



**Town of Hilton Head Island
Board of Zoning Appeals
Regular Meeting
April 25, 2016 - 2:30 p.m.
Benjamin M. Racusin Council Chambers
AGENDA**

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Freedom of Information Act Compliance**
Public notification of the Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the Town of Hilton Head Island Land Management Ordinance.
5. **Welcome and Introduction to Board Procedures**
6. **Approval of Agenda**
7. **Approval of the Minutes** – Regular Meeting March 28, 2016
8. **New Business**
PUBLIC HEARING
VAR-587-2016: Richard Schwartz, on behalf of Village Park Homes, is requesting a variance from LMO Section 16-5-103, Adjacent Use Buffers, to build a pool within the 20 foot adjacent use buffer. The property is located at 27 Sandcastle Court and is identified as Parcel # 1116 on Beaufort County Tax Map# 9. *Presented by: Nicole Dixon* **This item has been postponed until the May 23rd meeting.**

PUBLIC HEARING
VAR-0350-2016: Dan Campbell, on behalf of Resort Investment Corp., is requesting a variance from Land Management Ordinance (LMO) Sections 16-5-102, Setback Standards, and 16-5-103, Buffer Standards, to allow an existing, non-permitted dumpster enclosure to encroach into an adjacent use setback and buffer area. The subject parcel is Hilton Head Resort Phase II, 663 William Hilton Parkway, Beaufort County Parcel # 25 on Tax Map# 12. *Presented by :Anne Cyran*
9. **Board Business**
10. **Staff Reports**
Waiver Report
11. **Adjournment**

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

TOWN OF HILTON HEAD ISLAND
Board of Zoning Appeals
Minutes of the March 28, 2016 2:30pm Meeting
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Glenn Stanford, Vice Chairman Jeffrey North, Steve Wilson, David Fingerhut, John White, Lisa Laudermilch, Jerry Cutrer

Board Members Absent: None

Council Members Present: None

Town Staff Present: Nicole Dixon, Senior Planner & Board Coordinator
Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Teresa Haley, Secretary

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Freedom of Information Act Compliance

Public notification of the Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the Town of Hilton Head Island Land Management Ordinance.

5. Welcome and Introduction to Board Procedures

Chairman Stanford welcomed the public and introduced the Board's procedures for conducting the business meeting.

6. Approval of Agenda

Mr. Fingerhut made a motion to **approve** the agenda as submitted. Mr. White **seconded** the motion. The motion **passed** with a vote of 7-0-0.

7. Approval of the Minutes

Ms. Laudermilch made a motion to **approve** the minutes of the February 22, 2016 meeting as submitted. Mr. White **seconded** the motion. The motion **passed** with a vote of 7-0-0.

8. New Business

PUBLIC HEARING

VAR-338-2016: Richard Lowe, on behalf of the YANA Club, is requesting a variance from LMO Sections 16-5-102.C, Adjacent Street Setbacks and 16-5-103.D, Adjacent Street Buffers, to retain a non-permitted paver patio and arbor that extends into the adjacent street setback and

buffer. The property is located at 107 Mathews Drive and is identified as Parcel # 92 on Beaufort County Tax Map# 8.

Ms. Dixon presented an in-depth review of the project. Staff recommends the Board of Zoning Appeals disapprove the application, based on the Findings of Fact and Conclusions of Law contained in the staff report.

Chairman Stanford requested the applicant make a presentation. The applicant explained the mission of the YANA Club and restated his grounds for a variance as contained in the staff report. The applicant clarified concerns and answered questions by the Board. Chairman Stanford asked for comments from the public and there were none.

Chairman Stanford requested comments from the Board. The Board expressed appreciation for the mission of the YANA Club. The Board stated the concern for the YANA Club's failure to obtain proper permits for the construction of the arbor and patio expansion. The Board raised questions as to the dimensions of the site and locations of live trees and plantings. The Board discussed at length whether or not the application meets the applicable criteria as set forth in the staff report.

Mr. Cutrer made a motion to **approve** the variance, based on the following Findings of Facts and Conclusions of Law: Criteria 1) the location of the building, the size and shape of the property and the existing trees all are extraordinary conditions that pertain to the property; Criteria 2) these conditions do not apply to other properties in the vicinity; Criteria 3) the application of the LMO does unreasonably restrict the property because of these conditions; and Criteria 4) as stated in the staff report. Mr. Wilson **seconded** the motion. The motion **passed** with a vote of 7-0-0.

PUBLIC HEARING

(Mr. North recused himself from review of VAR-352-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

VAR-352-2016: John P. Qualey, on behalf of Frederick Craig and Shirley Dorsey, is requesting a variance from LMO Sections 16-5-102.C, Adjacent Street Setbacks and 16-5-103.D, Adjacent Street Buffers, to allow the construction of two single family attached homes within the adjacent street setback and buffer on both sides of the property. The property is located at 28 Bradley Circle and is identified as Parcels # 896 and 1102 on Beaufort County Tax Map# 9.

Ms. Dixon presented an in-depth review of the project. Staff recommends the Board of Zoning Appeals **approve** the application, based on the Findings of Fact and Conclusions of Law contained in the staff report.

Chairman Stanford requested the applicant make a presentation. The developer of the property presented an in-depth description of the variance request as set forth in the staff report. The developer clarified concerns and answered questions by the Board.

Chairman Stanford asked for comments from the public. The public expressed the following concerns regarding the proposed redevelopment: potential public safety issues with pedestrian

and vehicular traffic, and the beach access; parking overflow; the architectural design in keeping with existing development; setback angle requirements; the height of the proposed redevelopment blocking views to the beach; the removal of trees on the beach access easement; and the impact the redevelopment may have on the value of existing adjacent properties.

Chairman Stanford provided Staff and the developer the opportunity to address public comment. Staff addressed the height of the property as being in compliance with the LMO and the architectural redevelopment as being more in style and harmony with the existing redeveloped homes in the vicinity. The developer indicated that the trees in question are located on a beach access easement and for that reason will not be removed. The developer explained that the height of the proposed home is within LMO requirements and presented pictures of comparable existing redeveloped homes in the vicinity. The developer stated that previous redeveloped homes in the area were not subject to a setback angle requirement.

Chairman Stanford requested comments from the Board. The Board raised the question as to the applicant exploring the option of a variance to only lot 2. Staff and applicant had previously discussed this option and concluded that the proposed redevelopment, although requires a variance, would be in keeping with existing homes and furthermore, closer to LMO requirements. The Board raised the question as to the reconfiguration of the property if the variance is granted. Staff explained that obtaining a variance is the first step in the process – should a variance be granted, then a reconfiguration plat would need to be submitted, approved by Staff, and building permits would need to be obtained prior to construction. The Board discussed at length whether or not the application meets the applicable criteria as set forth in the staff report. Chairman Stanford noted that while there are many considerations in conjunction with a case like this, the Board is to determine whether or not the criteria for granting a variance have been met.

Mr. Wilson made a motion to **approve** the variance request as submitted. Mr. Fingerhut **seconded** the motion. The motion **passed** with a vote of 4-2-0.

(Roll: Stanford, Wilson, Fingerhut, Cutrer – for the motion; Laudermilch, White – against the motion.)

9. Board Business – None

10. Staff Reports

Waiver Report – Ms. Dixon indicated the Waiver Report was included in the packet.

11. Adjournment

The meeting was adjourned at 4:15 p.m.

Submitted By:

Approved By:

Teresa Haley, Secretary

Glenn Stanford, Chairman



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 VARIANCE

Case #	Public Hearing Date	Development Name
VAR-0350-2016	April 25, 2016	Hilton Head Resort Phase II

Parcel Data	Property Owner	Applicant & Agent
<p><u>Address:</u> 663 William Hilton Pkwy <u>Parcel:</u> R510 012 000 0025 0000 <u>Acreage:</u> 7.45 acres <u>Zoning:</u> RM-8 COR, Corridor Overlay</p>	<p>Resort Investment Corp. 1 Main Street Suite 900 Columbia SC 29201</p>	<p>Dan Campbell Hilton Head Resort 663 William Hilton Pkwy Hilton Head Island SC 29928</p>

Application Summary

Dan Campbell, on behalf of Resort Investment Corp., is requesting a variance from Land Management Ordinance (LMO) Section 16-5-102, Setback Standards, to allow an existing, non-permitted dumpster enclosure to encroach into an adjacent use setback.

The dumpsters for Buildings 2 and 3 were previously located in the corner of the parking lot where the two buildings meet. The applicant built a new enclosure for the dumpsters in front of Building 3, in the 20 foot setback from the Robert Trent Jones Golf Course without obtaining the necessary approvals and permits. The applicant is requesting to keep the dumpster enclosure in its current location in the adjacent use setback.

Staff Recommendation

Staff recommends the Board of Zoning Appeals **approve** the application based on the Findings of Fact and Conclusions of Law contained in the staff report.

Background

Hilton Head Resort was developed as Four Season Resort between 1982 and 1984, before the incorporation of the Town and the adoption of the LMO. Hilton Head Resort has 468 multi-family dwelling units, some of which are occupied full-time and many of which are short-term vacation rentals.

Hilton Head Resort has many legally non-conforming site features. Though the site was developed

according to approved plans, many parts of the site did not conform to the standards of the LMO when it was adopted; the parts of the site that didn't conform became legally non-conforming site features.

Hilton Head Resort has significantly more density than would be allowed if the site was developed today. Per LMO Section 16-3-104.F, the Hilton Head Resort would be allowed to build 140 multi-family dwelling units. Hilton Head Resort has 468 multi-family residential units, 334% of the total allowed.

Even though Hilton Head Resort has parking under buildings and several large parking lots, it has far fewer parking spaces than would be required if the site was developed now with the same number of dwelling units. Per LMO Section 16-3-104.F, Hilton Head Resort must provide a minimum of 809 parking spaces. Hilton Head Resort has 615 parking spaces, 76% of the minimum number of parking spaces required.

In December 2015, Hilton Head Resort started a parking lot repaving project, in part to repair damage to asphalt caused by garbage trucks driving through parking lots to reach the dumpsters. The applicant stated the garbage trucks turned into corners, ran over medians, and bounced their front tires on the pavement when emptying dumpsters. The applicant relocated four dumpster enclosures throughout the site to limit the damage caused by the trucks. However, the applicant did not obtain the required permits for relocating the dumpsters or for building the new dumpster enclosures. The Town's Fire Rescue Division saw the new enclosures and reported them to Town staff.

Staff determined the applicant could apply for permits for three of the four enclosures, but that the location of the enclosure in question cannot be approved without a variance because approximately 140 square feet of the enclosure encroaches into the adjacent use setback. Staff and the applicant discussed alternative locations for these dumpsters. Due to its high density, the entire site is heavily developed, leaving little space for new service areas. The area around Buildings 2 and 3 has no open space that is large enough to accommodate a dumpster enclosure and doesn't contain utilities or fire hydrants. (See Attachment D, Site Plan, and Attachment F, Photos.) Since the site doesn't have enough parking, converting two to three parking spaces into a service area for a dumpster enclosure will make the site more non-conforming.

Staff agrees with the applicant that the setback area is the most desirable location for the dumpster enclosure. Though keeping the dumpster in the setback requires a variance, the area is large enough for the enclosure, it didn't contain any significant trees, it is easily accessible to garbage trucks without the trucks having to drive through the parking lot, and it is located next to a golf course, limiting the nuisance of the dumpsters to nearby residents.

Staff advised the applicant to apply for a variance to keep the dumpster enclosure in the current location. If the variance is approved, the applicant must then obtain Design Review Board approval, a Minor Development Plan Review (DPR), and any required building permits for this enclosure and the others. The applicant submitted a letter in support of the variance from Greenwood Communities and Resorts (Attachment D), the owner of the adjacent Robert Trent Jones golf course.

Applicant's Grounds for Variance, Summary of Facts and Conclusion of Law

Grounds for Variance

The applicant states a variance is required from LMO Section 16-5-102, Setback Standards, to allow an existing, non-permitted dumpster enclosure to encroach into an adjacent use setback. The

applicant relocated the dumpster enclosure to limit the damage to the parking lot caused by garbage trucks driving through the parking lot to reach the dumpsters. The site doesn't offer a reasonable alternative location for the enclosure.

Summary of Facts:

1. The applicant seeks a variance as set forth in LMO Section 16-2-103.S.

Conclusion of Law:

1. The applicant may seek a variance as set forth in LMO Section 16-2-103.S.

Summary of Facts and Conclusions of Law

Summary of Facts:

1. Application was submitted on February 26, 2016 as set forth in LMO Section 16-2-102.C and Appendix D-23.
2. Notice of the application was published in the Island Packet on April 3, 2016 as set forth in LMO Section 16-2-102.E.2.
3. Notice of the application was posted on March 9, 2016 as set forth in LMO Section 16-2-102.E.2.
4. Notice of the application was mailed on March 18, 2016 as set forth in LMO Section 16-2-102.E.2.
5. The Board has authority to render the decision reached here under LMO Section 16-2-102.G.

Conclusions of Law:

1. The application is in compliance with the submittal requirements established in LMO Section 16-2-102.C.
2. The application was submitted 31 days prior to the meeting, therefore meeting the 30 day deadline required in the LMO.
3. Notice of the application was published 47 days prior to the meeting, therefore meeting the 15 day deadline required in the LMO.
4. Notice of the application was posted 40 days prior to the meeting, therefore meeting the 15 day deadline required in the LMO.
5. Notice of the application was mailed 38 days prior to the meeting, therefore meeting the 15 day deadline required in the LMO.
6. The application and notice requirements comply with the legal requirements established in LMO Section 16-2-102.E.2.

As provided in LMO Section 16-2-103.S.4, Variance Review Standards, a variance may be granted in an individual case of unnecessary hardship if the Board determines and expresses in writing all of the following findings of fact.

Summary of Facts and Conclusion of Law

Criteria 1: There are extraordinary and exceptional conditions pertaining to the particular piece of property (LMO Section 16-2-103.S.4.a.i.01):

Findings of Fact:

1. Hilton Head Resort was developed between 1982 and 1984, before the incorporation of the Town and the adoption of the Land Management Ordinance.

2. Hilton Head Resort has significantly more density than would be allowed if the site was developed today. Per LMO Section 16-3-104.F, Hilton Head Resort is allowed 140 multi-family dwelling units. Hilton Head Resort has 468 multi-family residential units, 334% of the total allowed.
3. Hilton Head Resort has far fewer parking spaces than would be required if the site was developed now with the same number of dwelling units. Per LMO Section 16-3-104.F, Hilton Head Resort must provide a minimum of 809 parking spaces. Hilton Head Resort has 615 parking spaces, 76% of the minimum number of parking spaces required.

Conclusion of Law:

1. Staff concludes that this request **meets the criteria** as set forth in LMO Section 16-2-103.S.4.a.i.01 because the site is overly developed and it doesn't have enough parking, which are extraordinary and exceptional conditions.

Summary of Facts and Conclusion of Law

Criteria 2: These conditions do not generally apply to other properties in the vicinity (LMO Section 16-2-103.S.4.a.i.02):

Findings of Fact:

1. To the southwest of Hilton Head Resort is the Robert Trent Jones golf course, part of Palmetto Dunes. Palmetto Dunes is a Master Planned community that does not exceed the density cap approved by Town Council.
2. To the northwest of Hilton Head Resort is open space owned by the Town.
3. To the northeast of Hilton Head Resort is the Village at Singleton Beach, a development of single-family homes built in the early to mid-2000s that does not exceed the allowed density and that contains the minimum number of parking spaces required.
4. To the southeast of Hilton Head Resort is marsh owned by the Town.

Conclusion of Law:

1. Staff concludes that this request **meets the criteria** as set forth in LMO Section 16-2-103.S.4.a.i.02 because there are no similar properties in the vicinity to which these conditions apply.

Summary of Facts and Conclusion of Law

Criteria 3: Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property (LMO Section 16-2-103.S.4.a.i.03):

Findings of Fact:

1. When the dumpsters were located in the corner of the parking lot where the two buildings meet, garbage trucks had to drive through the parking lot to reach them.
2. The garbage trucks damaged the pavement in the parking lot by turning into corners, running over medians, and bouncing the front tires on the pavement when emptying dumpsters.
3. The area around Buildings 2 and 3 has no open space that is large enough to accommodate a dumpster enclosure and doesn't contain utilities or fire hydrants.
4. Converting two to three parking spaces into a service area for a dumpster enclosure will reduce the number of parking spaces available and make the site more non-conforming.

Conclusion of Law:

1. Staff concludes that this request **meets the criteria** as set forth in LMO Section 16-2-103.S.4.a.i.03 because the LMO does restrict the use of the property as it is developed today. The site doesn't offer a reasonable alternative location for the dumpster enclosure without making the site more non-conforming.

Summary of Facts and Conclusions of Law

Criteria 4: The authorization of the Variance will not be of substantial detriment to adjacent property or the public good, and the character of the zoning district where the property is located will not be harmed by the granting of the Variance (LMO Section 16-2-103.S.4.a.i.04):

Findings of Fact:

1. Staff found no evidence that the authorization of the variance will be of substantial detriment to the adjacent property or the public good.
2. Staff found no evidence that the character of the zoning district will be harmed by the granting of the variance.
3. Staff received a letter from Greenwood Communities and Resorts, the owner of the adjacent golf course, in support of the variance request.

Conclusion of Law:

1. Staff concludes that this request **meets the criteria** as set forth in LMO Section 16-2-103.S.4.a.i.04 because staff found no evidence that the variance will be detrimental to the adjacent property or the public good and the neighboring property owner submitted a letter in support of the variance.

LMO Official Determination

Based on the above Findings of Facts and Conclusions of Law, the LMO Official determines that the request for a variance **should be granted**.

BZA Determination and Motion

The powers of the BZA over variances are defined by the South Carolina Code, Section 6-29-800, and in exercising the power, the BZA may grant a variance "in an individual case of unnecessary hardship if the board makes and explains in writing ..." their decisions based on certain findings or "may remand a matter to an administrative official, upon motion by a party or the board's own motion, if the board determines the record is insufficient for review."

This State law is implemented by the Hilton Head Island Land Management Ordinance, Chapter 2, Article 103 and the Rules of Procedure for the BZA.

A written Notice of Action is prepared for each decision made by the BZA based on findings of fact and conclusions of law.

The BZA can either Approve the application, Disapprove the application, or Approve with Modifications. Findings of Fact and Conclusions of Law must be stated in the determination.

PREPARED BY:

AC

Anne Cyran, AICP, Senior Planner

March 17, 2016

DATE

REVIEWED BY:

ND

Nicole Dixon, CFM, Senior Planner

March 17, 2016

DATE

REVIEWED BY:

HC

Heather Colin, AICP, Development Review
Administrator

March 17, 2016

DATE

ATTACHMENTS:

- A) Location Map
- B) Aerial Photo
- C) Applicant's Narrative
- D) Site Plan
- E) Letter from Greenwood Communities and Resorts
- F) Photos



Hilton Head Resort
Phase II

Dumpster Location

Palmetto Dunes

Robert Trent Jones
Golf Course

Town of Hilton Head Island

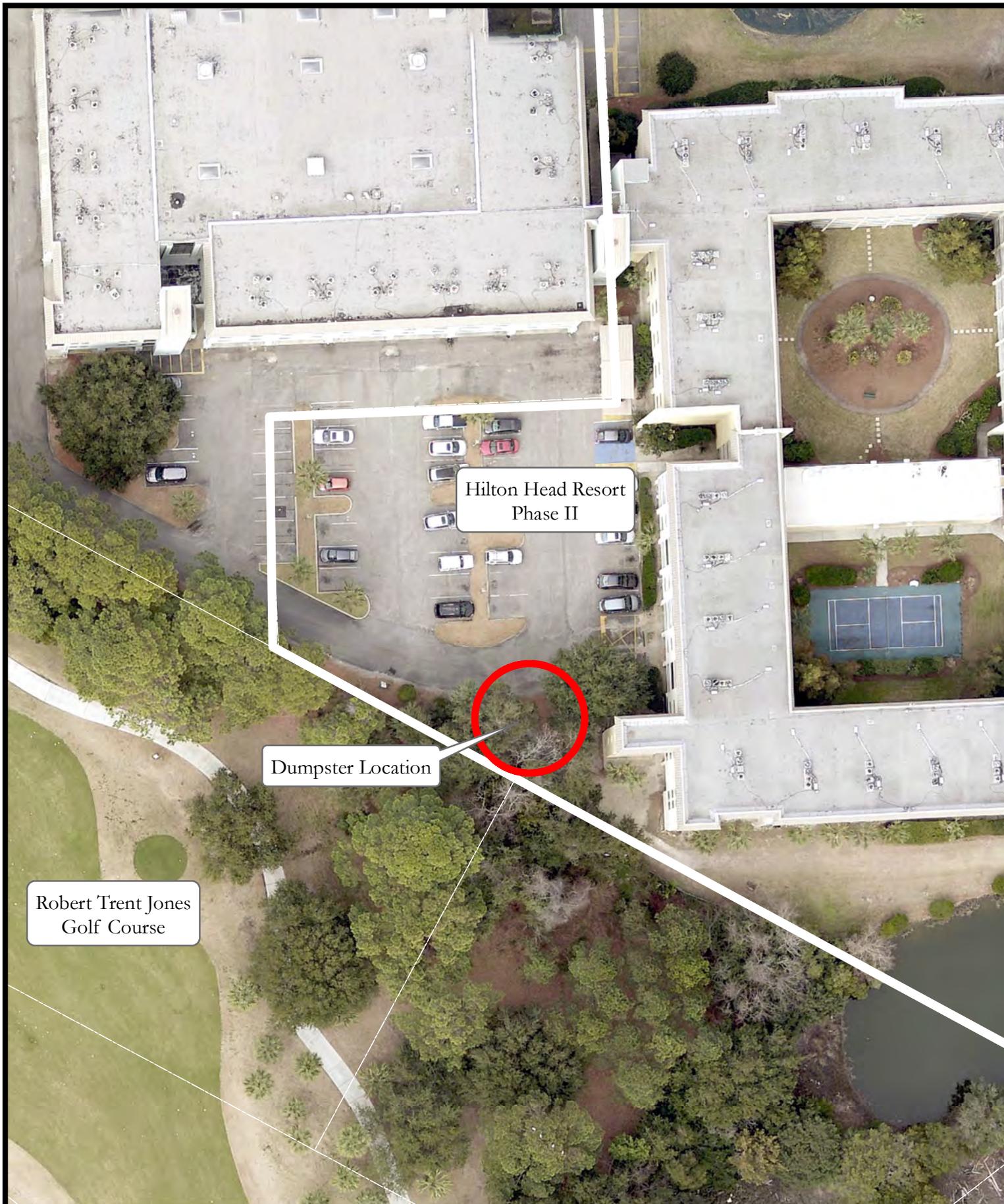
VAR-0350-2016, Hilton Head Resort Dumpster Enclosure
Staff Report Attachment A



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

390 195 0 390 Feet

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



Robert Trent Jones
Golf Course

Dumpster Location

Hilton Head Resort
Phase II

Town of Hilton Head Island

VAR-0350-2016, Hilton Head Resort Dumpster Enclosure
Staff Report Attachment B



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

50 25 0 50 Feet

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Hilton Head Resort™

VAR-0350-2016, Hilton Head Resort Dumpster Enclosure Staff Report Attachment C

February 26, 2016,

Dear Sir/Madam,

We are undergoing a parking lot repaving project at our resort. Over the years, our trash hauler's trucks have caused considerable damage to our asphalt due to hard turning into corners, and bouncing on their front tires onto our paving. To reduce the amount of continued damage, we have looked into other locations for our dumpsters. We are extremely limited to accessible locations for our trash hauler that won't cause continued damage to our parking lot.

The only location we believe that would work for us is along the adjacent property's boundary and in the 20ft buffer area. Therefore, we have sought the need for a variance request to erect the enclosure within that buffer. Otherwise, we would be limited to the removal of six to eight parking stalls of which we can't afford to do.

The following represents our answers to the Variance Criteria in the LMO

01. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

Our resort was developed between 1982-1984, before the incorporation of the Town and the adoption of the Land Management Ordinance. Because the site was designed before the LMO, it was built with more density than is currently allowed. The amount of density on the site requires more parking and drive aisles, which limits open space and operations areas. Currently we have 615 parking stalls, and the LMO would require 806 if it was constructed today.

02. These conditions do not generally apply to other properties in the vicinity:

Our property is unique to most other properties on Hilton Head. Our property has four buildings, with four story's each, consisting of a total of 468 units, located very close together. Most other residential communities are garden style townhouse types, spread out over more space, which would allow for additional smaller dumpster locations. Or, high-rise types that generally use trash compactors.

There is one property similar to ours, Hilton Head Beach and Tennis. They have the same size dumpsters, but their dumpsters are located in a way that the big trucks have a straight shot to approach them. The way our parking lot is arranged, we could not do as Beach and Tennis.

VAR-0350-2016, Hilton Head Resort Dumpster Enclosure
Staff Report Attachment C

03. Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:

There are no other accessible locations available without removing parking stalls.

04. The authorization of the Variance will not be of substantial detriment to adjacent property or the public good, and the character of the zoning district where the property is located will not be harmed by the granting of the Variance.

We have contacted the management company for Palmetto Dunes, and they have provided us with a letter stating that they have no opposition with our variance request.

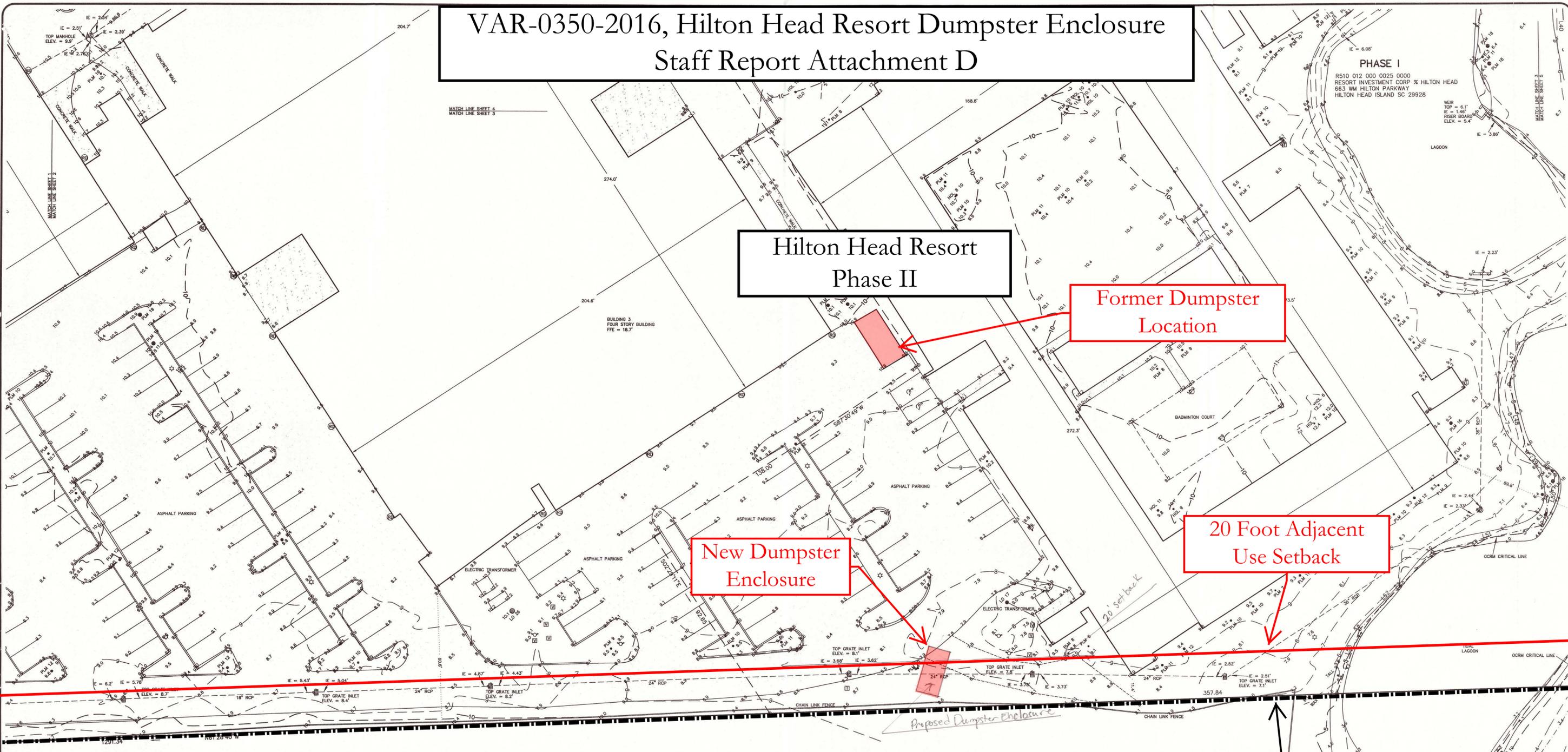
Sincerely,

Dan Campbell

Facilities/Maintenance Manager

Hilton Head Resort

VAR-0350-2016, Hilton Head Resort Dumpster Enclosure Staff Report Attachment D



Hilton Head Resort
Phase II

Former Dumpster
Location

New Dumpster
Enclosure

20 Foot Adjacent
Use Setback

Robert Trent Jones
Golf Course

Property Line

REFERENCE PLAT

1) AN ASBUILT SURVEY OF HILTON HEAD RESORT, FOUR SEASONS CENTRE HORIZONTAL PROPERTY REGIME, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 4/08/83 RECORDED IN BOOK 31, PAGE 85, DATED 4/21/83 ROD. BEAUFORT COUNTY, SC BY: JERRY L. RICHARDSON S.C.R.L.S. # 4784

PALMETTO DUNES GOLF COURSE

R520 012 000 0144 0000 GREENWOOD DEV CORP PO BOX 1546 GREENWOOD SC 29648

PALMETTO DUNES GOLF COURSE

R520 012 000 0144 0000 GREENWOOD DEV CORP PO BOX 1546 GREENWOOD SC 29648

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) HORIZONTAL DATUM IS S.C. STATE PLANE NAD 83.
- 4) VERTICAL DATUM IS NGVD 29.
- 5) CONTOUR INTERVAL IS 1'.
- 6) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- 7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 9) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
- 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
- 11) THIS PROPERTY IS AFFECTED BY THE CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA (CSPDAA) ADOPTED BY THE TOWN COUNCIL ON 9/01/2009. THE (CSPDAA) EXTENDS FROM THE SEAWARD PROPERTY LINE TO THE MEAN HIGH WATER MARK (3.6' NGVD29).

LEGEND & SYMBOLS:

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - 3" CONCRETE MONUMENT FOUND
 - TEMPORARY BENCH MARK
 - INVERT ELEVATION
 - FINISHED FLOOR ELEVATION
 - POLYVINYL CHLORIDE
 - CORRUGATED PLASTIC PIPE
 - REINFORCED CONCRETE PIPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - LIVE OAK
 - LAUREL OAK
 - RED OAK
 - PINE
 - PALM
 - WATER OAK
 - HOLLY
 - WAX MYRTLE
 - PECAN
 - WILD CHERRY
 - BIRCH
 - CEDAR
 - MAPLE

- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- TELEPHONE SERVICE
- TELEVISION SERVICE
- WATER METER
- VALVE BOX
- IRRIGATION CONTROL VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- LIGHT POLE
- CLEANOUT
- CATCH BASIN
- LANDSCAPE LIGHT
- ROOF DRAIN

SHEET 3 of 8 SHEETS

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 "M" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF: HILTON HEAD RESORTS, WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA PREPARED FOR: HILTON HEAD RESORTS

DATE: 1/17/14 SCALE: 1" = 20'

SIS Sea Island Land Survey, LLC.
4D Mathews Court, Hilton Head Island, SC 29926
Tel (843) 681-3248 Fax (843) 689-3871 E-mail: sils@sprynet.com
FILE No.: 04196/11 DWG No.: 3-1843

PROPERTY AREA = 18.37 AC. 800,659 S.F.
ADDRESS: 663 WILLIAM HILTON PARKWAY
DISTRICT: 510, MAP: 12, PARCELS: 10Q, 25, 25B, 366
THIS PROPERTY LIES IN F.E.M.A. ZONE A7
BASE FLOOD ELEVATION = 15.0'
COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86



William B. Watkins - Attorney
P.O. Box 1546
Greenwood, SC 29638
144 Maxwell Ave
Greenwood, SC 29638
www.greenwood.com

P 803-941-4071
F 803-941-8296
wwatkins@greenwood.com

**VAR-0350-2016, Hilton Head Resort Dumpster Enclosure
Staff Report Attachment E**

February 22, 2016

Ms. Kimberly Simmons
General Manger
Hilton Head Resort
663 William Hilton Parkway
Hilton Head, South Carolina 29928

Re: Agreement to allow variance

Dear Ms. Simmons:

This letter is to confirm earlier conversations in which you asked Greenwood Communities and Resorts, Inc., (GCR), to support Hilton Head Resort in its quest to obtain a variance from the Town Of Hilton Head so that your refuse enclosure can remain in its current location adjacent to the Robert Trent Jones Golf Course.

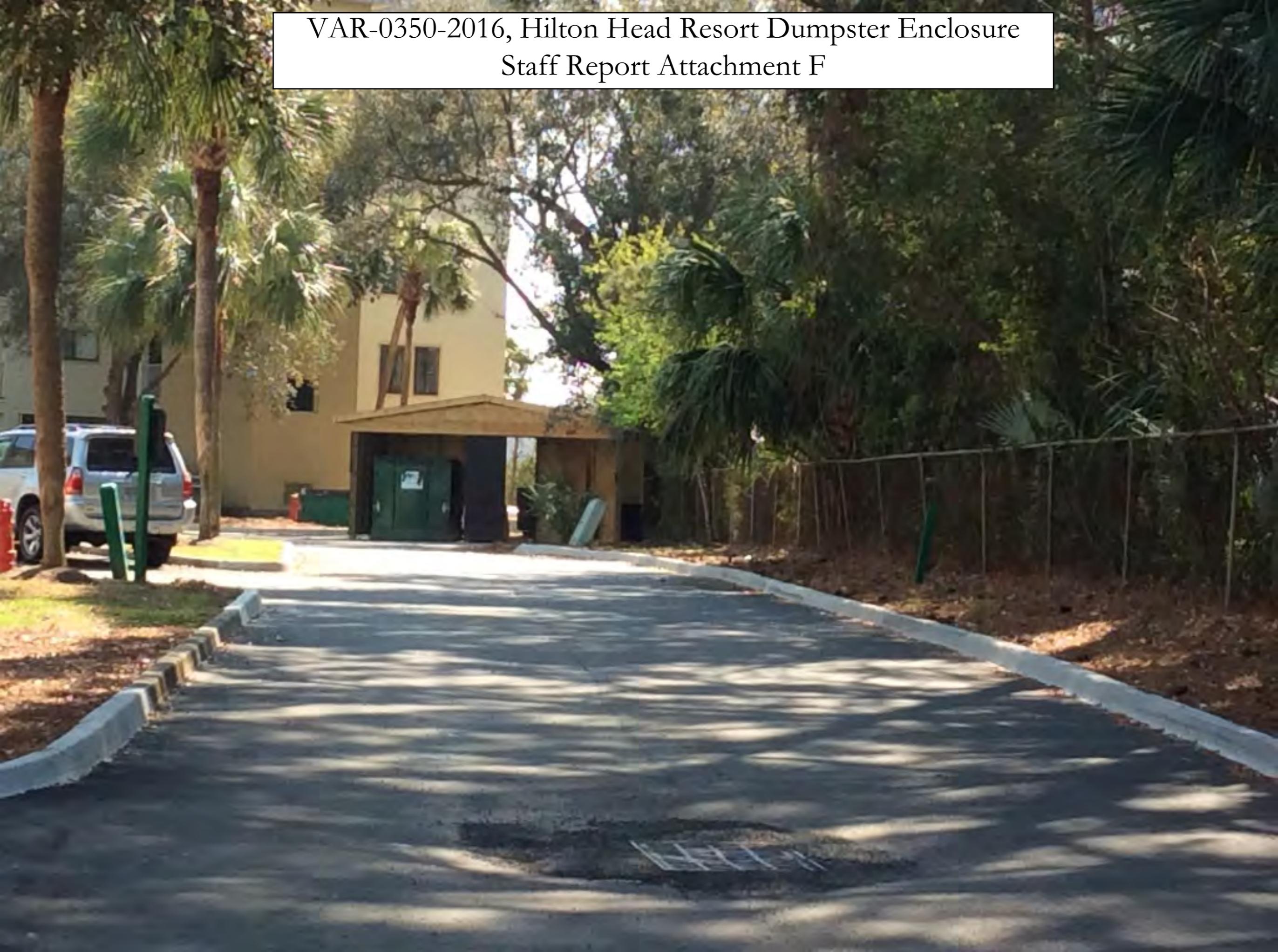
As was discussed, GCR does not oppose the location so long as the container and building are maintained and serviced at least six (6) days per week.

Sincerely,

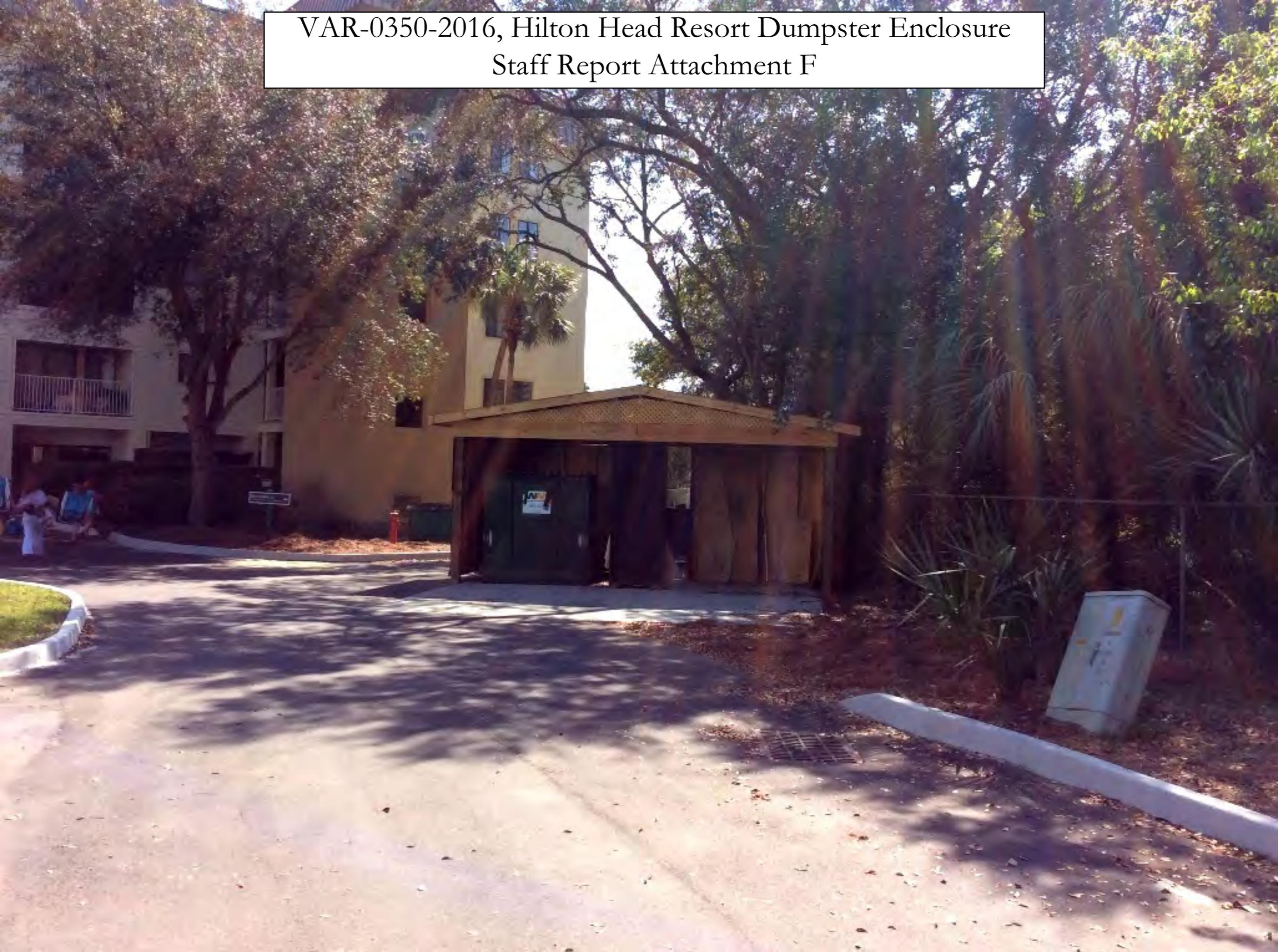
William B. Watkins

WBW:sk

VAR-0350-2016, Hilton Head Resort Dumpster Enclosure
Staff Report Attachment F



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TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Board of Zoning Appeals
FROM: Nicole Dixon, CFM, *Senior Planner*
DATE: April 7, 2016
SUBJECT: Substitutions of Nonconformities for Redevelopment

The Board of Zoning Appeals (BZA) requested that staff keep them informed of substitutions of nonconformities for redevelopment that are granted by staff. A memo is distributed every month at the regular BZA meetings and is discussed under staff reports on the agenda. Even if there have been no waivers for the month, a memo will be included in the packet to inform the BZA members.

The following language is contained in Section 16-7-101.F, Substitutions of Nonconformities for Redevelopment, which gives the Administrator the power to grant such substitutions for existing nonconforming structures and site features.

LMO Section 16-7-101.F:

“To provide flexibility and encourage redevelopment of sites with nonconforming features or structures, the Official is authorized to approve a Development Plan for such sites if the proposed development:

1. Will not include any new development that increases the amount of encroachment into any required buffer or setback;
2. Will not increase the impervious cover on the site over the maximum allowed for the district or the existing impervious cover, whichever is greater;
3. Will not result in a density in excess of what is allowed under this Ordinance, or the existing density, whichever is greater;
4. Will lessen the extent of existing nonconforming site features to the greatest extent possible;
5. Will not have an adverse impact on the public health, safety or welfare; and
6. Will lessen the extent of nonconformities related to any existing nonconforming structure on the site to the greatest extent possible.”

There have not been any Substitutions of Nonconformities for Redevelopment granted by staff since the March 2016 Board of Zoning Appeals meeting.