



The Town of Hilton Head Island Regular Town Council Meeting

Tuesday, November 1, 2011

4:00 P.M.

REVISED AGENDA

**As a Courtesy to Others Please Turn Off All Cell Phones and Pages During
the Town Council Meeting**

- 1) Call to Order**
- 2) Pledge to the Flag**
- 3) Invocation**
- 4) FOIA 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.
- 5) Proclamations and Commendations**
Pancreatic Cancer Awareness Month
- 6) Approval of Minutes**
 - a. Town Council Meeting – October 18, 2011
- 7) Report of the Town Manager**
 - a. Update – Port Royal Beach Renourishment Project
 - b. Town Manager’s Items of Interest
- 8) Reports from Members of Council**
 - a. General Reports from Council
 - b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
 - c. Report of the Personnel Committee – Lee Edwards, Chairman
 - d. Report of the Planning & Development Standards Committee – Bill Ferguson, Chairman
 - e. Report of the Public Facilities Committee – Kim Likins, Chairman
 - f. Report of the Public Safety Committee – Bill Harkins, Chairman
 - g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member
- 9) Appearance by Citizens**

10) Unfinished Business

a. Second Reading of Proposed Ordinance 2011-23

Second Reading of Proposed Ordinance 2011-23 of The Town of Hilton Head Island adopting the “Beaufort County Hazard Mitigation Plan” as an appendix of the “Hilton Head Island Comprehensive Plan”; and to provide for severability and an effective date.

b. Second Reading of Proposed Ordinance 2011-24

Second Reading of Proposed Ordinance 2011-24 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.

11) New Business

a. First Reading of Proposed Ordinance 2011-33

First Reading of Proposed 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 19a and 19b on Beaufort County Tax Map 12, to apply the RFZ (Redevelopment Floating Zone Overlay District) to the existing OL (Office/Institutional Low Intensity) Zoning District; and providing for severability and an effective date.

12) Executive Session

a. Land Acquisition

13) Adjournment

Proclamation

WHEREAS, in 2011, an estimated 44,030 people will be diagnosed with pancreatic cancer in the United States and 37,660 will die from the disease, which is the fourth leading cause of cancer death in the United States; and

WHEREAS, when symptoms of pancreatic cancer present themselves, it is usually too late for an optimistic prognosis, and 74 percent of pancreatic cancer patients die within the first year of their diagnosis while 94 percent of pancreatic cancer patients die within the first five years; and

WHEREAS, approximately 570 deaths will occur in South Carolina in 2011, and there is no cure for pancreatic cancer and there have been no significant improvements in survival rates in the last 40 years; and

WHEREAS, of all the racial/ethnic groups in the United States, African Americans have the highest incidence rate of pancreatic cancer, between 34% and 70% higher than the other groups; and

WHEREAS, the Federal Government invests significantly less money in pancreatic cancer research than it does in any of the other leading cancer killers; and

WHEREAS, The Pancreatic Cancer Action Network is the first and only national patient advocacy organization that serves the pancreatic community in Hilton Head Island and nationwide by focusing its efforts on public policy, research funding, patient services, and public awareness and education related to developing effective treatments and a cure for pancreatic cancer; and

WHEREAS, the good health and well-being of the residents of Hilton Head Island are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes, and effective treatments.

NOW, THEREFORE, I, Drew A. Laughlin, Mayor, of the Town of Hilton Head Island, South Carolina do hereby proclaim the month of November, 2011 as:

PANCREATIC CANCER AWARENESS MONTH

in the Town of Hilton Head Island, South Carolina.

*IN TESTIMONY WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hilton Head Island to be affixed this **First day of November, in the Year of our Lord, Two Thousand and Eleven.***



Drew A. Laughlin, Mayor

Attest:



Cori Brock, Town Clerk

THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING

Date: Tuesday, October 18, 2011

Time: 4:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor-Pro Tem*; Bill Ferguson; George Williams, Bill Harkins, Kim Likins, Lee Edwards, *Council Members*.

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Lavarn Lucas, *Fire Chief*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Tom Fultz, *Director of Administrative Services*; Brian Hulbert, *Staff Attorney*; Jill Foster, *Deputy Director of Community Development*; Marcy Benson, *Senior Grants Administrator*; Heather Colin; *Development Review Administrator*; Shawn Colin, *Comprehensive Planning Manager*; Teri Lewis, *LMO Official*; Nicole Dixon, *Senior Planner*; Ed Boring, *Deputy Fire Chief – Support Services*; Brad Tadlock, *Deputy Fire Chief - Operations*; Vicki Pfannenschmidt, *Executive Assistant*;

Present from Media: Tom Barton, *Island Packet*

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 p.m.

2) PLEDGE TO THE FLAG

3) INVOCATION

4) FOIA 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.

5) Proclamations and Commendations

Dyslexia Awareness Month

Nancy Foy was present to accept the proclamation.

6) Approval of Minutes

a. Town Council Meeting – October 4, 2011

Mr. Heitzke moved to approve. Mr. Williams seconded. The October 4, 2011 minutes were approved by a vote of 7-0.

7) Report of the Town Manager

a. Update on the Career Criminal Team - Duffie Stone, Solicitor for the 14th Judicial Circuit of South Carolina

Solicitor Stone thanked Town Council for their contribution to the Career Criminal Prosecution Team. He explained the Team was the winner of the 2011 Barrett Lawrimore

Memorial Regional Cooperation Award. He presented the Mayor with a plaque depicting appreciation from the office of the Fourteenth Circuit Solicitor.

b. Update on County Airport – Gary Kubic, Beaufort County Administrator

Mr. Paul Andres and Mr. Gary Kubic updated Town Council on the status of the Hilton Head Island Airport.

c. Town Manager’s Items of Interest

Mr. Riley stated he had two employees present that recently celebrated service anniversaries with the Town. He said Chief Lavarn Lucas has been employed with the Town of Hilton Head Island for thirty years and Greg DeLoach has been employed for twenty years. He asked them both to come forward. He thanked them for their service. Mayor Laughlin presented them with their service anniversary awards. Mr. Riley then reported on some items of interest.

8) Reports from Members of Council

a. General Reports from Council

Mr. Williams informed Council that Hargray is installing cable from Sea Pines to Dafauskie Island. He said they are doing a good job on sound suppression by utilizing a new technique. He encouraged all to visit the site to see what they are doing.

b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
None.

c. Report of the Personnel Committee – Lee Edwards, Chairman

Mr. Edwards reported the Committee conducted interviews for vacancies on the Design Review Board and Planning Commission. He stated the Committee will make recommendations in the near future.

d. Report of the Planning & Development Standards Committee –Bill Ferguson, Chairman

Mr. Ferguson reported the Committee continued the special meeting concerning economic development and said they discussed the possibility of creating an agency to handle economic development.

e. Report of the Public Facilities Committee – Kim Likins, Chairman

None.

f. Report of the Public Safety Committee – Bill Harkins, Chairman

None.

g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member

Mrs. Likins reported the Request for Proposals has been released and will be out until the middle of November. She encouraged individuals to go to the website and view the RFP. Mrs. Likins explained there is a subcommittee of the LMO Rewrite Committee that will review all submitted proposals.

9) Appearance by Citizens

Mr. Robert Keegan spoke concerning his opposition to Town Council's recent approval to borrow funds.

10) Unfinished Business

a. Revised Second Reading of Proposed Ordinance 2011-25

Revised Second Reading of Proposed Ordinance 2011-25 authorizing the execution of an amendment to lease with the Museum-Chamber Partnership for property owned by the Town of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2006), and Sec. 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mrs. Likins seconded. Mr. Williams expressed concerns about the condition of the Welcome Center and suggested encouraging the Chamber to do something about the facility and the parking lot. The motion was approved by a vote of 7-0.

b. Second Reading of Proposed Ordinance 2011-26

Second Reading of Proposed ordinance 2011-26 authorizing the execution of a lease with American Towers, L. L. C., for property owned by the Town of Hilton Head Island, South Carolina, and authorizing the execution of two easements in favor of American Towers, L. L. C., encumber town owned land, pursuant to the authority of S. C. Code Ann. Sec. 5-7-40 (Supp. 2010), and Sec. 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was approved by a vote of 7-0.

11) New Business

a. First Reading of Proposed Ordinance 2011-24

First Reading of Proposed Ordinance 2011-24 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.

Mr. Heitzke moved to approve. Mr. Harkins seconded. Mr. John Binkley spoke in opposition to the amendment. Mayor Laughlin asked if the normal buffer requirements were in place. Nicole Dixon stated the subject properties to be rezoned do have an adjacent use buffer and the Planned Unit Development adjacent to the properties has an exterior boundary buffer. She explained she has tried to ease the concerns of the adjacent property owners explaining that even with the change all lighting and noise standards will remain the same and be enforced. The motion was approved by a vote of 7-0.

b. Consideration of a Resolution denying Zoning Map Amendment ZMA11003 for South Island Square

Consideration of a Resolution by the Town Council of the Town Of Hilton Head Island denying the application for Zoning Map Amendment ZMA110003 which requests an amendment to Chapter 4 of Title 16, "The Land Management Ordinance" (LMO), 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 the 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.

Due to the approval of the first reading of Proposed Ordinance 2011-24, there was no need to act on this item.

c. Consideration of a Recommendation for the Port Security Grant Program

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island accept the US Department of Homeland Security (DHS) grant #EMW-2011-PU-APP-00148 in the amount of \$292,045 for the purpose of purchasing a fire-rescue boat.

Mr. Heitzke moved to approve. Mr. Harkins seconded. Mr. Edwards asked for clarification on the location where the boat would be stored. Chief Lucas explained the board would initially be stored at a Fire Station and they would work on acquiring dockage at a local marina in the future. Mr. Williams stated that in reviewing the projected ancillary costs he felt they were inaccurate and would be much higher than predicted. Mr. Heitzke asked if additional personnel would be needed. Chief Lucas responded they would utilize existing personnel and not hire any additional personnel now or in the future.

Mr. Heitzke asked if there were any stipulations attached to the grant if accepted. Chief Lucas stated the only stipulation would be a verbal agreement to assist other agencies that are listed by Homeland Security. He said Savannah and Charleston are on the list. He said during the grant process they did have to stipulate they would respond to other agencies in need if they requested assistance from the Town. Mrs. Likins asked if Beaufort County was handling water emergencies at this time. Chief Lucas said it depended on the type of emergency as to which agency would respond. Mrs. Likins voiced concern about taking on the responsibility and the cost to citizens in the long run. Chief Lucas said if the Town was requested to assist another municipality that the costs would be reimbursed.

Mayor Laughlin asked if there was a deadline to accept the grant. Chief Lucas said there was none specified in the award letter but he has been contacted three times during the month since the grant was awarded asking for a response. After lengthy discussion concerning equipment, staffing, licensure requirements, renewals and updates Mr. Harkins moved to amend the motion to remand the agenda item to the Public Safety Committee for review with a request the meeting take place before the next regular Town Council meeting scheduled for November 1. The maker of the motion and the seconder agreed. The amended motion was approved by a vote of 7-0.

d. Consideration of a Recommendation for Redistricting

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island select the plan to be brought to the November 15, 2011 Town Council meeting for formal adoption.

Mr. Heitzke moved to approve. Mr. Williams seconded.

Mr. Riley explained that Plan 3 shifts the area of Chaplin that is oceanward of 278 back into Ward 4 and captures a larger section of Marshland Road into Ward 1. Marcy Benson approached the dais and explained in detail the differences between Plan 2 and Plan 3.

Mr. Williams moved Town Council select Plan 3 as their recommendation for redistricting. Mr. Harkins seconded. The motion was approved by a vote of 7-0.

The motion to bring the selection forward at the November 15, 2011 regular Town Council meeting was approved by a vote of 7-0.

e. First Reading of Proposed Ordinance 2011-23

First Reading of Proposed Ordinance 2011-23 of The Town of Hilton Head Island adopting the “Beaufort County Hazard Mitigation Plan” as an appendix of the “Hilton Head Island Comprehensive Plan”; and to provide for severability and an effective date.

Mr. Williams moved to approve. Mrs. Likins seconded. Mr. Williams asked if there would be any cost associated with this. Marcy Benson approached the dais and explained there were no costs. (Note: This items was taken up following the Public Hearing shown as Item 12 on the agenda.

12) 5:30 P.M. – PUBLIC HEARING – ADOPTION OF THE BEAUFORT COUNTY HAZARDOUS MITIGATION PLAN

Mayor Laughlin called the hearing to order and requested public comments. There were none, so he closed the public hearing.

13) Executive Session

Mr. Riley stated he needed an executive session for contractual matters pertaining to land acquisition including a request for an easement over town-owned land; contractual matters pertaining to proposed storm water management agreements with Palmetto Dunes and Leamington; and legal matters pertaining to potential litigation regarding business license enforcement.

At 5:42 p.m. Mr. Heitzke moved to go into Executive Session for the reasons stated by the Town Manager. Mr. Williams seconded. The motion was approved by a vote of 7-0.

Mayor Laughlin called the meeting back to order at 6:10 and stated Mr. Harkins was excused from the meeting due to a prior commitment. He then asked if there was any business to take up as a result of executive session.

Mrs. Likins moved that the Town Council for the Town of Hilton Head Island adopt a resolution authorizing the execution and delivery of an agreement related to drainage infrastructure in the planned unit development known as Palmetto Dunes. Mr. Williams seconded. The motion was approved by a vote of 6-0.

Mrs. Likins moved that the Town Council for the Town of Hilton Head Island adopt a resolution authorizing the execution and delivery of an agreement related to drainage infrastructure in the planned unit development known as Leamington. Mr. Heitzke seconded. The motion was approved by a vote of 6-0.

14) Adjournment

Mr. Heitzke moved to adjourn. Mr. Williams seconded. The motion was approved by a vote of 6-0. The meeting was adjourned at 6:12 p.m.

Vicki Pfannenschmidt, Secretary

Approved:

Drew A. Laughlin, Mayor



Items of Interest

November 1, 2011

1. Town News

A new storyboard has been added to Compass Rose Park to explain the history of the Charles E. Fraser statue. The statue is based on a photograph of Charles E. Fraser walking an alligator during the early development of Sea Pines. When it was published in *The Saturday Evening Post*, it brought national attention to Charles Fraser and his innovative approach to development. The new storyboard is located near the statue and reads: "This statue is based on the photograph of Charles E. Fraser as it appeared in a 1962 edition of *The Saturday Evening Post* on "People on the Way Up." This celebrated image caused a media sensation that awarded the Sea Pines Resort national acclaim".



(Contact: Shea Farrar, Senior Planner 341-4768)

2. Noteworthy Events

a) Some of the upcoming meetings at Town Hall:

- Planning Commission – November 2, 3:00 p.m.
- Public Safety Committee – November 7 – 10:00 a.m.
- Design Review Board – November 8, 1:15 p.m.
- LMO Rewrite Committee – November 10 – 1:30 p.m.
- Parks and Recreation Commission – November 10 – 3:30 p.m.
- Intergovernmental Relations Committee – November 15 – 2:30 p.m.
- Town Council – November 15, 4:00 p.m.

(Meetings subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at www.hiltonheadislandsc.gov for meeting agendas)

2011 Hilton Head Island Events

Fridays, thru Dec. 9, 2011 8:30am-1:00pm	Farmers Market	Honey Horn
Daily Thru December 31,2011 During Coastal Discovery Museum Hours	Public Art Exhibition	Honey Horn
November 5, 2011 8:00am-1:00pm	Take a Stand in the Sand	Coligny Beach
November 5, 2011 10:00am-3:00pm	Commemoration of the 150 th Anniversary of the Battle of Port Royal	Historic Fort Walker Port Royal Plantation
November 5-6, 2011 9:00am-4:00pm	Hilton Head Concours d'elegance & Motoring Festival	Honey Horn
November 7, 2011 9:30am-12:30pm	Torch Relay for Children's Miracle Network	SurfWatch Parking Lot/Various Island Pathways along Folly Field Road, Chaplin Park and Burke's Beach
November 11, 2011 10:00am-12:00pm	Veterans Day Observance	Shelter Cove Veterans Memorial Park
November 11, 2011 5:00pm-8:00pm November 12-13, 2011 12:00pm-5:00pm	Hilton Head Island Oyster Festival	Shelter Cove Community Park
November 12, 2011 10:00am-2:00pm	UMC Fall Festival	St. Andrews by the Sea Parking Lot



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, CM, *Town Manager*
VIA: Shawn Colin, AICP, *Comprehensive Planning Manager*
FROM: Marcy Benson, *Senior Grants Administrator*
CC: Charles Cousins, *Director of Community Development*
DATE: October 19, 2011
SUBJECT: Adoption of the Beaufort County Hazard Mitigation Plan, Appendix to the Comprehensive Plan – Second Reading of Proposed Ordinance No. 2011-23

Town staff recommends Town Council approve second reading of Proposed Ordinance No. 2011-23 which adopts the Beaufort County Hazard Mitigation Plan as an appendix of the Hilton Head Island Comprehensive Plan. Proposed Ordinance 2011-23 was approved by Town Council on first reading on October 18, 2011. No changes to the Beaufort County Hazard Mitigation Plan, or the proposed ordinance were made during first reading.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2011-_____ PROPOSED ORDINANCE NO. 2011- 23 _____

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND
ADOPTING THE “BEAUFORT COUNTY HAZARD MITIGATION
PLAN” AS AN APPENDIX OF THE “HILTON HEAD ISLAND
COMPREHENSIVE PLAN”; AND TO PROVIDE FOR SEVERABILITY
AND AN EFFECTIVE DATE.**

WHEREAS, in 2010, the Town Council of the Town of Hilton Head Island, South Carolina adopted the Hilton Head Island Comprehensive Plan; and

WHEREAS, the Beaufort County Hazard Mitigation Plan was adopted as an Appendix to the 2005 Hilton Head Island Comprehensive Plan; and

WHEREAS, the Beaufort County Hazard Mitigation Plan is required to be re-evaluated by the Disaster Mitigation Act of 2000 every five years to assess the communities’ vulnerabilities to natural hazards and to prepare a long term strategy to address these hazards and prevent future damage and loss of life; and

WHEREAS, the Beaufort County Hazard Mitigation Plan was re-evaluated and revised through participation from county and municipal officials, residents and business owners and represents the community’s consensus; and

WHEREAS, the adoption of the Beaufort County Hazard Mitigation Plan will fulfill the requirements for continued participation in the Community Rating System as well as qualify the Town of Hilton Head Island for FEMA pre disaster grants and post disaster reconstruction assistance; and

WHEREAS, the Comprehensive Plan Committee of the Hilton Head Island Planning Commission reviewed the Beaufort County Hazard Mitigation Plan at their meeting of June 15, 2011 and recommended that the Plan be sent to the Hilton Head Island Planning Commission for their consideration; and

WHEREAS, the Hilton Head Island Planning Commission held a public hearing on July 20, 2011 to receive comments from the public about the Beaufort County Hazard Mitigation Plan and recommended that the Plan be sent to the Planning and Development Standards Committee of the Town Council for their consideration; and

WHEREAS, on August 24, 2011, the Planning and Development Standards Committee voted to recommend to the Town Council the adoption of the Beaufort County Hazard Mitigation Plan; and

WHEREAS, Town Council now desires to adopt the Beaufort County Hazard Mitigation Plan as an appendix to the Town of Hilton Head Island Comprehensive Plan as recommended by the Planning and Development Standards Committee.

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

Section 1. Adoption. That the Beaufort County Hazard Mitigation Plan is hereby adopted as an appendix to the Town of Hilton Head Island Comprehensive Plan of the Town of Hilton Head Island, South Carolina.

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 COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____ 2011.

Drew Laughlin, Mayor

ATTEST:

Cori Brock, Town Clerk

Public Hearing: 7-20-2011 and 10-18-2011
First Reading: 10-18-2011
Second Reading:

APPROVED AS TO FORM:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, C.M., *Town Manager*
VIA: Teri Lewis, AICP, *LMO Official*
FROM: Nicole Dixon, CFM, *Senior Planner*
CC: Charles Cousins, AICP, *Director of Community Development*
DATE: October 19, 2011
SUBJECT: Proposed Ordinance No. 2011-24
ZMA110003 – South Island Square

Town Council made no changes to proposed Ordinance No. 2011-24 as a result of the first reading on October 18, 2011.
on March 15, 2011.

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 unanimously to recommend that Town Council approve 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 approve 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: October 18, 2011
Second Reading:

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, C.M., *Town Manager*
VIA: Teri Lewis, AICP, *LMO Official*
FROM: Nicole Dixon, CFM, *Senior Planner*
CC: Charles Cousins, AICP, *Director of Community Development*
DATE: October 26, 2011
SUBJECT: Proposed Ordinance No. 2011-33
ZMA110005 – Circle K Redevelopment

Recommendation: The Planning and Development Standards Committee met on October 26, 2011 to review the attached application for Zoning Map Amendment (ZMA110005) and voted unanimously to recommend that Town Council approve the proposed application for rezoning.

The Planning Commission met on October 5, 2011 to review the attached application for Zoning Map Amendment (ZMA110005) and after a public hearing voted 7-1 to recommend that Town Council approve the proposed application for rezoning. Commissioner Bennett voted against the motion, stating he felt the application would generate additional traffic problems for an already busy intersection.

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 apply the RFZ (Redevelopment Floating Zone Overlay District) to the existing OL (Office Institutional Low Intensity) Zoning District for the properties located at 825 and 827 William Hilton Parkway. The properties contain a Circle K gas station/convenience store and a car wash. The development contains a nonconforming use, a nonconforming structure and several nonconforming site features. In order to redevelop the property, the applicant has applied for the RFZ to allow flexibility in certain design standards that constrain the redevelopment.

Background: The Town received this request from Truitt Rabun, on behalf of Circle K. Staff met with Mr. Rabun and representatives of Circle K several times to discuss potential redevelopment options for the site. It was determined that the RFZ is the only option to allow the redevelopment of the site in this manner, while still retaining some nonconformities. The purpose the RFZ is to allow property to redevelop in a manner that is more flexible than design standards in the Land Management Ordinance (LMO) require of new development. Circle K currently leases the gas station property and is under contract to purchase the car wash property. Once purchased, Circle K plans to demolish the car wash and expand the gas station by adding a second fueling canopy and improving the vehicular circulation and parking for both sites. Staff reviewed this request and determined that the application is consistent with the Comprehensive Plan and the RFZ criteria in the LMO.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2011-

PROPOSED ORDINANCE NO. 2011-33

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 19A AND 19B ON BEAUFORT COUNTY TAX MAP 12, TO APPLY THE RFZ (REDEVELOPMENT FLOATING ZONE OVERLAY DISTRICT) TO THE EXISTING OL (OFFICE/INSTITUTIONAL LOW INTENSITY) 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, on March 6, 2007, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by adopting amendments to the Land Management Ordinance creating the Redevelopment Floating Zone Overlay District; and

WHEREAS, the purpose of the Redevelopment Floating Zone is to encourage nonconforming properties to redevelop without requiring full compliance with the design and performance standards of the Land Management Ordinance; and

WHEREAS, the Planning Commission held a public hearing on said zoning map amendment application on October 5, 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 16-3-1607 of the LMO, voted 7-1 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 October 26, 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 16-3-1607 of the LMO, voted to recommend that Town Council approve 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 approve 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 19A and 19B on Beaufort County Tax Map 12, to apply the RFZ Overlay District to the existing OL 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: October 5, 2011
First Reading: November 1, 2011
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:
ZMA110005	Circle K Redevelopment	October 5, 2011

Parcel Data:	Property Owners	Applicant/Agent
<u>Existing Zoning District:</u> OL (Office Institutional Low Intensity) <u>Proposed Zoning District:</u> Same as Above <u>Applicable Overlay District:</u> Corridor Overlay <u>Proposed Overlay District:</u> Redevelopment Floating Zone (RFZ) <u>Parcels Affected:</u> Beaufort County Tax Map 12, Parcels 19A and 19B	Dillon Road Properties 10 S. Calibogue Cay Hilton Head Island, SC 29928 RI CS 2 LLC 600 La Terraza Blvd. Escondido, CA 92025	Truitt Rabun Truitt Rabun Associates PO Box 23229 Hilton Head Island, SC 29925

Application Summary:
 Truitt Rabun, on behalf of Circle K Stores, is proposing to apply the RFZ (Redevelopment Floating Zone Overlay District) to the existing OL (Office Institutional Low Intensity) Zoning District for the properties located at 825 and 827 William Hilton Parkway. The site contains a nonconforming use, a nonconforming structure and several nonconforming site features. In order to redevelop the property, the applicant has applied for the RFZ to allow flexibility in certain design standards that constrain the redevelopment.

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 apply the RFZ to two properties which contain a Circle K gas station/convenience store and a car wash. Circle K leases the gas station property and is under contract to purchase the car wash property. Once purchased, Circle K plans to demolish the car wash and expand the gas station by adding a second fueling canopy and improving the vehicular circulation and parking for both sites.

The subject properties are surrounded by a Town owned property and Palmetto Dunes to the north, a church to the east and south and a cellular phone service business and a restaurant across William Hilton Parkway.

The properties are currently zoned OL. A gas station and convenience store are not permitted uses in the OL zoning district, therefore they are considered nonconforming uses. Pursuant to LMO Section 16-7-201, Expansion, no nonconforming use may be enlarged, expanded or extended to occupy a greater area of land or floor area than was occupied on the effective date of this Title and no additional accessory use or structure may be established on the site of a nonconforming use.

The existing fueling canopy is located within the minimum adjacent street setback and buffer, and therefore is considered a nonconforming site feature. The properties contain several other nonconforming site features: lack of vegetated buffers, inadequate setbacks, inadequate parking spaces, medians, drive aisles, loading space, lack of open space and too much impervious coverage. Pursuant to LMO Section 16-7-106, Waiver by Administrator, provisions dealing with nonconforming site features may be waived if certain criteria can be met. One of those criteria is that the proposed expansion, enlargement or extension does not occupy a greater footprint than the existing nonconforming structure or site feature. The applicant is proposing to add a second fueling station within the adjacent street setback and buffer and therefore doesn't meet the criteria for a waiver.

Staff met with the applicant several times to review their options, and it was determined that the RFZ is the only option to allow the redevelopment of the site in this manner, while still retaining some nonconformities. The RFZ will reduce the required adjacent street and use setbacks and buffers by 50% to allow the placement of the additional fueling station.

The RFZ process requires the Design Review Board (DRB) to review and approve a conceptual landscape plan prior to the Planning Commission public hearing. On August 23, 2011, the DRB approved a conceptual landscape plan for this project.

Applicant's Grounds for ZMA:

The applicant states in the narrative that the current site is cramped and is in serious need of vehicular circulation and parking improvements. Presently fuel tankers and delivery trucks are forced to back into a busy William Hilton Parkway because there is not an adequate loading space or drive aisle for deliveries. The applicant states that vehicular circulation and access will be greatly improved with the proposed redevelopment. The applicant also states

that the proposed application for the RFZ will decrease nonconformities in land use and design standards and will allow for the overall enhancement of the site. The proposed redevelopment will be no more intense than what exists on site currently because they will be demolishing the car wash and adding a fueling station. While some of the existing construction that remains will still be non-compliant, all new construction and modified existing construction will conform to the standards allowed under the RFZ. The applicant believes that when the proposed project is complete, the redeveloped site will improve the aesthetics, functionality and safety of the site's operations.

Summary of Facts and Conclusions of Law:

Findings of Facts:

- Notice of the Application was published in the Island Packet on August 28, 2011 as set forth in LMO (Land Management Ordinance) Sections 16-3-110 and 16-3-111.
- Notice of the Application was posted and mailed as set forth in LMO Sections 16-3-110 and 16-3-111.
- A public hearing will be held on October 5, 2011 as set forth in LMO 16-3-1606A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1606.

Conclusions of Law:

- The application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1606.
- The applicant submitted an affidavit stating they met the mailed notice requirements as set forth in LMO Section 16-3-111.

As set forth in Section 16-3-1607, Redevelopment Floating Zone Review Criteria, Planning Staff has based its recommendation on analysis of the following criteria:

Summary of Facts and Conclusions of Law:

Criteria 1: The site plan, design standards, and other design criteria are consistent with the purpose of the Redevelopment Floating Zone as stated in Section 16-4-1101 (LMO Section 16-3-1607A):

Finding of Fact:

- Pursuant to LMO Section 16-4-1101, the purpose of the Redevelopment Floating Zone is “to allow a property to redevelop in a manner that is more flexible than the design standards and other design criteria required of new development. The Redevelopment Floating Zone is designed to promote redevelopment to improve sites while still maintaining island character and encourage owners of nonconforming properties on the Island to redevelop without requiring complete conformance with the current provisions of this Title. The needs and goals of the Comprehensive Plan support the creation of this zone to encourage redevelopment.”

Conclusions of Law:

- Staff concludes that the site plan, design standards and other design criteria are consistent with the purpose of the Redevelopment Floating Zone as stated in LMO Section 16-4-1101.
- The design of the proposed redevelopment incorporates flexibility in the setback and buffer standards, but also includes the preservation of existing trees within the remaining buffer area as well as the installation of new landscaping and an increase of open space and pervious area on the site.

Summary of Facts and Conclusions of Law:

Criteria 2: The site plan, design standards, and other design criteria meet the definition of redevelopment in Chapter 10 of this Title (LMO Section 16-3-1607B):

Findings of Fact:

- Chapter 10 of the LMO defines redevelopment as: “The renovation of a previously developed site to the density allowed under Section 16-4-1601, or the existing density, whichever is greater.”
- The applicant is proposing to demolish the existing car wash structure and add a second fueling station.

Conclusions of Law:

- Staff concludes that the site plan, design standards and other design criteria meet the definition of redevelopment in Chapter 10.
- The fueling station addition does not count as density because it is not an enclosed structure, therefore the proposed redevelopment project does not include the increase of density.

Summary of Facts and Conclusions of Law:

Criteria 3: The area surrounding the proposed redevelopment can be planned and developed or redeveloped in substantial compatibility with the standards and criterion of the proposed redevelopment (LMO Section 16-3-1607C):

Findings of Fact:

- The properties subject to the application are surrounded by a vacant Town owned property and Palmetto Dunes to the north, a church to the east and south and a cellular phone service business and a restaurant across William Hilton Parkway.
- LMO Section 16-4-1102 states that “The Redevelopment Floating Zone may be applied for by qualifying parcels island-wide to redevelop with flexibility in design standards and other design criteria....The following parcels qualify: (1) Parcels that contain a nonconforming structure or site feature, or (2) A conforming parcel that redevelops in conjunction with a parcel that contains a nonconforming structure or

site feature.

- The proposed redevelopment includes the following overall site improvements: increase in number of parking spaces, increase in buffer vegetation, increase in pervious surface coverage, precludes density from being developed on the car wash site, improve storm drainage conditions, provide a bike rack, provide a loading space, relocate and improve the dumpster area and improve vehicular circulation.

Conclusions of Law:

- Staff concludes that the area surrounding the proposed redevelopment can be planned and developed or redeveloped in substantial compatibility with the standards and criterion of the proposed redevelopment.
- If the adjacent properties are currently nonconforming, there would be the same opportunity provided for them to redevelop through this RFZ process where similar flexibility could be granted.
- The redevelopment will be an overall benefit to the surrounding area because of the proposed improvements to the site.

Summary of Facts and Conclusions of Law:

Criteria 4: The proposed redevelopment is consistent with the Comprehensive Plan (LMO Section 16-3-1607D):

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 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 8.9 – Age of Structures

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

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 16-3-1607D.
- The proposed rezoning will provide the property owner the flexibility needed to redevelop the site in compliance with the RFZ standards in the LMO.
- This rezoning could result in the revitalization of an aging development on the Island, which would contribute positively to the Island’s character due to the addition of vegetation to the site and the reduction of impervious surface.

Summary of Facts and Conclusions of Law:

Criteria 5: The proposed redevelopment is not detrimental to the public health, safety and welfare (LMO Section 16-3-1607E):

Finding of Fact:

- The proposed redevelopment includes the addition of compliant parking spaces and a loading space as well as improvements to the vehicular circulation for automobiles, fuel tanker and delivery trucks.

Conclusions of Law:

- Staff concludes that the proposed redevelopment is not detrimental to the public health, safety and welfare.
- The proposed improvements to the site will benefit the public health, safety and welfare by providing compliant parking and driving areas.

Summary of Facts and Conclusions of Law:

Criteria 6: The proposed redevelopment will produce an overall result that is equal to, or will lessen the current nonconforming nature of the site (LMO Section 16-3-1607F):

Findings of Fact:

- LMO Section 16-5-704A requires an adjacent use setback of 30 feet between a commercial use and a recreational use (the Town-owned property to the north) and a 25 foot setback between a commercial use to an institutional use (the church property

to the east and south).

- LMO Section 16-5-704B requires a 50 foot adjacent street setback from William Hilton Parkway, a major arterial road.
- LMO Section 16-5-806A requires an adjacent use buffer of 25 feet between a commercial use and a recreational use (the Town-owned property to the north) and a 20 foot buffer between a commercial use to an institutional use (the church property to the east and south).
- LMO Section 16-5-806B requires a 50 foot minimum and 60 foot average adjacent street buffer from William Hilton Parkway, a major arterial road.
- The site plan submitted by the applicant for the proposed redevelopment illustrates the adjacent use and street setbacks and buffers reduced by 50 percent of the required width, which is allowed with the RFZ overlay.
- LMO Section 16-5-1209 requires 1 parking space for every 200 square feet of gross floor area. The existing building is 2,497 square feet, requiring 13 parking spaces on site. There are currently only 7 parking spaces on site. The applicant is proposing to remove asphalt on the car wash site and add 10 pervious parking spaces.
- LMO Section 16-5-1207 requires 15 foot landscaped medians as the ends of parking bays. The site currently lacks landscaped medians at the ends of the parking bay. The proposed redevelopment includes the addition of landscaped medians.
- LMO Section 16-5-1207 requires drive aisles behind parking spaces to be at least 24 feet in width and drive aisles that are not behind parking to be at least 20 feet in width. The proposed redevelopment includes improvements to the drive aisles and vehicular circulation.
- LMO Section 16-5-1211 requires one 12 foot by 40 foot loading space on site. The site currently does not have a designated loading space. The applicant is proposing a compliant loading space as part of the redevelopment.
- LMO Section 16-5-1213 requires bicycle parking for convenience stores. The site does not currently contain bicycle parking. The applicant is proposing to install a bike rack as part of the redevelopment.
- LMO Section 16-4-1606 requires a maximum impervious surface coverage of 60%. The car wash site currently has an impervious surface coverage of 52.4%. The Circle K site currently has an impervious surface coverage of 75%.
- The applicant is proposing to reduce the impervious coverage to 42.1% on the car wash site and slightly increase the impervious coverage on the Circle K site to 75.7%. Because the two sites function together, the overall impervious surface will be reduced by 6.5%.
- LMO Section 16-4-1606 requires a minimum open space coverage of 25%. The car wash site currently has 47.6% of open space. The Circle K site currently has 28.6% of open space.
- The applicant is proposing to increase the open space to 53.8% on the car wash site and slightly decrease the open space to 27.8% on the Circle K site. Because the two sites function together, the overall open space will be increased by 3.7%.

Conclusions of Law:

- Staff concludes that the proposed redevelopment will produce an overall result that will lessen the current nonconforming nature of the site.

- Through the redevelopment of the properties, even though the adjacent use and adjacent street buffers will be decreased in width, they will contain increased vegetation and therefore will still function as a buffer.
- Some of the non-compliant parking, medians and drive aisles will be improved, making the site less nonconforming. The addition of parking, a bike rack and a loading space will also make the site less nonconforming.
- The overall impervious surface coverage will be reduced and the open space will increase as a result of the proposed redevelopment, which is an additional improvement to the property because it improves the storm water conditions.

Summary of Facts and Conclusions of Law:

Criteria 7: The applicant has demonstrated that every effort has been made to meet the current standards of Chapters 4, 5 and 6 (LMO Section 16-3-1607G):

Findings of Fact:

- There are two live oak trees in the median in the adjacent street buffer that the applicant was initially proposing to remove due to the proposed location of the underground fuel tanks and proposed route for tanker truck deliveries.
- The Circle K property currently exceeds the maximum impervious surface coverage and minimum open space requirements.
- The site is currently nonconforming because it lacks adequate parking, medians, drive aisles, buffers, a loading space, and a bike rack.

Conclusions of Law:

- Staff concludes that the applicant has demonstrated that every effort has been made to meet the current standards of Chapters 4, 5 and 6.
- The applicant took the concerns of the Design Review Board and staff into consideration regarding saving the live oaks in the front buffer, and redesigned the proposed redevelopment plan to move the location of the underground fuel tanks and change the delivery route for tanker trucks in order to save the trees.
- The applicant is proposing to make the following overall improvements to make the site safer and to bring the property more into conformance with the current standards of Chapters 4, 5 and 6: remove existing concrete, increase parking spaces, increase vegetation, increase pervious surface coverage, increase open space, preclude density from being developed on the car wash site, improve storm drainage conditions, provide a bike rack, provide a loading space, relocate and improve the dumpster area and improve vehicular circulation.

Summary of Facts and Conclusions of Law:

Criteria 8: If the site contains nonconforming density, the applicant has demonstrated that redeveloping the site with that nonconforming density causes an inability to meet current standards (LMO Section 16-3-1607H):

Findings of Fact:

- LMO Section 16-4-1601, Density Standards Table, allows for 6,000 square feet of density per net acre in the OL zoning district.
- The Circle K site is 0.34 acres, which would allow a maximum of 2,040 square feet. The site currently contains a structure that is 2,497 square feet; therefore it is considered nonconforming to the density standards.
- There are no plans with the proposed redevelopment to make any changes to or expand that structure.
- Because of the existing structure and lack of adequate vehicular circulation on site, there isn't enough of area left on the property to add a second fueling station and redevelop the site.
- The car wash site is 0.66 acres, which would allow a maximum of 3,960 square feet. The applicant is proposing to demolish the existing car wash structure and add a second fueling station so that the properties could be redeveloped together. Because the fueling station is not an enclosed structure, it does not count as density.

Conclusions of Law:

- Staff concludes that the Circle K site does contain nonconforming density, and that the applicant has demonstrated that redeveloping the site with that nonconforming density causes an inability to meet current standards.
- By demolishing the car wash structure and having the two properties function together as one, the applicant is able to redevelop the site through the RFZ process while retaining the existing nonconforming building.

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:

ND

Nicole Dixon, CFM
Senior Planner

9/21/11

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

9/19/11

DATE

REVIEWED BY:

JL

Jayne Lopko, AICP
Senior Planner & Planning Commission Board Coordinator

9/20/11

DATE

ATTACHMENTS:

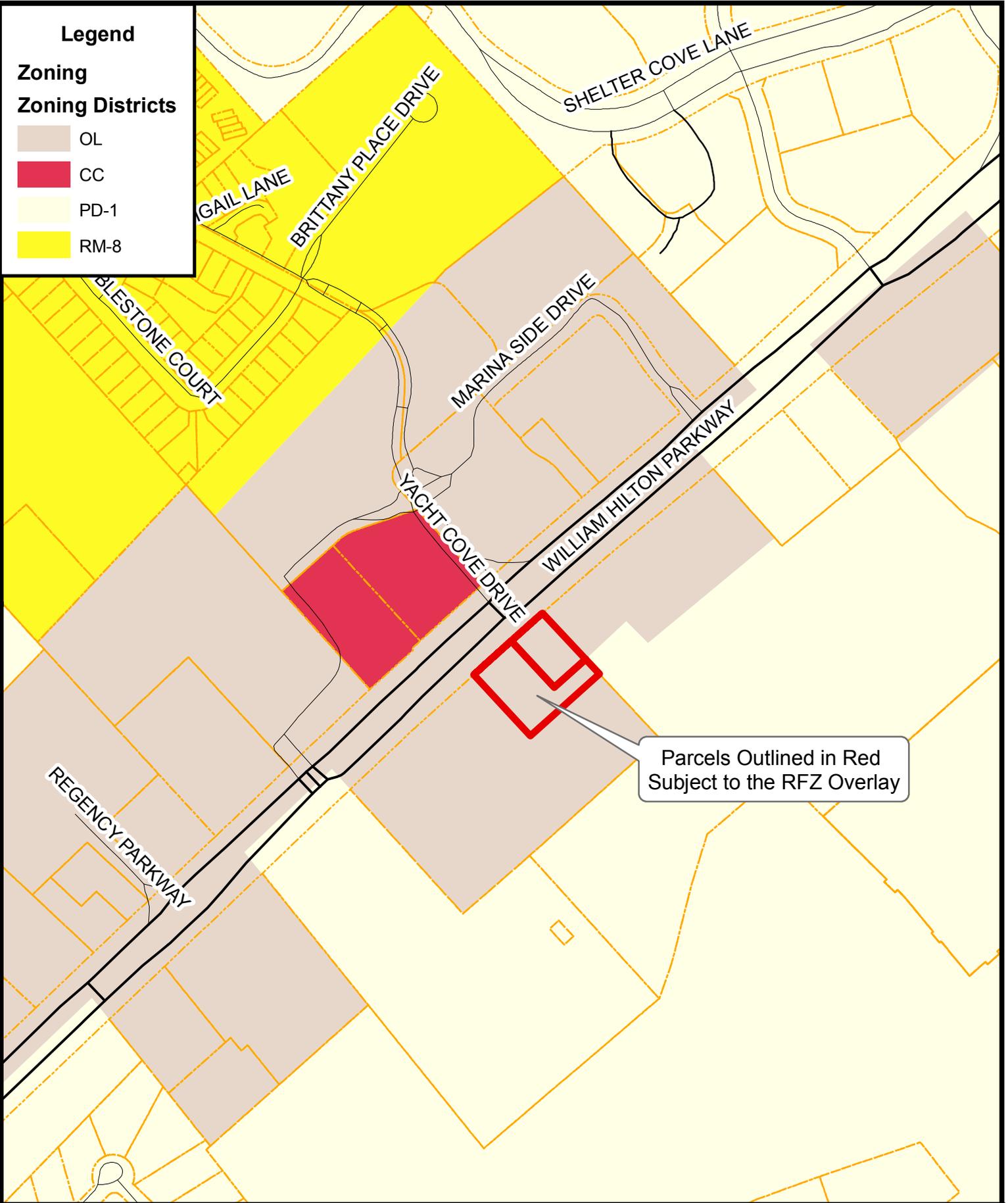
- A) Vicinity Map
- B) Zoning Map
- C) Applicant's Narrative
- D) Proposed Redevelopment Plan
- E) Boundary Survey
- F) Tree & Topo Survey
- G) Site Analysis
- H) Site Analysis Photographs

Legend

Zoning

Zoning Districts

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



Vicinity Map



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

ZMA110005 - ATTACHMENT B



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.

ATTACHMENT C

CIRCLE K STORE # 8100
NARRATIVE
REDEVELOPMENT FLOATING ZONE
ZONING MAP AMENDMENT
August 19, 2011
Revised September 15, 2011

Applicant: Circle K Stores, Inc.

Site Location, PINs and Property Ownership:

- 825 William Hilton Parkway
0.34 Acres
R520 012 000 019B 0000
RI CS2 LLC & Realty Income Corporation (40 Year Lease to Circle K Stores, Inc.)

- 827 William Hilton Parkway
0.66 Acres
R520 012 000 019A 0000
Dillon Road Properties, Inc.

Existing Zoning: Office/Institutional Low Density District (OL) and Corridor Overlay District (COR)

Agent for the Applicant: Truitt Rabun / Truitt Rabun Associates, Inc.

Redevelopment Program

Circle K Stores, Inc (“Circle K”) owns and operates the gasoline service station and convenience store at 825 William Hilton Parkway. The property was first developed as a convenience store in 1977 with basic remodeling, repaving and a gasoline service canopy added in 2001. The site is cramped and in serious need of vehicular circulation and parking improvements. At present fuel tanker trucks and vendor delivery trucks are forced to back into an increasingly busy William Hilton Parkway. At times customers stack in queue for the fuel pumps with the queue extending into the turn-in lane on the Parkway.

Circle K is under contract to purchase the adjacent carwash site (827 William Hilton Parkway), demolish the carwash and expand operations onto the site. The expansion includes adding a second fueling canopy and vastly improving vehicular circulation and parking for service trucks and customers alike. In summary:

- Remove the existing carwash and reconfigure the paving to accommodate the service station program.
- Decrease overall impervious area by 2,827 +/- SF (6.5%).
(-10.3 % Lot 19A, +0.7% Lot 19B)
- Increase overall open space by 1,638 +/- SF (3.7%)
(+6.2 % Lot 19A, -0.8% Lot 19B)

ATTACHMENT C

- Add a second fueling canopy with 4 fueling positions that matches the size and attractive architectural style of the existing canopy (bringing the total to 8 fueling positions).
- Improve vehicular circulation for service trucks and customers, avoiding service trucks from having to back into the Parkway.
- Add needed customer and vendor parking area.
- Relocate and improve the dumpster/trash storage area.
- Relocate underground fuel storage tanks.
- Remove carwash vacuum and air pump stations.
- Add a bike rack for customers and employees.
- Improve landscape screening to adjacent Christ Lutheran Church.

The attached “DRB Conceptual Approval Plan”, dated August 12, 2011, illustrates the proposed redevelopment plan and it’s relationship to the existing Circle K and carwash developments.

Redevelopment Floating Zone Zoning Map Amendment Process and the DRB Conceptual Landscape Plan Approval

The basic development of the site was completed well before the present LMO standards were in place. As such, the site is non-conforming as to use and design standard. The Applicant is applying for a RFZ Zoning Map Amendment (ZMA) to redevelop the site within the use and design standards permitted in the RFZ. The RFZ process calls for the following two actions to take place before the RFZ Application can be submitted:

1. The Applicant to meet with Planning staff to review the proposed redevelopment. This was completed in the form of a DPR Pre-Application review on July 11, 2011 (PAPP110012). The DPR Pre-Application submittal included:
 - Conceptual Redevelopment Site Plan (07/01/11)
 - Conceptual Redevelopment Site Plan Site Modifications Overlay (07/01/11)
 - Narrative addressing Redevelopment Floating Zone Criteria.
(Because the RFZ allows modifications to setbacks and buffers, the Criteria Narrative was included within the DPR Conceptual Narrative, and included in revised form in this RFZ ZMA Narrative.)

The DRB Conceptual Approval Plan (08/12/11) submitted with the DRB Conceptual Approval submittal, and with this RFZ ZMA application (Site Plans revised 09/15/11), addresses Staff Comments received during the DPR Pre-Application Meeting, and the subsequent DRB Conceptual Approval conditions . The plan has been revised to move the fuel storage tanks and provide loading zone to save the live oak cluster in the Parkway buffer. The Applicant will also submit parking data from similar convenience store/service stations to support the five parking spaces shown over the LMO maximum.

In addition to the DPR Pre-Application Meeting, the Applicant and its agents Truitt Rabun Associates (TRA) and Carolina Engineering Consultants (CEC)

ATTACHMENT C

met with Jennifer Lyle, PE Assistant Town Engineer (August 2, 2011) and have received the Pre-Design Conference Certification. Comments received during the Pre-Design conference will be addressed in the site engineering plans that will be submitted for Agency reviews prior to the DPR submittal. The Pre-Design comments are also taken into consideration on the the DRB Conceptual Approval Plan (08/12/11) submitted with the DRB Conceptual Approval submittal, and with this RFZ ZMA application (Site Plans revised 09/15/11).

2. Because the proposed redevelopment is within the Corridor Overlay District, a “conceptual landscape plan” is required to be submitted to the DRB for approval. The Applicant has chosen to make a more inclusive DRB “Conceptual Approval” submittal for the proposed redevelopment to more fully inform the DRB of the scope of the redevelopment and to expedite the Final DRB Approval and DPR processes that will be going on simultaneously with the RFZ ZMA process.

The DRB meet on August 23, 2011 and approved the Conceptual Plan with conditions that the previous material remain “Plantation Mix” as proposed and that the overstory trees (in the William Hilton Parkway buffer) be “studied”. The Applicant has responded to the DPR Pre-Application comments; the Pre-Design comments; and the DRB Conceptual Plan approval conditions in the revised DRB Conceptual Approval Plan (revised 09/15/11) by moving the fuel storage tanks and providing a loading zone to save the live oak cluster in the Parkway buffer. The pervious paving will be “Plantation Mix”.

Both the Final DRB and DPR approvals will be subject to the approval of the RFZ ZMA.

Zoning Map Amendment Review Criteria

The following narrative describes how the proposed ZMA addresses LMO Section 16-3-1505. - Review Criteria.

A. *Consistency (or lack thereof) with the Comprehensive Plan.*

The current Town's Comprehensive plan was adopted in May 2010 and addresses policies and strategies to address current planning and community issues and those forthcoming over the next 20 years. The Comprehensive Plan stresses promoting new and revitalized development while protecting and enhancing Island character and natural resources. The proposed redevelopment will only enhance the overall site through the demolition of the 1986 carwash and addition of the new fuel canopy that matches the existing, attractive and previously DRB approved canopy. Non-conformities in land use and design standards will be decreased through the application of the flexibility inherent in the RFZ District, while maintaining high standards set by the LMO.

Many access and circulation problems are resolved by consolidating the Circle K site with the carwash site, demolishing the carwash, adding a new fuel canopy, and reconfiguring the existing paving to accommodate vastly improved vehicular circulation and parking. The Town’s 2013 CIP includes a westbound left turn lane in the William Hilton Parkway median. This will also improve accessibility.

ATTACHMENT C

Further, aging and obsolete buildings and infrastructure were identified as one the Island's Top Tier Weaknesses in the Mayor's Task Force for the Island's Future Vision 2025 Final Report. The proposed redevelopment of the Circle K/carwash site is aimed at addressing that concern on the redevelopment site.

The Conceptual Redevelopment Plan will be thoroughly vetted in the RFZ ZMA process with conceptual landscape plan approval by DRB; Town Staff review and reports; the Planning Commission's review and recommendations to the Town Council; then, the Council's review and public hearings before adoption of the RFZ ZMA.

B. *Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.*

The proposed redevelopment is compatible with the other commercial, retail and office land uses in this portion of the William Hilton Parkway corridor. The redevelopment site's immediate adjacencies are the undeveloped Town owned property to the East and the fully developed Christ Lutheran Church to the South and West. The existing land uses (Circle K and car wash) were in place before the church was built. The proposed redevelopment is no more intense than the existing uses on the redevelopment site.

C. *Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment.*

The proposed ZMA is for the redevelopment of an existing site where the land use is essentially the same pre and post redevelopment. Therefore, the site is intrinsically suitable for the uses that will be enabled by the ZMA.

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.*

The proposed ZMA is for the redevelopment of an existing site where the land use is essentially the same pre and post redevelopment. Therefore, the site is intrinsically suitable for proposed uses at the time of the proposed amendment.

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.*

The proposed ZMA is for the redevelopment of an existing site where the land use is essentially the same pre and post redevelopment. The existing Circle K convenience store and gasoline service is very successful, to the point of this ZMA to enable Circle K to purchase the adjacent carwash site, demolish the carwash and expand operations onto the site. The expansion includes adding a second fueling canopy and vastly improving vehicular circulation and parking for service trucks and customers alike.

F. *Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use.*

The site is served by sewer and water with adequate capacity for the proposed redevelopment. The proposed redevelopment will actually decrease stormwater impacts by reducing overall impervious surface by 2,827+/- SF (6.5%)

ATTACHMENT C

Redevelopment Floating Zone Review Criteria

The following narrative describes how the proposed redevelopment plan addresses LMO Section 16-3-1607. - Redevelopment Floating Zone Review Criteria

- A.** *The site plan, design standards, and other design criteria are consistent with the purpose of the Redevelopment Floating Zone as stated in Section 16-4-1101.*

The existing zoning for the Circle K and carwash sites is Office/Institutional Low Density District (OL). Located on the frontage of William Hilton Parkway, the sites are also within the Corridor Overlay District and subject to DRB review and approval. The existing convenience store/fuel islands and carwash uses are not allowed within the OL District. Further, the existing site developments for the convenience store/fuel islands (built 1977/2001) and carwash (built 1986) are non-conforming with the underlying OL District site development standards. Rezoning to RFZ will allow the flexibility to redevelop the sites within the procedures and standards set forth in the LMO.

- B.** *The site plan, design standards, and other design criteria meet the definition of redevelopment in Chapter 10 of this Title.*

The Conceptual Redevelopment Site Plan meets the definition of redevelopment in Chapter 10.

LMO Chapter 10 Definitions defines “Redevelopment” as “The renovation of a previously developed site to the density allowed under Section 16-4-1601, or the existing density, whichever is greater.”

Under Section 16-4-1601 Density Standards Table, for “Other” land uses in the OL District, the “Maximum Nonresidential Density By Right (per net acre)” is 6,000 SF per acre.

Lot 19A (Carwash Site Pre-and Post-Redevelopment):

- 0.66 Net Acres (No tidal wetlands on the site)
- At 6,000 SF per Net Acre x .66 Ac. = 3,960 SF Max. Allowable SF
- Density conforms in the OL District (no habitable space)

Lot 19B (Existing Circle K Site Pre-and Post-Redevelopment):

- 0.34 Net Acres (No tidal wetlands on the site)
- At 6,000 SF per Net Acre x .34 Ac. = 2,040 SF Max. Allowable SF
- The existing Circle K building is 2,499 SF +/-, which is non-conforming in the OL District. There are no revisions proposed to the existing building and no new structures proposed in the redevelopment for Lot 19B (habitable or non-habitable). The Lot 19B density non-conformity is not increased in the redevelopment.

- C.** *The area surrounding the proposed redevelopment can be planned and developed or redeveloped in substantial compatibility with the standards and criterion of the proposed redevelopment.*

ATTACHMENT C

The redevelopment site is surrounded by undeveloped Town owned property to the East and Christ Lutheran Church to the South and West. The Christ Lutheran Church property is fully developed adjacent to the redevelopment site. The proposed redevelopment is no more intense than the existing uses on the redevelopment site. The Town and Church sites can be planned and developed or redeveloped in substantial compatibility with the proposed redevelopment.

D. *The proposed redevelopment is consistent with the Comprehensive Plan.*

See ‘Zoning Map Amendment Review Criteria, A. Consistency (or lack thereof) with the Comprehensive Plan.’ above

E. *The proposed redevelopment is not detrimental to the public health, safety, and welfare.*

The proposed redevelopment will significantly increase the safety of ingress and egress to William Hilton Parkway, and in no way increases impacts on public health, safety, and welfare.

F. *The proposed redevelopment will produce an overall result that is equal to, or will lessen the current nonconforming nature of the site.*

Through application of the flexibility provided by the RDZ, the proposed redevelopment plan will increase the level of conformity under the RFZ. While some of the existing construction that remains will still be non-compliant, all new construction and modified existing construction will conform to the standards allowed under the RFZ District. See the attached DRB Conceptual Approval Plan (revised 09/15/11) and the chart below. Design Standards are calculated separately for Lot 19A and 19B. Per Town interpretation of the LMO, setbacks and buffers are not calculated between Lots 19A and 19B for the purpose of this RFZ ZMA.

LOT 19A (Carwash Site Post Redevelopment)

Sec. 16-4-1104 Design Standards Modifications	OL	RFZ	New Construction & Modified Existing Construction
Adjacent Street Setbacks	50’	25’	Canopy Conforms RFZ
Adjacent Use Setbacks (Church Property)	25’	12.5’	Canopy Conforms OL & RFZ
Adjacent Use Setbacks (Town Property)	30’	15’	Canopy Conforms OL & RFZ
Setback Angles	N/A	N/A	N/A
Adjacent Street Buffer	50’ Min. 60’ Avg.	25’ Min. 30’ Avg.	Canopy Conforms RFZ
Adjacent Use Buffer (Church Property)	20’	10’	Canopy Conforms OL & RFZ

ATTACHMENT C

Sec. 16-4-1104 Design Standards Modifications (Cont.)	OL	RFZ	New Construction & Modified Existing Construction
Adjacent Use Buffer (Town Property)	25'	12.5'	Conforms OL & RFZ
Specific Buffer Requirements (Adjacent Street)	OL Buffers (50' Min/60' Avg.) + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Specific Buffer Requirements (Church Property)	OL Buffers (20') + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Specific Buffer Requirements (Town Property)	OL Buffers (25') + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Impervious Coverage	60% Max.	60% Max. or existing if non- conforming to 80% Max.	Conforms OL & RFZ (42.1 % +/-)
Open Space	25% Min.	25% or existing if non- conforming to 20% Min.	Conforms OL & RFZ (53.8 % +/-)
Height	35'/2 stories	35'/2 Stories	Conforms OL & RFZ (1 story, less than 35' Height)
Density	6,000 SF / Acre (.66 Ac = 3,960 SF Max. in OL)	Max. = 3,960 SF in OL and the Existing Density in RFZ	N/A (No habitable structure)
Parking	See Ch. 5, Art. XII. - Parking & Loading Standards	See Sec. 16-4- 1104. - Floating Zone Restrictions	Applicant to submit parking data
Trees	See Ch. 6, Art. IV. - Trees	See Sec. 16-4- 1104. - Floating Zone Restrictions	No Specimen Trees removed. Tree calcs to be submitted with DPR submittal.

ATTACHMENT C

LOT 19B (Existing Circle K Site Post Redevelopment)

Sec. 16-4-1104 Design Standards Modifications	OL	RFZ	New Construction & Modified Existing Construction
Adjacent Street Setbacks	50'	25'	Building Conforms OL & RFZ. Canopy Non-Conforming
Adjacent Use Setbacks (Church Property)	25'	12.5'	N/A
Adjacent Use Setbacks (Town Property)	30'	15'	Conforms RFZ
Setback Angles	N/A	N/A	N/A
Adjacent Street Buffer	50' Min. 60' Avg.	25' Min. 30' Avg.	Building Conforms OL & RFZ. Canopy Non-Conforming
Adjacent Use Buffer (Church Property)	20'	10'	N/A
Adjacent Use Buffer (Town Property)	25'	12.5'	Conforms RFZ
Specific Buffer Requirements (Adjacent Street)	OL Buffers (50' Min/60' Avg.) + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Specific Buffer Requirements (Church Property)	OL Buffers (20') + 20'	OL Buffers + 20' or less with additional screen plantings	N/A
Specific Buffer Requirements (Town Property)	OL Buffers (25') + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Impervious Coverage	60% Max.	60% Max. or existing if non-conforming to 80% Max.	Conforms RFZ (75.7 % +/-) (Existing = 75.0% +/-)

ATTACHMENT C

Sec. 16-4-1104 Design Standards Modifications (Cont.)	OL	RFZ	New Construction & Modified Existing Construction
Open Space	25% Min.	25% or existing if non- conforming to 20% Min.	Conforms OL & RFZ (27.8 % +/-) (Existing = 28.6% +/-)
Height	35'2 stories	35'2 Stories	Conforms OL & RFZ (1 story less than 35' Height)
Density	6,000 SF / Acre (.34 Ac = 2,040 SF Max. in OL)	Max. = 2,040 SF in OL and the Existing Density 2,499 SF in RFZ	Conforms to RFZ (No increase in building SF)
Parking	See Ch. 5, Art. XII. - Parking & Loading Standards	See Sec. 16-4- 1104. - Floating Zone Restrictions	Applicant to submit parking data
Trees	See Ch. 6, Art. IV. - Trees	See Sec. 16-4- 1104. - Floating Zone Restrictions	No Specimen Trees removed. Tree calcs to be submitted with DPR submittal.

G. *The applicant has demonstrated that every effort has been made to meet the current standards of Chapters 4, 5, and 6.*

The DRB Conceptual Approval Plan (revised 09/15/11) demonstrates considerable effort to meet the current standards of Ch. 4. - Zoning District Regulations, Ch. 5. - Design and Performance Standards, and Ch. 6. - Natural Resource Protection while meeting the programmatic requirements of the redevelopment. Designs will be refined as the plans are prepared for the Final DRB and DPR Application submittals.

H. *If the site contains nonconforming density, the applicant has demonstrated that redeveloping the site with that nonconforming density causes an inability to meet current standards.*

Since the Lots 19A and 19B are not proposed to be combined during the redevelopment, the LMO requires that each lot be viewed separately.

Lot 19A (Carwash Site Pre-and Post-Redevelopment):

- 0.66 Net Acres (No tidal wetlands on the site)
- At 6,000 SF per Net Acre x .66 Ac. = 3,960 SF Max. Allowable SF
- Density conforms in the OL District (no habitable space)

ATTACHMENT C

Lot 19B (Existing Circle K Site Pre-and Post-Redevelopment):

- 0.34 Net Acres (No tidal wetlands on the site)
- At 6,000 SF per Net Acre x .34 Ac. = 2,040 SF Max. Allowable SF
- The existing Circle K building is 2,499 SF +/-, which is non-conforming in the OL District. There are no revisions proposed to the existing building and no new structures proposed in the redevelopment for Lot 19B (habitable or non-habitable). The Lot 19B density non-conformity is not increased in the redevelopment.

Since the redevelopment of the site calls for retaining the existing Circle K building “as-is”, redeveloping the site with Lot 19B’s nonconforming density causes an inability to meet current standards.

The Applicant appreciates the opportunity to present this RFZ Zoning Map Amendment Application. When completed, the redeveloped site will improve the aesthetics, functionality and safety of the site’s operations and demonstrate that well conceived redevelopment is possible on the Island.

For additional copies or other information, please contact:

Truitt Rabun
Truitt Rabun Associates, Inc.
P.O. Box 23229
Hilton Head Island, SC 29925

4 Dunmore Court
Suite 302
Hilton Head island, SC 29926

P 843.342.7777

F 843.342.7701

C 843.384.2270

trabun@trabunassociates.com

Digital Submittal with the following enclosures per LMO Section 16-3-1604 Application:

1. Zoning Map Amendment (ZMA) Application Form
2. Affidavits of Ownership and Hold Harmless Permission to Enter Property (includes Owner’s Consent in paragraph 4. of the Affidavits)
 - Dillon Road Properties, Inc. for 827 William Hilton Parkway
 - RI CS 2 LLC for 825 William Hilton Parkway
3. Narrative (08/19/11) (revised 09/15/11)
4. ALTA/ACSM Land Title Survey of: Parcels 19a & 19B, Palmetto Dunes Commercial (07/06/11) (24”x36”)
5. Copy of Correspondence to POA (not required)
6. Copy of Correspondence Providing Notice for a Public Hearing (per ZMA Application Form)

ATTACHMENT C

7. DRB Conceptual Approval Plan (08/12/11) (revised 09/15/11) (24"x36")
 - Site Analysis (Sheet 1 of 3)
 - Site Analysis Photographs (Sheet 2 of 3)
 - Conceptual Redevelopment Site & Landscape Plan (Sheet 3 of 3)
8. Asbuilt, Boundary, Tree and Topographic Survey of: Parcels 19a & 19B, Palmetto Dunes Commercial (06/10/11) (24"x36")
9. ▪ Conceptual Landscape Plan (included in '7. DRB Conceptual Approval Plan', above)
10. Tree & Topography Plan (included in '8. Asbuilt, Boundary, Tree and Topographic Survey', above)
11. Completed Tree Tally (08/12/11) (revised 09/15/11) and Tree Calculations Summary (08/12/11) (revised 09/15/11)

Submitted by Hand

- Filing Fee (Check # 9575 for \$500)

ATTACHMENT C

TREE TALLY

Circle K Store #8100
 825/827 William Hilton Pkwy
 Hilton Head Island, SC
 Conceptual Redevelopment Site Plan
 August 12, 2011 / Revised September 15, 2011
 Prepared: Truitt Rabun Associates

TREE COUNT RFZ NON-BUFFER

		TREES #	CAL. IN.
PRE-DEV.	CATEGORY 1	7	115
	CATEGORY 2	0	0
	CATEGORY 3	10	188
	CATEGORY 4	4	43
	TOTAL	21	346
REMOVE	CATEGORY 1	0	0
	CATEGORY 2	0	0
	CATEGORY 3	2	46
	CATEGORY 4	2	22
	TOTAL	4	68
NON BUFFER CAL. IN. POST-DEVELOPMENT			278

TREE COUNT RFZ BUFFER

		TREES #	CAL. IN.
PRE-DEV.	CATEGORY 1	18	244
	CATEGORY 2	0	0
	CATEGORY 3	4	78
	CATEGORY 4	0	0
	TOTAL	22	322
REMOVE	CATEGORY 1	0	0
	CATEGORY 2	0	0
	CATEGORY 3	0	0
	CATEGORY 4	0	0
	TOTAL	0	0
BUFFER CAL. IN. POST-DEVELOPMENT			322

TOTAL SITE CAL. IN. PRE-DEVELOPMENT	668
TOTAL SITE CAL. IN. POST-DEVELOPMENT	600
TOTAL SITE CAL. IN. REMOVED	68
SPECIMEN TREES TO BE REMOVED	0

ATTACHMENT C

TOHHI Tree Calculations Summary

PROJECT NAME: Circle K Store # 8100

Location: 825/827 William Hilton Pkwy
Hilton Head Island, SC 29928

TOHH Project Number: ZMA 110005 / DR 110032 / PAPP 110012

Applicant: Circle K Stores, Inc.

Date: 8/2/2011 / Rev. 9/15/11

Prepared By: Truitt Rabun Associates

TRA Project Number: 70409-00

SITE REQUIREMENTS

Req'd On-site Pervious Surface Ac.	0.40
(Minimum, 0.40 Acres)	
Multiply by 900 ACI / Acre	900
Min. Adj. Caliper Inches (ACI) Req'd	360
Max. ACI Allowed in Buffer (80%)	288
Balance ACI Req'd in Non-buffer Area	72
Acres in Buffer	0.27
Multiply by 900 ACI / Acre	900
Min. Req'd ACI in Buffer	243
Percentage Buffer ACI of Min. Site ACI	67.5%

TYPE USE: Gas Service / Convenience Store (OL District)

TOTAL ACRES: 1.00

IMPERVIOUS SURFACE MAXIMUM %: 60%

Notes:

- 1.) Areas and tree counts are based on Lots 19A & 19B combined.
- 2.) All Buffer and Non-buffer areas and tree counts are based on RFZ Average Buffer lines.

SITE PRE-DEVELOPMENT

	Category I		Category II		Category III		Category IV	
	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches
Buffer Area	18	244			4	78		
Non-buffer Area	7	115			10	188	4	43
SITE PRE-DEVELOPMENT TOTAL	25	359			14	266	4	43

SITE POST DEVELOPMENT

	Category I		Category II		Category III		Category IV	
	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches
Buffer Area	18	244			4	78		
Non-buffer Area	7	115			8	142	2	21
SITE POST DEVELOPMENT TOTAL	25	359			12	220	2	21

SITE TREES REMOVED

	Category I		Category II		Category III		Category IV	
	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches	No. Trees	Total D.B.H. Inches
Buffer Area								
Non-buffer Area					2	46	2	22
SITE TREES REMOVED TOTAL					2	46	2	22

Percentages Removed

14.3% 17.3% 50.0% 51.2%

ATTACHMENT C

TOHHI Tree Calculations Summary

PROJECT NAME: Circle K Store # 8100

Location: 825/827 William Hilton Pkwy
Hilton Head Island, SC 29928

TOHH Project Number: ZMA 110005 / DR 110032 / PAPP 110012

Applicant: Circle K Stores, Inc.

Date: 8/2/2011 / Rev. 9/15/11

Prepared By: Truitt Rabun Associates

TRA Project Number: 70409-00

BUFFER PRE-DEVELOPMENT CALCULATIONS

Overall Site Pre-Development ACI	503
Non Buffer Pre-Development ACI	220
Buffer Pre-Development ACI	283

BUFFER POST-DEVELOPMENT CALCULATIONS

Overall Site Post-Development ACI	474
Non Buffer Post-Development ACI	191
Buffer Post-Development ACI	283

Pre-Dev. less Post Dev.

OVERALL SITE TEST

	ACI	Planting Factor	Req'd Supp. / Replmt. Cal. In
Minimum ACI Req'd	360		
Pre-Development ACI	503		
ACI to be Supplemented	-143	0.15	-21
Post-Development ACI	474		
ACI to be Replaced	-114	0.30	-34
Overall Site Req'd Supp. / Rplmt. CI			-56

NON-BUFFER TEST

	ACI	Planting Factor	Req'd Supp. / Replmt. Cal. In
Non-buffer Area ACI Req'd.	72		
Pre-Dev Non-buffer ACI	220		
ACI to be Supplemented	-148	0.15	-22
Post-Dev. Non-buffer ACI	191		
ACI to be Replaced	-119	0.30	-36
Non-buffer Req'd Supp. / Rplmt. CI			-58

ATTACHMENT C

TOHHI Tree Calculations Summary

PROJECT NAME: Circle K Store # 8100

Location: 825/827 William Hilton Pkwy
Hilton Head Island, SC 29928

TOHH Project Number: ZMA 110005 / DR 110032 / PAPP 110012

Applicant: Circle K Stores, Inc.

Date: 8/2/2011 / Rev. 9/15/11

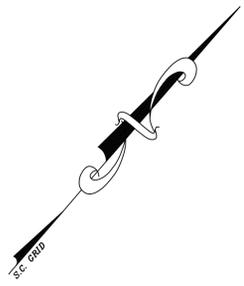
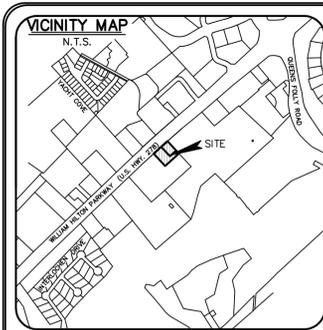
Prepared By: Truitt Rabun Associates

TRA Project Number: 70409-00

BUFFER TEST

	ACI
Pre-Dev. ACI in Buffer	283
Max. ACI Allowed in Buffer (80%)	288
Min. Req'd ACI in Buffer	243
Post-Dev. Buffer ACI	283
Buffer ACI to be Replaced	-40

ATTACHMENT E



ZONING CLASSIFICATION: SUBJECT PROPERTY IS ZONED OL OFFICE/INSTITUTIONAL LOW DENSITY. THE OFFICE/INSTITUTIONAL DISTRICTS ARE ESTABLISHED BETWEEN MAJOR COMMERCIAL AREAS OF THE ISLAND AND ARE INTENDED TO LIMIT THE TYPES OF NONRESIDENTIAL USES PERMITTED. LAND USE 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.
BUILDING HEIGHTS: 35 FEET, 2 STORIES
DENSITY: 8,000 S.F. OFFICE/INSTITUTIONAL, 6,000 S.F. OTHER
4 UNITS PER ACRE

SCHEDULE B EXCEPTIONS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ARISING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NON SURVEY MATTER)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. (NON SURVEY MATTER)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AFFECTS PROPERTY AS SHOWN)
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NON SURVEY MATTER)
- ANY LIEN OR RIGHT OF LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NON SURVEY MATTER)
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- TAXES AND ASSESSMENTS FOR THE YEAR 2011, AND SUBSEQUENT YEARS, WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE. (NON SURVEY MATTER)
- RESTRICTIVE COVENANTS AND EASEMENTS CONTAINED THEREIN APPEARING OF RECORD IN DEED BOOK 234, PAGE 570, AFORESAID RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. NOTE: SAID RESTRICTIONS CONTAIN A RIGHT TO REPURCHASE HELD BY PALMETTO DUNES RESORT, INC. (AFFECTS PROPERTY AS SHOWN)
- REVOCACTION OF RESTRICTIONS AND REDECLARATION OF RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 234, PAGE 570, AFORESAID RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AFFECTS PROPERTY AS SHOWN)
- EASEMENT FROM B.G.W COMPANY TO THE SOUTHLAND CORPORATION APPEARING OF RECORD IN BOOK 241, PAGE 668, AFORESAID RECORDS FOR THE PURPOSE OF CONSTRUCTING AND THE CONTINUED PURPOSE OF MAINTAINING WATER AND SEWER SERVICE. (AFFECTS PROPERTY AS SHOWN).

NOTES:

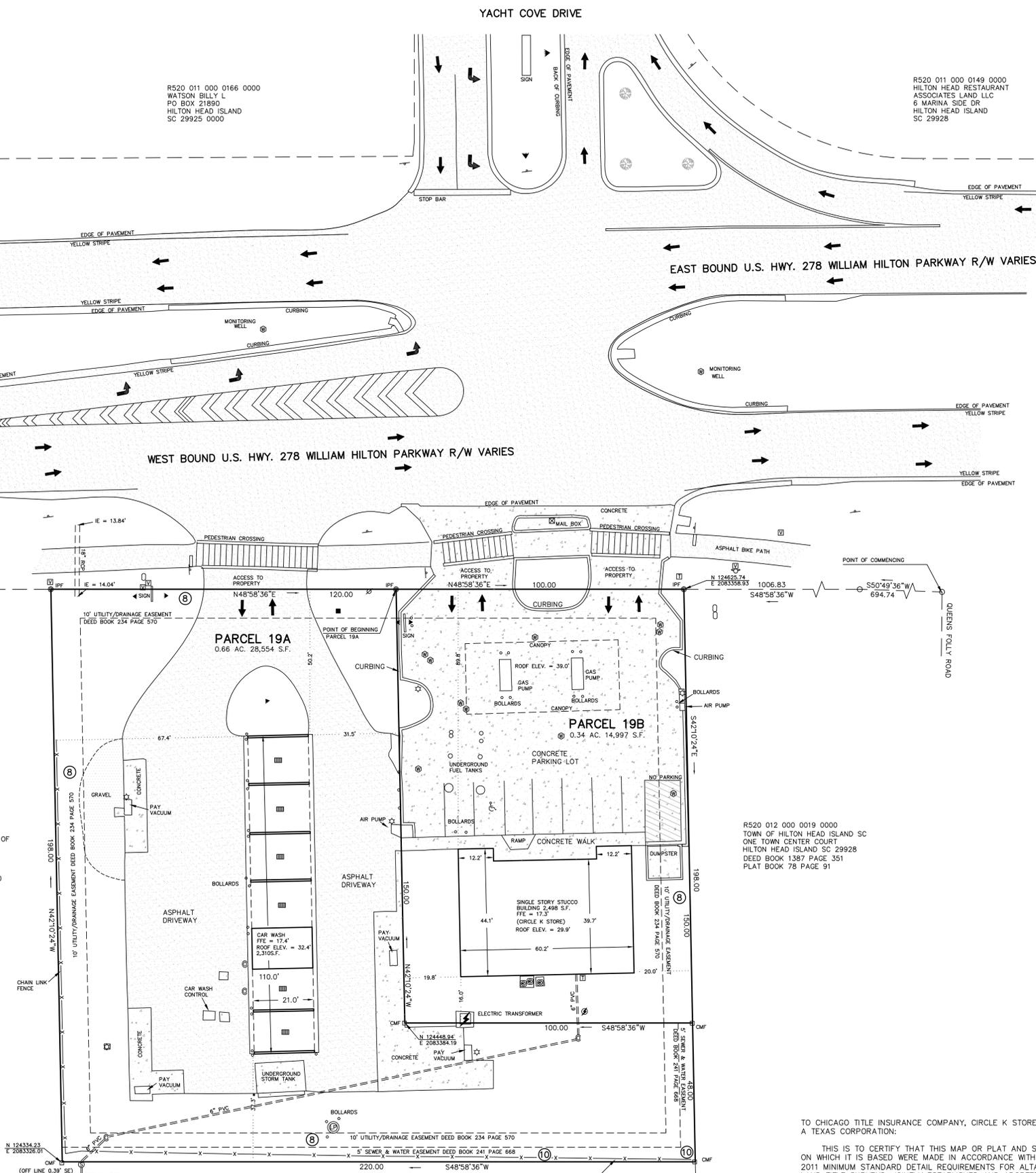
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND UTILITIES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- HORIZONTAL DATUM IS S.C. STATE PLANE (NAD 83) 2007.
- VERTICAL DATUM IS NAVD88.
- USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
- BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SURVEYOR HAS PREPARED A SURVEYORS DESCRIPTIONS TO THE BOUNDARIES TO SOUTH CAROLINA STATE PLANE (NAD 83) 2007 COORDINATES. THE REFERENCE RECORDED IN PLAT BOOK 25 AT PAGE 30 VARIES FROM S.C. STATE PLANE COORDINATES BY 58"04".
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- THERE ARE SIX REGULAR PARKING SPACES AND ONE HANDICAP SPACE FOR A TOTAL OF SEVEN PARKING SPACES ON PARCEL 19B. PARCEL 19A HAS NO MARKED PARKING SPACES.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- SUBJECT PROPERTY HAS ACCESS TO HIGHWAY 278 WILLIAM HILTON PARKWAY AS SHOWN ON PLAT.
- AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SUBJECT PROPERTY WITH REGARDS TO WETLANDS ON THE SUBJECT PROPERTY.
- PROPERTY SUBJECT TO A 10' PERPETUAL, ALIENABLE AND RELEASABLE UTILITY/DRAINAGE EASEMENT.

REFERENCE PLAT

1) A PLAT OF PARCELS 1 AND 2, BEING A PORTION OF PARCEL C, PALMETTO DUNES RESORT, INC. HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 3/01/76
RECORDED IN BOOK 25, PAGE 30
ROD. BEAUFORT COUNTY, SC
BY: GEORGE D. TABAKIAN S.C.R.L.S. # 3447
PARCEL 19A PROPERTY AREA = 0.66 AC. 28,554 S.F.
PARCEL 19B PROPERTY AREA = 0.34 AC. 14,997 S.F.
ADDRESS: 825 & 827 WILLIAM HILTON PARKWAY
DISTRICT: 520, MAP: 12, PARCELS: 19A & 19B
THIS PROPERTY LIES IN F.E.M.A. ZONE C
BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86

LEGEND & SYMBOLS:

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - CMF 3" CONCRETE MONUMENT FOUND
 - IPF 1/2" IRON PIN FOUND
 - TBM TEMPORARY BENCH MARK
 - ▽ INVERT ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - LO LIVE OAK
 - LAO LAUREL OAK
 - PN PINE
 - PLM PALM
 - WATER METER
 - VALVE BOX
 - TELEPHONE SERVICE
 - SIGN
 - MAIL BOX
 - TELEVISION SERVICE
 - FLOOD LIGHT
 - CATCH BASIN
 - MONITORING WELL
 - ELECTRIC SERVICE
 - ELECTRIC TRANSFORMER
 - LP TANK (UNDERGROUND)
 - UTILITY POLE
 - LIGHT POLE
 - A/C HEAT PUMP
 - CLEANOUT
 - FIRE HYDRANT
 - SANITARY MANHOLE



SURVEYORS DESCRIPTION PARCEL 19A:
ALL THAT CERTAIN PIECE OR LOT OF LAND LYING AND BEING IN PALMETTO DUNES COMMERCIAL, PALMETTO DUNES RESORT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DESIGNATED AS PARCEL 1 ON THAT CERTAIN PLAT OF SURVEY ENTITLED "PLAT OF PARCELS 1 AND 2 BEING A PORTION OF PARCEL C, PALMETTO DUNES RESORT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA", AS PREPARED BY GEORGE D. TABAKIAN S.C.R.L.S. # 3447, DATED 3/01/76, SAID PLAT BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 25 AT PAGE 30.

THE ABOVE DESCRIBED PROPERTY IS THE SAME AS, AND MAY ALSO BE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF U.S. HIGHWAY 278 AND THE WESTERN BRANCH OF QUEENS FOLLY ROAD AND PROCEEDING IN A SOUTHERLY DIRECTION ALONG THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 278 S50°49'36"W A DISTANCE OF 694.74' TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 278 S48°58'36"W A DISTANCE OF 1006.83' TO A 1/2" IRON PIN FOUND; THENCE CONTINUING ALONG THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 278 S48°58'36"W A DISTANCE OF 100.00' TO A 1/2" IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 278 S42°10'24"E A DISTANCE OF 150.00' TO A 3" CONCRETE MONUMENT FOUND; THENCE N48°58'36"E A DISTANCE OF 100.00' TO A 3" CONCRETE MONUMENT FOUND; THENCE S42°10'24"E A DISTANCE OF 48.00' TO A 3" CONCRETE MONUMENT FOUND; THENCE S48°58'36"W A DISTANCE OF 220.00' TO A 3" CONCRETE MONUMENT FOUND OFF LINE 0.39' S.E., SAID 3" CONCRETE MONUMENT FOUND HAVING A S.C. STATE PLANE COORDINATE OF N. 124334.23, E. 2083326.01; THENCE N42°10'24"W A DISTANCE OF 198.00' TO A 1/2" IRON PIN FOUND ON THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 278; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 278 N48°58'36"E A DISTANCE OF 120.00' TO A 1/2" IRON PIN FOUND AND THE POINT OF BEGINNING.

CONTAINING 0.66 AC. 28,554 S.F.
THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY CITED WITHIN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. RE 14523 BEARING AND EFFECTIVE DATE OF JUNE 1, 2011 AT 7:45 A.M., AND ALL THAT PROPERTY DESCRIBED IN DEED BOOK 1080 AT PAGE 1951.
SEE NOTE NO. 10.

TITLE COMMITMENT LEGAL DESCRIPTION:
ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, SHOWN AND DESCRIBED AS PARCEL 1, BEING A PORTION OF PARCEL "C", PALMETTO DUNES RESORT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, ON PLAT PREPARED FOR B.G.W. COMPANY, A SOUTH CAROLINA PARTNERSHIP, PREPARED BY HUSSEY, GAY, AND BELL CONSULTING ENGINEERS, BEARING DATE OF MARCH 1, 1976 AND WHICH PLAT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 25 AT PAGE 30. FOR MORE DETAILED DESCRIPTION AS TO COURSES, METES, BOUNDS, ETC., REFERENCE MAY BE HAD TO SAID PLAT.

BASED UPON TITLE COMMITMENT NO. RE 14523 OF THE CHICAGO TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 1, 2011 AT 7:45 A.M.

ALTA/ACSM LAND TITLE SURVEY OF:
PARCELS 19A & 19B, PALMETTO DUNES COMMERCIAL, PALMETTO DUNES RESORT, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: CIRCLE K STORES, INC. A TEXAS CORPORATION

DATE: 7/06/11 SCALE: 1" = 20'



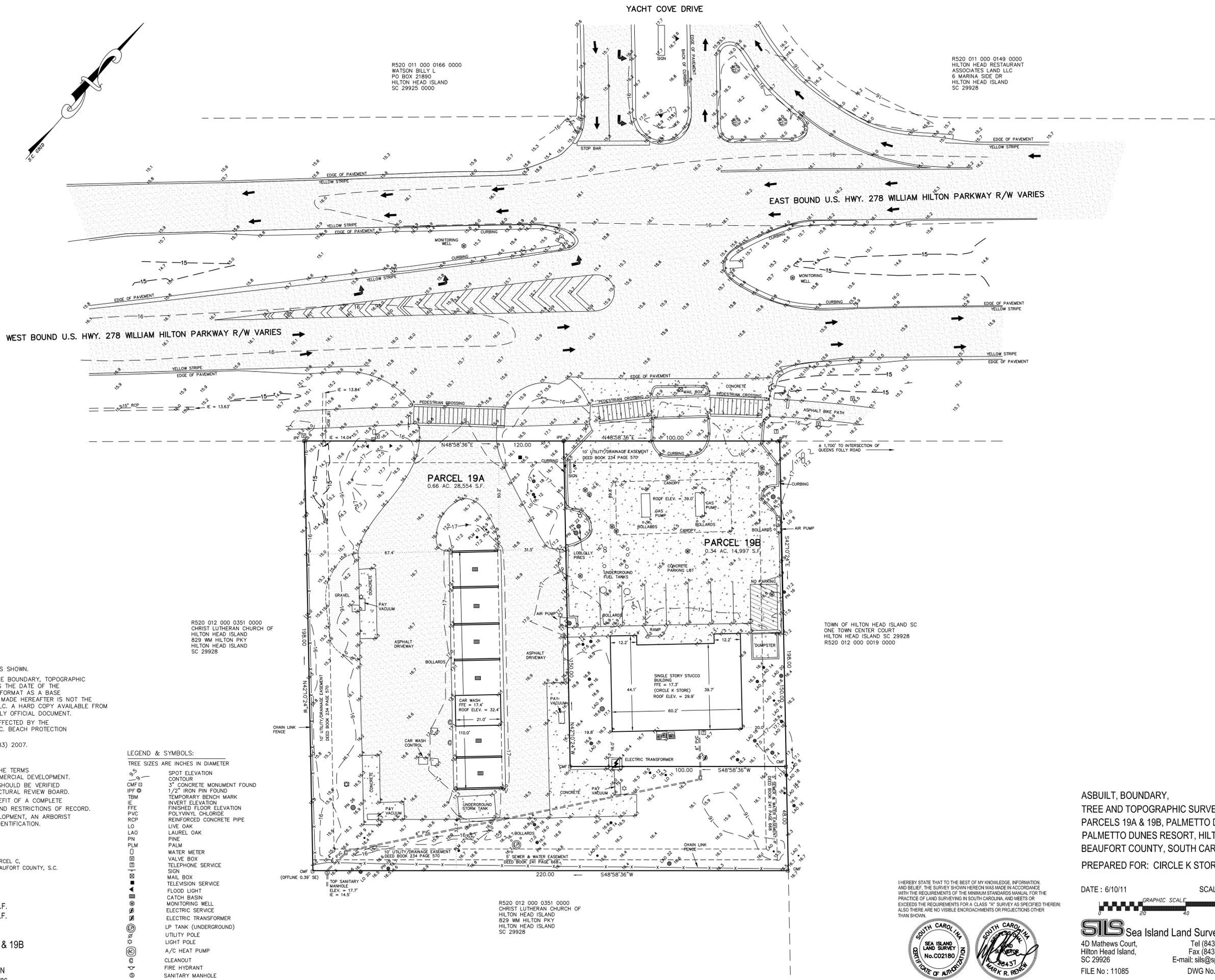
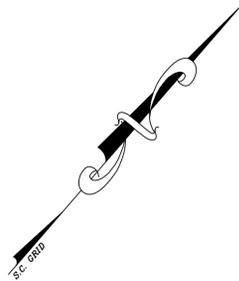
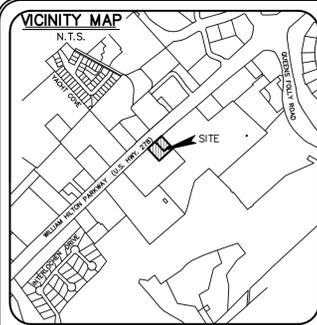
SILS Sea Island Land Survey, LLC.
4D Mathews Court, Tel (843) 681-3248
Hilton Head Island, Fax (843) 689-3871
SC 29926 E-mail: sils@sprynet.com
FILE No.: 11085 DWG No.: 3-1656



TO CHICAGO TITLE INSURANCE COMPANY, CIRCLE K STORES INC., A TEXAS CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 8, 9, 10, 11a, 13, 14, 16, 18 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 10, 2011.

NOT VALID UNLESS EMBOSSED.



R520 011 000 0166 0000
WATSON BILLY L
PO BOX 21890
HILTON HEAD ISLAND
SC 29925 0000

R520 011 000 0149 0000
HILTON HEAD RESTAURANT
ASSOCIATES LAND LLC
6 MARINA SIDE DR
HILTON HEAD ISLAND
SC 29928

R520 012 000 0351 0000
CHRIST LUTHERAN CHURCH OF
HILTON HEAD ISLAND
829 WM HILTON PKY
HILTON HEAD ISLAND
SC 29928

TOWN OF HILTON HEAD ISLAND SC
ONE TOWN CENTER COURT
HILTON HEAD ISLAND SC 29928
R520 012 000 0019 0000

- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS S.C. STATE PLANE (NAD 83) 2007.
 - 5) VERTICAL DATUM IS NAVD88.
 - 6) CONTOUR INTERVAL IS 1'.
 - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
 - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

○	SPOT ELEVATION
—	CONTOUR
CMF	3" CONCRETE MONUMENT FOUND
IPF	1/2" IRON PIN FOUND
TBM	TEMPORARY BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
LO	LIVE OAK
LAO	LAUREL OAK
PN	PINE
PLM	PALM
○	WATER METER
□	VALVE BOX
□	TELEPHONE SERVICE
□	SIGN
□	MAIL BOX
□	TELEVISION SERVICE
□	FLOOD LIGHT
□	CATCH BASIN
○	MONITORING WELL
○	ELECTRIC SERVICE
○	ELECTRIC TRANSFORMER
○	LP TANK (UNDERGROUND)
○	UTILITY POLE
○	LIGHT POLE
○	A/C HEAT PUMP
○	CLEANOUT
○	FIRE HYDRANT
○	SANITARY MANHOLE

REFERENCE PLAT

1) A PLAT OF PARCELS 1 AND 2, BEING A PORTION OF PARCEL C, PALMETTO DUNES RESORT, INC. HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 3/01/76
RECORDED IN BOOK 25, PAGE 30
ROD. BEAUFORT COUNTY, SC
BY: GEORGE D. TABAKIAN S.C.R.L.S. # 3447

PARCEL 19A PROPERTY AREA = 0.66 AC. 28,554 S.F.
PARCEL 19B PROPERTY AREA = 0.34 AC. 14,997 S.F.

ADDRESS: 825 & 827 WILLIAM HILTON PARKWAY
DISTRICT: 520, MAP: 12, PARCELS: 19A & 19B

THIS PROPERTY LIES IN F.E.M.A. ZONE C
BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
COMMUNITY NO. 450250, PANEL 00140, DATED: 9/29/86

R520 012 000 0351 0000
CHRIST LUTHERAN CHURCH OF
HILTON HEAD ISLAND
829 WM HILTON PKY
HILTON HEAD ISLAND
SC 29928

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



ASBLT, BOUNDARY,
TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS 19A & 19B, PALMETTO DUNES COMMERCIAL,
PALMETTO DUNES RESORT, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: CIRCLE K STORES, INC.

DATE: 6/10/11 SCALE: 1" = 20'

GRAPHIC SCALE

SILS Sea Island Land Survey, LLC.
4D Mathews Court, Tel (843) 681-3248
Hilton Head Island, SC 29926 Fax (843) 689-3871
E-mail: sils@sprynet.com
FILE No.: 11085 DWG No.: 3-1655



1. OVERHEAD POWER LINE.



2. CAR WASH TO BE REMOVED.



3. FRONTAGE SHRUBS & GROUNDCOVER TO BE RETAINED & ENHANCED. REMOVE BACK FLOW PREVENTER & FENCE.

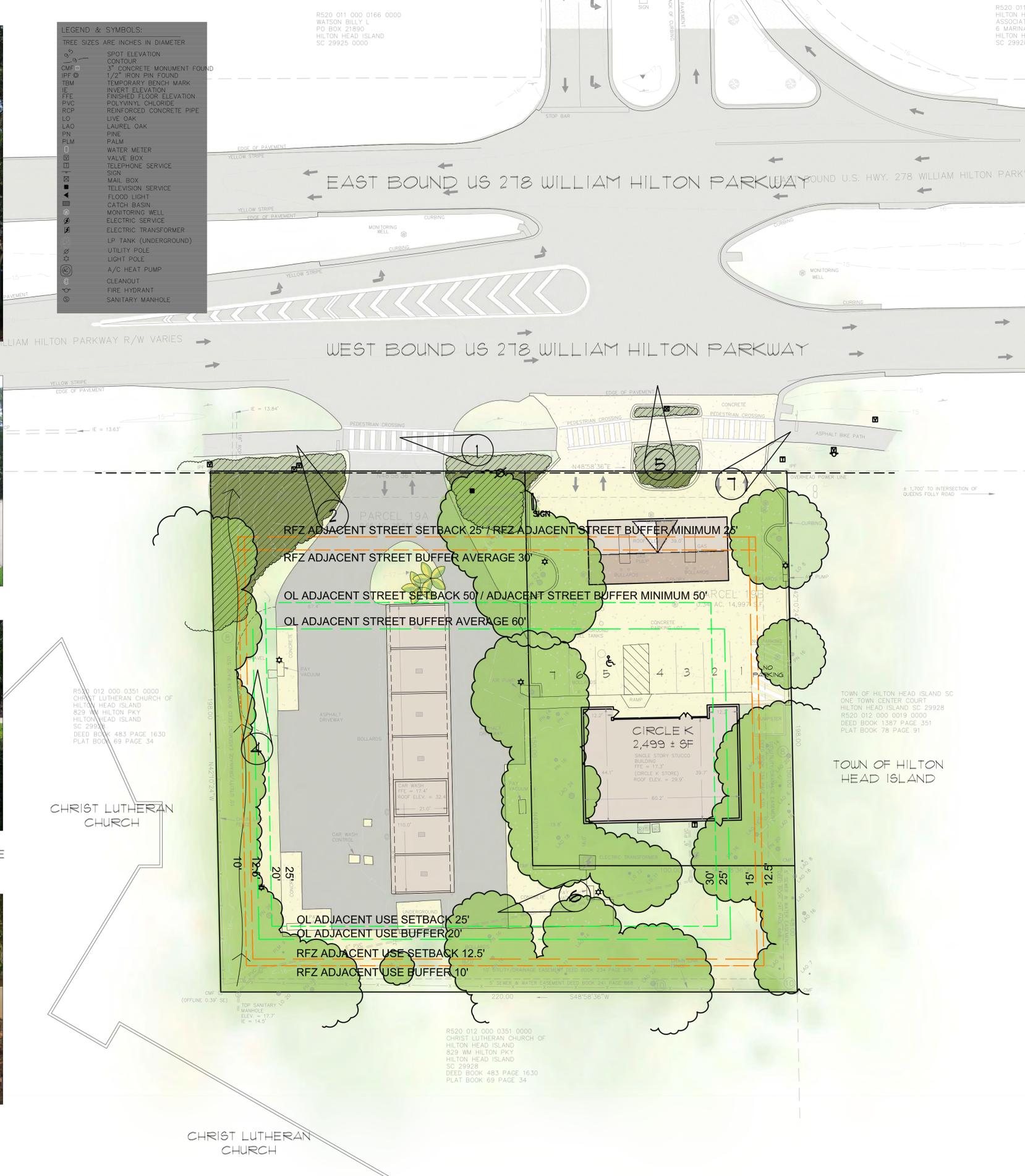


4. BUFFER WITH CHURCH TO BE ENHANCED. GRAVEL TO BE REMOVED. GRASS SWALE TO BE RETAINED. BACK FLOW PREVENTER / FENCE IS TO BE REMOVED.

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

- SPOT ELEVATION
- CONTOUR
- 3" CONCRETE MONUMENT FOUND
- 1/2" IRON PIN FOUND
- TBM
- IE
- FFE
- PVC
- RCP
- LO
- LAO
- PN
- PLM
- WATER METER
- VALVE BOX
- TELEPHONE SERVICE
- SIGN
- MAIL BOX
- TELEVISION SERVICE
- FLOOD LIGHT
- CATCH BASIN
- MONITORING WELL
- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- LP TANK (UNDERGROUND)
- UTILITY POLE
- LIGHT POLE
- A/C HEAT PUMP
- CLEANOUT
- FIRE HYDRANT
- SANITARY MANHOLE



5. CIRCLE K - FRONT.



6. CIRCLE K - BACK.



7. NEW CANOPY ON CAR WASH SITE TO MATCH.

CIRCLE K STORE #8100
Conceptual Site Development Plan
Circle K Store, Inc.

TRUITT RABUN ASSOCIATES
LAND PLANNING · LANDSCAPE ARCHITECTURE
creativity · environment · community
P.O. Box 23229
Hilton Head Island, SC 29925
843-342-7777
843-342-7701

REVISIONS:	NO:	DESCRIPTION:
DATE:	1	Location of underground fuel storage, add loading zone, existing dumpster pad remains. Rev. buffers and setbacks along Town property increase street buffer, save LO 1 & LO 12
9-6-2011	2	
9-15-2011		

PROJECT NO:
70409-00
ISSUE DATE:
8-12-2011

DRAWN:
KE / TR
APPROVED:
TR

DRB
Conceptual
Approval Plan

Sheet
2
Of 3

