



The Town of Hilton Head Island  
**Planning Commission Regular Meeting**  
**Wednesday, November 6, 2019 – 9:00 a.m.**  
Benjamin M. Racusin Council Chambers

## **AGENDA**

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*As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.*

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. 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.
- 4. Roll Call**
- 5. Approval of Agenda**
- 6. Approval of Minutes**
  - a. Meeting of August 21, 2019
  - b. Meeting of October 16, 2019
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
- 9. New Business**
  - a. Consideration of proposed amendments to the LMO related to the RD (Resort Development) zoning district, specifically changes to interval occupancy, calculation of density and building height. *Presented by Teri Lewis*
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Report**
- 13. Staff Reports**
  - a. Update on Workforce Housing Plan – *Presented by Shawn Colin*
  - b. Discussion on master planning certain commercial areas on the north end of the Island – *Presented by Shawn Colin*
  - c. Update on the Our Plan Work Groups – *Presented by Taylor Ladd*

## **14. Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.**



Town of Hilton Head Island  
**Planning Commission**  
Wednesday, August 21, 2019 at 3:00 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Caroline McVitty, Mark O'Neil, Alan Perry, Palmer E. Simmons, Todd Theodore

**Absent from the Commission:** Leslie McGowan (excused), Michael Scanlon (excused)

**Present from Town Council:** Mayor Pro-Tem Bill Harkins, David Ames, Glenn Stanford

**Present from Town Staff:** Anne Cyran, Senior Planner; Ricardo Franco, Addressing Technician; Teri Lewis, Deputy Director of Community Development; Jayme Lopko, Senior Planner; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Kristian called the meeting to order at 3:00 p.m.

**2. Pledge of Allegiance**

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

**4. Swearing in Ceremony for New Commissioner Mark O'Neil**

Mayor Pro-Tem Bill Harkins performed the swearing in ceremony for new Commissioner Mark O'Neil.

**5. Roll Call** – See as noted above.

**6. Approval of Agenda**

Chairman Kristian asked for a motion to approve the agenda. Vice Chairman Stevens moved to approve. Commissioner Perry seconded. The motion passed unanimously.

**7. Approval of Minutes** – Meeting of August 7, 2019

Commissioner Perry moved to approve the minutes of the August 7, 2019 regular meeting as corrected. Vice Chairman Stevens seconded. The motion passed unanimously.

**8. Appearance by Citizens on Items Unrelated to Today's Agenda** – None

**9. Unfinished Business** – None

**10. New Business**

- a. **STDV-1538-2019** – David R. Karlyk, a representative of Carolina Engineering, proposes to name a new street Old Stoney Lane. This street will serve a new 42 lot subdivision with a project address of 18 Squire Pope Road.

Mr. Franco presented the application as described in the Staff Report. Staff recommends the Planning Commission approve the Old Stoney Lane street name application based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report.

The Commission made comments and inquiries to Staff regarding the application, including: whether a street named Stoney Lane exists; consideration for naming the street Stoney Lane or New Stoney Lane; whether other streets in the area have a similar name; the proposed name was chosen by the property owner to reflect the neighborhood's history; the subdivision is tentatively named Old Stoney Village, which depends upon the outcome of the street naming; concern that "old" would imply a previously existing street; any mobile homes occupying the proposed development site have been or will be relocated; and the current address of 18 Squire Pope Road is serving as a placeholder and will be readdressed upon the final position of the subdivision.

Chairman Kristian opened the meeting for public comments and none were received.

Upon the conclusion of the discussion, Chairman Kristian asked for a motion.

Commissioner Perry moved to recommend the Planning Commission approve the Old Stoney Lane street name application based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed in the Staff Report. Commissioner Theodore seconded. The motion passed with a vote of 5-2-0.

#### **11. Commission Business – None**

#### **12. Chairman's Report**

Chairman Kristian asked Staff whether the issue of clear-cutting may be an item for the LMO Committee to discuss. Ms. Lewis indicated the Public Planning Committee (PPC) asked Staff to look into this. Staff is in the process of doing research and will present that to the PPC at their September 26 meeting. As a result of that meeting, any recommendations to change the LMO would be presented to the Planning Commission and LMO Committee.

#### **13. Committee Report**

The LMO Committee has scheduled a meeting for August 29 at 2:00 p.m. in Council Chambers.

The Gullah Geechee Land & Cultural Preservation Task Force recommendations were presented to the PPC on August 19. The recommendations will be forwarded to Town Council at their September 17 meeting with a recommendation for acceptance.

#### **14. Staff Report**

- a. Update on the formulation of Workforce Housing Guidelines for the Planning Commission's consideration

Ms. Lewis presented the update. Staff has been working through the Housing Consultant's recommendations and Staff's Response to those recommendations with the PPC. Staff will present both sets of recommendations to PPC for a second time at their meeting tomorrow at 3:00 p.m. From there, Staff anticipates the item will move forward to Town Council's September 17 meeting.

**15. Adjournment**

The meeting was adjourned at 3:21 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** [DATE]

DRAFT



Town of Hilton Head Island  
**Planning Commission**  
Wednesday, October 16, 2019 at 3:00 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Leslie McGowan, Caroline McVitty, Mark O'Neil, Alan Perry, Michael Scanlon, Todd Theodore

**Absent from the Commission:** Vice Chairman Lavon Stevens (excused), Palmer E. Simmons (excused)

**Present from Town Council:** Tamara Becker, David Ames

**Present from Town Staff:** Shawn Colin, Director of Community Development; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Nicole Dixon, Development Review Administrator; Taylor Ladd, Senior Planner; Krista Wiedmeyer, Executive Assistant/Town Clerk; Tyler Newman, Senior Planner; Jeff Buckalew, Town Engineer; Eileen Wilson, Senior Administrative Assistant

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**1. Call to Order**

Chairman Kristian called the meeting to order at 3:00 p.m.

**2. Pledge of Allegiance**

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

**4. Roll Call** – See as noted above.

**5. Approval of Agenda**

Commissioner McVitty moved to approve the agenda. Commissioner Scanlon seconded. The motion passed with a vote of 7-0-0.

**6. Approval of Minutes**

a. Regular Meeting of August 21, 2019

The minutes were not addressed at this time.

**7. Appearance by Citizens on Items Unrelated to Today's Agenda** – None

**8. Unfinished Business** – None

**9. New Business** – None

**10. Commission Business**

a. Review and Adoption of 2020 Meeting Schedule

Commissioner Scanlon moved to approve the 2020 Meeting Schedule. Commissioner Perry seconded. The motion passed with a vote of 7-0-0.

## **11. Chairman's Report**

Chairman Kristian stated he presented the Planning Commission's Semi-Annual Report to the Town Council yesterday and stressed the importance of expediting the development of a policy on workforce housing. The Chamber of Commerce is working with a consultant on a ten year long range plan to attract future tourists to the Island. They were looking at similar items that our Visioning process has discussed and suggested that there may be some crossover. Chairman Kristian suggested that they contact Ms. Taylor Ladd and the Our Plan Development Team because a lot of what they are looking at we have already incubated and it may be helpful to collaborate those two plans. They would like to complete this plan by February 2020.

## **12. Committee Report – None**

## **13. Staff Report**

### **a. Update on Workforce Housing Plan**

Mr. Colin stated that Staff, the community, Town Council, and consultants have worked on a Workforce Housing Program for a few years. Following the delivery of the consultant's report with 8 key recommendations in April 2019, Staff had discussions with the Public Planning Committee on three separate occasions to help refine those recommendations to present to Town Council.

A framework for the workforce housing program – not the actual program – will go before Town Council in November. Developing the actual program will take a few more months. Several recommendations require identifying geographical areas appropriate for workforce housing. That will involve input from the Planning Commission and Public Planning Committee, then follow up with the program recommendations for Town Council to consider. Town Council may adopt a policy by the end of the year.

Several of the recommendations involve program elements that would result in LMO amendments. The body of work that we developed over the past couple of years will make the transition in developing the actual program much easier and quicker to get in front of Town Council.

### **b. Discussion on master planning certain commercial areas on the north end of the Island.**

This is the third component under Workforce Housing Development: to consider master planning portions of the Island, looking for appropriate locations for Workforce Development Projects. The greater master plan concept was supported by Town Council in their workshop late last year and it was adopted as one of the priorities for the current calendar year.

The TIF Extension identified three main projects: the USCB hospitality facility; the Lowcountry Celebration Park; and the Chaplin Linear Park, which is the final major project of the TIF Extension.

There have been significant changes in and around the airport and the Mathews Drive area. Properties have been redeveloped and investments made in the community commercial areas of Port Royal Plaza, Northridge Plaza, and the Sea Turtle Marketplace.

In the mid-island area, the Shelter Cove Mall transformed into the Shelter Cove Towne Centre. Significant transportation improvements are underway throughout the corridor from Queens Folly to Shelter Cove Lane and these will continue over the next year.

Staff is defining the purpose of the project and why it is needed in these specific areas. Staff will present this to the Planning Commission, the Public Planning Committee, Town Council and the community. This would not be the redevelopment of one property; we need to look at the entire area to create a positive impact over the course of time with the potential for reinvestment.

- c. Quarterly Report – Presented by Ms. Ray on behalf of Ms. Cyran. The Commissioners had no questions.

Chairman Kristian asked Ms. Ladd to give an update on the status of Our Plan. Ms. Ladd stated:

- Phase One of their work plan was completed in July and August. This phase entailed orientation to the process and multiple brainstorming and strategic analysis engagement activities centered on each group's Core Value.
- Phase Two is in process now through the end of October to early November. This phase entails outlining draft goals and starting to develop strategies and tactics.
- The Parks and Recreation Master Plan Kick-Off was held August 19-21. This plan will be incorporated into Our Plan in a Parks and Recreation chapter incorporating input from the Our Plan Parks and Recreation Task Group.
- The public has been invited to participate in the Our Plan process via four open houses. Two open houses were held specifically for Our Plan – one in July and one in September. Two open houses for the Parks and Recreation Master Plan were held during the kick-off week in August.
- In July, Our Plan hosted an Open Town Hall survey.
- Phase Three of the work plan will commence as each group moves into finalizing their goals, strategies and tactics. This phase will wrap up in December with the conclusion of the Work Group's scope for Our Plan.
- Our Plan will host a drop-in style open house in the Living Lab tonight from 5:30 – 6:30 p.m. to engage the public with the Work Group's draft goals.
- Our Plan will be hosting two additional Open Town Hall surveys in October. Early in the month there will be a survey to garner public input on the Work Group's draft goals. There will also be a Parks and Recreation survey for the entire month September 30 through November 1.

#### **14. Adjournment**

The meeting was adjourned at 3:40 p.m.

**Submitted by:** Eileen Wilson, Secretary

**Approved:** [DATE]





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# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

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**TO:** Planning Commission  
**VIA:** Shawn Colin, AICP, *Director of Community Development*  
**VIA:** Anne Cyran, AICP, *Senior Planner and PC Coordinator*  
**FROM:** Teri B. Lewis, AICP, *Deputy Director of Community Development*  
**DATE:** October 28, 2019  
**SUBJECT:** Proposed LMO Amendments Related to the RD Zoning District

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### **Recommendation**

The LMO Committee reviewed the proposed amendments on October 21, 2019 and voted 3-0 to recommend that the Planning Commission not advance the amendments as proposed.

Staff recommends the proposed amendments not be pursued.

### **Summary**

The amendments propose the following changes to the RD (Resort Development) zoning district:

- Delete 1 bedroom units from Interval Occupancy.
- Change how the density for Hotel and Interval Occupancy uses is calculated from units to gross floor area (GFA).
- Reduce the maximum building height of Non-Single Family Development on all properties to 60 feet above mean sea level with no more than five stories (including habitable and parking levels) for all buildings on each property.
- Require that building height not exceed the tree height on the same or adjacent properties.

### **Background**

Patsy Brison approached the LMO Committee and the Planning Commission in late 2018 to request changes to the LMO (Attachment A). These changes were considered by the LMO Committee at their June 3, 2019 and October 21, 2019 meetings.

### **Attachments**

- A. Submittal from Patsy Brison, November 15, 2018
- B. Coligny Resort and Resort Development District Standards
- C. Zoning Map of Forest Beach Areas
- D. Submittal from Patsy Brison, October 9, 2019
- E. Photo: Ocean Oak Resort on South Forest Beach Drive
- F. Photo: Ocean Oak Resort (view from the beach)
- G. Photo: Courtyard by Marriott Hotel on Pope Avenue

**Presentation by Patsy Brison to Town of Hilton Head Planning**

**Commission on November 15, 2018**

I am concerned about the height, density and gross floor area of new buildings being constructed and which have been constructed after 2014 in the South Forest Beach area which are within the Resort Development District. The size of these buildings resulted from language in the LMO adopted in 2014 and from certain amendments to the LMO adopted in 2016. As of yesterday afternoon, I was only able to find out sizes of a few of the buildings.

The information I have found so far is as follows:

**South Forest Beach Area:**

**1. Hilton Gardens Interval Occupancy Project (Zoned Resort Development) (South Forest Beach Drive)**

The total acreage of the site is 8.10 acres. The site is being developed with two “condo buildings” (building 1= 121,742 square feet and building 2= 115,976 square feet) containing a total

of 125 units, an administration building with 4865 square feet, and a maintenance building with 1195 square feet. The total square footage is 243,778. On the 8.10-acre site, that results in 30,096 square feet per acre. The two “condo buildings” are interval occupancy or time share buildings. The total height is 89 feet above Mean Sea Level (MSL), which results from the LMO allowing 75 feet above Base Flood Elevation (BFE), which is 14 feet at that location. The buildings include seven stories and the roof structures.

**2. Coral Sands (Elite Resorts) Newest Building (Zoned Resort Development) (Pope Avenue)**

The newest building is 41,200 square feet in size and consists of four or five stories plus the roof structures. I was not able to find out the acreage assigned to that building since there are at least six other buildings on the property or properties at the intersection of Pope Avenue and Cordillo Parkway.

I am also concerned about the size of the new **Courtyard by Marriott**, which I understand is in the area zoned **Coligny Resort**. As of yesterday afternoon, I was not able to find out the size of that new building. There are no density or gross floor area maximums for that type of building in the Coligny District.

At the October 30, 2018, meeting of the LMO Committee of the Planning Commission, I provided information from the Town staff on the size of the new Hilton Gardens project. I also handed to the LMO Committee and to Town staff a draft ordinance to reduce the size of buildings in the Resort Development District. A copy of that draft ordinance is attached. I asked that the request be considered at the next Planning Commission meeting, which is today. The LMO Committee asked the Town staff to research the request, but I do not see any report from the LMO Committee or staff about the request on today's Planning Commission agenda.

I am very concerned about the impacts of such large buildings on the image of Hilton Head Island, including, but not limited to, the intrusion on the beaches and the disregard for the tree canopy. I am also very concerned about the increased traffic brought by increased and uncontrolled density and the other impacts on the infrastructure of the Island, both man-made infrastructure and the natural environment.

I respectfully request that you place consideration of amendments to reduce these impacts on your agenda. We cannot wait on a lengthy process but should proceed immediately as soon as the State statute and Town LMO allow for action on amendments. The South Forest Beach area cannot take any more of this type of development.

Thank you for service on the Commission and for your time and consideration of this request.

-Patsy Brison

November 14, 2018

**AN ORDINANCE TO AMEND SECTION 16-3-105 L. RD RESORT DEVELOPMENT DISTRICT OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, TO REDUCE THE HEIGHT, DENSITY AND MAXIMUM SQUARE FOOTAGE OF CERTAIN BUILDINGS**

**WHEREAS**, the Town of Hilton Head Island was developed in recognition of and with respect for the natural tree canopy and forests on the Island; and

**WHEREAS**, Live Oak trees are important to Hilton Head Island and reach a maximum of 40-60 feet in height; and

**WHEREAS**, Palmettos (also known as sabal palm and cabbage palm) are the State tree of South Carolina and have a common height of 50 feet; and

**WHEREAS**, the Loblolly Pine is the most common tree on the Island and may grow up to a maximum of 80 feet in height, but is vulnerable to hurricanes and tropical storms; and

**WHEREAS**, the maximum building heights of non-single-family residential developments in the Resort Development District exceed the maximum height of the Live Oaks and the common height of Palmettos; and

**WHEREAS**, the density of "Interval Occupancy" in the Resort Development District has increased the traffic beyond the capacity of the existing road infrastructure and beyond the adopted plans of the Town of Hilton Head Island; and

**WHEREAS**, the gross floor area ("GFA") allowed in the Resort Development District has resulted in massive buildings along the beach in the South Forest Beach area, which conflicts with the Charles Fraser vision of the development of Hilton Head Island;

**NOW, THEREFORE, BE IT ORDAINED AND ORDERED THAT SECTION 16-3-105 L. RESORT DEVELOPMENT DISTRICT BE AND IS HEREBY AMENDED AS FOLLOWS:**

**Section 1.** Section 16-3-105 L. 2. be amended to delete the allowance of 1 bedroom units from Interval Occupancy.

**Section 2.** Section 16-3-105 L. 3. be amended to reduce the gross floor area ("GFA") so that the size of Hotel and Interval Occupancy buildings shall not exceed \_\_\_\_\_ GFA per building.

**Section 3.** Section 16-3-105 L. 3. be amended to reduce the maximum building height of Non-Single-Family Development on all properties to 60 feet above mean sea level (MSL), with no more than 5 stories (including habitable levels and any parking levels) for all buildings on each property, and in no event shall any building height exceed the tree height on the same or adjacent properties.

**Section 4.** All Ordinances in conflict with this Ordinance are hereby repealed.

**Section 5.** This Ordinance shall be effective on the date of final reading.

**PASSED AND APPROVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_  
\_\_\_\_\_, Mayor

ATTEST: \_\_\_\_\_

Krista Wiedmeyer, Town Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form: \_\_\_\_\_

Gregory M. Alford, Town Attorney

Introduced by Council Member: \_\_\_\_\_



# CR Coligny Resort District

## 1. Purpose

The purpose of the Coligny Resort (CR) District is to recognize and promote further investment in the area near Coligny Circle as an activity center and a core high-energy and visitor-oriented resort destination that encourages people to live, work, and recreate within the district. The district is intended to accommodate relatively high-intensity commercial, office, residential, and ***mixed-use development*** that is pedestrian-oriented and human-scale. It is also intended to promote ***development*** that integrates civic and public gathering spaces and connects to such places in nearby developments and public places.

## 2. Allowable Principal Uses

		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>1</sup>	
<b>Residential Uses</b>				
<b><i>Mixed-Use</i></b>	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
<b><i>Multifamily</i></b>	PC	Sec. 16-4-102.B.1.b	1 bedroom	1 per du
			2 bedroom	1.25 per du
			3 or more bedrooms	1.5 per du
			Nonresidential	1 per 650 GFA
<b>Public, Civic, Institutional, and Educational Uses</b>				
<b><i>Community Service Uses</i></b>	P		1 per 525 GFA	
<b><i>Education Uses</i></b>	P		Colleges and High Schools	7.5 per classroom

Attachment B

			Elementary and Junior High/Middle Schools	3 per classroom
			Other <b>Education Uses</b>	See Sec. 16-5-107.D.2
<b>Government Uses</b>	P		Fire Stations	3 per bay + 1 per 300 GFA of office space
			Other	1 per 300 GFA of office area
<b>Major Utilities</b>	SE		1 per 2,000 GFA	
<b>Minor Utilities</b>	P		n/a	
<b>Public Parks</b>	P		See Sec. 16-5-107.D.2	
<b>Religious Institutions</b>	P		1 per 4 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<b>Telecommunication Towers, Monopole</b>	PC	Sec. 16-4-102.B.2.e	1	
<b>Resort Accommodations</b>				
<b>Bed and Breakfasts</b>	PC	Sec. 16-4-102.B.4.a	1 per 1.5 guest rooms	
<b>Hotels</b>	PC	Sec. 16-4-102.B.4.b	1 per 1.5 guest rooms	
<b>Interval Occupancy</b>	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
<b>Commercial Recreation</b>				

Attachment B

<b>Indoor Commercial Recreation Uses</b>	P		1 per 7 <b>persons</b> + 1 per 300 GFA of office or similarly used area	
<b>Outdoor Commercial Recreation Uses</b> Other than <b>Water Parks</b>	PC	Sec. 16-4-102.B.5.b	Miniature Golf Courses	1 per 2.5 tees
			Stadiums	1 per 5 spectator seats
			Other	1 per 4 <b>persons</b> + 1 per 300 GFA of office or similarly used area
<b>Water Parks</b>	P		See Sec. 16-5-107.D.21	
<b>Office Uses</b>				
<b>Contractor's Offices</b>	PC	Sec. 16-4-102.B.6.a	1 per 450 GFA of office/administrative area	
<b>Other Office Uses</b>	P		1 per 500 GFA	
<b>Commercial Services</b>				
<b>Bicycle Shops</b>	PC	Sec. 16-4-102.B.7.c	1 per 250 GFA	
<b>Convenience Stores</b>	PC	Sec. 16-4-102.B.7.d	1 per 250 GFA	
<b>Eating Establishments</b>	PC	Sec. 16-4-102.B.7.e	1 per 150 sf of <b>gross floor area</b> and outdoor eating area	
<b>Grocery Stores</b>	P		1 per 250 GFA	
<b>Liquor Stores</b>	SE	Sec. 16-4-102.B.7.g	1 per 250 GFA	
<b>Nightclubs or Bars</b>	PC	Sec. 16-4-102.B.7.h	1 per 100 GFA	

Attachment B

<b>Open Air Sales</b>	PC	Sec. 16-4-102.B.7.i	1 per 250 GFA of sales/display area
<b>Shopping Centers</b>	PC	Sec. 16-4-102.B.7.j	1 per 500 GFA
<b>Other Commercial Services</b>	P		See Sec. 16-5-107.D.2
<b>Vehicle Sales and Services</b>			
<b>Auto Rentals</b>	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2
<b>Commercial Parking Lot</b>	PC	Sec. 16-4-102.B.8.d	See Sec. 16-5-107.D.2
<b>Gas Sales</b>	PC	Sec. 16-4-102.B.8.e	

<b>3. Development Form Standards</b>	
<b>MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS</b>	
Adjacent Street Setbacks	Along major and minor arterials, the minimum adjacent <b>street</b> setback distance shall be 30' as follows:
	<p>The first 15' of the setback (measured parallel to the required <b>street</b> setback starting from the property line along the <b>street</b> and moving inward) shall include a minimum 5'</p> <ul style="list-style-type: none"> <li>landscaped area. This landscaped area shall have one <b>street tree</b> planted every 25' along the <b>street frontage</b> . The remaining area may contain a pathway and shall not contain tables, chairs and fountains.</li> </ul>
	<p>The second 15' of the setback (measured parallel to the required setback starting from</p> <ul style="list-style-type: none"> <li>the required setback line and moving towards the <b>street</b> ) may include plazas, courtyards, tables and chairs, pervious pavers, landscaping and fountains.</li> </ul>

Attachment B

	<ul style="list-style-type: none"> <li>The setback angle shall be 60°.</li> </ul>
	Along other <b>streets</b> , the minimum adjacent <b>street</b> setback distance shall be 20' as follows:
	<p>The first 15' of the setback (measured parallel to the required <b>street</b> setback starting from the property line along the <b>street</b> and moving inward) shall include a minimum 5'</p> <ul style="list-style-type: none"> <li>landscaped area. This landscaped area shall have one <b>street tree</b> planted every 25' along the <b>street frontage</b> . The remaining area may contain a pathway.</li> </ul>
	<p>The remaining 5' of the setback (measured parallel to the required setback starting from</p> <ul style="list-style-type: none"> <li>the required setback line and moving towards the <b>street</b> ) may pervious pavers, fountains and benches.</li> </ul>
	<ul style="list-style-type: none"> <li>The setback angle shall be 60°.</li> </ul>
	Awnings, balconies and overhangs may occupy these setback areas.
Adjacent Use Setbacks	The adjacent use setback standards set forth in Sec. 16-5-102.D, Adjacent Use Setback Requirements, shall apply only along the perimeter of the CR district.
<b>MODIFIED ADJACENT STREET BUFFER STANDARDS</b>	
There are no adjacent street buffers in the CR zoning district.	

MAX. DENSITY (PER NET ACRE )		LOT COVERAGE	
All <b>development</b>	Undefined, but limited by applicable design and performance standards such as height and parking	Max. <b>Impervious Cover</b>	n/a
		Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b>	n/a
<b>MAX. BUILDING HEIGHT</b>			

All <b>development</b>	36 ft along the adjacent <b>street</b> setback line; 60 ft once the setback angle is attained	
<b>USE AND OTHER DEVELOPMENT STANDARDS</b>		
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.		
<p style="text-align: center;"><b>TABLE NOTES:</b></p> <p>P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <b>dwelling units</b> ; sf = square feet; GFA = <b>gross floor area</b> in square feet; ft = feet; n/a = not applicable</p> <p>1. Where all required parking spaces are located within a parking <b>structure</b> (e.g., parking deck or parking garage), the standards for the minimum number of parking spaces shall be reduced by 20 percent.</p>		

# RD Resort Development District

## 1. Purpose

It is the purpose of the Resort Development (RD) District to provide for resort **development** in the form of **multifamily development** , **bed and breakfasts** , and resort **hotels** . It is also the purpose of this district to provide for commercial **development** aimed at serving the island visitor.

## 2. Allowable Principal Uses

		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<b>Residential Uses</b>				
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500 GFA
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<b>Public, Civic, Institutional, and Educational Uses</b>				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area

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<b>Major Utilities</b>	SE		1 per 1,500 GFA	
<b>Minor Utilities</b>	P		n/a	
<b>Public Parks</b>	P		See Sec. 16-5-107.D.2	
<b>Religious Institutions</b>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4- 102.B.2.e	n/a	
<b>Telecommunication Towers, Monopole</b>	PC	Sec. 16-4- 102.B.2.e	1	
<b>Resort Accommodations</b>				
<b>Bed and Breakfasts</b>	PC	Sec. 16-4- 102.B.4.a	1 per guest room	
<b>Hotels</b>	P		1 per guest room	
<b>Interval Occupancy</b>	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
<b>Commercial Recreation</b>				
<b>Indoor Commercial Recreation Uses</b>	P		1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area	
<b>Outdoor Commercial Recreation Uses Other than Water Parks</b>	PC	Sec. 16-4- 102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats

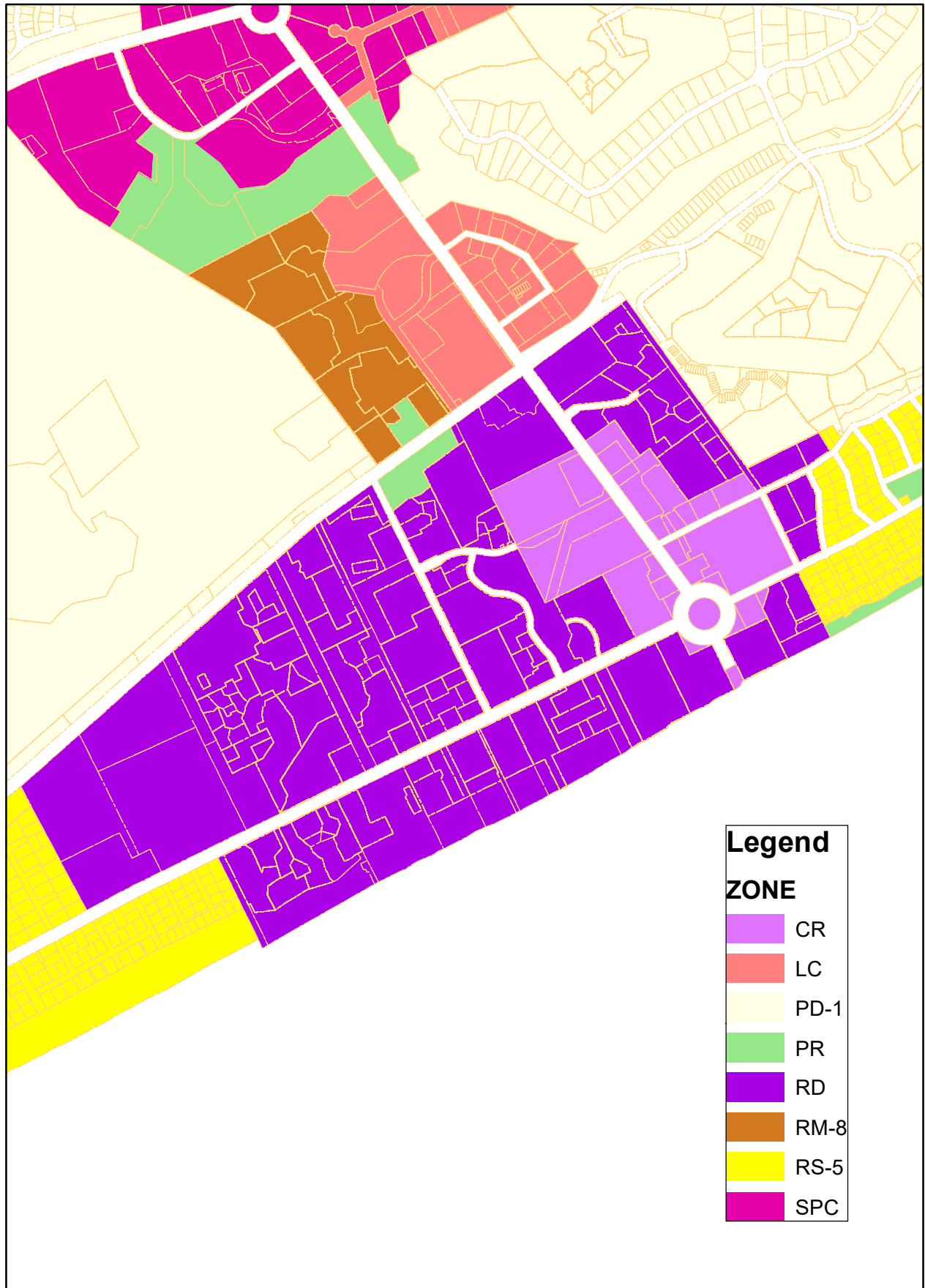


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			Other	1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area
<b>Water Parks</b>	P			See Sec. 16-5-107.D.2
<b>Office Uses</b>				
<b>Contractor's Office</b>	PC	Sec. 16-4-102.B.6.a		1 per 350 GFA of office/administrative area
<b>Other Office Uses</b>	P			1 per 350 GFA
<b>Commercial Services</b>				
<b>Bicycle Shops</b>	PC	Sec. 16-4-102.B.7.c		1 per 200 GFA
<b>Eating Establishments</b>	PC	Sec. 16-4-102.B.7.e		1 per 100 sf of <b>gross floor area</b> and outdoor eating area
<b>Liquor Stores</b>	SE	Sec. 16-4-102.B.7.g		1 per 200 GFA
<b>Nightclubs or Bars</b>	PC	Sec. 16-4-102.B.7.h		1 per 70 GFA
<b>Open Air Sales</b>	P			1 per 200 GFA of sales/display area
<b>Other Commercial Services</b>	P			See Sec. 16-5-107.D.2
<b>Vehicle Sales and Services</b>				
<b>Auto Rentals</b>	PC	Sec. 16-4-102.B.8.a		See Sec. 16-5-107.D.2
<b>Commercial Parking Lot</b>	PC	Sec. 16-4-102.B.8.d		See Sec. 16-5-107.D.2

3. Development Form and Parameters			
MAX. DENSITY (PER NET ACRE )		LOT COVERAGE	
Residential <sup>1</sup>	16 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Interval Occupancy</i>	16 du		
<i>Hotel</i> <sup>1</sup>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
<i>Non Single-Family Development</i> on property landward of South Forest Beach Drive	60 ft		
All Other <i>Non Single-Family Development</i>	75 ft		
<i>Single-Family Development</i>	45 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
<p><b>TABLE NOTES:</b></p> <p>P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable</p>			

[<sup>1</sup>] In order to promote flexibility, an **office, eating establishment** or **commercial services use** that is accessory to and within an existing residential or **hotel structure** may be converted to a residential **unit** or **units** upon the **Official's** determination that the **development** can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential or **hotel structure** .



## **Large New Buildings in Forest Beach Area**

Within the last 2-3 years, the Forest Beach area has been impacted by the construction of new, larger buildings and sites under the 2014 Land Management Ordinance (“LMO”) (as amended). Within the Resort Development and Coligny Resort Districts, the current language of the LMO allows increased height and density, while not setting a maximum gross floor area per acre for certain uses. Based upon information from Town of Hilton Head Island staff and from Beaufort County, the sizes of the newest buildings and their sites are as follows:

### **1. Hilton Gardens Interval Occupancy (South Forest Beach Drive)**

According to Town staff, the total acreage of the site is 8.10 acres. The site was developed with two condominium (interval occupancy/time share) buildings (building 1- 121,742 square feet and building 2- 115,976 square feet) containing a total of 125 units, an administration building with 4865 square feet, and a maintenance building with 1195 square feet. The total square footage is 243,778, resulting in 30,096 square feet per acre.

According to the building elevations submitted to the Town, the height is 89 feet. The site is zoned Resort Development District. The LMO has a maximum height of 75 feet in that zoning district, but height is measured from the Base Flood Elevation (BFE), which is 14 feet on that property. See attached photos of the building as constructed. The buildings are clearly above the adjacent tree canopy.

### **2. Coral Sands (Elite Resort Group) (Newest Building Completed on Pope Avenue)**

According to Town staff, the newest building is Building 5, which is 41,692 square feet in size and 55.5 feet in height. It appears to have 4 habitable stories. The total acreage is 10.58 acres, but it is difficult to get the sizes of all the buildings online in order to calculate the square feet per acreage. The best information available seems to indicate about 17,400 to 21,400 square feet per acre. Another building has been permitted but is not yet under construction. The site is zoned Resort Development District. Photo not available.

### **3. Marriott/Courtyard Hotel (North Forest Beach/off Pope Avenue)**

According to Town staff, the approved structure is 87,081 square feet in size and the site is 4.23 acres. That calculates to 20,587 square feet per acre. The total number of rooms is 115. The Coligny Resort District allows 60 feet plus up to an additional 20% in height for architectural elements. The Town staff says the building is 65 feet, with additional height allowed for architectural elements. See attached photo.

Previously, and after the 2014 LMO was adopted, another large building was constructed along the ocean in the South Forest Beach area. The height reaches well above the tree canopy. See attached photo. When the Town staff was contacted, it was reported that the height allowed in this zoning district (Resort Development) was increased in 2014, resulting in the height shown in the attached photo.

The increase height, density and gross floor areas of these buildings are contrary to the agreed limitations of Charles Fraser and Fred Hack in 1971 when taller, larger buildings were being planned for Hilton Head Island and the Island community opposed those plans. See attached excerpts from Profits and Politics in Paradise by Michael N. Danielson. According to the excerpts, they agreed to a 5-floor limit, except for the planned hotel in Palmetto Dunes, and a density of 2 or 3 units per acre. Danielson stated that the 5-floor limitation remained in place for two decades after that, except for the 10-floor hotel in Palmetto Dunes. The agreed limitations responded to Island residents who “do not want another Miami Beach.” Danielson, page 87. Today’s plea of island residents is that Hilton Head Island not “become another Myrtle Beach.”

Increased density results in increased traffic in the Forest Beach area, as exhibited by the last few years, and contrary to the assertion that visitors stay within the confines of these new, larger buildings. The Forest Beach area is not a resort, but is a mix of beach, forests, single family homes, smaller condominium developments and local businesses. The location of large buildings and new hotels is contrary to the community of Forest Beach, assaults the Island character, violates the long-standing agreement on limitations of size, increase traffic and creates substantial safety issues. The Island is at a tipping point in development and growth should be more carefully managed. It is time to stop Forest Beach from becoming the resorts of Miami Beach and Myrtle Beach.

-Patsy Brison  
October 9, 2019







