



Town of Hilton Head Island
Planning Commission Meeting
Wednesday, April 21, 2021 – 3:00 p.m.
REVISED AGENDA

REVISION: Addition of items 8a. Executive Session and 9a. Public Hearing ZA-000744-2021 that was previously omitted from the agenda.

In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. **Call to Order**
2. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes**
 - a. Meeting of April 7, 2021
6. **Appearance by Citizens**
7. **Unfinished Business**
 - a. **Review of Town Council's changes related to Family Compound and Family Subdivision** – *Presented by Sheryse DuBose*
8. **Executive Session**
 - a. **Legal Matters:** Receipt of legal advice related to upcoming Zoning Map Amendment application
9. **New Business**
 - a. **Public Hearing**
ZA-000744-2021 – Request from E. Richardson LaBruce, on behalf of the Sea Pines Country Club, to amend the Official Zoning Map by amending the Planned Development Mixed-Use (PD-1) Zoning District, specifically for the Sea Pines Master Plan, to change the allowed use of a property identified as parcel R550 014 000 0508 0000, located at 61 Club Course Drive, from Residential to Golf Course. The subject property would remain in the PD-1 Zoning District. *Presented by Missy Luick*
10. **Commission Business**
11. **Chairman's Report**
12. **Committee Reports**

13. Staff Report

14. Adjournment

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close 2 hours before the meeting. All comments submitted through the portal will be provided to the Commission for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Commission Secretary at 843-341-4691 no later than 12:00 p.m. the day of the meeting.

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Planning Commission Meeting
April 7, 2021 at 9:00 a.m. Virtual Meeting
MEETING MINUTES

Present from the Commission: Chairman Peter Kristian, Vice Chairman Lavon Stevens, Alan Perry, Stephen Alfred, Michael Scanlon, John Campbell, Leslie McGowan, Todd Theodore

Absent from the Commission: Marc O'Neil (excused)

Present from Town Council: Glenn Stanford

Others Present: Stephanie Nagid, Beaufort County Passive Parks Manager

Present from Town Staff: Jennifer Ray, Interim Community Development Director; Teri Lewis, Deputy Community Development Director; Anne Cyran, Senior Planner; Jayme Lopko, Senior Planner; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chairman Kristian called the meeting to order at 9:00 a.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

Chairman Kristian asked for a motion to approve the agenda. Commissioner Perry moved to approve. Commissioner Scanlon seconded. By way of roll call, the motion passed with a vote of 8-0-0.

5. Approval of Minutes

a. Special Meeting of March 24, 2021

Chairman Kristian asked for a motion to approve the minutes of the March 24, 2021 special meeting. Commissioner Alfred moved to approve. Commissioner Perry seconded. By way of roll call, the motion passed with a vote of 7-0-1. (Commissioner McGowan abstained because she was not present at the subject meeting.)

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. There were no comments submitted on the portal for this meeting.

Citizens were also provided the option to sign up for public comment participation by phone during the meeting. There were no requests to participate by phone.

7. Unfinished Business - None

8. New Business

a. Public Hearing

PPR-000344-2021: Application for a Public Project Review (PPR) from Beaufort County to build a passive park at the Ford Shell Ring Preserve. The project includes creating an improved entrance off Squire Pope Road; a gravel parking area for approximately 5 vehicles; a 6 to 8 foot wide earthen pedestrian loop trail; entry and interpretive signage; and retaining the existing emergency and maintenance access from Fuller Pointe Drive. The 6.85-acre property is located at 273 Squire Pope Road, parcel ID R511 003 000 0222 0000. *Presented by Jayme Lopko*

Jayme Lopko presented the application as described in the Commission's Agenda Package. Staff recommends the Planning Commission find this application to be consistent with the Town's Comprehensive Plan for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report. In addition, she explained that this Public Project Review by the Planning Commission is a final decision. She defined the location, background on the property and historic significance. Ms. Lopko added that funding is available from Beaufort County for the project and the County and Town will enter into a partnership regarding the park. She said the Town will be responsible for the day to day operation and the County will provide the capital investment.

Chairman Kristian opened the public hearing for this application. Public comment received through the Open Town Hall portal are provided to the Commission for review and made part of the meeting record. There were no comments on the portal. There were no citizens that signed up to give public comment by phone during the meeting. Chairman Kristian closed the public hearing.

The Commission made comments and inquiries regarding: management of the park; consideration for access to the marsh edge; future plans for increased parking; possibility of view corridors to the water; hours of operation; access and gating; definition of passive; timetable for completion; and connection to the pathway across the street. Stephanie Nagid, Passive Parks Manager for Beaufort County stated the project was a great opportunity for the Town and the County. She said they are prepared to proceed and assured the Commission there would be no disturbance on the site during the project.

Commissioner Perry moved to recommend the Planning Commission find the application to be consistent with the Town's Comprehensive Plan for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed in the Staff Report. Commissioner Alfred seconded. By way of call, the motion passed with a vote of 8-0-0.

9. Commission Business - None

10. Chairman's Report - None

11. Committee Reports

Commissioner Stevens asked Jennifer Ray to update the Commission regarding the Historic Neighborhoods Preservation Overlay (HNP-O) District Land Management Ordinance (LMO) Amendments for Family Compound and Family Subdivision. Ms. Ray reported the amendments passed first reading at the April 6 Town Council meeting. She noted that due to changes made by Council, and per South Carolina State Law, an update on the amendments will go back to the Planning Commission on April 21, and back to Town Council on May 4 for second reading.

12. Staff Report

a. Quarterly Report

Ms. Cyran noted the Quarterly Report is included in the packet provided to the Commission. She reviewed items coming forward on April 21 and May 5.

13. Adjournment

The meeting was adjourned at 9:31 a.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: [DATE]



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Marc Orlando, ICMA~CM, Town Manager
VIA: Jennifer Ray, ASLA, Interim Community Development Director
FROM: Sheryse DuBose, PhD, Historic Neighborhoods Preservation Administrator
CC: Shawn Colin, AICP, Interim Deputy Town Manager
CC: Teri Lewis, AICP, Deputy Community Development Director
DATE: April 8, 2021
SUBJECT: Family Compound and Family Subdivision LMO Amendments

Recommendation: Staff recommends that the Planning Commission review the proposed Historic Neighborhoods Preservation Overlay (HNP-O) District Land Management Ordinance (LMO) Amendments for Family Compound and Family Subdivision and forward a recommendation to Town Council.

Summary: Town Council met on April 6, 2021 and voted 6-1-0 to adopt the Family Compound and Family Subdivision LMO Amendments.

Per State Code Section 6-29-760, if Town Council Recommends a change to a proposed text amendment after the public hearing, then that text amendment must be reviewed again by the Planning Commission before the change can be adopted by Town Council.

Background: Beginning in September 2018, the Task Force meetings, facilitated by TWC, consisted of stakeholder meetings and community workshops. The comprehensive engagement activities resulted in 34 recommendations under the major headings of Cultural Preservation, Public Policy, and Heirs' Property. On April 22, 2019, the Task Force reviewed the recommendations from the consultant team and accepted the Report as amended. On May 7, 2019, the Task Force recommended forwarding the Report to Town Council for acceptance along with a request for \$105,000 in funding for implementation. On August 19, 2019, the Public Planning Committee voted to forward the Report for acceptance from Town Council, with a request for top priority recommendations, a work plan, identification of resources, and a timeline for completed projects. On September 17, 2019, Town Council voted to accept the Report with the high priority recommendations and directed Staff and the Task Force to prepare a work plan to be reviewed prior to the Town Council Workshop in December. On November 4, 2019, the Task Force recommended forwarding the Top Priority Recommendations Framework (Framework) to Town Council for approval. On November 17, 2019, Town Council voted to accept the Framework. The HNP-O District was identified by the Task Force as the highest priority project.

Attachments:

Exhibit A - LMO Amendments

Exhibit B - LMO Changes to Reflect Family Compound and Family Subdivision

Family Compound and Family Subdivision LMO Amendments

Chapter 16-2: Administration

Sec. 16-2-101. Summary Table of Review Procedures

Table 16-2-101: Summary Table of Development Review Procedures						
R = Recommendation D = Decision A = Appeal <> = Hearing <>* = Public Hearing E = Encouraged						
Procedure	Pre-Application Conference	Review and Decision-Making Authorities				
		Official	Design Review Board	Planning Commission	Board of Zoning Appeals	Town Council
DEVELOPMENT APPROVALS AND PERMITS						
Special Exception (Sec. 16-2-103.E)		R			<D>*	
Subdivision Review (Sec. 16-2-103.F)	Minor	E	D		<A>	
	Major	E	D		<A>	
Development Plan Review (Sec. 16-2-103.G)	Minor	E	D		<A>	
	Major	E	D		<A>	
Small Residential Development Review (Sec. 16-2-103.H)			D		<A>	
Corridor Review (Sec. 16-2-103.I)	Minor		D	<A>		
	Major		R	<D>		
Traffic Impact Analysis Plan Review (Sec. 16-2-103.J)	Without Mitigation		D		<A>	
	With Mitigation		R		<D>	
Natural Resources Permit (Sec. 16-2-103.K)			D		<A>	
Wetlands Alteration Permit (Sec. 16-2-103.L)			D		<A>	
Sign Permit (Sec. 16-5-114.E)	Administrative Review		D	<A>		
	DRB Review			<D>		
Development Project Name Review (Sec. 16-2-103.N)			D		<A>	
	New name		R		<D>	

Family Compound and Family Subdivision LMO Amendments

Street/Vehicular Access Easement Name Review (Sec. 16-2-103.O)	Modified name		R		<D>*		
Certificate of Compliance (Sec. 16-2-103.P)			D			<A>	
Public Project Review (Sec. 16-2-103.Q)		E	R		<D>*		
Utility Project (Sec. 16-2-103.W)			D		<A>		
<u>Family Compound (Sec. 16-2-103.X)</u>		<u>E</u>	<u>D</u>		<u><A></u>		
<u>Family Subdivision (Sec. 16-2-103.Y)</u>		<u>E</u>	<u>D</u>		<u><A></u>		
<p>Notes: All meetings of the Town Council, Planning Commission, Board of Zoning Appeals and Design Review Board are public meetings, and any "Hearing" or "Public Hearing" designated above takes place at a public meeting. See Sec. 16-2-102.E.1.</p>							

16-2-102. Standard Review Procedures

J. Vesting and Expiration of Development Approval or Permit

1. Vested Rights for Approvals of Site Specific Development Plans
 - a. General

Approval or conditional approval of an **application** for a **Special Exception, Major or Minor Subdivision Review, Major or Minor Development Plan Review, Small Residential Development Review, Variance, Family Compound and Family Subdivision** shall constitute approval of a site specific **development** plan that establishes a **vested right** in accordance with the Vested Rights Act, S.C. Code Ann. § 6-29-1510 et seq. The **vested right** shall expire two years after the approval unless the **vested right** period is extended in accordance with subparagraph b below.

16-2-103. Application Specific Review Procedures

U. Appeal of Official's Decision to Planning Commission

1. Purpose

The purpose of this subsection is to establish procedures and standards for the review and decision on appeals to the **Planning Commission** from decisions of the **Official** to approve, approve with conditions, or deny **applications** for Family Compound, Family Subdivision, Subdivision Review, Development Plan Review, Small Residential Development Review, or Development Project Name Review.

Family Compound and Family Subdivision LMO Amendments

2. Who May File Appeal

The **Official's** decision on an **application** for Family Compound, Family Subdivision, Subdivision Review, Development Plan Review, Small Residential Development Review or Development Project Name Review may be appealed to the **Planning Commission** by the **applicant** for the decided **application**, the owner of **land** to which the decision specifically applies, or any other party in interest, who alleges that the **Official** erred in making the decision:

3. Types of Appeal

The following decisions made by the **Official** may be appealed to the **Planning Commission** in accordance with the procedures and standards in this subsection.

- a. Family Compound;
- b. Family Subdivision;
- c. Subdivision Review;
- d. Development Plan Review;
- e. Small Residential Development Review; and
- f. Development Project Name Review.

Family Compound and Family Subdivision LMO Amendments

X. Family Compound

1. Purpose

The purpose in this section is to establish the procedures and standards for the review and decision on an *application* for Family Compound approval.

2. Applicability

a. General

- i. Applications for Family Compound Review are only permitted on property that meets these qualifications:
 1. where a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property since 1956 or earlier; or
 2. where the property has been sold to a family who has owned property on Hilton Head Island since 1956 or earlier.
- ii. The owner of record of the property shall request the family compound.
- iii. For the purposes of this section family shall be defined as spouse, parent(s), biological or legally adopted child(ren), group of persons related by blood, and descended from common ancestor (as in extended family).
- iv. Family Compounds will be considered a single-family use.

3. Family Compound Review Procedure

a. Pre-Application Conference

Prospective *applicants* for Family Compound Review are encouraged to request and hold a pre-*application* conference with *Town* staff in accordance with Sec. 16-2-102.B.

b. Application Submittal

An *application* for Family Compound Review may be submitted by *persons* identified in Sec. 16-2-102.C.1 and shall be submitted in accordance with Sec. 16-2-102.C.

c. Accelerated Application Review

- i. All applications for Family Compounds will be expedited.
 - a. New submittals for Family Compounds will be reviewed prior to other submittals.
 - b. New building permit submittals related to Family Compounds will be reviewed prior to other submittals.

Family Compound and Family Subdivision LMO Amendments

c. Resubmittals for Family Compounds will be reviewed prior to other submittals.

d. Staff Review and Action

i. On receiving an *application*, the *Official* shall review and make a final decision on the *application* in accordance with Sec. 16-2-102.D. The *Official's* decision shall be based on the standards in Sec. 16-2-103.X.4, Family Compound Review Standards, and shall be one of the following:

1. Approve the *application*;
2. Approve the *application* subject to conditions of approval; or
3. Deny the *application*.

ii. The *Official* shall act on an *application* for Family Compound Review, in accordance with Sec. 16-2-102.D, within 7 business days after it is submitted or such extended time agreed to by the *applicant*. If the *Official* fails to take action on the *application* within this time period, the *application* shall be deemed approved, and the *Town* shall issue the *applicant* a letter of approval and written notice to proceed based on the submitted *application*.

e. Post- Decision Actions and Limitations

i. Notice of Decision

The *Official* shall provide notice of the final decision on the *application* in accordance with Sec. 16-2-102.H.1.

ii. Appeal

Appeals from the final decision of the *Official* on an *application* for Family Compound Review are governed by Sec. 16-2-103.U, Appeal of *Official's* Decision to Planning Commission, and S.C. Code § 6-29-1150.

4. Family Compound Review Standards

An *application* for Family Compound Review shall be approved if the *Official* finds the *applicant* demonstrates the proposed Family Compound complies with the following:

- a. All other applicable standards of this *Ordinance*.
- b. All other applicable requirements in the *Municipal Code*.

5. Effect of Approval

Approval of a Family Compound authorizes the submittal of any other subsequent *development applications* that may be required before *construction* or other *development*

Family Compound and Family Subdivision LMO Amendments

authorized by this **Ordinance**. Prior to the issuance of the approval, a restriction on the sale of the property to non-family members shall be recorded in the deed. The restriction shall state that the property cannot be sold to non-family members for three years after being established as a Family Compound.

6. Expiration

Approval of a Family Compound establishes a *vested right* in accordance with Sec. 16-2-102.J.1, Vested Rights for Approvals of Site Specific Development Plans.

7. Amendment

An approved Family Compound may be modified or amended only in accordance with procedures and standards established for its original approval.

Family Compound and Family Subdivision LMO Amendments

Y. Family Subdivision

1. Purpose

The purpose in this section is to establish the procedures and standards for the review and decision on an *application* for Family Subdivision approval. This section will allow the *subdivision* and transfer of familial owned property to future generations.

2. Applicability

a. General

- i. Approval of a Family Subdivision in accordance with the procedures and standards of this subsection is required before any plat of a Family Subdivision may be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina. No *land* in any proposed Family Subdivision may be sold, transferred, or offered for sale until a final plat for the Family Subdivision has been approved in accordance with this *Ordinance* and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina.
- ii. Approval of a Family Subdivision requires that a person(s) living in a Family Subdivision must be related to the property owner by blood, marriage, or legal adoption. For the purposes of this section family shall be defined as spouse, parent(s), biological or legally adopted child(ren), group of persons related by blood, and descended from common ancestor (as in extended family).
- iii. Applications for Family Subdivision Review are only permitted on property that meets these qualifications:
 1. where a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property since 1956 or earlier; or
 2. where the property has been sold to a family who has owned property on Hilton Head Island since 1956 or earlier.

3. Family Subdivision Review Procedure

a. Pre-Application Conference

Prospective *applicants* for Family Subdivision Review are encouraged to request and hold a pre-*application* conference with *Town* staff in accordance with Sec. 16-2-102.B.

b. Application Submittal

Family Compound and Family Subdivision LMO Amendments

An *application* for Family Subdivision Review may be submitted by *persons* identified in Sec. 16-2-102.C.1 and shall be submitted in accordance with Sec. 16-2-102.C.

c. Accelerated Application Review

i. All applications for Family Subdivisions will be expedited.

- a. New submittals for Family Subdivisions will be reviewed prior to other submittals.
- b. New building permit submittals related to Family Subdivisions will be reviewed prior to other submittals.
- c. Resubmittals for Family Subdivisions will be reviewed prior to other submittals.

d. Staff Review and Action

i. On receiving an *application*, the *Official* shall review and make a final decision on the *application* in accordance with Sec. 16-2-102.D. The *Official's* decision shall be based on the standards in Sec. 16-2-103.Y.4, Family Subdivision Review Standards, and shall be one of the following:

1. Approve the *application*;
2. Approve the *application* subject to conditions of approval; or
3. Deny the *application*.

ii. The *Official* shall act on an *application* for Family Subdivision Review, in accordance with Sec. 16-2-102.D, within 60 business days after it is submitted, or such extended time agreed to by the *applicant*. If the *Official* fails to take action on the *application* within this time period, the *application* shall be deemed approved, and the *Town* shall issue the *applicant* a letter of approval and written notice to proceed based on the submitted *application*.

e. Post- Decision Action and Limitations

i. Notice of Decision

The *Official* shall provide notice of the final decision on the *application* in accordance with Sec. 16-2-102.H.1.

ii. Appeal

Appeals from the final decision of the *Official* on an *application* for Family Subdivision Review are governed by Sec. 162-103.U, Appeal of *Official's* Decision to Planning Commission, and S.C. Code § 6-29-1150.

Family Compound and Family Subdivision LMO Amendments

4. Family Subdivision Review Standards

An **application** for Family Subdivision Review shall be approved if the **Official** finds the **applicant** demonstrates the proposed Family Subdivision complies with the following:

- a. A notarized affidavit shall be submitted that shows a familial relationship (a person(s) living in a Family Subdivision must be related to the property owner by blood, marriage, or legal adoption, see 16-2-103.Y.2.a.ii) to those purchasing/deeding properties within the **subdivision**.
- b. A notarized affidavit shall be submitted stating that all infrastructure including the **access** must be installed and inspected prior to the sale of property within the **subdivision** to non-family members.
- c. All other applicable requirements in the **Municipal Code**.

5. Effect of Approval

1. Approval of a Family Subdivision constitutes approval of a final plat for the **subdivision**. Recording of the final plat in the Office of the Register of Deeds for Beaufort County, South Carolina creates developable **lots** that may be conveyed and may be developed in accordance with **development applications** authorized by this **Ordinance**. No further **subdivision** of a Family Subdivision shall be permitted. Prior to the issuance of the approval, a restriction on the sale of the property to non-family members shall be recorded in the deed. The restriction shall state that prior to the sale of the property within the Family Subdivision to non-**family** members, a **subdivision application** shall be submitted in accordance with 16-2-103.F, Subdivision Review.

6. Expiration

Approval of a Family Subdivision establishes a **vested right** in accordance with Sec. 16-2-102.J.1, Vested Rights for Approvals of Site Specific Development Plans.

7. Amendment

An approved Family Subdivision may be modified or amended only in accordance with procedures and standards established for its original approval.

Family Compound and Family Subdivision LMO Amendments
Chapter 16-5: Development and Design Standards

Sec. 16-5-102. Setback Standards

C. Adjacent Street Setback Requirements

TABLE 16-5-102.C: ADJACENT STREET SETBACK REQUIREMENTS				
PROPOSED USE		MINIMUM SETBACK DISTANCE ¹ / MAXIMUM SETBACK ANGLE ²		
		ADJACENT STREET (BY CLASSIFICATION)		
		MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
Single-Family ³	Structure > 24 in high	50 ft ^{3,4} /75°	40 ft ^{3,4} / 70°	20 ft ^{3,4} /60°
	Structure ≤ 24 in high	50 ft ^{3,4} /n/a	30 ft ^{3,4} /n/a	10 ft ^{3,4} /n/a
All Other Uses		50 ft ^{3,4} /75°	40 ft ^{3,4} /70°	20 ft ^{3,4} /60°
<p>NOTES: in = inches ft = feet ° = degrees</p> <p>1. Measured from the adjacent street right-of-way or easement line to the closest portion of a structure. <u>A 5' setback is required from an access easement for Family Compounds and Family Subdivisions.</u> A street setback from an easement line is not required for non-single-family properties.</p> <p>2. Measured within the upper inward quadrant of the intersection of a horizontal plane at a height of 20 feet above the base flood elevation or pre-development grade, whichever is higher, and a vertical plane extending upward at the minimum setback distance (see Figure 16-5-102.C, Street Setback Angle).</p> <p>3. For corner lots, reduced to 10 feet from the right-of-way of the street with the lowest average daily vehicle traffic count (ADT). If both streets have equal ADT, the lot owner may choose which street shall be subject to the reduced setback distance.</p> <p>4. May be reduced by up to 30 percent in the S District, 20 percent in the RD and IL Districts, and 15 percent in all other districts, on demonstration to the Official that:</p> <p>a. The reduction is consistent with the character of development on surrounding land;</p> <p>b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;</p>				

Family Compound and Family Subdivision LMO Amendments

c. The reduction either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features** (e.g., allows the extension of a wall or fence that screens an existing **outdoor storage** area);

d. The reduction will not pose a danger to the public health or safety;

e. Any adverse impacts directly attributable to the reduction are mitigated (e.g., the closer proximity of **buildings** to a **street** are mitigated by a wider or more densely screened adjacent street buffer along that **street**);

f. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than a 30 percent in the S District, 20 percent in the RD and IL Districts, or 15 percent in all other districts; and

g. In the S, RD, and IL districts, there are no reasonable options to the reduction that allow **development** of the site to be designed and located in a way that complies with LMO standards.

5. For **Family Compounds** and **Family Subdivisions**, the minimum setback from a minor arterial shall be 25' and the minimum setback from all other streets shall be 10'.

Family Compound and Family Subdivision LMO Amendments

D. Adjacent Use Setback Requirements

TABLE 16-5-102.D: ADJACENT USE SETBACK REQUIREMENTS¹				
PROPOSED USE³	MINIMUM SETBACK DISTANCE¹/MAXIMUM SETBACK ANGLE²			
	USE OF ADJACENT DEVELOPMENT PROPERTY³			
	SINGLE-FAMILY DWELLING	ALL OTHER RESIDENTIAL USES; COMMERCIAL RECREATION	PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATION; RESORT ACCOMMODATION; OFFICES; COMMERCIAL SERVICES; VEHICLE SALES AND SERVICES; BOAT RAMPS, DOCKING FACILITIES, AND MARINAS	INDUSTRIAL USES
	ZONING OF ADJACENT VACANT PROPERTY			
	CON, PR, RSF-3, RSF-5, RSF-6, RM-4	RM-8, RM-12	CR, CC, WMU, S, RD, SPC, LC, MF, MV, MS, NC, MED	IL
Single-Family⁷	20 ft ^{4,5,6} /75°	20 ft ^{4,5,6} /75°	30 ft ^{4,5,6} /60°	40 ft ^{4,5,6} /45°
Family Compounds	<u>10 ft ⁶ /75°</u>	<u>10 ft ⁶ /75°</u>	<u>20 ft ⁶ /60°</u>	<u>30 ft ⁶ /45°</u>
<ul style="list-style-type: none"> Any Other Residential Uses Commercial Recreation 	20 ft ⁶ /75°	20 ft ⁶ /75°	25 ft ⁶ /75°	30 ft ⁶ /60°
<ul style="list-style-type: none"> Public, Civic, Institutional, and Education Resort Accommodation Offices 	30 ft ⁶ /60°	25 ft ⁶ /75°	20 ft ⁶ /75°	20 ft ⁶ /75°

Family Compound and Family Subdivision LMO Amendments

<ul style="list-style-type: none"> • Commercial Services • Vehicle Sales and Services • Boat Ramps, Docking Facilities, or Marinas 				
Industrial <i>Uses</i>	40 ft ^{4,5,6} /45°	30 ft ⁶ /60°	20 ft ⁶ /75°	20 ft ⁶ /75°
<p>1. Measured from the common property line to the closest portion of a structure.</p> <p>2. Measured within the upper inward quadrant of the intersection of a horizontal plane at a height of 20 feet above the base flood elevation or pre-development grade, whichever is higher, and a vertical plane extending upward at the minimum setback distance (see Figure 16-5-102.D, Use Setback Angle).</p> <p>3. See Sec. 16-10-103 for a description or definition of the listed use classification and types.</p> <p>4. Single family subdivision exterior boundary only.</p> <p>5. For all Minor Subdivisions and Small Residential Developments, the entire single family exterior boundary setback may be reduced by 50% in area. The setback area shall not be reduced to less than 5 feet wide at any point; it may be reduced to 5 feet where adjoining another single-family dwelling lot in the same subdivision; may be reduced to less than 5 feet if it, when combined with the platted setback distance for the adjoining lot, is at least 10 feet.</p> <p>6. May be reduced by up to 10 percent in any district on demonstration to the Official that:</p> <ul style="list-style-type: none"> a. The reduction is consistent with the character of development on surrounding land; b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards; c. The reduction either (1) is required to compensate for some unusual aspect of the site or the proposed development, or (2) results in improved site conditions for a development with nonconforming site features (e.g., allows the extension of a wall or fence that screens an existing outdoor storage area); d. The reduction will not pose a danger to the public health or safety; e. Any adverse impacts directly attributable to the reduction are mitigated (e.g., the closer proximity of buildings to a property line are mitigated by a wider or more densely screened adjacent use buffer along that property line); and f. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than a 10 percent. 				

Family Compound and Family Subdivision LMO Amendments

	<p><u>7. For Family Compounds and Family Subdivisions, the minimum setback from an adjacent property shall be reduced by 10' from what is required in Table 16-5-102.D except that an adjacent use setback of 5' shall be required between single-family uses.</u></p>
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Sec. 16-5-103 Buffer Standards

D. Adjacent Street Buffer Requirements

TABLE 16-5-103.D: ADJACENT STREET BUFFER REQUIREMENTS			
PROPOSED USE	ADJACENT STREET (BY CLASSIFICATION)		
	MAJOR ARTERIAL	MINOR ² ARTERIAL	ALL OTHER STREETS ²
All <i>uses</i>	E	B	A
<p>NOTES:</p> <p>1. Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.</p> <p>2. <u>For Family Compounds and Family Subdivisions, only the Option 1 screening requirements apply.</u></p>			

Family Compound and Family Subdivision LMO Amendments

E. Adjacent Use Buffer Requirements

1. TABLE 16-5-103.E: ADJACENT USE BUFFER REQUIREMENTS ¹				
PROPOSED USE ²	REQUIRED BUFFER TYPE ²			
	USE OF ADJACENT DEVELOPED PROPERTY ³			
	SINGLE-FAMILY DWELLING	ALL OTHER RESIDENTIAL USES; COMMERCIAL RECREATION	PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATION; RESORT ACCOMMODATIONS; OFFICES; COMMERCIAL SERVICES; VEHICLE SALES AND SERVICES; BOAT RAMPS, DOCKING FACILITIES, AND MARINAS; AGRICULTURAL	INDUSTRIAL USES
	ZONING OF ADJACENT VACANT PROPERTY			
	CON, PR, RSF-3, RSF-5, RSF-6, RM-4	RM-8, RM-12	CR, CC, WMU, S, SPC, RD, MS, MV, MF, LC, NC, MED, PD-1	IL
Single-Family ⁵	A ⁴	A ⁴	C ⁴	D ⁴
<ul style="list-style-type: none"> All Other Residential Uses Commercial Recreation 	A	n/a	B	D
<ul style="list-style-type: none"> Public, Civic, Institutional, and Education Resort Accommodations Offices Commercial Services Vehicle Sales and 	C	B	n/a	A

Family Compound and Family Subdivision LMO Amendments

Services • Boat Ramps, Docking Facilities, or Marinas				
Industrial Uses	D ⁴	D	A	n/a

NOTES: n/a = not applicable

1. Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.
2. When a shared **access easement** is located along a common property line, any required buffer shall be provided to the interior of the **access easement**. An adjacent use buffer from an easement line is not required for non-single-family properties.
3. See Sec. 16-10-103 for a description or definition of the listed **use** classification and types.
4. Single family subdivision exterior boundary only.
5. For **Family Compounds** and **Family Subdivisions**, the **adjacent use** buffers shall include the minimum planting requirements per Table 16-5-103.F.

Chapter 16-10: Definitions, Interpretations, and Measurement

Sec. 16-10-105. General Definitions:

Family Compound

Single parcel of land with multiple dwelling units owned by one family defined for these purposes as spouse, parent(s), biological or legally adopted child(ren), group of persons related by blood, and descended from common ancestor (as in extended family).

Family Subdivision

Ownership of subdivided lots within a single-family, defined for these purposes as spouse, parent(s), biological or legally adopted child(ren), group of persons related by blood, and descended from common ancestor (as in extended family), without requiring the installation of supporting infrastructure.

Family Compound and Family Subdivision LMO Amendments

D-26. Family Compound

A. Application Form

An *application* form as published by the *Official*.

B. Certificate of Owner's Consent

If the *applicant* is someone other than the owner, notarized certification, written and signed by the *development site* owner of record that such owner formally consents to the proposed *development*.

C. Eligibility

Written, signed, and notarized statement that the household(s) within the Family Compound is a family member as stated in Sec. 16-2-103.X.2.a.iii.

D. Property Deed

Copy of property deed to the *lot of record* or portions thereof which constitute the proposed *development site*.

E. Boundary Survey Plat

One copy of the boundary survey plat of the *lot* of record or portions thereof which constitute the proposed *development site* at a minimum scale of 1"=50 or other appropriate scale acceptable to the *Official*. Upon such plat shall appear:

1. Location of primary control points used in the survey, with ties to such control points to which all dimensions, angles, bearing, distances, block numbers and similar data shall be referred.
2. Computed acreage of the surveyed *tract*.
3. Seal and signature of a South Carolina registered *land* surveyor.
4. Date of survey and date of any revisions.
5. Notation of specific reference plats, if applicable.
6. Graphic scale and reference meridian.
7. Beaufort County Tax Map and Parcel Number.

Family Compound and Family Subdivision LMO Amendments

F. Written Narrative

A written narrative outlining:

1. The nature and details of the proposed Family Compound.
2. The specifically contemplated form of ownership of *development* and detailed provisions for *maintenance* responsibility for all *improvements*, including, but not limited to: *streets*, parking areas, storm drainage facilities, water and sewer systems, and the like, up to the point of *development*.

G. Site Development Plan

One black line print of a final *site plan* or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the *Official*, showing the following:

1. Name of Family Compound.
2. Graphic scale and reference meridian.
3. Beaufort County Tax Map and Parcel Number.
4. Date of drawing and date of any revisions.
5. Topographic survey at 1-foot contour intervals, or other topographic information acceptable to the *Town Engineer*, unless waived by the *Town Engineer*.
6. Proposed *site development*, including current and future *land uses*, any *building* or other *structure* locations, *street*, *driveway*, and parking area layouts, and interconnections with *off-site* facilities, if applicable.
7. Location of proposed drainage system, including *off-site* area of interconnection.
8. Location of proposed water and sewer system, including *off-site* areas of interconnection.
9. Location of other proposed waste disposal systems, including solid waste collection areas.
10. Location and dimensions for parking.
11. Location of other utilities such as electrical, telephone, gas lines service and cable TV to the *development*.
12. Minimum *building* setback or buffer lines as required by Tables 16-5-102.C, 16-5-102.D, 16-5-103.D and 16-5-103.E.
13. Tables indicating calculations for *impervious cover* and required parking.
14. Delineation of any *zoning district* boundary which traverses or is *contiguous* to the *development site*, including overlay zones.
15. Where applicable, surveyed delineation of any *wetland* area and required buffers or other delineation of a natural feature on the *site* which is protected or defined under provisions of this Title.

Family Compound and Family Subdivision LMO Amendments

16. Notation as to FEMA/FIRM *flood* zones covering the *site* , and proposed first floor elevation of all *buildings* .
17. Where applicable, surveyed delineation of any known archaeological or historical resource feature, as defined by this Title, located on or *contiguous* with the proposed *development tract* .
18. Fire hydrant and fire protection water supply in conformance with Sec. 16-5-111, Fire Protection Water Supply.

H. Approvals, Certifications, and Recommendations

Copy of approvals, certifications and recommendations required by all appropriate *Town, County, State* and federal regulations for the proposed *development* , and documentation of compliance with such, as applicable. Failure of the *Official* to request an approval or certification required does not relieve the *applicant* of responsibility for compliance. This includes but is not limited to:

1. South Carolina Department of Health and Environmental Control approval of water and sewer system design, where applicable.
2. South Carolina Department of Health and Environmental Control air, water quality, or solid waste permit.
3. Public Service District approvals related to the provision of water and sewer service.
4. Electric, gas, telephone, or cable television provided approval of the appropriate utility service and layout as shown on the *site development* plan.
5. U.S. Army Corps of Engineers permits related to dredging, *filling, wetlands* , or other elements of the *development* .
6. Encroachment permit from appropriate agency, if necessary for proposed or required work.
7. For properties located within the Airport Overlay District (A-O), a Federal Aviation Administration (FAA) Advisory Form 7460-1 must be submitted to the FAA. The *applicant* must receive a determination from the FAA prior to the issuance of any approvals from the *Town* .

I. Other Requirements

1. *Access* and infrastructure must be installed to serve each *structure* in the order each *structure* is constructed.
 - a. *Access* to *dwelling units* within a Family Compound via a minimum 20 foot wide *access easement* constructed of an *all-weather driving surface* .
2. Any other items specifically required of a *development plan application* by any other provisions of this Title.

Family Compound and Family Subdivision LMO Amendments

D-27. Family Subdivision

A. Application Form

An *application* form as published by the *Official*.

B. Subdivision Plat

One black line print of a *subdivision* plat at a scale of 1"= 50' or other scale acceptable to the *Official*, showing:

1. Date (including any revision dates), name and location of the *subdivision*, name of owner, north arrow, graphic scale and reference meridian.
2. Beaufort County Tax Map and Parcel Number.
3. Location and description of all primary control points and monuments used in the survey, with ties to such control points to which all dimensions, angles, bearings, distances, block numbers, and similar data shall be referred.
4. Existing and proposed *tract* boundary lines, *right-of-way* lines, proposed *street* names, *easements* and other *rights-of-way*, all *lot* lines and other *site* lines with accurate dimensions, bearing or deflecting angles or radii, arcs, and central angles of all curves.
5. The proposed *use* of *lots* shall be noted and the purpose of any *easement* or *land* reserved or dedicated to public or utility *use* shall be designated.
6. Each block shall be numbered, and the *lots* within each block shall be numbered consecutively.
7. Notation of specific reference plats, if applicable.
8. Computed acreage of each *lot* created by the *subdivision*.
9. Minimum *building* setback or buffer lines as required by Tables 16-5-102.C, 16-5-102.D, 16-5-103.D and 16-5-103.E.
10. The location of all lines and equipment for water, sewer, electric, telephone, and cable TV as approved by the appropriate utility, if applicable.
11. Certification by a South Carolina professional *land* surveyor as to the accuracy of the details of the plat, with seal and signature affixed.
12. Notation of the one-hundred-year storm *flood* elevation MSL and Flood Disclosure Statement (if in FEMA Zone A or V).
13. Surveyed delineation as appropriate of any *wetland* area within or *contiguous* to the *subdivision*.
14. Delineation of any airport hazard zone, as defined in Sec. 16-3-106.E, Airport Overlay (A-O) District.
15. All existing *structures* or other *improvements*.

Family Compound and Family Subdivision LMO Amendments

16. Location of *wetland buffer* area, where applicable.

17. For *subdivisions* where a portion is *adjacent* to a *wetland*, a statement that reads, “The only activities permitted in the *wetland buffer* shall be those listed in Wetland Buffers as per the LMO.”

18. Fire hydrant and fire protection water supply in conformance with Sec. 16-5-111, Fire Protection Water Supply.

C. Certificate of Owner’s Consent

If the *applicant* is someone other than the owner, notarized certification, written and signed by the *development site* owner of record that such owner formally consents to the proposed *subdivision*.

D. Eligibility

Written, signed, and notarized statement that the purchaser within the Family Subdivision is a family member as stated in Sec. 16-2-103.Y.2.a.ii.

E. Certification of Title Source

Certification signed by the surveyor setting forth the source of title of the owners of the *land* subdivided or a copy of the deed by which the property was conveyed to the owner.

F. Certificate of Title and Reference Plat

A current certificate of title referencing the proposed *subdivision* plat and if recorded, a copy of the last plat in the chain of title.

G. Street and Development Names

Appropriate approvals for all *street* and *development* names as listed in Sec. 16-2-103.O, Street/Vehicular Access Easement Name Review.

H. Subdivision in Phases

Whenever part of *tract* is proposed for platting and it is intended to subdivide additional parts in the future or *abutting land* is in the same ownership, a sketch plan for the entire *tract* shall be submitted with the plat.

J. Stormwater Management

Stormwater Management Plans and calculations as specified in Sec. 16-5-109, Stormwater Management, and Erosion and Sedimentation Control Standards are required.

K. Other Items

2. *Access* and infrastructure must be installed to serve each *structure* in the order each

Family Compound and Family Subdivision LMO Amendments

structure is constructed.

- a. Access to all *lots* within a Family Subdivision shall be provided to the point of *development* as follows:
 - i. For 5 or fewer *lots*, direct vehicular *access* to each *lot* shall be a minimum 20 foot wide *access easement* constructed of an *all-weather driving surface* or paved *street* with a minimum 30 foot right-of-way.
 - ii. For 6 or more *lots*, direct vehicular *access* to each *lot* shall be provided via a paved *street* with a minimum 30 foot right-of-way for two-way streets and a minimum 24 foot right-of-way for one-way streets.
3. Prior to the sale of the property within the Family Subdivision to non-*family* members, a *subdivision application* shall be submitted in accordance with 16-2-103.F.
4. Any applicable items as identified in D-26, Family Compound.

LMO Changes to Reflect Family Compound and Family Subdivision

Family Compound	Element		Current LMO		Proposed Amendments	
<p>A single parcel of land that allows the construction of multiple homes and is owned by a single family. Construction of access and infrastructure is the responsibility of the individual currently building on the property and must be installed in the order each structure is constructed.</p>	Access		N/A		Minimum 20' wide access easement constructed of an all-weather driving surface.	
	Setbacks	Minor Arterial	40'		25'	
		All Other Streets	20'		10'	
		Access Easement	20'		5'	
		Adjacent Use	20' Single Family (Varies 20' – 40')		The required minimum setback is 5' between single family uses The required minimum setback is reduced by 10' for other uses.	
	Buffers	Minor Arterial	25'	<u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet		Minimum Planting Requirements
			15'	<u>Maximum Planting Requirements</u> Overstory Trees: 4 Every 100 Linear Feet Understory Trees: 8 Every 100 Linear Feet Evergreen Shrub: 12 Every 100 Linear Feet		
	All Other Streets		20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrub: 8 Every 100 Linear Feet		Minimum Planting Requirements
			10'	<u>Maximum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 4 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet		
	Access Easement		20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrubs: 8 Every 100 Linear Feet		Minimum Planting Requirements
			10'			
		Adjacent Use	Varies (20' – 30')		Minimum Planting Requirements	

Exhibit B

Family Subdivision	Element		Current LMO		Proposed Amendments	
<p>Lots that are subdivided and owned by one family. Family Subdivisions do not require infrastructure to be installed for all of the lots prior to construction.</p>	Access		<p>For 5 or fewer lots, direct vehicular access to each lot shall be a minimum of 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way, access must be installed before subdivision plans are stamped.</p> <p>For 6 or more lots direct vehicular access to each lot shall be provided via a paved street with a minimum 40' right-of-way; access must be installed before subdivision plans are stamped.</p>		<p>For 5 or fewer lots, direct vehicular access to each lot shall be a minimum 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way; access shall be provided to the point of development.</p> <p>For 6 or more lots, direct vehicular access to each lot shall be provided via a paved street with a minimum 30' right-of-way for two-way streets and a minimum 24' right-of-way for one-way streets; access shall be provided to the point of development.</p>	
	Setbacks	Minor Arterial	40'		25'	
		All Other Streets	20'		10'	
		Access Easement	20'		5'	
		Adjacent Use	20' Single Family (Varies 20' – 40')		<p>The required minimum setback is 5' between single family uses</p> <p>The required minimum setback is reduced by 10' for other uses.</p>	
	Buffers	Minor Arterial	25'	<p><u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet</p>		<p>Minimum Planting Requirements</p>
			15'	<p><u>Maximum Planting Requirements</u> Overstory Trees: 4 Every 100 Linear Feet Understory Trees: 8 Every 100 Linear Feet Evergreen Shrub: 12 Every 100 Linear Feet</p>		

Exhibit B

Family Subdivision (Cont.)	Element			Current LMO	Proposed Amendments
	Buffers (Cont.)	All Other Streets	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrub: 8 Every 100 Linear Feet	Minimum Planting Requirements
			10'	<u>Maximum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 4 Every 100 Linear Feet Evergreen Shrub: 10 Every 100 Linear Feet	
		Access Easement	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrubs: 8 Every 100 Linear Feet	Minimum Planting Requirements
		Adjacent Use	Varies (20' – 30')		Minimum Planting Requirements



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

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

STAFF REPORT ZONING MAP AMENDMENT

Case #	Subject Property	Public Hearing Date
ZA-000744-2021	61 Club Course Drive	April 21, 2021

Parcel Data	Property Owner	Applicant
<u>Parcel Number:</u> R550 014 000 0508 0000 <u>Size:</u> approximately .35 acres <u>Address:</u> 61 Club Course Drive	Sea Pines Country Club, Inc. 30 Governors Road Hilton Head Island, SC 29928	E. Richardson LaBruce Finger, Melnick, Brooks & LaBruce, P.A. PO Box 24005 Hilton Head Island, SC 29925-4005
Existing Zoning	Proposed Zoning	
<u>Zoning District:</u> PD-1 (Planned Development Mixed Use) <u>Existing Use:</u> Residential	<u>Zoning District:</u> PD-1 (Planned Development Mixed Use) <u>Proposed Use:</u> Golf Course	

Application Summary:
<p>Request from E. Richardson LaBruce, on behalf of the Sea Pines Country Club, to amend the Official Zoning Map by amending the Planned Development Mixed-Use (PD-1) Zoning District, specifically for the Sea Pines Master Plan, to change the allowed use of a property identified as parcel R550 014 000 0508 0000, located at 61 Club Course Drive, from Residential to Golf Course. The subject property would remain in the PD-1 Zoning District, in the Sea Pines Master Plan.</p>
Staff Recommendation:
<p>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 of this application to Town Council with the following conditions:</p> <ol style="list-style-type: none"> 1. A vegetative screen be planted on lot 13 near the property line between lot 13 and lot 14. 2. A vegetative screen be maintained and/or planted on lot 13 near the property line between lot 13 and Club Course Drive. <p>The recommended conditions are the concurrent with conditions referenced in the letters from the Community Services Associates and the owner of the adjacent property of lot 14 as referenced in the Application Materials as Exhibit A-3 and Exhibit A-4.</p>

Background:

Established in 1989, the Sea Pines Country Club is a 501(c)(7) South Carolina nonprofit corporation that offers resort-level golf, tennis, recreational and social amenities to a diverse group of members. The Sea Pines Country Club (Club) has begun a major renovation project for the golf course practice area. The improvements planned require the relocation of a green waste storage site currently located at the northwestern end of the driving range area, which is used by the Club and the Community Services Associates (CSA). In order to lengthen the driving range facility, the Club plans on relocating the green waste storage site to the property subject to this rezoning request. The subject location is currently a vacant residential lot located immediately west of the current green waste storage area. The applicant has offered to plant a vegetative screen on the subject parcel adjacent to the neighboring parcel located at 63 Club Course Drive and has stated that the view from Club Course Drive will remain unchanged. The view from Club Course Drive is currently densely vegetated.

Applicant's Grounds for ZMA:

The applicant would like to amend the zoning of the property pursuant to the Sea Pines Master Plan. The use of the subject parcel in the Sea Pines Master Plan would need to be amended from residential to golf course to use the property for a green waste storage site. Per the Land Management Ordinance, an amendment to the Sea Pines Master Plan requires a Zoning Map Amendment. The zoning for the subject parcel will remain PD-1.

Summary of Facts and Conclusions:

Findings of Fact:

- The application was submitted on March 22, 2021 as set forth in LMO Section 16-2-103.C and Appendix D-1.
- Per LMO Section 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.
- The LMO Official scheduled the public hearing on the application for the April 21, 2021 Planning Commission meeting, which is a regularly scheduled meeting of the Planning Commission.
- Per LMO Section 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.
- Notice of the April 21, 2021 public hearing was published in the Island Packet on April 4, 2021.
- Per LMO Section 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.
- The applicant mailed notices of the April 21, 2021 public hearing by first-class mail to the owners of record of properties within 350 feet of the subject land on March 26, 2021.
- Per LMO Section 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.
- The LMO Official posted on April 6, 2021 conspicuous notice of the public hearing on the land subject to the application.

Conclusions of Law:

- The application was submitted in compliance with LMO Section 16-2-103.C and Appendix D-1.
- Notice of the public hearing was published, mailed and posted, in compliance with LMO Section 16-2-102.E.2.

As set forth in LMO Section 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:
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<p><i>Criteria 1: Whether and the extent to which the proposed zoning is in accordance with the Comprehensive Plan (LMO Section 16-2-103.C.3.a.i):</i></p>
--

Findings of Fact:

The Comprehensive Plan addresses this application in the following areas:

Excellence Core Value

Strategies & Tactics

- 2.9: Recognize the importance of parks and recreation for the Island community through the development, maintenance, improvement, and enhancement of recreation facilities and programs.
- 3.3: Continue to provide an appropriate range of land uses that accommodate the needs of the community.
- 3.3.1: Provide appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining Island character.

Environment Core Value

Strategies

- 1.1: Examine waste collection options that take into account the unique aspects of the Island and maximize efficient collection.

Economy Core Value

Strategies

- 3.1: Support sustainable redevelopment that preserves the environment, modernizes infrastructure, and creates economic benefit to the greatest extent possible.

Land Use Element

- “Good planning ensures the amount and location of each land use category is balanced and sustainable for the existing and future needs of the community” (pp. 79).

Parks + Recreation Element

Goals & Strategies

- Goal 1, Community Value: To continue to promote and prioritize the value parks and recreation add to the Island community.
- 1.2: Maintain parks and recreation facilities at a high level to maximize value to the community.

Conclusions of Law:

- The proposed rezoning is in accordance with the Comprehensive Plan as described in the Excellence, Environment, and Economy Core Values, and the Land Use and Parks + Recreation Elements as set forth in LMO Section 16-2-103.C.3.a.i.
- The proposed rezoning will be an appropriate modification of the subject parcel’s zoning designation, in compliance with Excellence Strategies 2.9 and 3.1, and Tactic 3.3.1. The applicant proposes to improve and enhance existing recreation facilities in the Sea Pines community to better accommodate the needs of the community and facility users. This is also supported by tenets of the Land Use Element. Doing so is recognition of the importance of recreation for Sea Pines residents and visitors. Rezoning this property to better provide a location for the temporary storage of green waste materials will further enable the facility improvement plans. Island character will be promoted through the proposed low impact development required for the proposed use of the subject parcel, which is a lower impact than its current zoning designation.
- The proposed rezoning will allow the Applicant to provide more efficient waste collection for the golf course operations as supported by Environment Strategy 1.1. The collection of green waste exemplifies the Vision for sustainability exhibited in the Comprehensive Plan and the Environment Core Value.
- The proposed rezoning will reinforce redevelopment that modernizes recreation facilities and creates economic benefit for the Sea Pines community in keeping with Economy Strategy 3.1.
- While the Sea Pines Country Club offers private recreation, the Comprehensive Plan establishes that private facilities, “play a role to serve the island community. They provide significant recreation opportunities to the residents and visitors within each community, and in some cases may offset the use intensity on the Town’s public parks” (pp. 231). Goal 1 and Strategy 1.2 of the Parks + Recreation Element further support the proposed rezoning as an effort towards maintaining and prioritizing recreation facilities as high value commodities for the community. The site improvements that will be facilitated by the proposed rezoning are therefore compatible with the Parks + Recreation Element.

Summary of Facts and Conclusions:

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 Section 16-2-103.C.3.a.ii):

Findings of Fact:

- The subject property is zoned PD-1 and the Sea Pines Master Plan designates the parcel as residential.
- The subject property is surrounded by golf course uses on two sides including being immediately adjacent to the golf course maintenance building.
- The proposed zoning requests the subject property to be designated as golf course use.
- The subject property is under ownership by the Club.

Conclusion of Law:

- The proposed rezoning will allow a use that is compatible with the uses allowed in the immediate vicinity in accordance with LMO Section 16-2-103.C.3.a.ii.

Summary of Facts and Conclusions:

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

Findings of Fact:

- The current PD-1 zoning will remain in place with this rezoning, but the Sea Pines Master Plan use designation is requested to change from residential to golf course.
- The subject property is adjacent to golf course and residential uses.
- The subject property is located off Club Course Drive and can also be accessed from the golf course maintenance driveway which offers convenient access for the proposed use as a green waste storage site for both the Club and the CSA.
- The applicant has offered to plant a vegetative screen on the subject parcel adjacent to the neighboring parcel located at 63 Club Course Drive and has stated that the view from Club Course Drive will remain unchanged. The view from Club Course Drive is currently densely vegetated.

Conclusions of Law:

- The proposed zoning is appropriate for the land in accordance with LMO Section 16-2-103.C.3.a.iii.
- The proposed zoning is appropriate for the land as it is adjacent to the golf course use and the land use impacts are planned to be minimized for the direct neighbor and from Club Course Drive through maintenance of vegetative plantings.

Summary of Facts and Conclusions:

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

Findings of Fact:

- The proposed zoning allows the site to be developed as golf course use, specifically as a green waste storage site.
- The proposed zoning allows the Club to expand the golf practice facility and driving range and expand the services offered at the Club. This improvement is intended to modernize the Club's facilities to meet the needs of its membership.

Conclusions of Law:

- The rezoning would fulfill a demonstrated community need in accordance with LMO Section 16-2-103.C.3.a.iv.
- The proposed rezoning will allow expansion of a golf course use which is a demonstrated community need.

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:

- The proposed zoning allows and future development of the subject property for golf course use and meets the Town's Our Plan that encourages modernizing existing facilities without substantial expansion of development footprint areas.
- The Town's overall zoning program allows flexibility in the PD-1 Zoning District by allowing land uses and assigned density to change to address changing needs in the community.

Conclusions of Law:

- The proposed zoning is consistent with the overall zoning program as expressed in Our Plan in accordance with LMO Section 16-2-103.C.3.a.v.
- The proposed rezoning will allow the PD-1 zoning designation to remain but change the subject parcel's Master Plan designation from residential use to golf course use.

Summary of Facts and Conclusions:

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 Section 16-2-103.C.3.a.vi):

Findings of Fact:

- The subject property is currently zoned PD-1 as part of the Sea Pines Master Plan.
- The proposed rezoning does not change the zoning designation, it only redefines the use allowed for the subject property.

Conclusion of Law:

- The proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts in accordance with LMO Section 16-2-103.C.3.a.vi because the existing base zoning district will remain PD-1.

Summary of Facts and Conclusions:

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 Section 16-2-103.C.3.a.vii):

Findings of Fact:

- The subject property is currently vacant and provides no economic impacts.
- The proposed zoning allows the subject property to be developed for golf course use, which will result in the ability for the Club to complete renovations to existing facilities and provide immediate economic impacts.

Conclusion of Law:

- The proposed zoning would allow the subject property to be put to a reasonably viable economic use in accordance with LMO Section 16-2-103.C.3.a.vii.

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 Section 16-2-103.C.3.a.viii):

Findings of Fact:

- The site has direct access to Club Course Drive and the golf course maintenance driveway.
- The site already has adequate infrastructure and public facilities serving the existing development.

Conclusion of Law:

- The proposed zoning would result in development that can be and is already served by available public facilities in accordance with LMO Section 16-2-103.C.3.a.viii.

Summary of Facts and Conclusion:

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

Findings of Fact:

- The proposed rezoning from residential to golf course use is consistent with similar uses within the affected area.
- The changing conditions in the affected area are the Club’s major renovation project intended to modernize the Club’s existing practice facility.

Conclusion of Law:

- The proposed rezoning is appropriate due to the changes in the area, in accordance with LMO Section 16-3-103.C.a.ix.

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:

ML

Missy Luick
Senior Planner

April 2, 2021

DATE

REVIEWED BY:

TL

Teri B. Lewis, AICP
Deputy Director of Community Development

April 9, 2021

DATE

REVIEWED BY:

ND

Nicole Dixon, AICP, CFM
Development Review Administrator

April 7, 2021

DATE

REVIEWED BY:

AC

Anne Cyran, AICP
Senior Planner & Planning Commission Board Coordinator

April 5, 2021

DATE

ATTACHMENTS:

- A) Application Materials
- B) Vicinity Map
- C) Site Photos

BACKGROUND OF PROJECT:

Established in 1989, the Sea Pines Country Club is a 501(c)(7) South Carolina nonprofit corporation that offers resort-level golf, tennis, recreational and social amenities to a diverse group of members. As part of its commitment to serve its membership, the Club has begun a major renovation project intended to modernize the Club's existing golf practice facility. An illustrative depiction of the practice facility's renovations is attached hereto as **EXHIBIT "A-2"** and is incorporated herein by reference (the "**Renovation Plans**"). The Club, as shown on the Renovation Plans, will double the size of the practice putting greens, renovate and redesign the "short game" practice area, incorporate more target greens within the driving range, expand the driving range tee area to increase player capacity and player safety, and lengthen the driving range beyond its existing two hundred and fifty (250) yard limitation.

Currently, the northwestern end of the driving range area is being used by the Club and CSA as a temporary storage site for green waste, in which grass clippings, plant prunings, leaves, mulch, and other green waste generated through routine landscape maintenance are deposited in a safe and environmentally sensitive manner until the green waste can be removed. In order to lengthen the driving range facility, the Club intends to relocate the temporary storage site for green waste from its current location to the Property, a vacant lot located immediately to the west of the current temporary storage site.

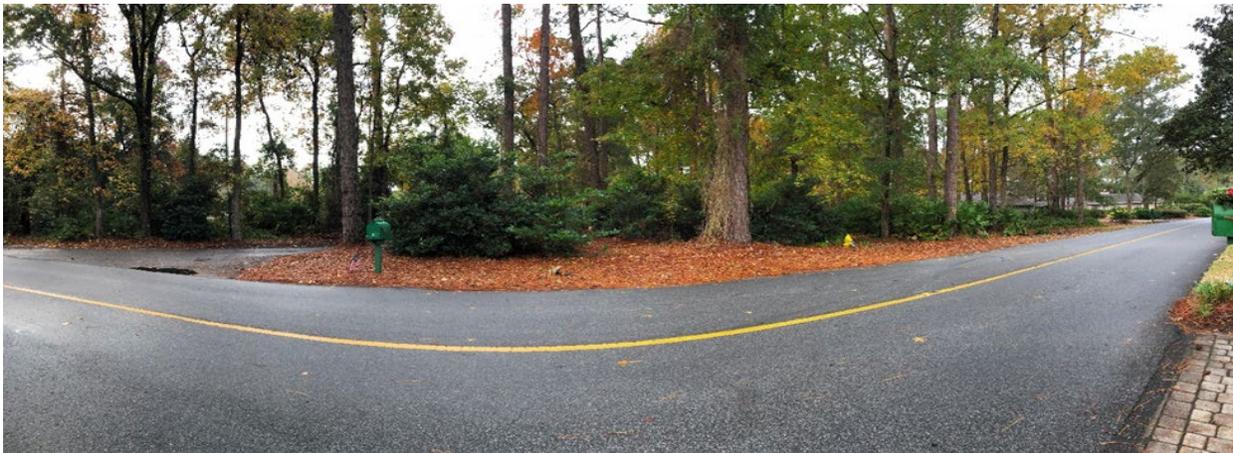


Figure 2. View of the shared boundary line between 59 Club Course Drive (to the left), which is the existing green waste site, and the Property (to the right). Image taken in December of 2020.

Although the expansion requires the relocation of the green waste site from its current location to the Property, the view from Club Course Drive will remain unchanged. Moreover, both CSA and the owners of 63 Club Course Drive, the lot adjacent to the Property, are in support of the practice facility renovation and the Application. Letters in support from CSA and the owners of 63 Club Course Drive are attached hereto as **EXHIBIT "A-3"** and **EXHIBIT "A-4"** respectively, and are incorporated herein by reference.

REQUEST:

The Property is zoned as Residential pursuant to the Sea Pines Master Plan. In order to relocate the temporary storage site from its current location to the Property, the Sea Pines Master Plan should be amended to reflect the change in use from Residential to Golf Course. In accordance with the Land Management Ordinance, an amendment to the Sea Pines Master Plan requires a Zoning Map Amendment. *See LMO §§ 16-2-102.C & 16-2-102.D.*

ANALYSIS:

The Land Management Ordinance (the “**LMO**”) establishes the standards for the review of an application for a Zoning Map Amendment. For the reasons set forth herein, the Owner contends that the Application satisfies or exceeds all of the applicable requirements for a Zoning Map Amendment set forth in the LMO.

CRITERIA 1: WHETHER AND THE EXTENT TO WHICH THE PROPOSED ZONING IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN?

The Property is zoned as Residential pursuant to the Sea Pines Master Plan. The proposed amendment requests amending the zoning designation to Golf Course. Rezoning the Property from Residential to Golf Course is not only consistent with the seven Core Values set forth in the *2020-2040 Comprehensive Plan for the Town of Hilton Head Island, South Carolina* (the “**Comprehensive Plan**”) but it also directly furthers at least three of these Core Values.

For years, golf and tennis were the engines that drove the tourism and retirement-based **economy** of Hilton Head.¹ Consistent with the Town’s Core Value to revitalize and modernize the economy, the rezoning of the Property will allow the Owner to modernize its practice facilities to provide a better product to its existing members while also attracting a more diverse group of potential new members and guests.² The new practice facilities will provide a comfortable location for current members to better their game and/or engage in a recreational activity that is less time-consuming than a traditional round of golf. Perhaps even more importantly, improved and modernized driving ranges and putting greens have proven to be effective at introducing new players to the game of golf. This innovative redesign of an existing facility is consistent with the Comprehensive Plan’s desire to “build on the current strengths in the economy” and encourage the re-purposing of existing commercial facilities.³

¹ Comp. Plan, pgs. 73 & 256.

² Comp. Plan, p. xv.

³ Comp. Plan, pgs. 139 - 144.

Attachment A - Application Materials

Of the nine priority elements identified in the Comprehensive Plan, only one is not a required element of consideration under South Carolina law: **Recreation**.⁴ Nevertheless, the oversized importance of recreational opportunities to the Town is evidenced by its inclusion as the sole additional priority element of the Comprehensive Plan. While the Town's publically-owned and publically-managed facilities are the primary topic of the Comprehensive Plan, the crucial role played by private recreational facilities does not go unnoted: "They provide significant recreation opportunities to the residents and visitors within each community, and in some cases may offset the use intensity on the Town's public parks."⁵ While demand for these activities fluctuate, the Comprehensive Plan acknowledges that "there is a cohort of people who live and work on the Island who golf and play tennis as their primary recreational outlet."⁶

Moreover, modernizing the practice facilities of the Sea Pines Country Club will further the Town's goal of promoting "to Island visitors the destination as a best-in-class, well-maintained, coastal Island residential and resort community ..."⁷ and fostering "an economy that includes support for a healthy aging population and allows for aging in place."⁸ As noted by the Town's *Future Vision and Strategic Action Plan* (the "**Future Vision Plan**"): "In 2015, the median age [on the Island] was 54.1 and is forecast to increase. Confronting an aging population and the attendant impacts on community character was a significant concern to some community residents during the visioning sessions."⁹ By investing capital into greatly improving its existing facilities, the Owner is embracing the Town's *Ideal of Excellence* as incorporated within the Core Values of the Comprehensive Plan and addressing a demonstrated need for recreational outlets for the Town's population.¹⁰

Rezoning the Property from Residential to Golf Course is essential to ensuring that Sea Pines Country Club and CSA will continue to have access to a green waste site. Operation of a green waste site furthers the Comprehensive Plan's goals of **environmental sustainability** and is consistent with the Core Ideal of "redefining environmental sustainability."¹¹ The green waste site offers an innovative alternative to waste management that "take[s] into account the unique aspects of the Island and maximize[s] efficient

⁴ S.C. Code Ann. § 6-29-510(D).

⁵ Comp. Plan, p. 231.

⁶ Comp. Plan, p. 256.

⁷ Comp. Plan, p. 145.

⁸ Comp. Plan, p. 145.

⁹ Future Vision Plan, p. 8.

¹⁰ Comp. Plan, p. xv.

¹¹ Comp. Plan, p. xv.

Attachment A - Application Materials

collection.”¹² It also provides an opportunity for a local organization to promote and educate alternative waste management practices.¹³

The proposed rezoning is also consistent with the Comprehensive Plan’s **land use** elements. As noted by the Comprehensive Plan, “managing growth will continue” to be a major factor in future development on Hilton Head but with a new “focus on redevelopment including creative strategies to adapt to unique conditions.”¹⁴ Converting a single lot zoned Residential to Golf Course will assist – albeit minimally – with reducing the overall number of residentially zoned properties within the Town while transforming the Property into a new, fully compatible use within the Sea Pines PUD.

As far as the remaining elements of the Comprehensive Plan and the Core Ideals of the Town, the proposed rezoning has no obvious impact given the very limited nature of the request – a rezoning of a small residential lot within a PUD. Nevertheless, the proposal is not inconsistent with any of the elements of Comprehensive Plan. Ultimately, the rezoning of the Property will offer the Owner the opportunity to accommodate the needs of its membership, to respond to the demands of the market, and to modernize and improve its facilities in a minimally invasive way.

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?

The Property is currently zoned Residential and the proposed rezoning requests that the Property be zoned Golf Course. To the north (across Club Course Drive) and the west of the Property are improved single-family residences on lots zoned as Residential. To the south and the east, the Property is surrounded by property of Sea Pines Country Club, all of which are zoned as Golf Course. As such, the proposed rezoning will be compatible with other uses allowed in the immediate vicinity of the Property.

CRITERIA 3: WHETHER AND THE EXTENT TO WHICH THE PROPOSED ZONING IS APPROPRIATE FOR THE LAND?

The Applicant believes the Property is uniquely suitable for the proposed use in the Application. Although the expansion requires the relocation of the green waste site from its current location to the Property, the view from Club Course Drive will remain unchanged. The fact that the green waste site is currently located

¹² Comp. Plan, p. 127.

¹³ Comp. Plan p. 127-128.

¹⁴ Comp. Plan, p. 79.

Attachment A - Application Materials

on the parcel immediately to the east of the Property further illustrates that the proposed use is appropriate for the land. The Property has direct access to Club Course Drive and access to any utilities necessary for the operation of the Property. Finally, as noted herein, both CSA and the owners of 63 Club Course Drive, the lot adjacent to the Property, are in support of the practice facility renovation and the Application.

CRITERIA 4: WHETHER AND THE EXTENT TO WHICH THE PROPOSED ZONING ADDRESSES A DEMONSTRATED COMMUNITY NEED?

The Property is currently vacant. Rezoning the Property will permit the Owner to offer a high class, fully functioning practice facility to its members and the market at large. Designed and built decades ago – when many amateurs and professionals were still using fairway woods made of persimmon rather than steel - the existing practice facility must similarly evolve with the technological advancements made in golf. New clubs have increased the distance of many players, necessitating a longer driving range. The creation of multiple target greens visible from various angles and approaches is intended to encourage young families and professionals to participate in golf, as the practice facility will offer a more course-like experience without the corresponding time commitment.¹⁵

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?

The Applicant submits that the proposed rezoning and future development of the Property meets the spirit of the Town's future plans. As noted in the Future Vision Plan, modernizing existing facilities without a substantial expansion of development footprint areas should be a focus for future growth within the Town.¹⁶ Moreover, developments should ideally (i) engage with young professionals to support a stronger core living within the Town, and (ii) apply the concept of healthy aging to make Hilton Head the premier location for retirees and others.¹⁷ The proposed rezoning of the Property and its future development support each of these ideals.

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?

The rezoning proposed in the Application maintains the PD-1 base zoning district; however, it amends the Sea Pines Master Plan to change the use of the Property from Residential to Golf Course. As noted herein,

¹⁵ Comp. Plan, p. 182.

¹⁶ Future Vision Plan, p. 39.

¹⁷ Future Vision Plan, pgs. 35, 38-39.

Attachment A - Application Materials

the property to the south and the east of the Property are already designated as Golf Course use on the Sea Pines Master Plan; thus, an inappropriately isolated zoning district would not be created by the proposed rezoning.

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?

Currently, the Property is vacant and providing no economic impacts. The proposed rezoning and development of the Property will permit the Owner to complete much needed renovations to existing facilities and provide an immediate economic impact.

CRITERIA 8: WHETHER AND THE EXTENT TO WHICH THE PROPOSED ZONING WOULD RESULT IN DEVELOPMENT THAT CAN BE SERVED BY SUITABLE PUBLIC FACILITIES?

The rezoning proposed in the Application can be served by existing public facilities.

CRITERIA 9: WHETHER AND THE EXTENT TO WHICH THE PROPOSED ZONING IS APPROPRIATE DUE TO ANY CHANGED OR CHANGING CONDITIONS IN THE AFFECTED AREA?

As noted thoroughly herein, the proposed rezoning of the Property from Residential to Golf Course is consistent with similar uses throughout the affected area.

CONCLUSION:

The requested rezoning, albeit of small scale and nominal impact, is not only in conformance but furthers the Town's Comprehensive Plan as set forth herein. The Applicant believes that the Application meets the review standards set forth in the LMO and, as such, respectfully requests that the Planning Commission:

1. Review the Application and all other evidentiary material entered into the record and find as follows:
 - a. That the Application and the supporting evidence of record establish that the requested zoning map amendment is in accordance with the Town's Comprehensive Plan; and,

Attachment A - Application Materials

- b. That the Application and the supporting evidence of record establish that the requested zoning map amendment allows a use that is compatible with the uses allowed on other property in the immediate vicinity; and,
 - c. That the Application and the supporting evidence of record establish that the requested zoning map amendment is appropriate for the Property; and,
 - d. That the Application and the supporting evidence of record establish that the requested zoning map amendment addresses a demonstrated community need; and,
 - e. That the Application and the supporting evidence of record establish that the requested zoning map amendment is consistent with the overall zoning program as expressed in future plans for the Town; and,
 - f. That the Application and the supporting evidence of record establish that the requested zoning map amendment avoids the creation of an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts; and,
 - g. That the Application and the supporting evidence of record establish that the requested zoning map amendment allows the Property to be put to a reasonably viable economic use; and,
 - h. That the Application and the supporting evidence of record establish that the requested zoning map amendment results in development that may be served by adequate and suitable public facilities; and,
 - i. That the Application and the supporting evidence of record establish that the requested zoning map amendment is appropriate due to changed or changing conditions in the affected area; and,
2. Recommend to the Town Council for the Town of Hilton Head Island, South Carolina, to approve the Application and the rezoning of the Property from Residential, as designated by the Sea Pines Master Plan, to Golf Course.

Attachment A - Application Materials

Respectfully submitted on behalf of the Applicant on this 22nd day of March, 2021.

March 22, 2021
Hilton Head Island, SC.

s/ E. Richardson LaBruce
E. Richardson LaBruce
FINGER, MELNICK, BROOKS & LABRUCE, P.A.
Post Office Box 24005
Hilton Head Island, SC 29925-4005
Telephone: (843) 681-7000
Email: erlabruce@fingerlaw.com
Attorney(s) for Sea Pines Country Club, Inc.

EXHIBIT A-1
(THE PROPERTY)

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as Lot Number 13 on the Plat of Club Course Drive I Subdivision of Sea Pines Plantation. Said property having the dimensions, metes, and bounds as shown on the Plat thereof recorded in Plat Book 20 at Page 59 in the Register of Deeds Office for Beaufort County, South Carolina.

This being the same property conveyed to Sea Pines Country Club, Inc., by Sea Pines Resort, LLC, on February 8, 2019, which deed was recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, on February 14, 2019, in Record Book 3737 at Page 2723.

TMS No. R550-014-000-0508-0000

EXHIBIT A-2
(THE RENOVATION PLANS)

Practice Facility Upgrades

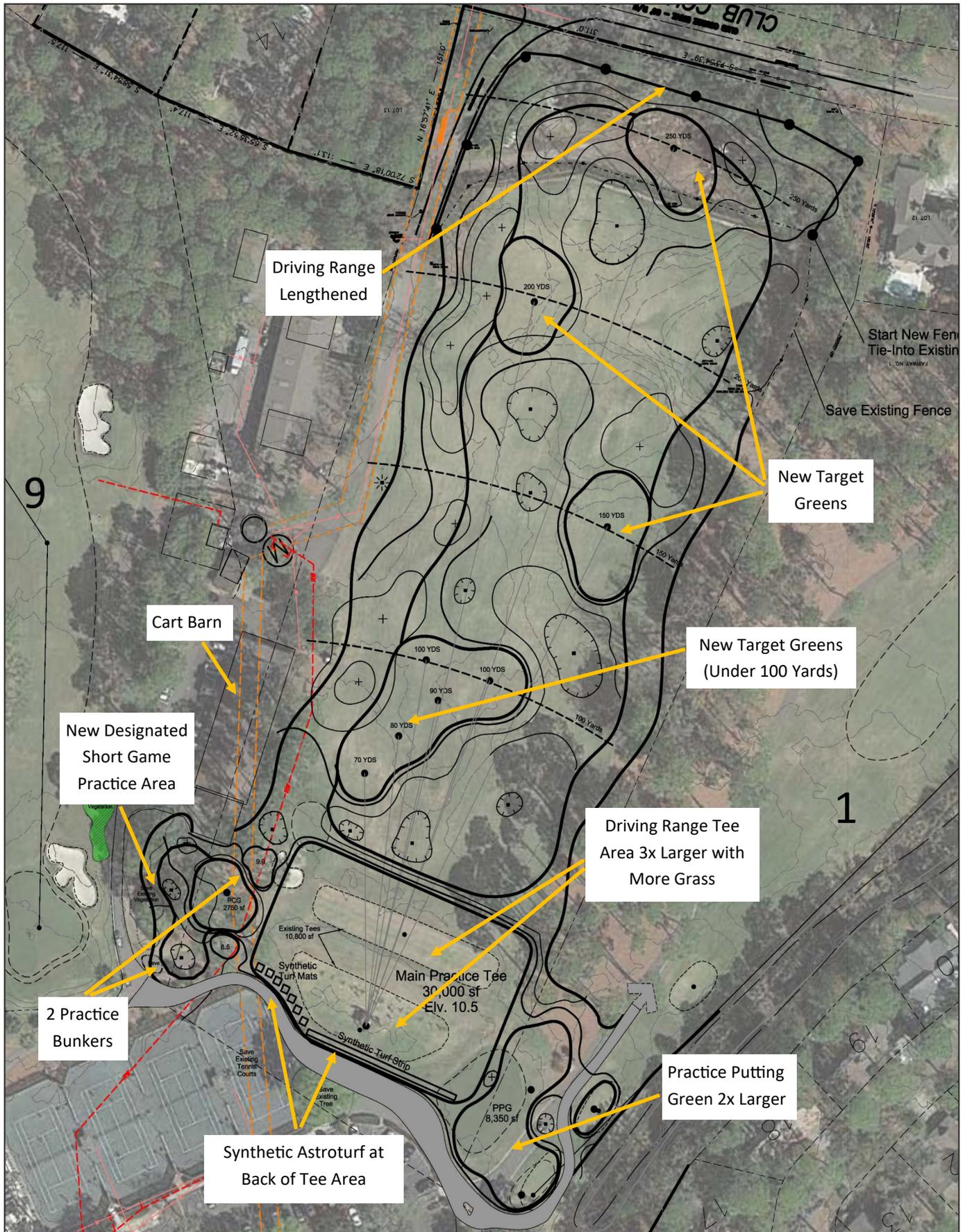


EXHIBIT A-3
(LETTER OF SUPPORT FROM CSA)



ADMINISTRATION DEPARTMENT
OFFICE (843) 671-1343 • INFO@CSASEAPINES.COM • FAX (843) 671-2621
WWW.SEAPINESLIVING.COM

February 3, 2021

Robbie Ames
Sea Pines Country Club
30 Governors Road
Hilton Head Island, SC 29928

Re: Lot # 13, 61 Club Course Drive

Mr. Ames,

CSA is aware of the Sea Pines Country Club's driving range renovation project, to extend the nets on the driving range and recognizes the need to relocate the current site of green waste storage, collected by CSA.

Please be advised that CSA supports the Country Club's effort to rezone lot # 13, 61 Club Course Drive, from residential to Country Club usage and the following to be true:

- Intent to rezone is to accommodate a new green waste pick up point;
- Goal is to preserve the property in its natural state and remove just a handful of trees in the middle of the lot, allowing CSA to easily pick up the green waste;
- Assurance to keep the natural borders on Club Course Drive and on the property line for 63 Club Course Drive.

Please do not hesitate to contact me for further discussion.

Sincerely,

A handwritten signature in blue ink, appearing to read "SAB", is written over a light blue horizontal line.

Sam Bennett
President
Community Services Associates, Inc.

EXHIBIT A-4
(LETTER OF SUPPORT FROM OWNERS OF ADJACENT LOT)

**David and Gail Bisbee
63 Club Course Drive
Hilton Head Island, SC 29928**

Sea Pines Country Club
Attn: Robbie Ames
30 Governors Road
Hilton Head Island, SC 29928

**Re: Lot #13, 61 Club Course Drive
(hereinafter the "Lot")**

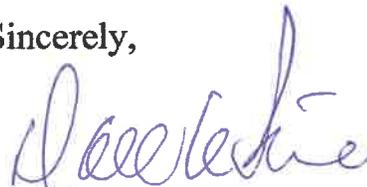
Dear Robbie,

As you know, we are the owners of 63 Club Course Drive and members of Sea Pines Country Club ("SPCC"). SPCC has advised us of their proposed use of the Lot and necessity for zoning change to accommodate that use. We have been advised that the proposed use of the Lot is for temporary storage and a pick-up point for golf course green waste. We have also been advised that SPCC:

- a. will not clear-cut the Lot but will leave as many trees standing as possible;
- b. will not store chemicals or noxious or hazardous substances on the Lot; and
- c. that a hedge screen will be planted near the lot line between our property and the Lot.

Accordingly, we fully support the planned use of the Lot and the rezoning to permit that use.

Sincerely,



David & Gail Bisbee

February 5, 2021

Mr. Robbie Ames
Rames@seapinescountryclub.com

**Re: SEA PINES COUNTRY CLUB
(30 GOVERNORS ROAD)**

Dear Robbie:

The Sea Pines Architectural Review Board approved the application submitted to relocate and add to the safety netting at the end of the driving range on Club Course Drive.

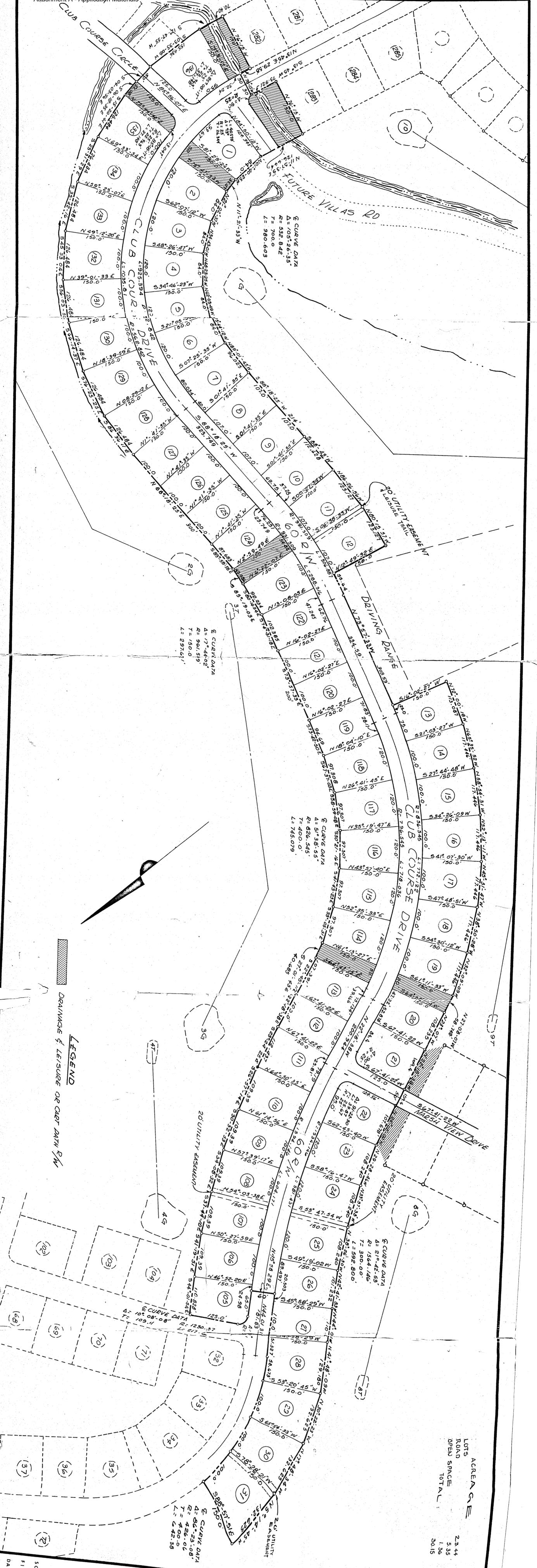
It will not be necessary to pay an escrow deposit for compliance and clean up but please call me when the project is complete so I can do a final inspection.

You may call me if you have any questions.

Sincerely,



**Ken Rabon
Administrator**



LEGEND
 [Hatched Box] DRAINAGE & LEISURE OR CART PATH P/W

ACRES	LOTS
23.44	35
5.35	12
1.36	10
20.15	TOTAL

A PLAT OF SECTION 1 CLUB COURSE DRIVE

30.15 AC. A SECTION OF SEA PINES PLANTATION HILTON HEAD ISLAND SOUTH CAROLINA COUNTY OF BEAUFORT

WE GILBERT & ASSOC. CONSULTING ENGRS. GREENWOOD, S.C.

RECORDED IN 59 BOOK 20 PAGE 31

REPLACES PLATS IN BOOK 93 PAGE 30

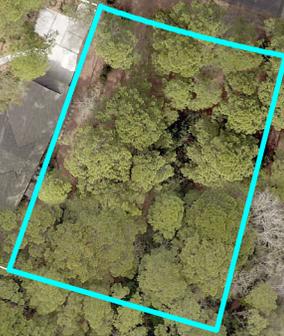
REVISED 7-11-72

SCALE: 1"=100'

FILE: DATE:



CLUB COURSE DRIVE



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

Town of Hilton Head Island
61 Club Course Dr (Lot 13 of Club Course Dr I Subdivision of Sea Pines Plantation)
Attachment B - Vicinity Map



100 50 0 100 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.

















