



The Town of Hilton Head Island
Planning Commission Regular Meeting
Wednesday, January 15, 2020 – 3:00 p.m.
Benjamin M. Racusin Council Chambers

AGENDA

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** – Meeting of November 20, 2019
7. **Appearance by Citizens on Items Unrelated to Today’s Agenda**
8. **Unfinished Business**
 - a. Review of Town Council’s changes related to zero lot line subdivision amendments as part of the 2019 LMO Amendments – Set One. *Presented by Nicole Dixon*
9. **New Business**
 - a. **Public Hearing**

LMO Amendments (2019 LMO Amendments – Set Two) – 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 revise the following sections:

Section 16-2-103.F.5: clarify the language to make it clear that a final plat will not be approved or stamped for recording of the subdivision with Beaufort County until a final Certificate of Compliance (C of C) has been issued; Sections 16-3-105.C.2 and 16-4-102.A.6: allow an Indoor Commercial Recreation use as an allowed use in the CC zoning district; Section 16-3-106.F.2.f: allow projects that fall within the Corridor Overlay District but are not visible from the OCRM Baseline or the OCRM Critical Line to be reviewed through the Minor Corridor Review Procedure; Table 16-5-102.E: add HVAC units to the table of allowable setback encroachments; Section 16-5-109.B.1: clarify that stormwater requirements are applicable to any land disturbing activity that both disturbs ½ acre of land or greater and is within ½ mile of coastal receiving waters; Section 16-5-109.C.9: add the SCDHEC National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) and the SCDHEC Ocean & Coastal Resource Management (OCRM) Coastal Zone Consistency Certification (CZC) Heightened Stormwater Management Requirement

to the list of acceptable reference guides; Section 16-5-109.D.1.a.ii: state that the rational method may be used only for sizing individual culverts or storm drains that are not part of a pipe network or system and have a contributing drainage area of 10 acres or less; Sections 16-10-103.E.2 and 16-10-103.G.2: delete health club/spa from examples under Indoor Commercial Recreation and add health club/spa as an example under Other Commercial Services; Section 16-10-103.G.2: add 'screened' in front of 'outdoor storage' in the Bicycle Shop definition; Section 16-10-102.J.1: make revisions to clarify what this category is meant to contain; Appendix D:D-6.F.23: add a requirement that dumpsters be screened in keeping with the Design Guide; Appendix D:D-6: require that dumpsters be screened and that setbacks be shown on the site plan for Minor Development Plan Reviews; Appendix D:D-7.D: require that dumpsters be screened setbacks be shown on the site plan for Major Development Plan Reviews; Table 16-4-102.A.6: change Outdoor Commercial Recreation Uses Other than Water Parks from Permitted by Condition to Special Exception uses in the zoning districts where they are currently allowed; Section 16-3-105.E, Table 16-4-102.A.6, Section 16-4-102.B, Table 16-5-107.D.1 and 16-10-103.I.2: add grinding as a use and provide standards and a definition; Section 16-2-103.D.4, Section 16-3-105.I, 16-3-105.K, Table 16-3-106.G.4 and 16-5-105.I.7.c: fix incorrect references; Table 16-5-102.C: fix an incorrect footnote; and 16-5-109.D.1.d: reflect the new name of a checklist. *Presented by Teri Lewis*

10. Commission Business

- a. US 278 Gateway Corridor Committee Update – *Presented by David Johnson, Committee Chairman*
- b. Committee Assignments

11. Chairman's Report

12. Committee Report

13. Staff Report

- a. Workforce Housing Update – *Presented by Staff*

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, November 20, 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, Palmer E. Simmons

Absent from the Commission: Vice Chairman Lavon Stevens (excused), Todd Theodore (excused)

Present from Town Council: David Ames, Tamara Becker, Glenn Stanford

Present from Town Staff: Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Brian Eber, Storm Water NPDES Coordinator; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

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

Chairman Kristian asked for a motion to approve the 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 – Meeting of November 6, 2019

Chairman Kristian asked for a motion to approve the minutes of the November 6, 2019 meeting. Commissioner O'Neil moved to approve. Commissioner McGowan seconded. The motion passed with a vote of 7-0-0.

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

8. Unfinished Business – None

9. New Business

a. Public Hearing

LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 6, 7 and 10 and Appendix B of the Land Management Ordinance (LMO) to revise the following sections:

Sections 16-2-103.B.2.e.i, 16-2-103.C.2.f.i and 16-2-103.D.3.f.i: eliminate the requirement for a resolution for denial of text amendments, zoning map amendments and planned unit developments; Section 16-4-102.B.1.c: allow the use of RVs as residences in an RV park; Section 16-7-104.B and C: allow changes to nonconforming signs; 16-10-103.E.1: provide specific direction as to what uses are permitted as indoor and outdoor commercial recreation uses; Appendix B:B-2 – Map 16 and B-3: smooth out the Beachfront Line and Critical Protection Area Line on 23 Salt Spray Lane; Sections 16-5-102.B.2.d, 16-5-103.B.2.c, 16-5-103.D.1, 16-5-115.E (new section for Zero Lot Line Residential Subdivisions), 16-10-103.A.2 and 16-10-105: develop specific standards for zero lot line subdivisions, amend the definition of multifamily, create a definition for townhouse and amend the definition for zero lot line subdivision and Sections 16-5-103.F, 16-5-103.H.2, 16-5-115.C and D, 16-6-104.B and D, Table 16-6-104.F.1, Section 16-6-104.G, 16-6-104.J and 16-10-105: provide greater protection of trees and vegetation on sites.

The Town Staff presented each proposed amendment as described in the Commission's agenda package. The Commission and the public at large discussed each one. Following the public comment and discussion, the Commission voted on the proposed amendments.

Proposed Amendment

- This change will eliminate the requirement for a resolution for denial of text amendments, zoning map amendments and planned unit developments.

Commissioner McGowan moved to recommend this amendment not move forward for adoption. Commissioner Scanlon seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will make it clear that recreational vehicles within a recreational vehicle park are not required to meet the conditions in this section.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval. Commissioner Perry seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will allow some leniency to alter a sign that is nonconforming because it is an off-premises sign.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval. Commissioner Perry seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will make it clear that if a use is listed as Indoor Commercial Recreation it is not permitted as an Outdoor Commercial Recreation use.

Commissioner McVitty moved to recommend this amendment not move forward for adoption. Commissioner O'Neil seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will smooth out the Beachfront Line and Critical Protection Area Line on 23 Salt Spray Lane.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval. Commissioner McGowan seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- This change will develop more specific standards for zero lot line subdivisions and develop a more specific definition for what qualifies as a zero lot line subdivision.

Commissioner Scanlon moved to forward this amendment to Town Council with a recommendation of approval with the following change:

- The 50% maximum impervious coverage requirement shall be based on the entire development.

Commissioner McGowan seconded. The motion passed with a vote of 7-0-0.

Proposed Amendment

- These amendments will establish greater protection for trees and other vegetation, including but not limited to buffers.

Staff indicated that since the meeting package was posted a change was made to include Significant Tree sizes in the applicable table in the LMO in an effort to be clearer to applicants.

Commissioner McGowan moved to forward these amendments to Town Council with a recommendation of approval. Commissioner Scanlon seconded. The motion passed with a vote of 7-0-0.

10. Commission Business – None

11. Chairman's Report

Chairman Kristian presented statements about Staff looking into leveraging the Opportunity Zone on the north end of the Island and tax benefits available to investors.

12. Committee Report

The Comprehensive Plan Committee plans to schedule a meeting upon the results of the Our Plan Development Team.

The LMO Committee has scheduled a meeting for December 4 at 9:00 a.m.

13. Staff Reports

a. Update on Workforce Housing Policy

Ms. Lewis presented the update that Staff is working toward the Town Council approved framework. Staff will be scheduling workshops with the Public Planning Committee with the goal to bring forward recommendations in January. The Planning Commission will be invited to attend the workshops. The recommendations may include LMO amendments for the LMO Committee and Planning Commission to evaluate.

b. Update on Our Plan

Ms. Ladd presented the update on the Our Plan Development Team and Work Groups. The public is invited to a drop-in style Open House on December 2 at 3:30 p.m. to view the progress of the Work Groups. The event will be held before the Our Plan Development

Team meeting in Council Chambers. The Development Team will meet at 4:00 p.m. to review and discuss the goals and strategies of the Work Groups. The Work Groups will reconvene in February to review their draft chapters.

14. Adjournment

The meeting was adjourned at 4:18 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]

DRAFT



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Shawn Colin, *AICP, Director of Community Development*
FROM: Teri Lewis, *AICP, Deputy Director of Community Development*
CC: Nicole Dixon, *AICP, CFM, Development Review Administrator*
DATE: January 6, 2020
SUBJECT: Zero Lot Line Amendments

Recommendation

Staff recommends that the Planning Commission review the suggested changes and forward their recommendation to Town Council.

Summary

Town Council reviewed the proposed 2019 LMO Amendments – Set 1 at their meeting on December 17, 2019. At that meeting, Town Council voted unanimously to approve the proposed amendments with the changes related to zero lot line subdivisions as recommended by the Public Planning Committee.

The proposed amendments were reviewed by the Public Planning Committee at their meeting on December 3, 2019. At that meeting the Committee voted to forward the proposed amendments to Town Council with a recommendation of approval with the following changes:

- amendments related to zero lot line subdivisions be revised to require 50% maximum impervious coverage per lot instead of being based on the entire development; and
- add the word ‘Residential’ to the definition “Zero Lot Line Subdivision”.

Per the Code of Laws of South Carolina Section 6-29-760 the revised language pertaining to zero lot line subdivisions must go back to Planning Commission for review and recommendation prior to second reading and adoption. The changes are highlighted in Attachment A.

Background

The LMO is generally amended on a bi-annual basis. Newly added language is illustrated with double underline and deleted language is illustrated with ~~strikethrough~~.

Please contact me at (843) 341-4698 or at teril@hiltonheadislandsc.gov if you have any questions about the proposed amendments.

Attachment

A. Proposed Zero Lot Line Subdivision amendments

Attachment A

Proposed Zero Lot Line Subdivision Amendments

Chapter 16-5: Development and Design Standards

Section 16-5-102: Setback Standards

B. Applicability

2. Exceptions

a. For *development* within the CR District, see Sec 16-3-105.B.3.

b. For *development* within a PD-1 District, adjacent street and use setback standards shall apply only along those *lot* lines and *street rights-of-way* located outside any *gates* restricting *access* by the general public to areas within the PUD, or constituting the boundaries of the district.

c. For *development* within a PD-2 District, adjacent street and use setback standards shall apply only along those *lot* lines and *street rights-of-way* located within a Corridor Overlay District or constituting the boundaries of the district.

~~d. For zero lot line subdivisions, adjacent street and use setback standards shall apply only along those lot lines and street rights-of-way constituting the perimeter of the subdivision.~~

Section 16-5-103: Buffer Standards

B. Applicability

2. Exceptions

a. For *development* within a PD-1 District, adjacent street and use buffer standards shall apply only along those *lot* lines and *street rights-of-way* located outside any *gates* restricting *access* by the general public to areas within the PUD, or constituting the boundaries of the district.

b. For *development* within a PD-2 District, adjacent street and use buffer standards shall apply only along those *lot* lines and *street rights-of-way* located within a Corridor Overlay District or constituting the boundaries of the district.

~~e. For zero lot line subdivisions, adjacent street and use buffer standards shall apply only along those lot lines and street rights-of-way constituting the perimeter of the subdivision.~~

d. c. Adjacent street buffers shall not apply to *development* within the CR District.

Attachment A

Proposed Zero Lot Line Subdivision Amendments

Section 16-5-115: Subdivision Standards

D. Layout of Lots and Blocks

1. *Subdivisions* may be laid out in conventional, cluster, *zero lot line*, or a combination of block/*lot* designs.

E. Zero Lot Line Residential Subdivisions

1. *Zero lot line residential subdivisions* are permitted in the following zoning districts: RM-4, RM-8, RM-12, SPC, MS, WMU, S, MF, MV, NC, LC and RD.

2. All *lots* created in a *zero lot line residential subdivision* shall be buildable *lots* (the appropriate size to construct a home) and shall be a minimum of .05 acres in size with a minimum *lot* width of 20 feet.

3. All lots in a *zero lot line residential subdivision* shall have a 50% maximum impervious coverage.

4. All *zero lot line residential subdivisions* shall provide 16% minimum open space.

5. No structure shall be located closer than ten feet from adjacent property lines, with the exception of structures that have a wall that rests on a common property line.

6. Where a proposed *zero lot line residential subdivision* is adjacent to an existing single family detached residential neighborhood or use, a setback of 20 feet is required along the perimeter of the proposed subdivision.

7. Where a proposed *zero lot line residential subdivision* is adjacent to an existing single family detached residential neighborhood or use, a Type A buffer, Option 1, is required along the perimeter of the proposed subdivision.

8. A *zero lot line residential subdivision* is not permitted on existing *lots* of record that were not previously platted as a *zero lot line residential subdivision*, unless the entire previously platted subdivision is combined and re-platted to be a *zero lot line residential subdivision*.

E. Street Access

Attachment A

Proposed Zero Lot Line Subdivision Amendments

Chapter 16-10: Definitions, Interpretation, and Measurement

Section 16-10-103. Use Classifications, Use Types, and Definitions

A. Residential Uses

2. Use Types and Definitions

Multifamily - A *building, parcel, or development* containing three or more *dwelling units*. This use includes townhouse developments, if all units are on one lot, and manufactured housing parks.

Townhouse – A multi-story structure containing one *dwelling unit* which is attached to one or more similar structures by shared walls in a *development*.

Section 16-10-105 – General Definitions

Zero Lot Line Residential Subdivision – A *subdivision* which permits side by side, *single family dwelling units* that have a minimum of seventy-five percent of the total party wall adjoined together as a common wall on a common shared property line. This includes *townhouse* developments if each dwelling unit is on a separate *lot*.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Shawn Colin, *AICP, Director of Community Development*
FROM: Teri Lewis, *AICP, Deputy Director of Community Development*
CC: Nicole Dixon, *CFM, Development Review Administrator*
DATE: January 6, 2020
SUBJECT: 2019 LMO Amendments – Set 2

Recommendation

The LMO Committee recommended approval of the proposed amendments with minor changes as detailed below.

Staff recommends that the Planning Commission forward the attached amendments to Town Council with a recommendation of approval.

Summary

The proposed amendments were reviewed by the LMO Committee at their meeting on October 30, 2019. At that meeting they voted to forward the draft amendments to Planning Commission with a recommendation of approval with the request that minor changes be made to the language of the stormwater amendments.

Background

The LMO is generally amended on a bi-annual basis. Newly added language is illustrated with double underline and deleted language is illustrated with ~~striketrough~~.

Please contact me at (843) 341-4698 or at teril@hiltonheadislandsc.gov if you have any questions about the proposed amendments.

Attachments

- A. Rationale – 2019 LMO Amendments – Set 2
- B. Proposed General 2019 Amendments – Set 2

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-2: Administration

Section 16-2-103.F.5: Subdivision Review – Effect of Approval

Proposed Amendment

- This change will clarify the language to make it clear that a final plat will not be stamped for recording of the subdivision with Beaufort County until a final Certificate of Compliance (C of C) has been issued.

Reason for Change

- The current language has caused some confusion with the public.
- The language indicates that the approval of the subdivision constitutes approval of the plat.
- While the approval of the subdivision and issuance of the Notice of Action (written approval) does constitute approval of the plat, the plat will not be stamped for recording until the C of C is issued.
- A C of C is not issued until staff inspects the site and determines that all requirements such as infrastructure, fire lanes and landscaping have been met.
- Once the C of C is issued, staff stamps the plat, the applicant gets the plat recorded with Beaufort County and the lots are then subdivided and can be sold.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier to understand.
<i>Cons:</i>	None

Additional Information

- Without this process in place of requiring the C of C prior to stamping of the final plat, staff would not be able to ensure that all requirements of the subdivision plan were met.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval with a minor change to the language.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-3: Zoning Districts

*Section 16-3-105.C.2: Community Commercial (CC) Zoning District
– Allowable Principal Uses*

Chapter 16-4: Use Standards

Table 16-4-102.A.6: Principal Use Table

Proposed Amendment

- This change will allow an Indoor Commercial Recreation use as an allowed use in the CC zoning district.

Reason for Change

- Indoor Commercial Recreation uses fit in with the purpose statement of the CC zoning district but are currently not allowed in this district.

Pros and Cons of Amendment

<i>Pros:</i>	This will allow for an appropriate use to be located in an appropriate zoning district. It will allow opportunities for existing empty commercial spaces to be filled with an appropriate use. Staff has had several requests for this type of use in existing vacant spaces in the CC zoning district and has had to turn them down.
<i>Cons:</i>	

Additional Information

- The purpose of the CC zoning district is to provide lands for community-scale commercial activity centers that attract people from the island and the mainland. The district is more auto-oriented than some business districts, and provides land for moderate-sized retail stores. The district also provides opportunities for limited vehicle sales and service uses.
- Indoor Commercial Recreation uses are establishments that offer entertainment activities, events or attractions to the general public on a commercial or fee basis.
- Examples of this use include: movie theaters, stage theaters, auditoriums, amusement and electronic game arcades (video games, pinball, etc.), pool or billiard tables, theme or amusement parks, boardwalks, midway type attractions such as rides, bumper cars, go-cart tracks, game booths, bowling alleys, pool halls, dance studios and dance halls, indoor firing ranges, health clubs and spas, indoor tennis and swimming pools, and indoor archery ranges.
- All of the above uses must be located indoors to be allowed.
- Staff has received several requests to open indoor recreation businesses in this district and has had to turn them down even though there is no legitimate reason to not allow this use in this district.
- This use was permitted in this district prior to the LMO Rewrite.

Attachment A
Rationale for General 2019 Amendments – Set 2

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-3: Zoning Districts
Section 16-3-106.F.2.f: Corridor Overlay (COR) District –
Delineation of District

Proposed Amendment

- This will allow projects that fall within the COR but are not visible from the OCRM Baseline or the OCRM Critical Line to be reviewed through the Minor Corridor Review Procedure.

Reason for Change

- Currently projects that fall within the COR but are not visible from an arterial right-of-way are reviewed through the Minor Corridor Review Procedure rather than the Major Corridor Review Procedure. This change will allow a shorter review time and it will eliminate unnecessary projects from going to the DRB.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier to understand and clearer for the applicants. It will also allow for shorter review times in keeping with Department goals.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards
Table 16-5-102.E – Allowable Setback Encroachments

Proposed Amendment

- This change will add HVAC units to the table of allowable setback encroachments.

Reason for Change

- Several developers of homes on smaller lots have approached the Town about why other encroachments such as uncovered porches, stoops, decks, patios and terraces are allowed but HVAC units are not. Since those other uses can have items on them, staff believes that allowing a platform with an HVAC on it is consistent with other setback encroachments.

Pros and Cons of Amendment

<i>Pros:</i>	This will create some relief for developers and will allow a greater use of the lot.
<i>Cons:</i>	The noise from the HVAC unit may cause problems with adjacent neighbors.

Additional Information

- Similar to other encroachments, HVAC units would be permitted to extend up to 5 feet into any setback.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards
Section 16-5-109.B.1: Stormwater Management and Erosion and Sedimentation Control Standards – Applicability

Proposed Amendment

- This change will clarify that stormwater requirements are applicable to any land disturbing activity that both disturbs ½ acre of land or greater and is within ½ mile of coastal receiving waters.

Reason for Change

- This change is necessary to mirror the South Carolina Department of Health and Environmental Control (SCDHEC) regulations which will make it easier for applicants to understand all of the stormwater regulations. Currently the LMO requires any land disturbing activity that disturbs ½ acre or greater or is within ½ mile of coastal receiving waters to comply with the Town’s stormwater standards.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier for the public to understand. It will eliminate the conflict with SCDHEC requirements.
<i>Cons:</i>	

Additional Information

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval with minor changes to the language.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards
Section 16-5-109.C.9: Stormwater Management and Erosion and Sedimentation Control Standards – General Standards for Stormwater Management – Reference Guides

Proposed Amendment

- This change will add the SCDHEC National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) and the SCDHEC Ocean & Coastal Resource Management (OCRM) Coastal Zone Consistency Certification (CZC) Heightened Stormwater Management Requirement to the list of acceptable reference guides.

Reason for Change

- The LMO should include these references to facilitate the efforts of non-local engineers and design professionals.

Pros and Cons of Amendment

<i>Pros:</i>	
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards
Section 16-5-109.D.1.a: Stormwater Management and Erosion and Sedimentation Control Standards – General Standards for Stormwater Management – Design Methodology

Proposed Amendment

- This change will state that the rational method (one of two accepted hydrological methodologies for computing surface runoff) may be used only for sizing individual culverts or storm drains that are not part of a pipe network or system and have a contributing drainage area of 10 acres or less.

Reason for Change

- These changes are necessary to reflect the standards found in SCDHEC’s guidance for stormwater plan review.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier for the public to understand. It will eliminate the conflict with SCDHEC requirements.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-10: Definitions, Interpretation, and Measurement
Section 16-10-103.E.2: Use Classifications, Use Types and
Definitions – Commercial Recreation Uses – Use Types and
Definitions – Indoor Commercial Recreation

Section 16-10-103.G.2: Use Classifications, Use Types and
Definitions – Commercial Services Uses – Use Types and Definitions
– Other Commercial Services

Proposed Amendment

- This change will delete health club/spa from examples under Indoor Commercial Recreation.
- This change will add health club/spa as an example under Other Commercial Services.

Reason for Change

- It is more logical for this use to be considered ‘Other Commercial Services’.

Pros and Cons of Amendment

<i>Pros:</i>	
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-10: Definitions, Interpretation, and Measurement
Section 16-10-103.G.2: Use Classifications, Use Types and
Definitions – Commercial Services Uses – Use Types and Definitions
– Bicycle Shop

Proposed Amendment

- This change will add ‘screened’ in front of ‘outdoor storage’ in the Bicycle Shop definition.

Reason for Change

- Outdoor bike storage always has to be screened per the conditions for bicycle shops found in Chapter 4. This will add clarification and consistency.

Pros and Cons of Amendment

<i>Pros:</i>	This will make it easier for applicants to understand what is required of them.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Appendix D: Application Submittal Requirements

D-6.F.23: Development Plan Review, Major – Site Development Plan

D-7.D.23: Development Plan Review, Minor – Site Development Plan

Proposed Amendment

- This change will add a requirement that dumpsters be screened in keeping with the Design Guide.

Reason for Change

- The Design Guide (specifically page 32) requires that dumpsters be screened.

Pros and Cons of Amendment

<i>Pros:</i>	This will make the process easier to understand.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 3-1 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

D-6.F: Development Plan Review, Major – Site Development Plan
D-7.D: Development Plan Review, Minor – Site Development Plan

Proposed Amendment

- This change will require that setbacks be shown on the site plan.

Reason for Change

- Setbacks are required but were inadvertently left off of the list of requirements.

Pros and Cons of Amendment

<i>Pros:</i>	
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-4: Use Standards
Table 16-4-102.A.6: Principal Use Table

Proposed Amendment

- This change will require that outdoor commercial recreation uses be approved by special exception.

Reason for Change

- Staff recently determined that a go-cart track was not a permitted Outdoor Commercial Recreation use because it is listed as an example of Indoor Commercial Recreation uses. This determination was appealed to the BZA and they reversed staff’s decision because they believed the list of examples was not intended to be exhaustive. There is concern that some Outdoor Commercial Recreation uses may not be appropriate on every parcel where they are permitted. A special exception review allows the BZA to review the potential use against specific criteria and approve or deny the proposed location.

Pros and Cons of Amendment

<i>Pros:</i>	
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
October 16, 2019: The LMO Committee voted 3-0 to ask staff to bring this amendment back to the Committee with the following change: <ul style="list-style-type: none"> ▪ Make Outdoor Commercial Recreation uses Special Exception uses in the zoning districts where these uses are permitted.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-3: Zoning Districts

Section 16-3-105.E.2: Light Industrial (IL) District, Allowable Principal Uses

Chapter 16-4: Use Standards

Section 16-4-102.A.6: Principal Use Table

Section 16-4-102.B.9: Use-Specific Conditions for Principal Uses, Industrial Uses

Chapter 16-5: Development and Design Standards

Section 16-5-107: Parking and Loading Standards

Table 16-5-107.D.1: Minimum Number of Parking Spaces

Chapter 16-10: Definitions, Interpretation, and Measurement

Section 16-10-103.I: Use Classifications, Use Types, and Definitions, Industrial Uses

Proposed Amendment

- These amendments will establish grinding as a standalone use and will provide for where it is allowed, establish conditions, required parking spaces and a definition.

Reason for Change

- As a result of various noise complaints related to grinding, amendments to the Municipal Code were recently adopted. In conjunction with those changes, staff is proposing to add grinding as a standalone use to make it clear what is considered grinding and where it is allowed.

Pros and Cons of Amendment

<i>Pros:</i>	
<i>Cons:</i>	

Attachment A
Rationale for General 2019 Amendments – Set 2

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
October 16, 2019: The LMO Committee voted 3-0 to ask staff to bring this amendment back to the Committee with the following change: <ul style="list-style-type: none">▪ Exempt PD-1 zoning districts from the conditions associated with these amendments. The Committee also requested that staff inform Bruno Landscaping and Nursery about these proposed amendments.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Ministerial Amendments

Chapter 16-2

Section 16-2-103.D.4 – PUD District Review Standards

- There is an incorrect reference that will be corrected.

Chapter 16-3

16-3-105.I (MV), 16-3-105.K (PD-1) and Table 16-3-106.G.4 (PD-2 Listed Master Plan)

- There are incorrect references that will be corrected.

Chapter 16-5

Table 16-5-102.C (Adjacent Street Setback Requirements)

- There is an incorrect footnote labeled which will be corrected.

16-5-105.I.7.c (Access to Streets)

- There is an incorrect reference that will be corrected.

16-5-109.D.1.d (Engineering Checklist)

- The checklist has been renamed and this new name will be reflected.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
<i>Public Planning Committee</i>

Attachment B

Proposed General 2019 Amendments – Set 2

General Amendments

Chapter 16-2: Administration

Section 16-2-103.F.5. Subdivision Review (Minor or Major)

5. Effect of Approval

Approval of a Subdivision (Minor or Major) constitutes approval of a ~~final~~ preliminary plat for the *subdivision*. The final plat will not be approved or stamped for recording until issuance of the Certificate of Compliance for the subdivision. Recording of the final plat in the Office of the Register of Deeds for Beaufort County, South Carolina creates developable *lots* that may be sold or otherwise conveyed and may be developed in accordance with *development applications* authorized by this *Ordinance*.

Chapter 16-3: Zoning Districts

Section 16-3-105.C. Community Commercial District

2. Allowable Principal Uses		
	USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Commercial Services		
<u>Indoor Commercial Recreation</u>	P	<u>1 per 3 persons + 1 per 200 GFA of office or similarly used area</u>

Attachment B

Proposed General 2019 Amendments – Set 2

Chapter 16-4: Use Standards

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE																				
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions																				
SE = Allowed as a Special Exception Blank Cell = Prohibited																				
USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS											USE-SPECIFIC CONDITION
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	RC	SPC	CMC	WMS	MS	MS	NC	LC	LR	ME	IS	
COMMERCIAL RECREATION USES																				
Indoor Commercial Recreation Uses									P	P	P	P	P	PC	P	P		P	P	Sec. 16-4-102.B.5.a

Chapter 16-3: Zoning Districts

Section 16-3-106. Overlay Zoning Districts

F. Corridor Overlay (COR) District

2. Delineation of District

f. If a proposed *development* will not be visible from the *right-of-way* of the associated arterial, the OCRM Base Line within the Town or the OCRM Critical Line once the project is completed, the *Official* will review it through the Minor Corridor Review Procedure (Sec. 16-2-103.I.3).

Chapter 16-5: Development and Design Standards

Section 16-5-102. Setback Standards

E. Allowable Setback Encroachments

Table 16-5-102.E, Allowable Setback Encroachments, identifies features that are allowed to encroach beyond the vertical and angled planes defined by minimum adjacent street and use setback requirements.

Attachment B

Proposed General 2019 Amendments – Set 2

TABLE 16-5-102.E: ALLOWABLE SETBACK ENCROACHMENTS	
FEATURE	EXTENT AND LIMITATIONS
Fences or walls	<ul style="list-style-type: none"> • Allowed in adjacent use setbacks if located along common property lines and no more than 7 feet high • Allowed in adjacent street setbacks if less than 4 feet high
Open balconies, fire escapes, or exterior stairways	May extend up to 5 feet into any setback
Chimneys or fireplaces	May extend up to 3 feet into any setback if no more than 5 feet higher than the highest point of building to which it is attached
Roof eaves and overhangs	May extend up to 3 feet into any setback
Awnings	May extend up to 5 feet into any setback
Bay windows	May extend up to 3 feet into any setback if no more than 9 feet wide
Sills or entablatures	May extend up to 1 foot into any setback
Uncovered porches, stoops, decks, patios or terraces	May extend up to 5 feet into any setback
Lighting fixtures	May be located in any setback if no more than 20 feet high
Roof dormers	May extend up to 5 feet beyond the setback angle plane (horizontally or vertically)
Spires, cupolas, domes, skylights, and similar rooftop architectural features	May extend up above the setback angle plane if they occupy no more than 25% of the roof area of the structure to which they are attached and extend no more than 25% more than the height limit defined by the setback angle plane at the point(s) of penetration
Solar collection devices	See Sec. 16-4-103.E.8
Television or radio antennas	May extend up to 10 feet above the setback angle plane if they are attached to a side or rear elevation of a structure
Small wind energy conversion systems	See Sec. 16-4-103.E.7
Amateur radio antenna	See Sec. 16-4-103.E.1
Bike racks, bollards and other site furnishings (such as tables and chairs)	Allowed in adjacent use and adjacent street setbacks
Other architectural features not listed above (parts of a structure that provide visual interest to the structure and are nonhabitable and decorative in nature)	<p>May be allowed to penetrate the plane of the setback angle if the Official makes the following determinations:</p> <ul style="list-style-type: none"> • The required setback angle cannot be met for the architectural elements using alternate site layouts without major modifications to an otherwise acceptable application ; • The excepted architectural elements will not be major or dominant features of the structure ; • The excepted architectural elements will not penetrate the vertical plane of the minimum required setback distance; • The exception is the minimum reasonably required to achieve the architectural goal; and • If applicable, the placement of the structure provides protection of prominent natural features on the site, such as trees , wetlands, or historic sites .
Flagpoles/Flags	Unless they constitute a "sign" and thus subject to Sec. 16-5-114.E, Flagpoles no more than 20 feet high and flags no greater than 20 square feet in area may be located in setbacks
Signs	See Sec. 16-5-114.E
HVAC Units	May extend up to 5 feet into any setback

Attachment B

Proposed General 2019 Amendments – Set 2

Section 16-5-109. Stormwater Management and Erosion and Sedimentation Control Standards

B. Applicability

1. General

This section applies to all land disturbing activity that disturbs $\frac{1}{2}$ acre or greater of land and all development that is within $\frac{1}{2}$ mile of ***coastal receiving waters***, regardless of disturbed area. Additionally, this section applies to any project or activity that is part of a ***Larger Common Plan***, regardless of size. Exceptions to these requirements are listed in subsection 2. below.

This section applies to all construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than one (1) acre and less than five (5) acres and, in within one-half ($\frac{1}{2}$) mile of ***coastal receiving waters*** (but not for single-family homes which are not part of a subdivision development), that result in any land disturbance less than five (5) acres. Construction activity also includes the disturbance of less than one (1) acre of total land area that is part of a ***larger common plan*** of development or sale if the ***larger common plan*** will ultimately disturb equal to or greater than one (1) and less than five (5) acres. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the facility.

C. General Standards for Stormwater Management

9. Reference Guides

The standards and design guidelines as set forth in the latest editions of the *Beaufort County Manual for Storm Water Best Management and Design Practices*, the South Carolina DHEC's *Stormwater Management BMP Handbook*, *SCDHEC National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP)* and the *SCDHEC Ocean & Coastal Resource Management (OCRM) Coastal Zone Consistency Certification (CZC) Heightened Stormwater Management Requirement* and the *Georgia Coastal Stormwater Supplement* shall serve as guides to technical specifications for the design and ***construction*** of various types of stormwater management facilities (including, but not limited to, structural and nonstructural stormwater ***best management practices*** (BMPs) and ***maintenance*** standards).

D. Drainage Design Standards

1. General

a. Design Methodology

ii. The rational method may be used only for sizing individual culverts or storm drains that are not part of a pipe network or system and have a contributing drainage area of ~~20~~ 10 acres or less.

Attachment B

Proposed General 2019 Amendments – Set 2

16-10: Definitions, Interpretation, and Measurement

Section 16-10-103. - Use Classifications, Use Types, and Definitions

E. Commercial Recreation Uses

2. Use Types and Definitions

Indoor Commercial Recreation

An establishment that offers entertainment activities, events, or attractions to the general public on a commercial or fee basis. Indoor commercial recreation *uses* include: movie theaters, stage theaters, auditoriums, amusement and electronic game arcades (video games, pinball, etc.), pool or billiard tables, theme or amusement parks, boardwalks, midway type attractions such as rides, bumper cars, go-cart tracks, game booths, bowling alleys, pool halls, dance studios and dance halls, indoor firing ranges, ~~health clubs and spas~~, indoor tennis and *swimming pools*, and indoor archery ranges.

G. Commercial Services

2. Use Types and Definitions

Other Commercial Services

A Commercial Services establishment other than those listed and defined above that primarily involves the sale, rental, and incidental servicing of consumer goods and commodities, or the provision of personal services or business-related services to consumers. This *use* includes, but is not limited to, day care centers, banks and other financial institutions, clothing stores, department and discount stores, furniture stores, hair and nail salons, health clubs and spas, laundry and dry-cleaning establishments, funeral homes, home electronics and small appliance stores, shoe *repair* shops, and tanning salons.

Bicycle Shop

An establishment that sells, services, or rents new or used bicycles, and accessories, with screened outdoor storage facilities permitted in certain zoning districts.

APPENDIX D

D-6. - Development Plan Review, Major

F. Site Development Plan

One black line print of a final *site plan* or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the *Official*, showing the following:

Attachment B

Proposed General 2019 Amendments – Set 2

23. Location of screened outside trash receptacles and/or enclosures for use by the **building** occupants.

24. Location of proposed setback areas as required by Sec. 16-5-102.

D-7. - Development Plan Review, Minor

D. Site Development Plan

One black line print of a final **site plan** or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the **Official**, showing the following:

23. Location of screened outside trash receptacles and/or enclosures for use by the **building** occupants

24. Location of proposed setback areas as required by Sec. 16-5-102.

Chapter 16-4: Use Standards

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE																					
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions																					
SE = Allowed as a Special Exception Blank Cell = Prohibited																					
USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS											USE-SPECIFIC CONDITIONS	
	CON	PR	RS	RSF	RSF	RM	RM	RM	CR	SP	CC	MS	WMU	S	MF	MV	NC	LC	RD		MED
COMMERCIAL RECREATION USES																					
Outdoor Commercial Recreation Uses Other than Water Parks									PC				PC			PC		PC	PC		Sec. 16-4-102.B.5.a
									SE				SE			SE		SE	SE		

**Attachment B
Proposed General 2019 Amendments – Set 2**

Grinding Operation Amendments

Chapter 16-3: Zoning Districts

Section 16-3-105. - Mixed-Use and Business Districts

E. Light Industrial (IL) District

IL Light Industrial District			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Industrial Uses			
<u>Grinding</u>	<u>SE</u>	<u>Sec. 16-4- 102.B.9.a</u>	<u>1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area</u>

Chapter 16-4: Use Standards

Section 16-4-102. - Principal Uses

A. Principal Use Table

6. Principal Use Table

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE				
P = Permitted by Right		PC = Permitted Subject to Use-Specific Conditions		
SE = Allowed as a Special Exception		Blank Cell = Prohibited		
USE CLASSIFIC ATION/ /	SPECI AL DISTR ICTS	RESIDENTIAL DISTRICTS	MIXED-USE AND BUSINESS DISTRICTS	USE- SPECIFI C

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USE TYPE	CO N	P R	RS F- 3	RS F- 5	RS F- 6	R M -4	R M -8	R M - 12	C R	S P C	C C	M S	W M U	S	M F	M V	N C	L C	R D	M E D	I L
INDUSTRIAL USES																					
<u>Grinding</u>																					<u>Sec. 16-</u> <u>S</u> <u>4-</u> <u>E</u> <u>102.B.9.</u> <u>a</u>

B. Use-Specific Conditions for Principal Uses

9. Industrial Uses

a. Grinding

All facility operations, including but not limited to, operating trucks and other equipment, loading and unloading of logs and materials, and grinding must comply with the decibel levels as stated in Title 17 (Noise Control) of the Municipal Code of the Town of Hilton Head Island. Additionally, all **grinding uses** in the IL district shall comply with the following conditions:

i. Locational Restrictions

A **grinding use** shall comply with the following locational restrictions:

01. It shall not be located within 200 feet of the boundary of an RM-4, RM-8 or PD-1 zoning district.
02. These distances shall be measured as the length of an imaginary straight line between the two closest points of the perimeter boundary of the property on which any **grinding use** is located, and the perimeter boundary of the property on which any **use** from which the separation is required.

ii. The minimum acreage for a **grinding use** shall be four net acres.

iii. The site shall not have direct vehicular access onto a major or minor arterial.

The above conditions do not apply to properties located within the PD-1 zoning district.

~~a.~~ b. Light Industrial, Manufacturing, and Warehouse Uses

~~b.~~ c. Seafood Processing Facilities

~~e.~~ d. Self-Service Storage

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Proposed General 2019 Amendments – Set 2

d. e. [Reserved]

Chapter 16-5: Development and Design Standards

Section 16-5-107. Parking and Loading Standards

D. Parking Space Requirements

1. Minimum Number of Parking Spaces

TABLE 16-5-107.D.1: MINIMUM NUMBER OF PARKING SPACES		
USE CATEGORY/USE TYPE	MINIMUM NUMBER OF PARKING SPACES ^{1,2,3,4}	
	CR DISTRICT	ALL OTHER DISTRICTS
INDUSTRIAL USES		
<u>Grinding</u>	<u>n/a</u>	<u>1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area</u>

Chapter 10: Definitions, Interpretation and Measurement

Section 16-10-103. - Use Classifications, Use Types, and Definitions

1. Industrial Uses

2. Use Types and Definitions

Grinding

The reduction of vegetative materials in size or volume into materials such as but not limited to mulch or chips.

Attachment B

Proposed General 2019 Amendments – Set 2

MINISTERIAL AMENDMENTS

Chapter 16-2: Administration

Section 16-2-103. Application Specific Review Procedures

D. Planned Unit Development (PUD) District

4. PUD District Review Standards

In determining whether to recommend that *Town Council* adopt a proposed PUD zoning district classification, the *Planning Commission* may consider and weigh the standards of Sec. 16-2-103.C.3, Zoning Map Amendment (Rezoning) Review Standards, and the extent to which the proposed PUD District complies with the standards of Sec. ~~16-1-101~~ 16-3-105.K, Planned Development Mixed-Use (PD-1) District or Sec. 16-3-106.G, Planned Development Overlay (PD-2) District.

Chapter 16-3: Zoning Districts

Section 16-3-105. - Mixed-Use and Business Districts

I. Mitchelville (MV) District

2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<i>Watercraft Sales, Rentals, or Services</i>	PC	Sec. 16-4-102.B.8.e <u>f</u>	1 per 200 GFA

K. Planned Development Mixed-Use (PD-1) District

3. Principal Uses Restricted by Master Plan			
The Master Plans and associated text, as approved and amended by the Town, establish general permitted <i>uses</i> for the respective PUDs, except as may be modified by an <i>overlay zoning district</i> . Undesignated areas on these Master Plans shall be considered as <i>open space</i> .			
The following <i>uses</i> are restricted to locations where a Town-approved Master Plan or associated text specifically states such <i>uses</i> are permitted. In addition, the <i>use</i> -specific conditions referenced below shall apply to any new such <i>use</i> or change to the site for any existing such <i>use</i> .			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<i>Gas Sales</i>	PC	Sec. 16-4-102.B.8.d <u>e</u>	
<i>Watercraft Sales, Rentals, or Services</i>	PC	Sec. 16-4-102.B.8.e <u>f</u>	1 per 200 GFA

Attachment B

Proposed General 2019 Amendments – Set 2

Section 16-3-106. Overlay Zoning Districts

G. Planned Development Overlay (PD-2) District

5. PD-2 Listed Master Plans

The following PUDs are included in PD-2 Overlay Districts and their Town-approved Master Plans including associated text and any subsequent amendments are hereby incorporated by reference as a part of the *Official Zoning Map* and LMO text.

TABLE 16-3-106.G.4 5: PD-2 LISTED MASTER PLAN			
FILE NAME	NUMBER	PARCEL	TAX MAP #
Palmetto Headlands and H.H. Hospital	CUR-3-88	27/103/103A/337	4,8
Centre Court on Mathews Drive	CUR-1-89	88B	8
Presbyterian Conference Center	CUR-2-89	2	18
Marriott-South Forest Beach	CUR-1-90	67/69/71/73/252	15-A,18
Park Plaza Self Storage	CUR-2-90	336	15
Tidepointe Retirement	CUR-1-92	342/342A	14
Exec/Air Hilton Head	CUR-1-94	271A	5
Spanish Grove	CUR-1-95	34A/34B	10
First Baptist Church	CUR-1-96	138A/138C	18
Bermuda Point	CUR-1-97	1B	7
Waterside (Town Center)	N/A-JPC	202/202D	18
Palmetto Bay Marina	N/A-JPC	47/66A/273/273A/273C/314E	10
Tabby Village	ZA-000954-2017	223, 49, 14D, 16, 14I, 14, 58, 58A	3

Chapter 16-5: Development and Design Standards

Section 16-5-102. Setback Standards

C. Adjacent Street Setback Requirements

TABLE 16-5-102.C: ADJACENT STREET SETBACK REQUIREMENTS				
PROPOSED USE		MINIMUM SETBACK DISTANCE ^{1/} MAXIMUM SETBACK ANGLE ²		
		ADJACENT STREET (BY CLASSIFICATION)		
		MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
<i>Single-Family</i>	Structure > 24 in high	50 ft ^{3,4} /75°	40 ft ^{3,4} / 70°	20 ft ^{3,4} /60°
	Structure ≤ 24 in high	50 ft ^{3,4} /n/a	30 ft ^{3,4} /n/a	10 ft ^{3,4} /n/a
All Other <i>Uses</i> ⁵		50 ft ^{3,4} /75°	40 ft ^{3,4} /70°	20 ft ^{3,4} /60°

Attachment B

Proposed General 2019 Amendments – Set 2

Section 16-5-105. - Mobility, Street, and Pathway Standards

I. Access to Streets

7. Gates

c. Gates shall be located at least 100 feet from any arterial or collector *street* , and shall comply with the stacking distance standards in ~~Sec. 16-5-105.A.5.f~~ Table 16-5-107.I.1, Vehicle Stacking Distance for Drive-Through and Related Uses.

Section 16-5-109. Stormwater Management and Erosion and Sedimentation Control Standards

D. Drainage Design Standards

1. General

d. ~~Engineering~~ Stormwater Plan Review Checklist

Detailed design standards for all stormwater management systems required by this section can be found in the ~~Engineering~~ Stormwater Plan Review Checklist maintained by the Town Engineer.

Planning Commission Subcommittees

Effective January 15, 2020

Land Management Ordinance Committee

Leslie McGowan, *Chair*

Todd Theodore, *Vice Chair*

Michael Scanlon

Palmer E. Simmons

Staff Support: Teri Lewis, Deputy Director of Community Development

Teresa Haley, Senior Administrative Assistant

Comprehensive Plan Committee

Michael Scanlon, *Chair*

Peter Kristian, *Ex-officio*

Mark O'Neil

Alan Perry

Staff Support: Anne Cyran, Senior Planner

Taylor Ladd, Senior Planner

Rules of Procedure Committee

Caroline McVitty, *Chair*

Lavon Stevens, *Vice Chair*

Mark O'Neil

Staff Support: Teresa Haley, Senior Administrative Assistant

Capital Improvement Projects Committee

Todd Theodore, *Chair*

Leslie McGowan, *Vice Chair*

Mark O'Neil

Alan Perry

Staff Support: Karen Knox, Senior Administrative Assistant

Gullah-Geechee Land & Cultural Preservation Task Force

Lavon Stevens, Chairman, Planning Commission Member

Ibrihim Abdul-Malik, Gullah-Geechee/Native Island Culture Organization

Martha Davis, Native Islander

Shani Green, Native Islander

Caroline McVitty, Planning Commission Member/Attorney

Palmer E. Simmons, Planning Commission Member/Native Islander

Todd Theodore, Planning Commission Member/Landscape Planner

Theresa White, Gullah-Geechee/Native Island Culture Organization

Joyce Wright, Gullah-Geechee/Native Island Culture Organization

Non-Voting Member: Marc Grant, Town Council

Staff Support: Sheryse DuBose, Historic Neighborhoods Preservation Administrator

Nominating Committee

This Committee is appointed by the Chairperson with confirmation by the Commission, no later than the first Commission meeting in the month of June of each year. The Committee typically meets in June to recommend a slate of officers for the coming year, and report their recommendation to the Commission at the election in June.

Staff Support: Anne Cyran, Senior Planner