



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, June 15, 2016
3:00p.m. Benjamin M. Racusin Council Chambers
AGENDA**

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

1. **Call to Order**
2. **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 – May 18, 2016
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**
None
9. **New Business**
 - a) **Public Hearing**
ZA-0863-2016 - 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, from the currently approved density of 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 to the proposed density of 16 residential dwelling units per acre (44 units total) **OR** 8,000 square feet per acre (22,000 square feet total) of limited commercial uses.

The subject properties include a parcel with the Old Fort Pub and a parcel with an art gallery, 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 as Beaufort County Tax Map 3, Parcels 34, 46, 79, and 83. *Presented by: Anne Cyran*
 - b) **Public Hearing**
PPR-0429-2016 – Application for Public Project Review from the Town of Hilton Head Island for improvements at the intersection of Pope Avenue and Lagoon Road. These improvements include a fully signalized intersection with crosswalks, expanded auxiliary lanes and turn lanes. *Presented by: Jayme Lopko*

c) **Public Hearing**

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapter 3 of the Land Management Ordinance (LMO) to revise the following sections:

Sections 16-3-105.D, 16-3-105.F, 16-3-105.G, 16-3-105.I, 16-3-105.L, 16-3-105.M, 16-3-105.N and 16-3-105.O: to allow an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure to be converted to a residential unit or units upon the Administrator's determination that the development can support the required amount of parking. *Presented by: Teri Lewis*

d) **Circle to Circle (CTC) Committee Preliminary Report and Recommendations**

The CTC Chairman will share conclusions reached by the Committee for the Circle to Circle Study Area and deliver a preliminary report and set of recommendations to the Planning Commission for consideration. Upon review, the Planning Commission will be asked to forward the final report and all recommendations to Town Council. *Presented by: Jim Gant*

e) Election of Officers

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, May 18, 2016
3:00p.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Brian Hughes, Barry Taylor, Lavon Stevens, Caroline McVitty

Commissioners Absent: Todd Theodore (excused), Judd Carstens (unexcused), Jim Gant (unexcused)

Town Council Present: Bill Harkins

Town Staff Present: Nicole Dixon, Senior Planner; Derrick Coaxum, Assistant Facilities Manager; Teri Lewis, LMO Official; Heather Colin, Development Review Administrator; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Shawn Colin, Deputy Director of Community Development; Jill Foster, Deputy Director of Community Development; Jayme Lopko, Senior Planner & Board Coordinator; Teresa Haley, 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 Planning Commission **approved** the agenda as submitted by general consent.

6. Approval of Minutes

The Planning Commission **approved** the minutes of the April 6, 2016 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

Public Hearing

(Mr. Taylor recused himself from review of ZA-000745-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

ZA-000745-2016 – Derrick Coaxum with the Town of Hilton Head Island, on behalf of the Beaufort County School District, applied to amend the Official Zoning Map by amending eight properties that comprise the Hilton Head Island school campus from RM-8 (Moderate Density Residential) to the MS (Main Street) Zoning District. This rezoning will allow the school campus to be more in line with design parameters that fit the use of a school campus. The subject properties include the two elementary schools, the middle school, the high school, the Island Recreation Center, playing fields and associated parking. The subject parcels are further identified as Beaufort County Tax Map 7, Parcels 118, 227, 30, 149E, 149B, 149D, 149 and Tax Map 7D, Parcel 4.

Ms. Dixon presented an in-depth analysis of the rezoning case as described in the Staff Report included in the Commission's packet. Ms. Dixon stated that the applicant's narrative demonstrates that the proposed rezoning is consistent with the goals of the Comprehensive Plan, meets the needs of the community and the school district and is appropriate for the uses that currently exist and that are in the vicinity. Staff recommends that the Planning Commission find the rezoning application to be consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report included in the Commission's packet.

Chairman Brown opened the meeting for public comment. One member of the public suggested a possible way to rezone the property with limited use. The public expressed concern for certain nearby residential property being rezoned. Staff clarified that nearby residential property will not be rezoned by this application.

The Commission discussed the following concerns: the impact of approving the rezoning versus keeping the zoning as is; the process of filing a new rezoning application; the impact of rezoning the district with conditions; and the rezoning impact on Hilton Head Plantation. The Commission further inquired as to the timeline of the Island Recreation project and the impact today's decision may have on such project.

Mr. Kristian made a motion to **approve** the Staff recommendation of the rezoning application and recommended forwarding to Town Council for approval. Mr. Kristian further recommended that Town Council require the School Board to work with Hilton Head Plantation to put forth an application to rezone into the PD-1 zoning district with uses on the property limited to educational, recreational, and minor utility. Ms. McVitty **seconded** the motion. The motion **passed** with a vote of 5-0-0.

10. Commission Business

Confirmation of Nominating Committee

Chairman Brown recommended that the Nominating Committee consist of Vice Chairman Kristian, Mr. Taylor, Mr. Stevens and Ms. McVitty and that such Committee recommend nominations for Chairman and Vice Chairman at the Commission's June 15 meeting. Mr. Hughes made a motion to **approve** the Nominating Committee as presented. Vice Chairman Kristian **seconded** the motion. The motion **passed** with a vote of 6-0-0.

11. Chairman's Report – None

12. Committee Report – None

13. Staff Reports

Ms. Lopko stated that there are no agenda items for the June 1 Commission meeting and with the Commission’s approval, the meeting is cancelled. The Commission approved the cancellation.

Ms. Lopko congratulated Chairman Brown and Mr. Carstens on their reappointments to the Commission by Town Council.

Ms. Lopko informed the Commission of upcoming board trainings. Ms. Lopko further noted that the Circle to Circle Committee will be holding community forums on June 1 and June 2 at multiple locations.

14. Adjournment – The meeting was adjourned at 4:02p.m.

Submitted By:

Approved By:

Teresa Haley, Secretary

Alex Brown, Chairman

DRAFT



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

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STAFF REPORT ZONING MAP AMENDMENT

Case #:	Name of Project or Development:	Public Hearing Date:
ZA-0863-2016	Old Fort Pub	June 15, 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 style="text-align: center;">AND</p> <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 style="text-align: center;">OR</p> <p>16 units/acre of residential use (44 units total)</p>

Application Summary:

Bonnie Lowrey, the property owner, 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 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. The commercial uses are limited to Eating Establishments, with seating and low turnover, and Offices, business and professional.

The proposed rezoning will increase the residential density allowed on the subject properties from 8 to 16 units per acre. The proposed rezoning will not change the amount of commercial density allowed on the properties. However, the proposed rezoning will limit development on the subject parcels to either 16 dwelling units per acre (44 units total) OR 8,000 square feet per acre (22,000 square feet total) of limited commercial uses. The proposed rezoning will keep the approved commercial uses limited to Eating Establishments, with seating and low turnover, and Offices, business and professional.

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:

1. Increase the residential density from 8 dwelling units to 16 dwelling units per acre; and
2. Limit development on the parcels to 16 dwelling units per acre OR 8,000 square feet of limited commercial development per acre.

The approved commercial uses will remain limited to Eating Establishments, with seating and low turnover, and Offices, business and professional.

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 commercial uses are limited to 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 parcels are:

1. To the west, between the subject parcels and Skull Creek, is an undeveloped open space parcel owned by the Hilton Head Plantation Property Owners' Association.
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 are Grandview, Mariner's Point, Courtyard Commons, and Indian Springs residential developments and Skull Creek Marina.
3. To the east, across Skull Creek Drive, is Glenmoor Place, a development of 17 single family homes with an average lot size of 0.31 acre.
4. To the south is the Village at Skull Creek, a mix of single family and multi-family residences consisting of The Commodore building, Village North, and single family homes.

See Attachment E for a summary of the densities on the nearby residential properties.

In July 2015 Bob Kolb, on behalf of the property owner 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.

Ms. Lowrey submitted a Zoning Map Amendment application on November 24, 2015 to increase the residential density on the parcels from 8 units per acre to 20 units per acre and to keep the existing 8,000 square feet per acre of limited commercial density. Ms. Lowrey withdrew that application at the public hearing on February 3, 2016. At the end of the hearing, the Planning Commission recommended to Ms. Lowrey that she meet with her neighbors to come to a satisfactory agreement.

Ms. Lowrey met with staff in March and April to discuss submitting a new ZMA application. She submitted the application on May 9, 2016.

The applicant's narrative states that the Grandview development is developed with 18 units per acre. Grandview's current density is 4.48 units per acre, and the total approved density is 7.17 units per acre. The applicant's narrative states that the Commodore building is 28 units per acre. The Commodore building is 24.78 units per acre, with 28 units total. The Commodore is not directly comparable to the subject parcels because it is part of the larger Villages at Skull Creek development.

Though the applicant's narrative emphasizes that the proposed zoning will allow for the redevelopment of the property with smaller homes for empty nesters who want to age in place, neither the current nor the proposed zoning specifies the size of the dwelling units or requires the owners or residents to be empty nesters seeking to age in place.

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.

Regardless of whether the proposed rezoning is approved, if the site is redeveloped, the proposed changes to the site must be reviewed by the Town's Design Review Board to ensure compliance with the Town's Design Guide, by Town staff to ensure compliance with site development standards and building requirements, and by the Hilton Head Plantation Architectural Review Board.

Staff received many comments from the public and a letter from the Hilton Head Plantation Property Owners' Association Board of Directors regarding the proposed rezoning. See Attachment G for the letter and the public comments received prior to the completion of the staff report.

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 May 9, 2016 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 June 15, 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 June 15, 2016 public hearing was published in the Island Packet on May 15, 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 June 15, 2016 public hearing by first-class mail to the owners of record of properties within 350 feet of the subject land on May 31, 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 May 31, 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 May 26, 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 June 15,

- 2016 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
3. Notice of the public hearing was published 30 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 15 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.
 5. The applicant submitted on May 25, 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 21 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.
 - 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.
 - 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.
 - In accordance with the Housing Element, the proposed rezoning could provide additional opportunities for home ownership on the Island.
 - 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.
 - 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.
 - In accordance with the Land Use and Transportation Elements, the proposed rezoning would permit residential development at sixteen units per acre in an area where the infrastructure exists to support such uses with a high density.
 - 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 don't contain specimen size trees.
3. The parcel to the west has large and specimen size live oak trees, the canopies of which extend onto the subject parcels.
4. The parcel to the north – Fort Mitchel – has several large trees, the canopies of which 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 available residential density from 8 to 16 dwelling units per acre.
6. The densities of surrounding multi-family developments range from 4.48 to 11.46 dwelling units per acre.
7. The proposed rezoning will maintain the approved commercial density of 8,000 square feet per acre of limited commercial uses.
8. The proposed rezoning will limit development to either the residential density or the commercial density.
9. The surrounding parcels do not have commercial density assigned to them.
10. Future development will be reviewed for compliance with development standards and building requirements by Town staff during the permitting process.
11. The height of development is limited to 75 feet by LMO 16-3-105.K.

12. Future development must include the number of parking spaces required by LMO 16-5-107.D.1.
13. The Hilton Head Plantation Property Owners' Association requires 20 foot setbacks on the sides of the property and a 30 foot setback from the OCRM Critical Line.

Conclusion:

1. The proposed zoning is appropriate for the land in accordance with LMO 16-2-103.C.3.a.iii. The primary physical constraints on the redevelopment of the subject parcels are the limits on development under the canopies of specimen trees on adjacent parcels and the setbacks required per the Hilton Head Plantation POA.

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 16 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).

Conclusion:

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.

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 16 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.E – Housing Units and Tenure – in the Housing Element of the Comprehensive Plan states, “The goal is to continue focusing on requiring high quality development to meet future housing needs.”
5. 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, which is consistent with the Town's overall zoning program.

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.

Conclusions:

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.
2. The proposed zoning will not change the zoning district or the uses allowed on the subject parcels.
3. 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 8 dwelling units per acre and 16,285 square feet of limited commercial use.
3. The proposed rezoning would increase the residential density allowed on the subject parcels from 8 units per acre to 16 units per acre.
4. The proposed rezoning would maintain the existing 8,000 square feet per acre of limited commercial uses currently allowed on the subject parcels.
5. The proposed rezoning would limit development of the subject parcels to either 16 dwelling units per acre or 8,000 square feet per acre of limited commercial uses.
6. 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.
7. 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 **serves to carry out the purposes of the LMO**, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

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:

1. Increase the residential density from 8 dwelling units to 16 dwelling units per acre; and
2. Limit development on the parcels to 16 dwelling units per acre OR 8,000 square feet of limited commercial development per acre.

The approved commercial uses will remain limited to Eating Establishments, with seating and low turnover, and Offices, business and professional.

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

June 9, 2016

DATE

REVIEWED BY:

HC

Heather Colin, AICP
Development Review Administrator

June 9, 2016

DATE

REVIEWED BY:

JL

Jayme Lopko, AICP
Senior Planner & Planning Commission Board Coordinator

June 9, 2016

DATE

ATTACHMENTS:

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



Grandview

Mariner's Point

Courtyard Commons

Indian Springs

Fort Mitchel

Subject Parcels
Old Fort Pub

Commodore
Building

SANTA MARIA DRIVE

WATER WAY LANE

COUNTRY CLUB COURT

Glenmoor Place

GLENMOOR PLACE

SUNSET PLACE

The Villages
at Skull Creek

MANOR COURT LANE

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-0863-2016, Old Fort Pub Rezoning
Attachment A: Location Map



390 195 0 390 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.



Fort Mitchel

Glenmoor Place

Subject Parcels
Old Fort Pub

Commodore
Building

The Villages
at Skull Creek

GLENMOOR PLACE
SKULL CREEK DRIVE

SUNSET PLACE

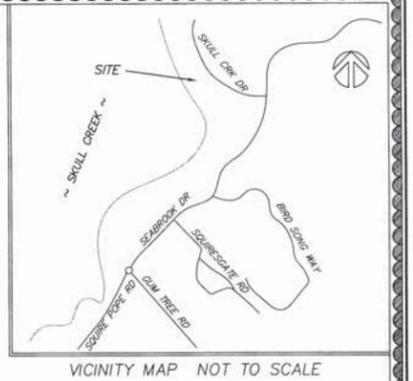
VILLAGE NORTH DRIVE

Town of Hilton Head Island

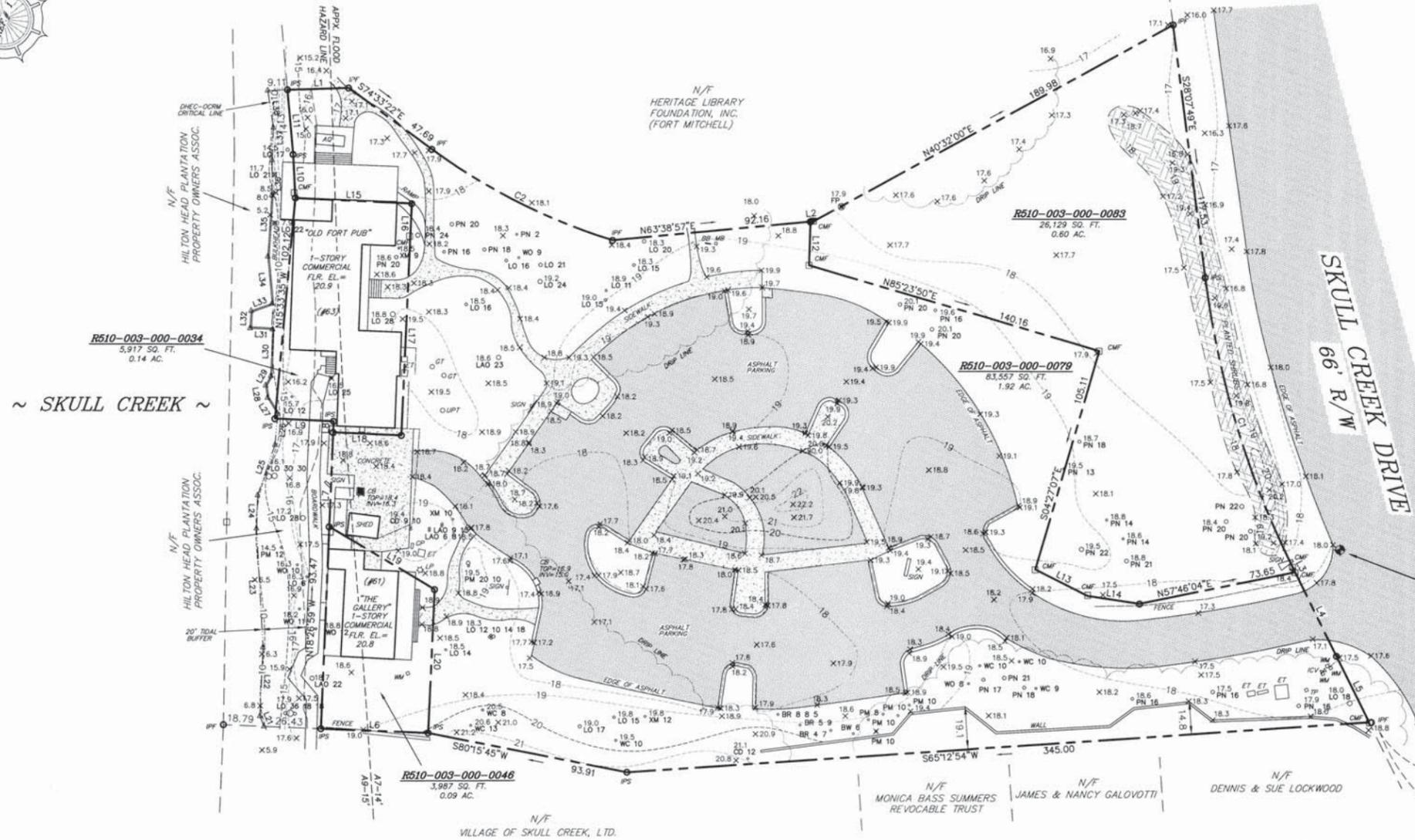
ZA-0863-2016, Old Fort Pub Rezoning
Attachment B: Aerial Photo



ZA-0863-2016, Old For Pub Rezoning Staff Report Attachment C: Site Survey



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	N42°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	5.69	N30°00'15"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	N28°03'08"W
L35	28.27	N17°07'26"W
L36	16.22	N20°18'41"W
L37	15.04	N18°34'06"W
L38	17.35	N29°37'23"W



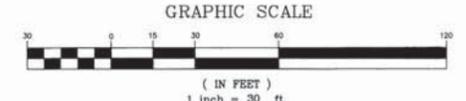
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	140.20	418.34	139.54	S37°42'59"E	191°12'04"
C2	94.11	279.14	93.66	S84°12'52"E	191°18'57"

- 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 106
 - 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 450250085-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. BUILDING 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	BW	BLACK WALNUT
CB	CATCH BASIN	CD	CEDAR
CP	CONTROL PANEL	LAO	LAUREL OAK
CMF	OLD CONCRETE MONUMENT FOUND	LO	LIVE OAK
ET	ELECTRIC TRANSFORMER	PM	PALMETTO
FP	FLAG POLE	PN	PINE
GT	GREASE TRAP	PO	WATER OAK
ICV	IRRIGATION CONTROL VALVE	XM	XANTHOXYLUM
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		
	CONTOUR LINE		
	SPOT ELEVATION		
X19.0			

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: ET

COASTAL SURVEYING CO., INC.
49 RIVERWALK BLVD., BLD. 8
RIDGELAND, S.C. 29936
(843) 645-4446
Z:\BOUNDARIES\2015\553388.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."

Mack W. Thomas 11/20/15
MACK W. THOMAS II
S.C.P.L.S. NO. 14537

Mrs. Pierce L Lowrey
3 Pendergrass Court
Hilton Head Island, SC 29928

May 13, 2016

Mr. Peter Christian
General Manager Hilton Head Plantation
7 Surrey Lane
Hilton Head Island, SC 29926

Dear Mr. Christian,

It is my intent to re submit the application to amend the Multi Family residential density from 8 to 16 units per acre on the property we call Old Fort Pub. As you will remember I pulled the application at the February meeting to allow me time to meet with my neighbors and explain what I am trying to accomplish. I have met with many and will continue to do so until the June 15th Planning Commission Meeting. I hope they understand.

It is my understanding this 16 unit per acre request is in line with current LMO guidelines. Thank you for your input and guidance through this process.

Respectfully,



Zoning Map Amendment (Rezoning) Review Standards

I. This density 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 density modification 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 approximately 1,700 to 3,000 plus square feet. This smaller footprint enables families to down size, 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 16 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. 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

IV. This proposed amendment is in lock step with the Hilton Head Island Comprehensive Plan and demonstrates community **needs** 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".

Fort Mitchell, described as a Civil War "shore battery", is adjacent to Old Fort Pub. The residents who settle on this property may be drawn to a sense of stewardship and present an opportunity for a funding source for the Fort, enhancing its viability. #10 Recreation Element: Goal 10.1, 10.2 and 10.6

#2 Cultural and Historic Resources: 2.5 Goal E

#3 Natural Resources

VI. This density modification is not inappropriate and would not create a zoning district that is inconsistent with current zoning and density in the area. The 16 units being requested supports statistics: #4.3; #4.8 Source of income, Implications and Goals #4.2B, #4.3C: Sustainable Development #3.5. VI.

The modification 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 18 units per acre.

Along Squire Pope Drive for the water view properties, WMU, current zoning allows for 16 units per acre. My request for 16 units per acre is in line with current zoning guidelines as I have demonstrated.

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.

Element #8, focusing on redevelopment strategies that consider alternatives to zoning regulations using flexible approaches. All of these elements demonstrate perfectly why my request is consistent with the Comprehensive Plan and the existing properties. Development patterns have changed with the expansion of our aging population and cost of homes. I am asking for this appropriate modification to the zoning designation in order to be consistent with existing properties.

VII. This property may 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 16 units per acre these homes will be **economically viable** for residents wishing to down size from larger homes.

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 afford a life style that is independent and private while still enjoying 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 have an amended density to be economically viable for its 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:

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 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, utility use is naturally less. #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" is growing and there is little well appointed availability for this group. 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 wanting to stay 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 in Hilton Head 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 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 potential increase of private aircraft at our new airport with a longer 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".

Respectfully, I request that the "Pub" property be granted the multi family 16 unit per acre amendment which is consistent with LMO guidelines and conforms to the existing densities already allowed.

Thank you for your consideration.

Bonnie C. Jaworsky
May 13, 2016

**ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment E: Density Tables**

Grandview: Single Family

Size	Dwelling Units	Single Family Density
1.28 acres	0 current 12 future	0 units/acre current 9.38 units/acre future

Grandview: Multifamily

Size	Dwelling Units	Multifamily Density
3.18 acres	20	6.29 units/acre

Grandview: Single & Multifamily

Size	Dwelling Units	Combined Density
4.46 acres	20 current 12 future	4.48 units/acre current 7.17 units/acre future

Mariner's Point: Multifamily

Size	Dwelling Units	Multifamily Density
4.98 acres	42	8.43 units/acre

Courtyard Commons: Multifamily

Size	Dwelling Units	Multifamily Density
1.18 acres	12	10.17 units/acre

Indian Springs: Multifamily

Size	Dwelling Unit	Multifamily Density
4.65 acres	36	7.74 units/acre

Village at Skull Creek: Single Family

Size	Dwelling Units	Single Family Density
3.89 acres	17	4.37 units/acre

Village at Skull Creek: Multifamily

Size	Dwelling Units	Multifamily Density
11.08 acres	127	11.46 units/acre

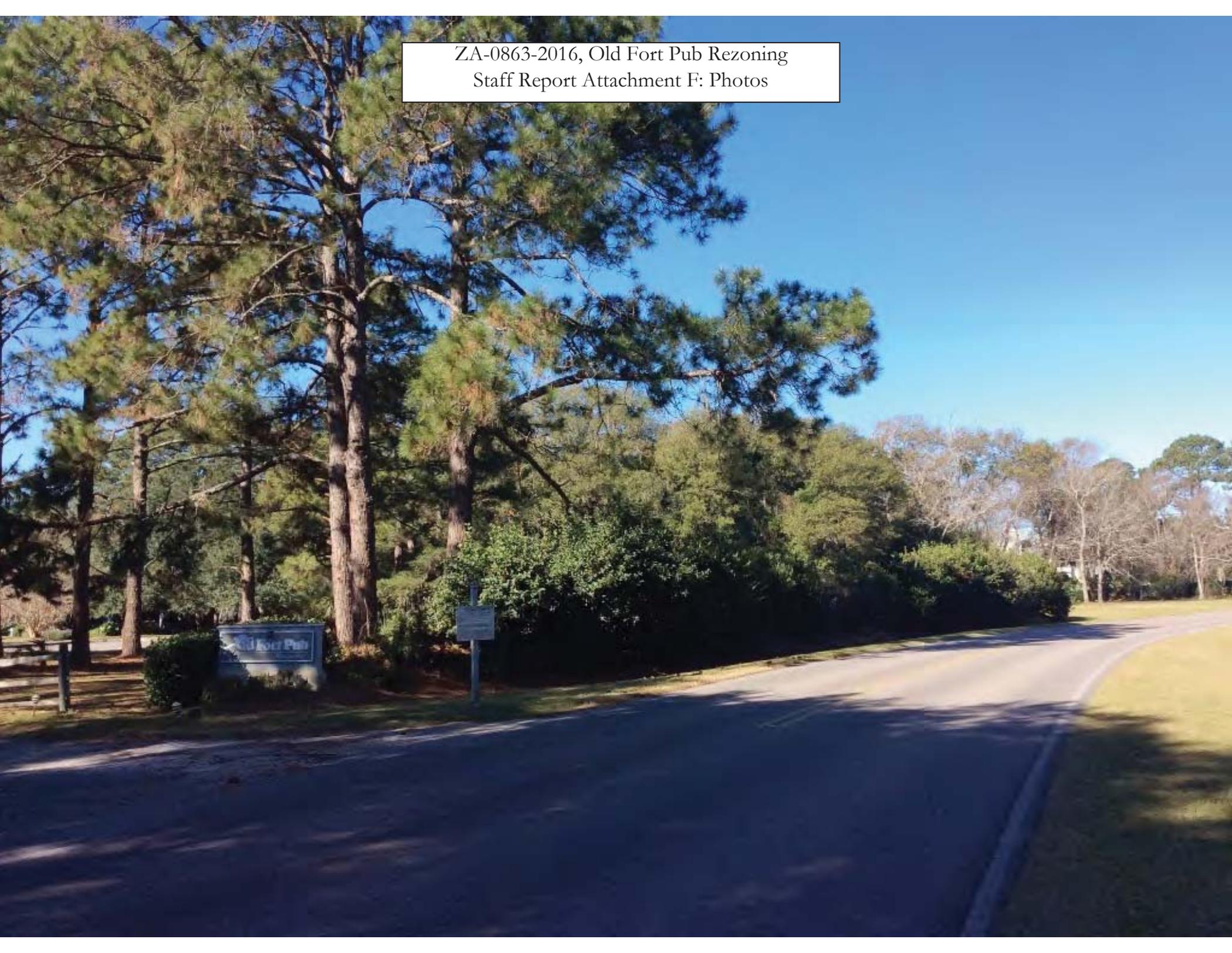
Village at Skull Creek: Multifamily & Single Family

Size	Dwelling Units	Combined Density
14.97 acres	144	9.62 units/acre

ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment F: Photos



ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment F: Photos



ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment F: Photos



ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment F: Photos



ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment F: Photos



ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment F: Photos





Hilton Head Plantation Property Owners' Association, Inc.

TO: Town of Hilton Head Island's Planning Commission

FROM: HHPPOA Board of Directors

DATE: June 6, 2016

SUBJECT: Old Fort Pub Rezoning

After a careful review of the proposal by Bonnie Lowery owner of the Old Fort Pub the Hilton Head Plantation Board of Directors (HHPPOA) opposes the present zoning text amendment that would change the present zoning of approximately 2.75 acres from 8 residential units per acre and 22,000 square feet of commercial development to 16 units per acre or 22,000 square feet of commercial development.

The HHPPOA Board requested feedback from all residents of Hilton Head Plantation especially the adjacent property owners that would be more directly impacted by such a zoning change. Besides receiving emails and letters a community meeting was held on this subject on June 2, 2016 which was attended by over 160 residents. Ms. Lowery was invited to this meeting but did not attend. After reviewing all of the correspondence and taking a poll of those attending the June 2, 2016 meeting not one individual was supportive of the proposed zone change for the Old Fort Pub property.

Our analysis of the as built density of the adjacent properties indicates that these properties are developed as a whole to a residential density of approximately 8 units per acre. The present request for 16 units per acre is approximately double that of the surrounding properties. Doubling the residential density would not be in keeping with the character of the neighboring properties. Under the present proposal the total number of residential units that would be permitted on the Old Fort Pub property would rise from 22 units to 44 units, thus doubling the present residential density.

The proposed density change is not supported by any specific development proposal that would require such a zoning change. The applicant is merely seeking to increase the density in an effort to increase the value and marketability of the property. In the past where properties within the Hilton Head Plantation Master Plan have been rezoned they have been accompanied by a detailed development plan which was then evaluated and scrutinized for applicability and compatibility with the surrounding properties. Although we realize there is no requirement for a specific development plan for a zoning text amendment to be considered or approved, absent a specific development plan that has the overwhelming support of the community we see no reason to support the present zoning request.

ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment G: Public Comments

For all the reasons provided the HHPPOA Board of Directors requests that Planning Commission for the Town of Hilton Head Island recommend against a positive endorsement of this request to the Town of Hilton Head Island's Town Council.

THE HILTON HEAD PLANTATION CITIZENS FOR RESPONSIBLE BUILDING

The Hilton Head Plantation Citizens for Responsible Building (HHPCRB) are opposed to amending the existing zoning as requested in Application # 2A-863-16.

The proposed rezoning application to increase the density to 16 units per acre would be an unprecedented density within the plantation and entirely out of proportion to all other existing Hilton Head Plantation waterfront condominiums. For comparison, the neighboring waterfront condominiums having the following densities:

Grandview 20 units on 3.176 acres, or 6.297 units/acre

Indian Springs 36 units on 4.45 acres, or 8.090 units/acre

Mariner's Point 42 units on 4.95 acres, or 8.485 units/acre

Villages of Skull Creek 144 units on 17.142 acres, or 8.400 units/acre

Collectively the above properties total 242 units on 29.718 acres.

The average density of these properties is 8.143 units/acre.

The intent of the planned community like HHP is to provide a particular lifestyle that is supported and protected by zoning laws and ordinances, all of which played a significant determining role in owners individual decisions to purchase property here. These decisions were made with the understanding that this area was protected from changes that would negatively impact the quality of life as well as property values.

In 1999, after a very thorough review, input from nearby properties, give and take negotiations, the property was rezoned at the request of the owner, providing clarity and consensus on what the zoning should be for future development.

This is a very special property overlooking Skull Creek. We believe that it is in the best interest of the neighboring residents as well as Hilton Head Island overall not to approve any further changes in the zoning.

ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment G: Public Comments

To: Town of Hilton Head Island Planning Commission
1 Town Center Court, Hilton Head, SC 29928
From: Hilton Head Citizens for Responsible Building
Re: Zoning Map Amendment Request app. # 2A-864-16, dated May 13, 2016
Received by Town on 5-9-16

Dear Planning Commission Members,
The purpose of this writing is to evidence our opposition to the zoning map amendment ZMA2A-863-16, otherwise known as The Old Fort Pub property. The basis of our opposition is outlined in the attached position paper specifying our points of objection. (See Attachment 1.)

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NAME	ADDRESS	PH #	SIGNATURE
1. Donna J Smoral	76 Cypress Marsh Dr, HHI	843-689-3375	<i>Donna J Smoral</i>
2. Gregory A Smoral	"	" "	<i>Gregory Smoral</i>
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ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment G: Public Comments

Gmail works better with Chrome Yes, get Chrome now No, not interested

Gmail

COMPOSE

- Inbox (18)
- Important
- Sent Mail
- Drafts (6)
- All Mail
- Spam (6)
- Trash
- [Gmail] (246)
- APARTMENT (5)
- Back to Inbox
- Brad Wilson (1)
- BRUSH CUTTING
- Christmas 2014
- cityeyes@optoni..
- COOKING CLUB
- CDLHCC

To: Town of Hilton Head Island Planning Commission
 1 Town Center Court, Hilton Head, SC 29928
 From: Hilton Head Citizens for Responsible Building
 Re: Zoning Map Amendment Request app. # 2A-864-16, dated May 13, 2016
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843-342-2838

NAME	ADDRESS	PH #	SIGNATURE
1. ANGELA STROM	5 PELICAN WATCH WAY		<i>Angela Strom</i>
2. STEVEN STROM	5 PELICAN WATCH WAY	(843) 342-2838	<i>Steve Strom</i>
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NAME	ADDRESS	PH #	SIGNATURE
1.	Richard B. Sowers	* 610-972-8648	Richard B. Sowers
2.	60 Cypress Marsh Dr. - Hilton Head, SC 29924		
3.	Diane M. Sowers	* 484-225-8273	Diane M. Sowers
	60 Cypress Marsh Dr. - Hilton Head, S.C. 29924		
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NAME	ADDRESS	PH #	SIGNATURE
1.	<i>Jessith Bacci</i>	<i># Turtle Dove Lane</i>	<i>843-681-4302</i>
2.	<i>Louis Bacci</i>	<i>"</i>	<i>" Louis Bacci</i>
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NAME	ADDRESS	PH #	SIGNATURE
1. James Ledwith	22 Sunset Pl.	843-715-2631	<i>James Ledwith</i>
2. Paula Bergman	19 Sunset Pl.	843-687-2303	<i>Paula Bergman</i>
3. Susan Mandell	6 Village N #40	843-715-2075	<i>Susan Mandell</i>
4. GWEN TAYLOR	45 Santa Maria Dr.	704-576-7523	<i>Gwen Taylor</i>
5. Maria Sumner	24 Sunset Place	843-681-3500	<i>Maria Sumner</i>
6. DENNIS H. LOCKWOOD	20 SUNSET PL.	843-785-6597	<i>Dennis H. Lockwood</i>
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ZA-0863-2016, Old Fort Pub Rezoning
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NAME	ADDRESS	PH #	SIGNATURE
1. WALTER MATEJOVIC	29926		
4 FIELD SPARROW LT	HILTON HEAD SC	843-715-9385	<i>Walter M. Matejovic</i>
2. Elizabeth Stansbury	4 Field Sparrow Lt	HHI SC 29928	843-816-2215 <i>Elizabeth Stansbury</i>
3. Marylou Adams	4 FIELD SPARROW LT	HHI SC 29926	843-889-9922 <i>Marylou Adams</i>
4. SANDY HICZON	4 FIELD SPARROW LT	HHI SC 29926	<i>Sandy Hiczon</i>
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ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment G: Public Comments

Clare Gorski <[REDACTED]>
To: [REDACTED]
Re: PLEASE ATTEND THURSDAY'S PUBLIC HEARING

June 1, 2016 12:10 PM

1 Attachment 1.4 MB

Hi Lisa,
Here is the petition sheet with my sister's and my signatures. Thank you for all of your hard work and leadership on this issue!!
Best regards,
Clare

Clare S. Gorski

-----Original Message-----

From: Lisa Ennis <[REDACTED]>
To: [REDACTED]

Sent: Tue, May 31, 2016 5:37 pm
Subject: PLEASE ATTEND THURSDAY'S PUBLIC HEARING

*Good afternoon all
Just a quick reminder that we need everyone at t the HHP POA special Board hearing on Thursday, June 2, 2016 at 10
am at The Plantation House
We need YOUR support!
Thank you !!!
Lisa Ennis*

To: Town of Hilton Head Island Planning Commission
1 Town Center Court, Hilton Head, SC 29928

From: Hilton Head Citizens for Responsible Building

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ZA-0863-2016, Old Fort Pub Rezoning
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NAME	ADDRESS	PH #	SIGNATURE
1. Arny L. Smith PhD	71 Skull Creek Dr 101	(313) 701 7305	<i>Arny L. Smith</i>
2.	member AZC Family LLC		
3. Clave S. Gorski	71 Skull Creek Dr 101	(414) 307-7140	<i>Clave S. Gorski</i>
4.	member, AZC Family, LLC		
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ZA-0863-2016, Old Fort Pub Rezoning
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NAME	ADDRESS	PH #	SIGNATURE
1. Jackie Rose	71 Skull Creek C103 HH1	843-363696	Jackie Rose
2. Ginny Lucier	71 Skull Creek Dr. C301	843-6816217	Virginia Lucier
3. Jim & Dawn	71 SKULL CR. D1 7030	681-889	Jim & Dawn Lucie
4. Phyllis Boyd	71 SKULL CREEK DR. B. 103	681-6884	Phyllis Boyd
5. Maggie Prost	71 Skull Creek Dr. A202		Maggie Prost
6. PATTY BULLEN	71 Skull Creek Dr. C203		Patty Bullen
7. Kathleen Landers	71 Skull Creek Dr C102		Kathleen A. Landers
8. Phyllis Boyd	71 Skull Creek Dr A101		Phyllis Boyd
9. Jim & Dawn	71 Skull Creek Dr D103		Jim & Dawn
10. Jo Mc Reynolds	71 Skull Creek Dr B201		Jo Mc Reynolds

ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment G: Public Comments

NAME	ADDRESS	PHONE #	SIGNATURE
10. RICHARD BOYD	A-101 71 SKULL CREEK DR	843-689-3173	Richard Boyd
11. James Gallagher	A203 71 Skull Creek	843 368 2321	J. Gally
12. Linda Anderson	71 Skull Creek Dr	84368966	
13. Tom Tillen	71 Skull Creek Dr., C203	843 338-	
14. David Johnson	H112, S 71 Skull Ck Dr. A102	29926 843-816-3441	
15. Barbara Jerreri	71 Skull Creek Dr. B201	84368992	
16. Richard Jordan	42 Golden Hind Dr	205 9996 92	
17. W. H. Ennis	71 SKULL CREEK DRIVE	843-671-9874	W. H. Ennis
18. JACK KRIST	71 SKULL CREEK DR	205 9996 927	
19. Terry Johnson	HILTON HEAD, SC 2992 71 SKULL CREEK DR, A102		
20. Don Jones	71 Skull Creek A201	84368966	
21. Phyllis Sartoe	A203 71 Skull Creek Dr	843 342-723	
22. William G. Ennis	71 SKULL CREEK DR.	843-671-9874	William G. Ennis
23. John S. McReynolds	71 Skull Creek Dr.	843-342-6637	John S. McReynolds
24. Howard Miller Jr	71 Skull Creek Dr A301		

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NAME	ADDRESS	PH #	SIGNATURE
1.	Carole Dorems 71 Skull G. Dr. A303	843-681-5888	Carole Dorems
2.	Sandra Brummeyer 71 Skull Creek Dr. A302	704-575-5613	Sandra Brummeyer
3.	Terry Brummeyer 71 Skull Creek Dr. A302	704-801-3737	Terry Brummeyer
4.	Beverly Birchhead 71 Skull Creek Dr. A103	(843) 681-6875	Beverly Birchhead
5.	CARLOS CERVANTES / 71 Skull Creek Dr. B301	299: 423-301 8960	Carlos Cervantes
6.	SANDRA CERVANTES / 71 Skull Creek Dr. B301	- 29926 423-315-1953	Sandra Cervantes
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ZA-0863-2016, Old Fort Pub Rezoning
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NAME	ADDRESS	PH#	SIGNATURE
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1. Carolyn Neksi A 10 Governors ABR 681-6848 Carolyn Neksi
2. Michael Mandell 6 Governors ABR 715-2075 Michael Mandell
3. Elizabeth Watson 119 GOVERNORS HARB. 843-689-7185
4. Pete Ungaro 61 Governors Harbor 843-422-1453
5. Susan M. UNGARO 61 GOVERNORS HARBOR HHI 843-342-2641 Susan M. Ungaro
6. Jean L. McElroy 6 Village N. Dr. #16
7. Jerry L. McElroy 6 Village N. Dr. #11 Jerry L. McElroy
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NAME	ADDRESS	PH #	SIGNATURE
1. Mary Hartnett	71 Skull Creek Dr. Apt 202C	843-681-1948	Mary Hartnett
2. MARILYN YATES	71 SKULL CREEK DR. 201C	843-689-6085	Marilyn Yates
3. TOM ALLEN	71 SKULL CREEK DR. 203D	843-342-3101	Tom Allen
4. PEGGY ALLEN	71 SKULL CREEK DR. 203D	843-342-3101	Peggy Allen
5. MARGARET CROWLEY	71 SKULL CREEK R. 101C	843-689-0721	Margaret Crowley
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NAME	ADDRESS	PH #	SIGNATURE
1. Janet Young,	17 Seabrook Ldg. Dr. HHI	843-681-6740	<i>Janet G. Young</i>
2. <i>Tom Kuczkowski</i>	<i>6 Seabrook Ln</i>	<i>843-681-3399</i>	<i>TOM KUCZKOWSKI</i>
3. <i>John V. Varty</i>	<i>25 Oysterbuds Circle</i>	<i>843-681-2286</i>	
4. <i>Rose-Ann Schaeffer</i>	<i>23 Raintree Lane</i>	<i>843-715-2080</i>	
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1. Debra Welch	71 Skull Creek Drive #7363, HHI, 29926	8432899072	Debra Welch
2. Roland Welch	71 Skull Creek Drive #7363, HHI, 29926	8432899072	Roland Welch
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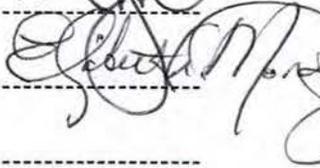
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NAME	ADDRESS	PH #	SIGNATURE
1. Mick Montanez	71 Skull Creek Dr. B102		
2. Liz Montanez	71 Skull Creek Dr. B102		
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ZA-0863-2016, Old Fort Pub Rezoning
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NAME ADDRESS PHONE # SIGNATURE

10. *Pauline Miller 71 Spool Creek Dr 301A - 717/299,812*

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**DENSITY HEARING PETITION
 COMMODORE
 JUNE 2, 2016**

	Owner Name	
Against	Charles Engle	
Against	William & Barbara Smith	
Against	August & Jean Johnson	
Against	Jim & Carol Alberto	
Against	Luis Gomez	
	Lacey	Not available
Against	Richard & Margaret Conn	
Against	George Crawford	
Against	Ellen Eaton	
Against	James & Anita Fullam	
Against	Elmo & Erle Sergo	
Against	Mary R. Wittenberg	
Against	John & Kathleen Mootz	
Against	Harold Doremus	
Against	James & Nancy Hawkins	
Against	Richard Boccabella	
Against	Freddie & Dean Carroll	
Against	Joe & Jodie Randisi	
Against	Tom & Sherry Berger	
Against	Ed Macho & JoAnn Alatis	
Against	Peter V. DeMarco	
	Helen S. Valois	Not available
Against	Jim & Judy Perry	
Against	Ann & Zig Pelagyi	
Against	Forte & Charlene Rabb	
Against	Dr. & Mrs Robert C. Hyne	
Against	Max & Elke Schlitter	
Against	Robert & Alice MacKenzie	
Against	Gary & Rosalie Vandam	

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NAME	ADDRESS	PH #	SIGNATURE
1. ROBERT L. MACKEY	2 Vil. No. Dr. #22	-	Robert L. Mackey
2. Alice MacLuzie	Vil. No. Dr. #27		Alice MacLuzie
3. Zigm Palagyi	#23 2 Vil. No. Dr.		Zigm Palagyi
4. ANNA PALAGYI	#23 2 Vil. No. Dr.		Anna Palagyi
5. J. PERRY	#22 2 Vil. No. Dr.		J. Perry
6. JUDITH PERRY	#22 2 Vil. No. Dr.		Judith S. Perry
7. ED MACHO	#19 2 Vil. No. Dr.		Ed Macho
8. JOANN KLATIS	#19 2 Vil. No. Dr.		Joann Klatis
9. ELBE SCHLITZER	#26 2 Vil. No. Dr.		Elbe Schlitzer
10. JOE RANDISI	#17 2 Vil. No. Dr.		Joe Randisi
11. JOSE RANDISI	#17 2 Vil. No. Dr.		Jose Randisi
12. MAX SCHLITZER	#26 2 Vil. No. Dr.		Max Schlitzer
13. GRAY VAN DAM	#28 2 Vil. No. Dr.		Gray Van Dam
14. ROSALIE VAN DAM	#28 2 Vil. No. Dr.		Rosalie Van Dam
15. LOUIS V. GOMEZ	#5 2 Vil. No. Dr.		Louis V. Gomez

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NAME	ADDRESS	PH #	SIGNATURE
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|-----|--------------------------------------|------------------|------------------|
| 1. | James Fullam 2 Vill No DR | #10 843-681-4043 | J Fullam |
| 2. | Charles Engle " " | #1 843-689-3595 | Charles Engle |
| 3. | William B. Smith 2 " " " | #2 843-689-2333 | William B. Smith |
| 4. | Jean H. Johnson 2 Vill No. Dr. #3 | 843-689-5845 | Jean H. Johnson |
| 5. | Barbara P. Smith 2 Village No Dr | 843-301-0154 | Barbara Smith |
| 6. | Anita Fullam 2 Village North Dr. #10 | 843-681-4043 | Anita Fullam |
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NAME	ADDRESS	PH #	SIGNATURE
1. ELLEN G. EATON #9	2 Vil. No. Dr.		Ellen G. Eaton
2. MARGARET CONN #7	2 Vil. No. Dr.		Margaret E. Conn
3. RICHARD CONN #7	2 Vil. No. Dr.		Richard E. Conn
4. MARY R. WITTENBERG #12	2 Vil. No. Dr.		Mary R. Wittenberg
5. PHILIP WITTENBERG #12	2 Vil. No. Dr.		PHILIP WITTENBERG
6.	2 Vil. No. Dr.		
7.	2 Vil. No. Dr.		
8.	2 Vil. No. Dr.		
9.	2 Vil. No. Dr.		
10.	2 Vil. No. Dr.		
11.	2 Vil. No. Dr.		
12.	2 Vil. No. Dr.		
13.	2 Vil. No. Dr.		
14.	2 Vil. No. Dr.		
15.	2 Vil. No. Dr.		

ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment G: Public Comments

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1 Town Center Court, Hilton Head, SC 29928
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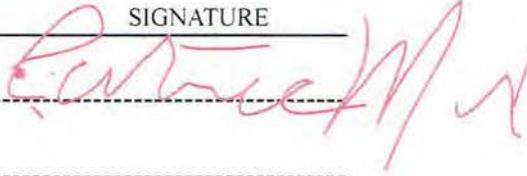
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NAME	ADDRESS	PH #	SIGNATURE
1.	Carol Alberto Commodore #4	843-681-3054	Carol Alberto
2.	James Alberto Commodore #4	843-681-3054	James Alberto
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NAME	ADDRESS	PH #	SIGNATURE
1. Patricia Marks.	26 Bayley Point Lane.	HHI 843 301 6876.	
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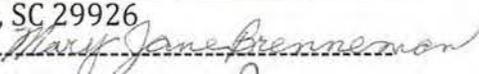
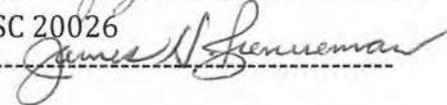
NAME	ADDRESS	PH #	SIGNATURE
1.charles ryan	6 village no dr	unit 56	charles ryan
2.catherine ryan	6 village no dr	unit 56	catherine ryan
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NAME	ADDRESS	PH #	SIGNATURE
1. Mary Jane Brenneman	6 Village North Dr Apt 46,	HHI, SC 29926	
2. James H. Brenneman	6 Village North Dr Apt 46,	HHI, SC 20026	
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NAME	ADDRESS	PH #	SIGNATURE
1. Chris J. Rush	11 China Cobble Way	853-482-4988	Chris J. Rush
2. B.J. - C. Rush	11 China Cobble Way	853-682-4988	B.J. - C. Rush
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NAME	ADDRESS	PH #	SIGNATURE
1. Edward Peterson	13 GRAY FOX LN		<i>[Signature]</i>
2. Sharon Peterson	13 Gray Fox Ln		<i>[Signature]</i>
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Hilton Ad

see attached scan

1 Attachment, 321 KB

May 30, 2016 10:50 AM

Capshar13@aol.com
 To: lisa58526@gmail.com
 (no subject)

ZA-0863-2016, Old Fort Pub Rezoning
Staff Report Attachment G: Public Comments

6/3/16

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NAME	ADDRESS	PH #	SIGNATURE
1. STEVEN KUKOLKOWSKI	18 GLENWOOD PL	HTHP	843-889-6310 204-579-7080 Steve Kukolowski
2. GAIL KUKOLKOWSKI	18 GLENWOOD PL	HTHP	Gail A. Kukolowski
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Also: What would happen to the old earthen fort?

ZA-0863-2016, Old Fort Pub Rezoning
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NAME	ADDRESS	PH #	SIGNATURE
1.	ANNELLE Z. WEYMUTH	317-554-9200	<i>Annelle Z. Weymuth</i>
	6 VILLAGE NORTH DR. #59	H41	
2.			
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HILTON HEAD PLANTATION PROPERTY OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MARCH 23, 2004
1:00 P.M. - POA CONFERENCE ROOM

I.

CALL TO ORDER:

Vice President Frank Wilcher called the meeting to order at 1:03 p.m.

Present were:

Frank Wilcher

Mary Ann Strayer

Merry Harlacher

Charlie Cherrix

Mary Goodrich

Tom Hoppin

Guy Bettarelli Jackie Cordray

Paul Kopelcheck Tom Kuczkowski

Absent were:

Staff:

General Manager:

T. Peter Kristian

Director of Administration: Todd Lindstrom

Recording Secretary:

Sharon White

Attorney:

George Nowack

II.

ELECTION OF OFFICERS

Vice President Frank Wilcher congratulated the newly elected Board Members, Paul Kopelcheck and

Tom Hoppin and the re-elected member Charlie Cherrix.

Vice President Frank Wilcher called for the Nomination of Officers.

President

- Mary Ann Strayer nominated Frank Wilcher for President, Guy Bettarelli, seconded the motion; Mary Goodrich moved to close nominations. The motion passed unanimously.
Vice President

- Mary Goodrich nominated Merry Harlacher for Vice President, Paul Kopelcheck seconded the motion; Mary Ann Strayer moved to close nominations. The motion passed unanimously.

HILTON HEAD PLANTATION

2

PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES OF

MARCH 23, 2004

Secretary/Treasurer

- Jackie Cordray nominated Mary Goodrich for Secretary/Treasurer, Tom Hoppin seconded the motion; Guy Bettarelli moved to close nominations. The motion passed unanimously.

III. PRESIDENT'S REMARKS

President Frank Wilcher:

- Thanked the Board for electing him as their President.

- Thanked Mr. Nowack for facilitating the Board Orientation.

IV.

APPOINTMENT OF COMMITTEE CHAIRS

- Selected Chairman for each committee as follows:

1. ARB Charlie Cherrix
2. Communications Tom Hoppin
3. Covenants Jackie Cordray
4. Finance Mary Goodrich

5. Maintenance Paul Kopelcheck
6. Nominating Merry Harlacher
7. Recreation Tom Kuczkowski
8. Security Mary Ann Strayer
9. Strategic Planning Guy Bettarelli
10. Cell Tower Implementation Task Force
Merry Harlacher

V.

APPROVE BOARD MINUTES

Mary Ann Strayer made a motion to approve the February 2004 Board Meeting Minutes as corrected. Mary Goodrich seconded, and the motion passed unanimously.

VI. FINANCIAL REPORT

Todd Lindstrom gave a brief presentation on the Financial Report for February 2004.

HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION

3

BOARD OF DIRECTORS MEETING MINUTES OF MARCH 23, 2004

VII. THE GENERAL MANAGER REPORTED

•

We reached our Quorum requirement on March 9th with votes to spare. Total participation was 57.5% and 12.5% opted not to vote for a candidate, but to sign the ballot for the purpose of achieving a Quorum only.

•

We are going through an analysis for the replacement of our computer network server.

•

A copy of Martha Bolton's application for appointment to the Election Committee is enclosed under Board Correspondence.

•

We have offered some of the dredge spoils from the Seabrook Drainage Project to the Lowery Group to be used to build a berm parallel to Skull Creek Drive on the Old Fort Pub's property. As part of the Town of Hilton Head's rezoning agreement, the Lowery Group was required to construct a berm to block the headlights of customers using their parking lot from shining across the street into the Glenmoore Place homes. We are not certain if the dredged material will be appropriate for building the berm. However, if it is, the POA will save on disposal costs and we will help get the berm constructed that has been lingering for over five years.

-

Corporal Vanessa Austin has been promoted to Sergeant and has taken on the duties of Shift Supervisor for the first shift.

-

Chief Benoit has reported that the Security Patrol Vehicles have logged over 560,000 miles without a single vehicle breakdown. Chief Benoit attributes this success to the Preventive Maintenance Program that was put in place several years ago, and the expertise of Earnest Johnson our mechanic who performs the maintenance.

-

We are tracking House Bill 4806 that is designed to affect the governance of Homeowners Associations. It is unclear whether this Bill will affect Property Owners Associations.

-

The engineering plans for the addition of a turning lane at the intersection of Whooping Crane Way and Seabrook Drive have been finalized and sent to the Town for consideration and permitting.

-

Our next Coffee is scheduled for Thursday, May 27, 10:00 a.m., at the Plantation House.

HILTON HEAD PLANTATION

4

PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES OF

MARCH 23, 2004

VIII. ACCEPTANCE OF ACTION LIST

Paul Kopelcheck made a motion to accept the Action List as presented. Merry Harlacher seconded, and the motion passed unanimously.

IX. ACTION LIST

A. Decision Items:

1. Affirm the email vote appointing the 2004/05 Nominating Committee.

Guy Bettarelli made a motion to affirm the email vote appointing the Nominating Committee for the year 2004/05. Merry Harlacher seconded, and the motion passed unanimously.

Tom Kuczowski retracted his email statement in regard to the Board's adherence to the POA Bylaws.

2. Consider the recommendation of the Communications Committee to continue the HHP Directory Project for 2005.

Paul Kopelcheck made a motion to approve the recommendation of the Communications Committee to continue the HHP Directory Project for the year 2005.

Mary Ann Strayer seconded, and the motion passed unanimously.

3. Consider the proposed Board Corporate Calendar for 2004/2005.

Paul Kopelcheck made a motion to approve the 2004/2005 Board Corporate Calendar as presented. Merry Harlacher seconded, and the motion passed unanimously.

X.

UPDATE FROM CELL TOWER IMPLEMENTATION TASK FORCE

Merry Halacher noted that:

-

Mr. Benning has been appointed as a member of the Cell Tower Implementation Task Force.

-

Some members of the Task Force plan to visit O'Hara an area near Pittsburgh, PA, to review a Distributed Cellular System that's already in place.

-

The Task Force is working with Crown Castle engineering on the exact locations of the systems antennas.

HILTON HEAD PLANTATION

5

PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES OF

MARCH 23, 2004

-

A mock up pole and antenna will be installed to give residents an idea on what the structure would look like.

-

Crown Castle will be speaking to the residents about their system at the May 27

Coffee with Peter.

XI. COMMITTEE REPORTS

The Committee Reports were accepted as presented.

XII. ADJOURNMENT

Mary Ann Strayer made a motion to adjourn the Board meeting. Paul Kopelcheck seconded, and the meeting adjourned at 2:15 p.m.

Frank Wilcher, President



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 PUBLIC PROJECT REVIEW

Case #	Name of Project	Public Hearing Date
PPR-0429-2016	Pope/Lagoon Intersection Improvements	June 15, 2016

Parcel Data	Applicant
Beaufort County Tax Map 18 Parcels: 010A, 0038, 172A, and 172B	Jennifer Lyle Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for Public Project Review from the Town of Hilton Head Island for improvements at the intersection of Pope Avenue and Lagoon Road. These improvements include a fully signalized intersection with crosswalks, expanded auxiliary lanes and turn lanes. See Attachment "A".

Staff Recommendation

Staff recommends that the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The Town created a Tax Increment Financing (TIF) District in 2000 to help enhance the public spaces in certain areas of the island. The Bridge to the Beach area was one of those areas.

The Bridge to the Beach Advisory Report was adopted in 2001, identifying goals and projects for the Coligny area. The Bridge to the Beach One – Redevelopment Strategies Workbook was adopted in 2004 and contained specific projects desired for the Coligny area.

The established TIF District was due to expire at the end of 2014, so the Town got approval to extend the TIF District for another 10 years to allow for redevelopment projects to occur in the Coligny area.

Coligny Area Improvements are proposed to enhance the experience of residents and visitors as well as serve as a catalyst to spur private sector redevelopment and investment in the area. The Coligny area is a resort area on the island that sees a great deal of visitors throughout the year.

The Coligny Area Improvements are identified in the Town's Capital Improvement Plan for design in fiscal year 2016 and construction is planned for multiple years with the bulk of it being completed in fiscal year 2017.

Description of Project:

As part of the approved Coligny Area Improvements Master Plan, the Town proposes to make transportation infrastructure improvements to the intersection of Pope Avenue and Lagoon Road. The improvements shall include a fully signalized intersection with four pedestrian crosswalks and expanded auxiliary lanes. The new turn lanes include a right turn lane onto the Lagoon Road extension roadway from south bound Pope Avenue, a dedicated left turn lane to the Lagoon Road extension roadway from north bound Pope Avenue, widening the approach lanes of the existing Lagoon Road on both sides to two lanes, to include a shared straight and right turn lane and dedicated left turn lane. The traffic signal warrant at this intersection has been approved by the South Carolina Department of Transportation. The project will also include landscaping consistent with the park and aesthetics in the area.

Please refer to Attachment "A", which shows the location of the proposed project and Attachment "B", which shows the conceptual design on the proposed project.

Location, Character, and Extent:

LMO Sec. 16-2-103.Q.4, PPR Review Standards

In determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law:

Findings of Fact:

1. LMO 16-2-102.E.1 requires that, 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 or a meeting specially called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the June 15, 2016 Planning

Commission meeting, which is a regularly scheduled meeting of the commission.

2. LMO 16-2-102.E.2 requires the LMO Official to 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. Notice of the June 15, 2016 public hearing was published in the Island Packet on May 22, 2016.
3. LMO 16-2-102.E.2 requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous, no less than 15 calendar days before the June 15, 2016 hearing date. The applicant mailed notices of the public hearing by first-class mail to the owner(s) of the land May 26, 2016.

Conclusions:

1. The Official scheduled the public hearing on the application for the June 15, 2016 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
2. Notice of the public hearing was published 25 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
3. The applicant mailed notices of the public hearing to the owner(s) of the land subject to the application and owners of record of properties directly contiguous to the proposed project 20 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2

Summary of Facts and Conclusions of Law:

Findings of Facts:

The adopted Comprehensive Plan addresses the location, character and extent of this project in the following areas:

Community Facilities Element

Implication for the Comprehensive Plan 6.3 – Transportation Network

- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Goal 6.3 Transportation Network

- The goal is to have a safe, efficient and well maintained regional and local roadway network.
- The goal is to have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

Transportation Element

Implication for the Comprehensive Plan 9.1 – Roadway Network

- Continued coordination with South Carolina Department of Transportation and

Beaufort County to maintain the current capacity of William Hilton Parkway and other arterials by controlling access points and median crossing locations, improving intersections, adding deceleration lanes, optimizing the synchronized traffic lights with the mainland's system and investigating other methods of traffic management and development control is recommended.

Implication for the Comprehensive Plan 9.4 – Pathway Network

- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Goal 9.1 - Road Network

- The goal is to improve the road network by creating safe and convenient access and interconnections to all areas of the Island while protecting community investments, neighborhoods, and the natural environment.
- The goal is to provide intersection design standards and maintenance for public safety while considering the unique Island character, aesthetics, topography, vegetation, environmentally sensitive areas, and neighborhood cohesiveness.

Implementation Strategies 9.1 – Road Network

- Continue to coordinate with SCDOT and Beaufort County to maintain the current capacity of William Hilton Parkway and other arterials by controlling access points and median crossing locations, improving intersections, adding deceleration lanes or extending existing deceleration lanes, optimizing the synchronized traffic lights and investigating other methods of traffic management and development control.
- Continue to consider the use of standard intersection design, traffic circles or roundabouts, when developing road improvement projects.

Implementation Strategies 9.4 – Multi-Use Pathways

- Continue to improve safety of the Island's Multi-use Pathway System by identifying conflicts and improvement opportunities.

Bridge to the Beach Advisory Report

Circulation Goals

Goal 1: The Town should emphasize safe and adequate traffic flow along with traffic calming as well as encourage safe and convenient pedestrian and bicycle activity along all public roads throughout the Bridge to the Beach area. The Town should create a pedestrian-friendly environment and provide more efficient and safe pedestrian crossing points.

Objective 1.3: Construct safe multi-use pathways and sidewalks by separating pathways and sidewalks from the road with green spaces and landscaping.

Objective 1.6: Identify pedestrian movement in order to determine the location of road crossings. Provide pedestrian crossings at regular distances along Pope Avenue and other main roads.

Objective 1.7: Develop pedestrian crossings at every intersection.

Goal 2: The Town should maintain or improve traffic circulation and function in the Bridge to the Beach area.

Streetscape Goals

Goal 2: Streetscape improvements should be developed along all main roads that have, or will have, multi-use pathways or sidewalks.

Bridge to the Beach One – Redevelopment Strategies Workbook

Description of Approved Project

- Project 3.5 – Redesign the Pope Avenue/Lagoon Road intersection, possibly utilizing a traffic signal, to provide safe pedestrian movement and improved left turn vehicular movement from Pope Avenue to Lagoon Road.

Conclusions:

For the Location of the project:

Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities and Transportation Elements and the Bridge to the Beach Advisory Report and Redevelopment Strategies Workbook for the location of this project as follows:

- The proposed pathway connections will improve and provide safe links between destinations, provide additional recreational opportunities and promote alternative means of transportation on the Island by filling gaps in the current pathway network that can help to provide better access to properties located in the Coligny area consistent with the Community Facilities, Transportation, and Recreation Elements and the Bridge to the Beach Advisory Report.
- The proposed project will improve the roadway network by providing well maintained, safe, and convenient roads to access and interconnect areas of the island consistent with the Community Facilities and Transportation Elements.
- The proposed pathway improvements will improve the existing pathway system through enhanced pedestrian crossings in multiple locations consistent with the Bridge to the Beach Advisory Report.
- The proposed roadway improvements will improve the traffic circulation and function in the Bridge to the Beach area consistent with the Bridge to the Beach Advisory Report.
- The proposed project would redesign the Pope Avenue/Lagoon Road intersection utilizing a traffic signal and providing safe pedestrian movement and improved left turn movements consistent with the Bridge to the Beach One – Redevelopment Strategies Workbook.

For the Character of the project:

Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities and Transportation Elements and the Bridge to the Beach Advisory Report and Redevelopment Strategies Workbook for the character of this project as follows:

- The proposed pathway improvements will improve pathway connections, provide safe and convenient access within the Coligny area, provide an alternative means of transportation for residents and visitors to the area and provide additional recreational opportunities consistent with the Community Facilities, Transportation, and Recreation Elements.
- The proposed project will create a more pedestrian-friendly environment by designing pathways that are separated from the road with green spaces and landscaping. Improved pedestrian crossings at intersections are also proposed to allow pedestrians and bicyclists safe access within the Coligny area consistent with the Bridge to the Beach Advisory Report.
- The proposed project includes streetscape improvements consistent with the unique island character to improve the visual aesthetics of the Coligny area consistent with the Bridge to the Beach Advisory Report.
- The proposed project will provide crosswalks to increase safe pedestrian movement consistent with the Bridge to the Beach One – Redevelopment Strategies Workbook.

For the Extent of the project:

Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities and Transportation Elements and the Bridge to the Beach Advisory Report and Redevelopment Strategies Workbook for the extent of this project as follows:

- The proposed pathways improvements would provide for additional recreational opportunities as well as an alternative means of transportation along Pope Avenue, along secondary streets, and to Coligny Beach Park consistent with the Community Facilities and Transportation Elements.
- The proposed roadway and intersection improvements will improve the traffic circulation and function in the Bridge to the Beach area consistent with the Bridge to the Beach Advisory Report.

LMO Official Determination

Determination: Staff determines that this application is compatible with the Comprehensive Plan for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion:

The Planning Commission's role is to determine if the application is compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

JL

Jayne Lopko, AICP
Senior Planner / PC Coordinator

June 6, 2016

DATE

REVIEWED BY:

SC

Shawn Colin, AICP
*Deputy Director of Community
Development*

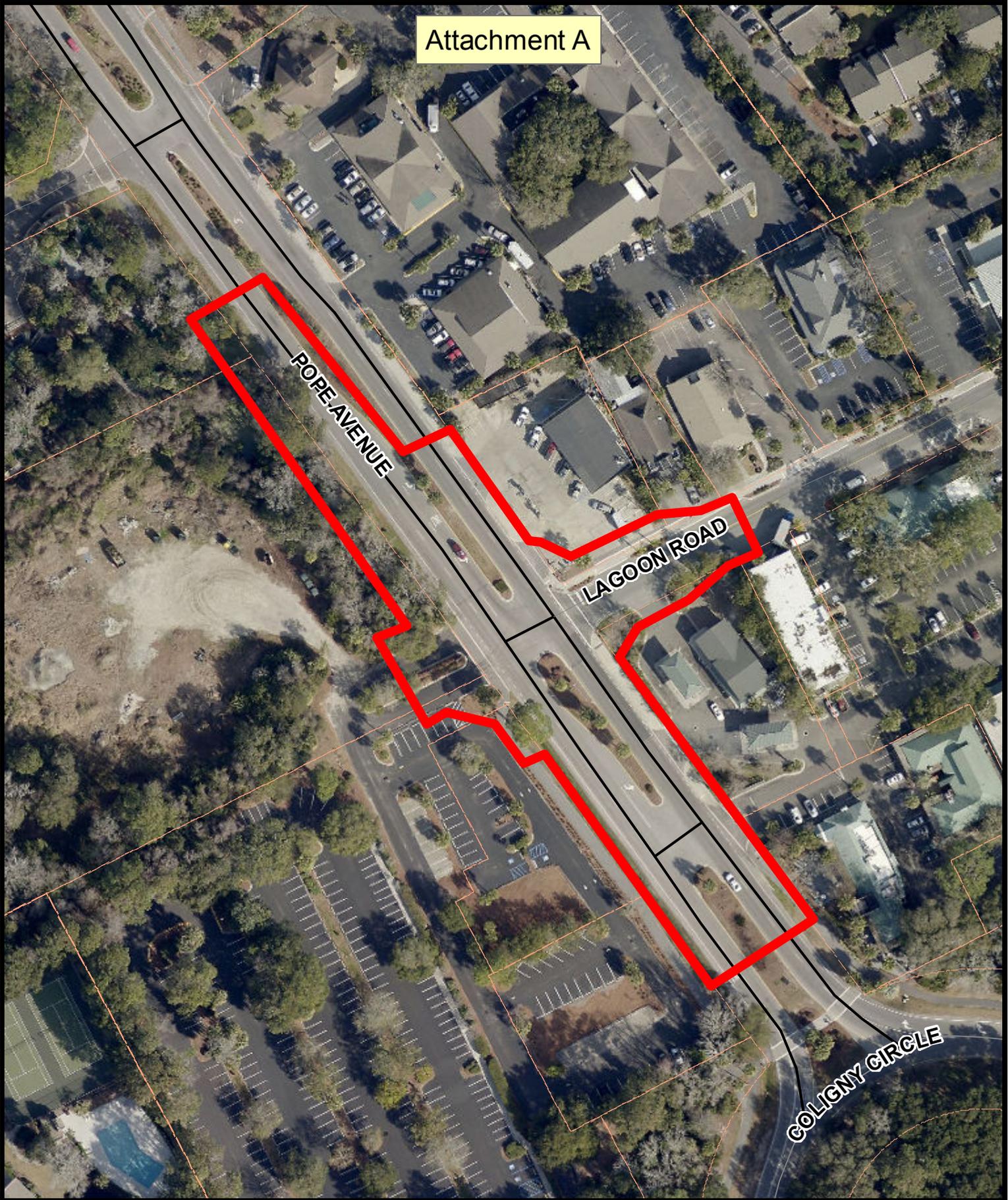
June 6, 2016

DATE

ATTACHMENTS:

- A. Location Map
- B. Concept Plan

Attachment A



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

Town of Hilton Head Island
PPR-429-2016 Pope/Lagoon Intersection



110 55 0 110 Feet

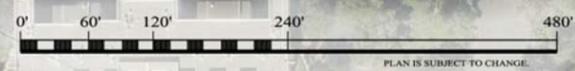
This information has been compiled from a variety of unverifed general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



LEGEND

- (A) COLIGNY DISTRICT GATEWAY
 - NEW ENTRY MONUMENTATION
 - ACCENT PAVEMENT
 - NEW LANDSCAPING
 - START OF DISTRICT STREETSCAPE
- (B) NASSAU STREET IMPROVEMENTS
 - ELIMINATES TIGHT CURVES
 - SCDOT ROAD STANDARDS
 - ENHANCED STREETSCAPE WITH ± 21 ON-STREET PARKING SPACES AND SIDEWALK
- (C) POPE AVENUE IMPROVEMENTS
 - ENHANCED STREETSCAPE
 - DEDICATED RIGHT TURN LANE INTO BEACH PARKING LOT AND LEFT TURN LANES ONTO LAGOON RD (NORTH) AND LAGOON RD EXTENSION
- (D) LAGOON ROAD EXTENDED/POPE AVENUE INTERSECTION IMPROVEMENTS
 - SIGNALIZED INTERSECTION WITH PEDESTRIAN CROSSINGS AND ACTIVATORS
 - CREATES ALTERNATE TRAFFIC ROUTE - TYING POPE AVE TO TANGLEWOOD
 - PROVIDES ± 69 NEW ON-STREET PARKING SPACES
- (E) MULTI-MODAL DROP-OFF / PICKUP
- (F) NEW COLIGNY PARK
 - CENTRAL OPEN SPACE FOR PASSIVE & EVENT USE
 - OPEN SPACE COULD PROVIDE SEASONAL OVERFLOW PARKING, ± 125 SPACES
 - VISUALLY CONNECTED TO POPE AVENUE
 - TIES TO PERIMETER TRAIL NETWORK
 - ARBOR SWINGS AND AMPLE LANDSCAPING
- (G) BANDSHELL / PAVILION
- (H) RESTROOM / INFORMATION CENTER / MULTI-MODAL SHELTER WITH DROP-OFF
- (I) CHILDREN'S MUSEUM (± 3,500 SF)
 - LIGHTHOUSE ENTRY
 - SCREENED PORCH (± 1,500 SF)
 - FENCED OUTDOOR PLAY AREA WITH SHADE
 - ADJACENT TO ± 35 SPACE PARKING LOT
- (J) ADVENTURE (DESTINATION) PLAYGROUND
 - CAPTAIN WILLIAM HILTON SHIP PLAY STRUCTURE
 - SEPARATE SMALL CHILD PLAY AREA WITH TREEHOUSE THEME
 - WATER AND SAND EXPLORATION AREA
 - LOWCOUNTRY AND NATURE THEMED
 - LAGOON OVERLOOKS, INCLUDING PIER
 - AMPLE SEATING AREAS FOR ALL AGES
 - FENCED ENCLOSURE
- (K) ENHANCED LAGOON
 - SURROUNDS PLAY AREAS TO CREATE "ISLAND"
 - EXERCISE STATIONS ALONG TRAIL SYSTEM
 - PERIMETER TRAIL SYSTEM WITH AQUATIC AND ENVIRONMENTAL EXPERIENCES
- (L) IMPROVED TOWN BEACH PARKING LOT
 - STANDARDIZE SPACE WIDTHS TO COMPLY WITH L.M.O. AND IMPROVE CIRCULATION
 - COLLECT PEDESTRIANS AND DIRECT TO NEW SIGNALIZED SOUTH FOREST BEACH OR POPE AVENUE CROSSINGS
 - NEW PEDESTRIAN REFUGES AT LAGOON ROAD AND SOUTH FOREST BEACH INTERSECTIONS
 - PROVIDES ± 428 SPACES
 - ALIGNS SOUTH FOREST BEACH INGRESS / EGRESS WITH BEACH HOUSE RESORT ENTRY
- (M) SOUTH FOREST BEACH IMPROVEMENTS
 - SIGNALIZED INTERSECTION AT BEACH HOUSE RESORT / TOWN'S BEACH LOT WITH PEDESTRIAN CROSSINGS AND ACTIVATORS
 - PEDESTRIAN REFUGE AREAS ON EACH SIDE OF SIGNALIZED INTERSECTION
 - NEW LEISURE TRAIL ON EAST SIDE OF SOUTH FOREST BEACH DRIVE
- (N) POTENTIAL TOWN SERVICES PARCEL

TOTAL PERMANENT PARKING SPACES ± 553
 TEMPORARY GRASS PARKING SPACES ± 125
 TOTAL POTENTIAL SURFACE PARKING: ± 678



ARCHITECTURE BY:
WATSON TATE SAVORY
architecture interiors planning

ENGINEERING BY:
THOMAS & HUTTON ENGINEERING CO.



COLIGNY DISTRICT REDEVELOPMENT

DRAFT CONCEPTUAL MASTER PLAN

PREPARED FOR:
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
 OCTOBER 1, 2014



PLANNING AND LANDSCAPE ARCHITECTURE BY:
Wood Partners Inc. WPI
 Landscape Architects
 Land Planners



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Jayme Lopko, AICP, *Senior Planner*
FROM: Teri B. Lewis, AICP, *LMO Official*
DATE: May 20, 2016
SUBJECT: Density Conversion Amendments

Recommendation: Staff recommends that the Planning Commission forward the attached amendments to Town Council with a recommendation of approval.

Summary: The proposed change will allow certain uses (offices, restaurants and commercial services) that are accessory to and within an existing residential structure to be converted to residential units in certain zoning districts. This conversion will be permitted if the development has the correct amount of parking and the conversion takes place entirely within the footprint of the existing residential structure.

Background: Similar language was actually added to the Town's Land Management Ordinance (LMO) in March 2011 to be more flexible and provide additional redevelopment opportunities. This language was not carried over during the rewrite process and a request has been made to add this language back into the LMO to provide the same flexibility that it provided when it was added in 2011. Newly added language is illustrated with double underline and deleted language is illustrated with ~~strikethrough~~.

Please contact me at (843) 341-4698 or at teril@hiltonheadislandsc.gov if you have any questions.

CHAPTER 16-3: ZONING DISTRICTS

Sec.16-3-105. - Mixed-Use and Business Districts

A. – C. No Changes

D. Light Commercial (LC) District

<p style="font-size: 24pt; margin: 0;">LC</p> <p style="font-size: 24pt; margin: 0;">Light Commercial District</p>			
1. No Changes			
2. No Changes			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	4 du	Max. Impervious Cover	60%
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential ^{4,2} <u>2,3</u>	10,000 GFA		
MAX. BUILDING HEIGHT			
All Development	45 ft ² <u>4</u>		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable

1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential structure.

4. 2. The gross floor area per building shall be 20,000 square feet for buildings devoted to Commercial Services or Industrial Uses.

2. 3. Each building shall be separated by a minimum of 15 feet.

3. 4. May be increased by up to ten percent on demonstration to the Official that:

a. – f. No Changes.

F. Main Street (MS) District

MS Main Street District			
1. No Changes			
2. No Changes			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	12 du	Max. Impervious Cover	60%
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential	9,000 GFA		
MAX. BUILDING HEIGHT			
All Development	45 ft [±] _±		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable			
<u>1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit</u>			

or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential structure.

1. 2. May be increased by up to ten percent on demonstration to the Official that:

a. - f. No Changes.

G. Marshfront (MF) District

<p style="font-size: 24pt; margin: 0;">MF</p> <p style="font-size: 20pt; margin: 0;">Marshfront District</p>				
1. No Changes				
2. No Changes				
3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ¹	Along major arterials	4 du (8 du if lot area is at least 3 acres)	Max. Impervious Cover	60%
	Along other streets	6 du (10 du if lot area is at least 3 acres)	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential		7,000 GFA		
MAX. BUILDING HEIGHT				
All Development		45 ft ^{± 2}		
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
<p>TABLE NOTES:</p> <p>P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable</p>				

1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential structure.

1.2. May be increased by up to ten percent on demonstration to the Official that:

a. – f. No Changes

I. Mitchelville (MV) District

<p style="font-size: 24pt; margin: 0;">MV</p> <p style="font-size: 20pt; margin: 0;">Mitchelville District</p>			
1. No Changes			
2. No Changes			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	12 du	Max. Impervious Cover	35%
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
All Development	75 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
<p>TABLE NOTES:</p> <p>P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable</p> <p><u>1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit</u></p>			

or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential structure.

L. Resort Development (RD) District

RD Resort Development District			
1. No Changes			
2. No Changes			
3. Development Form and Parameters			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	16 du	Max. Impervious Cover	50%
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
Development on property landward of South Forest Beach Drive	60 ft		
All Other Development	75 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES:			
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special			

Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable

1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential structure.

M. Sea Pines Circle (SPC) District

<p style="font-size: 24pt; margin: 0;">SPC</p> <p style="font-size: 20pt; margin: 0;">Sea Pines Circle District</p>			
1. No Changes			
2. No Changes			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	12 du	Max. Impervious Cover	60%
Nonresidential	10,000 GFA	Min. Open Space for Major Residential Subdivisions	16%
MAX. BUILDING HEIGHT			
All Development	45 ft ^{± 2}		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
<p>TABLE NOTES:</p> <p>P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable</p> <p><u>1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential structure.</u></p>			

1. 2. May be increased by up to ten percent on demonstration to the Official that:

a. – f. No Changes

N. Stoney (S) District

S
Stoney District

1. No Changes

2. No Changes

3. Development Form and Parameters

MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS

Adjacent Street Setback	Except along major or minor arterials, the adjacent street setback distance established in Sec. 16-5-102.C, Adjacent Street Setback Requirements, may be reduced by up to 30 percent, provided the applicant demonstrates there is no other feasible or practicable alternative that will accommodate a permitted use on the site in compliance with all other requirements of the LMO and the required adjacent street buffer can be provided.
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Adjacent Use Setback	The adjacent use setback distance established in Sec. 16-5-102.D, Adjacent Use Setback Requirements, may be reduced to ten feet where a public park adjoins another public park, or where a nonresidential use other than an industrial use adjoins another nonresidential use other than an industrial use.
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MAX. DENSITY (PER NET ACRE)		LOT COVERAGE
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Residential ¹	10 du		Max. Impervious Cover	50%
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Hotel	35 rooms		Min. Open Space for Major Residential Subdivisions	16%
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Nonresidential	7,000 GFA			
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MAX. BUILDING HEIGHT	
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All Development	45 ft ^{± 2}	
USE AND OTHER DEVELOPMENT STANDARDS		
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.		
<p style="text-align: center;">TABLE NOTES:</p> <p style="text-align: center;">P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable</p> <p><u>1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential structure.</u></p> <p style="text-align: center;">1. <u>2.</u> May be increased by up to ten percent on demonstration to the Official that:</p>		
a. - f. No Changes		

O. Waterfront Mixed-Use (WMU) District

<p style="font-size: 24pt; margin: 0;">WMU</p> <p style="font-size: 20pt; margin: 0;">Waterfront Mixed-Use District</p>			
1. No Changes			
2. No Changes			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	16 du	Max. Impervious Cover	50%
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT ²			
All Development	75 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
<p>TABLE NOTES:</p> <p>P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable</p> <p><u>1. In order to promote flexibility, an existing office, eating establishment or commercial services use that is accessory to and within an existing residential structure may be converted to a residential unit or units upon the Official's determination that the development can support the required amount of</u></p>			

parking. The alteration shall not expand beyond the footprint of the existing residential structure and shall not cause the structure to become nonconforming.

1. 2. For purposes of calculating new density, only 25% of total square footage devoted to boat dry storage facilities shall be counted.
2. 3. Where a parcel in the WMU District adjoins a zoning district with a height limit lower than that in the WMU District, no part of a building on the WMU-zoned parcel shall exceed a height equal to the height limit in the adjoining district plus 1 foot, or major fraction thereof, for each foot of horizontal distance from the adjoining district.