



Town of Hilton Head Island
Planning Commission Special Meeting
Wednesday, October 14, 2020 – 9:00 a.m.
AGENDA

In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. **Call to Order**
2. **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.
3. **Roll Call**
4. **Swearing in Ceremony for New Commissioner John Campbell** – *Performed by Mayor Pro-Tem Bill Harkins*
5. **Approval of Agenda**
6. **Approval of Minutes**
 - a. Special Meeting of September 16, 2020
7. **Unfinished Business** – None
8. **New Business**
 - a. **Public Hearing**
Dirt Road Paving LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 3 and 5 of the Land Management Ordinance (LMO) to add and revise the following sections:

Section 16-3-104, RM-4, RM-6, RM-8 and RM-12 zoning districts: add language that states that parcels along a right-of-way (ROW) acquired as part of the Town's Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the establishment of the ROW; Section 16-3-105, Marshfront (MF), Mitchelville (MV), Neighborhood Commercial (NC), Stoney (S), and the Waterfront Mixed Use (WMU) zoning district: add language that states that parcels along a right-of-way (ROW) acquired as part of the Town's Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the establishment of the ROW; Table 16-5-102.C: add language that the adjacent street setback will only be 5' along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program; Table 16-5-103.D: add language stating that an adjacent street buffer will not be required along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program; 16-5-105.X [New Section] Exceptions for Streets in the Town's Dirt Road Paving Program: add a new section to establish the exceptions that will apply to all rights-of-way created as part of the Town's Dirt Road Paving Program; Table 16-5-105.D.1: adds language that allows the Town Engineer to accept a minimum ROW of 30' for streets acquired

under the Town's Dirt Road Paving Program where physical and property constraints exist.
Presented by Teri Lewis

b. Public Hearing

Historic Neighborhood Preservation Overlay (HNP-O) District LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 10, and Appendix D of the Land Management Ordinance (LMO) to add and revise the following sections:

Section 16-2-101: Add Family Compound and Family Subdivision to the Summary Table of Development Review Procedures for Development Approvals and Permits; Section 16-2-102.J.1.a: Add vested rights for approval or conditional approval of an application for Family Compound and Family Subdivision; Section 16-2-103.U: Add applications for Family Compound and Family Subdivision to Appeal of the Official's Decision to Planning Commission; New Section 16-2-103.X: Create purpose, applicability, review procedure, review standards, effect of approval, expiration, and amendment sections for Family Compound; New Section 16-2-103.Y: Create purpose, applicability, review procedure, review standards, effect of approval, expiration, and amendment sections for Family Subdivision; Section 16-3-104.E: Increase maximum impervious cover and building height for parcels in the HNP-O District within the RM-4 District; New Section 16-3-104.F: Create RM-6 Moderate Density Residential District including purpose, allowable principal uses, and development form and parameters; Section 16-3-104.G: Increase maximum impervious cover for parcels in the HNP-O District within the RM-8 District; Section 16-3-104.H: Increase maximum impervious cover for parcels in the HNP-O District within the RM-12 District; Section 16-3-105.G: Increase the maximum density for residential properties along major arterials in MF District; Section 16-3-104.K: Increase maximum building height for HNP-O District within the NC District; New Section 16-3-106.N: Create Historic Neighborhoods Preservation Overlay (HNP-O) District, including applicability and purpose, delineation of the district, including maps; regulations, including setbacks, buffers, impervious cover, building height, access, and wetlands protection; allowable uses/activities; and applications; Table 16-4-102.A.6: Add RM-6 and its allowable uses to the Principal Use Table; Section 16-4-102.B.1.d: Add use-specific conditions for Workforce Housing in the RM-6 district; Section 16-4-102.B.7.I: Add use-specific conditions for Other Commercial Services in the RM-6 District; Section 16-4-102.B.10.a.ii: Add use-specific conditions for Boat Ramps, Docking Facilities, and Marinas in the RM-6 District; Section 16-10-102.B.1: Permit density to be rounded up for parcels within the HNP-O District; Section 16-10-105: Add general definitions for Family Compound and Family Subdivision; Appendix D: Create applications and submittal requirements in new sections D-26 Family Compound and D-27 Family Subdivision. *Presented by Sheryse DuBose*

c. Public Hearing

ZA-001782-2020 – Request from the Town of Hilton Head Island to amend the Official Zoning Map for RM-4 properties within the proposed Historic Neighborhoods Preservation Overlay (HNP-O) District to be rezoned to RM-6. Affected parcels are identified as: Parcels 12, 14-16, 18, 20, 24-26, 28, 2B, 2D-2F, 2H-2I, 30-31, 48, 52, 57-58, 11F, 11I, 124, 134-135, 142-145, 148, 14A, 14C, 14F-14H, 14J, 150-152, 156-159, 15A-15C, 160-169, 16A-16B, 170-171, 19A, 19C-19E, 204-209, 20A, 20C-20D, 20G, 210-217, 21A, 247, 24A-24B, 24D-24E, 251-252, 254-257, 259, 25A, 264-269, 26A, 26B, 270-275, 30A, 30C, 52A, and 58A on Beaufort County Tax Map 3, District 510; Parcels 1-51, 135-145, 148-152, 154-166, 168-184, 188-260, 262-302, and 310-312 on Beaufort County Tax Map 3A, District 510; Parcels 6, 17-19, 6C, 6E-6K, 7A-7F, 17A, 18A-18D, 19A-19E, 19G-19K, 292, 308-316, 330-333, 335, 353, 355, 357, 360-361, 292A, and 311A on Beaufort County Tax Map 4, District 510; Parcels 6-10, 13-16, 21-23, 6C, 7A, 10C, 10E, 10G, 13A, 16A-16M, 18A, 192-195, 197, 202-204, 227, 22A, 232-239, 23B, 240-241, 285, 294-299, 302, 313-319, 326-327, 336-375, 407-412, 415-429, and 227A on Beaufort County Tax Map 5, District 510; Parcels 2-3, 37, 3A-3I, 41-42, and 47-98 on Beaufort County Tax Map 6, District 510; Parcels 4-5, 7-19, 1C, 20, 22, 24, 27, 31-36, 45, 4F, 5B, 78-79, 7A-7E, 82-89, 8A, 90-92, 95-98, 9A, 104, 113-117, 11A, 125-129, 12A, 131, 137, 13A-13B, 141-142, 145, 147-

148, 14A-14C, 151, 156, 159, 15A, 160, 16A-16D, 16F-16G, 17A-17B, 185, 18A, 191, 193, 20A, 229, 229 (1L-1M, 2L-2M, 3L-3M, 4L-4M, 5L-5M, 6L-6M, 7L-7M, 8L-8M, 9L-9M, 10L-10M, 11L-11M, 12L-12M, 13L-13M, 14L-14M, 15L-15M, 16L-16M, 17L-17M, 18L-18M, 19L-19M, 20L-20M), 22B-22C, 246, 248, 24B-24C, 251, 25A-25B, 25E-25I, 25M-25Q, 26A, 26C-26O, 270-271, 274-284, 286-288, 295-299, 301-306, 31A-31E, 31G-31H, 32A-32F, 34B-34G, 34J-34K, 366-376, 378, 380, 383, 386-388, 390, 393, 399, 401-405, 411-412, 414-418, 420-425, 427-437, 440-444, 446, 448-450, 454, 45A, 463-468, 46B-46F, 46J, 470, 470 (1-90, 111-114, 121-124, 211-214, 221-224, 311-314, 321-324, 411-414, 421-424, 511-514, 521-524), 473-510, 514-521, 523-528, 578, 591- 673, 758-774, 810-812, 819-829, 82B, 830-842, 845-869, 86B, 86D-86H, 870-879, 87A, 880-889, 88A, 88C-88I, 890-909, 90A-90C, 910-925, 929, 92A, 930-931, 935-939, 93A, 940-978, 980-989, 98A-98D, 990-1016, 1017, 1019-1040, 1053, 1060, 1071, 1076, 1078-1082, 1099-1121, 1124-1156, 1161-1163, 1170-1173, 125A-125C, 125E, 132A, 132A (1A-1K, 2A-2K, 3A-3K, 4A-4K, 5C-5K, 6C-6K, 7C-7K, 8C-8K, 9C-9K, 10C-10K, 11C-11K, 12C-12K, 13C-13K, 14C-14K, 15C-15K, 16C-16K, 17D, 17F-17I, 17K, 18D, 18F-18I, 18K, 19D, 19F-19I, 19K, 20D, 20F-20I, 20K, 21G-21I, 22G-22I, 23G-23I, 24G-24I, 25G, 25I, 26G, 26I, 27G, 27I, 28G, 28I, 29I, 30I, 31I, 32I, 33I, 34I, 35I, 36I), 132C-132D, 147B, 149F, 150A, and 151A-151B on Beaufort County Tax Map 7, District 510; Parcels 8-9, 27-32, 8G-8K, 8N, 8P, 8R-8T, 97, 9A, 259, 27A-27E, 28A-28B, 28D, 28G-28H, 29B-29N, 29P-29S, 30A-30C, 30E-30I, 31A-31G, 341-342, 379-387, 391-395, 418-419, 426, 488, 496, 509-512, 577, 598-599, 601, 607, 610, 631, 639, 643, 650-667, 688, 707, and 737-748 on Beaufort County Tax Map 8, District 510; Parcels 76-100 on Beaufort County Tax Map 8A, District 510; Parcels 8, 8A-8K, 773, 1023-1024, and 1031-1032 on Beaufort County Tax Map 9, District 510; Parcels 3-9, 26-30, 33-35, 3A-3F, 40, 4A-4G, 5B-5E, 5G-5H, 6A-6C, 7A-7D, 7F, 265-266, 26A-26D, 271, 275, 27D-27E, 283, 289, 28A-28B, 290, 296-297, 29A, 303, 306, 311-312, 32D-32E, 33A-33K, 34B-34C, 352, 359-360, 402-404, 40A-40G, 425-427, 430-450, 456-457, 531-534, 586, 630, 635-636, 641-647, 653, and 713-724 on Beaufort County Tax Map 10, District 510; Parcels 7, 21-22, 2B-2C, 44, 57-73, 76, 7B-7D, 7G, 7J, 80-81, 127-131, 139, 141, 152, 160, 164, 167-169, 171, 173, 181, 22A-22D, 22F-22G, 333-364, 373-378, 388, 395-397, 78A, 80A, and 129A-129B on Beaufort County Tax Map 11, District 510; Parcels 9, 147, 149, 14I on Beaufort County Tax Map 3, District 511; Parcels 3, 3A, 3C-3D, 44, 46, 56, 58, 62, 138, 289, 290, 426, 44A-44B, 46G-46I, 50B, 61A-61C, 62A, 1052, 1058, 1067, and 1159-1160 on Beaufort County Tax Map 7, District 511; and Parcels 10, 12, 8E, 10A, 11D, 12A, 410 and 688 on Beaufort County Tax 8, District 511. *Presented by Tyler Newman*

d. Public Hearing

ZA-001783-2020 – Request from the Town of Hilton Head Island to amend the Official Zoning Map by applying the Historic Neighborhoods Preservation Overlay (HNP-O) District to identified parcels. The LMO amendments associated with the HNP-O District will allow the development of a historic overlay that includes flexibility to buffers, setbacks, and access; increase in height and impervious cover; and adds Family Compound and Family Subdivision as new applications. Affected parcels are identified as: Parcels 12, 14-16, 18, 20, 24-28, 2B, 2D-2F, 2H-2I, 30-32, 48, 50-52, 57-58, 11F, 11I, 124, 130, 134-135, 141-145, 148, 14A, 14C, 14F-14H, 14J, 150-152, 156-159, 15A-15C, 160-169, 16A-16B, 170-171, 19A-19E, 204-209, 20A, 20C-20D, 20G, 210-217, 21A, 247, 24A-24B, 24D-24E, 251-252, 254-257, 259, 25A, 264-269, 26A-26B, 270-275, 30A, 30C, 52A, and 58A on Beaufort County Tax Map 3, District 510; Parcels 1-51, 135-145, 148-152, 154-166, 168-184, 188-260, 262-302, and 310-312 on Beaufort County Tax Map 3A, District 510; Parcels 87-144, and 146-147 on Beaufort County Tax Map 3B, District 510; Parcels 6-7, 9-19, 6C, 6E-6K, 7A-7F, 14A-14C, 15A-15B, 17A, 18A-18D, 19A-19E, 19G-19K, 292, 302, 308-316, 330-333, 335, 353, 355, 357, 360-361, 363, 372, 292A, and 311A on Beaufort County Tax Map 4, District 510; Parcels 1-10, 13-18, 18 (110-113, 120-127, 210-213, 220-227, 310-313, 320-327, 410-413, 420-427), 1A-1D, 21-23, 2A, 5A-5B, 6B-6C, 7A, 8A, 8A (A-B, 1101-

1130, 1201-1230, 1301-1330, 2101-2120, 2201-2222, 2301-2322), 8B, 8B (C-D, 3101-3104, 3106, 3108-3138, 3202-3238, 3301-3338), 10A-10I, 13A, 16A-16M, 18A, 192-195, 197, 202-204, 208, 227, 22A, 232-239, 23B, 240-242, 248-249, 274, 282, 285, 294-299, 301-302, 307-308, 313-319, 321, 326-327, 329-334, 336-376, 378-412, 415-429, 431-434, 192A-192B, and 227A on Beaufort County Tax Map 5, District 510; Parcels 2-3, 3A-3I, 41-42, 47-66, 68-75, and 77-98 on Beaufort County Tax Map 6, District 510; Parcels 1, 4-19, 1C, 20, 22-24, 26-29, 31-36, 45, 4F, 5B, 71, 78, 79, 7A-7E, 80, 82-89, 8A, 90-92, 95-99, 9A, 100-102, 104, 113-118, 11A, 120-121, 123-129, 12A, 131, 136-137, 13A-13B, 141-143, 145, 147-149, 14A-14C, 150-151, 154, 156, 159, 15A, 160, 16A-16D, 16F-16G, 17A-17B, 185, 187-188, 18A, 191-194, 196-197, 200, 203-204, 20A, 219, 226, 228-229, 229 (1L-1M, 2L-2M, 3L-3M, 4L-4M, 5L-5M, 6L-6M, 7L-7M, 8L-8M, 9L-9M, 10L-10M, 11L-11M, 12L-12M, 13L-13M, 14L-14M, 15L-15M, 16L-16M, 17L-17M, 18L-18M, 19L-19M, 20L-20M), 22B-22C, 230-243, 246, 248-249, 24B-24C, 251-252, 25A-25B, 25E-25I, 25M-25Q, 265, 26A-26O, 26Q, 270-272, 274-284, 286-288, 28A-28C, 295-299, 29A, 300, 301-306, 31A-31E, 31G-31H, 32A-32F, 34B-34G, 34J-34K, 366-380, 383-388, 390, 392-393, 396-397, 399, 401-405, 411-412, 414-418, 420-425, 427-437, 440-446, 448-450, 454-456, 458-459, 45A, 463-468, 46B-46F, 46J, 470, 470 (1-90, 111-114, 121-124, 211-214, 221-224, 311-314, 321-324, 411-414, 421-424, 511-514, 521-524), 472-475, 477-510, 514-521, 523-578, 591-807, 810-812, 818-829, 82B, 830-869, 86A (0004), 86B, 86D-86H, 870-879, 87A, 880-889, 88A, 88C-88I, 890-909, 90A-90C, 910-925, 929, 92A, 930-931, 935-939, 93A, 940-978, 980-989, 98A-98D, 990-1009, 100B-100C, 1010-1015, 1017, 1019, 101A, 1020-1041, 1053-1054, 1060, 1064, 1071, 1076-1156, 1158, 1161-1163, 1170-1173, 120A, 125A-125C, 125E, 132A, 132A (1A-1K, 2A-2K, 3A-3K, 4A-4K, 5C-5K, 6C-6K, 7C-7K, 8C-8K, 9C-9K, 10C-10K, 11C-11K, 12C-12K, 13C-13K, 14C-14K, 15C-15K, 16C-16K, 17D, 17F-17I, 17K, 18D, 18F-18I, 18K, 19D, 19F-19I, 19K, 20D, 20F-20I, 20K, 21G-21I, 22G-22I, 23G-23I, 24G-24I, 25G, 25I, 26G, 26I, 27G, 27I, 28G, 28I, 29I, 30I, 31I, 32I, 33I, 34I, 35I, 36I), 132C-132D, 136A, 143A-143B, 147B, 149A-149F, 150A, 151A-151B, 192G-192H, and 200A, on Beaufort County Tax Map 7, District 510; Parcels: 1-8 on Beaufort County Tax Map 7D, District 510; Parcels: 8-9, 13-18, 20, 27-32, 8B-8D, 8G-8K, 8N, 8P, 8R-8T, 90, 97, 9A, 13A-13K, 14A-14G, 153, 15A, 205-213, 22G, 22J-22M, 22P-22V, 241, 259, 279, 27A-27E, 28A-28B, 28D, 28G-28H, 29B-29N, 29P-29S, 30A-30C, 30E-30I, 31A-31G, 341-342, 358, 361, 379-387, 391-395, 406, 418-419, 426, 460-461, 488, 496, 498-499, 501-503, 505, 509-513, 518, 575-577, 591, 596-599, 601, 607, 609-610, 619, 624-625, 631, 635, 639, 643, 645, 650-667, 669-674, 688, 707 and 737-748 on Beaufort County Tax Map 8, District 510; Parcels: 1A (0002), 76-101, 120-136, 138-143, 146-157, 208, 274, and 276 on Beaufort County Tax Map 8A, District 510; 7-8, 44, 7A-7D, 8A-8K, 11A-11B, 11D-11E, 264, 538, 538 (A1-A4, B1-B4, 101-142, 144, 201-242, 244, 301-342, 344, 401-442, 444), 773, 896-897, 897 (100A-150A, 200A-250A, 300A-350A), 1012, 1023-1024, 1031-1032, 1072--1073, 1075, 1086-1088, 1095-1097, 1102-1103, 1200-1201, and 538A on Beaufort County Tax Map 9, District 510; Parcels 3-9, 26-36, 39, 3A-3F, 40, 4A-4G, 5B-5E, 5G-5H, 6A-6C, 7A-7F, 265-266, 269, 26A-26D, 271, 275-276, 27D-27E, 283, 289, 28A-28B, 290, 296-297, 29A, 303, 306, 308, 30A-30E, 310-312, 31A, 32A-32B, 32D-32G, 33A-33K, 34B-34C, 352, 355, 359-360, 36B-36G, 402-404, 40A-40K, 425-428, 430-450, 456-457, 531-534, 586, 630, 635-636, 638-639, 641-647, 653, and 713-725 on Beaufort County Tax Map 10, District 510; Parcels 3-7, 21-22, 2B-2C, 3B-3E, 44, 57-59, 5A, 60-73, 76, 7B-7D, 7F-7G, 7J, 80-82, 127-131, 139, 141, 152, 160, 164, 167-169, 171, 173, 176, 177, 177 (2101-2105, 2201-2205, 2301-2305, 2401-2405, 2501-2503), 180-181, 183, 209, 22A-22D, 22F-22G, 323-324, 333-364, 373-378, 388-389, 393, 395-397, 78A, 80A, 82A, and 129A-129B on Beaufort County Tax Map 11, District 510; Parcels 2-3, 7-8, 10, 25, 25 (1-6, 1101-1126, 1201-1226, 1301-1326, 1401-1426, 2101-2127, 2201-2227, 2301-2327, 2401-2427), 27-29, 2D, 30-37, 39-42, 57, 59-62, 75, 8A, 10A-10G, 10N, 10Q-10R, 11B, 13B, 25B, 25B (3101-3127, 3201-3227, 3301-3327, 3401-3427, 4101-4137, 4201-4237, 4301-4337, 4401-4437), 26C, 350, 363, 366, 377-388, 390-409, 411-412, 454-469, 541-566, and 571 on Beaufort Tax Map 12, District 510; Parcels 1, 2, 2

(6111-6118, 6121-6128, 6131-6138, 6142-6147, 6211-6216, 6221-6226, 6231-6236, 6241-6246, 6252-6255, 6311-6316, 6321-6326, 6331-6336, 6341-6346, 6352-6355), 5-10, 1A-1B, 49, 68-69, 6A-6B, 7A, 8A, 11G-11H, 11J-11M, 136-139, 146-147, 149, 14D-14E, 14I, 222-246, 248-250, and 258 on Beaufort County Tax Map 3, District 511; Parcels 3, 2B, 2D-2E, 38, 3A-3D, 40-44, 46, 47, 49, 4B-4D, 4G, 50-51, 53-56, 58, 5A, 60-66, 68-69, 6A, 70, 72-75, 138, 146, 152, 161, 189, 190, 245, 247, 289-293, 377, 37A, 37B, 381, 389, 38A, 38C, 38C (1-22), 391, 394-395, 40A-40B, 426, 42A, 44A-44B, 453, 462, 46A, 46G-46I, 47A, 50A-50B, 55A, 60A-60C, 61A-61C, 62A, 62C, 63B, 63D, 66A-66G, 68A-68C, 68G-68I, 72A-72D, 73A, 74A-74F, 75A-75C, 75E-75F, 808-809, 933, 1042, 1044, 1046, 1048, 1052, 1055-1059, 1062-1063, 1065-1067, 1072-1074, 1159-1160, 189A-189F, 190A-190C, and 192A-192F on Beaufort County Tax Map 7, District 511; Parcels 10-12, 23- 25, 8E, 107, 10A, 118-119, 11A, 11D, 11H, 122, 122 (5511-5516, 5521-5526, 5531-5536, 5541-5546, 5551-5556), 12A, 151, 151 (5611-5617, 5621-5627, 5631-5637, 5641-5647, 5651-5657), 159, 204, 20C, 216-218, 218 (1-2, 5111-5117, 5121-5127, 5131-5137, 5141-5147, 5151-5157, 5221-5222, 5231-5234, 5241-5244), 219, 229, 22B, 22E-22F, 23A, 23A (1), 23C-23G, 24A-24B, 24D-24G, 24I-24J, 24L, 24P, 25A, 347, 349, 355, 372, 410, 504, 516, 516 (1), 517, 606, 606 (5411-5418, 5421-5428, 5431-5438, 5441-5448, 5451-5458), 616, 616 (5311-5319, 5321-5329, 5331-5339, 5341-5349, 5351-5359), 621, 627, 629, 637, 646-649, and 688 on Beaufort County Tax Map 8, District 511; Parcels 104, 106, 108, 119, and 137 on Beaufort County Tax Map 8A, District 511; Parcels 1121-1137, and 1192 on Beaufort County Tax Map 9, District 511; Parcels 4-5, 1B-1C, 1F, 1H, 24, 26, 2A, 2C, 43-49, 4B-4C, 50-56, 63-73, 25A, 26A, 335-339, 371-372, 497-538, and 567 on Beaufort County Tax Map 12, District 511. *Presented by Missy Luick*

9. Citizen Comments

Citizens who wish to address the Commission on general Planning Commission business during the meeting by phone must contact the Commission Secretary not later than 4:30 p.m. the day prior to the meeting. All comments are limited to 3 minutes.

10. Commission Business

- a. Review and Adoption of 2021 Meeting Schedule

11. Chairman's Report

12. Committee Reports

13. Staff Report

- a. Quarterly Report – *Presented by Anne Cyran*

14. Adjournment

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at 4:30 p.m. on October 13, 2020. All comments submitted through the portal will be provided to the Commission for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Commission Secretary at 843-341-4684 not later than 4:30 p.m. on October 13, 2020.

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