Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, April 3, 2013
9:00 a.m. Benjamin M. Racusin Council Chambers
AGENDA

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

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Freedom of Information Act Compliance**
   Public notification of this meeting has been published, posted, and 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 -** Planning Commission Meeting March 20, 2013
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**
   None
9. **New Business**
   Public Hearing
   ZMA130002: A request from Jeremy White proposing to amend the Official Zoning Map by changing the zoning designation of the property located at 139 Dillon Road from the RM-4 (Low Density Residential) Zoning District to the IL (Light Industrial) Zoning District. The property is further identified on Beaufort County Tax Map 5, Parcel 21. For additional information, call the Community Development Department (843) 341-4757.
   Presented by: Nicole Dixon
10. **Commission Business**
11. **Chairman's Report**
12. **Committee Reports**
13. **Staff Reports**
14. **Adjournment**

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

*** Upcoming Planning Commission Meetings**

a. Regular Planning Commission Meeting – Wednesday, April 17, 2013 at 3:00p.m.

* Please visit the Town's website for complete and up-to-date information on all meetings.

TOWN OF HILTON HEAD ISLAND
Regular Planning Commission
Wednesday, March 20, 2013 Meeting **DRAFT**
3:00p.m – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Gail Quick, David Bennett, Alex Brown, Jack Docherty, Terry Ennis, Bryan Hughes, Barry Taylor and Brian Witmer

Commissioners Absent: Vice Chairman Tom Lennox

Town Council Present: Bill Harkins

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
Lavarn Lucas, Fire Chief
Jennifer Ray, Urban Designer
Charles Cousins, Director of Community Development
Kathleen Carlin, Secretary

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

6. Approval of Minutes
The Planning Commission **approved** the minutes of the February 6, 2013 meeting as presented by general consent.

7. Appearance by Citizens on Items Unrelated to Today's Agenda
Ms. Estella Ferguson Jenkins presented public comments in opposition to ZMA130002, 139 Dillon Road. Chairman Quick reported that the Planning Commission will review this application on April 3, 2013 at 9:00a.m. Public comments will be the accepted by the Planning Commission at that time.

8. Unfinished Business
None

9. New Business
Public Hearing
STRNM130001 – The Town of Hilton Head Island has applied to name the entry to the Misty Cove communities located at 40 and 50 Cordillo Parkway. The proposed names are Misty Cove One and Misty Cove Two. Chairman Quick introduced the application and opened the public hearing. Chairman Quick then requested that staff make their presentation on this application.

Fire Chief Lavarn Lucas made the presentation on behalf of staff. The staff recommended that the Planning Commission *approve* Misty Cove I and Misty Cove II modified street name application based on the review criterion outlined in the Land Management Ordinance and contained in the staff's report.

In an effort to correct addressing issues in certain areas of the island, letters were sent to the residents of the Misty Cove Community clarifying their correct 911 address of 40 and 50 Cordillo Parkway Unit XX. Most residents had been using an address of XX Misty Cove or Misty Cove Lane. The owners were upset to find out they would have to change to a Cordillo Parkway address.

Meetings were coordinated with staff and the residents to come up with a solution to try to rectify the situation. Owners were give four options on a street name and out of 25 owners, 14 expressed their opinion. Nine chose for naming both sections the same, Misty Cove Lane and five for Misty Cove I and Misty Cove II. The other two options received no opinion. Chief Lucas presented an overhead review of a map of the community. Following the staff's presentation, Chairman Quick requested public comments and the following were received:

Mr. Logan Talks, Mr. Robert Ham, and Mr. John McGuire presented comments in favor of the application. Ms. Kathy Pietsch and Mr. Bill Davidson questioned what was being done for Misty Cove III. At the completion of public comments, Chairman Quick stated that the public hearing for this application is closed.

Chief Lucas and Mrs. Jayme Lopko clarified the reasons for addressing Misty Cove I and Misty Cove II with Roman numerals. Chief Lucas responded to public questions regarding Misty Cove III. The staff is recommending no change to Misty Cove III. Following final discussion by the Planning Commission, Chairman Quick requested that a motion be made.

Commissioner Ennis made a **motion** to **approve** STRNM130001 as presented by the staff**.** Commissioner Bennett **seconded** the motion and the motion **passed** with a vote of 8-0-0.

10. Commission Business

None

11. Chairman's Report

None

12. Committee Reports

None

13. Staff Reports

a. Mrs. Lopko presented the Quarterly Report on behalf of staff.
b. Ms. Ray presented an update on the Chaplin Linear Park project on behalf of staff.
c. Mr. Charles Cousins presented an update on the Town's Land Acquisition Program.

DRAFT

14. Adjournment

The meeting was adjourned at 3:40.m.

Submitted By:	Approved By:
_____	_____
Kathleen Carlin	Gail Quick
Secretary	Chairman

DRAFT

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:
ZMA130002	Island Environments	April 3, 2013

Parcel Data or Location:	Property Owner & Applicant
Existing Zoning District: RM-4 (Low Density Residential) Proposed Zoning District: IL (Light Industrial) Applicable Overlay District(s): Corridor Overlay Parcel Affected: Beaufort County Tax Map 5: Parcel 21 139 Dillon Road 2.07 acres	Jeremy White JRJM, LLC 143 Island Drive Hilton Head Island, SC 29926

Application Summary:

Jeremy White is proposing to amend the Official Zoning Map by changing the zoning designation of the property located at 139 Dillon Road from the RM-4 (Low Density Residential) Zoning District to the IL (Light Industrial) Zoning District.

For a complete list of changes in use that will result from the proposed rezoning, see Attachment C, Use Table. The impervious coverage requirements will change as a result of the rezoning, increasing from 35% maximum in the RM-4 district to 65% maximum in the IL zoning district. There are other requirements that will change as a result of this rezoning as well, such as adjacent use buffers, parking and open space requirements.

Staff Recommendation:

Staff recommends that the Planning Commission find this application to be inconsistent with the Town's Comprehensive Plan and does not serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The applicant is proposing to change the zoning designation of the subject property from RM-4 to the IL zoning district.

The subject property is currently undeveloped. The applicant is requesting the zoning change in order to relocate his landscaping business, Island Environments, to the subject property.

Prior to the application being submitted, staff received phone calls from several neighboring property owners questioning tree removal and under brushing that was being done on the subject property. Staff inspected the property and found that the property owner had removed some trees and bush hogged the property without the necessary approvals from the Town.

When staff contacted the property owner to resolve the violation, he informed staff that he bought the property with the intent of operating a landscaping business and was preparing the property to do just that. The property is currently zoned RM-4, which does not allow the use of a landscape business, so the applicant submitted a request for a zoning change to IL, which would permit the use.

Applicant's Grounds for ZMA:

The applicant states in the narrative that the proposed application to rezone the subject property is so that he can relocate his existing landscape contractor business because it has outgrown its current location on Island Drive. He states that he has been searching the island for years for a piece of property that will accommodate his business's growing needs, and should this rezoning be approved, it will fit his needs. The applicant purchased the property through a foreclosure, and claims the property was previously zoned IL before it was rezoned RM-4 years ago, and remained undeveloped. He states this area already contains several light industrial uses and that his proposed use will be compatible with the adjacent uses.

Summary of Facts and Conclusions of Law:

Findings of Facts:

- Notice of the Application was published in the Island Packet on February 24, 2013 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 April 3, 2013 as set forth in LMO 16-3-1504A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1504.

Conclusion 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 16-3-1504.

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

Summary of Facts and Conclusions of Law:
Criteria 1: Consistency (or lack thereof) with the Comprehensive Plan (LMO Section 16-3-1505A): **Findings of Facts:** The Comprehensive Plan addresses this application in the following areas: **Natural Resources** **3.1 Water Quality & Quantity** Implication for the Comprehensive Plan: The data collected on the local, regional and national scale suggests that the current development strategies can have a negative impact on water quality. The Town needs to continue to make water quality and quantity a high priority by encouraging water conservation, reducing impervious surfaces, encouraging environmentally sound drainage and flood control practices, as well as sustainably manage stormwater for small and large scale development. **Land Use** **8.1 Existing Land Use** Implication for the Comprehensive Plan: Remaining vacant land, totaling approximately 2,140 acres or 10 percent of the Hilton Head Island's land area, represents the remaining pool of land available for development. A major challenge for development will be to maintain the character of the Island while insuring adequate infrastructure is in place and balancing land conservation. **8.1 Existing Land Use** Goal A. The goal is to have an appropriate mix of land uses to meet the needs of existing and future populations. **8.4 Existing Zoning Allocation** Goal 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. **8.5 Land Use Per Capita** Implications for the Comprehensive Plan: 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. **8.10 Zoning Changes** Goal A. The goal is to provide appropriate modifications to the Zoning designations to meet market demands while maintaining the character of the Island.

8.10 Zoning Changes
Implementation Strategy B. Consider focusing higher intensity land uses in areas with available sewer connections.

1998 Ward One Master Land Use Plan
The Future Land Use Map contained in the 1998 Ward One Master Land Use Plan, an appendix to the Town's Comprehensive Plan, identifies "Low-Moderate Residential Density" as the desired development type for the subject property.

Conclusions of Law:

- Staff concludes that this application is not compatible with the Natural Resources Element, Land Use Element or 1998 Ward One Master Land Use Plan Appendix of the Town's Comprehensive Plan, for the following reasons:
  - The proposed rezoning would not result in a more appropriate mix of land uses because it would permit light industrial land uses, which can sometimes generate undesirable noises and odors, to be located immediately adjacent to existing single family residences on other conforming RM-4 properties.
  - The proposed rezoning is not sustainable in terms of infrastructure and natural resources because it would permit higher intensity land uses on a property that does not have public water and sewer services available, resulting in the construction of another well on the Island, when other wells are facing salt water intrusion problems and the use of a septic system to treat waste that would be located immediately adjacent to a freshwater wetland that drains into the Port Royal Sound, possibly negatively impacting water quality.
  - This rezoning is also not sustainable in terms of natural resources because it would increase the amount of allowable impervious development on a property that contains sensitive environmental features, such as a freshwater wetland on one end and specimen trees spread throughout the remainder of the property.
  - The rezoning would increase the amount of property zoned IL on the Island, when there are existing vacant and underutilized IL properties, which can indicate that there is a sufficient amount of IL land to support the current population and market conditions.
  - The rezoning would not be consistent with the 1998 Ward One Master Land Use Plan which designated this property as "Low-Moderate Residential Density".

Summary of Facts and Conclusions of Law:

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

Findings of Facts:

- LMO Section 16-4-206 describes the purpose of the existing RM-4 zoning district as: *"It is the intent of this residential district to protect and preserve the unique character of Native Islander areas and neighborhoods at densities up to four (4) dwelling units per net acre. This district is used to encourage a variety of residential opportunities."*

- The subject property is currently vacant and can be developed with residential uses.
- The properties to the west and south are currently residential uses, which are conforming to the RM-4 zoning district.
- The properties to the east are currently light industrial uses, MapTech and Aquatic Pool World, which are conforming to the IL zoning district. Light industrial uses tend to have large buildings with outdoor storage, possibly generate loud noises and odors, and can be a nuisance to neighboring properties, especially residential uses.

Conclusions of Law:

- Staff concludes that the property subject to the rezoning application is compatible with the present zoning, the conforming uses of nearby property and the character of the neighborhood as set forth in LMO Section 16-3-1505B because the property is currently vacant and can be developed with a use that is permitted in the RM-4 zoning district.
- The subject undeveloped property is compatible with the surrounding residential uses, but not compatible with the surrounding light industrial uses because the light industrial uses are a more intense type of development which generally tend to cause outdoor disturbance to neighboring properties.

Summary of Facts and Conclusions of Law:

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

Findings of Facts:

- LMO Section 16-4-218 describes the purpose of the IL zoning district as: "*to provide for light industrial and service-related land uses with large buildings or outdoor storage requirements. This district also provides for certain instructional and theatrical uses with similar space requirements.*"
- The uses that would be permitted under the IL zoning could generate heavy truck traffic coming and going from the site, have large buildings and outdoor storage, which could be a nuisance to the neighboring residential uses.
- The property is currently accessed via an access easement. Pursuant to LMO Section 16-5-509F, all multifamily and non-residential development shall have frontage on and access directly onto a street meeting the standards of 16-5-504. Depending on the daily trips to the property, at a minimum the property would require access via a 40 foot right of way.

Conclusions of Law:

- Staff concludes that the affected property is not suitable for the uses that would be permitted by the proposed rezoning as set forth in LMO Section 16-3-1505C because the subject property is adjacent to residential uses and the IL uses are not compatible with residential uses.
- The property is also not suitable for IL uses because it doesn't have the required right of way access to it for that type of development.

Summary of Facts and Conclusions of Law:

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

Findings of Facts:

- LMO Section 16-4-218 describes the purpose of the existing RM-4 zoning district as: *"It is the intent of this residential district to protect and preserve the unique character of Native Islander areas and neighborhoods at densities up to four (4) dwelling units per net acre. This district is used to encourage a variety of residential opportunities."*
- The subject property is currently vacant and can be developed with residential uses.
- Currently the property owner would be able to construct two single family homes on the lot without having to upgrade the access to a 40 foot right of way.

Conclusion of Law:

- Staff concludes that the affected property is suitable for all of the uses permitted by the RM-4 zoning district as set forth in LMO Section 16-3-1505D because the property is vacant and can be developed with a use currently permitted in the RM-4 zoning district. The by-right uses include single family residential, multi-family residential, community service, cemetery, parks, and agricultural 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:

- There will be different uses and development opportunities available to the property owner to develop should the property be rezoned to the IL district.

Conclusion of Law:

- Staff concludes that the marketability of the property may change as set forth in LMO Section 16-3-1505E.

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 Facts:

- The subject property does not currently have water, sewer or stormwater services available to it.

- A Development Plan Review (DPR) application will be required for any development on the site and water, sewer and stormwater facilities will be addressed at that time.

Conclusion of Law:

- Staff concludes that the property does not currently have available water, sewer and stormwater services suitable for the proposed use as set forth in LMO Section 16-3-1505F.

LMO Official Determination
Determination: Staff determines that this application is inconsistent with the Comprehensive Plan and does not 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 <u>ordinance</u> to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by <u>resolution</u>.

<u>PREPARED BY</u>:

N.D.

Nicole Dixon, CFM
Senior Planner

March 6, 2013
DATE

<u>REVIEWED BY</u>:

TBL

Teri B. Lewis, AICP
LMO Official

March 6, 2013
DATE

<u>REVIEWED BY</u>:

JL

Jayme Lopko, AICP
Senior Planner & Planning Commission Board Coordinator

March 6, 2013
DATE

<u>ATTACHMENTS</u>:

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

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

Town of Hilton Head Island

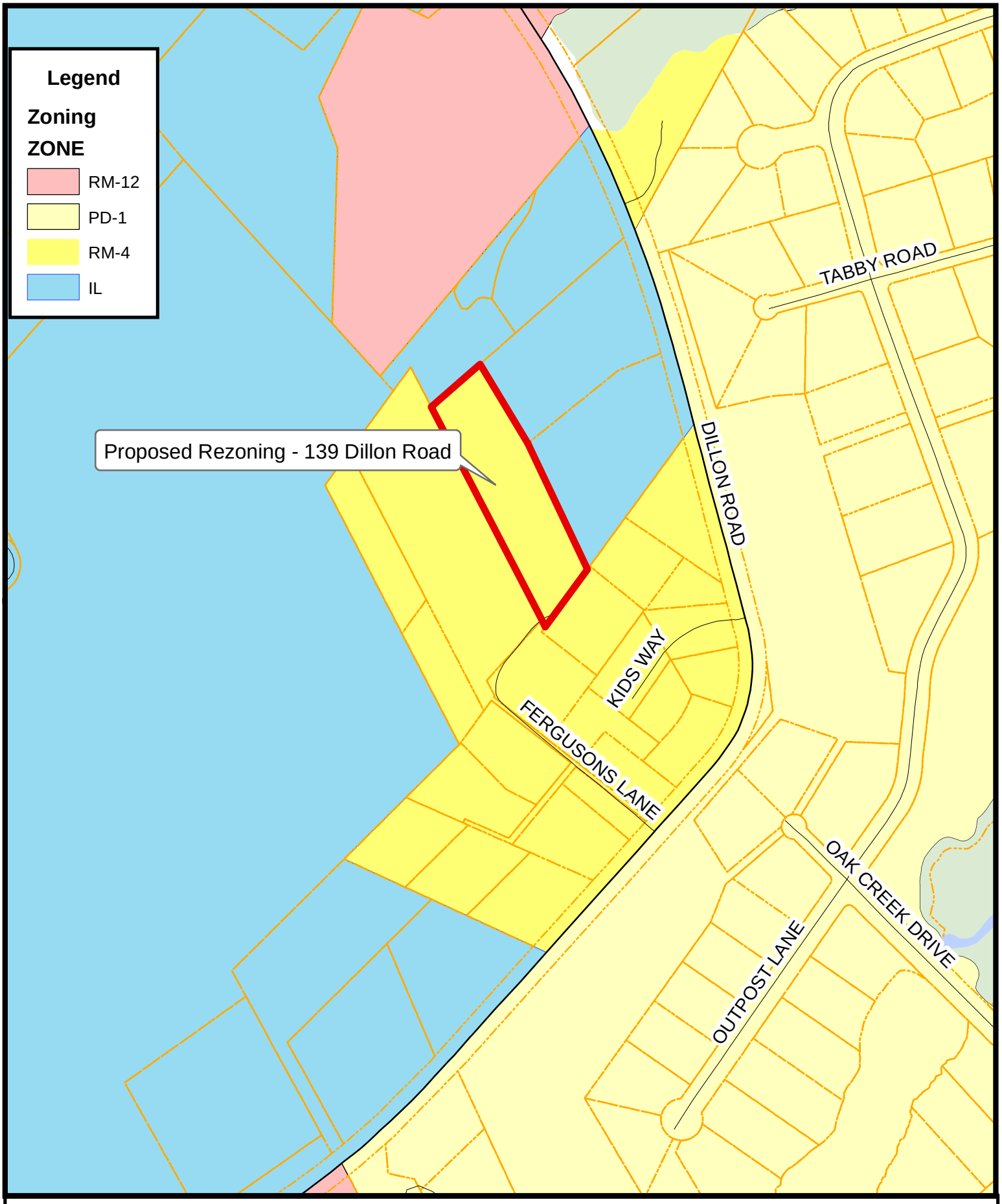
ZMA130002 - Vicinity Map

ATTACHMENT A

300 150 0 300 Feet

N W E S

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.



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

Vicinity Map

ZMA130002 - 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

P = Permitted By Right PC = Permitted With Conditions SE = Special Exception

Specific Use	RM-4	IL
Group Living	PC	
Single Family	P	
Multifamily Residential	P	
Mixed Use		
Manufactured Housing Park	PC	
Aviation/Surface Passenger Terminal		SE
Community Service	P	
Day Care	PC	
Colleges		
Schools, Public or Private	SE	
Government Facilities	PC	P
Hospitals		
Religious Institutions	PC	PC
Other Institutions	SE	
Cemetery	P	
Park, Community	SE	
Park, Linear	P	
Park, Mini	P	
Park, Neighborhood	P	
Park, Regional		
Park, Special Use	P	
Major Utility	SE	P
Minor Utility	P	P
Telecommunications Facility	PC	PC
Waste Treatment Plant	SE	SE
Restaurant With Drive-thru		
Restaurant With Seating, High Turnover		PC
Restaurant With Seating, Low Turnover		
Restaurant Without Seating		P
Indoor Recreation		
Indoor Entertainment		
Outdoor Recreation		

ATTACHMENT C

P = Permitted By Right PC = Permitted With Conditions SE = Special Exception

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

ATTACHMENT C

P = Permitted By Right PC = Permitted With Conditions SE = Special Exception

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

ATTACHMENT D

JRJM, LLC

RE: Sec. 16-3-1505 - Review Criteria for the rezoning for 139 Dillon Rd. to its previous zoning of light industrial per submitted amendment.

PLAN FOR PROPERTY: The reason for requesting the rezoning of 139 Dillon Rd. (herein after referred to as "the property" or "this property") is to relocate Island Environments. Island Environments is a landscape contractor that has operated its offices on Hilton Head Island since it opened in 1995. Island Environments has overgrown its current location and has to relocate to meet the growing demands of its business. Island Environments prefers to stay on Hilton Head. They have been searching for years for a piece of property on Hilton Head that will accommodate its growing needs, this property, should the rezoning amendment be approved, fits the needs. Island Environments has agreed to relocate to this property if deemed possible. If the rezoning amendment for this property is not approved Island Environments has said it will be forced to relocate to its only other current option located in Jasper County.

A: The rezoning of this property to light industrial is constant with the current comprehensive plan on many levels. The most recognizable reason being the location of this property is in Ward One which is the largest light industrial area on Hilton Head.

B: The property is currently zoned for residential development which we believe is inadequate for the following reasons: 1: the property can only legally be accessed by passing in-between two light industrial buildings, 2: the property already has light industrial properties that are directly connected to the property lines, 3: the property doesn't have current access to water or sewer facilities from the PSD whereas the neighboring residential areas do have water from the PSD.

C: The rezoning amendment for the property proposes that it be rezoned from residential to light industrial. The rezoning is suitable for the surrounding areas because it already connects to multiple light industrial properties and is located in Ward One which is the biggest light industrial zoning area on Hilton Head. This property is more compatible for the zoning of light industrial because an office could easily handle the needed water and sewer facilities that have to be installed onsite.

D: This property was previously zoned light industrial then changed to its current zoning of residential based on residential plans that were never implemented. Due to multiple connecting light industrial zoning and the fact that it was previously zoned light industrial the amendment of rezoning the property to its previous light industrial will comply with all district permitted uses.

E: The original amendment to have the property changed from light industrial to residential we believe is the reason the property could not be sold and therefore went into foreclosure. The current amendment to rezone this property to its previous light industrial zoning we believe will not only increase the property's value but also the surrounding properties as well.

F: PSD said there is currently no available facilities for sewer or water however PSD's recommendation to install a septic tank and water well would meet the proposed use of the property. Stormwater can be addressed with an approved drainage plan.

ATTACHMENT E

REFERENCE PLAT

1) A PLAT OF 6.67 ACRES DILLON ROAD, A SECTION OF OLD FISH HAUL PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 11/24/87, LAST REVISED: 10/11/88
RECORDED IN BOOK 35 , PAGE 33, DATED 11/20/89
ROD: BEAUFORT COUNTY, SC
BY: JERRY L. RICHARDSON S.C.R.L.S. # 4784

PROPERTY AREA = 2.07 AC. 90,205 S.F.
ADDRESS: 139 DILLON ROAD

DISTRICT: 510, MAP: 5, PARCEL: 21

THIS PROPERTY LIES IN F.E.M.A. ZONE A7
BASE FLOOD ELEVATION = 14.0'
COMMUNITY NO. 450250, PANEL 0009D, DATED: 9/29/86

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

5.5	SPOT ELEVATION
	CONTOUR
CMF ⊡	3" CONCRETE MONUMENT FOUND
TBM	TEMPORARY BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
LO	LIVE OAK
LAO	LAUREL OAK
PN	PINE
PLM	PALM
WO	WATER OAK
TAL	TALLOW
CED	CEDAR
G	GUM
PEC	PECAN
CH	WILD CHERRY

NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT 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 LOCAL.
5) VERTICAL DATUM IS NGVD29.
6) CONTOUR INTERVAL IS 1'.
7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
9) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

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.

SOUTH CAROLINA SEA ISLAND LAND SURVEY No.C02180 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 25437 MARK R. RENEW

NOT VALID UNLESS EMBOSSED.

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
LOT 3, OLD FISH HAUL PLANTATION,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: ISLAND ENVIRONMENTS

DATE : 11/14/12 SCALE : 1" = 20'

GRAPHIC SCALE 0 20 40 60

Sea Island Land Survey, LLC.
4D Mathews Court, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

FILE No : 12144 DWG No. : 4-1700

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