



The Town of Hilton Head Island
**Gullah Geechee Land & Cultural
Preservation Task Force Special Meeting**

August 24, 2020, 1:00 p.m.

VIRTUAL VIA BLUEJEANS

AGENDA

This meeting is being conducted virtually in accordance with Town Council Emergency Ordinance 2020-13 and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. Call to Order

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

3. Roll Call

4. Approval of Agenda – August 24th

5. Citizen Comments

6. Discussion Items

a. Revisions to Historic Neighborhoods Preservation Overlay District

7. Adjournment

Public comments concerning agenda items can be submitted electronically via the Town's Virtual Town Hall public comment portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at **Noon on Friday August 21, 2020** prior to the scheduled meeting. Citizens may also call (843) 341-4683 to sign up for public comment participation during the meeting by phone. The public comment period will close at **Noon on Friday, August 21, 2020** prior to the scheduled meeting. All comments will be provided to the Task Force for review and made part of the official record.

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

Please note that a quorum of the Planning Commission may result if five (5) or more of their members attend this meeting.

Historic Neighborhoods Preservation Overlay (HNP-O) District

On September 17, 2019, Town Council voted to approve the Gullah Geechee Culture Preservation Project Report (Report). On November 19, 2019, Town Council approved the framework for the Report. The framework that was created in a collaborative effort between the Gullah Geechee Land and Cultural Preservation Task Force and Town Staff. Establishing an overlay district for Historical Neighborhoods on Hilton Head Island was identified as the top priority project.

To implement this recommendation, Staff is proposing to create a Historic Neighborhoods Preservation Overlay (HNP-O) District. The purpose of this District is to preserve the historic character of Gullah properties by allowing more flexibility, including how the property is used. The District will also increase the development potential for these properties by amending the Land Management Ordinance (LMO) to increase density; decrease buffers and setbacks of new structures; and where applicable, allow increases to impervious cover and building height.

Within the HNP-O District, the term, “family” will have its own definition to mean spouse, parent(s), biological or legally adopted child(ren), group of persons related by blood, and descended from a common ancestor (as in extended family). The term, “family,” with respect to the new activities for properties within the District, Family Compound and Family Subdivision, will create opportunities to pass land to future generations.

Family Compound

Family Compound is a single parcel of land that allows the construction of multiple homes and is owned by a single family, as defined above. Construction of access and infrastructure is the responsibility of the individual currently building on the property and must be installed in the order each structure is constructed. Family Compounds will be treated as a single-family development. To be established as a Family Compound, an affidavit must demonstrate that the purchaser is a family member, as defined above through a written, signed, and notarized statement.

Family Subdivision

Family Subdivision are lots that are subdivided and owned by one family, as defined above. Family Subdivisions do not require infrastructure to be installed for the all of the established lots prior to construction. However, as a part of the application process, plats that are subdivided for Family Subdivision must show the proposed location of infrastructure for future installation. Establishing access and infrastructure is the responsibility of the individual currently building on their lot, and it must be installed in the order each structure is constructed. To be established as a Family Subdivision, an affidavit must demonstrate that the purchaser is a family member as defined above through a written, signed, and notarized statement. Prior to the sale of property in

a Family Subdivision to non-family members, the seller must complete a subdivision application as established in the LMO.

Moderate Density Residential (RM-6) District

RM-6 Zoning allows residential density up to 6 dwelling units per acre, and up to 8 dwelling units per acre for properties that are at least 5 acres. Residential uses for properties zoned RM-6 include single family, multifamily, and Workforce Housing development. RM-6 zones are proposed to accommodate the density bonus associated with Workforce Housing Development. All parcels within the Historic Neighborhoods that are currently zoned RM-4 are proposed to be rezoned to RM-6, increasing the base zoning within the HNP-O District.

Home Occupation

Home Occupation within the HNP-O District is proposed to allow an accessory structure, no larger than 75% of the gross floor area of the dwelling unit or to be located within a single family dwelling not exceeding 25% of the gross floor area. The Home Occupation will be allowed to be conducted by persons residing on the premises and by no more than three family members. Home Occupation does not allow offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly condition, traffic or a parking problem. Advertising is allowed on the property by a sign no larger than 18 by 24 inches.

LMO Changes to Reflect Historic Neighborhoods Preservation Overlay (HNP-O) District

Element		Current LMO		Proposed Historic Neighborhoods Preservation Overlay (HNP-O) District			
Setbacks	Minor Arterial	40'		30'			
	All Other Streets	20'		10'			
	Access Easement	20'		5'			
	Adjacent Use	20' Single Family (Varies 20' - 40')		5' between single family uses Reduction by 10' between other uses			
Buffers	Minor Arterial	25'	<u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrubs: 10 Every 100 Linear Feet	15'	<u>Single Family:</u> Minimum Planting Requirements <u>Multifamily:</u> Maximum Planting Requirements		
		15'	<u>Maximum Planting Requirements</u> Overstory Trees: 4 Every 100 Linear Feet Understory Trees: 8 Every 100 Linear Feet Evergreen Shrubs: 12 Every 100 Linear Feet				
	All Other Streets	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrub: 8 Every 100 Linear Feet			10'	<u>Single Family:</u> Minimum Planting Requirements <u>Multifamily:</u> Maximum Planting Requirements
		10'	<u>Maximum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 4 Every 100 Linear Feet Everygreen Shrubs: 10 Every 100 Linear Feet				

Element		Current LMO		Proposed Historic Neighborhoods Preservation Overlay (HNP-O) District	
Buffers (Continued)	Access Easement	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrubs: 10 Every 100 Linear Feet	0'	N/A
	Adjacent Use	Varies (20' -30')		A buffer is not required for adjacent like uses All other buffers permitted to be the minimum option and have the minimum planting requirements with the exception of industrial uses Industrial uses permitted to have the minimum option but must have the maximum planting plus fence/hedge.	
Impervious cover (Residential & Mixed-Use Base Zoning Districts)		Residential Districts 35% maximum		Residential Districts 45% maximum	
Building Height		Neighborhood Commercial 35'		Neighborhood Commercial 45'	
Access		For 5 or fewer lots, direct vehicular access to each lot shall be a minimum 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way; access must be installed before subdivision plans are stamped. For 6 or more lots, direct vehicular access to each lot shall be provided via paved street with a minimum 40' right-of-way; access must be installed before subdivision plans are stamped.		For 5 or fewer lots within a Family Subdivision, direct vehicular access to each lot shall be a minimum 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way; access shall be provided to the point of development For 6 or more lots, direct vehicular access to each lot shall be provided via paved street with a minimum 30' right-of-way; access shall be provided to the point of development For all homes within a Family Compound: Minimum 20' wide access easement constructed of an all-weather driving surface	

Element	Current LMO	Proposed Historic Neighborhoods Preservation Overlay (HNP-O) District
Allowable Uses	All uses in the base district	All uses in the base district Family Compound Family Subdivision
Density	<u>RM-4</u> (Zoning class in base district) 4 dwelling units per acre 6 dwelling units per acre with at least 3 acres 8 dwelling units per acre with at least 5 acres	<u>RM-6</u> (All RM-4 automatically up-zoned to RM-6) 6 dwelling units per acre 8 dwelling units per acre with at least 5 acres
Home Occupation	Conducted solely within single family dwelling Conducted solely by person residing on premises No advertising allowed on site Creates no disturbance	Allowed both within dwelling and as accessory structure Cannot be rented Allows property owner and not more than three family members 18 by 24 inch advertising sign allowed on premises Creates no disturbance
Application Review	All applications for development activity are reviewed in the order they are received.	All applications for development activity for eligible properties within the district will be expedited.