



**The Town of Hilton Head Island
Planning and Development Standards Committee
Regular Meeting
Wednesday, September 28, 2011 4:00p.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. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of Minutes** - Regular Meeting August 24, 2011
- 4. New Business**
ZMA110003: A request from Mr. Dale R. Johnson proposing to amend the Official Zoning Map by changing the zoning designation of three properties located at 841, 843 and 845 William Hilton Parkway from the OL (Office Institutional Low Intensity) Zoning District to the CC (Commercial Center) Zoning District. The properties are known as South Island Square and are further identified on Beaufort County Tax Map 11, Parcels 25, 25B and 25C. *Presented by: Nicole Dixon*
- 5. Committee Business**
- 6. Adjournment**

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

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THE TOWN OF HILTON HEAD ISLAND
Planning and Development Standards Committee
Minutes of Wednesday, August 24, 2011 Meeting
4:00pm – Benjamin M. Racusin Council Chambers

DRAFT

Committee Members Present: Chairman Bill Ferguson, Mayor Pro Tem Ken Heitzke
and Bill Harkins

Committee Members Absent: None

Council Members Present: Kim Likins, Alternate

Town Staff Present: Trudie Johnson, Flood Plains Administrator
Brian Hulbert, Staff Attorney
Marcy Benson, Senior Grants Administrator
Nicole Dixon, Senior Planner
Kathleen Carlin, Administrative Assistant

201) **CALL TO ORDER**

Chairman Ferguson called the meeting to order at 4:00p.m.

232) **FREEDOM OF INFORMATION ACT COMPLIANCE**

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

273) **APPROVAL OF MINUTES**

Mr. Heitzke made a **motion** to **approve** the minutes of the May 25, 2011 meeting as presented. Mr. Harkins **seconded** the motion and the motion **passed** with a vote of 3-0-0.

314) **UNFINISHED BUSINESS**

None

345) **NEW BUSINESS**

Hazard Mitigation Plan: Review of the Beaufort County Hazard Mitigation Plan and consideration for adoption as an appendix to the Comprehensive Plan. This Plan is an update to the current Hazard Mitigation Plan.

Mrs. Trudie Johnson made the presentation on behalf of staff. Staff recommended that the Committee forward the 2009 update of the Beaufort County Hazard Mitigation Plan with recommend revisions to Town Council for adoption as an Appendix of the Comprehensive Plan of the Town of Hilton Head Island. The Planning Commission voted at their July 20, 2011 meeting to recommend that the Plan be sent to the Planning and Development Standards Committee for consideration.

Mrs. Johnson stated that the Beaufort County, South Carolina and its incorporated communities prepared the Hazard Mitigation Plan to assess the communities' vulnerabilities to natural hazards, to prepare a long term strategy to address these hazards, and to prevent future damage and loss of life.

1 This Plan was created through participation from county and municipal officials, residents and business
2 owners. As such, it represents the community's consensus. The modified Plan has been approved by
3 both State and Federal reviewing agencies.
4

5 The 2009 update to the Beaufort County Hazard Mitigation Plan will replace the original Beaufort
6 County Hazard Mitigation Plan prepared in 2004 as required by the Disaster Mitigation Act of 2000.
7 The adoption of the updated 2009 Plan will fulfill the continuing requirements that qualify the Town of
8 Hilton Head Island for FEMA pre disaster mitigation grants, post disaster reconstruction assistance, and
9 continued participation in the Community Rating System.

10
11 Mrs. Johnson reviewed the Goals and Objectives of the 2009 Hazard Mitigation Plan. The Committee
12 and the staff discussed several of the Goals, with emphasis given to Goal # 8, Safety Goals. Following
13 this discussion, Chairman Ferguson requested public comments and none were received. Chairman
14 Ferguson then requested that a motion be made.
15

16 Mayor Pro Tem Heitzke made a **motion to forward** the 2009 update of the Beaufort County Hazard
17 Mitigation Plan to Town Council for adoption as an Appendix of the Comprehensive Plan with a
18 recommendation of **approval** along with the attached Resolution as presented by staff. Mr. Harkins
19 **seconded** the motion and the motion **passed** with a vote of 3-0-0.
20

21 Following the vote, Mayor Pro Tem Heitzke requested that the staff make a minor correction to the date
22 of the Ordinance. Mrs. Johnson stated that staff will make the correction. This minor correction does
23 not affect the Committee's action.
24

256. **COMMITTEE BUSINESS**

26 None
27

287. **ADJOURNMENT**

29 The meeting was adjourned at 4:25pm.
30

31 Submitted By:

Approved By:

32
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35 _____
36 Kathleen Carlin
37 Administrative Assistant

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35 _____
36 Bill Ferguson
37 Chairman



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning & Development Standards Committee
VIA: Teri Lewis, AICP, *LMO Official*
FROM: Nicole Dixon, CFM, *Senior Planner*
CC: Charles Cousins, AICP, *Director of Community Development*
DATE: September 12, 2011
SUBJECT: Proposed Ordinance No. 2011-24
ZMA110003 – South Island Square

Recommendation: The Planning Commission met on September 7, 2011 to review the attached application for Zoning Map Amendment (ZMA110003) and after a public hearing voted unanimously to recommend that Town Council approve the proposed application for rezoning.

Staff recommends that the Planning and Development Standards Committee forward the application for the proposed rezoning to Town Council with a recommendation for approval.

Summary: The purpose of this application is to amend the Official Zoning Map by changing the zoning designation of three properties located at 841, 843 and 845 William Hilton Parkway, also known as South Island Square, from the OL (Office Institutional Low Intensity) Zoning District to the CC (Commercial Center) Zoning District. The properties proposed to be rezoned contain a shopping center, a vacant building and a building with office uses and vacant space.

Background: The Town received this request from Dale Johnson, on behalf of the property owners, to rezone the three parcels from OL to CC, in order to have more uses available to redevelop the property and to occupy currently vacant office space on the property. The parcel which contains the shopping center is currently nonconforming because the use is not permitted in the OL zoning district. The proposed rezoning will make the shopping center parcel conforming. Staff reviewed this request and determined that the application is consistent with the Comprehensive Plan and the Land Management Ordinance (LMO).

The existing OL zoning district in this area was established after many of the properties had already been developed with commercial uses. The intent of the creation of the OL district was that once these commercial uses were no longer in business, the area would develop with office uses, and concentrate the development of commercial uses in other areas of the Island. But the commercial uses never left and the area does not function as an OL zoning district. The proposed rezoning will make current nonconforming uses conforming, will improve the marketability of the properties and will meet current market demands by permitting uses that are already developed on the properties and uses that are more common in this vicinity. The rezoning will also allow for existing office space which has been vacant for years to be redeveloped or leased with new expanded use opportunities while still allowing office type uses.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2011-

PROPOSED ORDINANCE NO. 2011-24

AN ORDINANCE TO AMEND TITLE 16, "THE LAND MANAGEMENT ORDINANCE," OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-4-102, THE OFFICIAL ZONING MAP WITH RESPECT TO THOSE CERTAIN PARCELS IDENTIFIED AS PARCELS 25, 25B AND 25C ON BEAUFORT COUNTY TAX MAP 11, FROM OL (OFFICE/INSTITUTIONAL LOW INTENSITY) TO THE CC (COMMERCIAL CENTER) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance ("LMO"); and

WHEREAS, the Planning Commission held a public hearing on said zoning map amendment application on September 7, 2011, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted unanimously to find the application consistent with the Comprehensive Plan and serves to carry out the purposes of the LMO; and

WHEREAS, the Planning and Development Standards Committee held a public meeting on September 28, 2011 to review said zoning map amendment application, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning and Development Standards Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted to recommend that Town Council <*MOTION*> the proposed zoning map amendment application; and

WHEREAS, after due consideration of said zoning map amendment application and the recommendations of the Planning Commission and the Planning and Development Standards Committee, the Town Council, upon further review, finds it is in the public interest to <*MOTION*> the proposed application.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

Section 1. Amendment. That the Official Zoning Map of the Town of Hilton Head Island, as referred to in Section 16-4-102 of the LMO, be hereby amended to modify the zoning designation of those certain parcels identified as parcels 25, 25B and 25C on Beaufort County

Tax Map 11, from OL to the CC Zoning District. The attached Vicinity Map shows the location of the subject property.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2011.

Drew A. Laughlin, Mayor

ATTEST:

Cori Brock, Town Clerk

Public Hearing: September 7, 2011

First Reading:

Second Reading:

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____



**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
ZONING MAP AMENDMENT**

Case #:	Name of Project:	Public Hearing Date:
ZMA110003	South Island Square	September 7, 2011

Parcel Data or Location:	Property Owners	Applicant/Agent
<u>Existing Zoning District:</u> OL (Office Institutional Low Intensity) <u>Proposed Zoning District:</u> CC (Commercial Center) <u>Applicable Overlay District(s):</u> Corridor Overlay <u>Parcels Affected:</u> Beaufort County Tax Map 11, Parcels 25, 25B and 25C	Wayne Johnson 2 Marshland Road Hilton Head Island, SC 29926 Southcoast Community Bank 534 Johnnie Dodds Blvd. Mt. Pleasant, SC 29464 South Island Square LLC PO Box 6958 Hilton Head Island, SC 29938	Dale Johnson The Johnson Partnership 32 Office Park Road #104 Hilton Head Island, SC 29928

Application Summary:
 Dale Johnson, on behalf of Wayne Johnson, Southcoast Community Bank and South Island Square LLC, is proposing to amend the Official Zoning Map by changing the zoning designation of three properties located at 841, 843 and 845 William Hilton Parkway from the OL (Office Institutional Low Intensity) Zoning District to the CC (Commercial Center) Zoning District.

For a complete list of changes in use that will result from the proposed rezoning, see Attachment C, Use Table.

Staff Recommendation:
 Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The applicant is proposing to change the zoning designation of the subject properties from OL to the CC zoning district.

There is a shopping center on one of the lots proposed to be rezoned, a vacant building on the second property and a building with office uses on the third property.

The subject properties are surrounded on three sides by Palmetto Dunes, with a mix of uses across William Hilton Parkway: a hotel, a gas station/convenience store, a restaurant, and a bank.

Applicant’s Grounds for ZMA:

The applicant states in the narrative that the proposed application to rezone the subject properties from OL to the CC zoning district is more in character with the existing commercial uses in the surrounding area. The applicant feels that the requested CC zoning is in conformance with the objectives of the Comprehensive Plan, to have commercial property situated where it serves the Island residents and guests in a safe and efficient manner and to focus future development on infill development. The applicant also believes that by rezoning the properties to allow for retail possibilities, the marketability of the properties will increase.

Summary of Facts and Conclusions of Law:

Findings of Facts:

- o Notice of the Application was published in the Island Packet on July 31, 2011 as set forth in LMO (Land Management Ordinance) Sections 16-3-110 and 16-3-111.
- o Notice of the Application was posted and mailed as set forth in LMO Sections 16-3-110 and 16-3-111.
- o A public hearing will be held on September 7, 2011 as set forth in LMO 16-3-1504A.
- o The Commission has authority to render their decision reached here in LMO Section 16-3-1504.

Conclusion of Law:

- o The application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1504.

As set forth in Section 16-3-1505, Zoning Map Amendment Review Criteria, Planning Staff has based its recommendation on analysis of the following criteria:

Summary of Facts and Conclusions of Law:

Criteria 1: Consistency (or lack thereof) with the Comprehensive Plan (LMO Section 16-3-1505A):

Findings of Facts:

The Comprehensive Plan addresses this application in the following areas:

Economic Development Element:

Section 7.5 – Potential Risks for Future Economy with Comprehensive Plan Implications

“Flexibility” (where reasonable people may disagree but must find a solution) in the application of historic regulation and ordinance was called for to improve existing nonconformities and future redevelopment.

Section 7.6 – Potential Strategies with Implication for Comprehensive Plan

Identify and prioritize areas in need of redevelopment, including any obsolete or run down commercial buildings. Incentivize the development of flexibility of streamlining in regulation of density caps, setbacks (and other controls) that enable a qualitative, principle based, asset revitalization that enhances the Island’s positive legacies.

Land Use Element:

An Implication for Nonconforming Parcels by Use

Current zoning classifications should be reviewed along with the associated regulations for each use. Areas that have high instances of nonconforming uses should be reviewed closely and revisions should be made where necessary. Creative alternatives to traditional zoning classifications should be considered, such as form based and smart codes to reflect current building and development trends that are indicative of our Island character.

An Implication for Zoning Changes

Future land use decisions and requests for zoning changes will be determined using the background information contained in this plan as well as the future land use map, currently represented by the Town’s Official Zoning Map.

An Implication for Building Permit Trends

Redevelopment of our existing built environment and infill development should be a focus for the future development of our community, while the Town has entered a more mature level of development.

Goal 8.1 – Existing Land Use

A. The goal is to have an appropriate mix of land uses to meet the needs of existing and future populations.

Goal 8.4 – Existing Zoning Allocation

A. An appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town’s high quality of life and should be considered when amending the Town’s Official Zoning Map.

Goal 8.5 – Land Use Per Capita

A. The goal is to have an appropriate mix and availability of land uses to meet the needs of the existing and future populations.

Goal 8.8 – Nonconforming Parcels by Use

B. The goal is to evaluate the locations of nonconforming uses to determine areas to consider for Zoning Map Amendments.

Goal 8.9 – Age of Structures

B. The goal is to encourage redevelopment of properties with aging structures or that no longer meet current market demands.

Goal 8.10 – Zoning Changes

A. The goal is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island.

Implementation Strategy 8.6 – Build-out

A. Consider flexibility within the Land Management Ordinance to address future development and redevelopment needs.

Conclusions of Law:

- Staff concludes that this application is consistent with the Comprehensive Plan, as set forth in LMO Section 16-3-1505A. The proposed rezoning will increase the potential of redevelopment by making non-conforming uses conforming and by approving commercially oriented uses for the property that are compatible with those existing.
- The proposed rezoning would provide an appropriate mix of land uses to meet the needs of the population and improve the quality of life on the Island as well as help to improve the marketability of the properties and meet current market demands by permitting uses that are already developed on the properties and uses that are common in this vicinity.

Summary of Facts and Conclusions of Law:

Criteria 2: Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood (LMO Section 16-3-1505B):

Findings of Facts:

- LMO Section 16-4-216 describes the purpose of the existing OL zoning district as being: *“established between major commercial areas of the Island and intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.”*
- There are three properties subject to the proposed rezoning; one which contains a vacant building and one which contains a building with several office use tenants, both of which are conforming to the OL zoning district. The third property contains a shopping center which is not a permitted use in the OL zoning district.
- The conforming uses of nearby property are the bank and the restaurant.
- As currently zoned, one of the existing structures has remained vacant for years.

Conclusions of Law:

- Staff concludes that one of the three properties subject to the rezoning application is compatible with the present zoning, the conforming uses of nearby property and with the character of the neighborhood as set forth in LMO Section 16-3-1505B because the property contains a use that is currently permitted in the OL district and is compatible with the conforming bank and restaurant nearby and with the character of the neighborhood.
- The property that contains a shopping center is not compatible with the OL zoning district because it is not a permitted use in that district and it would benefit from the proposed rezoning to the CC zoning district because it would be made conforming.
- The property that contains the vacant building could also benefit from the proposed rezoning. Although the previous use of the building was a medical office, which is permitted in the OL zoning district, once that use was vacated, the building has remained unoccupied for years. The rezoning would allow the property owner to redevelop or lease the building with new commercial use opportunities.

Summary of Facts and Conclusions of Law:

Criteria 3: Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment (LMO Section 16-3-1505C):

Findings of Facts:

- LMO Section 16-4-217 describes the purpose of the CC zoning district as: *“to provide for moderate to high intensity commercial development, especially office and general retail development. Residential development as a component of a PUD is allowed, and traffic and pedestrian interconnections throughout this district are strongly encouraged.”*
- One of the properties proposed to be rezoned contains a shopping center, which is currently not permitted in the OL zoning district, but is permitted in the CC zoning district.
- The two other properties proposed to be rezoned contain a vacant building and a building with several office uses, both of which will remain conforming if rezoned to the CC zoning district.
- There are currently several non-conforming commercial uses in the vicinity that existed prior to the area being zoned OL. The area was zoned OL to eventually eliminate these commercial uses, but throughout the years, these uses were not eliminated and there is currently a higher demand for commercial uses in this vicinity.
- Town Council recently rezoned two properties a little further down William Hilton Parkway at 2 and 4 Marina Side Drive, from the OL zoning district to the CC zoning district because the OL zoning district in this area isn't functioning as an OL district and is essentially a mix of existing commercial uses.
- The CC zoning is intended for moderate to high intensity commercial development, especially office and retail development, which currently already exists in this vicinity.

Conclusion of Law:

- Staff concludes that the affected properties are suitable for the uses that would be

permitted by the proposed rezoning as set forth in LMO Section 16-3-1505C because one of the properties would be made conforming by the proposed rezoning and the remaining two parcels would remain conforming and/or could redevelop with other commercial opportunities.

Summary of Facts and Conclusions of Law:

Criteria 4: Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505D):

Findings of Facts:

- LMO Section 16-4-218 describes the purpose of the existing OL zoning district as being: “established between major commercial areas of the Island and intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.”
- One of the properties proposed to be rezoned contains a shopping center, which is currently not permitted in the OL zoning district.
- The two other properties proposed to be rezoned contain a vacant building and a building with several office uses, both of which are permitted in the OL zoning district.

Conclusion of Law:

- Staff concludes that two of the three properties proposed to be rezoned are suitable for the uses permitted by the OL zoning district as set forth in LMO Section 16-3-1505D because they are both developed with office uses which are permitted uses in the OL zoning district.

Summary of Facts and Conclusions of Law:

Criteria 5: Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505E):

Finding of Fact:

- There will be additional uses and development opportunities available to the property owners to develop or redevelop should the properties be rezoned to the CC district.

Conclusion of Law:

- Staff concludes that the marketability of the properties will be improved as set forth in LMO Section 16-3-1505E because the property owners will have more uses available to market the properties to buyers or leasers.

Summary of Facts and Conclusions of Law:

Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the

proposed use (LMO Section 16-3-1505F):

Finding of Fact:

- The affected properties already have existing water, sewer and stormwater facilities serving the development.

Conclusion of Law:

- Staff concludes that these properties have available water, sewer and stormwater facilities suitable for the proposed uses as set forth in LMO Section 16-3-1505F.

LMO Official Determination

Determination: Staff determines that this application is consistent with the Comprehensive Plan and does serve to carry out the purposes of the LMO as based on the Findings of Fact and Conclusions of Law detailed in this report.

Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.

PREPARED BY:

N.D.

Nicole Dixon, CFM
Senior Planner

August 23, 2011

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

August 23, 2011

DATE

REVIEWED BY:

JL

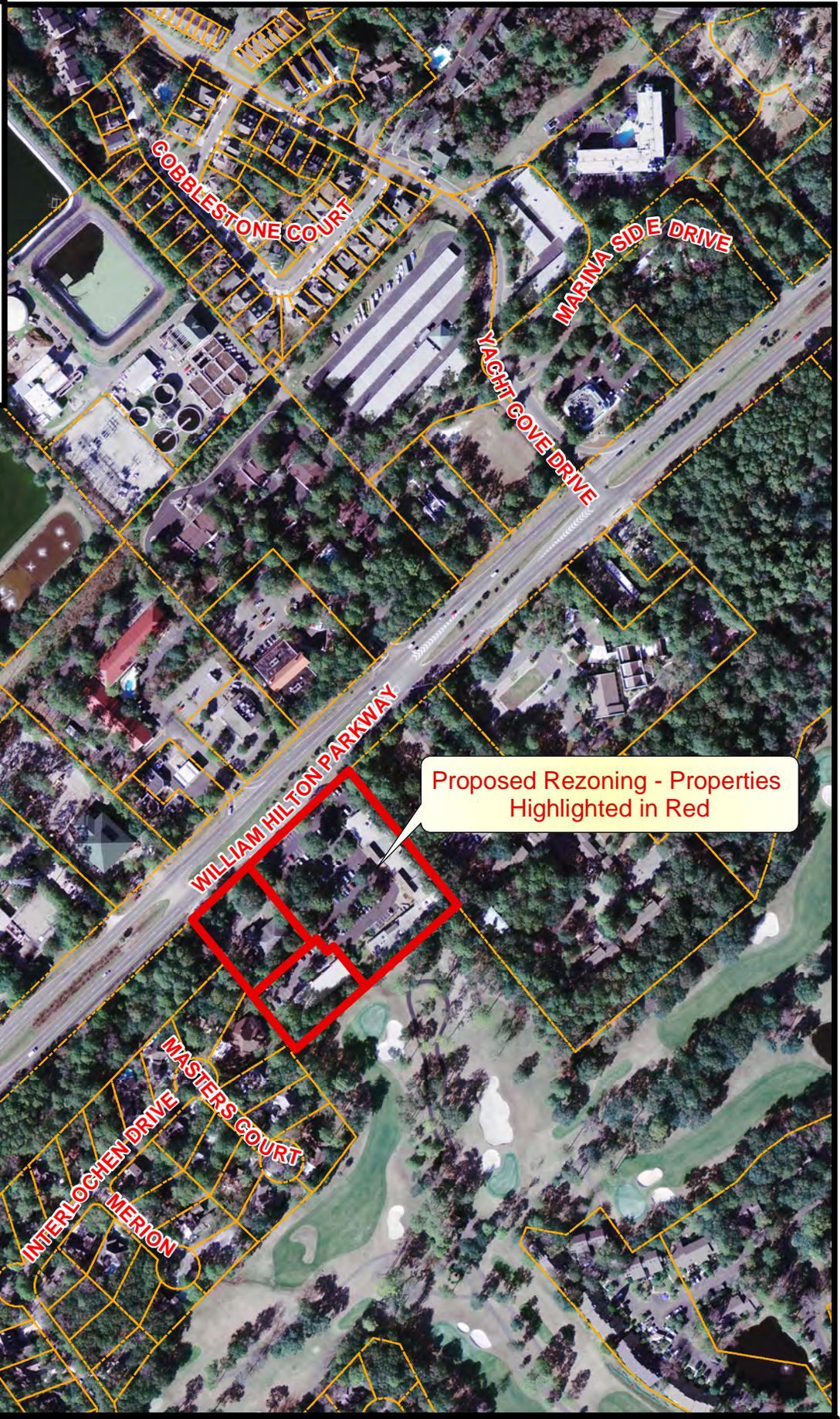
Jayne Lopko, AICP
Senior Planner & Planning Commission Board Coordinator

August 23, 2011

DATE

ATTACHMENTS:

- A) Vicinity Map
- B) Zoning Map
- C) Use Table Comparison
- D) Applicant's Narrative
- E) Boundary Survey



Proposed Rezoning - Properties Highlighted in Red



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S. C. 29928
PHONE (843) 341-6000

Town of Hilton Head Island
ZMA110003 - ATTACHMENT A



Vicinity Map

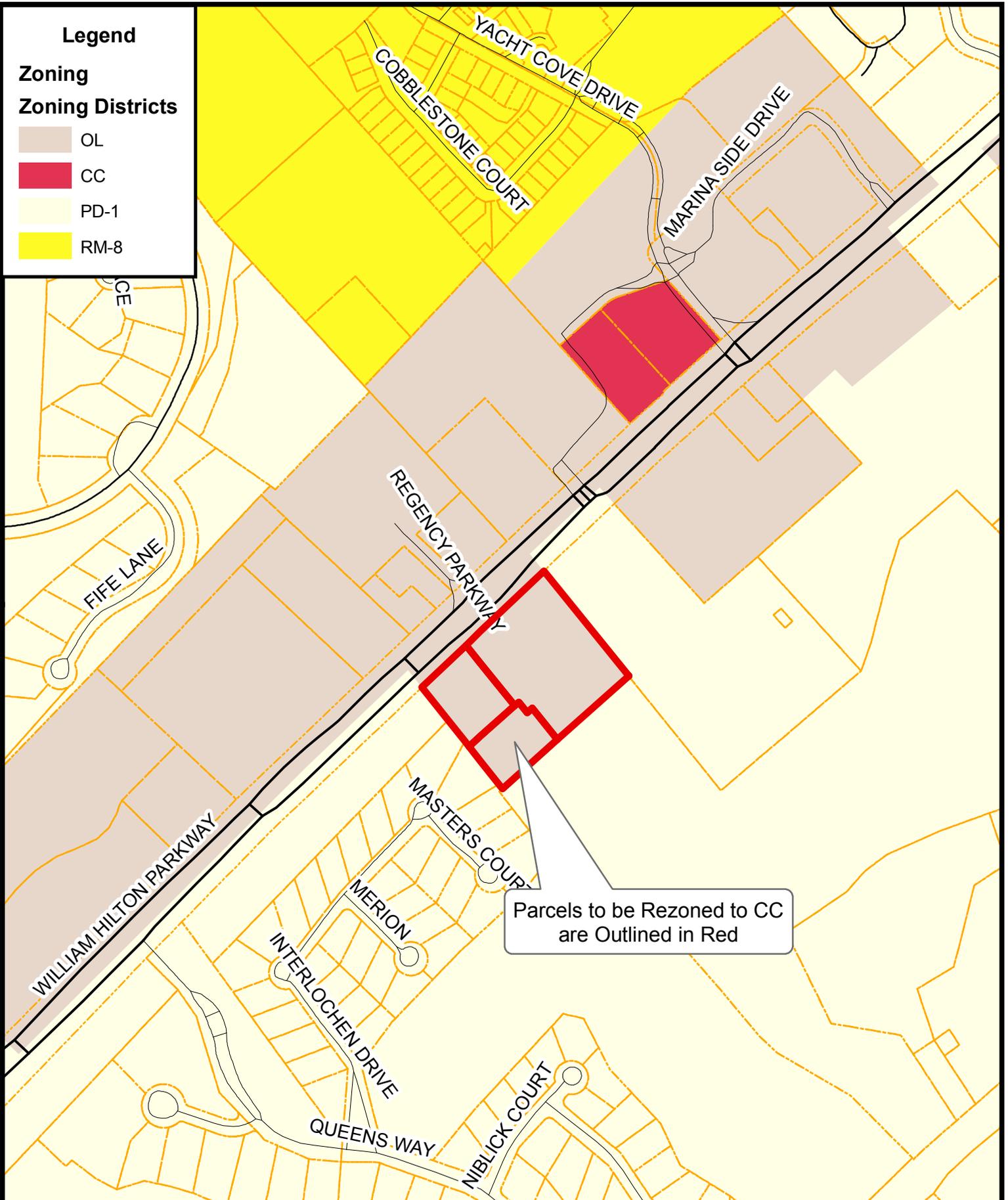
This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

Legend

Zoning

Zoning Districts

- OL
- CC
- PD-1
- RM-8



Parcels to be Rezoned to CC are Outlined in Red



ATTACHMENT C

Specific Use	OL	CC
Residential Uses		
Group Living		
Household Living		
Single Family	P	P
Multifamily Residential	PC	PC
Mixed Use	PC	PC
Manufactured Housing Park		
Public and Civic Uses		
Aviation/Surface Passenger Terminal		
Community Service		P
Day Care	P	PC
Educational Facilities		
Colleges		P
Schools, Public or Private		P
Government Facilities	P	P
Hospitals		
Institutions		
Religious Institutions	P	P
Other Institutions	SE	SE
Parks and Open Areas		
Cemetery		
Park, Community	SE	SE
Park, Linear	P	
Park, Mini	P	P
Park, Neighborhood		
Park, Regional		
Park, Special Use		P
Utilities		
Major Utility	SE	SE
Minor Utility	P	P
Telecommunications Facility	PC	PC
Waste Treatment Plant		SE
Commercial Uses		
Eating Establishments		
With Drive-thru		SE
With Seating, High Turnover	PC	P
With Seating, Low Turnover	PC	P
Without Seating	PC	P
Indoor Recreation/Entertainment		
Indoor Recreation		SE
Indoor Entertainment		SE
Outdoor Recreation/Entertainment		
Outdoor Recreation		

ATTACHMENT C

Outdoor Entertainment		
Water Parks		
Office		
Health Services Except Hospitals	P	P
Real Estate Sales/Rental	P	P
Other Offices	P	P
Parking, Commercial		SE
Resort Accommodation		
Bed and Breakfast Inn		
Central Reception or Check-in Facility		
Divisible Dwelling Unit		
Hotel or Motel		
Inn		
Interval Occupancy		
RV Park		SE
Retail Sales and Service		
Adult Entertainment		SE
Bank or Financial Institution	PC	P
Bicycle Shop (with outdoor storage)		PC
Community Theater		PC
Dance Studio		PC
Convenience Store		PC
Department or Discount Store		PC
Funeral Home		P
Furniture Store		P
Hardware, Paint, Glass, Wallpaper or Flooring Store		P
Health Club or Spa		P
Kennel, Boarding		SE
Landscape Nursery		
Liquor Store		SE
Nightclub or Bar		PC
Open Air Sales		
Pet Store		
Shopping Center		PC
Souvenir or T-Shirt Store		PC
Supermarket		PC
Tattoo Facility		PC
Veterinary Hospital		PC
Watercraft Sales, Rental or Service		
Other Retail Sales or Service	SE	P
Vehicle Sales and Services		
Auto Rental		PC
Auto Repair		SE
Auto Sales		PC

ATTACHMENT C

Car Wash		P
Gas Sales		SE
Taxicab Service		SE
Towing Service		SE
Truck or Trailer Rental		
Industrial Uses		
Aviation Services		
Light Industrial Services		
Contractor's Office		PC
Other Light Industrial Service		SE
Manufacturing and Production		
Seafood Processing		
Other Manufacturing and Production		
Limited Manufacturing		
Warehouse and Freight Movement		
Moving and Storage		
Self-Service Storage		SE
Warehousing		
Waste Related Service		
Wholesale Sales		
Contractor's Materials		
Wholesale Business		SE
Wholesale Business with Accessory Retail Outlet		SE
Other Uses		
Agriculture	P	
Water Oriented Facilities		
Docking Facility and Boat Ramp		
Marina		
Other Water Oriented Uses		

ATTACHMENT D

NARRATIVE IN SUPPORT OF REZONING OF SOUTH ISLAND SQUARE COMPLEX

July 22, 2011

Community Development Department

One Town Center Court

Hilton Head Island, SC 29928

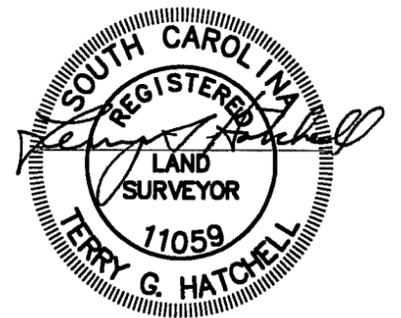
This is a request for rezoning of three properties shown on the attached plat. Current zoning is OL. The request is to change to CC.

- A. Consistency with the Comprehensive Plan. This request for a zoning change to CC is consistent with the Comprehensive Plan. CC zoning is more in keeping with the commercial uses in the surrounding William Hilton Parkway area. CC use fits the Comprehensive Plan's objective of having commercial property situated where it serves the Island residents and guests in a safe and efficient manner.
- B. Compatibility with the present zoning and conforming uses of nearby property and to the character of the neighborhood. Nearby properties include gas station-convenience store, bakery, hotel, restaurant, bank and utility company. Rezoning the subject parcels to CC would be in compliance with the neighborhood.
All three lots lend themselves to CC zoning which is more consistent with that of nearby properties. It is the highest and best zoning for use since it would produce a higher value in employment and tax revenues. There are three accesses from William Hilton Parkway assisting in maintaining limited traffic congestion which is consistent with the Comprehensive Plan.
- C. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed Amendment. Uses of nearby properties are all consistent with CC zoning.
- D. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment. Subject property is currently a shopping center with mixed use occupancies.
- E. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment. There is currently a glut of empty commercial space on the island and rents have decreased in this economic climate. Expanding occupancy opportunities through rezoning will increase marketability.
- F. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use. Sewer, water and storm water facilities currently exist on the properties.

ATTACHMENT E

BOUNDARY SURVEY OF
PHASE I & II
 OF
SOUTH ISLAND
SQUARE &
PARKWAY MEDICAL
PARCEL
U.S. HIGHWAY 278

HILTON HEAD ISLAND
 BEAUFORT COUNTY
 SOUTH CAROLINA

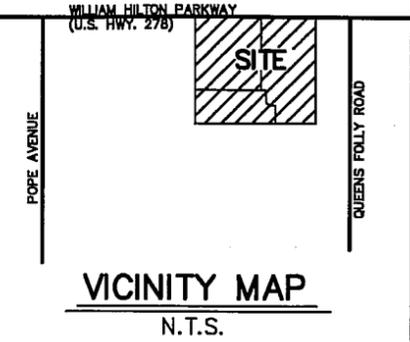
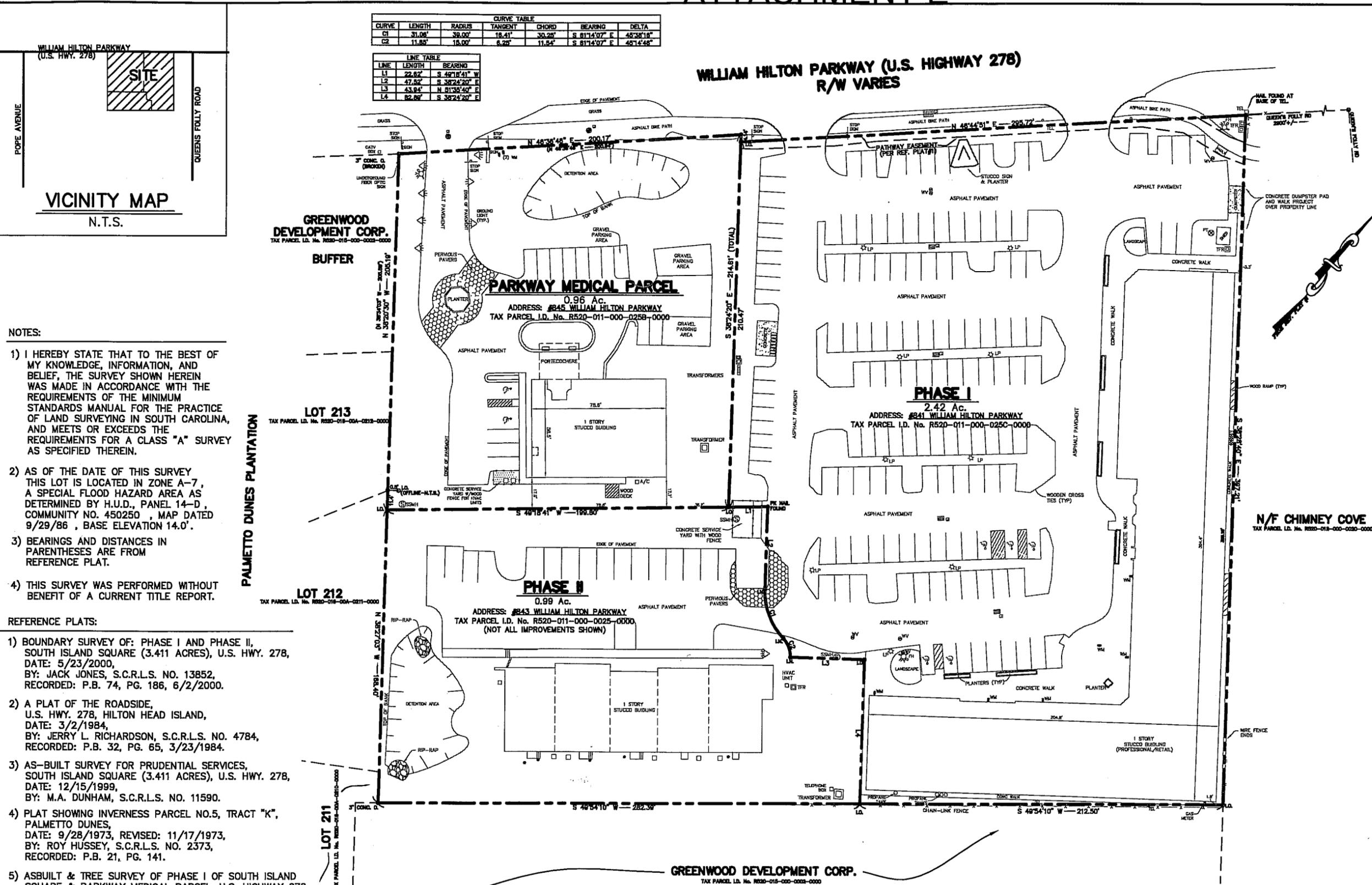


SURVEYING CONSULTANTS
 17 Sherington Drive, Suite C
 Bluffton, SC 29910
 SC TELEPHONE: (843) 815-3304
 FAX: (843) 815-3305
 GA TELEPHONE: (912) 826-2775

SCALE: 1" = 60'
 DATE: 7/18/2011
 JOB NO: SC07123B

CREW: MP/CP
 CAD: RGL/AJ

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- NOTES:**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
 - AS OF THE DATE OF THIS SURVEY THIS LOT IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D., PANEL 14-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'.
 - BEARINGS AND DISTANCES IN PARENTHESES ARE FROM REFERENCE PLAT.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

- REFERENCE PLATS:**
- BOUNDARY SURVEY OF: PHASE I AND PHASE II, SOUTH ISLAND SQUARE (3.411 ACRES), U.S. HWY. 278, DATE: 5/23/2000, BY: JACK JONES, S.C.R.L.S. NO. 13852, RECORDED: P.B. 74, PG. 186, 6/2/2000.
 - A PLAT OF THE ROADSIDE, U.S. HWY. 278, HILTON HEAD ISLAND, DATE: 3/2/1984, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 32, PG. 65, 3/23/1984.
 - AS-BUILT SURVEY FOR PRUDENTIAL SERVICES, SOUTH ISLAND SQUARE (3.411 ACRES), U.S. HWY. 278, DATE: 12/15/1999, BY: M.A. DUNHAM, S.C.R.L.S. NO. 11590.
 - PLAT SHOWING INVERNESS PARCEL NO.5, TRACT "K", PALMETTO DUNES, DATE: 9/28/1973, REVISED: 11/17/1973, BY: ROY HUSSEY, S.C.R.L.S. NO. 2373, RECORDED: P.B. 21, PG. 141.
 - ASBUILT & TREE SURVEY OF PHASE I OF SOUTH ISLAND SQUARE & PARKWAY MEDICAL PARCEL, U.S. HIGHWAY 278, DATE: 8/27/2007, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - BOUNDARY & ASBUILT SURVEY OF 0.96 ACRE, PARKWAY MEDICAL CENTER, WILLIAM HILTON PARKWAY, DATE: 10/30/2007, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 123, PG. 51, 12/18/2007.

PREPARED FOR: **SOUTHEASTERN COMMERCIAL SERVICES, INC.**

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	31.06'	39.00'	18.41'	30.28'	S 81°14'07" E	48°38'18"
C2	11.85'	18.00'	6.26'	11.84'	S 81°14'07" E	48°14'48"

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.82'	S 49°18'41" W
L2	42.35'	S 38°24'20" E
L3	43.84'	N 81°35'40" E
L4	82.86'	S 38°24'20" E

AREA TABLE	
PHASE I	= 2.42 Ac.
PHASE II	= 0.99 Ac.
PARKWAY MEDICAL PARCEL	= 0.96 Ac.
TOTAL AREA	= 4.37 ACRES

