



Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, November 20, 2013
3:00 p.m. Benjamin M. Racusin Council Chambers
AGENDA

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

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes** – November 6, 2013 Meeting
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
ZMA130006: A request from Walter J. Nester, III on behalf of Main Street Inn, LLC proposing to amend the Official Zoning Map by amending the Hilton Head Plantation Master Plan to add Medical and Behavioral Health Services as a permitted use on property located at 2200 Main Street. The property is further identified on Beaufort County Tax Map 7B as Parcel 19. *Presented by: Jayme Lopko*
- 10. Commission Business**
- 11. Chairman’s Report**
- 12. Committee Reports**
- 13. Staff Reports**
 - a. Chaplin Linear Park Update *Presented by: Jennifer Ray*
 - b. Coligny Update *Presented by: Shawn Colin*
- 14. Adjournment**

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

1
2 **TOWN OF HILTON HEAD ISLAND**

3 **Planning Commission Meeting**

4 **Wednesday, November 6, 2013**

DRAFT

5 **9:00a.m – Benjamin M. Racusin Council Chambers**

6
7
8 Commissioners Present: Chairman Gail Quick, Vice Chairman David Bennett, Tom Lennox,
9 Alex Brown, Terry Ennis, Bryan Hughes, Judd Carstens and Brian Witmer

10
11 Commissioners Absent: Barry Taylor

12
13 Town Council Present: Bill Harkins

14
15 Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
16 Anne Cyran, Senior Planner
17 Scott Liggett, Director of Public Projects & Facilities
18 Brian Hulbert, Staff Attorney
19 Shawn Colin, Deputy Director of Community Development
20 Teri Lewis, LMO Official
21 Kathleen Carlin, Secretary
22
23

24 **1. Call to Order**

25 **2. Pledge of Allegiance to the Flag**

26 **3. Roll Call**

27 **4. Freedom of Information Act Compliance**

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

30 **5. Chairman’s Welcome and Introduction to Meeting Procedures**

31 **6. Approval of Agenda**

32 The agenda was **approved** as presented by general consent.

33 **7. Approval of Minutes**

34 The Planning Commission **approved** the minutes of the October 16, 2013 meeting as presented
35 by general consent.

36 **8. Appearance by Citizens on Items Unrelated to Today’s Agenda**

37 Mr. Peter Ovens, citizen, presented statements in support of moving the location of USCB to
38 Sea Pines Circle instead of at Coligny Circle. For safety reasons, Mr. Ovens also recommended
39 that a stop light be placed at the location of the police station and that the median crossing be
40 closed at the location of Whole Foods. Chairman Quick thanked Mr. Ovens for his comments.

41 **9. Unfinished Business**

42 None
43
44
45

1
2 **10. New Business**

3 a. **ZMA130007**: A request from Chester C. Williams on behalf of HSSC, LLC proposing to
4 amend the Official Zoning Map by changing the zoning designation of the property located at
5 1-16 and 20-70 Beach City Road from the RM-4 (Low Density Residential) Zoning District
6 to the RM-8 (Residential Moderate Density) Zoning District. The properties are further
7 identified on Beaufort County Tax Map 5, Parcels 8, 336 through 342, and 344 through 375.
8 Chairman Quick introduced the application and opened the public hearing. Chairman Quick
9 then requested that the staff make their presentation.

10
11 Mrs. Lopko made the presentation on behalf of staff. The staff recommended that the
12 Planning Commission find this application to be *inconsistent* with the Town's
13 Comprehensive Plan and does not serve to carry out the purposes of the LMO, based on the
14 Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed
15 in the staff's report.

16
17 Mrs. Lopko corrected an error contained in the staff's report. The subject property was
18 purchased by HSSC, LLC on September 3, 2013 and is no longer in foreclosure. Mrs. Lopko
19 presented an in-depth overhead review of the application including the zoning map, vicinity
20 map, and the use table.

21
22 The residential density would increase from 4 units per acre in the RM-4 district to 8 units per
23 acre in the RM-8 zoning district. The number of permitted uses would decrease from the RM-
24 4 to RM-8 district. Mrs. Lopko briefly reviewed the list of changes in the permitted uses.
25 The maximum impervious coverage and permitted commercial density will not change as a
26 result of the rezoning. There are other requirements that will change as a result of this
27 rezoning such as minimum open space and maximum height.

28
29 The applicant is proposing to change the zoning designation of the subject property from
30 RM-4 (Low Density Residential) to the RM-8 (Residential Moderate Density) zoning district.
31 The subject properties are currently platted as a 32 lot single family subdivision with only
32 one lot that has been sold and developed. This lot has been excluded from this rezoning
33 application.

34
35 The properties are located within the Airport Overlay Zone Approach Path and Outer Hazard
36 Zone, which places additional restrictions for height and use of the properties. The height
37 restrictions move outward from the end of the airport primary surface at a rate of one foot
38 upward for every 34 linear feet. The use restrictions are based on the occupant load of
39 proposed use. Residential uses do not have an occupant load that will fall into one of the
40 categories that have use restrictions.

41
42 The existing subdivision was approved in June of 2009. Since that time one house has been
43 completed within the subdivision. These properties were the subject of previous rezoning
44 application (ZMA130003) that was withdrawn by the applicant. The previous request was to
45 rezone the properties from RM-4 to RM-12.

46
47 The applicant states in the narrative that the Beach City Place subdivision is a failed single
48 family residential development. The properties have been in default for an extended period of

1 time resulting in an Order of Foreclosure being rendered against the property owner by the
2 lender.

3
4 The purpose of this application is to rezone the properties to support the successful
5 redevelopment of the property. The applicant currently has the right to redevelop the property
6 for multi-family residential at a density of 4 units per net acre; however, this scenario is not
7 seen as any more economically viable than the failed single family residential development.
8 The effect of this rezoning will increase the permitted density to 8 units per net acre and
9 reduce the number of permitted uses on the property.

10
11 Mrs. Lopko reviewed the Findings of Fact and Conclusions of Law contained in the staff's
12 report. Mrs. Lopko also distributed copies of public comments received by staff since the
13 meeting packet was posted and distributed to the Planning Commission. At the completion
14 of the staff's presentation, Chairman Quick requested that the applicant make his
15 presentation.

16
17 Chester C. Williams, Esquire, agent for the applicant, presented statements in support of the
18 application. Mr. Williams presented a brief history of the previous application that was
19 reviewed by the Planning Commission. Mr. Williams presented an overhead review of the
20 application stating the applicant's desire to rezone the property from RM-4 to RM-8. The
21 applicant would like to develop the property in an economically viable manner that that
22 provides workforce housing on the island. Mr. Williams stated that the applicant prefers to
23 build residential housing that is aesthetically pleasing rather than manufactured housing.

24
25 At the completion of the applicant's presentation, Chairman Quick requested public
26 comments and the following were received:

- 27
28 (1) Curtis Coltrane, Esquire, agent, for Mr. and Mrs. David (Alethia) Jackson, the owners
29 of the only single-family home in the failed subdivision. Based on the recent changes to
30 the application, Mr. Coltrane stated that his clients, Mr. and Mrs. Jackson, are now in
31 favor of the proposed change in zoning.
32 (2) Mr. Shelby Baker, resident of The Spa, presented statements in opposition to the
33 application due to concerns with increased density. The property should remain
34 single-family residential.
35 (3) Mr. Peter Ovens presented statements in opposition to the application due to concerns
36 with increased density and safety issues based on location of the airport.
37 (4) Mr. John Van Horn, resident of The Spa, presented statements in opposition to the
38 application based on its inconsistencies with the Town's Comprehensive Plan.
39 (5) Mr. Doug James presented general comments regarding the growth of Hilton Head
40 Island and affordable housing.

41
42 Chester C. Williams presented follow up comments regarding work force housing versus low
43 income housing.

44
45 At the completion of public comments, Chairman Quick stated that the public hearing for this
46 application is closed. Chairman Quick invited discussion by the Planning Commission.

47
48 Commissioner Carstens presented statements with regard to the Bluffton marketplace and
49 Hilton Head Island marketplace, land use issues, the need for workforce housing, and

1 comments regarding the location of the airport.

2
3 Commissioner Hughes presented comments in support of the compromise being proposed by
4 the applicant today. Increasing the density from RM-4 to RM-8 instead of RM-4 to RM-12
5 makes sense. Commissioner Hughes stated that there is a need for additional workforce
6 housing on Hilton Head Island.

7
8 Commissioner Witmer and Mrs. Lopko discussed the location of adjacent properties on Beach
9 City Road including the golf cottages and another failed single family subdivision.
10 Commissioner Witmer presented comments in support of the compromise proposed today by
11 the applicant.

12
13 Commissioner Ennis stated his concern with the application's inconsistencies with several
14 elements of the Comprehensive Plan. Fundamentally, the application is not a good idea due
15 its proximity to the airport. Increasing the density in this area does not make good sense
16 because of the increased consequences of the risk.

17
18 Commissioner Brown stated that he agrees with Commissioner Ennis' concerns. Nothing has
19 fundamentally changed with this second application. If multi-family workforce housing is
20 approved for this location, it needs to be good quality construction and tastefully done.
21 Commissioner Brown stated that manufactured homes are not suitable for this location.

22
23 Commissioner Lennox stated that he agrees with the comments presented by Commissioner
24 Hughes. Commissioner Lennox stated that he is in support of the compromise proposed today
25 by the applicant increasing the density of RM-4 to RM-8. This is a good solution for this failed
26 single family residential property.

27
28 Vice Chairman Bennett stated that he does not see single family housing being successful at
29 this property now or at any point in the future. Vice Chairman Bennett stated that he agrees
30 with Commissioner Brown's comments regarding the need for quality housing that is
31 compatible with the neighborhood. Manufactured housing is not suitable for this location.

32
33 Chairman Quick stated that she is in opposition to the application primarily because it will
34 increase the number of people who will be possibly placed in harm's way. The increased
35 density is not a good idea due to proximity to the airport. Chairman Quick also stated her
36 concern with the application because the Town is currently undergoing a complete rewrite of
37 the LMO.

38
39 At the completion of the discussion by the Planning Commission, Chairman Quick requested
40 that a motion on the application be made.

41
42 Commissioner Ennis made a **motion** to **disapprove** the application because the application is
43 fundamentally not a good idea based on safety concerns due to the location of the airport.
44 Chairman Quick **seconded** the motion. The motion **failed** with a vote of 2-6-0. After
45 additional discussion, Chairman Quick requested that a second motion be made.

46
47 Commissioner Lennox made a **motion** to forward the application to Town Council with a
48 recommendation of **approval**. Commissioner Hughes **seconded** the motion. Prior to taking a
49 vote, Vice Chairman Bennett asked the staff if the motion could be modified.

1
2 Mrs. Lopko and Mr. Brian Hulbert presented statements in clarification of the issue. This
3 zoning map amendment application cannot be modified by the Planning Commission.
4

5 Mrs. Lopko and Chairman Quick discussed the Town's approval process for manufactured
6 homes. Mr. Chester Williams also presented comments regarding the approval process for
7 manufactured homes.
8

9 At the completion of the discussion, Chairman Quick requested that a vote be taken on the
10 motion made by Commissioner Lennox and seconded by Commissioner Hughes. The vote
11 **passed** with a vote of 6-2-0. Chairman Quick and Commissioner Ennis were opposed to the
12 motion.
13

14 Chairman Quick stated that she is opposed to the motion because increasing the density in this
15 location is not a good idea based on the location of the airport. There are real safety concerns
16 with increasing the consequences of the risk. Commissioner Ennis stated that he agrees with
17 these concerns. The application is fundamentally not a good idea and is inconsistent with
18 several elements of the Comprehensive Plan.
19

20 Mrs. Lopko stated that this application will be reviewed by the Planning & Development
21 Standards Committee this afternoon at 3:00p.m.
22
23

- 24 b. **LMO Amendments** - The Town of Hilton Head Island is proposing to amend Chapter 4 of the
25 Land Management Ordinance (LMO) to revise Section 16-4-1305 to remove the standard that
26 auto sales are not permitted on sites within 1,500 feet of an existing residential use. Chairman
27 Quick introduced the application and requested that the staff make their presentation.
28

29 Ms. Anne Cyran made the presentation on behalf of staff. The staff recommended that the
30 Planning Commission forward the proposed amendment to Town Council with a
31 recommendation of approval.
32

33 At the LMO Committee meeting on September 9, 2013 the Committee recommended 2-1 to
34 forward the amendment to the Planning Commission with a recommendation of approval.
35

36 The staff recommends amending LMO Section 16-4-1305, Auto Sales, to remove the standard
37 that sites where vehicles are sold cannot be located within 1,500 feet of an existing residential
38 use. This amendment will allow new development and redevelopment of sites in the
39 Commercial Center (CC) and Light Industrial (IL) Zoning Districts for a relatively benign
40 retail use.
41

42 On August 6, 2013, Town Council approved Resolution #2013-15 which directed the staff to
43 pursue an amendment to the LMO to eliminate the distance requirements between an auto sales
44 site and an existing residential use.
45

46 This amendment was prompted by a discussion with a property owner whose tenant, an auto
47 repair shop, wants to also sell vehicles but cannot due to the site's proximity to Hilton Head
48 Plantation. The property owner brought to our attention that auto repair and auto sales uses are
49 complementary uses that are frequently offered by the same business. It makes sense to allow

1 some flexibility in Auto Sales use standards so that Auto Sales can be offered along with Auto
2 Repair on appropriate sites. Ms. Cyran reviewed the use table with the Planning Commission.

3
4 Ms. Cyran reviewed several large overhead maps showing the one existing location of auto
5 sales as well as the potential locations for auto sales use. Ms. Cyran and the Planning
6 Commission reviewed a couple of examples of a reduced requirement 500-ft. and 200-ft. from
7 a residential use. The staff recommended the complete elimination of the distance requirement
8 from residential use because they could not see any advantages to keeping a separation
9 requirement because of other standards and conditions that are already in place.

10
11 LMO Committee Chairman Brian Witmer thanked Ms. Cyran for her assistance in clarifying
12 several issues related to the proposed amendments. Commissioner Carstens inquired about the
13 amendments impact on the LMO rewrite that is currently underway. Ms. Cyran and Ms. Teri
14 Lewis presented statements on this issue. Any amendments that are approved at this time will
15 be included in the new LMO. Ms. Lewis stated that the LMO Rewrite Committee did
16 recommend that all of the conditions related to auto sales be deleted. That recommendation
17 has not gone beyond the LMO Rewrite Committee level. Following this discussion, Chairman
18 Quick invited discussion by the Planning Commission.

19
20 The Planning Commission discussed the amendments. Chairman Quick stated that she would
21 like to see some distance separation for auto sales from residential. Chairman Quick stated she
22 is a little concerned about 125 possible locations for auto sales. Following final comments by
23 the Planning Commission, Chairman Quick requested that a motion be made.

24
25 Commissioner Witmer made a motion to **approve** the LMO amendments with the condition
26 that a 200-foot separation requirement is included. Commissioner Hughes **seconded** the
27 motion and the motion **passed** with a vote of 8-0-0.

28
29 Ms. Cyran stated that the LMO amendments will be reviewed by the Planning & Development
30 Standards Committee this afternoon at 3:00p.m.

31
32 c. **CIP Presentation**

33 Chairman Quick requested introductory comments from Commissioner Lennox who is
34 Chairman of the CIP Committee. Commissioner Lennox presented brief opening comments
35 and then requested that Mr. Scott Liggett make his CIP presentation.

36
37 Mr. Liggett made the CIP presentation on behalf of staff. Mr. Liggett presented an overview of
38 the proposed 2015 CIP. Mr. Liggett discussed the following items with the Planning
39 Commission:

40
41 Fiscal Year 2015 – Proposed Priority Projects

42 A. **Pathways**

43
44 Pathway Rehabilitation

- 45 • US 278 – B (William Hilton Parkway) Fresh Market Shoppes to Shelter Cove/Chaplin –
46 construction
- 47 • US 278 – B (William Hilton Parkway) Shelter Cove/Chaplin to Mathews Drive-north – FY 14
48 funding for design permitting, legal

- 1 • US 278-B (Gardner Drive to Jarvis Park / Honey Horn) – FY 14 funding for design,
2 permitting, legal
- 3 • US 278 (westbound between Gum Tree Road to Squire Pope Road) - legal
- 4 • US 278-B (Village at Wexford to Arrow Road) – construction
- 5 • US 278-B (Jarvis Park/Honey Horn to Graves Bridge) – design, legal

6
7 B. Roadway Improvements

- 8
- 9 • Traffic Signal Mast Arms
- 10 1. WHP @ Spanish Wells Road
- 11 • Private Dirt Roads Acquisition
- 12 • Mathews Drive / Marshland Road Roundabout
- 13 • Mathews Drive / Chaplin Area Connectivity
- 14 • Wm. Hilton Parkway Intersection Improvements at Squire Pope Road
- 15 • Lemoyne Road Reconstruction and Extension

16
17 C. Park Development

- 18 • Town Parks Upgrades
- 19 1. Driessen Beach Park – small picnic shelter
- 20 2. Veteran’s Memorial Park – benches, pergolas, site furnishings
- 21 3. Crossings Park – picnic shelters (meadow area)
- 22 • Shelter Cove Community Park
- 23 • Island Recreation Center Enhancements – TBD, pending direction from Council
- 24 • Yacht Cove Community Park
- 25 • Ford Shell Ring Park

26
27 D. Existing Facilities & Infrastructure

- 28 • Rehabilitation and Renovation of Fixed Capital Assets
- 29 • Clean-up, safety and demolition of structures on Town Property /Unsafe structures ordinance
30 demolition
- 31 • Town Hall Office Space Reconfiguration
- 32 • Fire Station #2 Replacement
- 33 • Fire/Rescue Training Center Enhancements

34
35 E. New Facilities

- 36 • Coligny Area Improvements
- 37 • Sewer Service Projects

38
39 F. Beach Maintenance

- 40 • Beach Management and Monitoring
- 41 • Island-wide Beach Renourishment

42
43 Chairman Quick thanked Mr. Liggett for his presentation. Following brief discussion by the
44 Planning Commission, Chairman Quick requested that a motion be made.

45
46 Commissioner Lennox made a **motion** to forward the CIP presentation to Town Council with a
47 recommendation of **approval**. Commissioner Ennis **seconded** the motion and the motion **passed**
48 with a vote of 8-0-0.

1 **11. Commission Business**

2 Chairman Quick stated that Town Council will review the Coligny project on November 12, 2013
3 at 5:00p.m in Council Chambers.
4

5 Chairman Quick requested that Mr. Shawn Colin present the Planning Commission with an up-to-
6 date report on the status of the Coligny project. Mr. Colin will provide the Planning Commission
7 with the report on November 20, 2013.
8

9 **12. Staff Reports**

10 a) Mrs. Lopko presented an update on the status of street addresses for Shelter Cove Lane
11 (STRNM13006).

12 b) Ms. Teri Lewis presented an update on the status of the LMO Rewrite. The first set of chapters
13 will undergo a public hearing by the Planning Commission on December 4, 2013.

14 **13. Adjournment**

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

16
17 Submitted By:

Approved By:

18
19 _____
20 Kathleen Carlin
21 Secretary

Gail Quick
Chairman



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court | Hilton Head Island, SC 29928 | 843-341-4757 | FAX 843-842-8908

STAFF REPORT ZONING MAP AMENDMENT

Application Number	Name of Project	Public Hearing Date
ZMA130006	Main Street Inn	November 20, 2013

Parcel Data	Owner	Applicant
<u>Existing & Proposed Zoning District:</u> PD-1 <u>Applicable Overlay District(s):</u> Corridor Overlay <u>Existing Permitted Uses:</u> Motel & Restaurant <u>Proposed Permitted Uses:</u> Motel & Restaurant OR Mental & Behavioral Health Services <u>Parcel Affected:</u> R510 007 00B 0019 0000	Main Street Inn, LLC 1 Vance Gap Rd. Asheville, NC 28805	Walter J. Nester, III McNair Law Firm, P.A. 23-B Shelter Cove Lane, Suite 400 Hilton Head Island, SC 29928

Application Summary

This application is a request from Walter J. Nester, III on behalf of Main Street Inn, LLC proposing to amend the Official Zoning Map by amending the Hilton Head Plantation Master Plan to add Medical and Behavioral Health Services as a permitted use on property located at 2200 Main Street.

Staff Recommendation

Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serves 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

Main Street Inn was rezoned in 1998 to make the use conforming to the actual use of the property. It did not meet the definition of the bed and breakfast inn so it was rezoned to a 34 room motel and 1200 square foot restaurant limited to 67 seats.

This application proposes to add medical and behavioral health services as a permitted use on the property. Medical and behavioral health services would allow a facility to provide clinical services including diagnosis, treatment and rehabilitation for medical and behavioral conditions, but excluding incarceration or post incarceration patient services. This use would not be considered a medical office because it would include overnight accommodations.

The permitted density on the property would be a 34 room motel with a 1200 square foot restaurant (up to 67 seats) or a 14,696 square foot medical and behavioral health services facility.

Summary of Facts and Conclusions of Law

Findings of Fact:

1. Notice of the Application was published in the Island Packet on October 13, 2013 as set forth in LMO (Land Management Ordinance) Sections 16-3-110 and 16-3-111.
2. Notice of the Application was posted and mailed as set forth in LMO Sections 16-3-110 and 16-3-111.
3. A public hearing will be held on November 20, 2013 as set forth in LMO Section 16-3-1504A.
4. The Commission has authority to render their decision reached here in LMO Section 16-3-1504.

Conclusion of Law:

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

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

Summary of Facts and Conclusions of Law

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

Findings of Fact:

The Comprehensive Plan addresses this application in the following areas:

Land Use Element:

Goal 8.1 – Existing Land Use

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

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 8.3 –Planned Unit Developments (PUDs)

- A. The goal is to provide flexibility for the PUDs as future policies, regulations and requirements are adopted Town-wide.
- B. The goal is to have an appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town’s high quality of life and should be considered when amending PUD Master Plans.

Implementation Strategy 8.3– Planned Unit Developments (PUDs)

- A. Consider flexibility within the PUDs to address appropriate commercial or service land uses in areas with a high residential concentration.

Goal 8.4 – Existing Zoning Allocation

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

An Implication for Land Use Per Capita

A fundamental policy of land use is whether or not the Town has sufficient land uses to support the population, both the permanent and seasonal population. It is also important that the portion of each land use classification is supported and sustainable in terms of infrastructure and natural resources to ensure a high quality of life that contributes to the character defining features of our community.

Goal 8.5 – Land Use Per Capita

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

An Implication for Build-out

Because of the anticipation of build-out, creative redevelopment policies and alternatives to traditional zoning and land development regulations should be a focus for all land use policies and regulations.

Goal 8.10 – Zoning Changes

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

Conclusions of Law:

1. Staff concludes that this application is consistent with the Comprehensive Plan, as described in the Land Use Element as set forth in LMO Section 16-3-1505A.
2. The proposed rezoning would provide an appropriate mix of land uses that meets the needs of the population and maintains the character of the Island, by providing an additional permitted use within an existing building.

Summary of Facts and Conclusions of Law

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

Findings of Fact:

1. Nearby parcels are zoned in the PD-1 Zoning District (Hilton Head Plantation) and the CC (Commercial Center) Zoning District.
2. The conforming uses on nearby parcels include: golf course, restaurant, office, and open space (wetlands).
3. The applicant is not proposing any new development for this parcel. Any future development will require approval by the Town’s Design Review Board (DRB).

Conclusions of Law:

1. Staff concludes that the proposed uses are compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood as set forth in LMO Section 16-3-1505B.
2. The subject parcel will remain in the PD-1 Zoning District, which is compatible with the neighboring properties in the PD-1 Zoning District.
3. The Town’s Design Review Board will ensure any future development’s site design, architecture, and landscaping will be compatible with the character of the neighborhood.

Summary of Facts and Conclusions of Law

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

Findings of Fact:

1. The uses permitted on the subject parcel would be Motel & Restaurant or Medical and Behavioral Health Services.
2. The site has existing infrastructure to support the permitted uses.

Conclusion of Law:

1. Staff concludes that the property is suitable for the use that would be permitted by the proposed rezoning as set forth in LMO Section 16-3-1505C because the subject parcel has adequate infrastructure to support both the existing and proposed use.

Summary of Facts and Conclusions of Law

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

Findings of Fact:

1. The conforming uses on the subject parcel are a 34 room Motel & 1200 square foot Restaurant limited to 67 seats.
2. The site has existing infrastructure to support the currently permitted uses.

Conclusion of Law:

1. Staff concludes that the subject parcel is suitable for the uses currently permitted in the PD-1 Zoning District as set forth in LMO Section 16-3-1505D because the subject parcel adequate infrastructure to support the permitted uses.

Summary of Facts and Conclusions of Law

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

Finding of Fact:

1. This amendment would permit an additional use on the subject parcel.

Conclusions of Law:

1. Staff concludes that the marketability of the parcel may be improved as set forth in LMO Section 16-3-1505E.
2. The fact that the existing uses are specific limits the marketability of the property. By allowing an additional more broad use, the property may appeal to a wider range of buyers.

Summary of Facts and Conclusions of Law

Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use (LMO Section 16-3-1505F):

Findings of Fact:

1. The subject parcel has adequate water and sewer service and stormwater facilities.
2. The proposed change in use permitted on the parcel would not change the water and sewer capacity or the stormwater facilities of the parcel.
3. If the parcels were redeveloped, a letter from the Hilton Head Island Public Service District confirming their ability to meet the water and sewer demands of the development would be required as part of the Development Plan Review (DPR) application.
4. If the parcels were redeveloped, the Town's engineering staff would confirm as part of the DPR application that the site would be able to meet the LMO's stormwater performance standards.

Conclusion of Law:

1. Staff concludes that the property has water, sewer and stormwater facilities suitable and adequate for the proposed uses as set forth in LMO Section 16-3-1505F.

LMO Official 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:

JL

Jayme Lopko, AICP
Senior Planner

November 8, 2013

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

November 8, 2013

DATE

Attachments:

- A) Vicinity Map
- B) Zoning Map
- C) Applicant's Narrative



Property to be rezoned highlighted in red.

KNOLLWOOD DRIVE

MAIN STREET

MERCHANT STREET

WILLIAM HILTON PARKWAY

HATTON PLACE



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

Town of Hilton Head Island
ZMA130006 - Vicinity Map
ATTACHMENT A



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

Legend

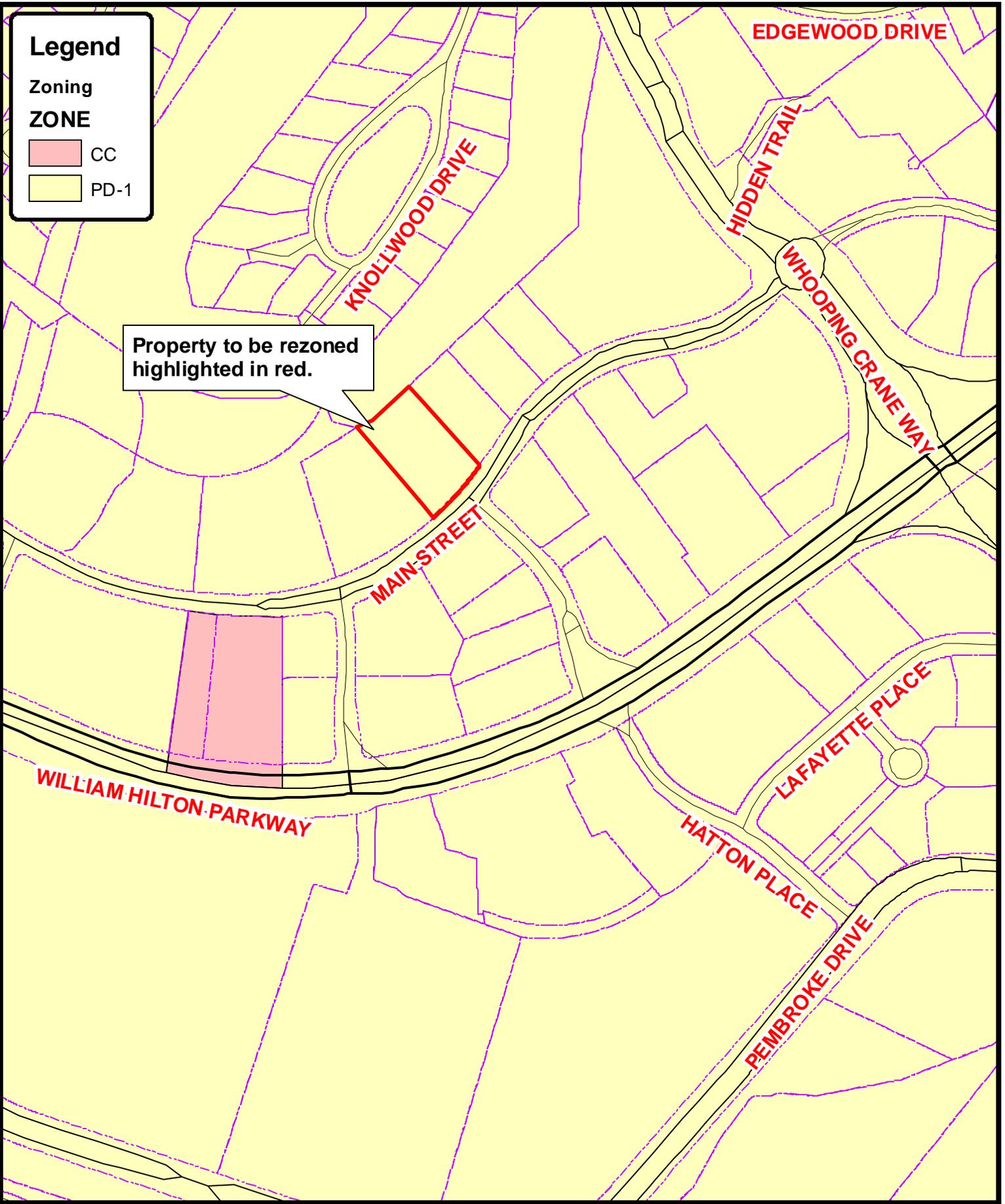
Zoning

ZONE

CC

PD-1

Property to be rezoned highlighted in red.



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

Town of Hilton Head Island ZMA130006 - Zoning Map ATTACHMENT B



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STATE OF SOUTH CAROLINA) BEFORE THE PLANNING COMMISSION
) OF THE
) TOWN OF HILTON HEAD ISLAND, SC
COUNTY OF BEAUFORT) ZMA 130006

SUPPLEMENT
TO
THE ZONING MAP AMENDMENT APPLICATION
OF
MAIN STREET INN, LLC
REGARDING
LOT 28, HILTON HEAD PLANTATION
COMMERCIAL SUBDIVISION

This Supplement is submitted with and is intended to be incorporated in and comprise a part of the Application for Zoning Map Amendment (the "Application") of Main Street Inn, LLC, a Nevada limited liability company authorized to conduct business in South Carolina (the "Applicant"). This narrative is submitted to the Planning Commission and the Town Council of the Town of Hilton Head Island, South Carolina (the "Town") to describe how the Application meets the criteria of Section 16-3-1505 of the Town's Land Management Ordinance (the "LMO") as required by the Application and Section 16-3-1502 of the LMO.

I. NARRATIVE

A. INTRODUCTION AND REQUEST.

The Applicant is the owner of a certain 1.30 acre parcel of real property, more or less, with improvements located thereon, which real property is designated in the Beaufort County property tax records as: TMS District 510, Map 7B, Parcel 19 and which real property is known and described as Lot 28, Hilton Head Plantation Commercial Subdivision (the "Property"). The Applicant submits this Application requesting the approval of an amendment to the Town's official zoning map, described in Section 16-4-102 of the LMO in order to change the use authorized under the base zoning district applicable to the Property (PD-1) to add to the current

use designated in the Hilton Head Plantation Master Plan as “34-room hotel and 1,500 square foot restaurant limited to 67 seats” with the additional use designation of “Medical and Behavioral Health Services. A facility to provide clinical services including diagnosis, treatment and rehabilitation for medical and behavioral conditions, but excluding incarceration or post incarceration patient services.”.

B. BACKGROUND.

The Applicant acquired the Property pursuant to a deed dated February 25, 2010 and recorded in the Office of the Register of Deeds for Beaufort County in Book 2943 at Pages 1064-1067.¹ The Property is currently used and operated as a hotel known as the Main Street Inn & Spa. The base zoning district is PD-1, and the Property is located on Main Street. The Property is part of the Hilton Head Plantation Master Plan which was approved by the Town in 1984. The Property has a paved entrance providing direct access to Main Street, a minor arterial street.²

The Main Street Inn & Spa is a 33-room bed and breakfast facility with meeting rooms and gathering areas for weddings and similar events.³ The building was constructed in 1996, consists of three stories and is approximately 14,696 square feet in size. In addition to the building, the Property is improved with gardens, walkways, landscaping, parking areas, an entry drive and a +/- 304 square foot pool, as well as associated structures, all as shown in the as-built survey attached as Exhibit “B” and incorporated herein. Efforts to expand the Main Street Inn & Spa to incorporate adjacent property and to expand the size of the facility and services offered have not been successful.⁴ The Property is the subject of a contract of sale and the contract purchaser owns and operates medical and behavioral health services facilities in other regions of the United States.

C. CURRENT AND PROPOSED DENSITY AND USE.

The current density of the Property is 14,696 square feet. The by-right permitted use for the Property is a “34-room hotel and 1,500 square foot restaurant limited to 67 seats”. The Applicant

¹ See copy of deed attached as Exhibit “A”

² See LMO Section 16-5-503

³ Although permitted for 34 rooms, only 33 used as hotel rooms

⁴ See ZMA 09 0002

proposes to retain the base zoning of PD-1; to retain the current approved use as an alternative use; and to add the following as a new use: “Medical and Behavioral Health Services. A facility to provide clinical services including diagnosis, treatment and rehabilitation for medical and behavioral conditions, but excluding incarceration or post incarceration patient services.”. This proposed additional use allows for the short term, voluntary inpatient diagnosis and treatment of non-violent patients with medical and behavioral conditions. It specifically excludes the treatment of incarcerated or post-incarcerated patients. No other uses are proposed. The proposed change in use requires no alterations or renovations to the building exterior and no additional density is proposed, requested or required to support the proposed change in use.

D. REZONING CRITERIA.

1. Consistency (or lack thereof) with the Comprehensive Plan.

(a) **Natural Resources Vision.** *The Natural Resources Vision of the Comprehensive Plan instructs the Town to protect Hilton Head Island's diverse natural resources, which are pivotal to the economic well-being of the community and the high quality of life on Hilton Head Island.⁵* The Applicant is seeking to amend the Official Zoning Map to change the use of the Property, but does not require and does not seek an increase in the density for the Property. The Applicant's proposed amendment to change the approved use of the Property requires no exterior physical changes, renovations or improvements to the building, the building's structure, the access drive, parking areas or other exterior features and improvements currently existing on the Property. No new development is proposed, and there is no impact to the natural resources and existing natural environment of the Town due to the change in use proposed. The proposed change in use does, however, create an economically viable use of an existing site that has already been developed and improved and is consistent with the Comprehensive Plan, while maintaining the current approved use as an alternative use.

⁵See July 3, 2012 Comprehensive Plan, Page 20.

(b) **Population Vision.** *The Population Vision of the Comprehensive Plan seeks to maintain a diverse population in the Town of Hilton Head Island, which is given the opportunity to be well-educated, financially secure and enjoy a high quality of life.*⁶ The change in use proposed by the Applicant is consistent with the Population Vision as it provides additional medical and healthcare services to support the existing and future population of the Town.⁷ The proposed change in use does not require additional density, does not otherwise impact the Population Vision, and is consistent with the Comprehensive Plan.

(c) **Housing Vision.** *The Housing Vision of the Comprehensive Plan seeks to promote and facilitate entrepreneurial housing initiatives that will result in the development of diverse housing types for all income levels on Hilton Head Island and to support affordable housing initiatives to supplement housing on Hilton Head Island.*⁸ The Applicant's proposed amendment to change the approved use of the Property does not implicate the Housing Vision since the existing use does not involve housing as contemplated in the Housing Vision. A hotel provides transient housing.⁹ Hotels are mentioned in the Housing Vision of the Comprehensive Plan, but only as a description as a type of housing in terms of function. There is, however, an economic development element to the goals and instructions for implementing a strategy to support the Housing Vision of the Comprehensive Plan. The use proposed by the Applicant supports the continuation and increase of employment opportunities for skilled and unskilled workers, and provides the availability of additional medical services to Hilton Head Island's residents and guests, and is consistent with the Comprehensive Plan.

(d) **Community Facilities Vision.** *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide facilities for the residents*

⁶ See July 3, 2012 Comprehensive Plan, Page 34.

⁷ See July 3, 2012 Comprehensive Plan, Page 40.

⁸ See July 3, 2012 Comprehensive Plan, Page 50.

⁹ See Section 16-10-201 of the LMO for definition of "Hotel": "A commercial building . . . designed for and occupied by transients renting rooms on a daily basis and usually staying less than 7 days . . .".

*and visitors of Hilton Head Island, which are maintained at the highest levels of service and efficiency consistent with facilities of a world class community.*¹⁰ The approval of this Application does not negatively impact the Town's Community Facilities. The infrastructure for the use proposed in the Application, including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, is already in place. The Applicant's proposed change in use supports and is consistent with the Comprehensive Plan, as it adds the opportunity for expanded healthcare services to residents and visitors to Hilton Head Island without burdening community facilities.¹¹

(e) **Economic Development Vision.** *The Economic Development Vision of the Comprehensive Plan seeks to define, foster and enhance the economic environment that sustains Hilton Head Island's unique way of life.*¹² The Comprehensive Plan recognizes that the provision of first class medical services and facilities has contributed to Hilton Head Island's economic success. The Applicant's proposed change in use provides for the economically viable use of the existing development on the Property. The current approved use is not economically viable, as the facility does not have the sufficient size or density to be economically viable. This is evidenced by efforts to expand the hotel as well as efforts to sell the Property for alternative uses such as the additional use being proposed by the Applicant. The Applicant's proposed change in use provides Hilton Head Island's residents and guests with expanded health services and treatments, maintains the Property as a successful business enterprise with employment opportunities for skilled and unskilled workers and contributes to a stable tax base, and is consistent with the Comprehensive Plan. Additionally, the proposed change in use preserves the existing use as an alternative use, should economic conditions change in the future.

(f) **Land Use Vision.** *The Land Use Vision of the Comprehensive Plan seeks to ensure a high quality of life by planning for population growth, public*

¹⁰ See July 3, 2012 Comprehensive Plan, Page 60.

¹¹ See July 3, 2012 Comprehensive Plan Goal, Section 6.8, Page 86 and Implementation Strategy, Section 6.8, Page 87.

¹² See July 3, 2012 Comprehensive Plan, Page 89.

*and private development and redevelopment, and the proper distribution, location and intensity of land uses with adequate levels of services, while maintaining and protecting the natural resources, residential neighborhoods and the overall character of the Town.*¹³ Rather than manage growth, the Comprehensive Plan provides that “. . . future policies should focus more on redevelopment strategies and should consider creative alternatives to traditional zoning classifications and regulations.”¹⁴ The Applicant’s proposed change in use is a creative way to transform the existing use, which is economically unviable, to one that is viable without “redevelopment” of the Property. The Applicant’s proposed use for the Property is supported by the existing infrastructure on the Property and within the Town. The Property, while subject to a base zoning of PD-1, is not “behind the gates” of a PUD and is accessible by the public. The change in use proposed by the Applicant does not adversely impact or burden the natural environment and infrastructure, and is consistent with the Comprehensive Plan.¹⁵

(g) Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to provide a safe, efficient, environmentally sound, aesthetically sensitive, and fiscally responsible transportation system which is integrated into the regional network to enhance quality of life for those living in, employed in, and visiting Hilton Head Island.*¹⁶ The Applicant’s proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. The existing use as a hotel contributes to the higher volume of motor vehicle traffic on the roadway and transportation infrastructure of the Town and greater communities. Under the proposed use, traffic to the Property would not be seasonal, but would instead be more consistent. However, the proposed change in use does not provide for increased density and would not create a higher volume of motor vehicle traffic. Furthermore, the Property is located on a minor arterial road and is supported by the existing roadway and transportation

¹³ See July 3, 2012 Comprehensive Plan, Page 102.

¹⁴ See July 3, 2012 Comprehensive Plan, Page 102.

¹⁵ See Goals and Implementation Strategies, Section 8.11, Page 111.

¹⁶ See July 3, 2012 Comprehensive Plan, Page 117.

infrastructure. The change in use proposed by the Applicant has no negative impact on the Town's transportation system, and is consistent with the Comprehensive Plan.

(h) **Recreation Vision.** *The Recreation Vision of the Comprehensive Plan seeks to enrich the quality of life for residents and visitors by providing diverse recreational facilities and programs which respond to changing needs of the population.*¹⁷ The Comprehensive Plan seeks to foster use and development of recreational facilities and programs, through both the Town's efforts and also through public and private recreational organizations. Such organizations promote leisure programs and activities as well as promote the rich cultural and natural resources of Hilton Head Island. The Applicant's proposed change in use does not negatively impact the Recreation Vision as the proposed change in use neither seeks additional density nor requires development or redevelopment. The proposed change in use provides an economically viable use for the Property as well as additional employment opportunities for skilled and unskilled workers. Moreover, the proposed change in use provides needed health services for Hilton Head Island residents and guests who, through treatment, may thereafter have the opportunity to use the Town's recreational amenities and enjoy its natural resources, and is therefore consistent with the Comprehensive Plan.

E. REVIEW CRITERIA.

1. **Compatibility with present zoning and conforming uses of nearby property and with the character of the neighborhood.** The current use of the Property is an economically unviable hotel. Immediately adjacent to the west on Main Street are a vacant open space parcel, business offices, synagogues and churches. Across Main Street and to the west are various business and medical offices, high-turnover restaurants, hotels, automobile repair facilities, a natural gas wholesale business and vacant lots. Adjacent to the east along Main Street are an eating establishment, retail shops and business offices. Across Main Street and to the east is Main Street Village, with various eating establishments, business offices and retail sales and services. Further,

¹⁷ See July 3, 2012 Comprehensive Plan, Page 142.

along Main Street and beyond the Hilton Head Plantation traffic circle, zoning consists of the Office/Institutional District and Commercial Center. This area contains various offices, financial institutions, medical offices and institutions including convalescent, nursing and continuing care facilities.

Given the predominately commercial, office, retail and institutional nature of the development along Main Street and various properties in the vicinity of the Property, the Applicant believes the use of the Property as proposed is consistent and conforming with the uses of nearby properties and with the character of the neighborhood.

While the Property has a base zoning of PD-1, it is “outside of the gates” and is a lot within what is known and designated as “Main Street Commercial Subdivision”.

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

The Applicant believes that the Property is uniquely suitable for the “Medical and Behavioral Health Services” use proposed in the Application. The existing improvements on the Property fully support the proposed use without creating any additional density, improvements or redevelopment. The Property has direct access to Main Street, a minor arterial street with excellent connections to U.S. Highway 278 and beyond. The Property has and is connected to all necessary and readily available utilities and stormwater drainage facilities. The proposed use creates virtually no light, noise, use, discharge or other impacts on adjacent properties nor on other properties located within or beyond the neighborhood. In fact, the natural surroundings, limited noise, limited traffic and ease of access enhance the desirability of the Property for the use proposed in the Application are the same qualities that made north Main Street a desirable location for similar uses that are located and are successfully operating there.

3. 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 only approved use of the Property that exists at the time of this Application is as a “34-room hotel and 1,500 square foot restaurant limited to 67 seats”. As indicated above the efforts to expand the size of the hotel and to market and contract the sale of the Property for a different use evidence that the current use is not

economically viable. While the Property was improved for use as an inn and spa, it is within an area that is better suited to the institutional, retail and restaurant uses which succeed along Main Street. This location struggles to compete with those hotels and resort accommodation facilities that are located closer to beaches and resort areas of the Town. This evidence all leads to the reasonable conclusion that the Property is not suited for the uses currently permitted by the zoning district applicable to the Property.

4. **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.** As discussed above, the current limited use authorized under the PD-1 base zoning district makes the Property economically unviable; therefore, the marketability of the Property for the currently permitted use is poor. The limitations on specific commercial parcels within the PD-1 base zoning district may create limitations on marketability of such commercial parcels as time passes and as Hilton Head Island develops and matures. That is the case with the Property.

The Property is currently under contract of sale. The contract purchaser successfully owns and operates medical and behavioral health services facilities in other regions of the United States. The approval of the Application shall improve the marketability of the Property, as it shall result in the sale thereof to an owner with a viable business and plan for the use of the Property for such business. In addition, the Applicant believes that the approval of this Application shall not have an adverse effect on the marketability of other properties in the vicinity.

5. **Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use.** The Property is currently served by sewer, water and stormwater facilities that are suitable for the proposed use. Given that there are no renovations or additional improvements proposed or anticipated, and no additional density requested by the Applicant, these utilities are suitable and sufficient for the use proposed in the Application.

F. CONCLUSION.

The Applicant believes the foregoing narrative demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in LMO Section 16-3-1505. Accordingly, the Applicant respectfully requests that the Planning Commission:

1. Review this Application and the supporting testimony and documentation which will be entered into the record; and
2. Find the following:
 - (a) That this Application and the supporting testimony and documentation establish that the requested zoning map amendment is consistent with the Town's Comprehensive Plan; and
 - (b) That this Application and the supporting testimony and documentation establish that while the current use on the Property is consistent with the present zoning, that the current use is economically unviable, and the proposed rezoning is also consistent with conforming uses of nearby properties and with the character of the neighborhood around the Property; and
 - (c) That this Application and the supporting testimony and documentation establish that the Property is suitable for the use permitted by the zoning district that would be made applicable to the Property by the requested zoning map amendment; and
 - (d) That this Application and the supporting testimony and documentation establish that the Property is not economically suitable for the use permitted by the zoning district that is currently applicable to the Property; and
 - (e) That this Application and the supporting testimony and documentation establish that the marketability of the Property for the use permitted by

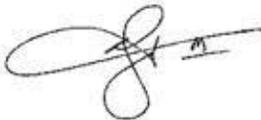
the zoning district that is currently applicable to the Property will be increased by the approval of the requested zoning map amendment; and

- (f) That this Application and the supporting testimony and documentation establish that there will be no material change in the Property's requirements for sewer, water and stormwater facilities, and that such utilities are sufficient for the existing use of the Property under the requested zoning map amendment are available to the Property; and

- 3. Recommend to the Town Council that they approve this Application and the rezoning of the Property to add as an additional approved use the use defined as: "Medical and Behavioral Health Services. A facility to provide clinical services including diagnosis, treatment and rehabilitation for medical and behavioral conditions, but excluding incarceration or post incarceration patient services."

Respectfully submitted on behalf of the Applicant this 17th day of October, 2013.

McNAIR LAW FIRM, P.A.



Walter J. Nester, III

WJN:amb
Enclosures

EXHIBIT "A" TO SUPPLEMENT

Deed

AND the Grantor does hereby bind itself and its successors, administrators, executors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against itself and its successors and assigns and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Festiva Development Group, LLC, a Nevada limited liability company has caused this Title to Real Estate to be signed and sealed this 25th day of February, 2010.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

FESTIVA DEVELOPMENT GROUP, LLC, a Nevada limited liability company

Angela Morille

By: Herbert H. Patrick, Jr. (L.S.)
Herbert H. Patrick, Jr., President

Kristen L. Higgins

STATE OF NORTH CAROLINA)
COUNTY OF MACON)

ACKNOWLEDGEMENT

*FESTIVA DEVELOPMENT GROUP, LLC

I, the undersigned Notary Public, do hereby certify that Herbert H. Patrick, Jr., President of ~~XXXXXXXXXX, LLC~~, a Nevada limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 25th day of February, 2010.



Miriam M. Day (SEAL)
Notary Public for North Carolina
My Commission Expires: 10/30/2013

EXHIBIT A
PROPERTY DESCRIPTION

ALL those certain condominium apartments or units situate, lying, and being in Main Street Commercial Subdivision, on Hilton Head Island, Beaufort County, South Carolina, designated as Units 102, 104, 106, 108, 112, 114, 116, 118, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, A, B, C, and D in Main Street Inn Horizontal Property Regime, and being more particularly shown and described in the Master Deed of Main Street Inn, LLC establishing Main Street Inn Horizontal Property Regime dated May 27, 2008 and recorded June 20, 2008 in the Office of the Register of Deeds for Beaufort County, South Carolina in Record Book 2736 at Page 121 and in Plat Book 125 at Pages 80 through 84, and re-recorded on September 25, 2008 in said Register's Office in Record Book 2768 at Page 702.

AND ALSO, all of the rights, privileges, and common elements appertaining to the above described Units as set forth in said Master Deed establishing Main Street Inn Horizontal Property Regime and the related By-Laws.

This being the same property conveyed to Festiva Development Group, LLC by deed of Main Street Inn, LLC recorded on September 18, 2008 in said Register's Office in Record Book 2765 at Page 1818, and by corrective deed of Main Street Inn, LLC recorded on October 8, 2008 in said Register's Office in Record Book 2772 at Page 2539.

SAID PROPERTY is conveyed subject to all applicable, covenants, conditions, restrictions, and easements of record, including, without limitation, that certain Declaration of Covenants, Conditions and Restrictions for Main Street Subdivision of Hilton Head Plantation recorded in said Register's Office in Deed Book 466 at Page 831.

SAID PROPERTY is further conveyed subject to that certain mortgage from Main Street Inn, LLC to Main Street Inn Development Company, LLC recorded in said Register's Office in Record Book 2205 at Page 896.



**AFFIDAVIT OF CONSIDERATION FOR REAL ESTATE TRANSFER FEE, PURSUANT
TO TOWN OF HILTON HEAD ISLAND ORDINANCE 90-26, SECTION 4-5-100,
CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

AFFIDAVIT OF CONSIDERATION

PERSONALLY appeared before me Herbert H. Patrick, Jr., who, being duly sworn, deposes and says that the following is a true and correct statement concerning the consideration for the conveyance set forth below:

GRANTOR: **FESTIVA DEVELOPMENT GROUP, LLC**, a Nevada limited liability company

GRANTEE: **MAIN STREET INN, LLC**, a Nevada limited liability company

GRANTEE MAILING ADDRESS: One Vance Gap Road, Asheville, NC 28805

DATE OF DEED: February 25th, 2010

CONSIDERATION: No pecuniary consideration; transfer between affiliated entities.

PROPERTY DESCRIPTION (TAX MAP/PARCEL NO.): R510-007-00B-0019-0001, 0002, 0003, 0004, 0102, 0104, 0106, 0108, 0112, 0114, 0116, 0118, 0202, 0204, 0206, 0208, 0210, 0212, 0214, 0216, 0218, 0220, 0222, 0224, 0226, 0302, 0304, 0306, 0308, 0310, 0312, 0314, 0316, 0318, 0320, 0322, and 0324.

EXEMPTION (if applicable): This transfer is exempt from the fee requirement of Town Ordinance 90-26 based on Section 4-5-80, subparagraph _____.

Festiva Development Group, LLC, a
Nevada limited liability company

By: Herbert H. Patrick, Jr. (SEAL)
Herbert H. Patrick, Jr., President

SWORN TO and subscribed before me this
25th day of February, 2010.

Miriam M. Day
NOTARY PUBLIC FOR NORTH CAROLINA
My Commission Expires: 10/30/2013



RMC OFFICE AND TOWN USE ONLY

Transfer Fee Collected:

\$ _____

Recording Data:

Date: _____ Deed Book _____ Page _____



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--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0312	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0314	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0316	00

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--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0318	00

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--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0320	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0322	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0324	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1068B
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0001	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1068C
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0002	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1068C
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0003	00

ADD DMP Record 7/6/2010 13:11:54
--> Book/Page O BK 2943 PG 1069C
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	007	00B	0019	0004	00

EXHIBIT "B" TO SUPPLEMENT

As-Built Survey

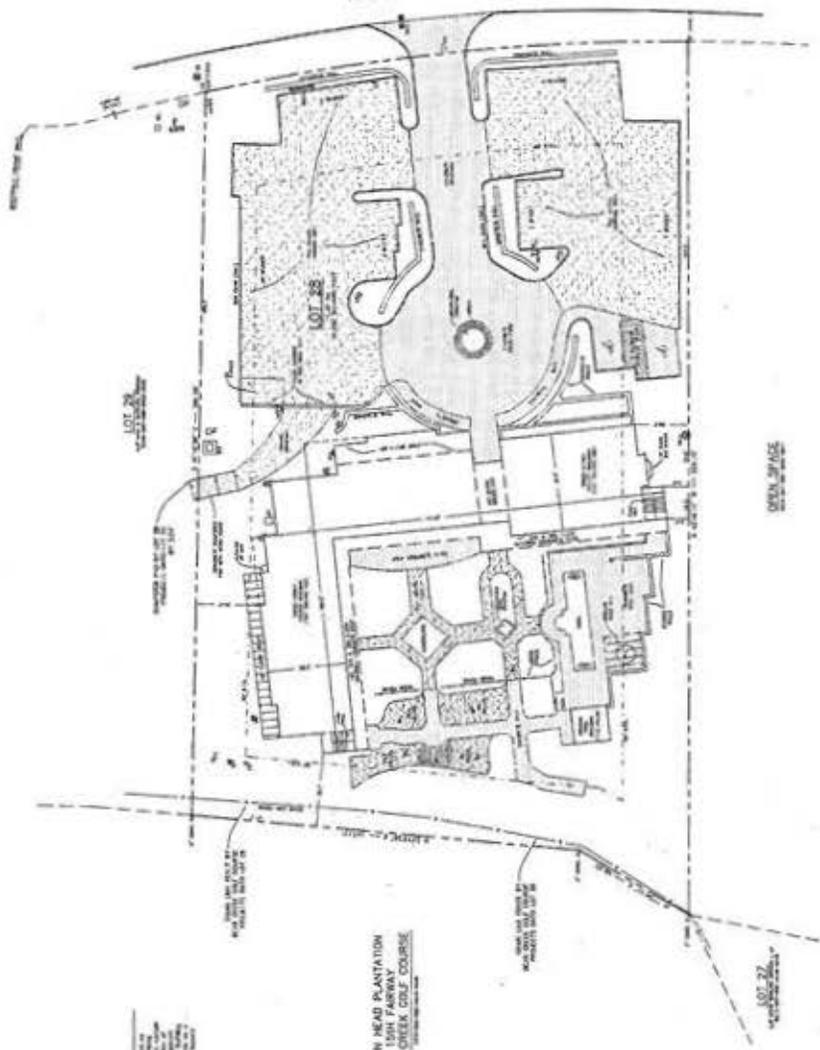


LOT 28
 LOT 27
 LOT 26
 LOT 25
 LOT 24
 LOT 23
 LOT 22
 LOT 21
 LOT 20
 LOT 19
 LOT 18
 LOT 17
 LOT 16
 LOT 15
 LOT 14
 LOT 13
 LOT 12
 LOT 11
 LOT 10
 LOT 9
 LOT 8
 LOT 7
 LOT 6
 LOT 5
 LOT 4
 LOT 3
 LOT 2
 LOT 1

HORIZONTAL PROPERTY REGIME
 LOT 28, MAIN STREET
 A SECTION OF
 HILTON HEAD PLANTATION
 COMMERCIAL SUBDIVISION
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 20' DATE: 6/27/2008 JOB NO: 11038

SO
 SURVEYING CONSULTANTS
 14000 Highway 17, Suite 100, Lenoir, NC 28756
 www.socnc.com

MAIN STREET - 75' R/W



OPEN SPACE

HILTON HEAD PLANTATION
 15th FARMWAY
 BEAR CREEK GOLF COURSE

1" = 20'
 1" = 40'
 1" = 80'
 1" = 160'
 1" = 320'
 1" = 640'
 1" = 1280'
 1" = 2560'
 1" = 5120'
 1" = 10240'
 1" = 20480'
 1" = 40960'
 1" = 81920'
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