



Town of Hilton Head Island
Planning Commission Meeting
Wednesday, October 19, 2022, 2:00 p.m.
AGENDA

The Planning Commission Meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers. The meeting can be broadcast and can be viewed at: [Beaufort County Channel](#), the [Town of Hilton Head Island Public Meetings Facebook Page](#) and Spectrum Channel 1304.

1. Call to Order

2. Pledge of Allegiance

3. 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.

4. Swearing in Ceremony for Reappointed Commissioners – John Campbell and Mark O’Neil – *Performed by Josh Gruber, Deputy Town Manager*

5. Roll Call

6. Approval of Agenda

7. Approval of Minutes

a. Meeting of August 17, 2022

8. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. the day prior to the scheduled meeting. Comments submitted through the portal will be provided to the Commission and made part of the official record.

9. Unfinished Business – None

10. New Business

a. Mid-Island District and Tract – Presentation by Consultant

b. STDV-002190-2022 – Request from Nadine Chaplin, owner of R510 010 000 030D 0000, to name a new access easement off Spanish Wells Road. There are no other affected parcels. *Presented by Fire Rescue Staff*

c. STDV-002205-2022 – Request from Brett Callaghan, with HH Acquisition Partners, LLC, to name a new driveway located at 15 Wimbledon Court. The affected parcel is R510 009 000 1205 0000. *Presented by Fire Rescue Staff*

d. STDV-002403-2022 – Request from Octavio Roman Gonzalez, owner of R510 003 000 0169 0000, to name a new driveway located at 27 Orage Lane. There are no other affected parcels. *Presented by Fire Rescue Staff*

11. Commission Business

- a. Committee assignments – LMO Committee

12. Chairman's Report

13. Committee Reports

14. Staff Reports

- a. Robert Trent Jones Driving Range Net Height Interpretation – *Presented by Shawn Colin*
- b. Quarterly Report: July – September 2022

15. Adjournment

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

August 17, 2022, at 3:00 p.m.

MEETING MINUTES

Present from the Commission: Mike Scanlon, Chairman; Alan Perry, Vice Chairman; Bruce Siebold; Rick D'Arienzo; Stephen Alfred; Mike Henz

Absent from the Commission: John Campbell (excused); Mark O'Neil (excused); Jim Collett (unexcused)

Present from Town Council: Tom Lennox; Alex Brown; Glenn Stanford

Present from Town Staff: Shawn Colin, Assistant Town Manager - Community Development; Mac Deford, Jr., General Counsel; Missy Luick, Community Planning Manager; Jennifer Ray, Capital Program Manager; Jeff Buckalew, Town Engineer; Chris Yates, Development Services Manager; Nicole Dixon, Development Review Program Manager; Nicté Barrientos, Assistant Planner – Economic Development; Karen Knox, Senior Administrative Assistant, Brian Glover, Administrative Assistant

Others Present: Chris Creed, PE, Principal/Vice President; Zac Bedell, PE, Olsen Associates, Inc.; Alan Wolf, Director of Operations, SERG Restaurant Group; Josh Tiller, J.K. Tiller Associates

1. Call to Order

Chairman Scanlon called the meeting to order at 3:00 p.m.

2. Pledge of Allegiance

3. 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.

4. Swearing in Ceremony for Reappointed Commissioners – John Campbell and Mark O'Neil – Both Mr. Campbell and Mr. O'Neil were unable to attend today's meeting and will be reappointed at the next meeting.

5. Roll Call – as noted above.

6. Approval of Agenda

Chairman Scanlon asked for a motion to approve the agenda. Commissioner Alfred moved to approve. Commissioner Perry seconded. By show of hands, the motion passed with a vote of 6-0-0.

7. Approval of Minutes

a. Meeting of May 18, 2022

Chairman Scanlon asked for a motion to approve the minutes of the May 18, 2022, meeting. Commissioner Siebold moved to approve. Commissioner D'Arienzo seconded. By show of hands, the motion passed with a vote of 6-0-0.

8. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. Several comments were received, and they were given to the entire Commission and will be made part of the record.

Mr. Skip Hoagland spoke on various topics concerning the Town.

9. Unfinished Business – None

10. New Business

a. Nomination and Election of Officers for July 1, 2022 – June 30, 2023, term.

Chairman Scanlon asked for nominations for Chairman. Commissioner Siebold nominated Chairman Scanlon. Commissioner Perry seconded. By a show of hands, the motion passed with a vote of 6-0-0.

Chairman Scanlon asked for nominations for Vice Chairman. Commissioner Alfred nominated Commissioner Perry. Commissioner Henz seconded. By a show of hands, the motion passed with a vote of 6-0-0.

b. Update on CIP Program and how the Priority Projects Recommended were incorporated – *presented by Jennifer Ray.*

Jennifer Ray, Capital Program Manager gave the Committee an update on the CIP Program and how the Priority Projects that were recommended were incorporated. After Ms. Ray's presentation, she answered questions posed to her by the Commission. Chairman Scanlon thanked Ms. Ray for her presentation.

c. Draft Beach Management Plan – *presented by Jeff Buckalew.*

Jeff Buckalew, Town Engineer stated that local comprehensive beach management plans are required to be reviewed by the local government every five years. Additionally, updated revisions are required to be submitted for state approval every ten years. DHEC has prepared interim guidelines to assist communities preparing to revise their local comprehensive beach management plans while the state plan is being revised. The Town's plan was last approved by SCDHEC OCRM in August 2017. Mr. Buckalew reviewed the Beach Management Plan with the Commission and answered questions posed to him by the Commission. Commissioner Alfred moved that the Planning Commission endorse the updated Local Comprehensive Management Plan and forward a recommendation to Town Council for adoption. Commissioner Perry seconded. By a show of hands, the motion passed with a vote of 6-0-0.

Mr. Chris Creed, Olsen Associates, Inc. gave a brief review of the beach management history and future program planning. After his presentation, he answered questions posed to him by the Commission.

- d. **Proposed Amendments to Rules of Procedure – presented by Missy Luick.**
Missy Luick stated that a proposed amendment was put forth for review by the Commission. First, the amendment would add a statement allowing the board to revise and republish the meeting schedule by majority vote. Second, it would revise the meeting schedule to meet once per month. Commissioner Alfred moved that the Planning Commission approve the amendment. Commissioner Perry seconded. By show of hands, the motion passed with a vote of 6-0-0.

- e. **Proposed Revised 2022 Meeting Schedule – presented by Missy Luick.**
Following the amendment to the meeting schedule, The Commission discussed when to hold one meeting per month. The Commission proposed the meetings would be held on the 3rd Wednesday of month at 2:00 p.m. Commissioner Perry moved the Planning Commission approve the change in schedule. Commissioner Siebold seconded. By show of hands, the motion was passed 6-0-0.

10. Commission Business

a. Committee Assignments

Chairman Scanlon stated for the time being he recommends keeping the Committee assignments the same and asked the Commissioners if anyone wanted to change to a different Committee to let him know.

b. Potential LMO Text Amendment for Workforce Housing Conversion – presented by requestor.

Alan Wolf presented a potential amendment to the Workforce Housing Conversion for discussion and review. The amendment changes the definition on a housing unit. The amendment was well received by the Commission.

After discussion, Chairman Scanlan recommended the addition of data covering similar projects already completed. The amendment will be presented for LMO review September 1, 2022.

11. Chairman's Report

12. Committee Reports

Rules of Procedure – no report

CIP Committee – Mark O'Neil is excused

Comp Plan Committee – Mr. Campbell is excused

Gullah Geechee Task Force – no report

LMO Committee – no report

13. Staff Reports –

a. Discussion of Development Review Process – Nicole Dixon

Nicole Dixon presented a potential change to the Design Review process. This change would be made to include the Planning Commission in the review process. The Commission discussed how to determine if a project requires review by the Planning

Commission. As discussed, only major projects (5 or more units) will come before the Planning Commission. There was expressed interest in reviewing more than just the major projects, however this is still up for discussion.

b. Quarterly Report: January – March 2022

Missy Luick stated the report was in the Agenda Packet.

c. Quarterly Report: April – June 2022

Missy Luick stated the report was in the Agenda Packet.

14. Adjournment

Chairman Scanlon adjourned the meeting at 5:02 p.m.

Submitted by: Brian Glover,
Administrative Assistant

Approved: [DATE]

DRAFT



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-002190-2022	Nadine Manor	October 19, 2022

Location	Applicant	Agent
In the vicinity of 559 Spanish Wells Road R510 010 000 030D 0000	Nadine Chaplin P.O. Box 21293 Hilton Head Island, SC 29926	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf of Nadine Chaplin, proposes to name a vehicular access easement Nadine Manor. Located off Spanish Wells Road, Nadine Manor provides direct access to the possibility of nine dwelling units.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject vehicular access easement Nadine Manor based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

The subject vehicular easement is located off of Spanish Wells Road. An application was submitted in 2019 to place 4 dwelling units on the lot. Based on zoning the lot can accommodate up to 9 dwelling units. As a result, the vehicular access easement must be named to provide the dwelling units with addresses.

Nadine Chaplin submitted three names for consideration. See Attachment B, Applicant's Narrative. Fire Rescue selected Ms. Chaplin's first choice for the name.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the

application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Nadine Manor is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Nadine Manor is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Nadine Manor will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Nadine Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Nadine Manor is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Nadine Manor is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Nadine Manor does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Nadine Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street name Nadine Manor was selected because it represents the history of this parcel using the owners first name.

Conclusion of Law:

1. The proposed street name, Nadine Manor, meets the requirements of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Nadine Manor is the only street that provides access to the subject properties.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Nadine Manor does not continue through an intersection.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Nadine Manor would not make a right-angle turn.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed street name is Nadine Manor.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Finding of Fact:

1. The proposed street name is Nadine Manor.

Conclusion of Law:

1. The proposed street name, Nadine Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JBF

Joheida Fister
Deputy Fire Chief

October 1, 2022

DATE

REVIEWED BY:

ND

Nicole Dixon, AICP, CFM
Development Review Program Manager

10/10/22

DATE

ATTACHMENTS:

- A) Location Map
- B) Application Plan
- C) Applicant's Narrative



OAKVIEW ROAD

SPANISH-WELLS-ROAD

SPANISH-WELLS-ROAD

MARSHLAND-ROAD

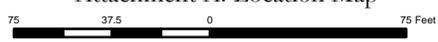
Subject Property

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

Town of Hilton Head Island

STDV-2190-2022

Attachment A: Location Map



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.

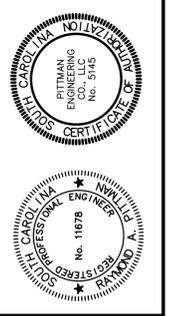
Tuesday, March 31, 2020 3:46:27 PM

C:\Users\mays\Desktop\From 5 Drive\Projects\Nadine Chaplin\19-162 Chaplin Property HHI\Drawings\Construction Plans\19-162 - Layout - Plan.dwg



APPROVED
By sheaf at 3:10 pm, Sep 01, 2022

REV.	REVISIONS	BY	DATE



Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

LAYOUT AND SIGHT DISTANCE PLAN
CHAPLIN PROPERTY
HILTON HEAD ISLAND, SOUTH CAROLINA
Prepared For
NADINE CHAPLIN

Project No. 19-162
Drawn By: DMB
Designed By: DMB
Checked By: RAP
Scale: 1"=30'
Date: 03/30/20

SHEET
C1.2

CHAPLIN PROPERTY

ATTACHMENT C

Narrative

NADINE WAY

I selected Nadine Way because it is my first name and out of all of the properties that I own, this will be my flagship property. Therefore, I wanted it to reflect who I am and nothing more can reflect me more than my name.

LEZETTE LANE

I selected Lezette Lane because it is my middle name and out of all of the properties that I own, this will be my flagship property. Therefore, I wanted it to reflect who I am and nothing more can reflect me more than my name.



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 NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-002205-2022	Memories Lane	October 19, 2022

Location	Applicant	Agent
In the vicinity of what was previously 15 Wimbledon Court R510 009 000 1205 0000	Brett Callaghan (Agent) HH Island Acquisition Partners, LLC 9654 North Kings Hwy Unit 101 Myrtle Beach, SC 29572	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf of HH Island Acquisition Partners, LLC, proposes to name a vehicular driveway Memories Lane. Located off Folly Field Road, Memories Lane provides direct access to 9 Buildings.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject vehicular driveway Memories Lane based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

The subject vehicular driveway is located off of Folly Field Road. An application was submitted in 2022 to build 9 buildings as part of a new development. As a result, the vehicular driveway must be named to provide the buildings with individual addresses.

HH Island Acquisition Partners, LLC submitted four names for consideration. See Attachment B, Applicant's Narrative. Fire Rescue selected Memories Lane as many of the other submittals were duplicated in the County.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Memories Lane is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Memories Lane is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Memories Lane will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Memories Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Memories Lane is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Memories Lane is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Memories Lane does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Memories Lane/ , **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street name Memories Lane was selected because it represents the nature of the property and the reason for visiting the property.

Conclusion of Law:

1. The proposed street name, Memories Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Memories Lane is the only street that provides access to the subject properties.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Memories Lane does not continue through an intersection.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Memories Lane would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
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7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed street name is Memories Lane.

Conclusion of Law:

1. The proposed street name, Memories Lane **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Finding of Fact:

1. The proposed street name is Memories Lane.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JBF

Joheida Fister
Deputy Fire Chief

October 1, 2022

DATE

REVIEWED BY:

ND

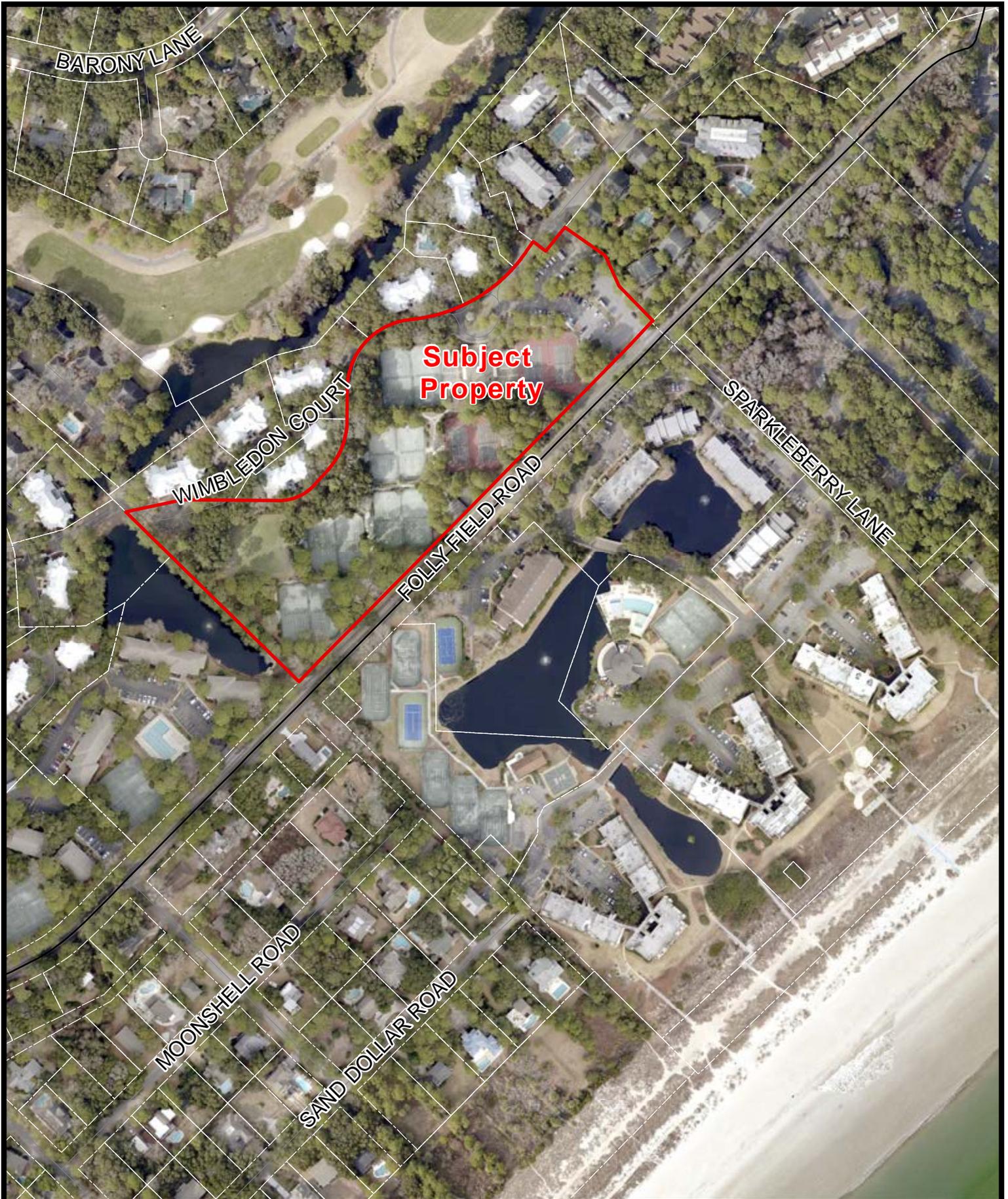
Nicole Dixon, AICP, CFM
Development Review Program Manager

10/10/22

DATE

ATTACHMENTS:

- A) Location Map
- B) Application Plan
- C) Applicant's Narrative



**Subject
Property**

BARONY LANE

WIMBLEDON COURT

FOLLY FIELD ROAD

SPARKLEBERRY LANE

MOONSHELL ROAD

SAND DOLLAR ROAD

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

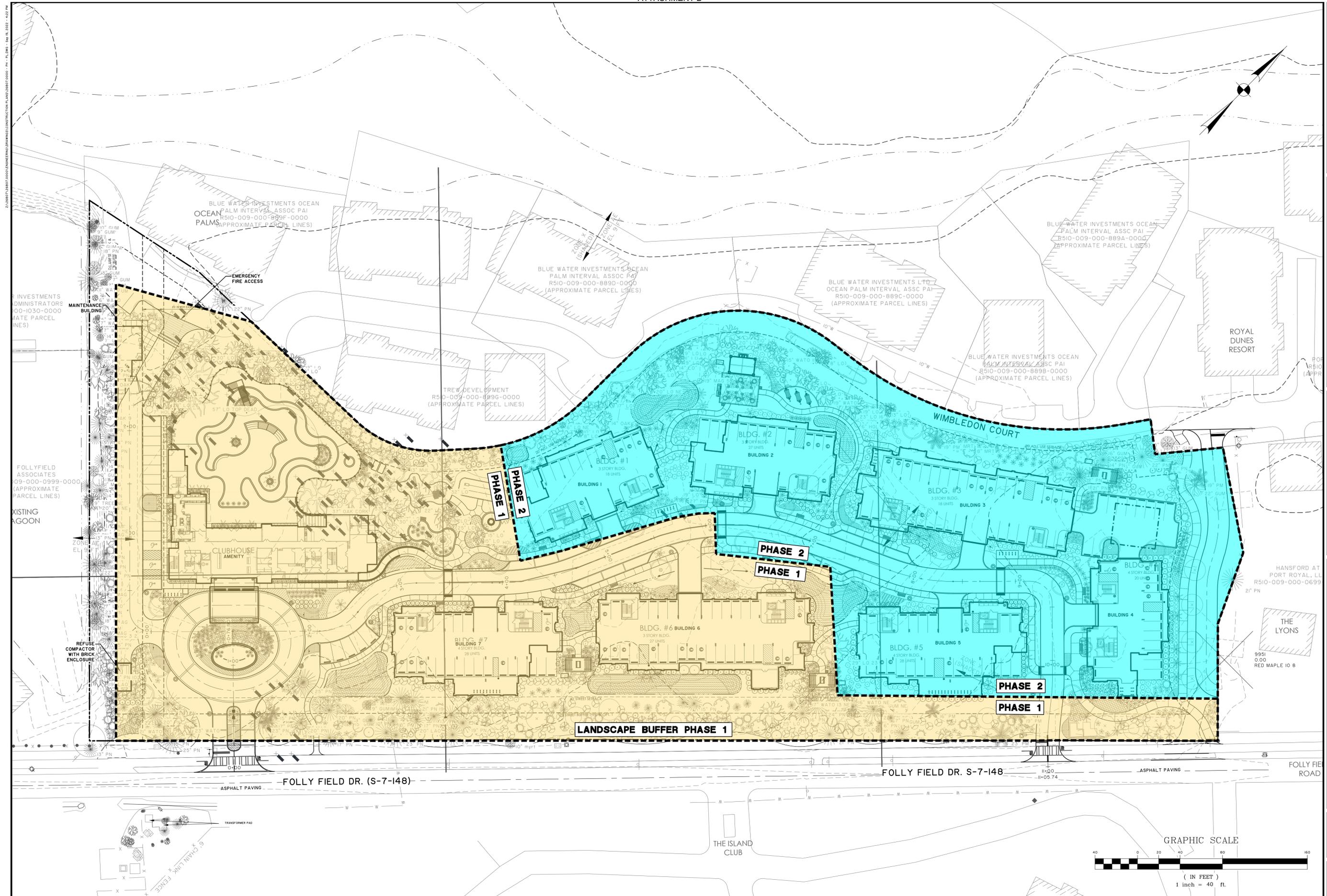
Town of Hilton Head Island

STDV-2205-2022 15 Wimbledon
Attachment A: Location Map



280 140 0 280 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.



EXHIBIT

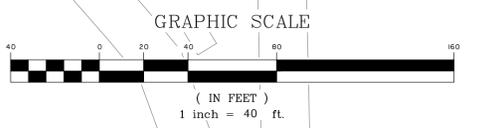
NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 39140-0235 • 971.222.2834 • 5383800
 www.thomasandhutton.com

H H ISLAND ACQUISITION PARTNERS, LLC
 HILTON HEAD ISLAND, SOUTH CAROLINA
FIFTEEN WIMBLEDON PHASING PLAN

JOB NO:	J-26807.0000
DATE:	9/19/2022
DRAWN:	CGC
DESIGNED:	ETW
REVIEWED:	JRW / JLG
APPROVED:	NBL / JLG
SCALE:	1" = 40'

PH1.1



PAVEMENT LEGEND

- ASPHALT - HEAVY DUTY
- ASPHALT - LIGHT DUTY
- VEHICULAR PLAZA - TABBY CONC. W/DOUBLE BRICK SOLIDER COURSE
- TRAFFIC RATED PAVERS
- TRAFFIC RATED PERMEABLE PAVERS
- PEDESTRIAN PAVERS
- LIGHTBROOM FINISH CONC.
- GRANITE FINES WITH CONC. CURB
- SUNDECK POOL SURFACE & CONC. COPING
- PORCELAIN PAVERS MORTAR SET, PORCELAIN PAVERS ON GABC BASE
- GRASS PAVE - FIRE LANE
- COMPOSITE DECKING @ POOL

PAVEMENT NOTES

- SEE SHEETS L11-L15 AND L31 FOR ADDITIONAL INFORMATION ON PAVEMENT TYPES
- SEE SHEETS L11 TO L15 FOR AREAS THAT ARE PORCELAIN PAVERS MORTAR SET AND AREAS THAT ARE PORCELAIN PAVERS ON GABC BASE

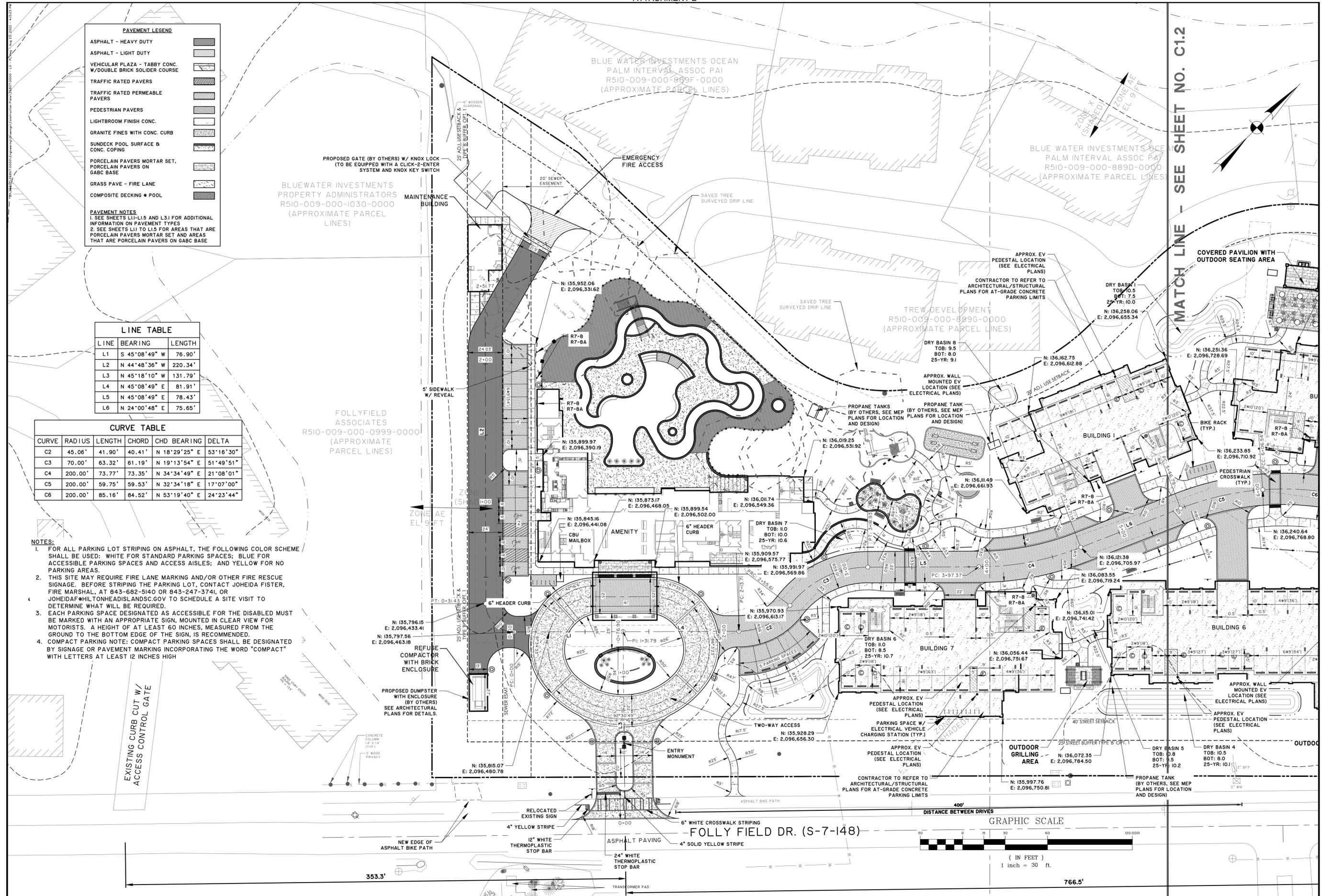
LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°08'49" W	76.90'
L2	N 44°48'36" W	220.34'
L3	N 45°18'10" W	131.79'
L4	N 45°08'49" E	81.91'
L5	N 45°08'49" E	78.43'
L6	N 24°00'48" E	75.65'

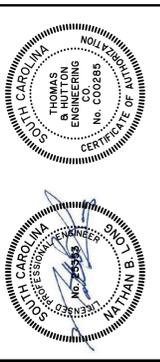
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C2	45.06'	41.90'	40.41'	N 18°29'25" E	53°16'30"
C3	70.00'	63.32'	61.19'	N 19°13'54" E	51°49'51"
C4	200.00'	73.77'	73.35'	N 34°34'49" E	21°08'01"
C5	200.00'	59.75'	59.53'	N 32°34'18" E	17°07'00"
C6	200.00'	85.16'	84.52'	N 53°19'40" E	24°23'44"

- NOTES:**
- FOR ALL PARKING LOT STRIPING ON ASPHALT, THE FOLLOWING COLOR SCHEME SHALL BE USED: WHITE FOR STANDARD PARKING SPACES; BLUE FOR ACCESSIBLE PARKING SPACES AND ACCESS AISLES; AND YELLOW FOR NO PARKING AREAS.
 - THIS SITE MAY REQUIRE FIRE LANE MARKING AND/OR OTHER FIRE RESCUE SIGNAGE. BEFORE STRIPING THE PARKING LOT, CONTACT JOHEIDA FISTER, FIRE MARSHAL, AT 843-682-5140 OR 843-247-3741, OR JOHEIDAF@HILTONHEADISLANDSC.GOV TO SCHEDULE A SITE VISIT TO DETERMINE WHAT WILL BE REQUIRED.
 - EACH PARKING SPACE DESIGNATED AS ACCESSIBLE FOR THE DISABLED MUST BE MARKED WITH AN APPROPRIATE SIGN, MOUNTED IN CLEAR VIEW FOR MOTORISTS. A HEIGHT OF AT LEAST 60 INCHES, MEASURED FROM THE GROUND TO THE BOTTOM EDGE OF THE SIGN, IS RECOMMENDED.
 - COMPACT PARKING NOTE: COMPACT PARKING SPACES SHALL BE DESIGNATED BY SIGNAGE OR PAVEMENT MARKING INCORPORATING THE WORD "COMPACT" WITH LETTERS AT LEAST 12 INCHES HIGH



MATCH LINE - SEE SHEET NO. C1.2



NO.	REVISIONS	BY	DATE

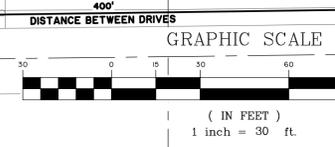
THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

H ISLAND ACQUISITION PARTNERS, LLC
 HILTON HEAD ISLAND, SOUTH CAROLINA
 FIFTEEN WIMBLEDON
STRIPING, SIGNAGE AND LAYOUT PLAN

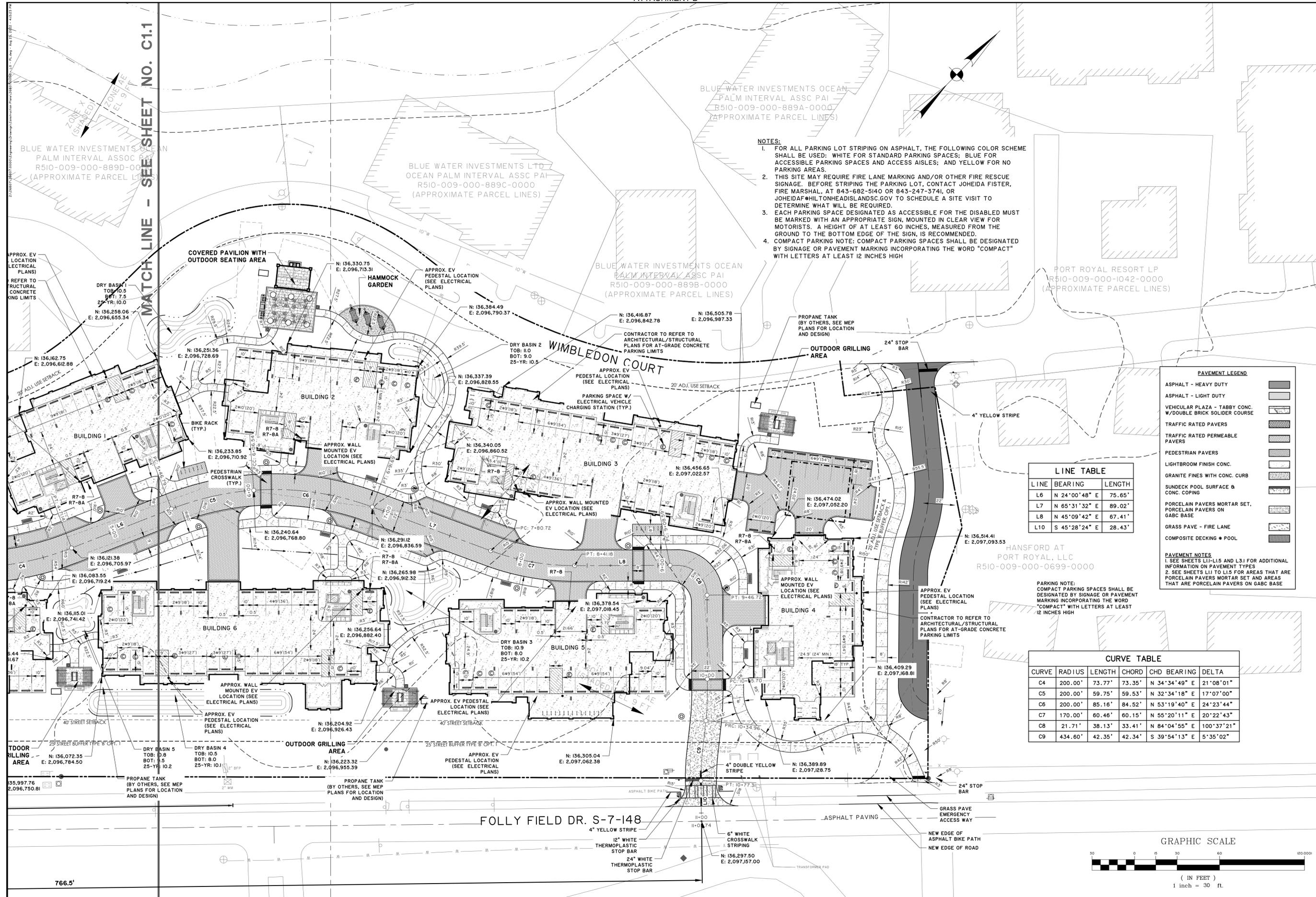
JOB NO:	J-26807.0000
DATE:	9/19/2022
DRAWN:	CGC
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

C1.1

PERMIT SET - FOR REVIEW PURPOSES ONLY



766.5'



- NOTES:**
- FOR ALL PARKING LOT STRIPING ON ASPHALT, THE FOLLOWING COLOR SCHEME SHALL BE USED: WHITE FOR STANDARD PARKING SPACES; BLUE FOR ACCESSIBLE PARKING SPACES AND ACCESS AISLES; AND YELLOW FOR NO PARKING AREAS.
 - THIS SITE MAY REQUIRE FIRE LANE MARKING AND/OR OTHER FIRE RESCUE SIGNAGE. BEFORE STRIPING THE PARKING LOT, CONTACT JOHEIDA FISTER, FIRE MARSHAL, AT 843-682-5140 OR 843-247-3741, OR JOHEIDAF@HILTONHEADISLANDSC.GOV TO SCHEDULE A SITE VISIT TO DETERMINE WHAT WILL BE REQUIRED.
 - EACH PARKING SPACE DESIGNATED AS ACCESSIBLE FOR THE DISABLED MUST BE MARKED WITH AN APPROPRIATE SIGN, MOUNTED IN CLEAR VIEW FOR MOTORISTS. A HEIGHT OF AT LEAST 60 INCHES, MEASURED FROM THE GROUND TO THE BOTTOM EDGE OF THE SIGN, IS RECOMMENDED.
 - COMPACT PARKING NOTE: COMPACT PARKING SPACES SHALL BE DESIGNATED BY SIGNAGE OR PAVEMENT MARKING INCORPORATING THE WORD "COMPACT" WITH LETTERS AT LEAST 12 INCHES HIGH

PAVEMENT LEGEND

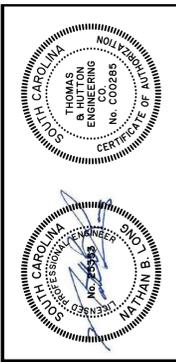
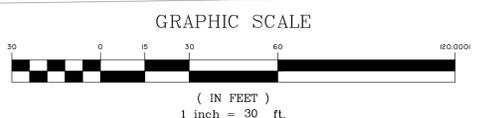
- ASPHALT - HEAVY DUTY
- ASPHALT - LIGHT DUTY
- VEHICULAR PLAZA - TABBY CONC. W/DOUBLE BRICK SOLIDER COURSE
- TRAFFIC RATED PAVERS
- TRAFFIC RATED PERMEABLE PAVERS
- PEDESTRIAN PAVERS
- LIGHTBROOM FINISH CONC.
- SUNDECK POOL SURFACE & CONC. COPING
- PORCELAIN PAVERS MORTAR SET, PORCELAIN PAVERS ON GABC BASE
- GRASS PAVE - FIRE LANE
- COMPOSITE DECKING • POOL

LINE TABLE

LINE	BEARING	LENGTH
L6	N 24°00'48" E	75.65'
L7	N 65°31'32" E	89.02'
L8	N 45°09'42" E	67.41'
L10	S 45°28'24" E	28.43'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C4	200.00'	73.77'	73.35'	N 34°34'49" E	21°08'01"
C5	200.00'	59.75'	59.53'	N 32°34'18" E	17°07'00"
C6	200.00'	85.16'	84.52'	N 53°19'40" E	24°23'44"
C7	170.00'	60.46'	60.15'	N 55°20'11" E	20°22'43"
C8	21.71'	38.13'	33.41'	N 84°04'55" E	100°37'21"
C9	434.60'	42.35'	42.34'	S 39°54'13" E	5°35'02"



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

H H ISLAND ACQUISITION PARTNERS, LLC
 HILTON HEAD ISLAND, SOUTH CAROLINA
 FIFTEEN WIMBLEDON
STRIPING, SIGNAGE AND LAYOUT PLAN

JOB NO: J-26807.0000
 DATE: 9/19/2022
 DRAWN: CGC
 DESIGNED: ETW
 REVIEWED: JRW
 APPROVED: NBL
 SCALE: 1" = 30'

C1.2

PERMIT SET - FOR REVIEW PURPOSES ONLY

HH Island Acquisition Partners, LLC

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29908

RE: Street Name Submittal Narrative
HH Island Acquisition Partners, LLC
Project Address: 77 Folly Field Road

Street names in order of preference:

- 1) Shannon Way – Developer family name
- 2) Experience Drive – Reference to the Developers years of *experience*
- 3) Moments Boulevard – Reflecting on the nature of the property and the reason for visiting
- 4) Memories Lane – (similar to *Moments Boulevard*)



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 NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-002403-2022	Armadillo Trace	October 19, 2022

Location	Applicant	Agent
In the vicinity of 26 and 27 Orage Lane R510 003 000 0169 0000	Octavio Roman 179 Knightsbridge Rd Bluffton, SC 29910	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf of Octavio Roman, proposes to name a vehicular driveway Armadillo Trace. Located off Orage Lane, Armadillo Trace provides direct access to the possibility of 4 dwelling units.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject vehicular driveway Armadillo Trace based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

The subject vehicular driveway is located off of Orage Lane. An application was submitted in 2022 to place 4 additional dwelling units on the lot. Based on zoning the lot can accommodate up to 6 dwelling units. As a result, the vehicular driveway must be named to provide the dwelling units with addresses.

Octavio Roman submitted six names for consideration. See Attachment B, Applicant's Narrative. Fire Rescue selected Armadillo Trace as the other submittals were duplicated in the County.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Armadillo Trace is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Armadillo Trace is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Armadillo Trace will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Armadillo Trace, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Armadillo Trace is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Armadillo Trace is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Armadillo Trace does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Armadillo Trace/ , **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street name Armadillo Trace was selected because it represents an animal that is prevalent on the island.

Conclusion of Law:

1. The proposed street name, Armadillo Trace, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Armadillo Trace is the only street that provides access to the subject properties.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Armadillo Trace does not continue through an intersection.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Armadillo Trace would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed street name is Armadillo Trace

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Finding of Fact:

1. The proposed street name is Armadillo Trace

Conclusion of Law:

1. The proposed street name, Armadillo Trace **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JBF

Joheida Fister
Deputy Fire Chief

October 1, 2022

DATE

REVIEWED BY:

ND

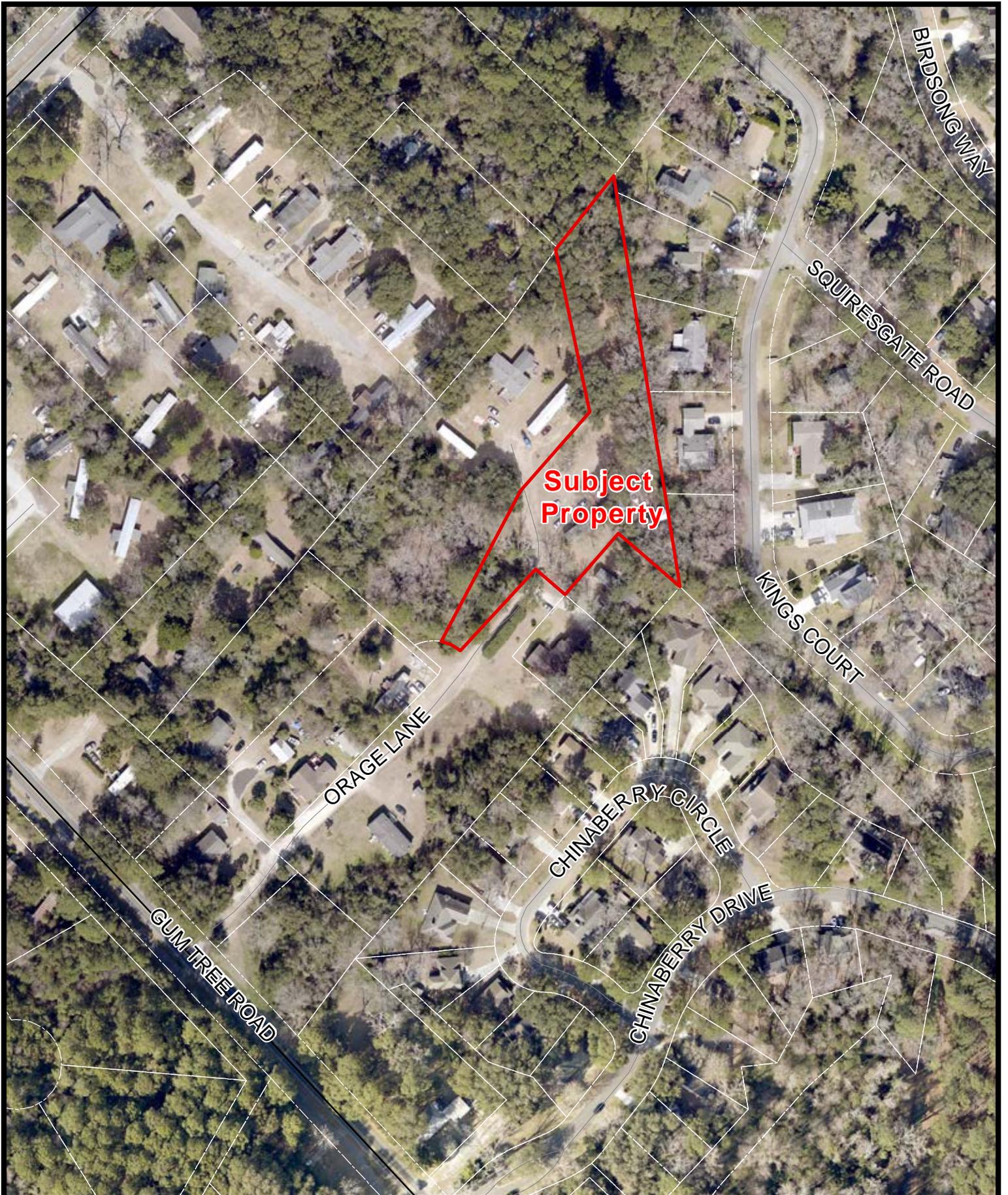
Nicole Dixon, AICP, CFM
Development Review Program Manager

10/10/22

DATE

ATTACHMENTS:

- A) Location Map
- B) Application Plan
- C) Applicant's Narrative



Town of Hilton Head Island

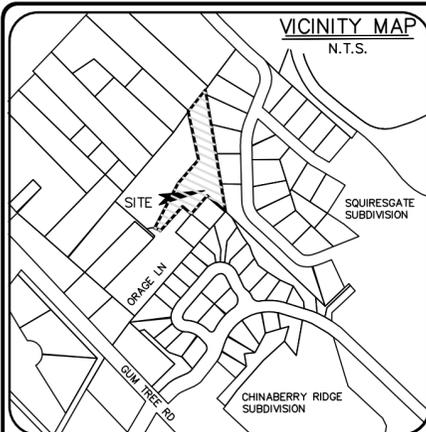
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
(843) 341-4600

STDV-2403-2022 Orage
Attachment A: Location Map



170 85 0 170 Feet

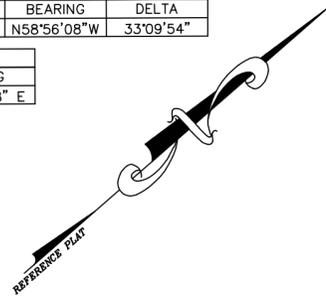
This information has been compiled from a variety of unverfied general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



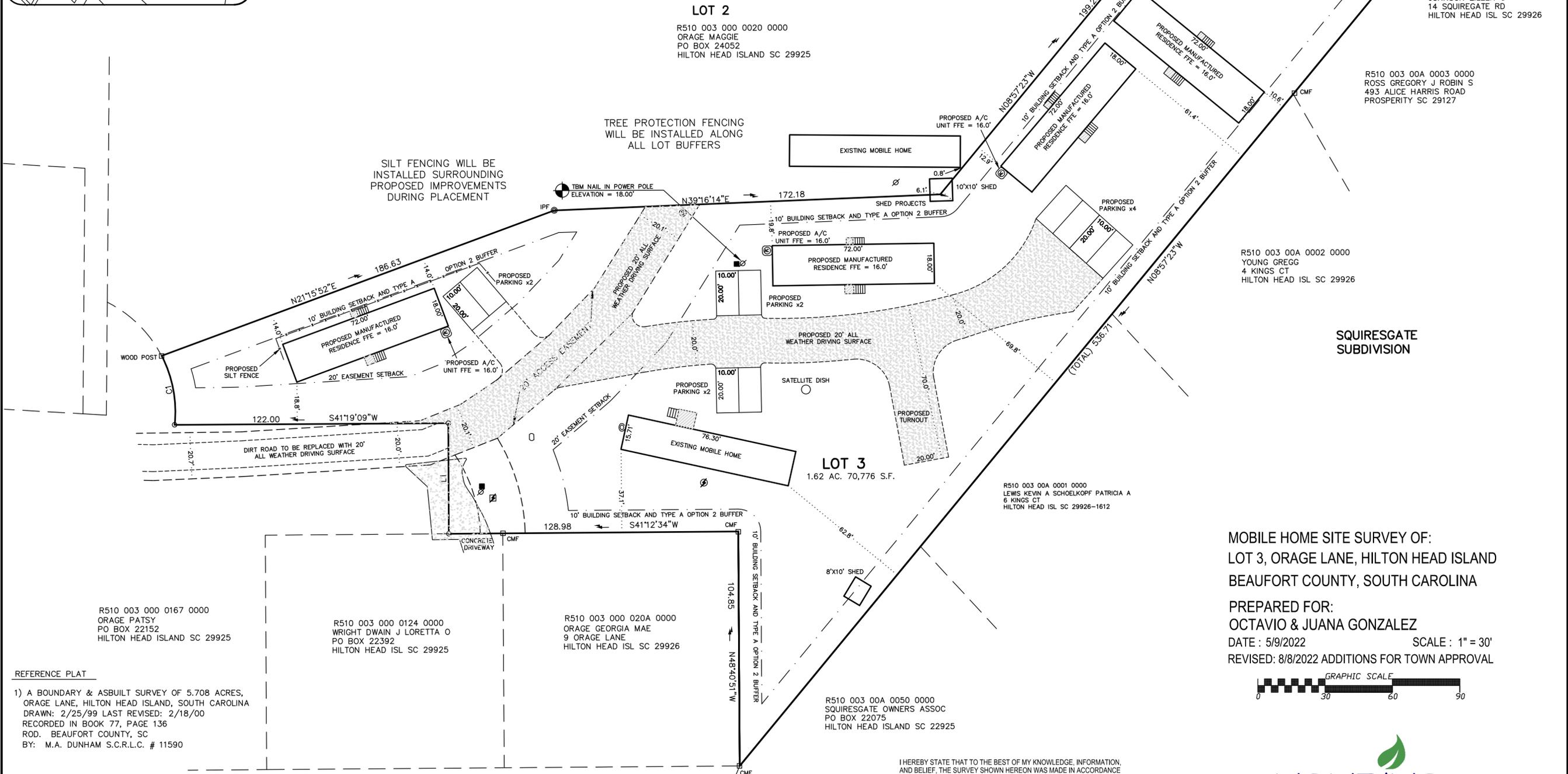
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	31.84	55.00	31.39	N58°56'08"W	33°09'54"

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.43	S 48°34'48" E

- SYMBOLS**
- CMF □ - 3" CONCRETE MONUMENT FOUND
 - IPF ⊙ - 1/2" IRON PIN FOUND
 - ⊕ - UTILITY POLE
 - - TELEVISION SERVICE
 - ⊞ - ELECTRIC TRANSFORMER
 - ⊙ - ELECTRIC SERVICE
 - ⊙ - SANITARY SEWER STRUCTURE



AREA TABLE		
PRE-PROPOSED PERVIOUS	69,079 Sq. Ft.	1.58 Ac.
PRE-PROPOSED IMPERVIOUS	1,697 Sq. Ft.	0.04 Ac.
POST-PROPOSED PERVIOUS	52,654 Sq. Ft.	1.21 Ac.
POST-PROPOSED IMPERVIOUS	18,122 Sq. Ft.	0.41 Ac.
POST-PROPOSED BUILDING	6,518 Sq. Ft.	0.15 Ac.
POST-PROPOSED ROAD/PARKING	11,604 Sq. Ft.	0.26 Ac.



R510 003 000 0167 0000
ORAGE PATSY
PO BOX 22152
HILTON HEAD ISLAND SC 29925

R510 003 000 0124 0000
WRIGHT DWAIN J LORETTA O
PO BOX 22392
HILTON HEAD ISL SC 29925

R510 003 000 020A 0000
ORAGE GEORGIA MAE
9 ORAGE LANE
HILTON HEAD ISL SC 29926

R510 003 00A 0050 0000
SQUIRESGATE OWNERS ASSOC
PO BOX 22075
HILTON HEAD ISLAND SC 29925

R510 003 000 019A 0000
MOUNT CALVARY MISSIONARY BAPTIST
CHURCH
PO BOX 21252
HILTON HEAD ISL SC 29925

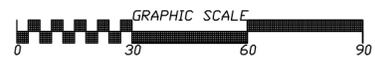
R510 003 00A 0004 0000
JOHNSON EILEEN C
14 SQUIRESGATE RD
HILTON HEAD ISL SC 29926

R510 003 00A 0003 0000
ROSS GREGORY J ROBIN S
493 ALICE HARRIS ROAD
PROSPERITY SC 29127

R510 003 00A 0002 0000
YOUNG GREGG
4 KINGS CT
HILTON HEAD ISL SC 29926

R510 003 00A 0001 0000
LEWIS KEVIN A SCHOELKOPF PATRICIA A
6 KINGS CT
HILTON HEAD ISL SC 29926-1612

MOBILE HOME SITE SURVEY OF:
LOT 3, ORAGE LANE, HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:
OCTAVIO & JUANA GONZALEZ
DATE : 5/9/2022 SCALE : 1" = 30'
REVISED : 8/8/2022 ADDITIONS FOR TOWN APPROVAL



REFERENCE PLAT
1) A BOUNDARY & ASBUILT SURVEY OF 5.708 ACRES,
ORAGE LANE, HILTON HEAD ISLAND, SOUTH CAROLINA
DRAWN: 2/25/99 LAST REVISED: 2/18/00
RECORDED IN BOOK 77, PAGE 136
ROD. BEAUFORT COUNTY, SC
BY: M.A. DUNHAM S.C.R.L.C. # 11590

PROPERTY AREA = 1.62 Ac. 70,776 S.F.
ADDRESS: 26 ORAGE LANE
DISTRICT: 510, MAP: 3, PARCEL: 169
THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL: 0451G, DATED: 3/23/2021

- NOTES:**
- THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
 - THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE RMC FOR BEAUFORT COUNTY.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

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.



d.b.a. Sea Island Land Survey, Inc.
10 Oal Park Drive, Unit C1, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com
FILE No. : 05570.3
DWG No. : 6-1364
COPYRIGHT © BY SEA ISLAND LAND SURVEY, INC. CAD: CG FLD: MW

The name "Big Oak" was chosen to commemorate the old oak tree standing in the midst of the property. Similarly "Pecan" refers to the many pecan trees planted near the proposed street. In addition to "Sabal Palmetto", which was chosen due to the plant's origin being South Carolina, these names commemorate the vast biodiversity of the area. In keeping with nature, "Armadillo" was a name chosen because of the animals abundance in the area.

The other two proposed street names, "Roman" and "Iris", were picked to acknowledge the property owner and family. This has particular relevance to the general area as nearby streets are also named to honor certain family's such as "Orange" lane.



TOWN OF HILTON HEAD ISLAND

Staff Report Memo

TO: Planning Commission
FROM: Shawn Colin, AICP, *Assistant Town Manager – Community Development*
DATE: October 4, 2022
SUBJECT: LMO Official Determination Regarding Exception to Height Standard

I would like to inform you of my determination that the intrinsic operations of a golf driving range allow for exception to the height standard of 75 feet.

The driving range operations at the Robert Trent Jones has been the subject of complaints from neighbors over the past two years due to errant balls leaving the range and hitting the homes directly adjacent to it. The current poles and protective netting were installed to reach the 75 feet maximum allowed height.

Upon review of section 16-10-102.C.2.a of the LMO, certain facilities, due to their intrinsic functional nature, may require heights exceeding the specified limit. These include, but are not limited to, telecommunication towers, water storage tanks, and utility transmission lines. These facilities shall require review and approval by the Official, who shall consider and determine that the location is appropriate, and its height is no more than necessary to carry out its function.

In my determination under this section, I am authorizing a maximum height of 130 feet for the poles and netting to be permitted at the Robert Trent Jones driving range facility in Palmetto Dunes to accommodate the functional nature of the driving range while providing additional protection against errant balls leaving the property.

For reference, the driving range at Harbour Town Golf Links includes poles and net heights of 130 feet.

Attachment:

- A. Letter to RTJ Attorney dated September 26, 2022

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

John J. McCann
Mayor

September 26, 2022

William D. Harkins
Mayor ProTem

Via email to bsmith@basmithlaw.com

Council Members

Thomas W. Lennox
David Ames
Tamara Becker
Glenn Stanford
Alexander Brown, Jr.

Brandon A. Smith
104 Maxwell Avenue
Greenwood, SC 29646

Dear Mr. Smith:

Marc Orlando
Town Manager

When Town staff met with the Robert Trent Jones team and the concerned Queen's Grant neighbors on site on July 21, 2022, we discussed the following options to mitigate issues caused by errant balls coming from the driving range. These options may assist with operations at the Robert Trent Jones golf facility that are creating issues for the Queen's Grant owners:

1. Explore using limited flight golf balls after 5:00pm.
2. Work with individual owners to address their landscaping needs.
3. Apply for a variance to the BZA to allow an increase in height of the poles and netting.

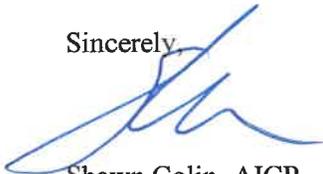
Upon further review of section 16-10-102.C.2.a of the LMO, certain facilities, due to their intrinsic functional nature, may require heights exceeding the specified limit. These include, but are not limited to, telecommunication towers, water storage tanks, and utility transmission lines. These facilities shall require review and approval by the Official, who shall consider and determine that the location is appropriate, and its height is no more than necessary to carry out its function. Under this section a maximum height of 130 feet for the poles and netting will be permitted to accommodate the functional nature of the driving range while providing additional protection against errant balls leaving the property.

Staff will present this interpretation to the Planning Commission on October 19, 2022, for information only, to keep the community aware of this application of the code.

At this time, I would encourage you to consider submitting an application to raise the height of the poles and netting up to the maximum of 130 feet to further protect the neighbors against errant balls and maintain a good neighbor approach to finding a resolution to this ongoing issue

Please contact me at either (843) 341-4696 or shawnc@hiltonheadislandsc.gov if you have further questions.

Sincerely,



Shawn Colin, AICP
Assistant Town Manager- Community Development



TOWN OF HILTON HEAD ISLAND

Memo

TO: Planning Commission
FROM: Missy Luick, *Community Planning Manager*
DATE: October 13, 2022
SUBJECT: Planning Commission Quarterly Report: July – September 2022

The July 6, 2022, July 20, 2022 and August 3, 2022, regular meetings were cancelled due to a lack of agenda items.

Beach Management Plan Adoption

On August 17, 2022, Jeff Buckalew, Town Engineer presented updates on the Town's Local Comprehensive Beach Management Plan. This plan is required to be reviewed by the local government every five years. Additionally, updated revisions are required to be submitted for state approval every ten years. The Town's plan was last approved by SCDHEC OCRM in August 2017. Commissioner Alfred moved that the Planning Commission endorse the updated Local Comprehensive Beach Management Plan and forward a recommendation to Town Council for adoption. Commissioner Perry seconded. By a show of hands, the motion passed with a vote of 6-0-0. (Note: 8-17-22 PC minutes not yet approved.)

Subdivision Applications

Subdivision Applications	Status
SUB-001794-2022 234 Jonesville Road, Tidelands Subdivision Proposed Lots: 25	Corrections Required
SUB-001860-2022 Jonesville Road, Twin Oaks Subdivision Proposed Lots: 22	Under Review

Committees & Task Force

Rules and Procedure Committee

July 7, 2022

Two amendments to the Rules and Procedures were approved:

1. The Commission may revise and republish the schedule of regular meetings by majority vote.
2. The Commission will hold one regular meeting each month instead of two regular meetings, on the third Wednesday of each month.

At the August 17, 2022 Planning Commission Meeting, Commissioner Alfred moved that the Planning Commission approve the amendments. Commissioner Perry seconded. By show of hands, the motion passed with a vote of 6-0-0. (Note: 8-17-22 PC minutes not yet approved.)

LMO Committee

September 1, 2021

Two sets of amendments to the LMO were reviewed:

1. Potential LMO Text Amendment for Housing Unit Conversion presented by requester Lewis Hammat, a local attorney representing the development team, for a proposed mixed use project involving properties at 12, 10, 8 and 6 Office Way.
2. Tier 1.A LMO Amendments were reviewed:
 - Remove staff waivers (except as related to nonconformities)
 - Allow variances from all sections of the LMO other than use, density, and height
 - Allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening
 - Provide clarification in the Manufacturing use classification as it relates to the size of a brewery; what size makes it a manufacturing use versus a nightclub or bar
 - Replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards
 - Change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance
 - Amend the dwelling unit definition
 - Amend the definition of changeable copy
 - Amend the measurement for height calculation
 - Add that owners' consent is required for minor subdivisions as it is currently listed as being exempt
 - Provide standards for deviations from previously platted subdivisions

These amendments will be reviewed again by the LMO Committee at the November 1, 2022 meeting. These amendments will come before the Planning Commission in December.

Committees & the Gullah Task Force

Gullah-Geechee Land & Cultural Preservation Task Force	
The August 1, 2022 meeting was cancelled due to a lack of agenda items.	
Oct. 10, 2022	<ul style="list-style-type: none"> • Mid-Island Redevelopment District - Consultant Presentation • Heirs Property FEMA Disaster Recovery - Meldon Hollis • Update on Historic Districts Overlay District • Gullah Resource Page • Proposed 2023 Meeting Schedule
Sept. 12, 2022	<ul style="list-style-type: none"> • Critical Path Discussion on Gullah Geechee Report All Recommendations • Update on Historic Districts Overlay District
July 11, 2022	<ul style="list-style-type: none"> • Gullah History and Cultural Education Program for Town Employees and Officials – Recommendation requested • Critical Path Discussion on Gullah Geechee Report 16 Top Priority Recommendations • Update on Historic Districts Overlay District • Case Study discussion
June 6, 2022	<ul style="list-style-type: none"> • Continued Review of Draft Gullah History and Cultural Education Program for Town Employees and Officials • Continued Discussion of Property Development Challenges in the Historic Neighborhoods • Update on the Status of the Gullah Geechee Report 16 Top Priority Recommendations • Update on the Historic Neighborhoods Overlay District

Capital Improvement Projects

For updates, please visit the CIP dashboard and updates on the Town’s website:

<https://www.hiltonheadislandsc.gov/cip/>