



**Town of Hilton Head Island
Planning Commission Regular Meeting
Wednesday, December 5, 2018 – 9:00 a.m.
Benjamin M. Racusin Council Chambers
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
5. **Approval of Agenda**
6. **Approval of Minutes** – Special Meeting of November 15, 2018
7. **Appearance by Citizens on Items Unrelated to Today’s Agenda**
8. **Unfinished Business**
9. **New Business**
 - a. **STDV-2431-2018** – Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Way. This street will serve Hammock Breeze, a new 39 lot subdivision. *Presented by Ricardo Franco*
 - b. **STDV-2433-2018** – Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Court. This street will serve Hammock Breeze, a new 39 lot subdivision. *Presented by Ricardo Franco*
 - c. **Public Hearing**
LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 4 and 10 of the Land Management Ordinance (LMO) to revise the following sections:

Section 16-4-102.B.1.c: permits property owners to temporarily occupy a recreational vehicle while building or renovating a single-family structure on the same property, Section 16-10-105: eliminates the prohibition on occupancy of a recreational vehicle outside of a Recreational Vehicle Park from the Recreational Vehicle definition. *Presented by Teri Lewis*
10. **Commission Business**

11. Chairman's Report

12. Committee Report

13. Staff Report

- a. Update on Fire Hydrant Expansion Project – *Presented by Joheida Fister*

14. Adjournment

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

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the November 15, 2018 – 9:00 a.m. Special Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Leslie McGowan, Glenn Stanford, Caroline McVitty, Lavon Stevens, Michael Scanlon

Commissioners Excused: Vice Chairman Peter Kristian, Judd Carstens, Todd Theodore

Town Council Present: Tom Lennox

Town Staff Present: Jeff Buckalew, Town Engineer; Brian Hulbert, Staff Attorney; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jayme Lopko, Senior Planner; Jennifer Ray, Planning & Special Projects Manager; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Brown called the meeting to order at 9:00 a.m.

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5. Approval of Agenda

6. Approval of Minutes – Meeting of October 3, 2018

Commissioner Stanford moved to approve the minutes of the October 3, 2018 meeting as submitted. Commissioner Scanlon seconded. The motion passed unanimously.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

Patsy Brison addressed the Commission with concerns 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. Ms. Brison asked the Commission to consider LMO amendments to reduce the impacts of any more of this type of development as soon as possible.

8. Unfinished Business – None

9. New Business – None

10. Commission Business – None

11. Chairman's Report – None

12. Committee Report

Commissioner Stevens reported the Gullah-Geechee Land & Cultural Preservation Task Force had a productive community workshop last night. The Task Force will meet again tomorrow, November 16th at 1:00 p.m. in Town Hall Council Chambers.

13. Staff Report

a. Update on Fiscal Year 19 CIP

Commissioner Stanford presented opening remarks. Mr. Liggett presented a thorough review and update of the following categories of priority projects:

- a) Pathways
- b) Roadway Improvements
- c) Park Development
- d) Existing Facilities & Infrastructure
- e) New Facilities
- f) Beach Maintenance

The Commission discussed and made inquiries of these categories with Mr. Liggett. The Commission thanked Mr. Liggett for his presentation.

Chairman Brown asked for public comments. Frank Babel with the Bicycle Advisory Committee presented information regarding bicycle safety and policy solutions. He suggested the Town Council request funds from SCDOT to make their roads safer for the community. He suggested that the Town bundle William Hilton Parkway, Pope Avenue, Palmetto Bay Road, and Forest Beach into a single priority safety project. Mr. Babel also recommended that the Parks and Recreation Commission do an assessment of the Town parks and facilities to figure out what we have and what to do going forward. Heather Rath, Chair of Greater Island Council Parks and Recreation, invited the Commission to attend Donuts with Danny, an event that will be held the first week in December to watch the traffic interaction with pedestrians and vehicles in front of The Oaks between 7:00 and 7:30 a.m. Alex Cruden addressed the Commission regarding support for the Hilton Head Island Pickleball Club's upcoming proposal for a pickleball complex.

b. Update on Affordable Workforce Housing Initiative

Ms. Ray presented the update. The Consultant appeared at a Public Planning Committee meeting in September, met with Town Staff, went on tours, and gathered information. The Consultant and her team have been working on an assessment of Workforce Housing needs specific to the Island. They have reviewed the County Consultant's Report and added supplemental information and data. A draft of her assessment will be available in the next couple of weeks. The Consultant and her team will be here the last week in November to conduct meetings and about a dozen focus groups. The Public Planning Committee will hold a special meeting with the Consultant on Thursday, November 29th at 3:00 p.m. in Council Chambers.

Chairman Brown asked for public comments and none were received.

Chairman Brown requested Town Staff notify the Commission of these meetings related to Affordable Workforce Housing.

c. Update on Gullah-Geechee Land & Cultural Preservation Task Force

Ms. Lopko summarized the Task Force's accomplishments over the last year including identifying all of the Gullah properties on the Island and significantly reducing delinquent property taxes. The Town created a Historic Neighborhoods Preservation Administrator position to work specifically with the historic neighborhoods. The position was advertised and applications were received. The position is scheduled to be filled in January. The Town hired a consultant, The Walker Collaborative, to work on the Gullah-Geechee Culture Preservation Project. Phase one consists of identifying issues and concerns with the preservation of the Gullah culture, heirs' property, and LMO issues. The Consultant's first visit occurred in September to gather information and receive community input on these issues. The Consultant is currently here on their second visit to develop conceptual strategies to address these issues. The Task Force's next meeting is tomorrow at 1:00 p.m. in Council Chambers.

Commissioner Stevens thanked Ms. Lopko and Ms. Ray for their work with the Task Force.

Chairman Brown asked Staff to follow up regarding: the request from Roger Freedman regarding electric go-karts, the request from Patsy Brison regarding building size, provide a one page status report on the Circle to Circle Committee recommendations, and provide the schedule of the Town Council workshop on December 12th and 13th.

14. Adjournment

The meeting was adjourned at 10:11 a.m.

Submitted by: Teresa Haley, Secretary

Approved:

Alex Brown, Chairman



**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
NEW STREET NAME**

Case #:	Name of Project:	Public Hearing Date:
STDV-2431-2018	Hammock Breeze Way	December 5, 2018

Parcel Data or Location:	Applicant/Agent:
R510 005 000 0004 0000 66 Mitchelville Road	Jeff Wiggins K Hovnanian Homes 10 Plantation Park Drive Bluffton, SC 29910

Application Summary:

Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Way. This street will serve Hammock Breeze, a new 39 lot subdivision.

Staff Recommendation:

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

Background:

The subject street is the primary street in Hammock Breeze, a new 39 lot subdivision, currently addressed at 66 Mitchelville Road. The applicant is proposing to name the street Hammock Breeze Way to be consistent with the name of the development. Hammock Breeze Way is a unique street name within Beaufort County while being easy to read and pronounce.

Beaufort County Dispatch and the Town Fire Rescue Dispatch have both determined Hammock Breeze Way meets their standards for new street names.

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:

Criteria 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:

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

Conclusion of Law:

- The proposed street name **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law:

Criteria B: Name(s) 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:

- Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Hammock Breeze Way is simple, logical, easy to read and pronounce.
- Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Hammock Breeze Way is clear and brief.
- Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Hammock Breeze Way does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

- The proposed street name **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law:

Criteria 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:

- The words “hammock” and “breeze” are both theme appropriate terms in relation to Hilton Head Island (HHI). Hammock refers to the stands of trees that are prevalent near HHI and the southeastern United States. Breeze refers to the prevailing easterly winds off of the Atlantic Ocean that are common to the Island. Hammock Breeze Way reflects the approved name of the development, Hammock Breeze.

Conclusions of Law:

- The proposed street name meets the requirements of this criterion.
- Hammock Breeze Way has a thematic relationship to Hilton Head Island.

Summary of Facts and Conclusion of Law:

Criteria 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).

Finding of Fact:

- Hammock Breeze is the name of the residential development and Hammock Breeze Way is the name of the main proposed street.

Conclusion of Law:

- The proposed street name meets the requirement of this criterion.

Summary of Facts and Conclusion of Law:

Criteria 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:

- The proposed street does not continue through an intersection.

Conclusion of Law:

- This criterion does not apply to this application.

Summary of Facts and Conclusion of Law:

Criteria 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).

Finding of Fact:

- There is no possibility of extending the roadway because it will be surrounded by single family lots and it terminates at the Mitchelville Beach shoreline to the northeast.

Conclusion of Law:

- This criterion does not apply to this application.

Summary of Facts and Conclusion of Law:

Criteria 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:

- Criteria G states “New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes.”
- The proposed name of the new street is Hammock Breeze Way.

Conclusion of Law:

- The proposed street name meets the requirements of this criterion.

Summary of Facts and Conclusion of Law:

Criteria 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:

- The subject roadway is a street, not an access easement.

Conclusion of Law:

- This criterion does not apply to this application.

Summary of Facts and Conclusion of Law:

Criteria 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:

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

Conclusion of Law:

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

PREPARED BY:

RF

Ricardo Franco
Addressing Technician

November 21, 2018

DATE

REVIEWED BY:

CJ-G

Cathy Jones-Gooding
Communications Manager

November 26, 2018

DATE

REVIEWED BY:

AC

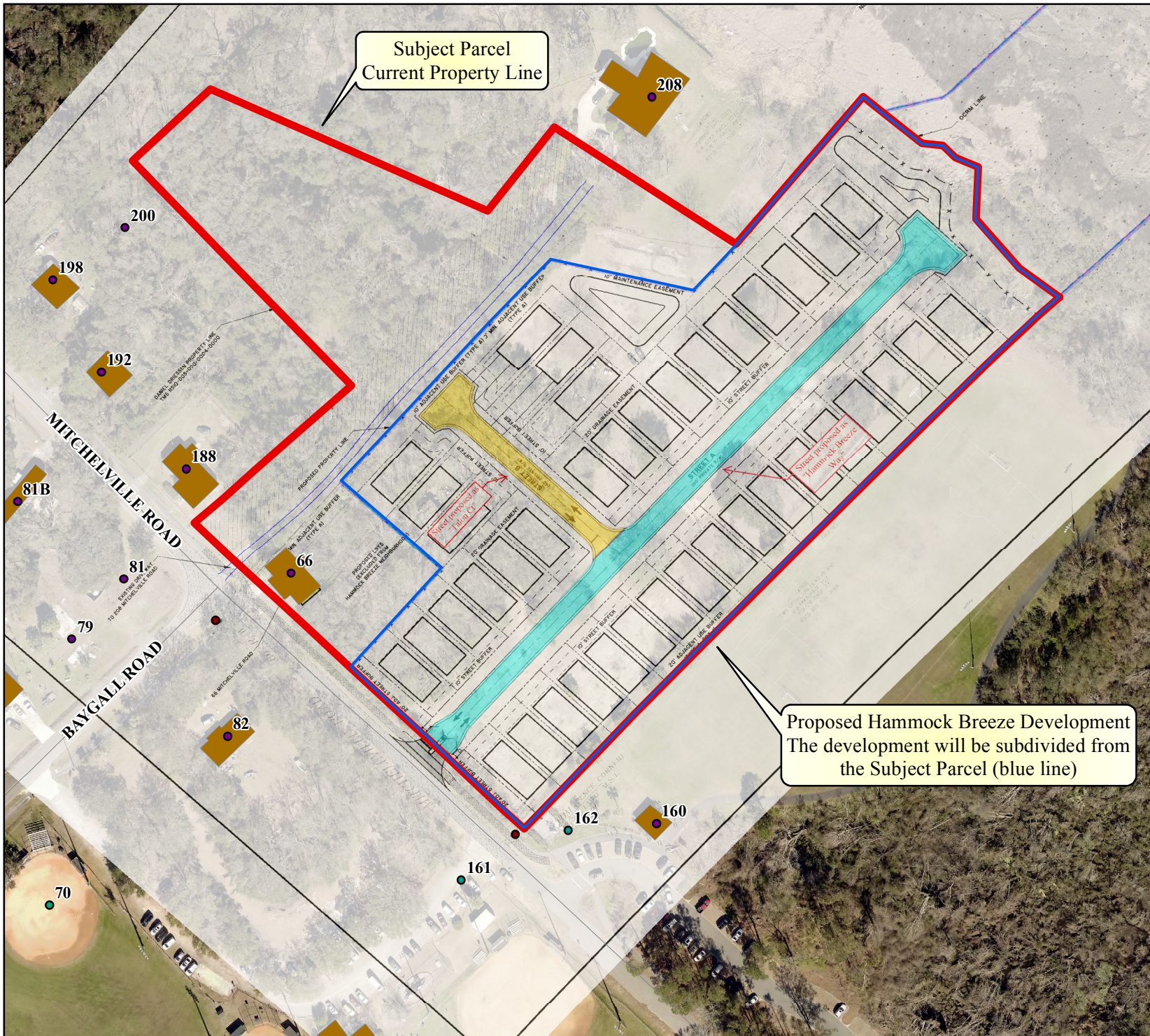
Anne Cyran, *AICP*
Senior Planner

November 26, 2018

DATE

ATTACHMENTS:

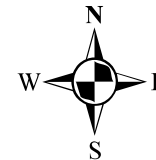
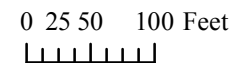
- A) Location Map
- B) Site Plan
- C) Narrative



STDV-2431-2018

Hammock Breeze Way
Street Naming

1 inch = 150 feet



Staff Report
Attachment A
Location Map

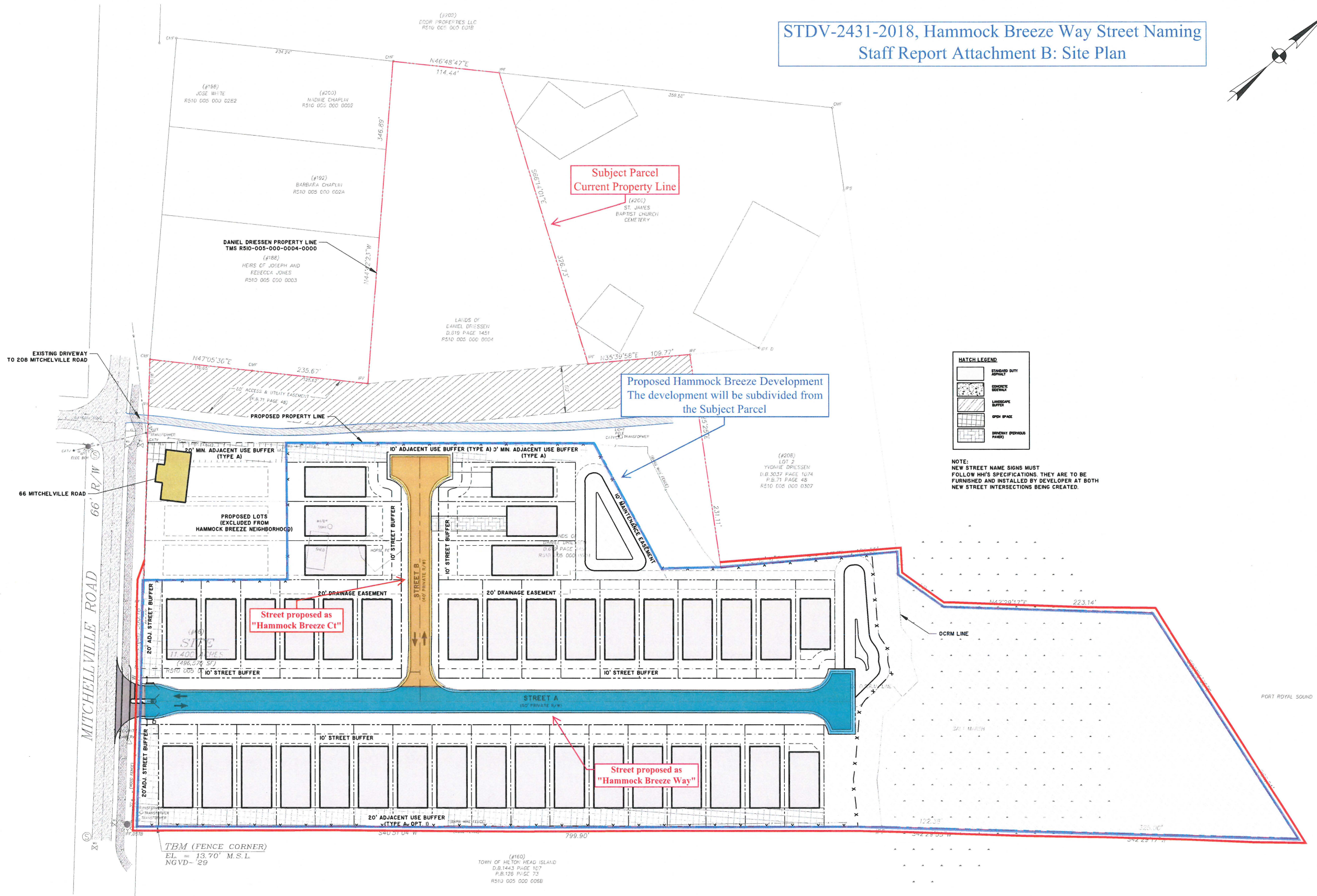
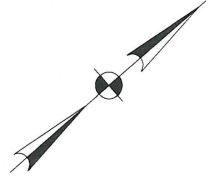
Proposed Hammock Breeze Development
The development will be subdivided from
the Subject Parcel (blue line)

TOWN OF HILTON HEAD ISLAND

ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4600

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of this map.

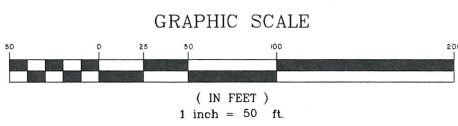
STDV-2431-2018, Hammock Breeze Way Street Naming
Staff Report Attachment B: Site Plan



HATCH LEGEND

[Hatched Pattern]	STANDARD DUTY ASPHALT
[Hatched Pattern]	CONCRETE SIDEWALK
[Hatched Pattern]	LANDSCAPE BUFFER
[Hatched Pattern]	OPEN SPACE
[Hatched Pattern]	DRIVEWAY PAVED SURFACE

NOTE:
NEW STREET NAME SIGNS MUST FOLLOW HH'S SPECIFICATIONS. THEY ARE TO BE FURNISHED AND INSTALLED BY DEVELOPER AT BOTH NEW STREET INTERSECTIONS BEING CREATED.



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

K HOVNANIAN HOMES
TOWN OF HILTON HEAD
HAMMOCK BREEZE
SITE LAYOUT PLAN

JOB NO:	J-26674.0000
DATE:	4/16/18
DRAWN:	BX
DESIGNED:	BX
REVIEWED:	MCR
APPROVED:	MCR
SCALE:	1" = 50'

C1.1

**K Hovnanian Residential Development
TOWN OF HILTON HEAD, SOUTH CAROLINA**

**Proposed Street Name Narrative
J – 26674.0000
October 17, 2018**

K Hovnanian Homes (Applicant) proposes the development of a private single-family residential subdivision located in the Mitchelville District, just east of the Mitchelville Road (S-775) and Baygall Road (S-335) intersection on Hilton Head Island, SC. The site address is 66 Mitchelville Road. The project is anticipated to include 39 single family lots. Currently the applicant is seeking approval to name the development Hammock Breeze under a separate application.

The subject site is approximately 8 acres and consists of parcels owned by Daniel Driessen. The current tax map parcel number is R510-005-000-0004-0000. K Hovnanian Homes is currently working with Mr. Driessen to purchase a portion of his property. K Hovnanian will then prepare a subdivision plat during the development process to create the individual single-family lots, road rights-of-way and dedicated open spaces within the development.

Street names were selected upon review of the Land Management Ordinance, section 16-3-1105, with particular emphasis on items C and D. It is our opinion each name proposed has an association with Hilton Head Island, the demographics of the site and are all related to each other with a common theme.

Hammock Breeze Way was selected as the primary entrance road (Street A on the exhibit) name to be consistent with the proposed subdivision name that was shortlisted by the previous Subdivision Name submittal. "Hammock Breeze" is significant to the development due to its natural resources and its close proximity to the Atlantic Ocean and the fact that the prevailing winds are out of the east. Hammock is a term used in the southeastern United States for stands of trees. On the site, hammocks are found between the preserved wetland and upland, creating an ecological island in a contrasting ecosystem. The word "Hammock" also suggests a relaxed ambience for the charismatic neighborhood. We believe the ocean and the marsh are the most valuable natural resources and should be highlighted in the subdivision and primary road names.

Alternative names for the primary entrance road are Allegiance Avenue and Loyal Lane, which find their roots in the history of Mitchelville. Mitchelville was established by General Ormsby Mitchel in 1862 as the first self-governing, Freedmen's Village in the United States. The proposed names for the secondary street (Street B on the exhibit) are Eagles Court, Independence Court and Talon Court, in that order of preference, also correlates with the history of Mitchelville and its ties with freedom in the area.



**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
NEW STREET NAME**

Case #:	Name of Project:	Public Hearing Date:
STDV-2433-2018	Hammock Breeze Court	December 5, 2018

Parcel Data or Location:	Applicant/Agent:
R510 005 000 0004 0000 66 Mitchelville Road	Jeff Wiggins K Hovnanian Homes 10 Plantation Park Drive Bluffton, SC 29910

Application Summary:
Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Court. This street will serve Hammock Breeze, a new 39 lot subdivision.

Staff Recommendation:
Staff recommends the Planning Commission **approve** the application based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background:
The subject street will be a secondary street in Hammock Breeze, a new 39 lot subdivision, currently addressed at 66 Mitchelville Road. The applicant is proposing to name the street Hammock Breeze Court to be consistent with the name of the development. Hammock Breeze Court is a unique street name within Beaufort County while being easy to read and pronounce.
Beaufort County Dispatch and the Town Fire Rescue Dispatch have both determined Hammock Breeze Court meets their standards for new street names.

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:

Criteria 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:

- Town staff, Town Fire Rescue Dispatch, and Beaufort County Dispatch have determined Hammock Breeze Court is not duplicated within the Town or Beaufort County.
- Town staff, Town Fire Rescue Dispatch, and Beaufort County Dispatch have determined Hammock Breeze Court is not phonetically similar to an existing street or vehicular access easement.
- Town staff, Town Fire Rescue Dispatch, and Beaufort County Dispatch have determined Hammock Breeze Court will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

- The proposed street name **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law:

Criteria B: Name(s) 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:

- Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Hammock Breeze Court is simple, logical, easy to read and pronounce.
- Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Hammock Breeze Court is clear and brief.
- Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Hammock Breeze Court does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

- The proposed street name **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law:

Criteria 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:

- The words “hammock” and “breeze” are both theme appropriate terms in relation to Hilton Head Island (HHI). Hammock refers to the stands of trees that are prevalent near HHI and the southeastern United States. Breeze refers to the prevailing easterly winds off of the Atlantic Ocean that are common to the Island. Hammock Breeze Court reflects the approved name of the development, Hammock Breeze.

Conclusions of Law:

- The proposed street name **meets the requirements** of this criterion.
- Hammock Breeze Court has a thematic relationship to Hilton Head Island.

Summary of Facts and Conclusion of Law:

Criteria 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).

Finding of Fact:

- Hammock Breeze is the name of the residential development and Hammock Breeze Court is the proposed name of the secondary street.

Conclusion of Law:

- The proposed street name **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law:

Criteria 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:

- The proposed street does not continue through an intersection.

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

Criteria 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).

Finding of Fact:

- There is no plan to extend the roadways to the west because it terminates at the edge of a separate property. The roadway cannot be extended to the east because it will be surrounded by single family lots.

Conclusion of Law:

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

Summary of Facts and Conclusions of Law:

Criteria 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:

- The proposed name of the new street is Hammock Breeze Court.
- LMO Section 16-2-103.O.4.g defines a Court as “A street terminating in a cul-de-sac.”
- LMO Section 16-5-105.F, Cul-de-Sac, states “to be classified as a cul-de-sac, a street must terminate at one end with the hammerhead or cul-de-sac geometric end treatment described in 16-5-105.F and 16-5-105.G, respectively.”
- The proposed street will terminate in a hammerhead geometric treatment as described in LMO Section 16-5-105.F.

Conclusions of Law:

- The proposed street name **meets the requirements** of this criterion.
- The street design meets the definition of a Court.

Summary of Facts and Conclusion of Law:

Criteria 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:

- The subject roadway is a street, not an access easement.

Conclusion of Law:

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

Summary of Facts and Conclusion of Law:

Criteria 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:

- The proposed roadway will not be broken into two separate streets.

Conclusion of Law:

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

PREPARED BY:

RF

Ricardo Franco
Address Technician

November 21, 2018

DATE

REVIEWED BY:

CJ-G

Cathy Jones-Gooding
Communications Manager

November 26, 2018

DATE

REVIEWED BY:

AC

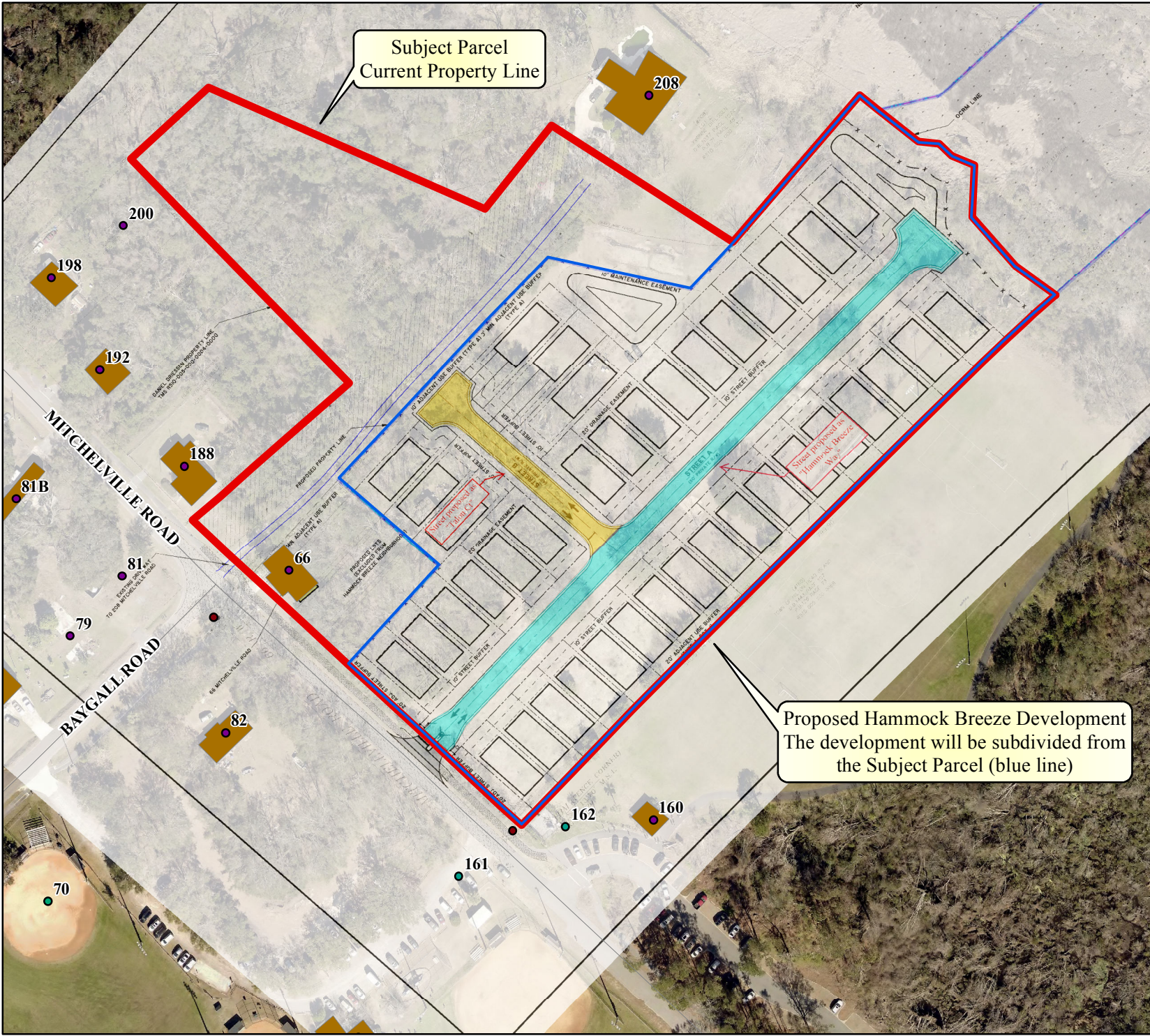
Anne Cyran, *AICP*
Senior Planner

November 26, 2018

DATE

ATTACHMENTS:

- A) Location Map
- B) Site Plan
- C) Narrative



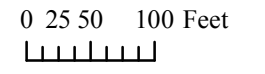
Subject Parcel
Current Property Line

Proposed Hammock Breeze Development
The development will be subdivided from
the Subject Parcel (blue line)

STDV-2433-2018

Hammock Breeze Court
Street Naming

1 inch = 150 feet

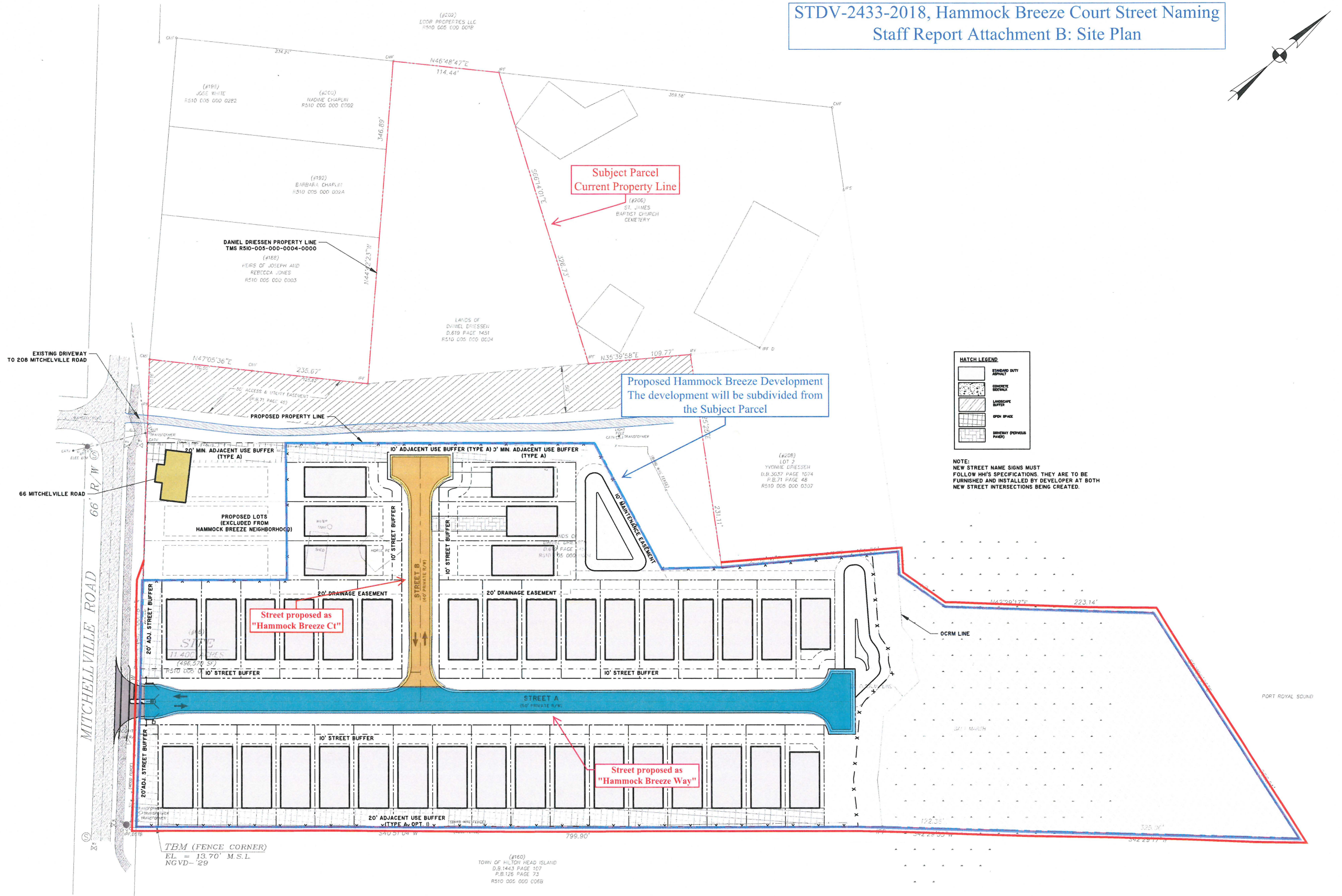
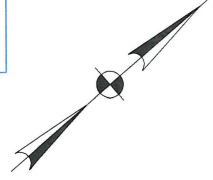


Staff Report
Attachment A
Location Map

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4600

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of this map.

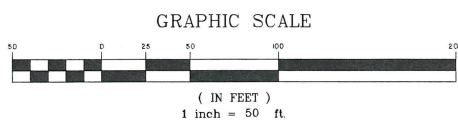
STDV-2433-2018, Hammock Breeze Court Street Naming
Staff Report Attachment B: Site Plan



HATCH LEGEND

[Hatched pattern]	STANDARD DUTY
[Hatched pattern]	CONCRETE SIDEWALK
[Hatched pattern]	LANDSCAPE BUFFER
[Hatched pattern]	OPEN SPACE
[Hatched pattern]	DRIVEWAY (PERVIOUS PAVED)

NOTE:
NEW STREET NAME SIGNS MUST FOLLOW HH'S SPECIFICATIONS. THEY ARE TO BE FURNISHED AND INSTALLED BY DEVELOPER AT BOTH NEW STREET INTERSECTIONS BEING CREATED.



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

K HOVNANIAN HOMES
TOWN OF HILTON HEAD
HAMMOCK BREEZE
SITE LAYOUT PLAN

JOB NO:	J-26674.0000
DATE:	4/16/16
DRAWN:	EX
DESIGNED:	EX
REVIEWED:	MCR
APPROVED:	MCR
SCALE:	1" = 50'

C1.1

**K Hovnanian Residential Development
TOWN OF HILTON HEAD, SOUTH CAROLINA**

**Proposed Street Name Narrative
J – 26674.0000
November 20, 2018**

K Hovnanian Homes (Applicant) proposes the development of a private residential single-family subdivision located in the Mitchelville District, just east of the Mitchelville Road (S-775) and Baygall Road (S-335) intersection on Hilton Head Island, SC. The site address is 66 Mitchelville Road. The project is anticipated to include 39 single-family lots. The applicant is seeking approval to name the development "Hammock Breeze" under a separate application.

The subject site is approximately 8 acres and consists of parcels owned by Daniel Driessen. The current tax map parcel number is R510-005-000-0004-0000. K Hovnanian Homes is currently working with Mr. Driessen to purchase a portion of his property. K Hovnanian will then prepare a subdivision plat during the development process to create the individual single-family lots, road rights-of-way and dedicated open spaces within the development.

Street names were selected upon review of the Land Management Ordinance, section 16-3-1105, with particular emphasis on items C and D. It is our opinion each name proposed has an association with Hilton Head Island, the demographics of the site and are all related to each other with a common theme.

"Hammock Breeze Court" was selected as the secondary road (Street B on the exhibit) name to be consistent with the proposed subdivision name that was shortlisted by the previous Subdivision Name submittal. "Hammock Breeze" is significant to the development due to its natural resources and its close proximity to the Atlantic Ocean and the fact that the prevailing winds are out of the east. Hammock is a term used in the southeastern United States for stands of trees. On the site, hammocks are found between the preserved wetland and upland, creating an ecological island in a contrasting ecosystem. The word "Hammock" also suggests a relaxed ambience for the charismatic neighborhood. We believe the ocean and the marsh are the most valuable natural resources and should be highlighted in the subdivision and primary road names.

An alternative name for the secondary road is "Talon Court", which finds its roots in the history of Mitchelville. Mitchelville was established by General Ormsby Mitchel in 1862 as the first self-governing, Freedmen's Village in the United States. "Hammock Breeze Extension" is the third preferred name for Street B.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Charles Cousins, AICP, *Director of Community Development*
FROM: Teri B. Lewis, AICP, *LMO Official*
CC: Shawn Colin, AICP, *Deputy Director of Community Development*
DATE: November 28, 2018
SUBJECT: Proposed LMO Amendments related to Recreational Vehicles

Recommendation: Staff recommends that Planning Commission recommend approval of the proposed Land Management Ordinance (LMO) amendments related to recreational vehicles.

These amendments will have a public hearing and first reading by Town Council on December 18, 2018.

Summary: Staff drafted amendments to the LMO to create relief for property owners wishing to temporarily occupy recreational vehicles while building or renovating single-family homes. Specifically staff drafted amendments to Chapter 4, LMO Section 16-4-102.B.1.c and Chapter 10, LMO Section 16-10-105 to provide a limited amount of time for residents to occupy a recreational vehicle. Staff drafted these amendments as a result of discussions with individuals that seek to build a home on a property to replace a substandard residence while still allowing the resident to remain on the site.

Background: On November 7, 2018 Town Council provided positive policy direction related to the temporary use of recreational vehicles on properties with active residential building permits.

Newly added language is illustrated with double underline and deleted language is illustrated with ~~strikethrough~~.

Attachment:
Proposed LMO Amendments related to Recreational Vehicles

TOWN OF HILTON HEAD ISLAND

Community Development Department

Proposed LMO Amendments related to Recreational Vehicles November 28, 2018

CHAPTER 4 – Use Standards

16-4-102. Principal Uses

- A. No Changes
- B. Use-Specific Conditions for Principal Uses
 - 1. Residential Uses
 - a. – b. No Changes
 - c. Recreation Vehicle (RV) Parks

Use of a recreational vehicle for residential or accommodation purposes is only permitted ~~prohibited except~~ in a Recreational Vehicle (RV) Park with the following exception:

i. Recreational vehicles may be utilized for residential purposes on a property that has an active residential building permit, subject to the following conditions:

- a. The vehicle may be utilized for 180 days or for the life of the permit, whichever comes first.
- b. The vehicle may not be located within any required setbacks or buffers.

CHAPTER 10 – Definitions, Interpretation and Measurement

16-10-105. General Definitions

Recreational Vehicle

Any of the following vehicles designed for travel, recreation, and vacation uses: motorhome or van (a portable, temporary dwelling constructed as an integral part of a self-propelled vehicle); pickup camper (a structure designed to be mounted on a truck chassis); recreational trailer (a portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections); park trailer (a semi-portable structure built on a single chassis, which does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to USDHUD standards); or tent trailer (a canvas or synthetic fiber folding structure mounted on a hard body base and towed by a vehicle). ~~Use of a recreational vehicle for residential or accommodation purposes is prohibited except in a Recreational Vehicle (RV) Park.~~