



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, January 4, 2017 – 9:00a.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 – December 7, 2016
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**

Public Hearing

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapters 3, 4, 5, 6, 10 and Appendix D of the Land Management Ordinance (LMO) to revise the following sections:

Interval Occupancy

Section 16-3-105: to establish a density for Interval Occupancy uses in the MV, RD and WMU zoning districts

Section 16-4-103.E.2: allows divisible dwelling units as an accessory use to interval occupancy uses

Section 16-10-105: adds in that divisible dwelling units can be an accessory use to an interval occupancy use, fixes the size requirements related to divisible dwelling units

Commercial Parking Lots

Section 16-3-105: to allow a Commercial Parking Lot as a conditional use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Commercial Parking Lots as a conditional use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts

Section 16-4-102.B.8: establishes conditions for Commercial Parking Lots

Section 16-10-103.G: establishes a definition for a new use (Commercial Parking Lot)

Other General Amendments

Sections 16-3-104 and 16-3-105: to establish a density for Bed & Breakfast uses in the RM-4, MS, MF, MV, RD, S and WMU zoning districts

Section 16-3-105.H: to add Group Living as a permitted use in the MED zoning district

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Group Living as a permitted use in the MED zoning district

Section 16-5-107.I: increases the required stacking distance for elementary and middle schools

Section 16-5-114.I.17: makes it clear that signs on vehicles may only advertise the primary business for which the vehicle is used

Section 16-6-103.F.3: establishes an actual height to which dune vegetation can be trimmed

Section 16-6-104.F: recognizes that state and federal approvals are not always required for specimen tree removal

Section 16-6-104.G: establishes an impervious coverage requirement for the CR district for the purpose of figuring out tree coverage only

Section 16-6-104.I: clarifies which standards should be used to measure trunk diameter

Section 16-6-104.L: fixes an error in this section that refers to setback instead of buffer

Section 16-10-105: establishes a definition for invasive species

Appendix D.D-1.A: removes the requirement that a boundary survey be provided as part of a zoning map amendment submittal

Presented by: Teri Lewis

9. New Business

None

10. Commission Business

11. Chairman's Report

12. Committee Report

13. Staff Reports

14. Adjournment

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

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, December 7, 2016 – 9:00a.m.
Hilton Head Island Library, Large Meeting Room

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Todd Theodore, Jim Gant, Bryan Hughes, Lavon Stevens, Barry Taylor, Caroline McVitty

Commissioners Absent: Judd Carstens (excused)

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Rocky Browder, Environmental Planner; Jennifer Ray, Planning & Special Projects Manager; Jayme Lopko, Senior Planner & Board Coordinator; Teresa Haley, Secretary

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5. Approval of Agenda

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

6. Approval of Minutes

The Planning Commission **approved** the minutes of the November 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

LMO Amendments - The Town of Hilton Head Island is proposing to amend Chapters 3, 4, 5, 6, 10 and Appendix D of the Land Management Ordinance (LMO) to revise the following sections:

Multi-Level Self-Service Storage

Section 16-3-105: to allow Multi-Level Self-Service Storage as a conditional use and establish a maximum density for this use in the LC, IL and SPC zoning districts

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Multi-Level Self-Service Storage as a conditional use in the LC, IL and SPC zoning districts
Section 16-4-102.B.9: establishes conditions for Multi-Level Self-Service Storage

Section 16-5-102.C: establishes a specific street setback for Multi-Level Self-Service Storage uses

Section 16-5-102.D: establishes a specific adjacent use setback for Multi-Level Self-Service Storage uses

Section 16-10-103.I: establishes a definition for a new use (Multi-Level Self-Service Storage)

(Mr. Brown recused himself from the discussion of proposed LMO amendments in connection with multi-level self-service storage due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record. Mr. Theodore recused himself from the discussion of proposed LMO amendments in connection with multi-level self-service storage due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Lewis stated that she would present the proposed amendments by subject matter starting with Multi-Level Self-Service Storage. Staff recommends that the Planning Commission forward the Draft 2016 LMO Amendments – Second Set to Town Council with a recommendation of approval. Ms. Lewis presented the proposed Multi-Level Self-Service Storage amendments as described in the Commission’s packet. The Commission inquired as to the maximum height currently allowed in the applicable districts versus what is proposed. Ms. Lewis clarified that the maximum height currently allowed is 45 feet and noted that a height increase is not being proposed. Some Commissioners expressed concern for setting a precedent for a substantial increase in density. Some Commissioners agreed this proposal provides opportunities for infill development, and further represents a business use that generates less traffic and does not require a large parking lot.

Ms. Lewis asked Ms. Ray to present how the proposed mass of the building would be treated by the Design Guide. Ms. Ray presented the Design Review Board’s latest revision to the Design Guide; and the various ways in which the Design Guide will address the concerns of how to make a building meet island character. Ms. Ray explained the following regarding the proposed mass of the building and the Design Guide: meeting roof pitches; a mix of roof types; the location of the building; larger landscaping to help balance the scale and mass; horizontal and vertical plane treatment; variety of nature blending color and materials; and architectural details. Ms. Ray provided examples of comparable projects throughout the Island and identified details that will help the proposed project meet island character. The Commission inquired as to the review process for design. Ms. Ray stated that major corridor review goes before the Design Review Board and minor corridor review is Staff level. The Design Guide applies in all cases. The majority, if not all cases are within the scope of the DRB’s review.

Vice Chairman Kristian thanked Ms. Lewis and Ms. Ray for their presentations. Vice Chairman Kristian then opened the meeting for public comment.

Mr. Walter Nester, on behalf of his client, Adams Property Group (APG), made remarks in support of multi-level self-service storage amendments. Mr. Coupland, APG, presented statements regarding identifying a need for multi-level self-service storage, and a potential property and site plan in the SPC district. Mr. Coupland indicated his support of taking additional steps through the

proposed conditions to meet island character. The Commission asked how this type of storage need was identified. Mr. Coupland indicated APG researched the demographics of the Island, conferred with the Sea Pines CSA, and the majority of the existing storage facilities do not meet the Island's higher end demographics. The Commission inquired as to the functionality of a building like this. Mr. Coupland described various aspects related to this type of facility and its operations. Mr. Coupland thanked the Commission for their time and consideration.

Mr. Bradshaw made a presentation in opposition of the proposed multi-level self-service storage amendments. Mr. Bradshaw's presentation addressed the purpose of the SPC district; ordinance text amendment review standards; density report; and population change in connection with the Town's Comprehensive Plan.

Mr. Skodacek expressed his concern that the proposed changes do not belong in the SPC district.

Mr. Crunkleton thanked the Commission for their service. Mr. Crunkleton expressed his concern that the proposed changes would negatively impact the SPC district and the Circle to Circle Committee findings.

Mr. Williams made remarks in opposition of the proposed multi-level self-service storage amendments. Mr. Williams suggested these amendments need further consideration.

Vice Chairman Kristian asked for additional public comments and hearing none, the public hearing for this particular section was closed.

Vice Chairman Kristian asked Commissioner Gant to speak to this recommendation by the LMO Committee. Commissioner Gant expressed that this proposal is a use that is consistent with many things trying to be accomplished under both the LMO and the Circle to Circle Committees. Using the traffic data presented by Mr. Skodacek at a previous meeting, the traffic generated would amount to 14 vehicles per hour during the peak time at the Sea Pines Circle. This is probably the lowest possible traffic impact that anything could have there. This appears to be a good solution to redevelopment or development in an area that is traffic sensitive. The Commission noted that a retail center development is a by right permitted use anywhere in the Sea Pines corridor, which would have a much higher traffic volume. Some Commissioners expressed the following concerns: making a special exception for a single use on a single parcel; viewing this as a variance request, not an LMO amendment; appropriate in the LC and IL districts, but not the SPC district. The Commission inquired as to this being a variance request. Ms. Lewis explained that the LMO does not allow for use variances. However, rather than the use by condition as proposed, an option is to permit the use by special exception, which would fall under the review of the Board of Zoning Appeals. The Commission discussed with Mr. Nester a theoretical compromise regarding density.

Commissioner Gant made a motion to **approve** the Multi-Level Self-Service Storage LMO Amendments as submitted. Commissioner Taylor **seconded**. The motion **failed** with a vote of 3-3-0. (For the motion: Gant, Taylor, Kristian. Against the motion: Hughes, Stevens, McVitty.)

Underbrushing

Section 16-6-104.D: adds in some flexibility for property owners who want to maintain their vacant property

Ms. Lewis presented the Underbrushing amendments as provided in the Commission's packet. Ms. Lewis stated that this proposed amendment would provide flexibility for underbrushing lots in certain zoning districts when that underbrushing is not associated with any non-single family development or construction activity. This change would provide exemption in certain zoning districts with additional requirements as described in the Commission's packet.

Commissioner Gant indicated that the LMO rewrite focused on tying together underbrushing and development. However, it did not address underbrushing and maintenance. There are property owners that don't necessarily want to develop their residential property, but want to maintain it. This change would not allow clear-cutting or removal of trees. This change would provide the opportunity for maintenance of understory growth on residential property.

Chairman Brown opened the meeting for public comments and hearing none, the public hearing for this particular section was closed.

Vice Chairman Kristian made a motion to **approve** the Underbrushing LMO Amendments as submitted. Commissioner Stevens **seconded**. The motion **passed** with a vote of 8-0-0.

The Commission and Staff then discussed the process for keeping the public hearing open for the remaining LMO Amendments in connection with the Planning Commission meeting scheduled for January 4, 2017. Chairman Brown opened the public hearing for each and all remaining amendments on the agenda. There were no additional comments from the public. Chairman Brown closed the public hearing.

Interval Occupancy

Section 16-3-105: to establish a density for Interval Occupancy uses in the MV, RD and WMU zoning districts

Section 16-4-103.E.2: allows divisible dwelling units as an accessory use to interval occupancy uses

Section 16-10-105: adds in that divisible dwelling units can be an accessory use to an interval occupancy use, fixes the size requirements related to divisible dwelling units

Chairman Brown opened the meeting for public comments and hearing none, the public hearing for this particular section was closed.

Commercial Parking Lots

Section 16-3-105: to allow a Commercial Parking Lot as a conditional use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Commercial Parking Lots as a conditional use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts

Section 16-4-102.B.8: establishes conditions for Commercial Parking Lots

Section 16-10-103.G: establishes a definition for a new use (Commercial Parking Lot)

Chairman Brown opened the meeting for public comments and hearing none, the public hearing for this particular section was closed.

Other General Amendments

Sections 16-3-104 and 16-3-105: to establish a density for Bed & Breakfast uses in the RM-4, MS, MF, MV, RD, S and WMU zoning districts

Section 16-3-105.H: to add Group Living as a permitted use in the MED zoning district

Table 16-4-102.A.6: changes to the Principal Use Table that include adding Group Living as a permitted use in the MED zoning district

Section 16-5-107.I: increases the required stacking distance for elementary and middle schools

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Section 16-6-103.F.3: establishes an actual height to which dune vegetation can be trimmed

Section 16-6-104.F: recognizes that state and federal approvals are not always required for specimen tree removal

Section 16-6-104.G: establishes an impervious coverage requirement for the CR district for the purpose of figuring out tree coverage only

Section 16-6-104.I: clarifies which standards should be used to measure trunk diameter

Section 16-6-104.L: fixes an error in this section that refers to setback instead of buffer

Section 16-10-105: establishes a definition for invasive species

Appendix D.D-1.A: removes the requirement that a boundary survey be provided as part of a zoning map amendment submittal

Chairman Brown opened the meeting for public comments and none were received. Vice Chairman Kristian made a motion to **approve** keeping the public hearing open for the Planning Commission meeting scheduled for January 4, 2017. Commissioner Gant **seconded**. The motion **passed** with a vote of 8-0-0.

10. Commission Business – None

11. Chairman’s Report

Chairman Brown stated that Charles Cousins, Director of Community Development plans to provide an update regarding FEMA Disaster Recovery project timeline at a future meeting.

12. Committee Report

Commissioner Hughes stated that the CIP committee will meet with Scott Liggett, Director of Public Projects and Facilities/Chief Engineer in mid-January.

Commissioner Carstens provided an update via email regarding the Comprehensive Planning Committee. The Committee will meet in January to discuss status and final updates for the Comp Plan, which will be brought before the Commission sometime in February. The Plan will then go onto Town Council for two readings with the goal for adoption prior to May. Committee members will be contacted to schedule our meeting during the first weeks of January.

13. Staff Reports – None

14. Adjournment – The meeting was adjourned at 11:16a.m.

Submitted By:

Approved By:

Teresa Haley, Secretary

Alex Brown, Chairman

DRAFT



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Jayme Lopko, AICP, *Senior Planner*
FROM: Teri B. Lewis, AICP, *LMO Official*
DATE: December 21, 2016
SUBJECT: Proposed 2016 LMO Amendments – Second Set

Recommendation: The LMO Committee met on May 2nd, July 27th, August 4th, August 15th, September 8th, September 20th and November 9th to review the proposed 2016 LMO Amendments – Second Set. The Committee recommended forwarding the amendments to the Planning Commission with a recommendation for approval with various changes as discussed by the Committee.

The Planning Commission met on December 7, 2016 to begin the review of the proposed LMO Amendments. The Commission first reviewed the proposed Multi-Level Self-Service Storage amendments. After a presentation by staff, presentations and comments from the public and discussion between the Planning Commission members, a motion was made to forward the proposed amendments to Town Council with a recommendation of approval. The vote resulted in tie, so the motion failed. A subsequent motion was not made related to these amendments.

The Planning Commission then reviewed the proposed Underbrushing amendments. After a presentation by staff, comments from the public and discussion between the Planning Commission members, the Planning Commission voted unanimously to forward the proposed amendments to Town Council with a recommendation of approval as presented.

Due to time constraints, the public hearing was opened for the remainder of the proposed 2016 LMO Amendments – Second Set and was held open to the meeting on January 4, 2017.

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

Summary: As evidenced from the numerous meetings listed above, the Committee has spent quite a bit of time working out the details of language related to the subject amendments. The Committee has incorporated revisions to the amendments based on the public comments received at the various meetings.

Background: A number of proposed amendments to the Town's Land Management Ordinance (LMO) have been identified. The reason for each proposed amendment is listed above the amendment. Newly added language is illustrated with double underline and deleted language is illustrated with ~~strike through~~.

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

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DRAFT 2016 LMO AMENDMENTS – 2nd Set

PLANNING COMMISSION MEETING 1/4/17

INTERVAL OCCUPANCY

CHAPTER 16-3: ZONING DISTRICTS

Staff Explanation: This change establishes a density for Interval Occupancy uses in the MV, RD and WMU zoning districts.

I. Mitchelville (MV) District

MV Mitchelville District			
1. No Change			
2. Allowable Principal Uses			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	12 du	Max. <i>Impervious Cover</i>	35%
<u><i>Bed and Breakfasts</i></u>	<u>10 rooms</u>		

Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Interval Occupancy	<u>12 du</u>		
Nonresidential	8,000 GFA		

L. Resort Development (RD) District

RD Resort Development District			
1. No Change			
2. Allowable Principal Uses			
3. Development Form and Parameters			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	16 du	Max. Impervious Cover	50%
Bed and Breakfasts	<u>10 rooms</u>		
Interval Occupancy	<u>16 du</u>		
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential	8,000 GFA		

O. Waterfront Mixed-Use (WMU) District

WMU Waterfront Mixed-Use District			
1. No Change			
2. Allowable Principal Uses			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	16 du	Max. <i>Impervious Cover</i>	50%
<u><i>Bed and Breakfasts</i></u>	<u>10 rooms</u>		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<u><i>Interval Occupancy</i></u>	<u>16 du</u>		
Nonresidential	8,000 GFA		

CHAPTER 16-4: USE STANDARDS

Sec. 16-4-103. Accessory Uses and Structures

A. – D. No Changes

Staff Explanation: This change will allow divisible dwelling units (lock-outs) as an accessory use to an interval occupancy (timeshare) use.

E. Use-Specific Conditions for Accessory Uses and Structures

1. No Change

2. Divisible Dwelling Unit

A divisible dwelling unit incorporating lock-out rooms is allowed as an accessory use to a multifamily dwelling or interval occupancy unit if it complies with the following conditions:

- a. The unit shall have a separate outside entrance serving the lock-out rooms.
- b. The lock-out rooms may not exceed 75 percent of the gross floor area of the entire dwelling.
- c. Each lock-out room in a divisible dwelling unit shall count as ½ dwelling unit in addition to the one dwelling unit counted for the entire divisible dwelling.

CHAPTER 16-10: DEFINITIONS, INTERPRETATION AND MEASUREMENT

16-10-105. General Definitions

Staff Explanation: This change adds in that lock out units can be an accessory use to an interval occupancy use. Additionally it fixes the size to be in conformance with the conditions related to this use.

• Divisible Dwelling Unit

A *dwelling unit* in a *multifamily* residential or *interval occupancy development* that includes one or more lock-out bedrooms that can be physically closed or locked off from the remainder of the *dwelling*. Such units must have a bathroom. Size is limited to ~~50~~ 75 percent of the *gross floor area* of the entire *dwelling* ~~square footage of the remaining base unit.~~

COMMERCIAL PARKING LOTS

CHAPTER 16-3: ZONING DISTRICTS

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

A. No Changes

Staff Explanation: This change will allow a Commercial Parking Lot as a permitted use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts with conditions.

B. Coligny Resort (CR) District

CR			
Coligny Resort District			
1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES¹
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4- 102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

C. Community Commercial (CC) District

CC			
Community Commercial District			
1. No Change			

2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4-102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

D. Light Commercial (LC) District

LC Light Commercial District			
1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4-102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

E. Light Industrial (IL) District

IL Light Industrial District			
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1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4- 102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

G. Marshfront (MF) District

MF Marshfront District			
1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4- 102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>
3. Development Form Standards			

I. Mitchelville (MV) District

MV Mitchelville District			
1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4-102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

L. Resort Development (RD) District

RD Resort Development District			
1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4-102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

M. Sea Pines Circle (SPC) District

<div style="text-align: center;">SPC</div> <div style="text-align: center;">Sea Pines Circle District</div>			
1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4-102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

N. Stoney (S) District

<div style="text-align: center;">S</div> <div style="text-align: center;">Stoney District</div>			
1. No Change			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	<u>PC</u>	<u>Sec. 16-4-102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

O. Waterfront Mixed-Use (WMU) District

WMU Waterfront Mixed-Use District			
1. No Change			
2. Allowable Principal Uses			
	USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Vehicle Sales and Services			
<u>Commercial Parking Lot</u>	PC	<u>Sec. 16-4-102.B.8.d</u>	<u>See Sec. 16-5-107.D.2</u>

CHAPTER 16-4: USE STANDARDS

Staff Explanation: This change will add Commercial Parking Lot as a permitted by condition use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts.

6. Principal Use Table

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE				
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions				
SE = Allowed as a Special Exception Blank Cell = Prohibited				
USE CLASSIFICATION/	SPECIAL DISTRICTS	RESIDENTIAL DISTRICTS	MIXED-USE AND BUSINESS DISTRICTS	USE-SPECIFIC
				C

USE TYPE	C O N	PR	RS F- 3	RS F- 5	RS F- 6	R M - 4	R M - 8	R M - 12	C R	SP C	C C	M S	W MU	S	M F	M V	N C	L C	R D	M ED	IL	
VEHICLE SALES AND SERVICES																						
<u>Commercial Parking Lot</u>									<u>P</u> <u>C</u>	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>		<u>PC</u>	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>		<u>P</u> <u>C</u>	<u>P</u> <u>C</u>		<u>P</u> <u>C</u>	<u>Sec. 16- 4- 102.B.8 .d</u>

B. Use-Specific Conditions for Principal Uses

1. – 7. No Changes

Staff Explanation: This change establishes conditions for Commercial Parking Lots which is being added as an allowable use in various zoning districts.

8. Vehicle Sales and Services

a. – c. No Changes

d. Commercial Parking Lots

Commercial parking lots shall comply with the following conditions:

i. No sale, display, storage, repair, servicing or dismantling of any vehicles, equipment or merchandise shall occur in the parking lot.

ii. The parking of vehicles awaiting service or repair shall not occur in the parking lot.

~~d.~~ e. Gas Sales

e. f. Watercraft Sales, Rental or Service

CHAPTER 16-10: DEFINITIONS, INTERPRETATION AND MEASUREMENT

Sec.16-10-103. Use Classifications, Use Types and Definitions

A. – F. No Changes

Staff Explanation: This change establishes a definition for a new use, commercial parking lot

G. Commercial Services

- **Commercial Parking Lot**

A facility that provides parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking Lot. This use includes short and long-term fee parking facilities.

GENERAL AMENDMENTS

CHAPTER 16-3: ZONING DISTRICTS

Staff Explanation: This change establishes a density for a Bed and Breakfast use in the RM-4, MS, MF, MV, RD, S and WMU zoning districts.

Sec.16-3-104. - Residential Base Zoning Districts

A. – D. No Changes

E. Low to Moderate Density Residential (RM-4) District

RM-4			
Low to Moderate Density Residential District			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)	Max. Impervious Cover for All Development Except Single-Family	35%
<u>Bed and Breakfast</u>	<u>10 rooms</u>		
Nonresidential	6,000 GFA	Min. Open Space for Major Residential Subdivisions	16%

Sec.16-3-105. – Mixed-Use and Commercial Districts

F. Main Street (MS) District

MS
Main Street District

1. No Change

2. No Change

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	12 du	Max. <i>Impervious Cover</i>	60%
<u><i>Bed and Breakfasts</i></u>	<u>10 rooms</u>		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	9,000 GFA		

G. Marshfront (MF) District

MF
Marshfront District

1. No Change

2. Allowable Principal Uses

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)	LOT COVERAGE
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Residential	Along major arterials	4 du (8 du if <i>lot</i> area is at least 3 acres)	Max. <i>Impervious Cover</i>	60%
	Along other <i>streets</i>	6 du (10 du if <i>lot</i> area is at least 3 acres)	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<u><i>Bed and Breakfasts</i></u>		<u>10 Rooms</u>		
Nonresidential		7,000 GFA		

I. Mitchelville (MV) District

<h2 style="margin: 0;">MV</h2> <h3 style="margin: 0;">Mitchelville District</h3>			
1. No Change			
2. Allowable Principal Uses			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	12 du	Max. <i>Impervious Cover</i>	35%
<u><i>Bed and Breakfasts</i></u>	<u>10 rooms</u>		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<u><i>Interval Occupancy</i></u>	<u>12 du</u>		
Nonresidential	8,000 GFA		

J. – K. No Changes

L. Resort Development (RD) District

RD Resort Development District			
1. No Change			
2. Allowable Principal Uses			
3. Development Form and Parameters			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	16 du	Max. <i>Impervious Cover</i>	50%
<u>Bed and Breakfasts</u>	<u>10 rooms</u>		
<u>Interval Occupancy</u>	<u>16 du</u>		
Hotel	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	8,000 GFA		

N. Stoney (S) District

S Stoney District	
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1. No Change			
2. Allowable Principal Uses			
3. Development Form and Parameters			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	10 du	Max. <i>Impervious Cover</i>	50%
<u><i>Bed and Breakfasts</i></u>	<u>10 Rooms</u>		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	7,000 GFA		

O. Waterfront Mixed-Use (WMU) District

WMU Waterfront Mixed-Use District			
1. No Change			
2. Allowable Principal Uses			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	16 du	Max. <i>Impervious Cover</i>	50%
<u><i>Bed and Breakfasts</i></u>	<u>10 rooms</u>		

Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
<u>Interval Occupancy</u>	<u>16 du</u>		
Nonresidential	8,000 GFA		

Staff Explanation: This change establishes Group Living, which includes assisted living facilities, as an approved use in the Medical zoning district.

H. Medical (MED) District

MED			
Medical District			
1. No Change			
2. Allowable Principal Uses			
<u>Residential Uses</u>			
<u>Group Living</u>	<u>P</u>		<u>1 per 3 rooms</u>
3. No Change			

CHAPTER 16-4: USE STANDARDS

Sec.16-4-102. – Principal Uses

A. Principal Use Table

1. - 5. No Changes

Staff Explanation: This change will allow Group Living as a permitted by right use in the MED zoning district.

6. Principal Use Table

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE																					
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions																					
SE = Allowed as a Special Exception Blank Cell = Prohibited																					
USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS											USE-SPECIFIC CONDITIONS	
	CON	PR	RS-F-3	RS-F-5	RS-F-6	R-M-4	R-M-8	R-M-12	C-R	SP-C	C-C	M-S	W-MU	S	M-F	M-V	N-C	L-C	R-D		ME-D
RESIDENTIAL USES																					
<i>Group Living</i>						P	P	P						P					P	<u>P</u>	

CHAPTER 16-5: DEVELOPMENT AND DESIGN STANDARDS

Staff Explanation: This will change the required stacking distance for elementary and middle schools to be in compliance with SCDOT standards.

Sec. 16-5-107. Parking and Loading Standards

A. – H. No Changes

I. Vehicle Stacking Distance for Drive-Through and Related Uses

1. Required Stacking Distance

Driveways on which vehicles queue up to *access* a *drive-through* facility or similar service facility, or a drop-off or pick-up zone, shall provide at least the minimum stacking distance behind the facility or zone in accordance with Table 16-5-107.I.1, Minimum Stacking Distance for Drive-Through and Related Uses.

TABLE 16-5-107.I.1: MINIMUM STACKING DISTANCE FOR DRIVE-THROUGH AND RELATED USES		
USE OR ACTIVITY ¹	MINIMUM STACKING DISTANCE	MEASURED FROM
School, elementary or middle	200 <u>1,500 – 2,000 ft</u>	Back end of the designated drop-off/pick-up zone
NOTES: ft = feet 1. – 2. No Change		

Staff Explanation: This change will make it clear that signs on vehicles must only advertise the primary business for which the vehicle is used.

Sec. 16-5-114. Sign Standards

A. – H. No Changes

I. Prohibited Signs

1 – 16. No Changes

17. *Portable signs*, or any *sign* not permanently attached to the ground or other permanent *structure*, including but not limited to *signs* attached to or painted on vehicles or trailers other than those advertising the business which the vehicle is used to conduct, either parked or being driven, and visible from the *right-of-way*, unless said vehicle is used as a vehicle in the normal day-to-day operations of the business, except that sandwich boards, chalkboards, and other *signs* that are specifically allowed under this section are exempt.

CHAPTER 16-6: NATURAL RESOURCE PROTECTION

16-6-103. Beach and Dune Protection

A. – E. No Changes

Staff Explanation: This change will establish an actual height to which dune vegetation can be trimmed.

F. Development on Dunes

1. – 2. No Changes

3. View Corridors

Dune vegetation may be removed or selectively pruned to 4 feet to establish view corridors to the *beach*, in accordance with the following standards:

- a. To the *maximum extent practicable*, view corridors shall be located where the least amount of native *dune* vegetation is required to be removed or pruned (i.e., where little *dune* vegetation exists or where existing vegetation is non-native), and the pruning of *trees* and vegetation *adjacent* to the corridor can be done in a manner that maintains the health of such *trees* and other vegetation.
- b. No healthy *specimen tree* may be removed to create a view corridor. Selective pruning of *trees* (including *specimen trees*) is allowed, in accordance with accepted International Society of Arboriculture practices.
- c. Any *trees* removed shall be cut flush with existing *grade* and their root systems left intact. All removed vegetation shall be replaced with shrubs or other low-growing vegetation (not turf) that will enhance the stabilization of the *dune system*.

Sec. 16-6-104. Tree Protection

Staff Explanation: State and Federal approvals are rarely required for the removal of a specimen tree so this change will indicate that.

F. Specimen Tree Preservation

1. No Changes

2. General Requirements

a. No Changes

b. If preservation of a *specimen tree* causes unnecessary hardship, the *applicant* may apply for a variance from this subsection (see Sec. 16-2-103.S, Variance) once any required *State* or federal government agency approval, if applicable, to remove the *tree* is received in writing.

Staff Explanation: Tree coverage requirements are based on the impervious coverage requirements of the underlying zoning district. There is no impervious coverage requirement for the CR (Coligny Resort) district so this change establishes an impervious coverage for the CR district solely for the purpose of figuring out tree coverage.

E. – F. No Changes

G. Minimum Tree Coverage Standard

1. Applicability

- a. All new *development* except for the *construction* of any public *street*, pathway, drainage project, single family subdivision, athletic field, airport runway, golf course or minor utility and the redevelopment or alteration of existing *development* (see subparagraph b below) shall include at least 900 adjusted caliper inches (ACI) of *trees* per acre of *pervious* surface area. *Pervious* surface area equals the *gross acreage* less the maximum *impervious cover* required for the proposed *development*. In the case of development in the CR zoning district, the maximum impervious coverage solely for the purposes of this section shall be 80%.
- b. Redevelopment or alteration of existing *development* shall have the option of meeting the standard in subparagraph a above or meeting replacement requirements in Sec. 16-6-104.I, Standards for Supplemental and Replacement Trees, based on *trees* removed by *tree* category.
- c. For the construction of any public *street*, pathway, drainage project, single family subdivision, athletic field, airport runway, golf course or minor utility the applicant shall make all reasonable efforts to save significant trees and stands of trees. In these cases, at the discretion of the official, a centerline field inspection may relieve the applicant of the tree survey requirement. Reasonable tree replanting may be required by the Official for these uses.

Example: A 2-acre site in a PR, Parks and Recreation District, is permitted a maximum impervious surface coverage of 45 percent or 0.9 acres. This leaves 1.1 acres of pervious surface. Multiplied by 900 adjusted caliper inches (ACI), it gives a site standard of 990 adjusted caliper inches which must be met post-development.

Staff Explanation: This change clarifies which standards should be used to measure trunk diameter.

H. No Changes

I. Standards for Supplemental and Replacement Trees

1. – 3. No Changes

TABLE 16-6-104.1.3: MINIMUM PLANTING SIZE FOR SUPPLEMENTAL AND REPLACEMENT TREES		
TREE CATEGORY	MINIMUM HEIGHT (FEET)	MINIMUM TRUNK DIAMETER (INCHES) <u>(USING ANSI STANDARDS)</u>
Category I	10	2
Category II	10	2
Category III	6	1
Category IV	6	1

J. – K. No Changes

Staff Explanation: This change fixes an error in this section that refers to setback instead of buffer standards.

L. Tree Mitigation Fee

1. No Change

2. Airport

On Hilton Head Island Airport property, the *Official* may allow a *tree* mitigation fee payment to be paid in lieu of the replacement of *trees* removed from beneath the side and approach slopes to the airport runway on determining that adequate buffers are being established in addition to those required in Sec. 16-5-102~~3~~, ~~Setback~~ Buffer Standards, and Sec. 16-6-102.D, Wetland Buffer Standards.

CHAPTER 16-10: DEFINITIONS, INTERPRETATION AND MEASUREMENT

Sec.16-10-105. General Definitions

Staff Explanation: This change establishes a definition for invasive species which is now referenced in the LMO.

- Invasive Species

Non-native plants that are likely to spread, disrupting the natural balance of an ecosystem, often causing the loss of native species.

APPENDIX D: APPLICATION SUBMITTAL REQUIREMENTS

Staff Explanation: There have been some concerns expressed by the public about the cost of providing a boundary survey as part of a ZMA. This change removes this requirement.

D-1. Zoning Map Amendment

A. General Submittal Requirements

1. An **application** form as published by the **Official** and appropriate fee as required by Sec. 16-2-102.C.2, Application Fees, and shall include the following:
 - a. A narrative addressing the reasons for the requested zoning map amendment and addressing the applicable review criteria set forth in Sec. 16-2-103.C.3, Zoning Map Amendment (Rezoning) Review Standards.
 - b. A boundary map of the subject property ~~at a scale of 1"=50' prepared and sealed by a registered **land** surveyor.~~
 - c. Where applicable, a copy of correspondence illustrating that the **applicant** has solicited written comments from the appropriate property owners' association regarding the requested amendment. Such correspondence shall encourage the association to direct any comments in writing to the **Official** and the **applicant** within 14 calendar days of receipt of the notification.
 - d. A copy of the proposed Mailed Notice as required by Sec. 16-2-103.C.2.d, Hearing Scheduling and Notice.