



The Town of Hilton Head Island
LMO Committee Meeting
Wednesday, January 15, 2020 – 2:00 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

- 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. Approval of Agenda**
- 4. Approval of Minutes** – Meeting of December 4, 2019
- 5. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 6. Unfinished Business**
 - a. Discuss Resort Development (RD) zoning district standards
- 7. New Business**
- 8. Adjournment**

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



Town of Hilton Head Island
Planning Commission LMO Committee

December 4, 2019 at 9:00 a.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chair Leslie McGowan, Vice Chair Todd Theodore, Michael Scanlon, Palmer E. Simmons

Absent from the Committee: None

Present from the Planning Commission: Peter Kristian

Present from Town Council: Tamara Becker, Glenn Stanford

Present from Town Staff: Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Shari Mendrick, Floodplain Administrator; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 9:00 a.m.

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

3. Approval of Agenda

The Committee approved the agenda by general consent.

4. Approval of Minutes – Meeting of October 30, 2019

Mr. Scanlon moved to approve the minutes of the October 30, 2019 meeting. Vice Chairman Theodore seconded. The motion passed with a vote of 3-0-0.

5. Appearance by Citizens on Items Unrelated to Today's Agenda – None

6. New Business

a. Review and Adoption of 2020 Meeting Schedule

Mr. Scanlon moved to approve the 2020 Meeting Schedule as written. Vice Chairman seconded. The motion passed with a vote of 3-0-0.

Following the vote, Mr. Simmons entered the meeting.

b. Discuss Resort Development (RD) zoning district standards

Staff presented the history of the RD and Coligny Resort zoning district standards leading up to the standards as they exist today. The Committee made comments and inquiries regarding: past and current maximum building height along the street side and beach side; currently building height is measured from base flood elevation (BFE); other ways in which building height can be measured; setbacks for major versus minor arterials; the Town's

Design Review Board flexibility to enforce architectural elements and taller and more landscaping; specific properties of public concern; whether the two areas of the RD zoning district, the Bradley Circle area and the Forest Beach area, should be handled the same; support for variation in building façade; support of building architecture stepping back from the street side to its full height.

Chair McGowan asked for public comments and the following were received: preserve neighborhood character and island character when developing RD zoning district standards; concern whether a certain parking lot in the Coligny area is part of Forest Beach covenants; density restrictions do not always work, so consider all elements such as building mass, height, setbacks, etc. when refining a zoning district.

Following the discussion, the Committee asked Staff to provide additional information for their January meeting regarding: the approximate date that building height measurement changed from pre-development grade to BFE; the zoning district standards for both the CR and RD zoning districts; maps illustrating the different RD areas on the Island; the height of the Marriott Grande Ocean Resort; the history of the zoning in the Bradley Circle area; the history on the development of the CR zoning district standards.

7. Adjournment

The meeting was adjourned at 10:21 a.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: LMO Committee
FROM: Teri B. Lewis, AICP, *Deputy Director of Community Development*
CC: Nicole Dixon, AICP, CFM, *Development Review Administrator*
DATE: January 9, 2020
SUBJECT: RD (Resort Development) Zoning District Standards

Staff and the LMO Committee, at the direction of Planning Commission, have been reviewing the RD zoning district standards. At their meeting on December 4, 2019, the LMO Committee asked staff to provide the following information:

- The date the measurement of height changed from pre-development grade to base flood elevation (BFE); and
- The zoning district standards for both the CR (Coligny Resort) and RD zoning districts.
- Maps illustrating the different RD areas on Hilton Head Island; and
- The height of the Marriott Grande Ocean Resort; and
- The history of the zoning in the Bradley Circle area; and
- The history on the development of the CR zoning district standards.

The above information, with the exception of the last two items, is provided as part of this packet. The history related to zoning in the Bradley Circle area and the development of the CR zoning district standards will be provided by staff at the meeting.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 93-27

PROPOSED ORDINANCE NO. 93-34

AN ORDINANCE TO AMEND CHAPTER 7 OF TITLE 16, "THE LAND MANAGEMENT ORDINANCE (LMO) OF THE TOWN OF HILTON HEAD ISLAND", OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND BY AMENDING SECTION 16-7-250, DEFINITIONS, AND THE FOLLOWING PARTS OF ARTICLE VIII: PART G, HEIGHT LIMITATIONS, SETBACK AND BUFFER STANDARDS; PART H, PARKING AND LOADING STANDARDS; AND PART I, LANDSCAPE AND SITE LIGHTING PLANS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Hilton Head Island did on January 19, 1987 amend Chapter 7 of Title 16 of the Municipal Code by enacting a Land Management Ordinance (LMO) of the Town of Hilton Head Island; and

WHEREAS, the Town Council on December 18, 1991, adopted a resolution which: established a joint Town Council-Planning Commission Subcommittee, hereinafter referred to as the Growth Management Task Force; directed the Growth Management Task Force to develop the Growth Management Element of the Comprehensive Plan; and, directed the Growth Management Task Force to undertake a review of the existing design and performance standards of the LMO;

WHEREAS, the Planning Commission following a positive recommendation from the Growth Management Task Force, and a Public Hearing on September 8, 1993, voted to recommend to Town Council that the proposed amendments to Articles II and VIII of the LMO as shown in Attachment A be adopted; and

WHEREAS, the Town Council finds after further consideration that it needs to amend Articles II and VIII of the LMO.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, S.C.; AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL:

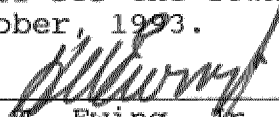
Section 1 Amendment. That Section 16-7-250, Definitions, and Article VIII: Part G, Height Limitations, Setback and Buffer Standards; Part H, Parking and Loading Standards; and Part I, Landscape and Site Lighting Plans, of Chapter 7 of the Municipal Code of the Town of Hilton Head Island, S.C., be, and hereby is amended, a copy of which is attached hereto and incorporated fully herein as Attachment A entitled "Proposed Amendments to Section 16-7-250, Definitions, and Article VIII: Part G, Height Limitations, Setback and Buffer Standards; Part H, Parking and Loading Standards; and Part I, Landscape and Site Lighting Plans."

Note: Additions to the Municipal Code are shown as bold + underlined text and deletions to the Municipal Code are shown as ~~strikeouts~~.

Section 2 Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3 Effective Date. This Ordinance shall become effective on January 10, 1994.

Passed, approved and adopted by the Council for the Town of Hilton Head Island on this 4th day of October, 1993.



Harvey W. Ewing, Jr., Mayor


Municipal Clerk

Public Hearings: 9-8-93
First Reading : 9-20-93
Second Reading : 10-4-93

Proposed Ordinance 93-34

Attachment A

"Proposed Amendments to Section 16-7-250, Definitions, and Article VIII: Part G, Height Limitations, Setback and Buffer Standards; Part H, Parking and Loading Standards; and Part I, Landscape and Site Lighting Plans."

PART G. HEIGHT LIMITATIONS, SETBACK AND BUFFER STANDARDS

Section 16-7-840. Height Limitations.

- (a)s Maximum structure heights in for each zoning district are set forth as ~~area-regulations-under~~ ~~is~~ Article IV of this chapter. Within all zoning districts, height limitations shall be calculated in compliance with Figure VIII-G1 2-and-3. No structure shall exceed the specified heights limits unless otherwise allowed in this section, in Section 16-7-841 ors unless otherwise ~~se~~ expressly authorized elsewhere in this chapter.s
- (b)s Calculations of the height limits shall be to the highest point of the structure.s
- (c)s Equipment such as heating and air conditioning may be installed on tops of buildings provided that it is screened from horizontal view ands included in the height limitations. Chimneys, tanks and supports,s antennas and satellite dishes, aerial supports, parapet walls,s bulkheads, and structures used solely to enclose stairways;-tanks;s elevator-machinery-or-shafts;-or-ventilation-or-air-conditionings apparatus; other elements must be included in determining the heights limitation.s
- (d) Maximum structure height as specified in article IV for each zoning district shall be calculated from either average pre-development grade or from minimum FIRM/FEMA floor elevation of the area encompassed by the proposed building, or average pre-development grade where no minimum FIRM/FEMA floor elevation is established as specified for the zoning district in Article IV.
- (e)s Certain facilities, due to their intrinsic functional nature, may require heights exceeding the specified limit. These include, but are not limited to, radio transmission towers, water storage tanks and utility transmission lines. These facilities shall require review ands approval by the Administrator, ~~which~~ ~~who~~ shall consider and determines that the structure location is appropriate, its appearance is compatibles with surrounding development, and its height is no more than absolutelys necessary to carry out the function of the facility.s
- (f) Exceptions to Section 16-7-840:
 - (1) At the discretion of the Administrator, ~~non-habitable-space-and~~ elements of architectural character such as church steeples, spires, and chimneys and ~~minor-roof-protrusions;-pitched-roofs-or~~ gables may exceed the otherwise allowable height by 20%.
 - (2) ~~At the discretion of the administrator, other non-habitable-space such as elevator shafts, and mechanical equipment may exceed the maximum vertical dimensions by 12'.~~

(Ord. No. 87-25, 11-2-87)

CR

Coligny Resort District

1. Purpose

The purpose of the Coligny Resort (CR) District is to recognize and promote further investment in the area near Coligny Circle as an activity center and a core high-energy and visitor-oriented resort destination that encourages people to live, work, and recreate within the district. The district is intended to accommodate relatively high-intensity commercial, office, residential, and ***mixed-use development*** that is pedestrian-oriented and human-scale. It is also intended to promote ***development*** that integrates civic and public gathering spaces and connects to such places in nearby developments and public places.

2. Allowable Principal Uses

		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES ¹	
Residential Uses				
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
<i>Multifamily</i>	PC	Sec. 16-4-102.B.1.b	1 bedroom	1 per du
			2 bedroom	1.25 per du
			3 or more bedrooms	1.5 per du
			Nonresidential	1 per 650 GFA
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 525 GFA	
<i>Education Uses</i>	P		Colleges and High Schools	7.5 per classroom

			Elementary and Junior High/Middle Schools	3 per classroom
			Other Education Uses	See Sec. 16-5-107.D.2
Government Uses	P		Fire Stations	3 per bay + 1 per 300 GFA of office space
			Other	1 per 300 GFA of office area
Major Utilities	SE		1 per 2,000 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 4 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4-102.B.4.a	1 per 1.5 guest rooms	
Hotels	PC	Sec. 16-4-102.B.4.b	1 per 1.5 guest rooms	
Interval Occupancy	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				

Indoor Commercial Recreation Uses	P		1 per 7 persons + 1 per 300 GFA of office or similarly used area	
Outdoor Commercial Recreation Uses Other than Water Parks	PC	Sec. 16-4-102.B.5.b	Miniature Golf Courses	1 per 2.5 tees
			Stadiums	1 per 5 spectator seats
			Other	1 per 4 persons + 1 per 300 GFA of office or similarly used area
Water Parks	P		See Sec. 16-5-107.D.21	
Office Uses				
Contractor's Offices	PC	Sec. 16-4-102.B.6.a	1 per 450 GFA of office/administrative area	
Other Office Uses	P		1 per 500 GFA	
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 250 GFA	
Convenience Stores	PC	Sec. 16-4-102.B.7.d	1 per 250 GFA	
Eating Establishments	PC	Sec. 16-4-102.B.7.e	1 per 150 sf of gross floor area and outdoor eating area	
Grocery Stores	P		1 per 250 GFA	
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 250 GFA	
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 100 GFA	

Open Air Sales	PC	Sec. 16-4-102.B.7.i	1 per 250 GFA of sales/display area
Shopping Centers	PC	Sec. 16-4-102.B.7.j	1 per 500 GFA
Other Commercial Services	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
Auto Rentals	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2
Commercial Parking Lot	PC	Sec. 16-4-102.B.8.d	See Sec. 16-5-107.D.2
Gas Sales	PC	Sec. 16-4-102.B.8.e	

3. Development Form Standards	
MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS	
Adjacent Street Setbacks	Along major and minor arterials, the minimum adjacent street setback distance shall be 30' as follows:
	<p>The first 15' of the setback (measured parallel to the required street setback starting from the property line along the street and moving inward) shall include a minimum 5'</p> <ul style="list-style-type: none"> landscaped area. This landscaped area shall have one street tree planted every 25' along the street frontage . The remaining area may contain a pathway and shall not contain tables, chairs and fountains.
	<p>The second 15' of the setback (measured parallel to the required setback starting from</p> <ul style="list-style-type: none"> the required setback line and moving towards the street) may include plazas, courtyards, tables and chairs, pervious pavers, landscaping and fountains.

	<ul style="list-style-type: none"> The setback angle shall be 60°.
	Along other streets , the minimum adjacent street setback distance shall be 20' as follows:
	<p>The first 15' of the setback (measured parallel to the required street setback starting from the property line along the street and moving inward) shall include a minimum 5'</p> <ul style="list-style-type: none"> landscaped area. This landscaped area shall have one street tree planted every 25' along the street frontage . The remaining area may contain a pathway.
	<p>The remaining 5' of the setback (measured parallel to the required setback starting from</p> <ul style="list-style-type: none"> the required setback line and moving towards the street) may pervious pavers, fountains and benches.
	<ul style="list-style-type: none"> The setback angle shall be 60°.
	Awnings, balconies and overhangs may occupy these setback areas.
Adjacent Use Setbacks	The adjacent use setback standards set forth in Sec. 16-5-102.D, Adjacent Use Setback Requirements, shall apply only along the perimeter of the CR district.
MODIFIED ADJACENT STREET BUFFER STANDARDS	
There are no adjacent street buffers in the CR zoning district.	

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
All development	Undefined, but limited by applicable design and performance standards such as height and parking	Max. Impervious Cover	n/a
		Min. Open Space for Major Residential Subdivisions	n/a
MAX. BUILDING HEIGHT			

All <i>development</i>	36 ft along the adjacent street setback line; 60 ft once the setback angle is attained		
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USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6:
Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units** ; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. Where all required parking spaces are located within a parking **structure** (e.g., parking deck or parking garage), the standards for the minimum number of parking spaces shall be reduced by 20 percent.

RD

Resort Development District

1. Purpose

It is the purpose of the Resort Development (RD) District to provide for resort **development** in the form of **multifamily development** , **bed and breakfasts** , and resort **hotels** . It is also the purpose of this district to provide for commercial **development** aimed at serving the island visitor.

2. Allowable Principal Uses

		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500 GFA
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area

Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4- 102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4- 102.B.2.e	1	
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4- 102.B.4.a	1 per guest room	
Hotels	P		1 per guest room	
Interval Occupancy	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				
Indoor Commercial Recreation Uses	P		1 per 3 persons + 1 per 200 GFA of office or similarly used area	
Outdoor Commercial Recreation Uses Other than Water Parks	PC	Sec. 16-4- 102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats

			Other	1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area
Water Parks	P			See Sec. 16-5-107.D.2
Office Uses				
Contractor's Office	PC	Sec. 16-4-102.B.6.a		1 per 350 GFA of office/administrative area
Other Office Uses	P			1 per 350 GFA
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c		1 per 200 GFA
Eating Establishments	PC	Sec. 16-4-102.B.7.e		1 per 100 sf of gross floor area and outdoor eating area
Liquor Stores	SE	Sec. 16-4-102.B.7.g		1 per 200 GFA
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h		1 per 70 GFA
Open Air Sales	P			1 per 200 GFA of sales/display area
Other Commercial Services	P			See Sec. 16-5-107.D.2
Vehicle Sales and Services				
Auto Rentals	PC	Sec. 16-4-102.B.8.a		See Sec. 16-5-107.D.2
Commercial Parking Lot	PC	Sec. 16-4-102.B.8.d		See Sec. 16-5-107.D.2

3. Development Form and Parameters

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	16 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Interval Occupancy</i>	16 du		
<i>Hotel</i> ¹	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
<i>Non Single-Family Development</i> on property landward of South Forest Beach Drive	60 ft		
All Other <i>Non Single-Family Development</i>	75 ft		
<i>Single-Family Development</i>	45 ft		

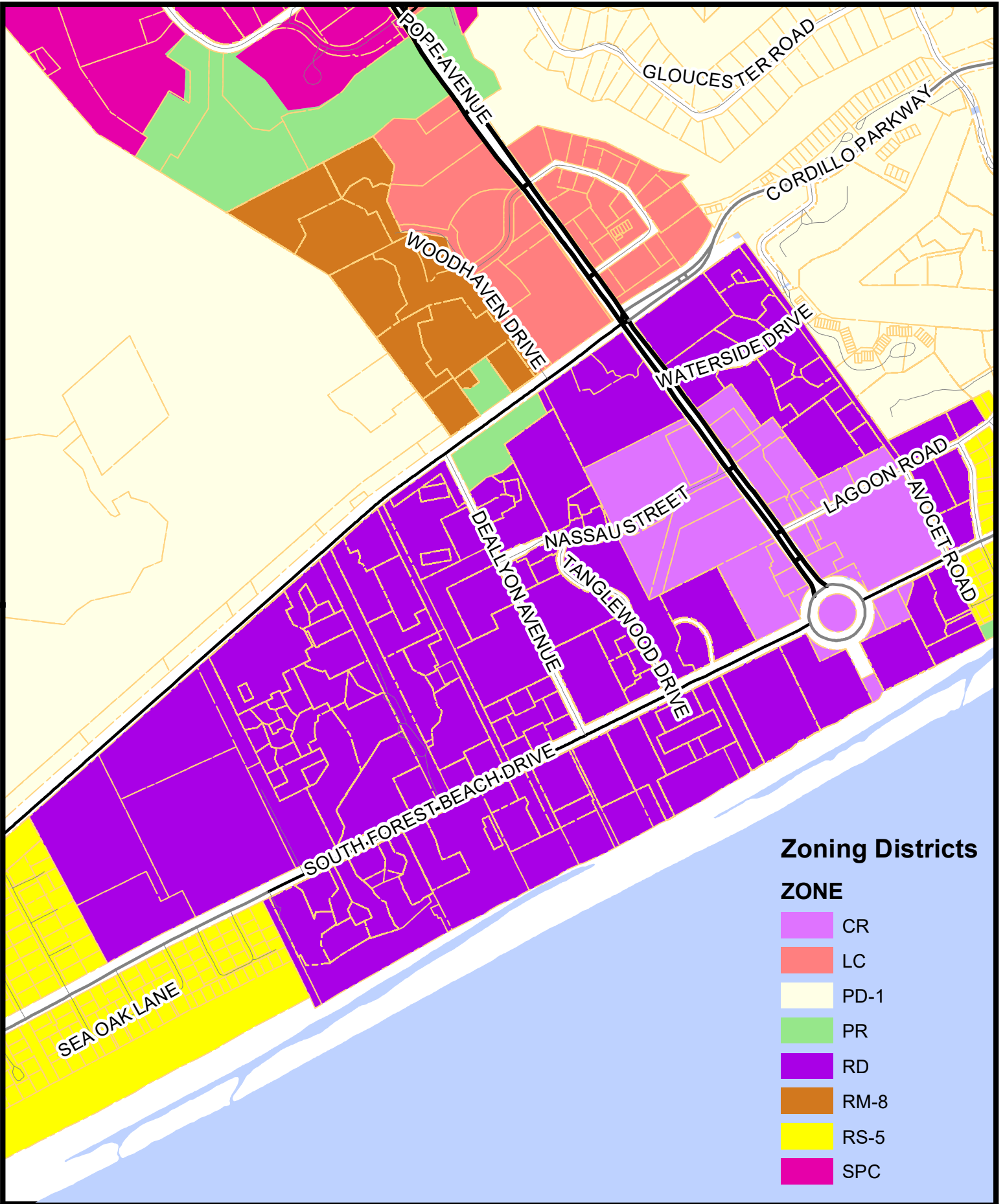
USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

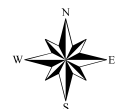
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units*** ; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable

[¹] In order to promote flexibility, an **office, eating establishment** or **commercial services use** that is accessory to and within an existing residential or **hotel structure** may be converted to a residential **unit** or **units** upon the **Official's** determination that the **development** can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential or **hotel structure** .



Town of Hilton Head Island

RD Zoning District
January, 2020

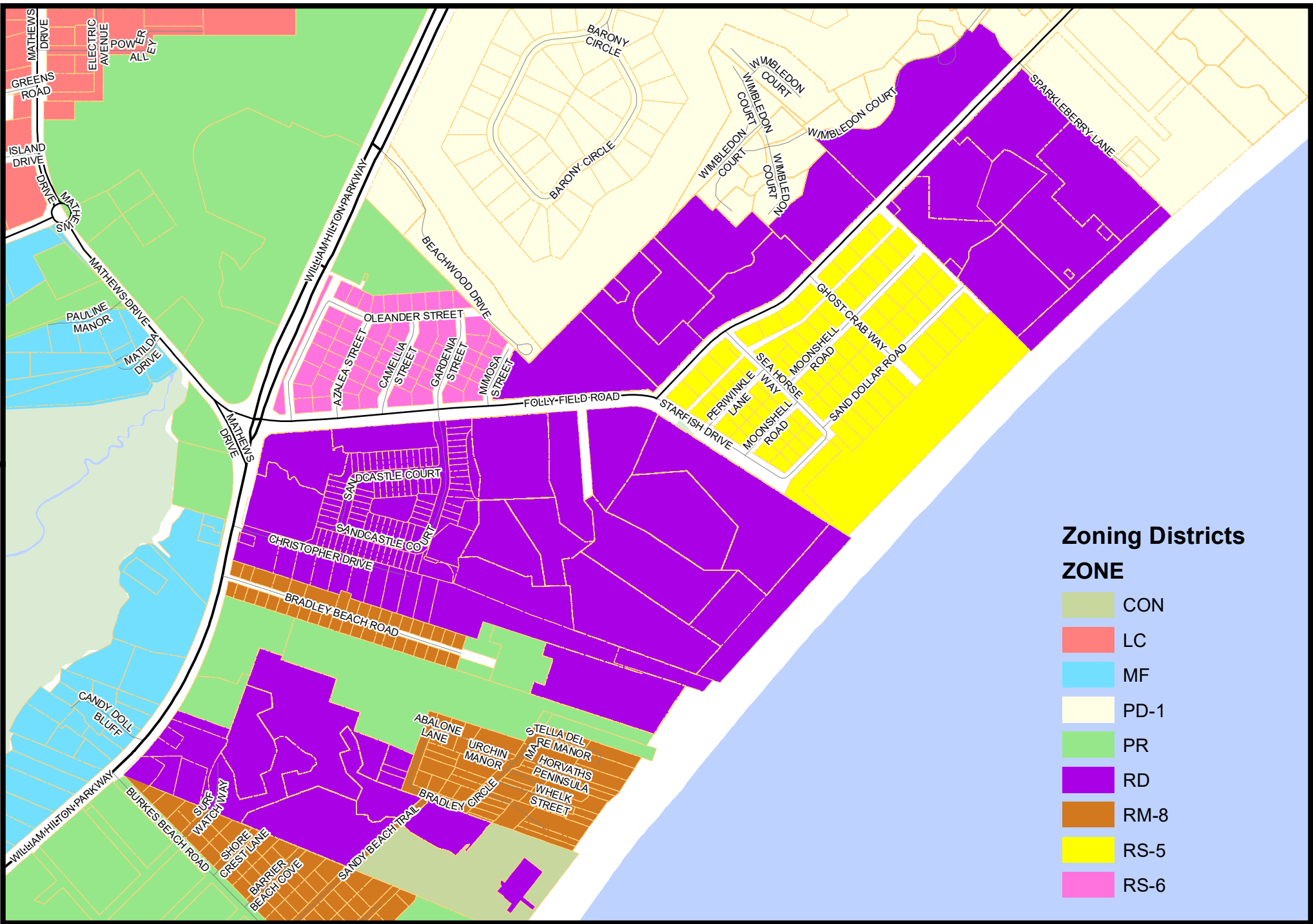




Town of Hilton Head Island
 RD Zoning District
 January, 2020



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Zoning Districts

ZONE

- CON
- LC
- MF
- PD-1
- PR
- RD
- RM-8
- RS-5
- RS-6

Town of Hilton Head Island

RD Zoning District
January, 2020





Town of Hilton Head Island
 RD Zoning District
 January, 2020

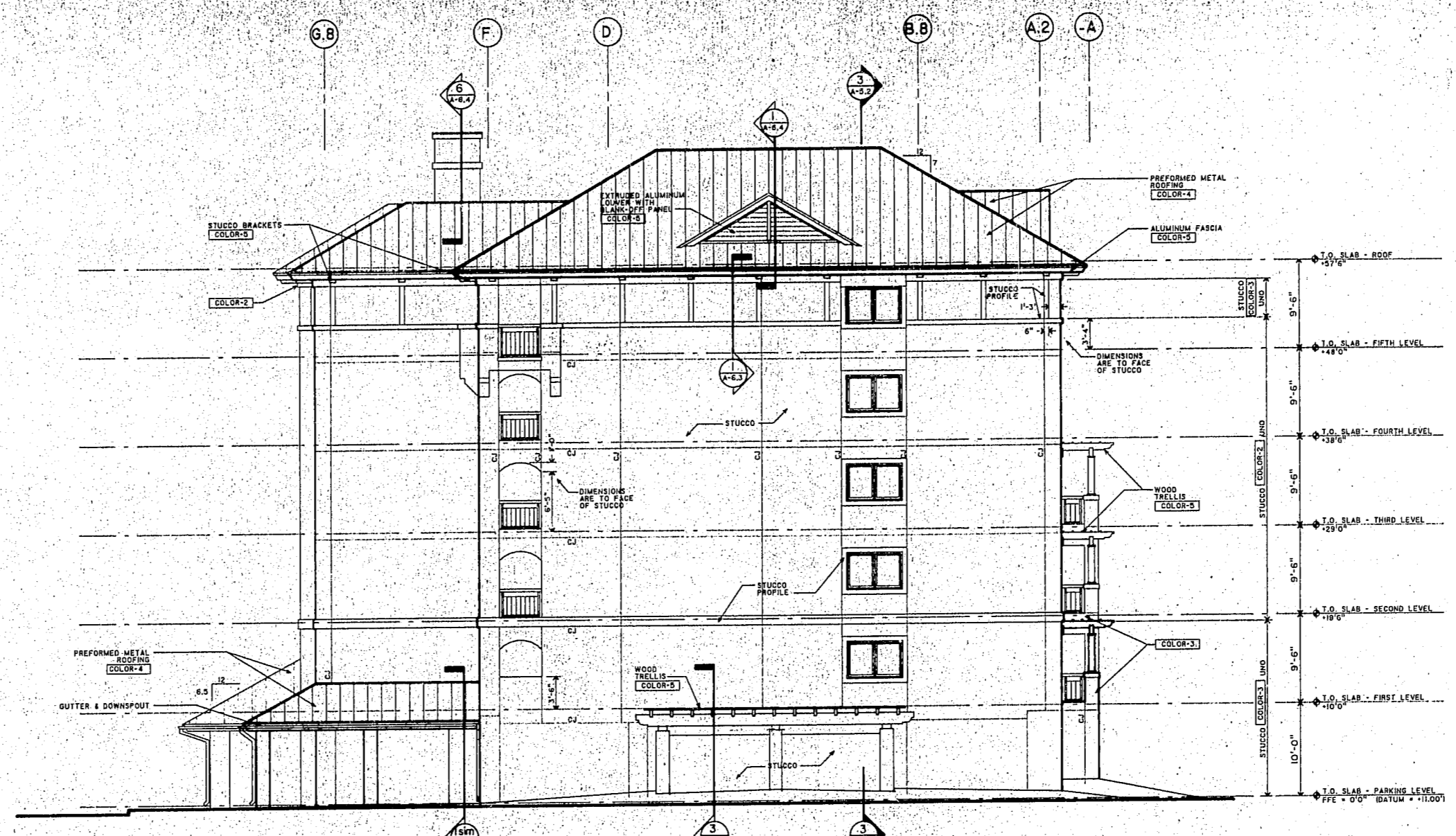


TOWN OF HILTON HEAD ISLAND
 1000 NORTH CENTER DRIVE
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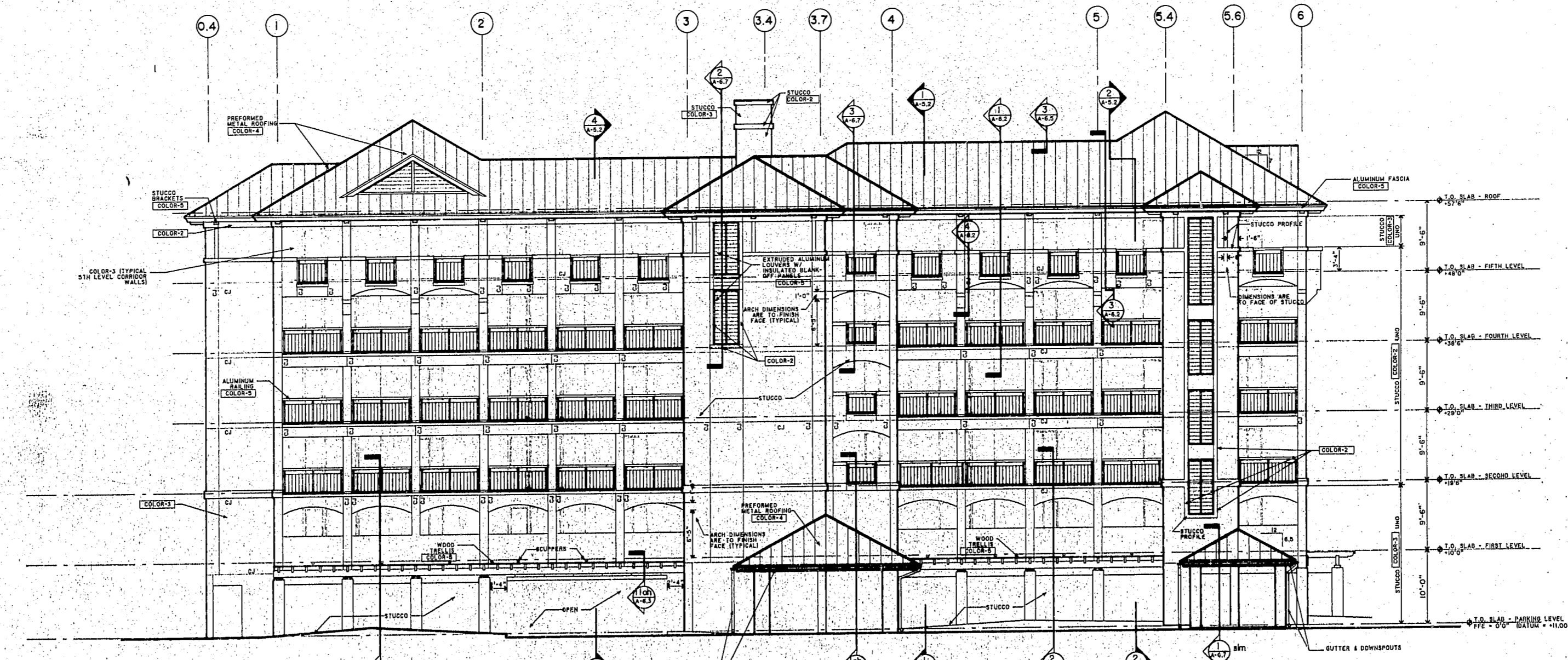


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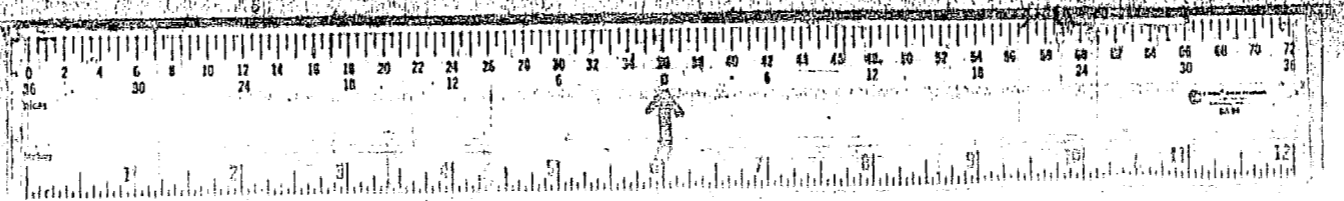
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1 NORTH ELEVATION
A-4.3 1/8" = 1'-0"



2 EAST ELEVATION
A-4.3 1/8" = 1'-0"



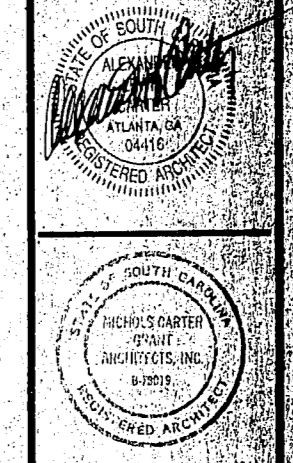
REVISIONS

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DATE OF PREPARATION: 10/1/77

DATE OF REVISION: 10/1/77

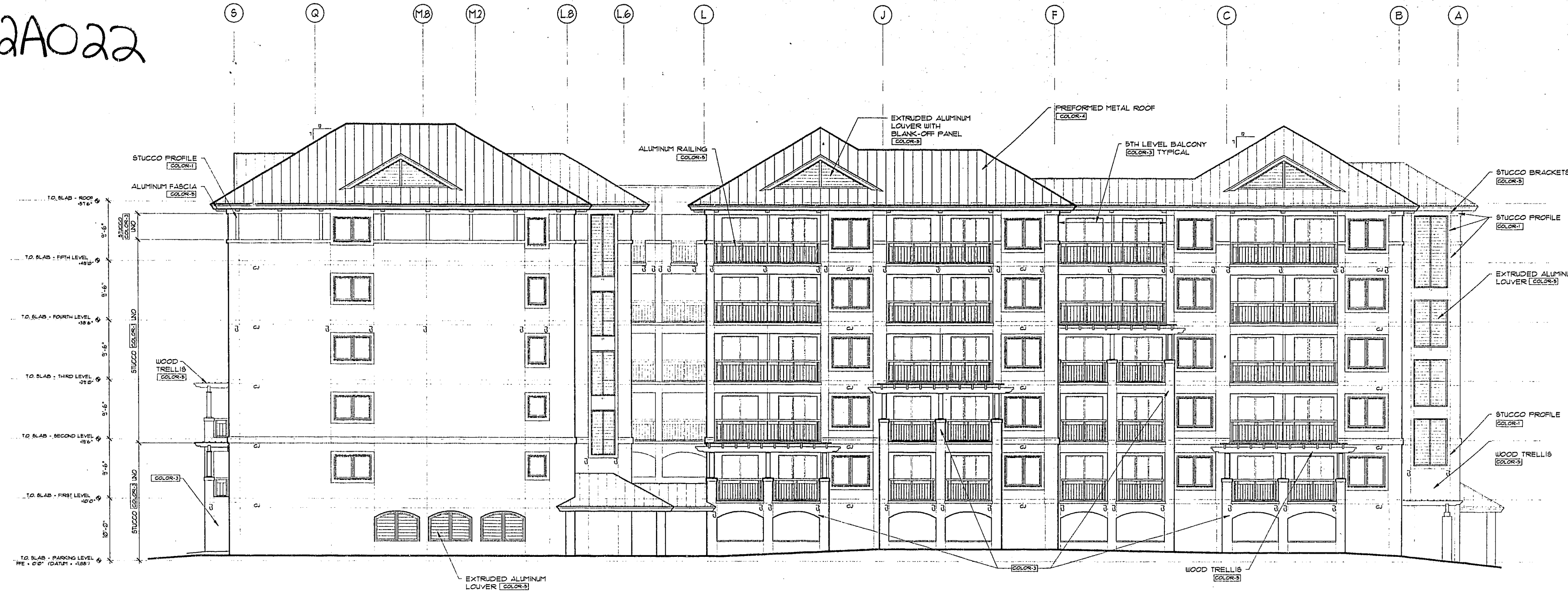
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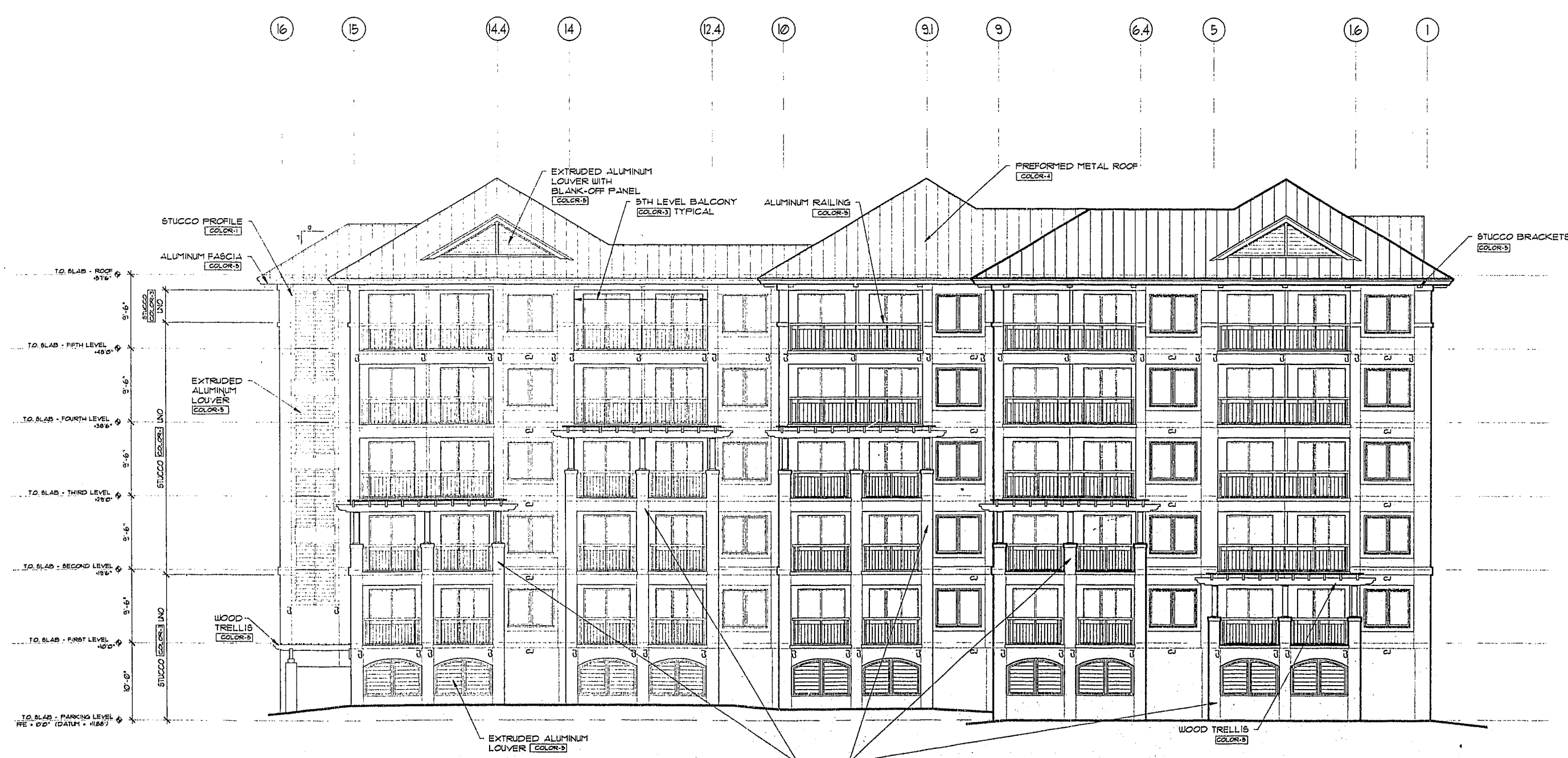
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 MARRIOTT OWNERSHIP RESORTS, INC.
 HILTON HEAD ISLAND, SOUTH CAROLINA
 Nicholas Carter Great Architects, Inc.

BUILDING - G
 NORTH & EAST ELEVATIONS
 JOB NO. 8529-27
 RELEASE DATE: 10/1/77
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1 EAST ELEVATION
1/8" = 1'-0"

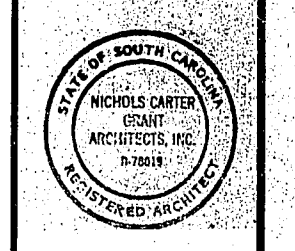
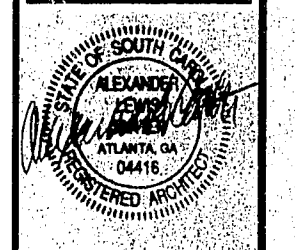


2 SOUTH ELEVATION
1/8" = 1'-0"

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No.	Description	Date

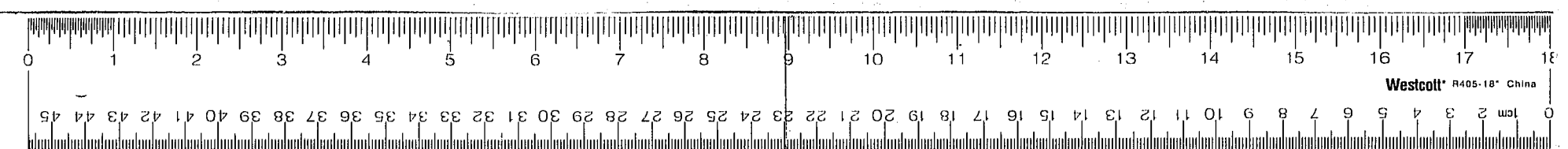


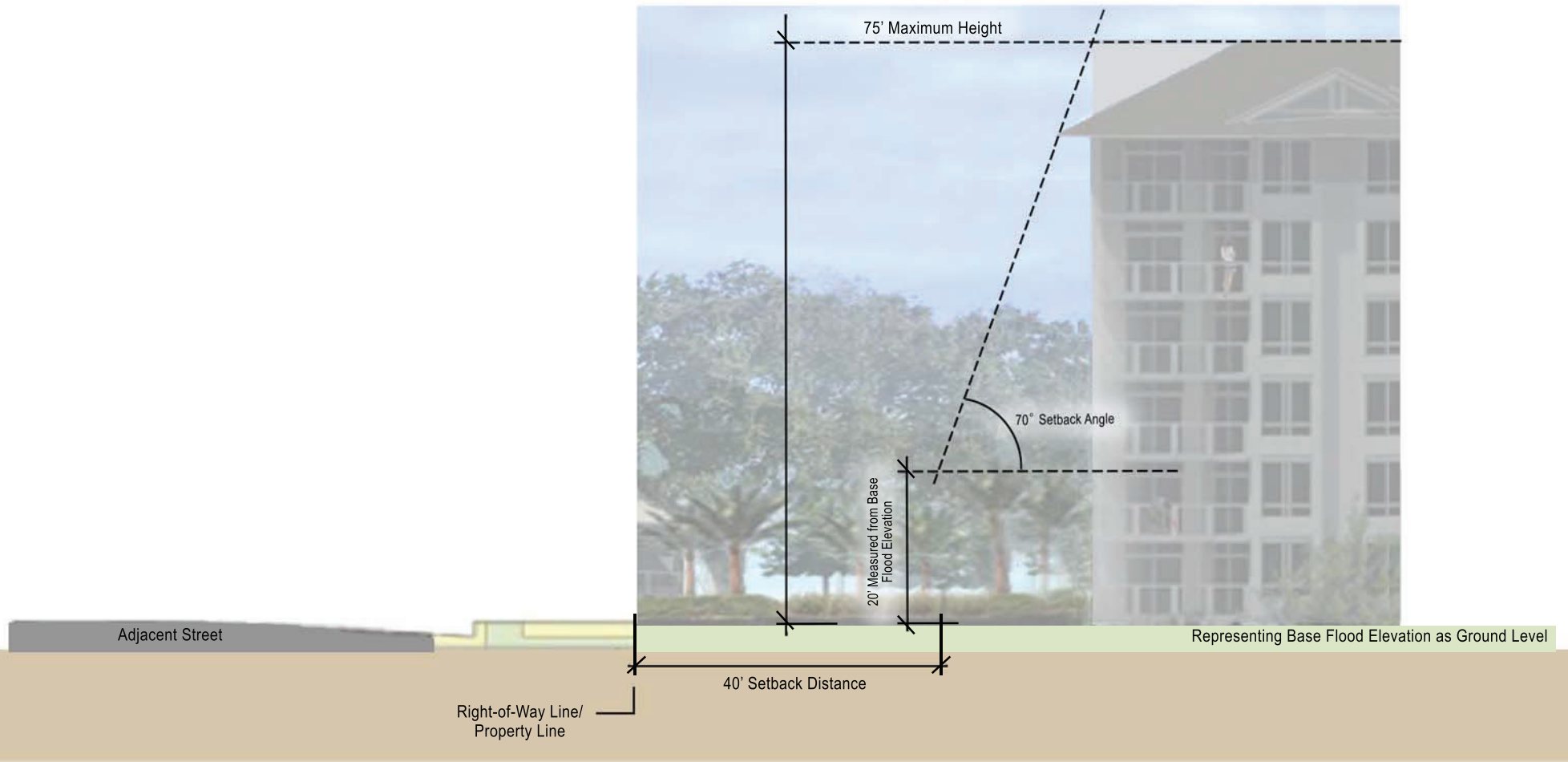
GRANDE OCEAN RESORT
 HILTON HEAD INN TRACT - FOR
 MARRIOTT OWNERSHIP RESORTS, INC.
 HILTON HEAD ISLAND, SOUTH CAROLINA
 Nicholas Carter Grant Architects, Inc.

BLDG "K"
 EAST & SOUTH ELEVATIONS
 JOB NO. 8929-44
 4 OCT 96
 RELEASE DATE
 A-4.4
 SHEET NO. OF

RELEASED FOR CONSTRUCTION

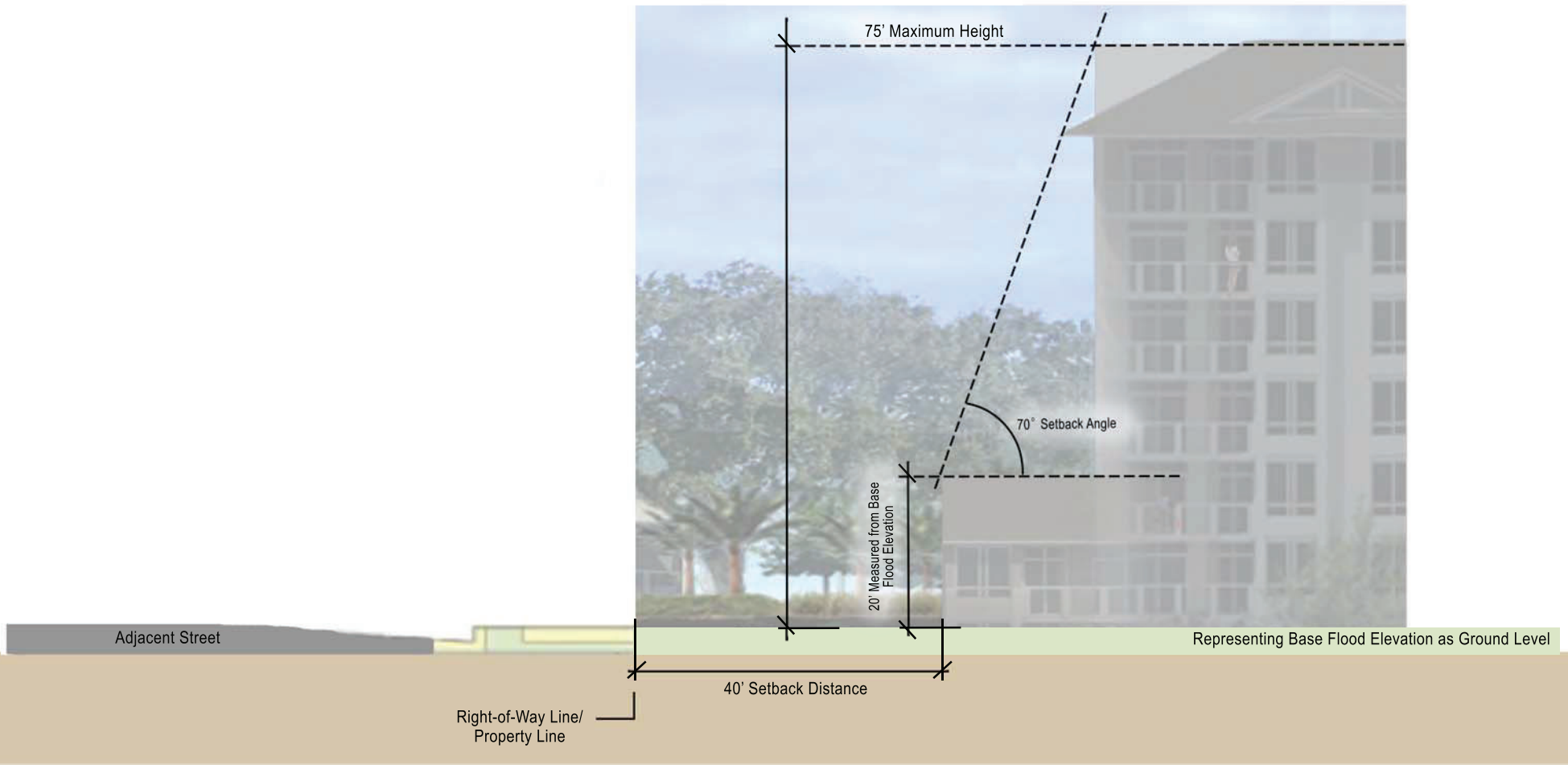
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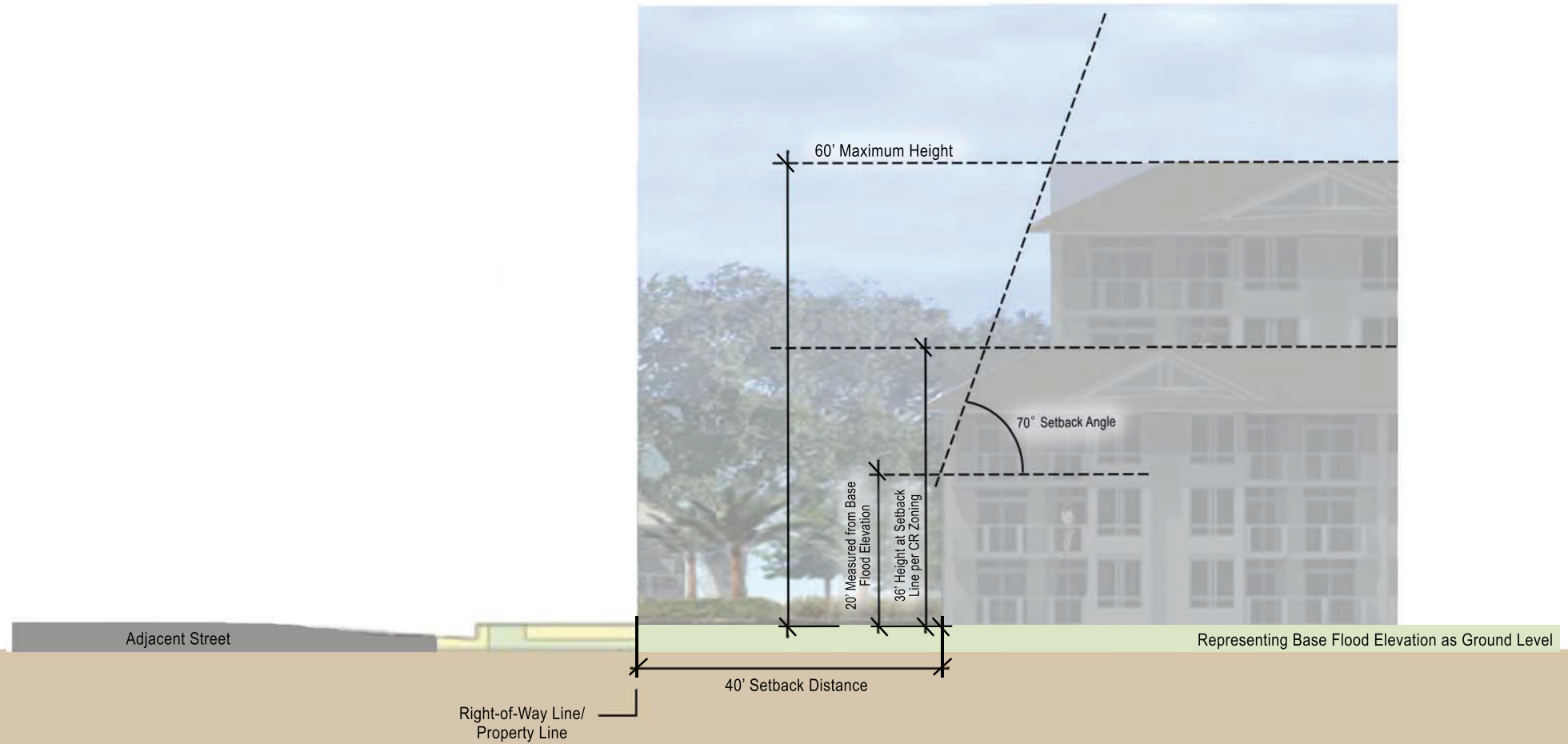
Example A: Similar to 41 South Forest Beach
 Zoning: RD
 Building Positioned Behind Setback Angle

This illustrates how the Ocean Oaks building adjacent to South Forest Beach Drive is currently developed well behind the required setback and meeting the setback angle



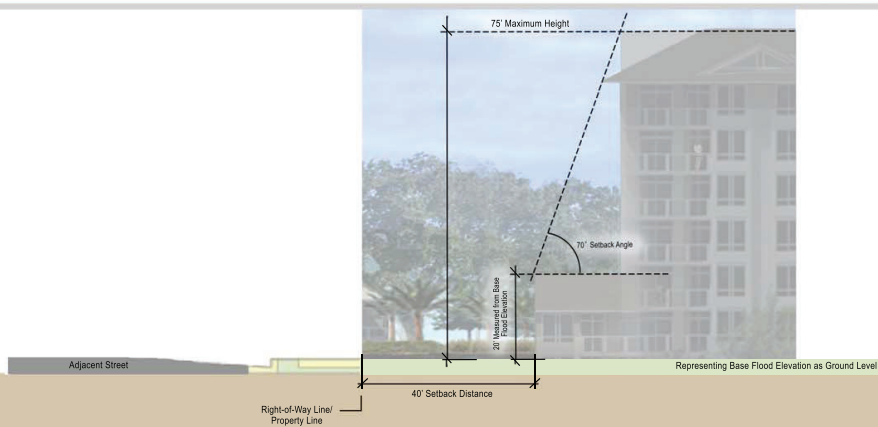
Example B: Building Positioned to Setback
Zoning: RD

This illustrates how the Ocean Oaks building could have been developed if it was built right up to the setback line



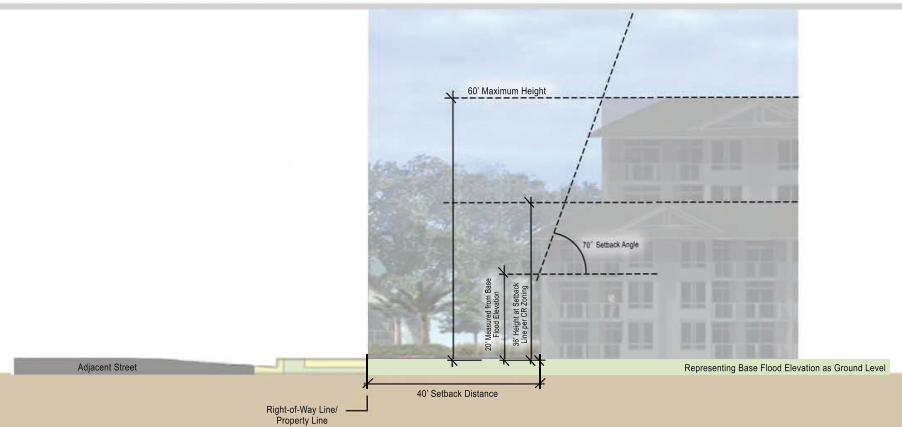
Example C: Building Positioned to Setback
Zoning: CR

This illustrates how the building would look if it had to meet the CR district standards, where it can only be up to 36 feet in height up to the setback line and can go up to 60 feet in height once the setback angle is met



Example B: Building Positioned to Setback
Zoning: RD

This illustrates how the Ocean Oaks building adjacent to South Forest Beach Drive is currently developed meeting RD standards, height and setback angles



Example C: Building Positioned to Setback
Zoning: CR

This illustrates how the building would look if it had to meet the CR district standards, where it can only be up to 36 feet in height up to the setback line and can go up to 60 feet in height once the setback angle is met

South Forest Beach Drive

Potential Building Area Closer to Beach

Minimum Required Setback at Transition Area Line

Beach Front Property Line



Beach Front Elevation As Developed



Building Positioned to meet minimum Beach Front Setback (Behind Transition Zone)