



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, May 18, 2016
3:00p.m. Benjamin M. Racusin Council Chambers
AGENDA**

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

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes** Regular Planning Commission Meeting – April 6, 2016
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
Public Hearing
ZA-000745-2016 – Derrick Coaxum with the Town of Hilton Head Island, on behalf of the Beaufort County School District, applied to amend the Official Zoning Map by amending eight properties that comprise the Hilton Head Island school campus from RM-8 (Moderate Density Residential) to the MS (Main Street) Zoning District. This rezoning will allow the school campus to be more in line with design parameters that fit the use of a school campus. The subject properties include the two elementary schools, the middle school, the high school, the Island Recreation Center, playing fields and associated parking. The subject parcels are further identified as Beaufort County Tax Map 7, Parcels 118, 227, 30, 149E, 149B, 149D, 149 and Tax Map 7D, Parcel 4. *Presented by: Nicole Dixon*
- 10. Commission Business**
Confirmation of Nominating Committee
- 11. Chairman's Report**
- 12. Committee Report**
- 13. Staff Reports**
- 14. Adjournment**

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

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, April 6, 2016
9:00a.m. – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Todd Theodore, Brian Hughes, Barry Taylor, Judd Carstens

Commissioners Absent: Caroline McVitty (excused)
Jim Gant (unexcused)
Lavon Stevens (unexcused)

Town Council Present: None

Town Staff Present: Shawn Colin, 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 this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5. Approval of Agenda

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

6. Approval of Minutes

The Planning Commission **approved** the minutes of the March 16, 2016 meeting as presented by general consent.

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

None

8. Unfinished Business

None

9. New Business

Public Hearing

The Planning Commission will review and consider a recommendation to Town Council on updates to the Town's Local Comprehensive Beach Management Plan, an appendix to the Town's Comprehensive Plan, for adoption.

Mr. Colin presented the Beach Management Plan Adoption as described in the Staff Memo and included in the Commission's packet. Staff recommends that the Planning

Commission forward the updated Beach Management Plan to Town Council with a recommendation for approval and adoption as an appendix to the Town's Comprehensive Plan. The Comprehensive Planning Committee recommended the plan be forwarded to the Planning Commission for approval and that the Town consider a long-range plan of shoreline management given sea level rise, specifically as it relates to stormwater.

Chairman Brown opened the meeting for public comment. The public commended the Town for its Beach Management Plan. The public further praised the Town's continued efforts and support of beach renourishment and wildlife protection.

The Board discussed with Mr. Colin the significant updates to the Beach Management Plan, including the implementation of the latest Beach Renourishment Project and the changes in the inventory of existing conditions.

Mr. Kristian made a motion to **approve** the updates to the Town's Local Comprehensive Beach Management Plan, an appendix to the Town's Comprehensive Plan, and **forward** to Town Council for their approval. Mr. Theodore **seconded** the motion. The motion **passed** with a vote of 6-0-0.

- 10. **Commission Business** – None
- 11. **Chairman's Report** – None
- 12. **Committee Report** – None
- 13. **Staff Reports**
Quarterly Report – Mr. Colin indicated the Quarterly Report was included in the packet.
- 14. **Adjournment** – The meeting was adjourned at 9:35 a.m.

Submitted By:

Approved By:

Teresa Haley, Secretary

Alex Brown, 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 ZONING MAP AMENDMENT

Case #:	Name of Project or Development:	Public Hearing Date:
ZA-000745-2016	Beaufort County School District Campus	May 18, 2016

Parcel Data:	Property Owner	Applicant
<p><u>Parcels Numbers:</u> R510 007 000 0118 0000 R510 007 000 0227 0000 R510 007 000 0030 0000 R510 007 00D 0004 0000 R510 007 000 149E 0000 R510 007 000 149B 0000 R510 007 000 149D 0000 R510 007 000 0149 0000</p> <p><u>Size:</u> 127.12 Estimated Total Acres</p> <p><u>Addresses:</u> 18, 20, 21, 25, 36, 40, 49, 50, 55, 70, 80 and 82 Wilborn Road, 30 School Road and 10 Bus Drive</p>	<p>Beaufort County School District PO Drawer 309 Beaufort, SC 29901</p>	<p>Derrick Coaxum Assistant Facilities Manager Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928</p>
<p><u>Existing Zoning District:</u> RM-8 (Moderate Density Residential)</p> <p><u>Existing Overlay District:</u> COR (Corridor Overlay)</p>	<p><u>Proposed Zoning District:</u> MS (Main Street)</p> <p><u>Proposed Overlay District:</u> COR (Corridor Overlay)</p>	
<p><u>Existing Zoning Design Standards:</u> 6,000 square feet/acre - non-residential</p> <p>8 units/acre – residential</p> <p>35% max. impervious coverage</p> <p>45 foot maximum height</p>	<p><u>Proposed Zoning Design Standards:</u> 9,000 square feet/acre – non-residential</p> <p>12 units/acre – residential</p> <p>35 hotel rooms/acre</p> <p>60% max. impervious coverage</p> <p>45 foot maximum height</p>	

Application Summary:

Derrick Coaxum with the Town of Hilton Head Island, on behalf of the Beaufort County School District, is proposing to amend the Official Zoning Map by amending eight properties that comprise the Hilton Head Island school campus from RM-8 (Moderate Density Residential) to the MS (Main Street) Zoning District. This rezoning will allow the school campus to be more in line with design parameters that fit the use of a school campus. The subject properties include the two elementary schools, the middle school, the high school, the Island Recreation Center, playing fields and associated parking.

Staff Recommendation:

Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The school campus is comprised of eight parcels. The campus is surrounded by vacant town-owned land and a church to the south, residential property to the west and north, and residential and church uses to the east.

The Island Recreation Center, located on the Hilton Head Island School campus, currently is housed in a building constructed in 1988. The facility includes a gymnasium with bleachers, two classrooms, miscellaneous offices, an indoor/outdoor pool, three outdoor basketball courts, a playground and play fields. The center runs a pre-school day program and afterschool and summer programs for school age children along with sports programs for all ages, adults and children alike. The center also operates the only public pool facility on the island which provides swimming and water exercise opportunities for all ages as well as a place for local private swim teams and the HHI High School swim team to practice and hold competitions.

Expanding and renovating the Island Recreation Center has been a topic of discussion for many years. The topic has been on several of the past Town Council Policy Agenda's: 2013 had Recreation Center Expansion: Direction on Future Phases listed as a high priority, 2012 had Aquatics Center: Direction, Location and Funding listed as a high priority, 2011 had Evaluating the Feasibility Study for the Recreation Center Expansion listed as a top priority, 2010 had Recreational Center & Aquatics Facilities Direction listed as a high priority and 2009 had Recreational Center & Aquatics Facilities Direction listed as a moderate priority. As the need for additional swimming pools and enhancing the existing recreation center had been evident, a recreational needs survey was conducted in 2008 and a site plan was developed to address needs identified in the survey. At several meetings in 2008 and 2009, the Parks and Recreation Commission, the Public Facilities Committee and Town Council accepted the findings of the survey results and identified elements such as a second gymnasium, multi-purpose meeting space, and support elements such as locker rooms and storage be included as part of the enhancements to the recreation center.

The Town is currently working with the FWA Group on plans to upgrade and expand the facility and site which includes a gymnasium, office areas, classrooms, and toilets. New site features will include additional parking on School Road; relocated tennis courts and ROTC drill pad; a new pool deck and pool dome; and additional field lighting for an existing field on the school property. The proposed

new building construction will be approximately 31,000 square feet on two stories with 15,000 in renovated existing space.

While staff was reviewing the Development Plan Review application for the Recreation Center expansion, we realized the school campus was zoned RM-8 (Moderate Density Residential). As part of the LMO Rewrite project completed in 2014, several areas around and including the school campus were rezoned from RM-4 to RM-8. While Education uses are permitted in RM-4, primarily because that is the district that the school campus was previously located in, it was an oversight not to add Education as a permitted use in the RM-8 zoning district. A review of the school campus parcels, including density, use and impervious surface coverage led staff to suggest that the school campus parcels would be more appropriately located in the MS (Main Street) zoning district. It would be more appropriate for the school campus to be zoned MS as it is directly contiguous with this district, is more in line with the design standards for this district and the nearby Hilton Head Early Childhood Center is also zoned MS. The proposed rezoning will make the use of the property conforming to the use standards in the LMO and help facilitate any future improvements or expansions that may be needed on the school campus.

Applicant's Grounds for ZMA:

The applicant's narrative states the proposed rezoning is consistent with the goals of the Comprehensive Plan, meets the needs of the community and the school district and is appropriate for the uses that currently exist and that are in the vicinity.

Summary of Facts and Conclusions:

Findings of Fact:

1. The application was submitted on April 18, 2016 as set forth in LMO 16-2-103.C and Appendix D-1.
2. Per LMO 16-2-102.E.1, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing.
3. The LMO Official scheduled the public hearing on the application for the May 18, 2016 Planning Commission meeting, which is a regularly scheduled meeting of the Planning Commission.
4. Per LMO 16-2-102.E.2, the LMO Official shall publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
5. Notice of the May 18, 2016 public hearing was published in the Island Packet on May 1, 2016.
6. Per LMO 16-2-102.E.2, the applicant shall mail a notice of the public hearing by first-class mail to the owners of the land subject to the application and owners of record of properties within 350 feet of the subject land, no less than 15 calendar days before the hearing date.
7. The applicant mailed notices of the May 18, 2016 public hearing by first-class mail to the owners of record of properties within 350 feet of the subject land on April 28, 2016.
8. Per LMO 16-2-102.E.2, the LMO Official shall post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land.
9. The LMO Official posted on April 27, 2016 conspicuous notice of the public hearing on the land subject to the application.

Conclusions:

1. The application was submitted in compliance with LMO 16-2-103.C and Appendix D-1.
2. The LMO Official scheduled the public hearing on the application for the May 18, 2016 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
4. The applicant mailed notices of the public hearing to owners of record of properties within 350 feet of the subject land 20 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.
5. The LMO Official posted conspicuous notice of the public hearing on the land subject to the application 21 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.

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

Summary of Facts and Conclusions:

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

The Comprehensive Plan addresses this application in the following areas:

Population Element

Implication of the Comprehensive Plan – 4.7 Education

- The current enrollment and projected enrollment in the Hilton Head Island schools indicate that there are no immediate needs for additional school sites or expansion of existing facilities. There is an indication that with the projected growth of enrollment that the Hilton Head Island High School will be over capacity by the 2017-2018 school year.

Goal 4.3 – Community Building

- B. The goal is to develop and support programs and activities to meet the needs of its diverse population and age groups.

Community Facilities Element

Goal 6.1 – Build-out

- A. The goal is to provide innovative and visionary initiatives that mitigate challenges of growth and redevelopment while making available higher levels of service for community facilities in a fiscally responsible manner.

Goal 6.9 – Educational Facilities

- B. The goal is to coordinate with educational agencies in the community to meet the educational needs of the Island's population.

Implementation Strategy 6.1 – Build-out

- A. Continue an ongoing assessment of community facility needs in the Town as growth and redevelopment continue.

Recreation Element

Implication of the Comprehensive Plan – 10.4 Park Development Guidelines

- As the population of the Island changes, so does the need for recreational opportunities.

Implication of the Comprehensive Plan – 10.8 Recreation Programs

- It is recommended the Town continue to participate with local recreation organizations to develop recreation programs that will meet the needs of the residents and visitors of the Island, including: baseball, football, tennis, soccer, running, sailing, and martial arts.

Goal 10.1 – Recreation Needs

- A. Continue to expand the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.
- B. Participate with local recreation organizations in the development of programs and facilities to meet the needs of the resident and visitor populations of the Island.

Implementation Strategies 10.1 – Recreation Needs

- B. Continue participation with local recreation organizations in the development of programs and facilities to meet the needs of the diverse populations of the Island.

Priority Investment Element

Goal 11.2 – 10-Year Capital Improvements Plan

- A. The goal is to provide the community with necessary services and facilities and maintain sufficient flexibility to meet the challenges associated with growth.

Conclusions:

1. This application is consistent with the Comprehensive Plan, as described in Population, Community Facilities, Recreation, and Priority Investment Elements as set forth in LMO Section 16-2-103.C.3.a.i.
2. In accordance with the Population, Community Facilities, Recreation, and Priority Investment Element, the proposed rezoning will provide flexibility for future expansions to the public school campus as well as the recreational facilities and programs offered through the Island Recreation Association.
3. In accordance with the Community Facilities Element, the proposed rezoning will make it easier to provide higher levels of service for community facilities.
4. As the Island grows the needs of the population for education and community facilities will increase. The proposed rezoning will allow the Town to meet the needs of the population in accordance with the Community Facilities and Recreation Elements.

Summary of Facts and Conclusions:

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

Findings of Fact:

1. The use of the school campus will not change as a result of the proposed rezoning. The property has been developed as a school campus and recreation center for many years and there are no plans to change that.

2. The range of uses that would be allowed on the subject parcels would be compatible with the uses in the vicinity as the MS district is directly contiguous with the school campus.
3. The institutional use is compatible with the adjacent institutional uses to the east and south.

Conclusions:

1. This application would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity in accordance with LMO 16-2-103.C.3.a.ii.
2. The proposed zoning will not change the use of the property as it currently functions but will allow uses that are compatible with the uses allowed on other properties in the vicinity as the school property is contiguous to MS zoned property.

Summary of Facts and Conclusions:

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

Findings of Fact:

1. The property has been developed as a school campus and recreation center for many years and there are no plans to change that.
2. The purpose of the RM-8 Zoning District is to allow the development of residential uses at densities up to eight dwelling units per net acre. The district allows a variety of residential uses, along with uses that support neighborhoods. Educational uses are not listed as a permitted use in this district, therefore the school campus is considered non-conforming to the use standards of the LMO. Per LMO Section 16-7-102, a non-conforming use may not be enlarged or expanded.
3. The purpose of the Main Street (MS) District is to provide lands for shopping center, other commercial and mixed-use development at moderate to relatively high intensities in the Main Street area and the portion of Indigo Run between U.S. Highway 278 and Pembroke Drive. Generally, the district places an emphasis on moderate-scale buildings, quality design, and pedestrian orientation (balanced with some accommodation of auto-oriented development). Educational uses are listed as a permitted use in this district.

Conclusions:

1. The proposed zoning is appropriate for the land in accordance with LMO 16-2-103.C.3.a.iii.
2. The proposed rezoning will allow the use of the school campus property to be conforming to the use standards in the LMO.
3. Should the school district find there is a need to expand the existing school facilities, it would now be able to do so if rezoned.

Summary of Facts and Conclusions:

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

Findings of Fact:

1. As described in the background section of this report, the expansion of the recreation center has been a top priority of Town Council for many years.
2. The RM-8 Zoning District has a 35% maximum impervious coverage requirement.
3. According to the architects working with staff on the Island Recreation Center expansion project, the school campus already exceeds the maximum impervious coverage allowed on site, therefore an expansion would not be permitted.

4. The proposed MS Zoning District allows 60% impervious coverage, which is more in line for this type of use.

Conclusions:

1. The proposed zoning addresses a demonstrated community need in accordance with LMO 16-2-103.C.3.a.iv.
2. The proposed rezoning will allow the Island Recreation Center to be improved and expanded which was identified as a community need by Town Council several years ago.

Summary of Facts and Conclusion:

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

Finding of Fact:

1. As described in the background section of this report, the expansion of the recreation center has been a top priority and included as being a future plan for the Island by Town Council for many years.

Conclusion:

1. The proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town in accordance with LMO 16-2-103.C.3.a.v.

Summary of Facts and Conclusions:

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

Finding of Fact:

1. There are several parcels directly contiguous to the school campus that are zoned MS.

Conclusions:

1. The proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts in accordance with LMO 16-2-103.C.3.a.vi.
2. The proposed rezoning doesn't create an isolated zoning district as the school campus is directly contiguous to property that is already zoned MS.

Summary of Facts and Conclusions:

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

Findings of Fact:

1. The property has been developed as a school campus and recreation center for many years and there are no plans to change that.
2. As described in the background section of this report, the expansion of the recreation center has been a top priority and included as being a future plan for the Island by Town Council for many years.
3. Several years ago the Town had feasibility studies done to determine the most feasible location for a recreation center expansion. It was determined by Town Council that it was

most feasible to expand the recreation center at its current location.

Conclusions:

1. The proposed zoning would allow the subject property to be put to a reasonably viable economic use in accordance with LMO 16-2-103.C.3.a.vii.
2. As the school campus and recreation center exist on site now, it is more efficient and economical to expand on current property than to relocate elsewhere.

Summary of Facts and Conclusion:

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

Findings of Fact:

1. The property has been developed as a school campus and recreation center for many years.
2. The subject parcels are already developed with access to streets, potable water, sewer, and stormwater management facilities.

Conclusion:

1. The proposed zoning would result in development that can be served by available, adequate, and suitable public facilities in accordance with LMO 16-2-103.C.3.a.viii. as it is already developed with such facilities serving the property.

Summary of Facts and Conclusion:

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

Findings of Fact:

1. As described in the background section of this report, the expansion of the recreation center has been a top priority and included as being a future plan for the Island by Town Council for many years.
2. The proposed rezoning will allow the use of the school campus property to be conforming to the use standards in the LMO.
3. Should the school district find there is a need to expand the existing school facilities, it would now be able to do so if rezoned.

Conclusion:

1. The proposed zoning is appropriate due to the improvements that have been planned for the Island Recreation Center in accordance with LMO 16-3-103.C.a.ix.

LMO Official Determination:

Staff recommends that the Planning Commission find this application to be **consistent with the Town's Comprehensive Plan** and **serves to carry out the purposes of the LMO**, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Staff recommends that the Planning Commission recommend **APPROVAL** to Town Council of this application, which includes amending the Official Zoning Map.

Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.

PREPARED BY:

ND

Nicole Dixon, CFM
Senior Planner

May 5, 2016

DATE

REVIEWED BY:

TL

Teri B. Lewis, AICP
LMO Official

May 5, 2016

DATE

REVIEWED BY:

JL

Jayme Lopko, AICP
Senior Planner & Planning Commission Board Coordinator

May 5, 2016

DATE

ATTACHMENTS:

- A) Vicinity Map
- B) Zoning Map
- C) Applicant's Narrative
- D) Site Survey



Properties highlighted in blue are school owned properties subject to rezoning



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 741-4600
Date Created: May 3, 2016
Project: map.mxd

Town of Hilton Head Island
ZA-000745-2016
Vicinity Map



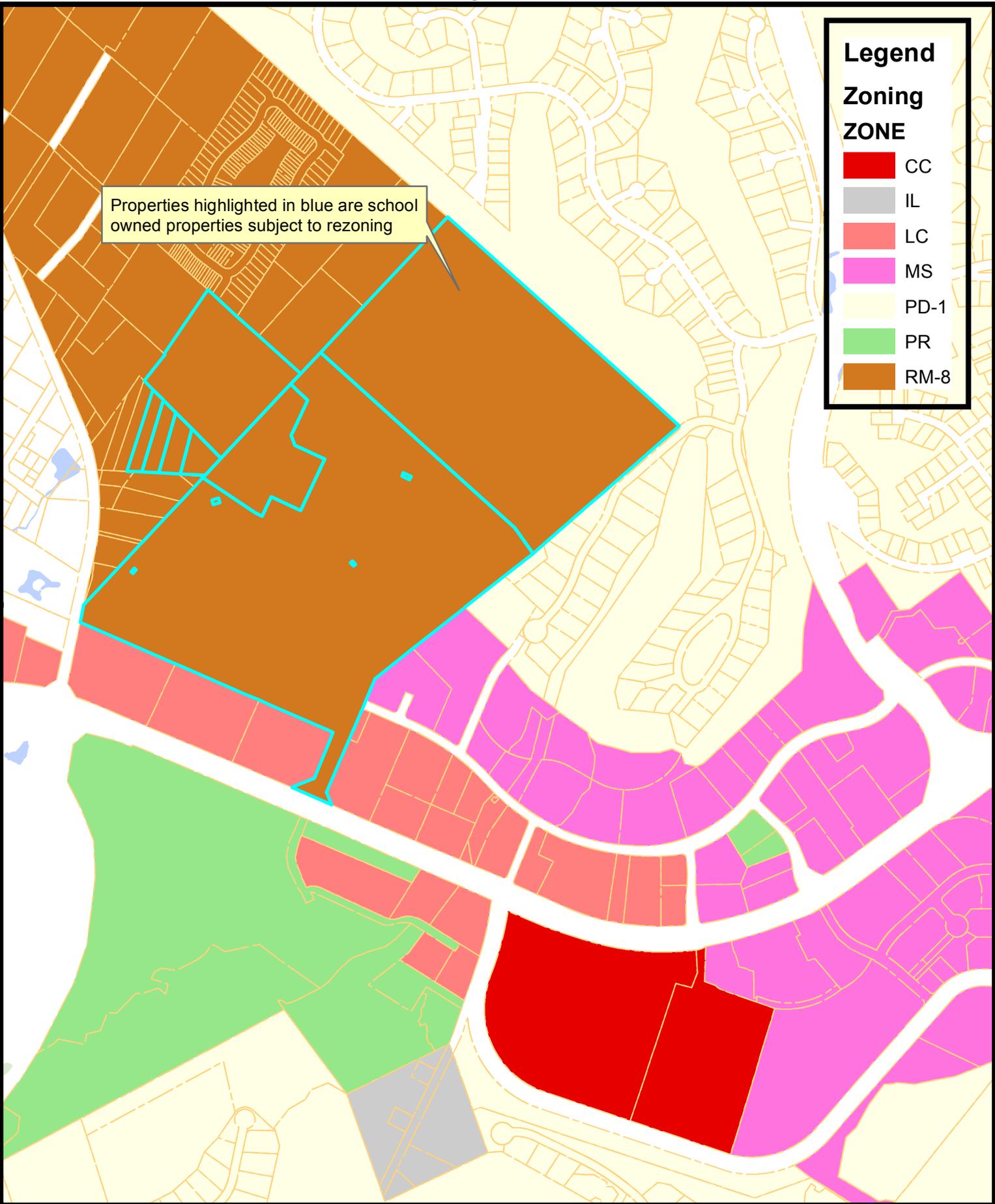
The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.

Legend

**Zoning
ZONE**

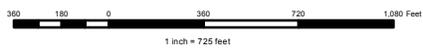
- CC
- IL
- LC
- MS
- PD-1
- PR
- RM-8

Properties highlighted in blue are school owned properties subject to rezoning



TOWN OF HILTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HILTON HEAD ISLAND, S.C. 29928
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 Date Created: May 3, 2016
 Project: map.mif

Town of Hilton Head Island
 ZA-000745-2016
 Zoning Map



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ATTACHMENT C

Narrative

The Island Recreation Center, located at 20 Wilborn Road on the Hilton Head Island School campus currently is housed in a building constructed in 1988. The facility includes a gymnasium with bleachers, two classrooms, miscellaneous offices, an indoor/outdoor pool, three outdoor basketball courts, a playground and play fields. The center runs a pre-school day program and afterschool and summer programs for school age children along with sports programs for all ages, adults and children alike. The center also operates the only public pool facility on the island. It provides swimming and water exercise opportunities for all ages as well as a place for local private swim teams and the HHI High School swim teams to practice and hold competitions. The pool operates year round by incorporating the use of an air supported dome enclosure to enclose the pool area during the winter season.

The FWA Group is currently working with the Center staff under the direction of the Town of Hilton Head Island to upgrade their current outdated facilities. The Town is currently working on plans to upgrade and expand the facility and site which includes gymnasium, office areas, classrooms, and toilets. New site features will include additional parking on School Road; relocated tennis courts and ROTC drill pad; a new pool deck and pool dome; and additional field lighting for an existing field on the school property. The proposed new building construction will be approximately 31,000 square feet on two stories with 15,000 in renovated existing space.

While staff was reviewing the Development Plan Review application for the Recreation Center expansion, we realized the school campus was zoned RM-8 (Moderate Density Residential). It doesn't make sense for an entire school campus to be zoned for residential use, as a school use doesn't typically meet the design parameters for a residential use. In reviewing the potential zoning districts, staff decided it would be more appropriate for the school campus to be zoned MS (Main Street District) as it is directly contiguous with this district, is more in line with the design standards for this district and the nearby Hilton Head Early Childhood Center is also zoned MS.

The school campus consists of the following parcels:

R510 007 000 0118 0000
R510 007 000 0227 0000
R510 007 000 0030 0000
R510 007 00D 0004 0000
R510 007 000 149E 0000
R510 007 000 149B 0000
R510 007 000 149D 0000
R510 007 000 0149 0000

The rezoning request meets the criteria as required by LMO Section 16-2-103.C.3.a as follows:

1. As required for rezoning the expansion of the Island Recreation Center will be in accordance with the comprehensive plan with providing educational and recreational facilities.
2. The rezoning will allow the uses that are allowed and currently exist in the vicinity.
3. Educational institutions are allowed in the proposed district and appropriate for the property as they currently exist there today.

ATTACHMENT C

4. Both the Island Recreational and the Beaufort County School have demonstrated they had to expand and by allowing the rezoning to meet design standards is a community need.
5. The project is consistent with zoning program and future plans for the Town.
6. It doesn't create an inappropriate isolated zoning district as the school campus is directly contiguous to same MS zoned property.
7. The school exists there now, so more efficient and economical to expand on current property.
8. School campus currently exists so there are already adequate facilities severing the property.
9. Rezoning is appropriate as the recreation center expansion has been a top priority of the Town Council for years.

