would utilize five parking spaces in front of the building as well as proposed tree removals to be mitigated with two new palms. Building heights will not change, and the parking will fit the Land Management Ordinance parking requirements.

Mr. Lowe, as well as Mr. McCallister, addressed several questions from the Commission regarding minor aspects of the project.

11. Adjournment

The meeting was declared adjourned at 2:37 PM.

APPROVED:

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

TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT

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

STAFF REPORT
STREET NAME MODIFICATION

Case #:	Name of Project:	Public Hearing Date:
STDV-000525-2024	13 Marshland Road	June 20, 2024

Parcel Data or Location:	Applicant/Agent
R510 008 000 013G 0000	Valeria Plasse P.O. BOX 21428 Hilton Head Island, SC 29925

Application Summary:

Valeria Plasse, of 13 Marshland Road, proposes to name a driveway located off Marshland Road. American Lady Way will provide direct access to the two homes on the parcel and will serve a maximum of two homes.

Staff Recommendation:

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

Background:

The new driveway will provide direct access to the two single-family dwelling units. See Attachment A, Location Map, and Attachment B, Site Plan. This parcel is 0.36 acre and is in the MF District. This parcel can have a maximum density of two dwelling units. Currently, there are no additional addresses for the proposed homes. Ms. Plasse submitted six (6) names for consideration and American Lady Way 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 American Lady Way is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined American Lady Way is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined American Lady Way will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

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

Findings of Fact:

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

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the 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 American Lady Way was chosen as the new street name. The American Lady is one of several medium-sized, orange-brown butterflies you'll see fluttering over lawns, fields, and gardens in the Lowcountry each summer. It is among the top 20 most commonly reported butterflies in South Carolina.

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

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

Findings of Fact:

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

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

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

Finding of Fact:

1. The proposed American Lady Way does not continue through an intersection.

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

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

there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f)

Findings of Fact:

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

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

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

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

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

Findings of Fact:

1. The proposed roadway is a driveway.

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 American Lady Way.

Conclusion of Law:

1. The proposed street name American Lady Way **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 — June 20, 2024

Joheida Fister, DATE
Deputy Fire Chief

REVIEWED BY:

MPL — June 20, 2024

Melissa Paul-Leto,
Principal Planner

REVIEWED BY:

BE — June 20, 2024

Development Services Manager DATE
Brian Eber

REVIEWED BY:

SF — June 20, 2024

Principal Planner & Board Coordinator 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 - 4600
Date Created:
Project - map.mxd

Town of Hilton Head Island

Location Map

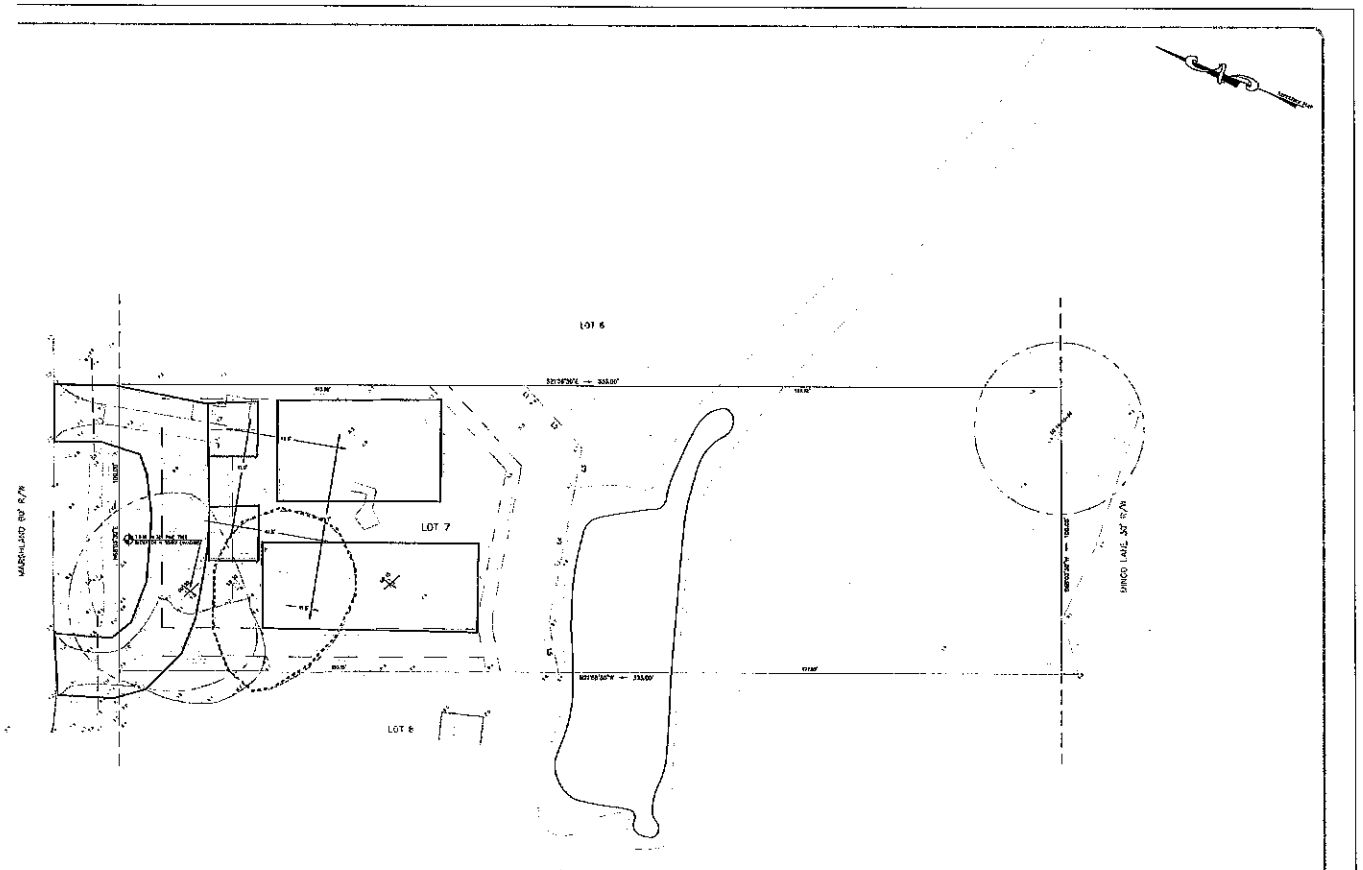
May, 2024

80 40 0 80 160 240 Feet

1 inch = 167 feet

N
W E
S

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 any losses arising from the use of the map.



TREE SIZES ARE INCHES IN DIAMETER

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- SEWER PUMP
- CABLE LINE FLAG
- FIRE HYDRANT
- AC UNIT
- IRF ○ — 1/2" IRON PIN FOUND
- PKF ⊕ — NAIL IN PAVEMENT FOUND

PROPERTY AREA = 0.76 Ac. 33,100 Sq. Ft.
ADDRESS: 13 MARSHLAND ROAD
DISTRICT: 510 , MAP: 8 , PARCEL: 13G

THIS PROPERTY LIES IN F.E.M.A. ZONE AE
BASE FLOOD ELEVATION = 7.0'
COMMUNITY NO. 450250, PANEL 0456G, DATED: 3/23/2021

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (CORPS) OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF CORPS OCRM, CORPS OCRM IN NO WAY WAIVES IT'S RIGHT TO ASSERT PERMIT JURISDICTION, AT ANY TIME, IN ANY CRITICAL AREA, ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VOID FOR (10) YEARS FROM THE DATE OF THIS SURVEY, SUBJECT TO THE CERTIFICATE CONTAINED ABOVE.

NOTES:
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TREE AND TOPOGRAPHIC SURVEY OF:
LOT 7, ESTATE OF MINGO GREEN,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: VALERIA PLASSE

DATE: 6/18/2021 SCALE: 1" = 10'

Sea Island Land Survey, LLC.
10 Oak Park Drive, Unit G1, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
Email: info@seaislandsurvey.com

FILE No.: 072217 DWG No.: S-2250 E

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TOWN OF HILTON HEAD ISLAND
Community Development
Design Studio

RECOMMENDED	
APPROVED	
DENIED	
CONDITIONAL	
RECONSIDER	

DATE

REVISIONS

DESIGN STUDIO
13 MARSHLAND
HILTON HEAD ISLAND, SOUTH CAROLINA

PLAT VS. CURRENT CONDITIONS

SHEET
00 of 00

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:	June 20, 2024
SUBJECT:	Development Plan Review - DPR-000045-2024: Major Development Plan at 232 South Sea Pines Drive for South Beach Marina

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-000045-2024 – 232 South Sea Pines Drive (South Beach Marina).

Attachment:

A. DPR-000045-2024 – Narrative
B. DPR-000045-2024 - Site Plan

Major DPR Narrative

South Beach Marina Renovation

232 South Sea Pines Drive, Sea Pines, Hilton Head Island, SC 29928

The South Beach Marina area within Sea Pines has been a vibrant waterfront destination on Hilton Head Island for over thirty years, in large part to the success of the Salty Dog Café and the various water bourn excursions that the marina provides. The proposed renovation project is an upgrade to South Beach Marina, grounded in the appeal that has brought families to the southern tip of Hilton Head for over three decades: a charming waterfront village experience centered around food, fun and family.

The proposed renovation to the northern half of South Beach Marina will compliment and expand the coastal aesthetic and provide additional entertaining space adjacent to the water's edge. Comprising approximately one acre of the roughly six-acre South Beach Marina, the project area will reduce the overall building impervious footprint and reorganize uses. The existing mix of lodging, restaurant, and retail (South Beach Inn and Vacation Rentals, Wreck of the Salty Dog, Jake's Cargo, A Shore Thing) found in the +/-12,500 SF of multiple buildings will transition to restaurant and retail uses exclusively within two buildings totaling +/- 10,000 SF. The modification of the site will allow for better exterior spaces adjacent to the buildings and improved connection to the remainder of South Beach Marina. These gathering spaces, be it plaza, pavilion, or boardwalk, form an important transition between the buildings and the water's edge, allowing for circulation from public spaces to retail and restaurant offerings. The proposed development is less impervious coverage than currently exist on-site. The commercial construction will meet current Town development standards with impervious areas setback from the OCRM baseline, save for the limited areas within the current boardwalk as allowed by right. As part of the site work to be accomplished, a replacement of the existing bulkheads is proposed.

Serviced by Sea Pines bike path network and Trolly service, the South Beach Marina benefits from multi-modal means of arrival and supports the Island's desire for a complete transportation network. Access in and out of the site, as well as most of the parking, will remain in place. Modification of current parking to provide a new drop-off area will not negatively impact the overall parking requirements for the proposed uses, and will only aid in vehicular and pedestrian circulation and safety within South Beach Marina.

Using the existing utilities servicing the current buildings, the project will not create additional strain on public services and allow for quicker connection to existing system. Water and sewer are located on site and will be relocated for the proposed development to avoid conflicts. All proposed utility work will be coordinated with South Island PSD and Santee Cooper.

The redevelopment of South Beach Marina aligns with the Town's goals of environmental stewardship, maximizing existing commercial infrastructure, and improved social and cultural offerings. Utilizing modern stormwater BMPs and expanding pervious surfaces support the site's hydrologic function in the Braddock Cove watershed, increasing the ability to contain contaminants for entering the local waterway. Redeveloping within and around existing building footprints and utilities provide reduced land disturbance and efficiency towards construction activities. The proposed commercial buildings will be constructed in place of the existing buildings after demolition is complete. Silt fence, inlet protection, concrete washout station, construction entrances, and temporary/permanent seeding will be used to help control erosion on site during construction. Per project civil engineers Ward Edwards, the proposed development will follow the existing stormwater drainage patterns and will have no adverse impact on adjacent upstream or downstream properties. Additional stormwater management practices and infrastructure will be incorporated where feasible on-site before outfalling downstream. The site

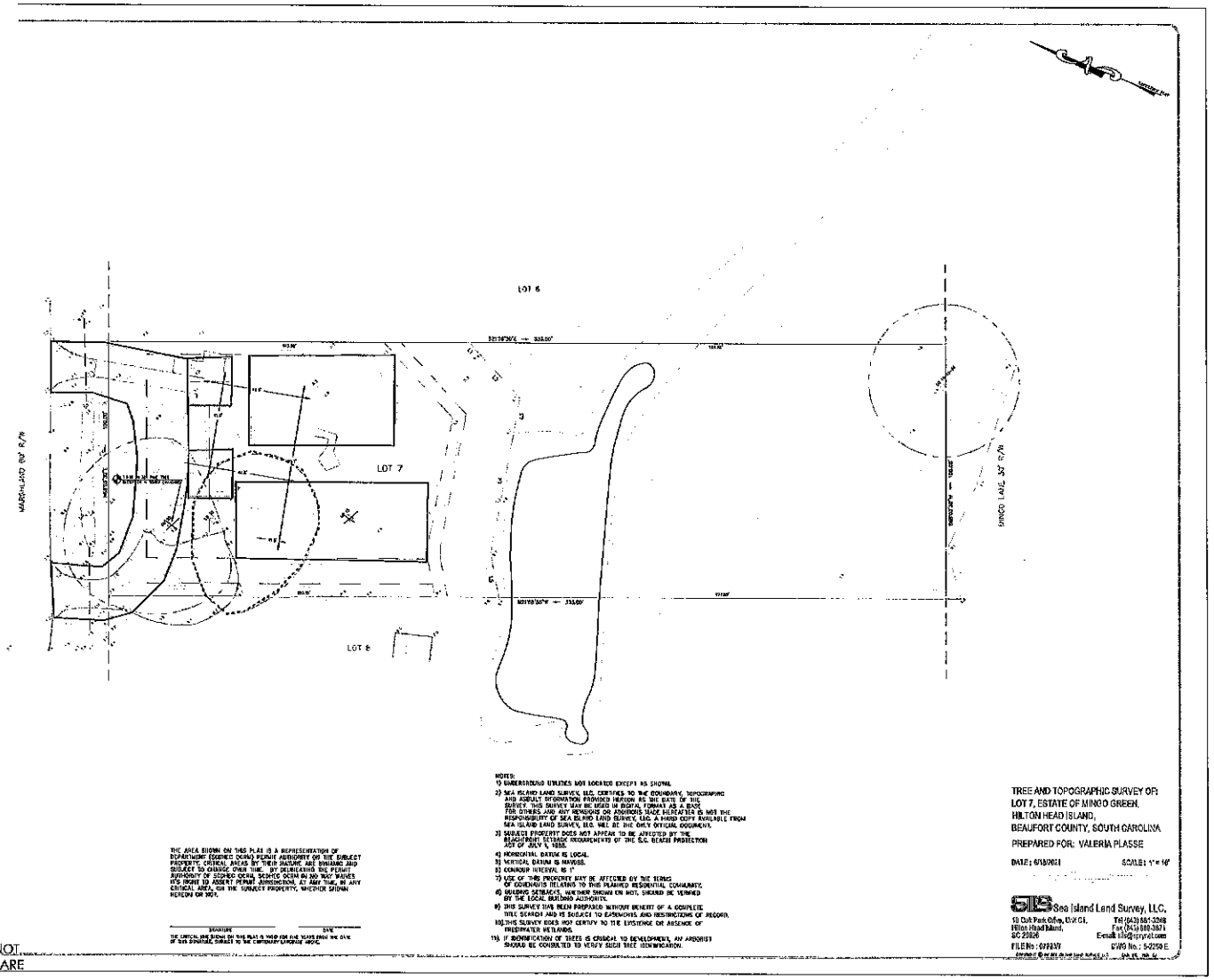
23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411

will be designed to convey stormwater runoff from the proposed development in accordance with local and state regulations. The stormwater discharge will outfall into Braddock Cove before ultimately outfalling into the Calibogue Sound. Improvements within Sea Pines and Hilton Head, namely Shelter Cove and Celebration Park areas, speak to the impact that updated materials and planning approaches can wield for the visitor experience and a better product for the commercial sector.

The renovation of South Beach Marina is a long-awaited improvement to the Islands southernmost water-oriented commercial center. The upgraded experience for visitors and locals alike will yield positive economic dividends, an expression of modern environmental stewardship, and continue the tradition of communing at the waters edge for fun, food, and family togetherness.

Sincerely,
Judd Carstens

Attachment



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PREPARED FOR: VALERIA PLASSE

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DENIED	
CONDITIONALLY	
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REVISIONS

DESIGN STUDIO
13 MARSHLAND
HILTON HEAD ISLAND, SOUTH CAROLINA

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