



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, February 3, 2016
9:00a.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** Regular Planning Commission Meeting – January 20, 2016
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
Annual Traffic Report - Planning Commission Action on Memo to Town Council
- 9. New Business**

PUBLIC HEARING

ZA-2193-2015 - Bonnie Lowrey applied to amend the Official Zoning Map by amending the PD-1 (Planned Development Mixed-Use) Zoning District, specifically the Hilton Head Plantation Master Plan, to the increase the residential density allowed on the subject properties. The subject properties include a parcel with the Old Fort Pub and a parcel with an art store, addressed as 63 and 61 Skull Creek Drive, respectively, one non-addressed parking lot, and one undeveloped parcel near Skull Creek Drive. The subject parcels are further identified on Beaufort County Tax Map 3, as Parcels 34, 46, 79, and 83.

The density currently available on the subject properties is 8 residential dwelling units per acre (22 units total) and 8,000 square feet per acre (22,000 square feet total) of limited commercial uses. This application will increase the residential density allowed to 20 dwelling units per acre (55 units total). This application will not change the amount of commercial density allowed on the properties. – *Presented by Anne Cyran*

- 10. Commission Business**
- 11. Chairman’s Report**

12. Committee Report

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.

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, January 20, 2016
3:00p.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Jim Gant, Bryan Hughes, Caroline McVitty, Barry Taylor and Todd Theodore

Commissioners Absent: Judd Carstens, Lavon Stevens

Town Staff Present: Shawn Colin, Deputy Director of Community Development
Brian Hulbert, Staff Attorney
Darrin Shoemaker, Traffic & Transportation Engineer
Jeff Buckalew, Traffic Engineer

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 Planning Commission **approved** the agenda as submitted by general consent.

6. Approval of Minutes

The Planning Commission **approved** the minutes of the December 16, 2015 meeting as presented by general consent.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

None

8. Unfinished Business - None

9. New Business

Annual Traffic Report.

Mr. Shoemaker stated that this Annual Traffic Report and recommendation are prepared and submitted to the Planning Commission in accordance with the requirements outlined in the Town's Land Management Ordinance (LMO). The report summarizes trends relating to traffic demand within the Town, includes analyses of all of the Town's signalized intersections and Sea Pines Circle relative to the Town's operational goals, and includes mitigation recommendations for those instances where intersections are found to be deficient relative to the goals. The intersections of William Hilton Parkway with Squire Pope Road/Chamberlin Drive and Sea Pines Circle were found to be operating out of compliance with the identified goals.

The report is based on traffic counts that are collected annually by the Engineering Division each June on a typical weekday that is intended to approximate the 45th-highest traffic volume day of the calendar year, the Town's benchmark for design purposes. The traffic counts collected annually and summarized herein also become the Town's background (or "existing") dataset for use by staff and consultants in preparing Traffic Impact Analysis Plan studies that are required as a result of development for submission to the Town in accordance with the LMO.

The only intersections found to be non-compliant with the Town's operational goals as outlined in the LMO in June of 2015 were the intersections of William Hilton Parkway / Squire Pope Road / Chamberlin Drive and Sea Pines Circle. The former may be mitigated with widening improvements to William Hilton Parkway to the west of the intersection that may extend as far west as Blue Heron Point Road. Beaufort County is also examining the feasibility of constructing widening improvements to US 278 in this vicinity, so coordination between the Town, County and State in both design and funding identification efforts will be imperative to operationally mitigate this area.

Major upgrades or revisions to the Sea Pines Circle roundabout are being examined by a private consultant under contract with the Town in association with the Town's Circle-to-Circle Committee charged with developing recommendations for review by Town Council. Several improvements that can be implemented on the approaches to and in the vicinity of Sea Pines Circle are outlined in Part seven of this report, including motorist guidance, signing, and marking improvements that can be implemented in the short term at relatively low cost.

In advance of or in lieu of a major geometric improvement to the Sea Pines Circle intersection, it is recommended that interim efforts focus on reducing traffic demand entering the intersection. Despite the analysis results indicating operational deficiencies on the Palmetto Bay Road approach to the circle, it is suggested that based on actual field conditions, operational problems on this approach are minor when compared with those that periodically develop on the William Hilton Parkway and Greenwood Drive approaches. Strategies to lessen traffic demand on the circle should focus on these approaches, and more specifically, left-turn movements from these approaches that have a greater tendency to generate vehicle conflicts and adversely impact overall operations.

Strategies that may be considered to reduce the left-turn demand on the William Hilton Parkway approach to the circle include the placement of signage serving on-island motorists in advance of the New Orleans Road signal directing motorists to Pope Avenue and "Beaches" via New Orleans Road.

Commissioner Hughes inquired about year to year comparisons and what is the standard deviation. Mr. Shoemaker replied that the methodology used has all volume data collected in 15 minute periods. Commission Hughes stated that there seems to be a dramatic increase on the south end. Mr. Shoemaker stated with the redevelopment of the Shelter Cove Centre there is more activity there.

Commissioner Kristian inquired as to the Town's obligation to bring failing intersections into compliance?

Mr. Shoemaker replied that he is obligated to report and make recommendations. The Town makes reasonable efforts to bring failing intersections into compliance, it is a goal on an ongoing basis but there is no legal obligation to address those deficiencies.

Chairman Brown asked how the level of standards is determined at a circle. How you develop that standard? Mr. Shoemaker stated that the Sea Pines Circle is analyzed as a generic roundabout. Chairman Brown suggested that Sea Pines Circle be listed comparing year to year. Chairman Brown asked if the 150 average delay number is acceptable. Mr. Shoemaker stated that motorists have a sense of what they will find tolerable. Commissioner Gant stated that a discussion has not been held as to whether the 150 number is too high or low; it is equivalent to the longest light at any of our stoplights.

Commissioner Theodore stated that there is a different level of delay in a circle since the driver is filtering in. Commissioner Theodore asked if the alternative routes to the beach will be able to take into account whether the intersection on Pope Avenue can handle the capacity. Mr. Shoemaker stated that there will be a new intersection on Pope Avenue and New Orleans expanding the approach from 3 lanes to 4 lanes. We expect that intersection to better handle the side approach.

Mr. Shoemaker stated that the signage near Driessen Beach have lost their reflectiveness and have become faded and shabby. He contacted SCDOT requesting more prominent signage for that area. He has not received a reply from SCDOT and therefore is moving ahead on his own to ensure new signage is placed near Driessen Beach.

Public Comment:

Mr. George Paleta complimented Mr. Shoemaker on his presentation and stated the importance of implementing new signage on Hilton Head Island. Mr. Paleta also praised Mr. Shoemaker on his determination and initiative to replace some worn signage on the island rather than waiting on SCDOT.

Ms. Kate Keep stated that she was at the Circle to Circle meeting when SRS delivered their report on state of the Sea Pines Circle. The Sea Pines Circle is getting worse and worse and as long as the Town keeps approving projects and more tourists continue to come here, it is going to get still worse. Ms. Keep asked the Commission to be careful that these significant failures do not get glossed over.

Dr. Karl Engelman stated that a delay time of 2.5 minutes has very different consequences on a busy road heading into the Sea Pines Circle. This back up of traffic blocks the intersection of Office Park Road and Greenwood Drive. Sea Pines Circle has failed and the Commissioners should live up to their obligation and cease new development such as the USCB project because Town staff gave false and misleading information.

Mr. Chester Williams stated that the perception of delay varies greatly from one driver to another. Mr. Williams stated that he travels through the Sea Pines Circle multiple times a day and rarely feels inordinately delayed going through the circle. Mr. Williams referred to the following paragraph on page 5 of the Annual Traffic Report:

The current version of the software package that performs the intersection analysis methodology as outlined in the Highway Capacity Manual produces average delay per vehicle quantifications but does not calculate intersection volume-to-capacity ratio. The steering committee that develops and periodically updates the Highway Capacity Manual no longer endorses the use of intersection v/c ratio as an operational measure of effectiveness. The current version of the manual itself continues to include instructions for calculating this ratio by hand, however, and this was done for all forty six signalized intersection analyses summarized in Tables Four and Five of this report on pages 11 and 12, respectively.

Mr. Williams asked Mr. Shoemaker if it is time for the Town to reconsider its traffic service level goals and how they are measured.

Mr. Shoemaker referred to a table in the Annual Traffic Report showing the intersection volume to capacity ratio. Mr. Shoemaker stated that you will not find intersection volume to capacity ratio on this output data summary sheet. The current (2010) edition of the Transportation Research Board's Highway Capacity no longer endorses intersection volume to capacity ratio as a true reliable measure of effectiveness and purposely deleted it from the software. This item must be calculated by hand on each analysis as a per lane capacity. Town staff feels it still holds value.

Chairman Brown stated that the level of standards pointed out different variables and asked if we are using the same "measuring stick" for the whole Island and has that level of standard been reviewed in the LMO lately? Chairman Brown suggested this Commission review the LMO and implement a level of standard by area on the Island.

After a brief discussion among the Commissioners, Commissioner Gant suggested that prior to this going to Town Council, the Planning Commissioners should write their comments down regarding this complicated topic and continue at the next Planning Commission meeting as Unfinished Business.

Chairman Brown asked the Commissioners to submit their comments to Mr. Colin and he will forward to Ms. Lopko so their comments can be compiled and presented at the next Planning Commission meeting.

Commissioner Gant made a **motion to table** the Annual Traffic Report until the next Planning Commission meeting as Unfinished Business in order for all the Commissioners to organize their comments on the traffic report and those comments can be compiled into one document and forwarded with their recommendation to Town Council. Commissioner Kristian **seconded** and the motion **passed** with a vote of 7-0.

10. Chairman's Report - None

11. Committee Report: Mr. Hughes reported that the Capital Improvements Program Committee will meet on Thursday, January 28, 2016 to finalize recommendations for Fiscal Year 2017.

12. Staff Reports - None

The meeting was adjourned at 5:20 p.m.

Submitted By:

Approved By:

Eileen Wilson, Secretary

Alex Brown, Chairman

DRAFT



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
FROM: Jayme Lopko, AICP, *Senior Planner*
DATE: January 25, 2016
SUBJECT: Annual Traffic Report

In accordance with Section 16-2-103J.10.c.ii of the Land Management Ordinance (LMO), the Planning Commission shall forward the Annual Traffic Report and recommendations, and may forward its own supplemental report recommendations to Town Council. Darrin Shoemaker presented the Annual Traffic Report at the January 20th Planning Commission meeting. At this meeting, the Planning Commission motion to table the Annual Traffic Report until the next Planning Commission meeting as Unfinished Business in order for all the Commissioners to organize their comments on the traffic report and those comments can be compiled into one document and forwarded with their recommendation to Town Council.

Staff received the following comments from Commissioners Gant, Kristian, and Theodore:

- Long term we need to be planning for the replacement of the Bridge to Hilton Head Island with a three lane span both to relieve traffic congestion at a the failing intersection of Squire Pope Road and 278 and to provide for greater capacity in the event of an evacuation. When the new flyover is completed we will have four lanes coming on to the Bridge merging into just two lanes.
- The Sea Pines Circle is being looked at by the Circle to Circle Task Force and several solutions will emerge to address the failure of this intersection according to Town Guidelines. Since Traffic Circle's passing or failure is based on a "traffic light" standard the present "test" for acceptability may not be appropriate. The standard for traffic circles should be explored to see if there is a better standard to judge its efficiency to move traffic. The present measurements may be the best but alternatives should be explored to ascertain if a more appropriate standard is available.
- We are a resort/retirement/residential community and as such we will always have differing perceptions of what is acceptable for traffic and wait times. During the high tourist season all three demographics will encounter traffic delays during peak hours. Do we build our infrastructure to accommodate this peak knowing that we will have excess capacity during most of the year or do we continue to build our infrastructure to a standard that recognized there will be some delays as we do now?
- Public transportation needs to be explored between major shopping and tourist hubs on the Island to get folks out of their cars and into public transportation, bikes and mopeds.
- We also need to consider working with the resort operators and Management Companies that manage resort (weekly rental) properties to have them voluntarily stagger the check in

days for the start of a weekly rental. Splitting the check in day into three Fri to Fri, Sat to Sat and Sun to Sun will cut traffic on check in days by a third, even if you only have two alternatives Sat to Sat and Sun to Sun which cuts the number in half. A simple voluntary adoption of this accommodation will not only cut traffic it will allow trash to be picked up and housekeeping staff to clean units over a three day/two day period. This will not solve every traffic problem but it will spread the traffic out on peak Saturday turn over days.

- The Town Council should authorize the short term mitigation efforts as proposed in the report at both Sea Pines Circle and WHP/Squire Pope/Chamberlin.
- Given the importance of the Circle, we should measure traffic more frequently than every 5 years, to understand both rate of growth and impact of mitigation as implemented.
- The LMO may need to be modified to remove the Volume to Capacity measurement requirement, since the national transportation board no longer supports its use.
- Further modifications to the LMO for the Coligny area may need to be considered after completion of the Circle to Circle Committee report, and Island Visioning process.
- The Circle to Circle Committee does intend to propose additional tactical and strategic mitigation to address congestion; however some amount of congestion will always be present during the peak hours of peak months. As a community we should not attempt to fully ameliorate the peaks during the 12-14 week peak period - the result is probably neither affordable nor aesthetically acceptable. We do however have an obligation to reduce congestion as much as is realistically and affordably feasible.
- The LMO traffic standards of 150 second delay rule, not measuring Saturday volumes, etc. from several years ago should these be evaluated for current relevancy.
- Mitigating beach traffic through simple measures as enhanced directional signage to avoid Sea Pines Circle and offloading day-trippers to other beaches should be an immediate priority.
- Sea Pines Community like many of the gated neighborhoods has limited access points and should consider the opportunity for an alternative gate connection that would allow avoidance of Sea Pines Circle (i.e. via Point Comfort Rd, Palmetto Bay Rd, etc.).
- I have seen in other communities where traffic signalization is synchronized through a central location and allows for greater flexibility - Do we have this ability and/or does it offer any opportunities for mitigating traffic?
- LMO level of service standards should be revisited and possibly have variation depending on location or districts.



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908
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STAFF REPORT ZONING MAP AMENDMENT

Case #:	Name of Project or Development:	Public Hearing Date:
ZA-2193-2015	Old Fort Pub	February 3, 2016

Parcel Data:	Property Owner & Applicant
<p><u>Parcels Numbers:</u> R510 003 000 0083 R510 003 000 0079 R510 003 000 0034 R510 003 000 0046</p> <p><u>Size:</u> 2.75 Acres Total</p> <p><u>Addresses:</u> 61 and 63 Skull Creek Drive</p>	<p>Bonnie Lowrey 6163 Pub, LLC PO Box 22949 Hilton Head Island SC 29925</p>
<p><u>Existing Zoning District:</u> PD-1 (Planned Development Mixed Use), Hilton Head Plantation</p>	<p><u>Proposed Zoning District:</u> PD-1 (Planned Development Mixed Use), Hilton Head Plantation</p>
<p><u>Existing Density:</u> 8,000 square feet/acre of limited commercial uses (22,000 square feet total):</p> <ul style="list-style-type: none"> • Eating Establishments, with seating and low turnover • Offices, Business and Professional <p>8 units/acre of residential use (22 units total)</p>	<p><u>Proposed Density:</u> 8,000 square feet/acre of limited commercial uses (22,000 square feet total):</p> <ul style="list-style-type: none"> • Eating Establishments, with seating and low turnover • Offices, Business and Professional <p>20 units/acre of residential use (55 units total)</p>

Application Summary:

Bonnie Lowrey is proposing to amend the Official Zoning Map by amending the PD-1 (Planned Development Mixed-Use) Zoning District, specifically the Hilton Head Plantation Master Plan, to increase the residential density allowed on the subject properties.

The density currently allocated to the properties is 8 residential dwelling units per acre and 8,000 square feet per acre of limited commercial uses. This application will increase the residential density allowed on the subject properties from 8 to 20 units per acre, for a total of 55 units. This application will not change the amount of commercial density allowed on the properties.

Staff Recommendation:

Staff recommends that the Planning Commission find this application to be **consistent with the Town’s Comprehensive Plan** and **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.

Staff recommends that the Planning Commission recommend **APPROVAL** to Town Council of this application, which includes amending the Official Zoning Map by amending the Hilton Head Plantation Master Plan to increase the allowed residential density from 8 dwelling units to 20 dwelling units per acre.

Though the proposed rezoning meets the required criteria, staff has the following concerns:

1. The proposed residential density would exceed the average density of the surrounding multi-family developments.
2. The applicant is proposing to keep the existing commercial density allocated to the subject parcels. If the application is approved, the site could be redeveloped with the proposed 55 residential dwelling units and the currently allocated 22,000 total square feet of commercial density.
3. The proposed rezoning may allow more density on the subject parcels than can be built, considering height, parking, and design requirements. However, until a development plan is submitted for review, staff cannot conclude that the proposed density could not be built on the subject parcels.

Background:

The subject parcels were undeveloped prior to 1973. The 4,275 square foot Old Fort Pub was built in 1973. In 1974, Beaufort County approved the original Master Land Use Plan for Hilton Head Plantation. The 1,440 square foot art gallery was built in 1976 as a sales office.

The Town of Hilton Head Island approved the amended Hilton Head Plantation Master Plan in 1984. The Master Plan divided the subject parcels and Fort Mitchel into six tracts: Fort Mitchel; the Old Fort Pub; the sales office; two parking lots; and Tract X, a parcel located

between Fort Mitchel and Skull Creek Drive. The Master Plan labeled Fort Mitchel, the Old Fort Pub, the sales office, and the parking lot tracts, but it didn't specify uses for or allocate additional density to those tracts. The Master Plan allocated 10,000 square feet of commercial use per acre to the 1.44 acre Tract X.

In 1999 The Lowrey Group received a Zoning Map Amendment (ZMA) to reconfigure the boundaries of the tracts and to specify the permitted land uses and densities allocated to the tracts. The 1999 ZMA reconfigured the six tracts into two tracts: Fort Mitchel; and Tract X, which contains the Old Fort Pub, the sales office, and the parking lots. The ZMA allocated the following uses and density to the 2.75 acre Tract X: Residential Uses with a maximum density of 8 dwelling units per acre (22 units total); and limited Commercial Uses with a maximum density of 8,000 square feet per acre (22,000 square feet total). The limited commercial uses are Eating Establishments, with seating and low turnover, and Offices, business and professional.

The subject parcels have not been redeveloped. Today the parcels contain the 4,275 square foot Old Fort Pub and the 1,440 square foot art gallery. The remaining density allowed on the subject parcels is 22 dwelling units and 16,285 square feet of limited commercial use.

The properties surrounding the subject properties are:

1. To the west, an undeveloped parcel between the subject properties and Skull Creek. The parcel is owned by the Hilton Head Plantation Property Owners and is designated on the Master Plan as Open Space.
2. Directly to the north is Fort Mitchel, a 3.17 acre site owned by the Heritage Library Foundation. To the north of Fort Mitchel is Indian Springs, a 36 unit multi-family development on 4.65 acres (7 units per acre).
3. To the east, across Skull Creek Drive, is Glenmoor Place, a development of single family homes.
4. To the south is the Village at Skull Creek, a development consisting of The Commodore building, Village North, and single family homes. The Village at Skull Creek site is 12.87 acres and includes 152 dwelling units (11 units per acre). Within the Village at Skull Creek:
 - The Commodore contains 28 multi-family units on 1.13 acres (24 units per acre).
 - The Village North contains 99 multi-family units on 7.46 acres (13 units per acre).
 - The 17 single family homes are located on 3.09 acres (5 units per acre).

In July 2015 Bob Kolb, on behalf of Bonnie Lowrey, submitted for Pre-Application review a conceptual plan for the redevelopment of the subject parcels. The proposed development was three, five-story buildings containing 100 dwelling units. Staff advised the applicant that the proposed development far exceeded the residential density allowed on the subject parcels.

Bonnie Lowrey, the property owner, met with staff in September and October 2015 to discuss a Zoning Map Amendment (ZMA) application to increase the residential density on the subject properties. Ms. Lowrey submitted the ZMA application on November 24, 2015.

The Town's Traffic Engineer reviewed the proposed rezoning. He determined the proposed rezoning does not require a traffic impact analysis study. He also determined that Skull Creek Drive can accommodate the increased traffic that would result if the maximum proposed density was built on the subject parcels.

Applicant's Grounds for ZMA:

The applicant's narrative states the proposed rezoning is consistent with the current environment and density of the adjacent property and conforms to the unique spirit and place of Hilton Head Island. The rezoning will enable homes to be built for current and new residents that are efficient, easily maintained, and afford the opportunity to "age in place", which is in keeping with the uses of the surrounding environment. The proximity of Fort Mitchel to the subject properties will provide residents with opportunities for passive recreation. The site is located on Skull Creek Drive, which has the capacity to accommodate the increased traffic the proposed rezoning would create. The increased density would allow more current and future residents the opportunity to own a home.

Summary of Facts and Conclusions:

Findings of Fact:

1. The application was submitted on November 24, 2015 as set forth in LMO 16-2-103.C and Appendix D-1.
2. Per LMO 16-2-102.E.1, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing.
3. The LMO Official scheduled the public hearing on the application for the February 3, 2016 Planning Commission meeting, which is a regularly scheduled meeting of the Planning Commission.
4. Per LMO 16-2-102.E.2, the LMO Official shall publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
5. Notice of the February 3, 2016 public hearing was published in the Island Packet on January 17, 2016.
6. Per LMO 16-2-102.E.2, the applicant shall mail a notice of the public hearing by first-class mail to the owners of the land subject to the application and owners of record of properties within 350 feet of the subject land, no less than 15 calendar days before the hearing date.
7. The applicant mailed notices of the February 3, 2016 public hearing by first-class mail to the owners of record of properties within 350 feet of the subject land on January 15, 2016.
8. Per LMO Appendix D.1.A, the applicant shall submit a copy of correspondence illustrating that the applicant has solicited written comments from the appropriate property owners' association regarding the requested amendment. Such correspondence shall encourage the association to direct any comments in writing to the LMO Official and the applicant within 14 calendar days of receipt of the

notification.

9. The applicant submitted on January 15, 2016 a copy of correspondence sent to the Hilton Head Plantation Property Owners' Association regarding the requested amendment. The correspondence encourages the association to direct any comments in writing to the LMO Official and the applicant within 14 calendar days of receipt of the notification.
10. Per LMO 16-2-102.E.2, the LMO Official shall post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land.
11. The LMO Official posted on January 14, 2016 conspicuous notice of the public hearing on the land subject to the application, with one notice being visible from Skull Creek Drive.

Conclusions:

1. The application was submitted in compliance with LMO 16-2-103.C and Appendix D-1.
2. The LMO Official scheduled the public hearing on the application for the February 3, 2016 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
4. The applicant mailed notices of the public hearing to owners of record of properties within 350 feet of the subject land 18 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.
5. The applicant submitted on January 15, 2016 a copy of the correspondence sent to the Hilton Head Plantation Property Owners' Association regarding the requested amendment, in compliance with LMO Appendix D.1.A.
6. The LMO Official posted conspicuous notice of the public hearing on the land subject to the application 19 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.

As set forth in LMO 16-2-103.C.2.e, Zoning Map Amendment (Rezoning) Advisory Body Review and Recommendation, the Commission shall consider and make findings on the following matters regarding the proposed amendment.

Summary of Facts and Conclusions:

Criteria 1: Whether and the extent to which the proposed zoning is in accordance with the Comprehensive Plan (LMO 16-2-103.C.3.a.i):

The Comprehensive Plan addresses this application in the following areas:

Cultural Resources Element

Goal 2.1 – Historical/Cultural Resources

- B. The goal is to provide access to important historic and religious sites located inside

gated communities that are currently inaccessible to the public. The Town should encourage improvement of access to these sites, while protecting them from destruction or loss.

Implementation Strategy 2.1 - Historical/Cultural Resources

D. Improve access to historic sites for educational purposes. Research the options of increasing the ease of accessibility to these sites for education, viewing, and maintenance.

Housing Element

Implications of the Comprehensive Plan – 5.1 Housing Unit and Tenure

- Although an increase in the total number of housing units contributes to the economic tax base for the Town, it is important that both the quantity as well as quality of the housing stock is maintained to sustain current and future population and overall property values. As the amount of available land declines for new development, it will be very important to maintain a high quality housing stock on residential properties. In addition, the availability of various housing types is important for the housing market viability to accommodate the diverse needs of the Island's population.
- An increase in home ownership is important for a community because it enables the homeowner to establish a deeper connection with the community. Therefore, it is important to strive for increased opportunities for home ownership as a housing option.

Goal 5.1 – Housing Units and Tenure

- D. The goal is to support programs aimed at increasing home ownership.
E. The goal is to continue focusing on requiring high quality development to meet future housing needs.

Goal 5.1 – Housing Opportunities

- D. The goal is to monitor changing demographics and trends in housing development to provide housing options that meet market demands.

Land Use Element

Implication of the Comprehensive Plan – 8.5 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.

8.11 - Goals and Implementation Strategies

2. Identify an acceptable level of future development that does not overtax the area's natural environment and infrastructure. This can be done by monitoring allowable densities and by continuing to purchase lands that would adversely impact the island

if developed.

Goal 8.1 – Existing Land Use

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

Goal 8.3 – Planned Unit Developments (PUDs)

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.

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 existing and future populations.

Goal 8.10 – Zoning Changes

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

Implementation Strategies 8.10 – Zoning Changes

B. Consider focusing higher intensity land uses in areas with available sewer connections.

Transportation Element

Implication of the Comprehensive Plan – 9.3 Traffic Planning on the Island

- Future development and zoning classifications have an impact on the potential build-out of properties on the Island. Increasing the density of properties in certain areas of the Town may not be appropriate due to the inability of the current transportation network to handle the resulting additional traffic volumes. It may be more appropriate to provide density in areas that have the available roadway capacity and to reduce densities or development potential in areas that do not have the appropriate roadway capacity.

Conclusions:

1. This application is consistent with the Comprehensive Plan, as described in the Cultural Resources, Housing, Land Use, and Transportation Elements as set forth in LMO Section 16-2-103.C.3.a.i.
2. In accordance with the Cultural Resources Element, the redevelopment of these properties will provide increased access to Fort Mitchel and could improve the access visibility of this historic site.
3. In accordance with the Housing Element, the proposed rezoning could provide high quality and diverse housing options that respond to market demands and meets the needs of the Island’s population.
4. In accordance with the Housing Element, the proposed rezoning could provide additional opportunities for home ownership on the Island.
5. In accordance with the Land Use Element, the proposed rezoning will provide an

appropriate mix of land uses to meet the needs of the populations and improve the quality of life on the Island.

6. In accordance with the Land Use Element, the proposed rezoning will help to improve the marketability of the properties and meet current market demands by permitting a higher density of residential use that is consistent with those in the vicinity.
7. In accordance with the Land Use and Transportation Elements, the proposed rezoning would permit residential development at twenty units per acre in an area where the infrastructure exists to support such uses with a high density.
8. In accordance with the Transportation Element, the proposed rezoning would place increased densities in an area where roadway capacity exists to accommodate such density.

Summary of Facts and Conclusion:

Criteria 2: Whether and the extent to which the proposed zoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity (LMO 16-2-103.C.3.a.ii):

Findings of Fact:

1. The uses allowed on the subject parcels are residential and limited commercial.
2. The proposed zoning would not change the uses allowed.
3. The uses to the south of the subject properties are single family and multi-family residential.
4. The uses to the north of the subject properties are a historic site (Fort Mitchel) and multi-family residential.
5. The uses to the east of the subject properties are single family residential.

Conclusion:

1. This application would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity in accordance with LMO 16-2-103.C.3.a.ii. The proposed zoning will maintain the allowed residential and limited commercial uses, which are compatible with surrounding historic and residential uses.

Summary of Facts and Conclusions:

Criteria 3: Whether and the extent to which the proposed zoning is appropriate for the land (LMO 16-2-103.C.2.a.iii):

Findings of Fact:

1. LMO 16-6-104.F.2 limits the amount of paving or soil compaction under specimen trees to 20 percent of a tree's drip line.
2. The subject parcels do not contain any specimen size trees.
3. The adjacent parcel to the west has large and specimen size live oak trees. The canopies of these trees extend onto the subject parcels.
4. The adjacent parcel to the north – Fort Mitchel – has several large trees. The canopies of these trees extend onto the subject parcels. A survey of the trees on the Fort Mitchel site near the shared property line will determine whether the trees are

- specimen size.
5. The proposed rezoning will increase residential density to 20 dwelling units per acre.
 6. The average density of surrounding multi-family developments is 14 dwelling units per acre.
 7. The proposed rezoning will maintain the existing commercial density of 8,000 square feet per acre.
 8. The surrounding parcels do not have commercial density assigned to them.
 9. Future development on the subject parcels will be reviewed for compliance with development standards and building requirements by Town staff during the permitting process.
 10. The height of development on the subject parcels is limited to 75 feet by LMO 16-3-105.K.
 11. Future development on the subject parcels must include the number of parking spaces required by LMO 16-5-107.D.1.

Conclusions:

1. The proposed zoning is appropriate for the land in accordance with LMO 16-2-103.C.3.a.iii. The primary physical constraint on the redevelopment of the subject parcels is the limit on development under the canopies of specimen trees on adjacent parcels.
2. Though the proposed rezoning meets this criteria, staff has the following concerns:
 - The proposed residential density would exceed the average density of the surrounding multi-family developments.
 - The applicant is proposing to keep the existing commercial density allocated to the subject parcels. If the application is approved, the site could be redeveloped with the proposed 55 residential dwelling units and the currently allocated 22,000 total square feet of commercial density.
 - The proposed rezoning may allow more density on the subject parcels than can be built, considering height, parking, and other design standards. However, until a development plan is submitted for review, staff cannot conclude that the proposed density could not be built on the subject parcels.

Summary of Facts and Conclusions:

Criteria 4: Whether and the extent to which the proposed zoning addresses a demonstrated community need (LMO 16-2-103.C.3.a.iv):

Findings of Fact:

1. Goal 5.1.D – Housing Units and Tenure – in the Housing Element of the Comprehensive Plan states, “The goal is to support programs aimed at increasing home ownership.”
2. Goal 5.1.D – Housing Opportunities – in the Housing Element of the Comprehensive Plan states, “The goal is to monitor changing demographics and trends in housing development to provide housing options that meet market demands.”
3. Goal 8.3.B – Planned Unit Developments (PUDs) – states, “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.”

4. The proposed rezoning will increase residential density allocated to the subject parcels from 8 to 20 dwelling units per acre.
5. 8.11 – Goals and Implementation Strategies in the Land Use Element of the Comprehensive Plan states, “The goal is to identify an acceptable level of future development that does not overtax the area’s natural environment and infrastructure.”
6. The subject parcels are already developed with water, sewer, and stormwater infrastructure.
7. The Town’s Traffic Engineer determined that Skull Creek Drive has the capacity to accommodate the increased number of average daily trips that would result from the development of the subject parcels with the density proposed.
8. Goal 8.10 – Zoning Changes in the Land Use Element of the Comprehensive Plan states, “The goal is to provide appropriate modifications to the Zoning designations to meet market demands while maintaining the character of the Island.”
9. Future development on the subject parcels will be reviewed for compliance with development standards and building requirements by Town staff during the permitting process.
10. Future development on the subject parcels will be subject to review by the Town of Hilton Head Island Design Review Board (DRB) and the Hilton Head Plantation Architectural Review Board (HHP ARB).

Conclusions:

1. The proposed zoning addresses a demonstrated community need in accordance with LMO 16-2-103.C.3.a.iv. The proposed rezoning will increase the residential density allocated to the subject parcels, which will potentially increase the stock of housing on the island, resulting in increased home ownership and meeting market demands.
2. Though staff is concerned the proposed rezoning may allow more density on the subject parcels than can be built, the Town’s development standards and building requirements, and the HHP ARB will ensure future development on the subject parcels reflects the character of the Island.

Summary of Facts and Conclusion:

Criteria 5: Whether and the extent to which the proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town (LMO 16-2-103.C.3.a.v):

Findings of Fact:

1. The application proposes to maintain the subject parcels’ existing zoning district while increasing the residential density from 8 to 20 units per acre.
2. The Town’s overall zoning program allows flexibility in the PD-1 (Planned Development Mixed Use) Zoning District by allowing permitted densities to change to address changing needs in the community.
3. Goal 5.1.C – Housing Opportunities – in the Housing Element of the Comprehensive Plan states, “The goal is to encourage housing options that provide opportunities for residents to age in place.”
4. Goal 5.1.D – Housing Opportunities – in the Housing Element of the

Comprehensive Plan states, “The goal is to monitor changing demographics and trends in housing development to provide housing options that meet market demands.”

Conclusion:

1. The proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town in accordance with LMO 16-2-103.C.3.a.v. The increased density will allow the development of additional dwelling units that could be developed for residents who want to age in place.

Summary of Facts and Conclusion:

Criteria 6: Whether and the extent to which the proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts (LMO 16-2-103.C.3.a.vi):

Findings of Fact:

1. The subject parcels will remain in the PD-1 Zoning District.
2. The approved uses on the subject parcels are residential and limited commercial.
3. The proposed zoning would not change the approved uses on the subject parcels.
4. Surrounding parcels are located in the PD-1 Zoning District.
5. The uses on the surrounding parcels are residential and open space.

Conclusion:

1. The proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts in accordance with LMO 16-2-103.C.3.a.vi. The proposed zoning will not change the zoning district or the uses allowed on the subject parcels. The proposed zoning will not allow uses unrelated to the uses on surrounding parcels.

Summary of Facts and Conclusion:

Criteria 7: Whether and the extent to which the proposed zoning would allow the subject property to be put to a reasonably viable economic use (LMO 16-2-103.C.3.a.vii):

Findings of Fact:

1. The subject parcels are developed with the 4,275 square foot Old Fort Pub and a 1,440 square foot art gallery.
2. The remaining density allowed on the subject parcels is 22 dwelling units and 16,285 square feet of limited commercial use.
3. The proposed zoning would increase the residential density allowed on the subject parcels to 55 dwelling units.
4. The proposed zoning would maintain the existing 22,000 square feet of limited commercial uses currently allowed on the subject parcels.
5. The Town’s overall zoning program allows flexibility in the PD-1 (Planned Development Mixed Use) Zoning District by allowing permitted densities to change to address changing needs in the community.
6. Goal 5.1.D – Housing Opportunities – in the Housing Element of the

Comprehensive Plan states, “The goal is to monitor changing demographics and trends in housing development to provide housing options that meet market demands.”

Conclusion:

1. The proposed zoning would allow the subject property to be put to a reasonably viable economic use in accordance with LMO 16-2-103.C.3.a.vii. Though the subject parcels could be redeveloped with the available residential density and remaining commercial density, the proposed zoning will increase the opportunities for redeveloping the subject parcels.

Summary of Facts and Conclusion:

Criteria 8: Whether and the extent to which the proposed zoning would result in development that can be served by available, adequate, and suitable public facilities (e.g. streets, potable water, sewerage, stormwater management) (LMO 16-2-103.C.3.a.viii):

Findings of Fact:

1. The subject parcels have direct access to Skull Creek Drive.
2. The Town Traffic and Transportation Engineer determined that Skull Creek Drive has the capacity to accommodate the number of average daily trips the proposed density would generate.
3. The subject parcels are already developed with potable water, sewer, and stormwater management facilities.

Conclusion:

1. The proposed zoning would result in development that can be served by available, adequate, and suitable public facilities in accordance with LMO 16-2-103.C.3.a.viii. If the site is redeveloped, the adequacy of the stormwater facilities and all other infrastructure will be reviewed for compliance with the LMO prior to the approval of the Development Plan Review (DPR).

Summary of Facts and Conclusion:

Criteria 9: Is appropriate due to any changed or changing conditions in the affected area (LMO 16-2-103.C.3.a.ix):

Findings of Fact:

1. The Hilton Head Plantation gate closest to the subject parcels is on Seabrook Drive near Squire Pope Road (the “back gate”).
2. The first major intersection outside of the “back gate” is the intersection of Gum Tree and Squire Pope Roads.
3. In the past ten years, a roundabout was built and other improvements were made to the intersection of Gum Tree and Squire Pope Roads.

Conclusion:

1. The proposed zoning is appropriate due to the improvements to the intersection in the affected area in accordance with LMO 16-3-103.C.a.ix. The improvements to the intersection support the increased residential density proposed in the application.

LMO Official Determination:

Staff recommends that the Planning Commission find this application to be **consistent with the Town’s Comprehensive Plan** and **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.

Staff recommends that the Planning Commission recommend **APPROVAL** to Town Council of this application, which includes amending the Official Zoning Map by amending the Hilton Head Plantation Master Plan to increase the allowed residential density from 8 dwelling units to 20 dwelling units per acre.

Though the proposed rezoning meets the required criteria, staff has the following concerns about the proposed rezoning:

1. The proposed residential density would exceed the average density of the surrounding multi-family developments.
2. The applicant is proposing to keep the existing commercial density allocated to the subject parcels. If the application is approved, the site could be redeveloped with the proposed 55 residential dwelling units and the currently allocated 22,000 total square feet of commercial density.
3. The proposed rezoning may allow more density on the subject parcels than can be built, considering height, parking, and design requirements. However, until a development plan is submitted for review, staff cannot conclude that the proposed density could not be built on the subject parcels.

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:

AC

Anne Cyran, AICP
Senior Planner

January 25, 2016

DATE

REVIEWED BY:

TL

Teri B. Lewis, AICP
LMO Official

January 28, 2016

DATE

REVIEWED BY:

JL

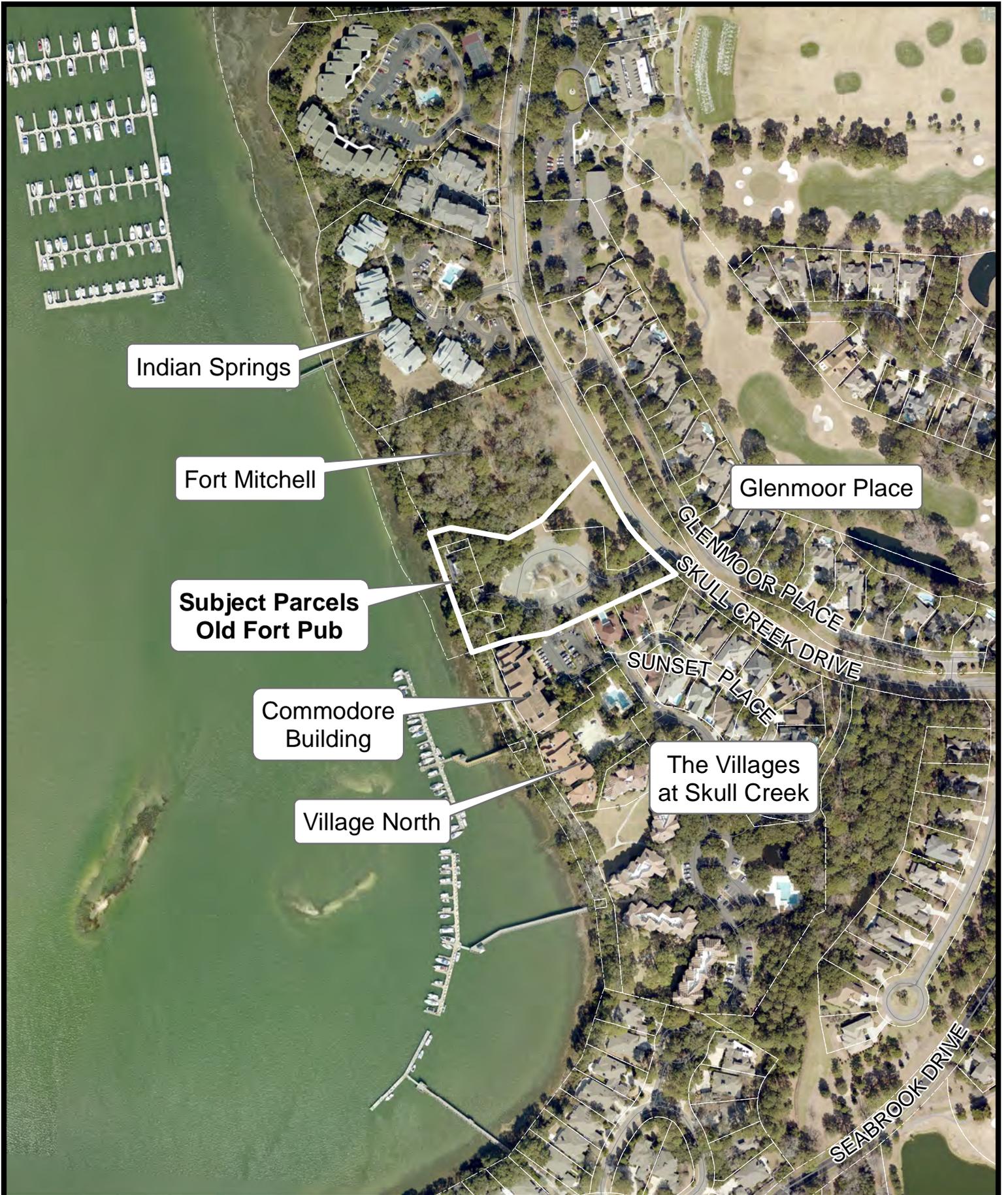
Jayne Lopko, AICP
Senior Planner & Planning Commission Board Coordinator

January 28, 2016

DATE

ATTACHMENTS:

- A) Location Map
- B) Aerial Photo
- C) Site Survey
- D) Applicant's Narrative
- E) Photos
- F) Public Comments



Indian Springs

Fort Mitchell

Subject Parcels
Old Fort Pub

Commodore
Building

Village North

The Villages
at Skull Creek

Glenmoor Place

GLENMOOR PLACE
SKULL CREEK DRIVE

SUNSET PLACE

SEABROOK DRIVE



Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
(843) 341-4600

Town of Hilton Head Island

ZA-2193-2015, Old Fort Pub Rezoning
Attachment A: Location Map



325 162.5 0 325 Feet

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.



Subject Parcels
Old Fort Pub

SKULL CREEK DRIVE

GLENMOR PLACE

SUNSET PLACE

VILLAGE NORTH DRIVE



Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
(843) 341-4600

Town of Hilton Head Island

ZA-2193-2015, Old Fort Pub Rezoning
Attachment B: Aerial Photo

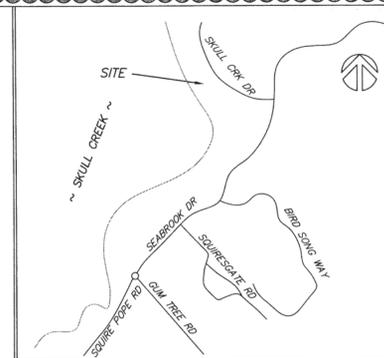


90 45 0 90 Feet



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.

ZA-2193-2015, Old Fort Pub Rezoning Attachment C: Site Plan

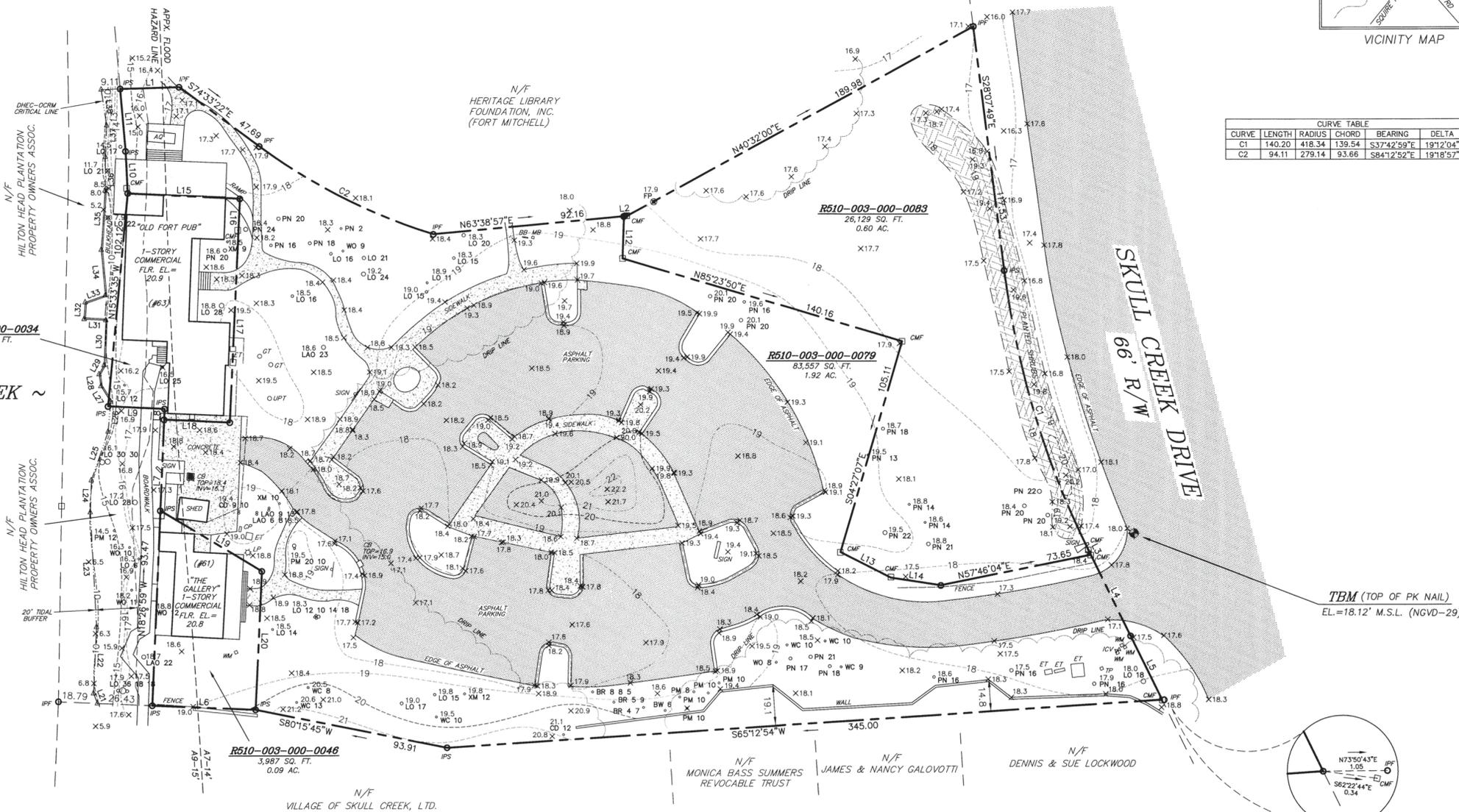


VICINITY MAP NOT TO SCALE

LINE	LENGTH	BEARING
L1	28.61	N67°17'16"E
L2	1.38	N63°38'57"E
L3	2.72	S47°11'23"E
L4	43.11	S47°11'23"E
L5	34.13	S47°11'23"E
L6	49.75	S71°22'12"W
L7	43.52	S18°25'39"E
L8	5.14	S18°25'39"E
L9	27.20	N71°34'21"E
L10	20.27	S23°42'05"E
L11	29.79	N25°56'51"W
L12	20.25	S18°54'02"E
L13	26.94	S84°15'54"E
L14	24.51	N77°39'33"E
L15	54.06	N71°44'41"E
L16	15.55	S18°15'19"E
L17	91.42	S18°15'19"E
L18	31.64	N71°34'21"E
L19	56.80	S80°07'27"E
L20	66.36	S18°14'03"E
L21	5.17	N43°00'54"W
L22	31.92	N18°16'16"W
L23	54.83	N23°55'02"W
L24	15.29	N19°01'39"W
L25	24.59	N01°41'33"W
L26	14.43	N15°58'09"W
L27	8.69	N53°08'44"W
L28	6.69	N30°01'55"W
L29	5.01	N08°23'54"E
L30	21.39	N18°39'39"W
L31	10.47	S72°07'50"W
L32	7.99	N17°16'41"W
L33	10.31	N49°44'21"E
L34	21.90	N26°03'08"W
L35	28.27	N17°07'28"W
L36	16.22	N20°19'41"W
L37	15.04	N18°34'06"W
L38	17.35	N29°37'23"W

~ SKULL CREEK ~

R510-003-000-0034
5,917 SQ. FT.
0.14 AC.



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	140.20	418.34	139.54	S37°42'59"E	191°12'04"
C2	94.11	279.14	93.66	S84°12'52"E	191°18'57"

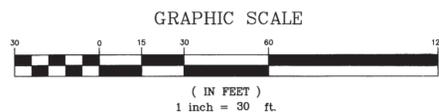
- REFERENCE PLAT:
- PLAT BOOK 84, PAGE 40
 - DEED BOOK 3164, PAGES 145-151
 - PLAT BOOK 34, PAGE 203
 - PLAT BOOK 21, PAGE 1
 - PLAT BOOK 34, PAGE 199
 - PLAT BOOK 24, PAGE 155
 - PLAT BOOK 28, PAGE 177
 - PLAT BOOK 53, PAGE 41
 - PLAT BOOK 31, PAGE 108
 - DHEC-OCRM CRITICAL LINE TAKEN FROM A BOUNDARY SURVEY OF THIS PROPERTY BY COASTAL SURVEYING CO. DATED 10/14/15.

- NOTES:
- THIS PROPERTY LIES IN FLOOD ZONE A7, B.F.E. IS 14' PER FIRM PANEL 4502500085-D EFFECTIVE 9/29/86
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, AND/OR ANY OTHER FACTS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS PLAT DOES NOT CERTIFY THE ABSENCE OR PRESENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - LOCATIONS OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS AND ARE NOT CERTIFIABLE.
 - THIS SURVEY IS INTENDED ONLY FOR WHOM IT WAS PREPARED AND IS NOT TRANSFERABLE TO ANYONE, INCLUDING WITHOUT LIMITATION, SUBSEQUENT OWNERS OF THIS PROPERTY.
 - THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - SIDE SETBACKS ARE 15' MINIMUM ON ONE SIDE AND 10' MINIMUM ON THE OTHER SIDE (35' MINIMUM TOTAL).
 - THE BUILDING SETBACKS SHOWN HEREON ARE NOT CERTIFIABLE. BUILDINGS SETBACKS ARE GOVERNED BY MULTIPLE AUTHORITIES AND ARE SUBJECT TO CHANGE AND/OR VARIANCES. ALL BUILDING CODES AND RESTRICTIONS APPLICABLE TO THIS SITE SHALL BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.

LEGEND		TREE LEGEND	
AQ	AQUARIUM	BR	BIRCH
BB	BILLBOARD	BL	BLACK WALNUT
BW	BATCH BASIN	CD	CEDAR
CB	CATCH BASIN	LAO	LAUREL OAK
CP	CONTROL PANEL	LO	LIVE OAK
CMF	OLD CONCRETE MONUMENT FOUND	PM	PALMETTO
ET	ELECTRIC TRANSFORMER	PN	PINE
FP	FLAG POLE	WO	WATER OAK
GT	GREASE TRAP	XM	XANTHOXYLUM
ICV	IRRIGATION CONTROL VALVE		
IPS	NEW IRON PIN SET		
IPF	OLD IRON PIN FOUND		
LP	LIGHT POLE		
MB	MAIL BOX		
TP	TELEPHONE PEDESTAL		
UPT	UNDERGROUND PROPANE TANK		
WM	WATER METER		
-19-	CONTOUR LINE		
X19.0	SPOT ELEVATION		

PREPARED FOR: 6163 PUB, LLC

Some or all areas on this plot are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protection measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.



AREA SUMMARY

R510-003-000-0083	26,129 S.F.	0.60 AC
R510-003-000-0079	83,557 S.F.	1.92 AC
R510-003-000-0034	5,917 S.F.	0.14 AC
R510-003-000-0046	3,987 S.F.	0.09 AC
TOTAL	119,590 S.F.	2.75 AC

A TREE AND TOPOGRAPHIC SURVEY OF
OLD FORT PUB AREA
SKULL CREEK DRIVE
A PORTION OF
HILTON HEAD PLANTATION
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1"=30'
DATE: 11/20/15
JOB No.: 55338

SURVEYED BY: LC
DRAWN BY: MT
CHECKED BY: EI



Z:\BOUNDARIES\2015\55338B.dwg 10/13/2015 10:41:58 AM EDT



"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."

Mark Thomas 11/20/15
MARK W. THOMAS III
S.C.P.L.S. NO. 14531

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

December 25, 2015

Town of Hilton Head Planning Commission
Community Development Department
One Town Center
Hilton Head Island,
South Carolina, 29928

Dear Planning Commission,

I am requesting a change in residential density for this property, Old Fort Pub. This change is consistent with the current environment and density of the adjacent property and conforms to our own unique spirit of our place on Hilton Head Island. The following narrative will explain my reasons for the rezoning request and how it conforms to the criteria of the LMO and the Town of Hilton Head's Comprehensive Plan. #2.3 Community Character

Enabling homes to be built for current as well as new residents that are efficient, easily maintained and afford the opportunity to "age in place" is in keeping with the uses of the surrounding environment. This concept of being able to "down size and age in place" contributes to preserving and enhancing the personal, natural and physical environments that reflect the best of our Island's character. For smaller families and "empty nesters" it will also provide a special quality of life that tucks into the land with plenty of available natural light, manicured open space, views and landscapes that are pleasing to the eye.

#2 Historical/Cultural Resources 2.3

#3 Natural Resources 3.5 G

#4 Population 4.3 Age; 4.6 Households; 4.7 Implementations; 4.9 Goals
4.2 B; 4.3 C; Implementations 4.2 D

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

Defined as a passive park, Fort Mitchell, an island cultural and historic gem, is right next door to this property. It would be no surprise that the residents who settle on this property will be drawn to a sense of stewardship and present an opportunity for a private cooperative agreement and funding source for this historic landmark, greatly enhancing it's viability as a self sustaining piece of history.

#10 Recreation Element: Goal 10.1, 10.2 and 10.6

#2 Cultural and Historic Resources: 2.5 Goals E

#3 Natural Resources

Meeting the needs of our current residents and future generations "to stay in place" is a published goal in the Town of Hilton Head Island Comprehensive Plan. To meet this goal requires a home that is easily maintained, has a smaller footprint, is efficient, with drought tolerant plantings and has access to services while still enhancing a sense of community and affording a life style that is independent and private. Home Ownership not only broadens the tax base, it facilitates quality in the housing market. To enable this to occur, this property must be zoned to allow the highest and best use.

#3 Natural resources 3.6; 3.1 C, D, E; 3.5 G

#5 Housing: many of the characteristic in this element are covered in other elements that support this zoning request. Succinctly, bullets 2 and 3 on page 56 states it well:

As Hilton Head Plantation is a fully developed community, the existing services such as roadways and traffic patterns will not be unduly affected. It is my understanding that the change in density more than meets the current traffic volume requirements. And with all new construction, superior efficiencies will naturally be built into all utility services needed by the residents. #2.3 Community Character
#3 Natural Resources; 3.1, 3.5 #9; the first sentence, Goals 9.1

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

With this additional home ownership, the economic potential should be considerable. As some of these homeowners will have lived on Hilton Head Island, they would generally have a stake in the quality of life and amenities for our entire community. Helping to preserve the character and spirit of the island and surrounding properties while also contributing financially has to be a good proposition. Happy owners attract other happy owners. #7 Economic Development; Introduction, 7.4; #8 Land Use; Introduction, Goals 8.1 A, B; 8.3 B

Taking from the pages of the Plan, it is my hope that creative alternatives and flexibility with ordinances and regulations of density limits, set backs and the like will enable a quantitative asset revitalization of this property. If the Plan is to truly provide for a healthy quality of life by planning for redevelopment and build-out that protects the overall character of our town, then this rezoning request is in lock step with the town. #5 Housing; #2 Cultural Resources; #7 Economic Development, Introduction; #8 Land Use, Introduction

I am asking that the permitted residential density on this tract of land be increased from eight (8) units per acre to twenty (20) units per acre, which is in conformance with the adjacent properties.

Respectfully,



Mrs. Bonnie Lowrey

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

Zoning Map Amendment (Rezoning) Review Standards

I. This zoning request is in accordance with the Comprehensive Plan. Focused areas in the plan are Cultural Resources, Natural Resources, Population, Housing, Economic Development, Land Use, Transportation and Recreation.

II. This zoning request is compatible and consistent with the range of residential **uses** allowed on properties in this PUD. In the immediate vicinity, homes are available from 1,800 to 3,000 plus square feet. This smaller footprint enables families to down size and stay on the island and enjoy the quality of life as, described in elements #2 and #3. Both attached and detached homes currently exist for this size home in the immediate vicinity inside Hilton Head Plantation.

III. My request for an increase from 8 to 20 units is **appropriate** for the land. In paragraph #4.3 in the Population Element, the Island household median age was estimated to be 51 by 2010. Here we are in 2016 with a waiting list for existing, well built smaller homes for empty nesters and we all believe the median age is even higher. My request will enable homes to be built that will help fulfill the market needs and are in keeping with current land use in the immediate area. This residential use will fit the property and will meet all guidelines and requirements of the town of Hilton Head as permits and detailed plans are submitted in the future as required. With this additional home ownership, the economic potential for the town and Plantation should be considerable. As some of these homeowners will have lived on Hilton Head Island, they would generally have a stake in the quality of life and amenities for our entire community. Helping to preserve the character and spirit of the island and surrounding properties while also contributing financially has to be a good proposition. Happy owners attract other happy owners. #7 Economic Development; Introduction, 7.4; #8 Land Use; Introduction, Goals 8.1 A, B; 8.3 B

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

IV. This proposed zoning is in lock step with the Hilton Head Island Comprehensive Plan and demonstrates a community **need** of “aging in place” and the desire of our aging community for smaller foot print housing. While there is a waiting list for smaller homes as demonstrated by the Cypress Bay Club, for families wanting to down size from other PUDs on the island and not needing or not able to afford the Cypress assisted living program, land is a finite resource. The cost of construction and current codes as discussed in element #5 and the need to support our older population #4.2 legitimatizes my request.

V. My request for an increase in units per acre is **consistent** with the future plans in the Comprehensive Plans of Hilton Head. Two of the housing goals include opportunities for residents to age in place#5.2 and to meet marketing demands #5.2D. The average household size for owner occupied households in 2010 was 2.12 persons. As described in #5 Implications and Goals, my request will increase quality housing units, contribute to the tax base, help to sustain current and future population needs, encourage a deep connection with the community through ownership and allow folks to “age in place”.

Defined as a passive park, Fort Mitchell, an island cultural and historic gem, is right next door to this property. It would be no surprise that the residents who settle on this property will be drawn to a sense of stewardship and present an opportunity for a private cooperative agreement and funding source for this historic landmark, greatly enhancing it’s viability as a self sustaining piece of history.

#10 Recreation Element: Goal 10.1, 10.2 and 10.6

#2 Cultural and Historic Resources: 2.5 Goals E

#3 Natural Resources

VI. This zoning request is not inappropriate and would not create a zoning district that is inconsistent with current zoning and density in the area. The 20 units being requested supports statistics: #4.3; #4.8 Source of income, Implications and Goals #4.2B, #4,3C: Sustainable Development #3.5. VI.

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

This zoning request is **consistent** with the overall zoning program for the future and density in the immediate area. The property immediately adjacent, The Commodore, has 28 units per acre. Grandview, on the northern end of Skull Creek Drive, has 20 units per acre.

Along Squire Pope Drive for the water view properties, WMU, current zoning allows for 16 units per acre. My request for 20 units per acre is in line with current zoning rules.

The Comprehensive Plan Element #5 goes into great detail on the residential needs of our ageing community to down size and age in place. Element#7 demonstrates the continued need to attract retirees and new residents alike while still maintaining a community culture and an island feel which supports the economic system of Hilton Head.

As the planning department evaluates my request, I would hope that a redevelopment strategy considers alternative zoning regulations using flexible approaches as discussed in element #8. All of these elements demonstrate why my request is consistent with the Comprehensive Plan. Development patterns have changed with the expansion of our aging population and cost of homes. I am asking for this modification to the zoning designation to meet market demands.

VII. This property will provide a partial solution to a demonstrated housing need for current residents to age in place as they sell their larger homes in the various communities on and off the island. At 20 units per acre these homes will be **economically viable** for residents who have cash and an income that supports their purchase.

Meeting the needs of our current residents and future generations “to stay in place” is a published goal in the Town of Hilton Head Island Comprehensive Plan. Meeting this goal requires homes that have access to services, are easily maintained and have a smaller footprint. They have to be efficient and affordable with open space and gardens of drought tolerant plantings, affording a life style that is independent and private while still enhancing a sense of community. Home Ownership not only broadens the tax base, it encourages and facilitates quality in the housing market. To enable this to occur, this property must be zoned to allow the highest and best use.

#3 Natural resources 3.6; 3.1 C, D, E; 3.5 G

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

#5 Housing: many of the characteristic in this element are covered in other elements that support this zoning request. Succinctly, bullets 2 and 3 on pag56 states it well:

VIII. It is my understanding that there are adequate public facilities currently in place to serve this property. Hilton Head Plantation is a mature community with services and utilities in place. Smaller average households generally reduce the impact to community infrastructure such as **roads**, schools and sanitary sewers #4.6. The Traffic Engineer has told me that this number of units will not require any change from current traffic volume and is within the requirements. As empty nesters, there will be no impact on the schools. With new construction there are superior efficiencies that when coupled with the natural conservative attitude of residents 55 or older, their use of utilities is naturally less than families with children. #2.3 Community Character and #3 Natural Resources 3.1, 3.5

IX. This request is appropriate due to **changing conditions** in our community. The aging community of people who want to stay in place but no longer need the "Big House will be interested in this development. After the effects of the housing market melt down, during which almost no homes sold, so many folks were left with big houses they no longer needed and no buyers in sight. Now the market is moving again. These folks are healthy, independent and active and are not ready for assisted living and no less so in Hilton Head Plantation. As the Plantation is a blend of all ages, it is not a stretch to envision the large homes being sold to young families moving up or moving into the area and the older folks staying in place.

With the many dollars spent and tremendous upgrade of the Sea Pines Company Properties, so many more people have shown an interest in living here at least part time. Older homes are being replaced with brand new much larger homes. Existing empty nesters have to go somewhere and hopefully down sized homes here on the island is an option.

The Kroger redevelopment of Shelter Cove also created a buzz for Hilton Head, improving a very visible part of Hilton Head and intensifying the interest in living and purchasing in the area. Pineland Station

ZA-2193-2015, Old Fort Pub Rezoning
Attachment D: Applicant's Narrative

redevelopment is a big plus for the island as well. An eyesore is no longer! The multiple hotel upgrades and improvements has encouraged a more affluent group of vacationers and corporate clients who, if history is any guide, will be the next generation of residents. The possibility of an airport with a long enough runway to meet the future needs of full time residents, part timers and affluent visitors is hopefully not a dream. Our town is changing for much the better in its physical facilities. It is these improvements that are the catalyst for folks to "Stay and Age in Place".

I have spent a good bit of money in order to provide the necessary surveys (topo, land and tree that accompany this request for a residential rezoning. To plan any further without knowing what density the town will approve for this property is not economically feasible. Once I have documented guidance as to the density, I can then move forward with concrete plans, drawings and submissions to Town for approvals as the process unfolds.

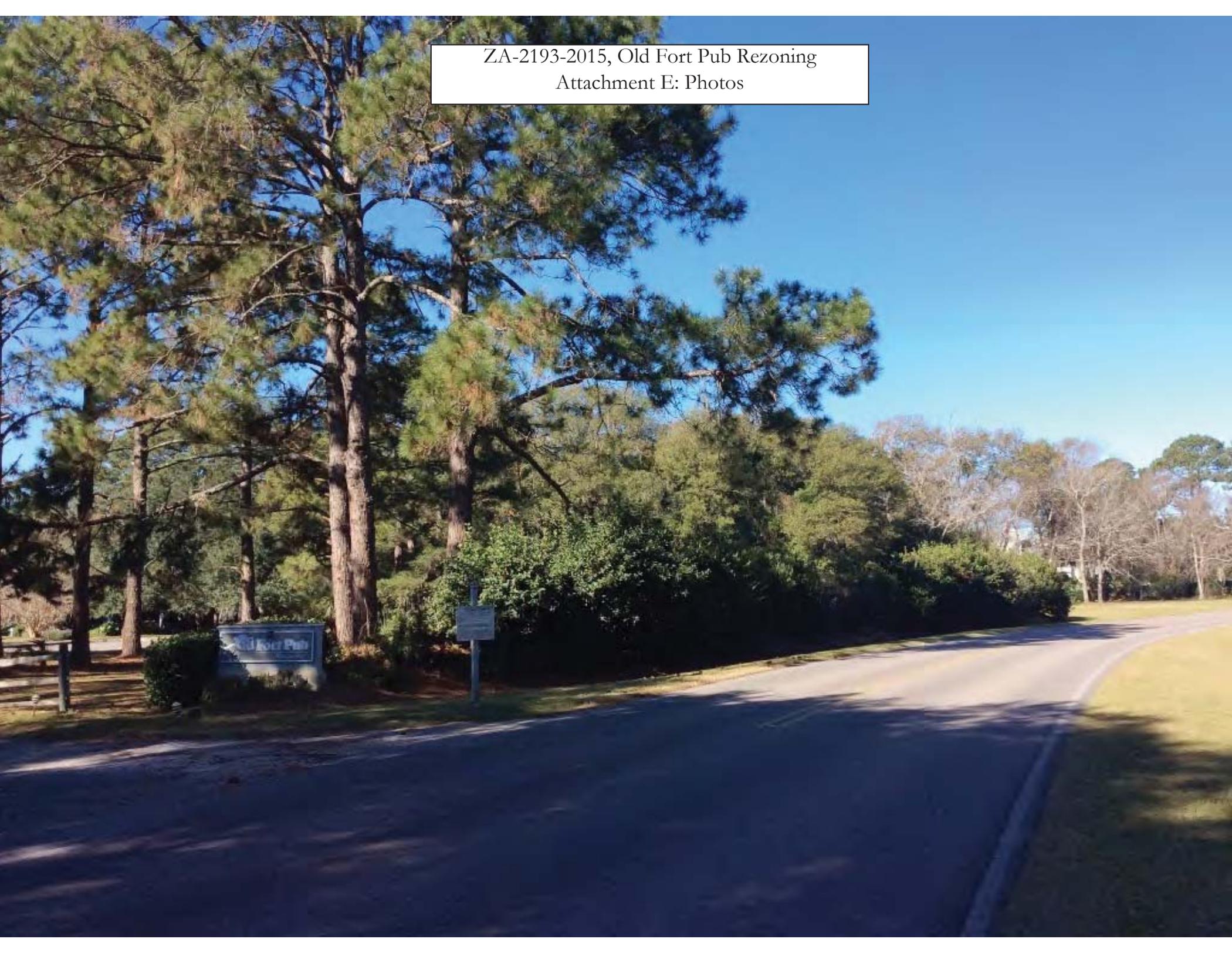
Thank you.



ZA-2193-2015, Old Fort Pub Rezoning
Attachment E: Photos



ZA-2193-2015, Old Fort Pub Rezoning
Attachment E: Photos



ZA-2193-2015, Old Fort Pub Rezoning
Attachment E: Photos



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ZA-2193-2015, Old Fort Pub Rezoning
Attachment F: Public Comments

Page 1

To: Town of Hilton Head
Community Development Department

From: Residents of Sunset Place

Re: Proposed zoning change Tax Map Parcels 34, 46, 79, & 83 (Old Fort Pub Property)

Date: February 3, 2016

To Whom It May Concern,

The undersigned residents of Sunset Place, and those unavailable to sign, wish to address the proposed residential density change that has been requested for the above referenced properties. Our understanding is that the current density permits 8 units per acre (22 total) and the proposed increase would potentially permit 20 units per acre (55 total). Further, we are aware that the density of adjacent properties is considerably lower than the proposed change. The proposed zoning change would constitute a (2.5) two and one half times increase in density.

As adjacent property owners we must voice **our most strenuous objection** to the proposal. Our specific objections to such a significant increase in density can be summarized as follows:

1- The Sunset Place homeowners (many of whom are new to the neighborhood) purchased their property with reasonable assurance that the zoning was in place and offered a measure of protection against the high density development that is proposed,

2- The scope and tenor of the submission focuses more on a marketing overview designed to maximize profit than an equitable, reasoned, and prudent approach to the development of the parcels,

3- The open areas afforded by the current configuration of the Old Fort Pub and parking area, Fort Mitchell, The Gallery, Skull Creek Drive, and the expansive open area along Glenmore Place strongly support the current density as an expected and preferred level of use for the above referenced parcels,

4- The disposition and use of Fort Mitchell creates an enormous concern as it represents one of the most significant symbols of American History in the Southern United States. This is an icon that is far too important to dismiss as a casualty of high density development. The notion, presented in the submission, that new property owners would voluntarily raise funds to create improvements at the sight is, at best, highly unlikely. Developers adjacent to historic sites are traditionally required to create a public / private partnership to address improvements at historic sites, like Fort Mitchell, as part of any zoning change request,

5- As stewards of the island, The Town of Hilton Head has been instrumental in preserving historical areas, open space, recreation areas, beaches, and the long term quality of life concerns for its citizenry. This has been accomplished while preventing explosive development. Certainly this effective strategy should not be interrupted by a proposal that seeks to more than double the density of an area whose zoning has been clearly and reasonably established in the master plan of The Town of Hilton Head.

ZA-2193-2015, Old Fort Pub Rezoning
Attachment F: Public Comments

Page 2

The Sunset Place owners are not attempting to impede or prevent development. However, it is our firm belief that this property warrants prudent consideration that would permit development that does not exceed adjacent density, ignore important historic landmarks, or create a situation where potential profit replaces sound professional planning.

Thank you for your thoughtful consideration in this matter. We are confident that, given due consideration, you will agree that this request is **not** in the best interest of the adjacent owners or Hilton Head Plantation. An increase of 2.5 times the current density, unacceptable disregard for a significant historic landmark, and changes significantly in excess of adjacent established densities does not constitute a reasonable request for the proposed change. Therefore, it is our reasoned expectation that the board will **deny** this request and address the above concerns as development of these parcels moves forward.

Sincerely,

Sunset Place Residents

James Galavotti Nancy J. Galavotti

James and Nancy Galavotti
VP Sunset Place POA

22 Sunset Place

Monia Summers

Monia Summers

24 Sunset Place

Dennis and Sue Lockwood

20 Sunset Place

Paula Bergman

Paula Bergman

19 Sunset Place

Maureen Houston

10 Sunset place

Maureen Houston

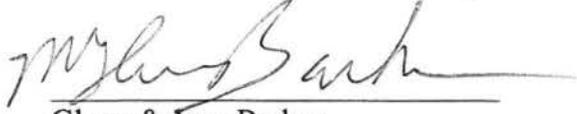
Juan

16 SUNSET PLACE

Nancy F. B...
5 SUNSET PLACE

01/26

Sunset Place Residents Letter Signatures regarding Old Fort Pub Rezoning (continued)



Glenn & Jean Barker

14 Sunset Place



ZA-2193-2015, Old Fort Pub Rezoning
Attachment F: Public Comments

From: [REDACTED]
To: [Cyrus Anne](#); [REDACTED]
Cc: [REDACTED]
Subject: Zoning Map Amendment Application for Old Fort Pub Property
Date: Wednesday, January 27, 2016 3:07:17 PM

TO WHOM IT MAY CONCERN,

The Glenmoor Place Homeowners Association, located across the street from subject property, goes on record as opposing the request from Ms. Lowery to increase the density from 8 to 20 units per acre. Subject properties are Parcels 34, 46, 79 and 83 located at 61-63 Skull Creek Drive, Hilton Head Island, SC 29926.

We are concerned as to how this property is developed as it is located across the street from our neighborhood.

At the recent annual meeting of our Glenmoor Place Association the request for the Zoning change in density was discussed. It was decided that we did not have enough information to get in to a serious discussion concerning, other than speculating.

Ms. Lowery is requesting a major change to the official Zoning Map without providing the input necessary to make a rational recommendation. She has not provided site plans, etc. and specific information on what she plans to do. As a side note it is of interest that with this change she requests that commercial zoning be left intact, adding to more speculation.

To sum up, the Glenmoor Place Association requests that the rezoning request be denied.

Sincerely,

Paul Koepke
President, Glenmoor Place Homeowners Association