



The Town of Hilton Head Island
Public Planning Committee Meeting
Thursday, January 23, 2020 – 3:00 p.m.
Benjamin M. Racusin Council Chambers

REVISED 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 Minutes

- a. Special Meeting December 11, 2019
- b. Regular Meeting December 19, 2019

4. Unfinished Business

- a. Review and recommendation on Workforce Housing program elements
- b. 2020 Trolley Budget and Routes

5. New Business

- a. Review and recommendation on 2019 General LMO Amendments – Set 2

6. Committee Business

7. Staff Updates

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

9. 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
Public Planning Committee Special Meeting

December 11, 2019 at 9:00 a.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Bill Harkins, Tom Lennox, Glenn Stanford

Absent from the Committee: None

Others Present from Town Council: None

Present from Town Staff: Teri Lewis, Deputy Director of Community Development; Jayme Lopko, Senior Planner; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 9:00 a.m.

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

3. Workforce Housing – Discussion on Workforce Housing Program Elements

Chairman Ames presented opening statements regarding the item and then invited Staff to make a presentation. Following Staff's presentation, the Committee discussed the elements they would like to see in the Town's workforce housing program. The Committee also reviewed maps of the Island's zoning districts to discuss areas of opportunity for workforce housing.

The Committee's discussion regarding workforce housing program elements included: identify appropriate areas on the Island to stimulate workforce housing; workforce housing should have near access to major arterials, employment centers, transportation, schools, recreation and commercial shopping; a lot of Town-owned land has restrictions; higher density makes sense in certain areas and not in others; transportation on and off the island needs to be a priority; the opportunity zone on the Island; consideration of workforce housing in the Light Industrial zoning district; whether the gated communities want workforce housing behind their gates; encourage quality development and architecture; consider mixed use development; consider blending market rate housing with workforce housing; communication and education are important components; refine the maps to identify vacant properties in the identified focus areas and potential underutilized properties that could be used; support for creating a two tiered system for density bonus based on priority areas.

During the discussion, the Committee identified location criteria for workforce housing using a two tier method. Tier One priority areas outlined for workforce housing include: Palmetto Bay Road/Arrow Road/Pope Avenue area; Squire Pope Road/Gumtree Road area; and Opportunity Zone/Main Street area. Tier One areas were categorized as most appropriate for workforce housing and should be permitted the highest level of incentive. Additional properties located in appropriate zoning districts and within a reasonable distance to an arterial street, public transportation, and employment centers were identified as Tier Two opportunities. The Committee asked Staff to begin to research what could be appropriate for those areas.

Chairman Ames asked for public comments and the following were received: support to allow workforce housing in the Light Industrial zoning district; mixed use areas are supported by the millennial generation; transportation is a key component; the targeted AMI is making moderate compensation; clear messaging to the community about what workforce housing is versus low income housing; who is responsible for managing those eligible for workforce housing; consider allowing a density bonus to developers in partnership with employers on the Island; consider partnerships with different forms of transportation opportunities; opportunity zone and mixed use development are critical components in this effort.

The Committee thanked the public and Staff for their work.

4. Adjournment

The meeting was adjourned at 10:26 a.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



Town of Hilton Head Island
Public Planning Committee Special Meeting

December 19, 2019 at 3:00 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Bill Harkins, Tom Lennox

Absent from the Committee: Glenn Stanford

Others Present from Town Council: Mayor McCann

Present from Town Staff: Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Joshua Gruber, Assistant Town Manager; Sally Krebs, Sustainable Practices Coordinator; Teri Lewis, Deputy Director of Community Development; Jayme Lopko, Senior Planner; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 3:00 p.m.

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

3. Approval of Minutes

a. Special Meeting December 3, 2019

The minutes of the Special Meeting December 3, 2019 were approved by general consent.

4. Unfinished Business

a. Review of Sea Turtle Protection Ordinance Revisions

Ms. Cyran presented the item as described in the Committee's agenda package. Staff recommends the Public Planning Committee forward the proposed revisions to the Sea Turtle Protection Ordinance to Town Council with a recommendation of approval.

The Committee discussed and made inquiries regarding: the benefits the revisions will provide to sea turtle protection; possible difficulties the revisions may impose for buildings to be constructed; sea turtle nesting season is the period from May 1 through October 31 each year; clarification of the 0.45 light transmittance value; provide more options for people to comply with the ordinance; lights shall not be permitted to be on all night; whether the ordinance would apply to properties beyond the first row from the beach; the importance of public education and enforcement of the ordinance.

Chairman Ames asked for public comments and received the following: add "disorientation" to the purpose statement; remove "illuminate" from Sections 4 and 7 and indicate that no artificial light shall be visible from the beach; remove "fixture" from exterior light fixtures; add if a light is downward directed and shielded, but still visible from the beach, then the bulb shall be turtle friendly; revise Sections 4 and 7 to include options for construction sites to use a motion detector or turtle friendly bulb; revise Section 7(f) to include options to use a turtle friendly bulb or dimmer to reduce light transmittance value to the required 0.45 or less.

Following the discussion and public comment, the Committee directed Staff to come back with language that addresses the following:

- Revise the purpose statement in Section 2 to add “disorientation”.
- Revise Sections 4 and 7 to add the requirement that construction lights shall be activated by a motion detector or shall use turtle friendly bulbs. The change shall be implemented by May 1, 2020.

The Committee thanked the public and Staff for their work.

5. New Business – None

6. Committee Business

- a. Discussion of expectations and ideas as they relate to transportation solutions and workforce availability

Mr. Colin presented the background of transportation as it relates to workforce availability leading up to today. Staff asked the Committee provide direction on areas of focus to connect employees whether on or off island to jobs on the island.

The Committee presented comments regarding: provide additional support to Palmetto Breeze and consider increasing revenue sources to provide routes and equipment needed; work with SCDOT and surrounding counties to get a dedicated lane or lane reversal for Palmetto Breeze or a park and ride or rideshare; explore incentives to encourage people to use rideshare; look at properties to hold parking for a rideshare or park and ride service; examine what the Town’s role should be in this effort; examine the roles of the County and surrounding counties; collect information on the size of the transportation problem; consider multiple solutions such as transporting people to and from US-278 and I-95 down to a smaller scale on the island; support the private sector in their existing transportation efforts; look at various funding sources that are not being used currently; review best practices of other cities and draw from their successes; partner with the Chamber of Commerce, LCOG, SOLOCO; explore what role, if any, the Town plays in workforce development; consider better and safer island circulation for bicyclists; examine technology and innovative ideas; explore a discussion on keeping the toll in place as a source of revenue; examine the work of the Our Plan Work Groups for related information.

Chairman Ames asked for public comments and received the following: provide more support to Palmetto Breeze; continue discussions on public private partnerships; consider transportation for hospitality workers outside of regular business hours; consider partnering with rideshare programs.

Staff will review the items discussed today and return with an update at the next regular meeting.

7. Staff Updates – None

8. Appearance by Citizens on Items Unrelated to Today’s Agenda – None

9. Adjournment

The meeting was adjourned at 4:52 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Public Planning Committee
VIA: Shawn Colin, *AICP, Director of Community Development*
VIA: Jennifer Ray, *ASLA, Deputy Director of Community Development*
FROM: Jayme Lopko, *AICP, Senior Planner*
CC: Teri Lewis, *AICP, Deputy Director of Community Development*
DATE: January 17, 2020
SUBJECT: Workforce Housing Policy

Staff drafted the Workforce Housing Policy based upon the four key elements approved by Town Council on November 5, 2019. Town Council requested that the Public Planning Committee (PPC) work with staff to draft a workforce housing policy addressing these elements:

- Develop incentives and programs which promote Commercial Conversion.
- Develop a “Sliding Scale” Density Bonus program linking the amount of workforce units to the amount of the bonus.
- Develop criteria and conditions under which unrestricted Town-owned real estate may be used to facilitate the development of workforce housing.
- Evaluate the development of, and participation in, a regional housing trust in coordination with the Southern Lowcountry Regional Board (SOLOCO).

The policy is summarized in Attachment A.

To complete the policy, staff and PPC worked to develop location criteria at their December 11, 2019 meeting. A two tier approach was developed for the program. The following were identified as Tier 1 priority areas for workforce housing: Palmetto Bay/Arrow Road/Pope Avenue area, Squire Pope/Gum Tree Road area, and Opportunity Zone/Main Street area. Additional properties located in appropriate base zoning districts and proximate to an arterial street, public transportation, and employment centers were identified as Tier 2 opportunities. Tier 1 areas were identified as the most appropriate to handle workforce housing and should receive the highest level of incentive.

A summary of the Workforce Housing Policy was discussed with the PPC at a January 16, 2020 Workshop. Based on direction from PPC, Tier 2 was removed from the policy.

The attached Workforce Housing Policy includes: incentives and programs which promote Commercial Conversion, a “Sliding Scale” Density Bonus program linking the amount of workforce units to the amount of the bonus, and criteria and conditions where incentives and programs will be applied, including potential application to Town-owned real estate that may be used to facilitate the development of workforce housing. As it relates to the Regional Housing Trust Fund, results of the study will be brought to PPC at a later date.

The proposed LMO Amendments that would implement the policy are detailed in Attachment B.

Attachment

- A. Workforce Housing Policy
- B. Workforce Housing LMO Amendments

Workforce Housing Policy

Workforce Housing Overlay (WFH-O) District

The LMO will be amended to create an overlay district to reflect the priority areas.

To participate in the Workforce Housing Program (WFH Program), parcels must be included in the WFH-O District and comply with the conditions of the new LMO regulations, including being located in a base zoning district where Workforce Housing or Mixed-Use is permitted.

Workforce Housing Program

To create the Workforce Housing Program, amendments will be made to the LMO to detail the specifics of the program. Noncompliance with any of the requirements of this Section will be considered a violation of the LMO and will be subject to code enforcement Action by the Town.

Workforce housing will be created as a new use in the LMO and will be permitted with conditions in certain base zoning districts (RM-4, RM-8, RM-12, CR, SPC, CC, MS, WMU, S, MF, MV, NC, LC, RD, and MED). Mixed-use is an existing use in the LMO that will be expanded to be permitted with conditions in more areas (CR, SPC, CC, MS, WMU, S, MF, MV, NC, LC, RD, and MED). Both uses will be permitted with conditions to ensure compliance with the regulations of the Workforce Housing Program.

Workforce Housing and Mixed-Use, associated with a workforce housing development, will be permitted with conditions in the PD-1 District; however, will be restricted to locations where a Town-approved Master Plan or associated text states the use is permitted. For these uses to be permitted in any PD-1 District, a Zoning Map Amendment (ZMA) will be required to amend the Master Plan to permit the use and assign density.

Existing legally platted and developed single family subdivisions will not be eligible to participate in the Workforce Housing Program.

Density Bonus

The WFH-O offers a density bonus up to 100% above the base residential density. For every two bonus units permitted, at least one must be a workforce housing unit. If only one bonus unit is proposed, it must be a workforce housing unit. The maximum density permitted in any workforce housing development is 24 units per acre.

Density for commercial conversion will be based on minimum unit sizes and the existing building envelope. Commercial conversion incentives for developments that include at least 10% workforce housing units will be a reduction in minimum unit size by 20% and the ability to use micro-efficiency and studio units in the development. The net result will permit an increase in the number of units within the same building envelope.

Minimum Unit Sizes

Unit Type	Market-Rate Conversion Minimum Unit Size	Workforce Housing Conversion Minimum Unit Size
Micro Efficiency	NA	280 square feet
Studio	NA	400 square feet
1-bedroom	750 square feet	600 square feet
2-bedroom	1,000 square feet	800 square feet
3-bedroom	1,250 square feet	1,000 square feet

Workforce Housing Agreement

Developers will be required to enter into a Workforce Housing Agreement with the Town that will be recorded with Beaufort County and tied to the parcel(s) of land where workforce housing is proposed. This agreement will contain information about the development including: the number of workforce housing units, square footage of the units, the number of bedrooms in the units, the location of the units in the development, terms and conditions of affordability, and a provision requiring owners of rental units to annually submit a sworn affidavit certifying their rental rates.

Affordability Period

Rental workforce housing units will be required to remain in the program for a minimum of 99 years from the date of initial certificate of occupancy. Owner-occupied workforce housing units will be required to remain in the program for a minimum of 30 years from the date of initial certificate of occupancy.

Standards for Workforce Housing Units

Workforce housing units will be similar to market-rate units in type of ownership, location throughout the development, range of number of bedrooms, and exterior appearance.

Restrictive Covenants

Workforce housing units will be required to record restrictive covenants that will stay with the parcel(s) as long as it remains in the program. The covenants will include the minimum program affordability periods of 30 and 99 years from the initial certificate of occupancy, provisions that the household must meet current income and employment eligibility regulations outlined in the WFH Program, and a restriction that prohibits the use of the unit for short-term rental.

Income and Employment Regulations

To apply for participation in the WFH Program, households will be required to obtain a Certificate of Eligibility for compliance with the eligibility regulations of the WFH Program. An

eligible household will be required to meet income requirements and must have at least one person who is employed full time on the Island. Employment, as well as income, will be submitted annually to the Town or its designee. At annual recertification, households must have at least one person who is employed full time, ten months out of each calendar year on the Island.

Occupancy and Eligibility Requirements

Any person or household who purchases or rents a workforce housing unit must occupy the unit as their sole residence. Households must meet the income requirements of 60-80% Average Median Income (AMI) for rental units and 80-100% AMI for owner-occupied units.

Workforce Housing Sale & Resale Price

The initial sale and resale price of any workforce housing unit that is still in the WFH Program based on the affordability period, will be limited based on HUD's annual household income limits. Units will be allowed to build equity based on an inflation factor, based on Consumer Product Index, and when sold can include customary closing costs as well as salesperson commissions and costs related to capital improvements made to the unit.

Workforce Housing Rental Rates

Workforce housing maximum rental rates will be based on 80% of HUD's AMI for Beaufort County, multiplied by 30% and divided by 12. Rental units will be leased for a minimum of one year with consistent rent throughout the lease. The maximum rent for the first year will be determined at initial application and will be recertified each year during renewal of a lease.

Parking Requirements

The parking requirements for Workforce Housing will be determined by developer submitted parking data. The parking requirements for Mixed-Use will remain at 1.125 spaces per dwelling unit and 1 space per 650 square feet of nonresidential space.

Rules of Measurement

If an existing structure is converted to a mixed-use development under the WFH Program, the permitted density will be determined by using the existing gross floor area. The number of units will not be limited; however, there will be a minimum size for each type of unit.

Definitions

Definitions for Area Median Income, Density Bonus, Household, Household Income, and Workforce Housing will be added.

Attachment B

Workforce Housing LMO Amendments

Chapter 16-2: Administration

Section 16-2-103.G.2.b Development Plan Review (Minor or Major)

2. Applicability

b. Minor or Major Development Plans

There are two types of Development Plans: Minor and Major.

- i. Approval of a Minor Development Plan is required for the following types of *development*, provided the *development* does not involve any *wetland alteration*:
 01. Accessory *uses* and *structures*;
 02. Temporary *uses* and *structures*, including temporary *construction* storage and staging; and
 03. Any other *development* that does not involve *construction* of a new *building* or addition, such as parking *lot* changes, new pools or decks, recreation fields or courts, or changes in general site design.
 04. Any structure(s) that are converted to mixed-use and include workforce housing.
- ii. Approval of a Major Development Plan is required for all other *development* subject to Development Plan Review.

Chapter 16-3: Zoning Districts

Section 16-3-104. Residential Base Zoning Districts

Section 16-3-104.E Low to Moderate Density Residential (RM-4) District, Section 16-3-104.F Moderate Density Residential (RM-8) District, and Section 16-3-104.G Moderate to High Density Residential (RM-12) District

2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Residential Uses			
<u>Workforce Housing</u>	<u>PC</u>	<u>Sec 16-4-102.B.1.d</u>	<u>See Sec. 16-5-107.D.2</u>

Attachment B

Workforce Housing LMO Amendments

3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ²				
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 <u>2. Density for developments that include Workforce Housing shall be determined based on Sec. 16-4-105B.</u>				

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

Section 16-3-105.B Coligny Resort (CR) District, Section 16-3-105.D Light Commercial (LC) District, Section 16-3-105.F Main Street (MS) District, Section 16-3-105.G Marshfront (MF) District, Section 16-3-105.I Mitchelville (MV) District, Section 16-3-105.J Neighborhood Commercial (NC) District, Section 16-3-105.L Resort Development (RD) District, Section 16-3-105.M Sea Pines Circle (SPC) District, and Section 16-3-105.O Waterfront Mixed-Use (WMU) District

2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Residential Uses			
<u>Workforce Housing</u>	PC	<u>Sec 16-4-102.B.1.d</u>	<u>See Sec. 16-5-107.D.2</u>

3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ²				
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 <u>2. Density for developments that include Mixed-Use or Workforce Housing shall be determined based on Sec. 16-4-105B.</u>				

Attachment B

Workforce Housing LMO Amendments

Section 16-3-105.H Medical (MED) District and Section 16-3-105.N Stoney (S) District

2. Allowable Principal Uses				
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<u>Mixed-Use</u>	PC	Sec. 16-4- 102.B.1.a	<u>Residential</u>	<u>1.125 per du</u>
			<u>Nonresidential</u>	<u>1 per 650 GFA</u>
<u>Workforce Housing</u>	PC	Sec 16-4- 102.B.1.d	See Sec. 16-5-107.D.2	

3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ²				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable <u>2. Density for developments that include Mixed-Use or Workforce Housing shall be determined based on Sec. 16-4-105B.</u>				

Section 16-3-105.C Community Commercial (CC) District

2. Allowable Principal Uses				
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<u>Residential Uses</u>				
<u>Multifamily</u>	<u>PC</u>	<u>Sec. 16-4- 102.B.1.b</u>	<u>1 bedroom</u>	<u>1.4 per du</u>
			<u>2 bedrooms</u>	<u>1.7 per du</u>
			<u>3 or more bedrooms</u>	<u>2 per du</u>

3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ^{2,3}				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable <u>2. Density for developments that include Mixed-Use or Workforce Housing shall be determined based on Sec. 16-4-105B.</u> <u>3. For developments that convert nonresidential space to residential use refer to Sec. 16-10-102B.1.</u>				

Attachment B

Workforce Housing LMO Amendments

Section 16-3-105.K Planned Development Mixed Use (PD-1) District

3. Principal Uses Restricted by Master Plan

The Master Plans and associated text, as approved and amended by the Town, establish general permitted uses for the respective PUDs, except as may be modified by an overlay zoning district. Undesignated areas on these Master Plans shall be considered as *open space*.

The following uses are restricted to locations where a Town-approved Master Plan or associated text specifically states such uses are permitted. In addition, the use-specific conditions referenced below shall apply to any new such use or change to the site for any existing such use.

		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<u>Mixed-Use</u>	PC	<u>Sec. 16-4-102.B.1.a</u>	<u>Residential</u>	<u>1.125 per du</u>
			<u>Nonresidential</u>	<u>1 per 650 GFA</u>
<u>Workforce Housing</u>	PC	<u>Sec 16-4-102.B.1.d</u>	<u>See Sec. 16-5-107.D.2</u>	

4. Development Area Densities				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ¹				
<p>TABLE NOTES:</p> <p>P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i>; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable</p> <p><u>1. Density for developments that include Mixed-Use or Workforce Housing shall be determined based on Sec. 16-4-105B.</u></p>				

Section 16-3-106 Overlay Zoning Districts

A. Purpose

Overlay zoning districts are superimposed over portions of one or more underlying base zoning districts or planned development districts with the intent of supplementing generally applicable development regulations with additional development regulations that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying zoning district.

B. Establishment of Overlay Zoning Districts

Table 16-3-106.B, Overlay Zoning Districts Established, sets out the overlay zoning districts established by this Ordinance. Except where specifically provided in this Ordinance, variances from the overlay zoning district standards shall not be granted.

Attachment B

Workforce Housing LMO Amendments

TABLE 16-3-106.B: OVERLAY ZONING DISTRICTS ESTABLISHED	
DISTRICT NAME	ABBREVIATION
Airport Overlay District	A-O
Corridor Overlay District	COR
Planned Development Overlay District	PD-2
Forest Beach Neighborhood Character Overlay District	FB-NC-O
Folly Field Neighborhood Character Overlay District	FF-NC-O
Holiday Homes Neighborhood Character Overlay District	HH-NC-O
Redevelopment Overlay District	R-O
Coastal Protection Area Overlay District	CPA -O
Transition Area Overlay District	TA-O
<u>Workforce Housing Overlay District</u>	<u>WFH-O</u>

N. Workforce Housing Overlay (WFH-O) District

1. Applicability and Purpose

The purpose of the Workforce Housing Overlay (WFH-O) District is to encourage the development of workforce housing by offering a density bonus to those developments that include workforce housing units. All new development and changes to existing development are subject to the overlay district regulations, in addition to those listed in Sec. 16-4-105, Workforce Housing Program.

2. Approval

Compliance with these regulations shall be determined by the Official at the time the Development Plan Review or Subdivision is reviewed and shall be based upon the standards of Sec. 16-4-105, Workforce Housing Program.

3. Delineation of District

The Workforce Housing Overlay (WFH-O) District includes all parcels shown as hatched in Figures 16-3-106.N.3 below.

Attachment B

Workforce Housing LMO Amendments

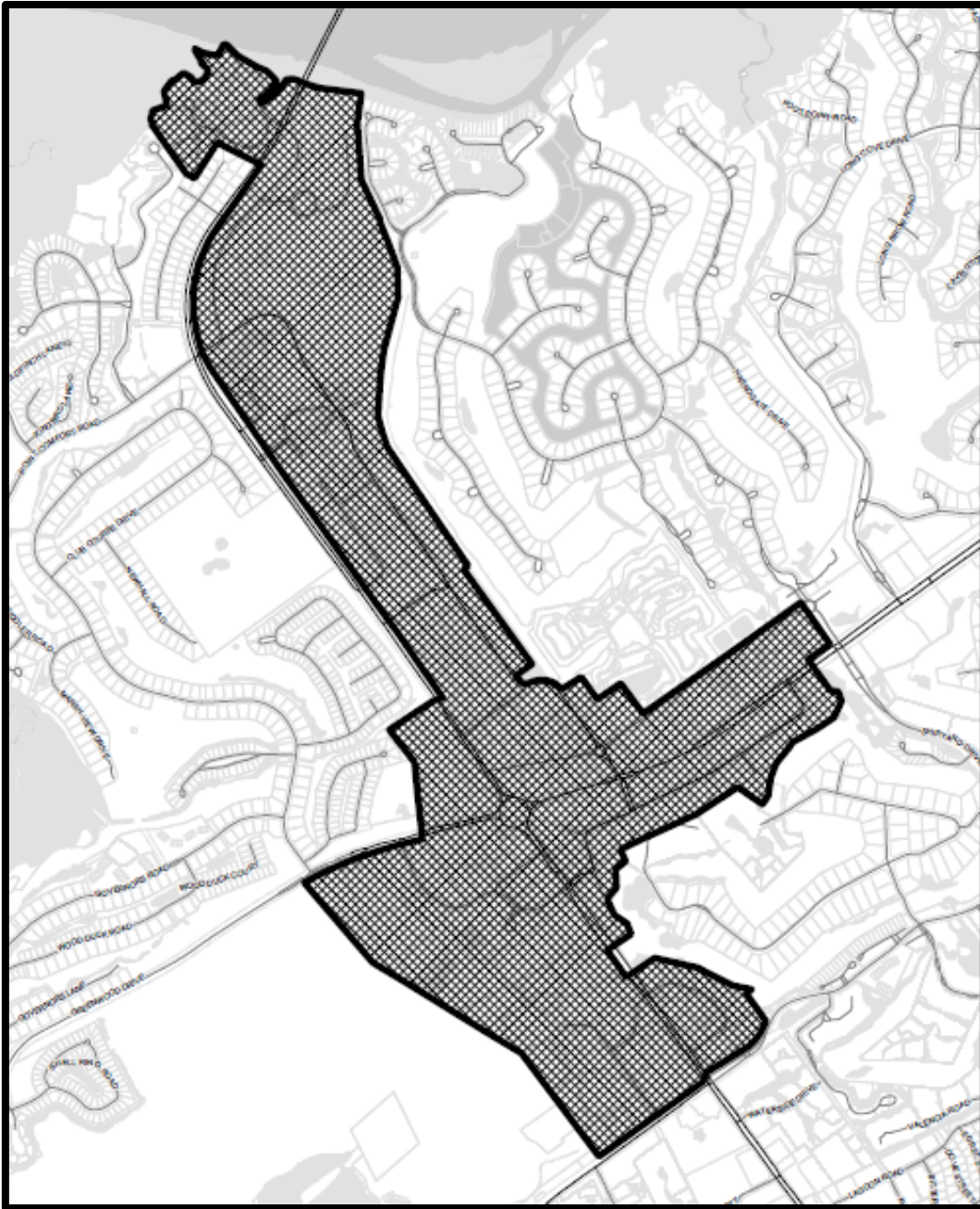


Figure 16-3-106.N.3 – Palmetto Bay/Arrow Road/Pope Avenue Area

Attachment B
Workforce Housing LMO Amendments

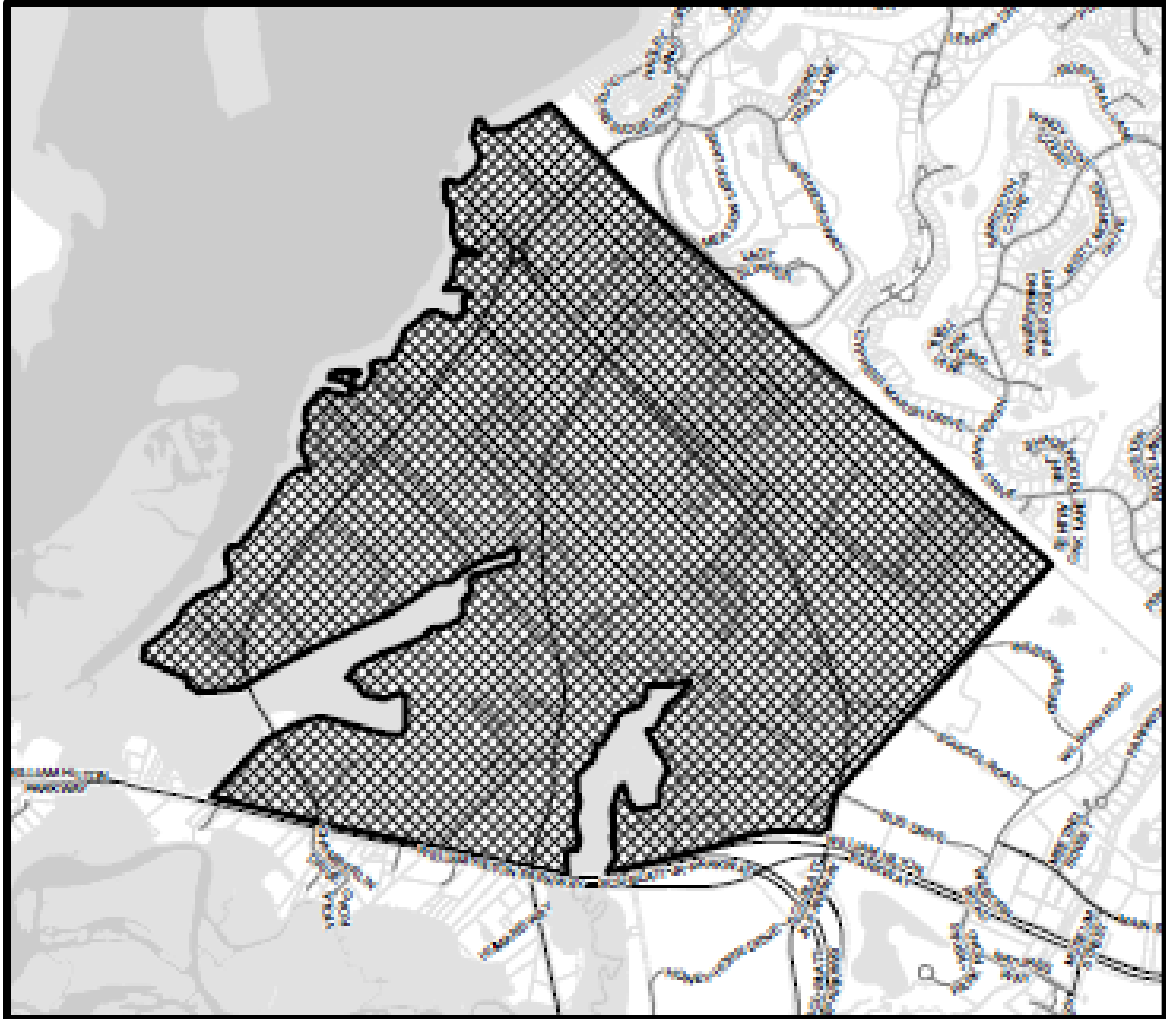


Figure 16-3-106.N.3 – Squire Pope/Gum Tree Road Area

Attachment B

Workforce Housing LMO Amendments

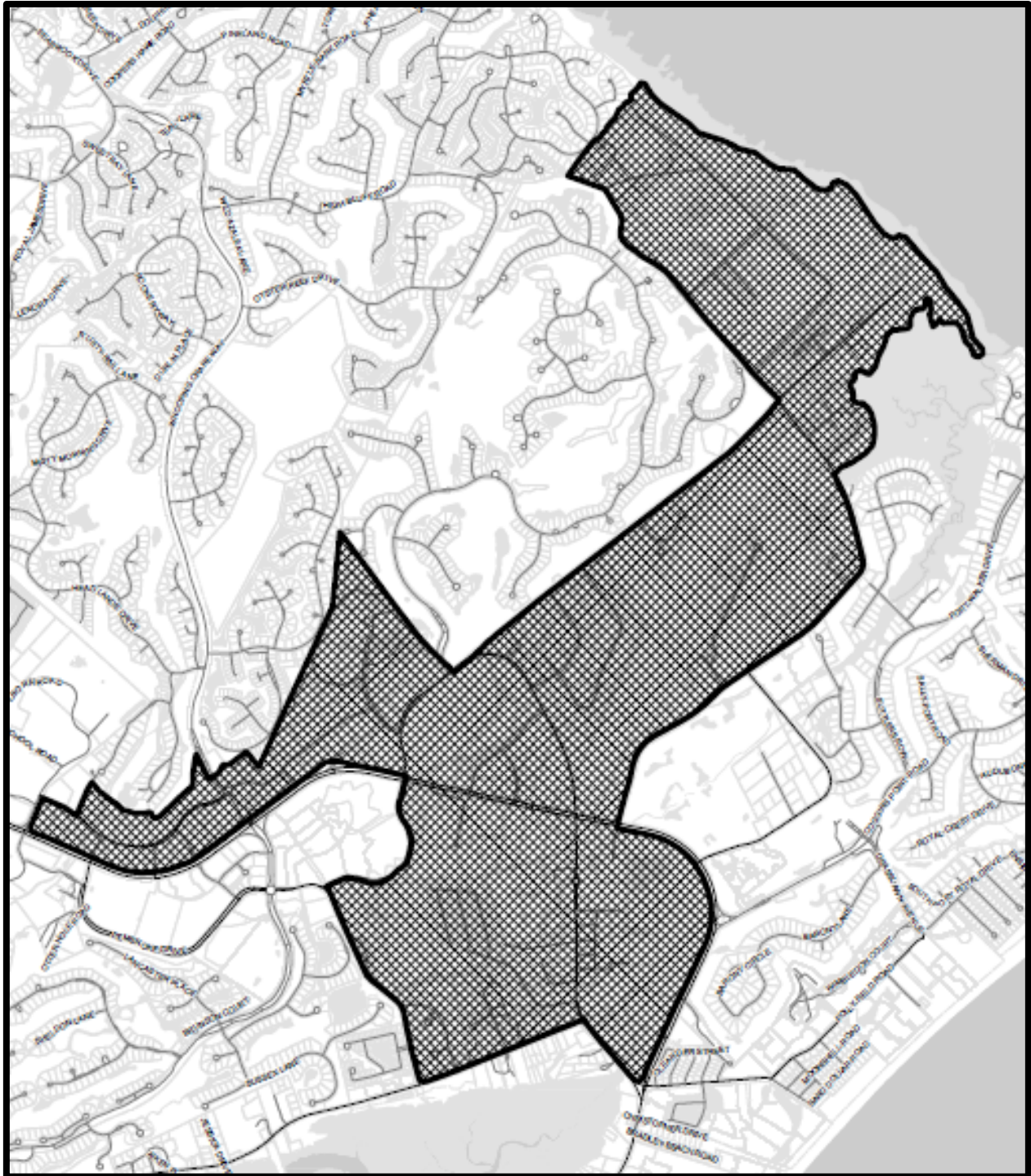


Figure 16-3-106.N.3 – Opportunity Zone/Main Street Area

Attachment B

Workforce Housing LMO Amendments

Chapter 16-4: Use Standards

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	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SP	CC	MS	WMUS	MF	MV	NC	LC	RD	MED	IL	
RESIDENTIAL USES																					
Mixed-Use									PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	Sec. 16-4-102.B.1.a
Multifamily						P	P	P	PC	P	PC	P	P		P	P	P	P	P	P	Sec. 16-4-102.B.1.b
<u>Workforce Housing</u>						PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	<u>Sec 16-4-102.B.1.d</u>

B. Use-Specific Conditions for Principal Uses

1. Residential Uses

Section 16-4-102.B.1.a

a. Mixed-Use

- i. Mixed-use development shall designate separate parking spaces for use by the residential units. The parking spaces designated for residential use shall not be included as part of a shared parking plan.
- ii. In the CR District, there shall be no dwelling units located on the first floor of any mixed-use development unless there are commercial services uses located between the street and the proposed dwelling units.
- iii. In the PD-1 District, mixed-use development shall only be permitted as part of the Workforce Housing Program.
- iv. The density for the redevelopment/conversion of an existing nonresidential structure to mixed-use shall be based on the existing gross floor area and minimum unit sizes as described in Sec. 16-10-102.B.2.
- v. Mixed-use development that involves workforce housing shall comply with the Workforce Housing Program as outlined in Sec. 16-4-105.

Attachment B

Workforce Housing LMO Amendments

Section 16-4-102.B.1.b

b. Multifamily

- i. In the CR District, there shall be no dwelling units located on the first floor of any multifamily development unless there are commercial services uses located between the street and the proposed dwelling units.
- ii. In the CC District, multifamily use shall only be permitted as a commercial conversion per Sec. 16-10-102B.1.

Section 16-4-102.B.1.d

d. Workforce Housing

Any development that includes workforce housing shall comply with the Workforce Housing Program as outlined in Sec. 16-4-105.

Section 16-4-105. Workforce Housing (WFH) Program

A. Workforce Housing Location Criteria

1. Workforce housing is permitted on parcels that are located within the Workforce Housing Overlay District (WFH-O) as identified in Sec. 16-3-106.N.
2. Workforce housing is permitted on parcels located within any State designated Opportunity Zone within the Town.
3. Workforce housing may be permitted in the PD-1 District through a Zoning Map Amendment in accordance with Sec. 16-2-103.D.
4. Workforce housing is not permitted on parcels located within a legally platted and developed single family subdivision.

B. Workforce Housing Density

All Units:

1. The WFH-O District offers a density bonus up to 100% above the base residential density standards. This program requires a minimum 25% density bonus above the base residential density to participate.
2. For every two bonus units permitted, at least one must be a workforce housing unit. If only one bonus unit is proposed, it must be a workforce housing unit.

Attachment B

Workforce Housing LMO Amendments

3. The maximum density permitted in any workforce housing development after applying all incentives is limited to 24 units per acre.
4. Development incentives for commercial conversion projects that include at least 10% workforce housing units will be a reduction in minimum unit size by 20% and may include up to 50% micro-efficiency and studio units in the development, as described in Sec. 16-10-102B.1.

For-Sale Units:

1. Developers requesting a density bonus shall enter into a Workforce Housing Agreement with the Town of Hilton Head Island, or its designee. Following execution of the agreement by all parties, the completed Workforce Housing Agreement, or memorandum thereof, shall be recorded and the conditions therefrom filed and recorded on the parcel or parcels designated for the construction of workforce housing units. The Workforce Housing Agreement shall be binding to all future owners and successors in interest. The agreement shall be in a form reviewed and approved by the Administrator.
 - a. The agreement, at a minimum, shall establish the number of workforce housing units including their square footage, number of bedrooms, and location within development. The agreement will also include terms and conditions of affordability, resale provisions, and other standards as set forth in Sec. 16-4-105.
 - b. Owner-occupied workforce housing units that are provided under Sec. 16-4-105 are subject to a Workforce Housing Agreement and shall remain as workforce housing for a minimum of 30 years from the date of initial certificate of occupancy.
 - c. No certificate of occupancy shall be issued until complete certified and recorded copies of the Workforce Housing Agreement have been provided to the Town.

Rental Units:

1. Developers requesting a density bonus shall enter into a Workforce Housing Agreement with the Town of Hilton Head Island, or its designee. Following execution of the agreement by all parties, the completed Workforce Housing Agreement, or memorandum thereof, shall be recorded and the conditions therefrom filed and recorded on the parcel or parcels designated for the construction of workforce housing units. The Workforce Housing Agreement shall be binding to all future owners and successors in interest. The agreement shall be in a form reviewed and approved by the Administrator.
 - a. The agreement, at a minimum, shall establish the number of workforce housing units including their square footage, number of bedrooms, and location within development. The agreement will also include terms and conditions of affordability, resale provisions, and other standards as set forth in Sec. 16-4-105.

Attachment B

Workforce Housing LMO Amendments

- b. Rental workforce housing units that are provided under Sec. 16-4-105 are subject to a Workforce Housing Agreement and shall remain as workforce housing for a minimum of 99 years from the date of initial certificate of occupancy.
- c. For rental units, the agreement shall also include a provision requiring owners to submit an annual sworn affidavit to the Town, or its designee, certifying that the rental rate(s) meets the requirements of Sec. 16-4-105.G.
- d. No certificate of occupancy shall be issued until complete certified and recorded copies of the Workforce Housing Agreement have been provided to the Town.

C. Standards for Workforce Housing Units

All Units:

- 1. Workforce housing units shall be mixed with, and not clustered together or segregated in any way from, market-rate units. If the development contains a phasing plan, the phasing plan shall provide for the development of workforce units concurrently with the market-rate units.
- 2. The workforce housing units shall consist of a range of number of bedrooms that are comparable to units in the overall development.
- 3. Designation of a unit as workforce is not required to stay with the same unit over the term required to remain workforce so long as the minimum number of workforce units are provided.
- 4. The exterior design of workforce housing units must be compatible and comparable with the rest of the units in the development.
- 5. Restrictive covenants for workforce housing units subject to the provisions of the Sec. 16-4-105 shall be filed that require compliance with the following:
 - a. Workforce housing units may only be sold to households that do not exceed 80 to 100% AMI for owner-occupied units or rented to households that do not exceed 60 to 80% AMI for rental units.
 - b. Owner-occupied workforce housing units shall be sold to and occupied by eligible households for a period of 30 years from the date of the initial certificate of occupancy.
 - c. Rental workforce housing units shall be rented or leased to and occupied by eligible households for a period of 99 years from the date of the initial certificate of occupancy.
 - d. Workforce housing units shall not be used for short-term rental.

Attachment B

Workforce Housing LMO Amendments

6. Prior to the issuance of a building permit for any units in a workforce housing development, the applicant shall execute any and all documents required by the Town, including, without limitation, restrictive covenants, deed restrictions, and related instruments to ensure affordability of workforce housing units in accordance with this Section.

For-Sale Units:

1. The Town will not issue certificates of occupancy for purchased single family market-rate units associated with development or redevelopment projects subject to the workforce housing provisions unless and until certificates of occupancy have been issued for the purchased single family workforce housing units.

Rental Units:

1. The Town will not issue a certificate of occupancy for building that contains both market-rate and workforce housing rental units unless the development has complied with workforce housing provisions as outlined in this Section.

D. Workforce Housing Income and Employment Regulations

All Units

1. An eligible household will be required to meet income requirements and must have at least one person who is employed full time by a lawfully licensed business located on the Island.
2. The eligibility of a potential owner-occupier of a workforce housing unit shall be determined upon submittal of a Certificate of Eligibility (COE) to the Town, or its designee.

Rental Units:

1. At annual recertification, eligible households shall include at least one person that is employed full time ten of twelve months of each year by a lawfully licensed business located on the Island.
2. The property owner or their designee of a workforce unit shall be required to submit annually a COE to the Town, or its designee, verifying that the applicable income and employment regulations of this Section are met by all households occupying said workforce unit.
3. Per Sec. 16-8-102, failure to submit the required annual verification or failure to provide documentation prior to change in ownership shall constitute a violation of the restrictive covenants, the conditions of the certificate of occupancy, and this section, and is subject to enforcement action by the Town per Sec. 16-8-106.

Attachment B

Workforce Housing LMO Amendments

E. Occupancy and Eligibility Requirements

For-Sale Units:

1. A household that purchases a for-sale workforce housing unit shall occupy that unit as their sole residence.
2. Eligible households must have an annual household income between 80 and 100% of the most recently published HUD Area Median Income (AMI) for Beaufort County for owner-occupied workforce housing units.
3. Households must be eligible to purchase workforce housing units and obtain a Certificate of Eligibility (COE) from the Town, or its designee. A sales contract may not be executed before the household receives the COE.

Rental Units:

1. A household that occupies a rental workforce housing unit shall occupy that unit as their sole residence.
2. Eligible households must have an annual household income between 60 and 80% of the most recently published HUD AMI for Beaufort County for rental workforce housing units.
3. Households must be eligible to rent workforce housing units and obtain the appropriate Certificate of Eligibility from the Town, or its designee. A rental agreement may not be executed before the household receives the COE.
 - a. A COE must be renewed prior to the anniversary of a lease renewal. A lease shall not be renewed unless the entire development meets the eligibility requirements outlined in this Section.
 - b. The owner of the rental unit(s) shall be required to submit a sworn affidavit on a yearly basis to the Town or its designee, certifying that the workforce housing unit rental rate(s) meets the requirements of Sec. 16-4-105.G.1.
 - c. Per Sec. 16-8-102, occupancy of a rental unit not consistent with this Section shall constitute a violation and is subject to enforcement action by the Town per Sec. 16-8-106.

F. Workforce Housing Sale & Resale Price

For-Sale Units:

1. The initial sale price of a workforce housing unit shall be determined by HUD's annual household income limits.

Attachment B

Workforce Housing LMO Amendments

2. The resale price of a workforce housing unit shall not exceed the purchase price paid by the owner of the unit with the following exceptions:
 - a. Customary closing costs and costs of sale;
 - b. Costs of real estate commissions paid by the seller if a license real estate salesperson is employed;
 - c. Consideration of permanent capital improvements installed by the seller; and
 - d. An inflation factor, based on Consumer Product Index, to be applied to the original sale price of a for-sale unit.
3. All restrictions affecting the WHF unit shall be recorded in the deed at the time of initial sale or conveyance and in any future sales or conveyances of the unit.
4. Resale of workforce housing units shall be limited by deed restriction to a purchaser who meets the requirements of 16-4-105.E during the affordability term of the unit.

G. Workforce Housing Rental Rates

Rental Units:

1. Workforce housing maximum monthly rental rates shall be calculated using 80% AMI for Beaufort County, multiplying by 30% and dividing by 12.
2. All leases shall be for one year in length with a rent consistent throughout the term of the lease.

Attachment B

Workforce Housing LMO Amendments

Chapter 16-5: Development and Design Standards

Section 16-5-107. Parking and Loading Standards

D. Parking Space Requirements

1. Minimum Number of Parking Spaces

TABLE 16-5-107.D.1: MINIMUM NUMBER OF PARKING SPACES		
USE CATEGORY/USE TYPE	MINIMUM NUMBER OF PARKING SPACES ^{1,2,3,4}	
	CR DISTRICT	ALL OTHER DISTRICTS
RESIDENTIAL USES		
<u>Workforce Housing</u>	<u>See Sec. 16-5-107.D.2</u>	<u>See Sec. 16-5-107.D.2</u>

Chapter 10: Definitions, Interpretation and Measurement

Section 16-10-102. – Rules of Measurement

B. Density

1. Commercial Conversion

For conversion of non-residential space (commercial conversion) to residential or mixed-use development, density shall be based on the existing gross floor area and the minimum unit sizes established below:

Minimum Unit Sizes

<u>Unit Type</u>	<u>Market-Rate Conversion Minimum Unit Size</u>	<u>Workforce Housing Conversion Minimum Unit Size</u>
<u>Micro Efficiency</u>	<u>NA</u>	<u>280 square feet</u>
<u>Studio</u>	<u>NA</u>	<u>400 square feet</u>
<u>1-bedroom</u>	<u>750 square feet</u>	<u>600 square feet</u>
<u>2-bedroom</u>	<u>1,000 square feet</u>	<u>800 square feet</u>
<u>3-bedroom</u>	<u>1,250 square feet</u>	<u>1,000 square feet</u>

Attachment B

Workforce Housing LMO Amendments

- 2. Density**
- 3. Gross Floor Area**
- 4. Net Acre**

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

A. Residential Uses

1. Description

The Residential Uses classification is primarily characterized by the residential occupancy of a dwelling unit by a household. Such household living uses include single-family dwellings and multifamily dwellings (triplexes and other multifamily development, including townhouse development). The Residential Uses classification also includes group living uses (the residential occupancy of a group of living units by persons who do not constitute a single-family), as well as recreational vehicle (RV) parks (providing spaces for overnight accommodation of people in a recreational vehicle), and workforce housing. Accessory uses commonly associated with Residential Uses are recreational activities, raising of pets, hobbies, parking of the occupants' vehicles, and administrative offices in multifamily, group living, ~~and~~ recreational vehicle (RV) parks, and workforce housing developments. Home occupations are accessory uses that are subject to additional regulations (see Sec. 16-4-103.E.3, Home Occupation).

2. Use Types and Definitions

Mixed-Use

Development that includes two or more different uses, which shall include multifamily or workforce housing use and one or more of the Office uses, as described in Sec. 16-10-103.F or one or more of the Commercial Services uses, as described in Sec. 16-10-103.G or some combination thereof. Such uses should be functionally integrated and share vehicular use areas, ingress/egress, and pedestrian access.

Workforce Housing

Housing that is affordable at 60-100% of the Area Median Income (AMI) for Beaufort County.

Attachment B

Workforce Housing LMO Amendments

Section 16-10-104. – Table of Abbreviations

TABLE 16-10-104: ABBREVIATIONS	
ABBREVIATION	COMPLETE TERM
ac	Acre
AADT	Annual Average Daily Traffic
ACI	Adjusted Caliper Inches
ADA	Americans with Disabilities Act
ADT	Average daily trips
<u>AMI</u>	<u>Average Median Income</u>
ANSI	American National Standards Institute
AASHTO	American Association of State Highway and Transportation Officials
BFE	Base flood elevation
BMP	Best management practice
<u>COE</u>	<u>Certificate of Eligibility</u>
DBH	Diameter at breast height
DRB	Design Review Board
CIP	Capital Improvements Program
DHEC	South Carolina Department of Health and Environmental Control
du	Dwelling unit(s)
EV	Electric vehicle
FAA	Federal Aviation Administration
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
ft	Feet
GFA	Gross floor area
HHI	Hilton Head Island
<u>HUD</u>	<u>U.S. Department of Housing and Urban Development</u>
IBC	International Building Code
IESNA	Illuminating Engineering Society of North America
ITE	Institute of Transportation Engineers
LMO	Land Management Ordinance
LOS	Level of service
MSL	Mean sea level
NAD	North American Datum
NAVD	North American Vertical Datum
NPDES	National Pollutant Discharge Elimination System
OCRM	(DHEC) Office of Ocean and Coastal Resource Management
PD	Planned development
PSD	Public Service District
PUD	Planned unit development

Attachment B

Workforce Housing LMO Amendments

TABLE 16-10-104: ABBREVIATIONS

ABBREVIATION	COMPLETE TERM
SC	South Carolina
S.C. Code of Laws	Code of Laws of South Carolina
SCDOT	South Carolina Department of Transportation
sf	Square feet
USACOE	United States Army Corps of Engineers
WEC	Wind energy conversion
<u>WFH</u>	<u>Workforce Housing</u>

Section 16-10-105. - General Definitions

Area Median Income (AMI)

The median income level for Beaufort County, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, (HUD), adjusted for household size.

Density Bonus

An increase in the number of market-rate units permitted on the site in order to provide an incentive for the construction of workforce housing pursuant to this ordinance.

Household

Individuals who comprise a family unit and who live together under the same roof.

Household Income

The total amount of money earned by every member of a single household.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Public Planning Committee
VIA: Shawn Colin, *AICP, Director of Community Development*
FROM: Teri Lewis, *AICP, Deputy Director of Community Development*
CC: Nicole Dixon, *AICP, CFM, Development Review Administrator*
DATE: January 15, 2020
SUBJECT: 2019 LMO Amendments – Set 2

Recommendation

The Planning Commission recommends that the Public Planning Committee forward the proposed 2019 LMO Amendments – Set 2 to Town Council with a recommendation of approval.

Summary

The proposed amendments were reviewed by the Planning Commission at their meeting on January 15, 2020. At that meeting the Commission voted unanimously to forward the draft amendments to the Public Planning Committee with a recommendation of approval.

Background

The LMO is generally amended on a bi-annual basis. Newly added language is illustrated with double underline and deleted language is illustrated with ~~strikethrough~~.

Attachments

- A. Rationale – 2019 LMO Amendments – Set 2
- B. Proposed General 2019 Amendments – Set 2

Attachment A

Rationale for General 2019 Amendments – Set 2

Chapter 16-2: Administration

Section 16-2-103.F.5: Subdivision Review – Effect of Approval

Proposed Amendment

- This change will clarify the language to make it clear that a final plat will not be stamped for recording of the subdivision with Beaufort County until a final Certificate of Compliance (C of C) has been issued.

Reason for Change

- The current language has caused some confusion with the public.
- The language indicates that the approval of the subdivision constitutes approval of the plat.
- While the approval of the subdivision and issuance of the Notice of Action (written approval) does constitute approval of the plat, the plat will not be stamped for recording until the C of C is issued.
- A C of C is not issued until staff inspects the site and determines that all requirements such as infrastructure, fire lanes and landscaping have been met.
- Once the C of C is issued, staff stamps the plat, the applicant gets the plat recorded with Beaufort County and the lots are then subdivided and can be sold.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier to understand.
<i>Cons:</i>	None

Additional Information

- Without this process in place of requiring the C of C prior to stamping of the final plat, staff would not be able to ensure that all requirements of the subdivision plan were met.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval with a minor change to the language.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-3: Zoning Districts

*Section 16-3-105.C.2: Community Commercial (CC) Zoning District
– Allowable Principal Uses*

Chapter 16-4: Use Standards

Table 16-4-102.A.6: Principal Use Table

Proposed Amendment

- This change will allow an Indoor Commercial Recreation use as an allowed use in the CC zoning district.

Reason for Change

- Indoor Commercial Recreation uses fit in with the purpose statement of the CC zoning district but are currently not allowed in this district.

Pros and Cons of Amendment

<i>Pros:</i>	This will allow for an appropriate use to be located in an appropriate zoning district. It will allow opportunities for existing empty commercial spaces to be filled with an appropriate use. Staff has had several requests for this type of use in existing vacant spaces in the CC zoning district and has had to turn them down.
<i>Cons:</i>	

Additional Information

- The purpose of the CC zoning district is to provide lands for community-scale commercial activity centers that attract people from the island and the mainland. The district is more auto-oriented than some business districts, and provides land for moderate-sized retail stores. The district also provides opportunities for limited vehicle sales and service uses.
- Indoor Commercial Recreation uses are establishments that offer entertainment activities, events or attractions to the general public on a commercial or fee basis.
- Examples of this use include: movie theaters, stage theaters, auditoriums, amusement and electronic game arcades (video games, pinball, etc.), pool or billiard tables, theme or amusement parks, boardwalks, midway type attractions such as rides, bumper cars, go-cart tracks, game booths, bowling alleys, pool halls, dance studios and dance halls, indoor firing ranges, health clubs and spas, indoor tennis and swimming pools, and indoor archery ranges.
- All of the above uses must be located indoors to be allowed.
- Staff has received several requests to open indoor recreation businesses in this district and has had to turn them down even though there is no legitimate reason to not allow this use in this district.
- This use was permitted in this district prior to the LMO Rewrite.

Attachment A
Rationale for General 2019 Amendments – Set 2

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A

Rationale for General 2019 Amendments – Set 2

Chapter 16-3: Zoning Districts

Section 16-3-106.F.2.f Corridor Overlay (COR) District – Delineation of District

Proposed Amendment

- This will allow projects that fall within the COR but are not visible from the OCRM Baseline or the OCRM Critical Line to be reviewed through the Minor Corridor Review Procedure.

Reason for Change

- Currently projects that fall within the COR but are not visible from an arterial right-of-way are reviewed through the Minor Corridor Review Procedure rather than the Major Corridor Review Procedure. This change will allow a shorter review time and it will eliminate unnecessary projects from going to the DRB.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier to understand and clearer for the applicants. It will also allow for shorter review times in keeping with Department goals.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A

Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards

Table 16-5-102.E – Allowable Setback Encroachments

Proposed Amendment

- This change will add HVAC units to the table of allowable setback encroachments.

Reason for Change

- Several developers of homes on smaller lots have approached the Town about why other encroachments such as uncovered porches, stoops, decks, patios and terraces are allowed but HVAC units are not. Since those other uses can have items on them, staff believes that allowing a platform with an HVAC on it is consistent with other setback encroachments.

Pros and Cons of Amendment

<i>Pros:</i>	This will create some relief for developers and will allow a greater use of the lot.
<i>Cons:</i>	The noise from the HVAC unit may cause problems with adjacent neighbors.

Additional Information

- Similar to other encroachments, HVAC units would be permitted to extend up to 5 feet into any setback.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A

Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards

Section 16-5-109.B.1: Stormwater Management and Erosion and Sedimentation Control Standards – Applicability

Proposed Amendment

- This change will clarify that stormwater requirements are applicable to any land disturbing activity that both disturbs ½ acre of land or greater and is within ½ mile of coastal receiving waters.

Reason for Change

- This change is necessary to mirror the South Carolina Department of Health and Environmental Control (SCDHEC) regulations which will make it easier for applicants to understand all of the stormwater regulations. Currently the LMO requires any land disturbing activity that disturbs ½ acre or greater or is within ½ mile of coastal receiving waters to comply with the Town's stormwater standards.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier for the public to understand. It will eliminate the conflict with SCDHEC requirements.
<i>Cons:</i>	

Additional Information

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval with minor changes to the language.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards
Section 16-5-109.C.9: Stormwater Management and Erosion and Sedimentation Control Standards – General Standards for Stormwater Management – Reference Guides

Proposed Amendment

- This change will add the SCDHEC National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) and the SCDHEC Ocean & Coastal Resource Management (OCRM) Coastal Zone Consistency Certification (CZC) Heightened Stormwater Management Requirement to the list of acceptable reference guides.

Reason for Change

- The LMO should include these references to facilitate the efforts of non-local engineers and design professionals.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A

Rationale for General 2019 Amendments – Set 2

Chapter 16-5: Development and Design Standards

Section 16-5-109.D.1.a: Stormwater Management and Erosion and Sedimentation Control Standards – General Standards for Stormwater Management – Design Methodology

Proposed Amendment

- This change will state that the rational method (one of two accepted hydrological methodologies for computing surface runoff) may be used only for sizing individual culverts or storm drains that are not part of a pipe network or system and have a contributing drainage area of 10 acres or less.

Reason for Change

- These changes are necessary to reflect the standards found in SCDHEC's guidance for stormwater plan review.

Pros and Cons of Amendment

<i>Pros:</i>	The process will be easier for the public to understand. It will eliminate the conflict with SCDHEC requirements.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-10: Definitions, Interpretation, and Measurement

Section 16-10-103.E.2: Use Classifications, Use Types and Definitions – Commercial Recreation Uses – Use Types and Definitions – Indoor Commercial Recreation

Section 16-10-103.G.2: Use Classifications, Use Types and Definitions – Commercial Services Uses – Use Types and Definitions – Other Commercial Services

Proposed Amendment

- This change will delete health club/spa from examples under Indoor Commercial Recreation.
- This change will add health club/spa as an example under Other Commercial Services.

Reason for Change

- It is more logical for this use to be considered ‘Other Commercial Services’.

Pros and Cons of Amendment

<i>Pros:</i>	
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-10: Definitions, Interpretation, and Measurement
Section 16-10-103.G.2: Use Classifications, Use Types and
Definitions – Commercial Services Uses – Use Types and Definitions
– Bicycle Shop

Proposed Amendment

- This change will add ‘screened’ in front of ‘outdoor storage’ in the Bicycle Shop definition.

Reason for Change

- Outdoor bike storage always has to be screened per the conditions for bicycle shops found in Chapter 4. This will add clarification and consistency.

Pros and Cons of Amendment

<i>Pros:</i>	This will make it easier for applicants to understand what is required of them.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Appendix D: Application Submittal Requirements

D-6.F.23: Development Plan Review, Major – Site Development Plan

D-7.D.23: Development Plan Review, Minor – Site Development Plan

Proposed Amendment

- This change will add a requirement that dumpsters be screened in keeping with the Design Guide.

Reason for Change

- The Design Guide (specifically page 32) requires that dumpsters be screened.

Pros and Cons of Amendment

<i>Pros:</i>	This will make the process easier to understand.
<i>Cons:</i>	

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 3-1 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

D-6.F: Development Plan Review, Major – Site Development Plan
D-7.D: Development Plan Review, Minor – Site Development Plan

Proposed Amendment

- This change will require that setbacks be shown on the site plan.

Reason for Change

- Setbacks are required but were inadvertently left off of the list of requirements.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A

Rationale for General 2019 Amendments – Set 2

Chapter 16-4: Use Standards

Table 16-4-102.A.6: Principal Use Table

Proposed Amendment

- This change will require that outdoor commercial recreation uses be approved by special exception.

Reason for Change

- Staff recently determined that a go-cart track was not a permitted Outdoor Commercial Recreation use because it is listed as an example of Indoor Commercial Recreation uses. This determination was appealed to the BZA and they reversed staff's decision because they believed the list of examples was not intended to be exhaustive. There is concern that some Outdoor Commercial Recreation uses may not be appropriate on every parcel where they are permitted. A special exception review allows the BZA to review the potential use against specific criteria and approve or deny the proposed location.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
October 16, 2019: The LMO Committee voted 3-0 to ask staff to bring this amendment back to the Committee with the following change: <ul style="list-style-type: none">▪ Make Outdoor Commercial Recreation uses Special Exception uses in the zoning districts where these uses are permitted.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval. The Commission also asked that the existing condition related to vehicular access be reviewed by the LMO Committee at a future meeting.
<i>Public Planning Committee</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

Chapter 16-3: Zoning Districts

Section 16-3-105.E.2: Light Industrial (IL) District, Allowable Principal Uses

Chapter 16-4: Use Standards

Section 16-4-102.A.6: Principal Use Table

Section 16-4-102.B.9: Use-Specific Conditions for Principal Uses, Industrial Uses

Chapter 16-5: Development and Design Standards

Section 16-5-107: Parking and Loading Standards

Table 16-5-107.D.1: Minimum Number of Parking Spaces

Chapter 16-10: Definitions, Interpretation, and Measurement

Section 16-10-103.I: Use Classifications, Use Types, and Definitions, Industrial Uses

Proposed Amendment

- These amendments will establish grinding as a standalone use and will provide for where it is allowed, establish conditions, required parking spaces and a definition.

Reason for Change

- As a result of various noise complaints related to grinding, amendments to the Municipal Code were recently adopted. In conjunction with those changes, staff is proposing to add grinding as a standalone use to make it clear what is considered grinding and where it is allowed.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
October 16, 2019: The LMO Committee voted 3-0 to ask staff to bring this amendment back to the Committee with the following change: <ul style="list-style-type: none">▪ Exempt PD-1 zoning districts from the conditions associated with these amendments. The Committee also requested that staff inform Bruno Landscaping and Nursery about these proposed amendments.
<i>Planning Commission</i>

Attachment A
Rationale for General 2019 Amendments – Set 2

January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment A

Rationale for General 2019 Amendments – Set 2

Ministerial Amendments

Chapter 16-2

Section 16-2-103.D.4 – PUD District Review Standards

- There is an incorrect reference that will be corrected.

Chapter 16-3

16-3-105.I (MV), 16-3-105.K (PD-1) and Table 16-3-106.G.4 (PD-2 Listed Master Plan)

- There are incorrect references that will be corrected.

Chapter 16-5

Table 16-5-102.C (Adjacent Street Setback Requirements)

- There is an incorrect footnote labeled which will be corrected.

16-5-105.I.7.c (Access to Streets)

- There is an incorrect reference that will be corrected.

16-5-109.D.1.d (Engineering Checklist)

- The checklist has been renamed and this new name will be reflected.

Recommendations

<i>LMO Committee</i>
October 30, 2019: The LMO Committee voted 4-0 to forward this amendment to the Planning Commission with a recommendation of approval.
<i>Planning Commission</i>
January 15, 2020: The Planning Commission voted 8-0 to forward this amendment to the Public Planning Committee with a recommendation of approval.
<i>Public Planning Committee</i>

Attachment B

Proposed General 2019 Amendments – Set 2

General Amendments

Chapter 16-2: Administration

Section 16-2-103.F.5. Subdivision Review (Minor or Major)

5. Effect of Approval

Approval of a Subdivision (Minor or Major) constitutes approval of a ~~final~~ preliminary plat for the *subdivision*. The final plat will not be approved or stamped for recording until issuance of the Certificate of Compliance for the subdivision. Recording of the final plat in the Office of the Register of Deeds for Beaufort County, South Carolina creates developable *lots* that may be sold or otherwise conveyed and may be developed in accordance with *development applications* authorized by this *Ordinance*.

Chapter 16-3: Zoning Districts

Section 16-3-105.C. Community Commercial District

2. Allowable Principal Uses		
	USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Commercial Services		
<u>Indoor Commercial Recreation</u>	P	<u>1 per 3 persons + 1 per 200 GFA of office or similarly used area</u>

Attachment B

Proposed General 2019 Amendments – Set 2

Chapter 16-4: Use Standards

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 CONDITION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	RC	SPC	CMC	MS	WMU	SS	MF	MFV	N	L		R	ME	IS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
COMMERCIAL RECREATION USES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Indoor Commercial Recreation Uses										P	P	<u>P</u>	P	P		P	P	P																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

Chapter 16-3: Zoning Districts

Section 16-3-106. Overlay Zoning Districts

F. Corridor Overlay (COR) District

2. Delineation of District

f. If a proposed *development* will not be visible from the *right-of-way* of the associated arterial, the OCRM Base Line within the Town or the OCRM Critical Line once the project is completed, the *Official* will review it through the Minor Corridor Review Procedure (Sec. 16-2-103.I.3).

Chapter 16-5: Development and Design Standards

Section 16-5-102. Setback Standards

E. Allowable Setback Encroachments

Table 16-5-102.E, Allowable Setback Encroachments, identifies features that are allowed to encroach beyond the vertical and angled planes defined by minimum adjacent street and use setback requirements.

Attachment B

Proposed General 2019 Amendments – Set 2

TABLE 16-5-102.E: ALLOWABLE SETBACK ENCROACHMENTS	
FEATURE	EXTENT AND LIMITATIONS
Fences or walls	<ul style="list-style-type: none"> Allowed in adjacent use setbacks if located along common property lines and no more than 7 feet high Allowed in adjacent street setbacks if less than 4 feet high
Open balconies, fire escapes, or exterior stairways	May extend up to 5 feet into any setback
Chimneys or fireplaces	May extend up to 3 feet into any setback if no more than 5 feet higher than the highest point of building to which it is attached
Roof eaves and overhangs	May extend up to 3 feet into any setback
Awnings	May extend up to 5 feet into any setback
Bay windows	May extend up to 3 feet into any setback if no more than 9 feet wide
Sills or entablatures	May extend up to 1 foot into any setback
Uncovered porches, stoops, decks, patios or terraces	May extend up to 5 feet into any setback
Lighting fixtures	May be located in any setback if no more than 20 feet high
Roof dormers	May extend up to 5 feet beyond the setback angle plane (horizontally or vertically)
Spires, cupolas, domes, skylights, and similar rooftop architectural features	May extend up above the setback angle plane if they occupy no more than 25% of the roof area of the structure to which they are attached and extend no more than 25% more than the height limit defined by the setback angle plane at the point(s) of penetration
Solar collection devices	See Sec. 16-4-103.E.8
Television or radio antennas	May extend up to 10 feet above the setback angle plane if they are attached to a side or rear elevation of a structure
Small wind energy conversion systems	See Sec. 16-4-103.E.7
Amateur radio antenna	See Sec. 16-4-103.E.1
Bike racks, bollards and other site furnishings (such as tables and chairs)	Allowed in adjacent use and adjacent street setbacks
Other architectural features not listed above (parts of a structure that provide visual interest to the structure and are nonhabitable and decorative in nature)	<p>May be allowed to penetrate the plane of the setback angle if the Official makes the following determinations:</p> <ul style="list-style-type: none"> The required setback angle cannot be met for the architectural elements using alternate site layouts without major modifications to an otherwise acceptable application ; The excepted architectural elements will not be major or dominant features of the structure ; The excepted architectural elements will not penetrate the vertical plane of the minimum required setback distance; The exception is the minimum reasonably required to achieve the architectural goal; and If applicable, the placement of the structure provides protection of prominent natural features on the site, such as trees , wetlands, or historic sites .
Flagpoles/Flags	Unless they constitute a "sign" and thus subject to Sec. 16-5-114.E, Flagpoles no more than 20 feet high and flags no greater than 20 square feet in area may be located in setbacks
Signs	See Sec. 16-5-114.E
HVAC Units	<u>May extend up to 5 feet into any setback</u>

Attachment B

Proposed General 2019 Amendments – Set 2

Section 16-5-109. Stormwater Management and Erosion and Sedimentation Control Standards

B. Applicability

1. General

~~This section applies to all land disturbing activity that disturbs ½ acre or greater of land and all development that is within ½ mile of **coastal receiving waters**, regardless of disturbed area. Additionally, this section applies to any project or activity that is part of a **Larger Common Plan**, regardless of size. Exceptions to these requirements are listed in subsection 2. below.~~

This section applies to all construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than one (1) acre and less than five (5) acres and, in within one-half (½) mile of **coastal receiving waters** (but not for single-family homes which are not part of a subdivision development), that result in any land disturbance less than five (5) acres. Construction activity also includes the disturbance of less than one (1) acre of total land area that is part of a **larger common plan** of development or sale if the **larger common plan** will ultimately disturb equal to or greater than one (1) and less than five (5) acres. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the facility.

C. General Standards for Stormwater Management

9. Reference Guides

The standards and design guidelines as set forth in the latest editions of the *Beaufort County Manual for Storm Water Best Management and Design Practices*, the South Carolina DHEC's *Stormwater Management BMP Handbook*, *SCDHEC National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP)* and the SCDHEC Ocean & Coastal Resource Management (OCRM) *Coastal Zone Consistency Certification (CZC) Heightened Stormwater Management Requirement* and the *Georgia Coastal Stormwater Supplement* shall serve as guides to technical specifications for the design and **construction** of various types of stormwater management facilities (including, but not limited to, structural and nonstructural stormwater **best management practices** (BMPs) and **maintenance** standards).

D. Drainage Design Standards

1. General

a. Design Methodology

ii. The rational method may be used only for sizing individual culverts or storm drains that are not part of a pipe network or system and have a contributing drainage area of ~~20~~ 10 acres or less.

Attachment B

Proposed General 2019 Amendments – Set 2

16-10: Definitions, Interpretation, and Measurement

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

E. Commercial Recreation Uses

2. Use Types and Definitions

Indoor Commercial Recreation

An establishment that offers entertainment activities, events, or attractions to the general public on a commercial or fee basis. Indoor commercial recreation **uses** include: movie theaters, stage theaters, auditoriums, amusement and electronic game arcades (video games, pinball, etc.), pool or billiard tables, theme or amusement parks, boardwalks, midway type attractions such as rides, bumper cars, go-cart tracks, game booths, bowling alleys, pool halls, dance studios and dance halls, indoor firing ranges, ~~health clubs and spas~~, indoor tennis and **swimming pools**, and indoor archery ranges.

G. Commercial Services

2. Use Types and Definitions

Other Commercial Services

A Commercial Services establishment other than those listed and defined above that primarily involves the sale, rental, and incidental servicing of consumer goods and commodities, or the provision of personal services or business-related services to consumers. This **use** includes, but is not limited to, day care centers, banks and other financial institutions, clothing stores, department and discount stores, furniture stores, hair and nail salons, health clubs and spas, laundry and dry-cleaning establishments, funeral homes, home electronics and small appliance stores, shoe **repair** shops, and tanning salons.

Bicycle Shop

An establishment that sells, services, or rents new or used bicycles, and accessories, with screened **outdoor storage** facilities permitted in certain zoning districts.

APPENDIX D

D-6. - Development Plan Review, Major

F. Site Development Plan

One black line print of a final **site plan** or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the **Official**, showing the following:

Attachment B

Proposed General 2019 Amendments – Set 2

23. Location of screened outside trash receptacles and/or enclosures for use by the **building** occupants.

24. Location of proposed setback areas as required by Sec. 16-5-102.

D-7. - Development Plan Review, Minor

D. Site Development Plan

One black line print of a final **site plan** or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the **Official**, showing the following:

23. Location of screened outside trash receptacles and/or enclosures for use by the **building** occupants

24. Location of proposed setback areas as required by Sec. 16-5-102.

Chapter 16-4: Use Standards

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	RSF -5	RSF -6	RM -4	RM -8	RM -12	CR	SP	CC	MS	WMU	S	MF	MV	NC	LC	RD	MED	IL		
COMMERCIAL RECREATION USES																							
<i>Outdoor Commercial Recreation Uses</i> Other than <i>Water Parks</i>									PC SE					PC SE			PC SE		PC SE	PC SE			Sec. 16-4- 102.B.5.a

Attachment B

Proposed General 2019 Amendments – Set 2

Grinding Operation Amendments

Chapter 16-3: Zoning Districts

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

E. Light Industrial (IL) District

IL Light Industrial District			
2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Industrial Uses			
<u>Grinding</u>	<u>SE</u>	<u>Sec. 16-4-102.B.9.a</u>	<u>1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area</u>

Chapter 16-4: Use Standards

Section 16-4-102. - Principal Uses

A. Principal Use Table

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 CLASSIFIC ATION/ C	SPECI AL DISTRI CTS	RESIDENTIAL DISTRICTS	MIXED-USE AND BUSINESS DISTRICTS	USE- SPECIFI C

Attachment B

Proposed General 2019 Amendments – Set 2

USE TYPE	CO N	P R	RS F- 3	RS F- 5	RS F- 6	R M -4	R M -8	R M - 12	C R	S P C	C C	M S	W M U	S	M F	M V	N C	L C	R D	M ED	I L	
INDUSTRIAL USES																						
<u>Grinding</u>																						<u>Sec. 16-</u> <u>S</u> <u>E</u> <u>4-</u> <u>102.B.9.</u> <u>a</u>

B. Use-Specific Conditions for Principal Uses

9. Industrial Uses

a. Grinding

All facility operations, including but not limited to, operating trucks and other equipment, loading and unloading of logs and materials, and grinding must comply with the decibel levels as stated in Title 17 (Noise Control) of the Municipal Code of the Town of Hilton Head Island. Additionally, all **grinding uses** in the IL district shall comply with the following conditions:

i. Locational Restrictions

A **grinding use** shall comply with the following locational restrictions:

01. It shall not be located within 200 feet of the boundary of an RM-4, RM-8 or PD-1 zoning district.
02. These distances shall be measured as the length of an imaginary straight line between the two closest points of the perimeter boundary of the property on which any **grinding use** is located, and the perimeter boundary of the property on which any **use** from which the separation is required.

ii. The minimum acreage for a **grinding use** shall be four net acres.

iii. The site shall not have direct vehicular access onto a major or minor arterial.

The above conditions do not apply to properties located within the PD-1 zoning district.

~~a. b.~~ Light Industrial, Manufacturing, and Warehouse Uses

~~b. c.~~ Seafood Processing Facilities

~~c. d.~~ Self-Service Storage

Attachment B

Proposed General 2019 Amendments – Set 2

d. e. [Reserved]

Chapter 16-5: Development and Design Standards

Section 16-5-107. Parking and Loading Standards

D. Parking Space Requirements

1. Minimum Number of Parking Spaces

TABLE 16-5-107.D.1: MINIMUM NUMBER OF PARKING SPACES		
USE CATEGORY/USE TYPE	MINIMUM NUMBER OF PARKING SPACES ^{1,2,3,4}	
	CR DISTRICT	ALL OTHER DISTRICTS
INDUSTRIAL USES		
<u>Grinding</u>	<u>n/a</u>	<u>1 per 1,300 GFA of indoor storage or manufacturing area +</u> <u>1 per 350 GFA of office or administrative area</u>

Chapter 10: Definitions, Interpretation and Measurement

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

I. Industrial Uses

2. Use Types and Definitions

Grinding

The reduction of vegetative materials in size or volume into materials such as but not limited to mulch or chips.

Attachment B

Proposed General 2019 Amendments – Set 2

MINISTERIAL AMENDMENTS

Chapter 16-2: Administration

Section 16-2-103. Application Specific Review Procedures

D. Planned Unit Development (PUD) District

4. PUD District Review Standards

In determining whether to recommend that *Town Council* adopt a proposed PUD zoning district classification, the *Planning Commission* may consider and weigh the standards of Sec. 16-2-103.C.3, Zoning Map Amendment (Rezoning) Review Standards, and the extent to which the proposed PUD District complies with the standards of Sec. ~~16-1-101~~ 16-3-105.K, Planned Development Mixed-Use (PD-1) District or Sec. 16-3-106.G, Planned Development Overlay (PD-2) District.

Chapter 16-3: Zoning Districts

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

I. Mitchelville (MV) District

2. Allowable Principal Uses			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<i>Watercraft Sales, Rentals, or Services</i>	PC	Sec. 16-4-102.B.8.e <u>f</u>	1 per 200 GFA

K. Planned Development Mixed-Use (PD-1) District

3. Principal Uses Restricted by Master Plan			
The Master Plans and associated text, as approved and amended by the Town, establish general permitted <i>uses</i> for the respective PUDs, except as may be modified by an <i>overlay zoning district</i> . Undesignated areas on these Master Plans shall be considered as <i>open space</i> . The following <i>uses</i> are restricted to locations where a Town-approved Master Plan or associated text specifically states such <i>uses</i> are permitted. In addition, the <i>use</i> -specific conditions referenced below shall apply to any new such <i>use</i> or change to the site for any existing such <i>use</i> .			
		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Vehicle Sales and Services			
<i>Gas Sales</i>	PC	Sec. 16-4-102.B.8.d <u>e</u>	
<i>Watercraft Sales, Rentals, or Services</i>	PC	Sec. 16-4-102.B.8.e <u>f</u>	1 per 200 GFA

Attachment B

Proposed General 2019 Amendments – Set 2

Section 16-3-106. Overlay Zoning Districts

G. Planned Development Overlay (PD-2) District

5. PD-2 Listed Master Plans

The following PUDs are included in PD-2 Overlay Districts and their Town-approved Master Plans including associated text and any subsequent amendments are hereby incorporated by reference as a part of the *Official Zoning Map* and LMO text.

TABLE 16-3-106.G.4 5: PD-2 LISTED MASTER PLAN			
FILE NAME	NUMBER	PARCEL	TAX MAP #
Palmetto Headlands and H.H. Hospital	CUR-3-88	27/103/103A/337	4,8
Centre Court on Mathews Drive	CUR-1-89	88B	8
Presbyterian Conference Center	CUR-2-89	2	18
Marriott-South Forest Beach	CUR-1-90	67/69/71/73/252	15-A,18
Park Plaza Self Storage	CUR-2-90	336	15
Tidepointe Retirement	CUR-1-92	342/342A	14
Exec/Air Hilton Head	CUR-1-94	271A	5
Spanish Grove	CUR-1-95	34A/34B	10
First Baptist Church	CUR-1-96	138A/138C	18
Bermuda Point	CUR-1-97	1B	7
Waterside (Town Center)	N/A-JPC	202/202D	18
Palmetto Bay Marina	N/A-JPC	47/66A/273/273A/273C/314E	10
Tabby Village	ZA-000954-2017	223, 49, 14D, 16, 14I, 14, 58, 58A	3

Chapter 16-5: Development and Design Standards

Section 16-5-102. Setback Standards

C. Adjacent Street Setback Requirements

TABLE 16-5-102.C: ADJACENT STREET SETBACK REQUIREMENTS				
PROPOSED USE		MINIMUM SETBACK DISTANCE ¹ / MAXIMUM SETBACK ANGLE ²		
		ADJACENT STREET (BY CLASSIFICATION)		
		MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
<i>Single-Family</i>	Structure > 24 in high	50 ft ^{3,4} /75°	40 ft ^{3,4} / 70°	20 ft ^{3,4} /60°
	Structure ≤ 24 in high	50 ft ^{3,4} /n/a	30 ft ^{3,4} /n/a	10 ft ^{3,4} /n/a
All Other <i>Uses</i> ⁵		50 ft ^{3,4} /75°	40 ft ^{3,4} /70°	20 ft ^{3,4} /60°

Attachment B

Proposed General 2019 Amendments – Set 2

Section 16-5-105. - Mobility, Street, and Pathway Standards

I. Access to Streets

7. Gates

c. Gates shall be located at least 100 feet from any arterial or collector *street* , and shall comply with the stacking distance standards in ~~Sec. 16-5-105.A.5.f~~ Table 16-5-107.I.1, Vehicle Stacking Distance for Drive-Through and Related Uses.

Section 16-5-109. Stormwater Management and Erosion and Sedimentation Control Standards

D. Drainage Design Standards

1. General

d. ~~Engineering~~ Stormwater Plan Review Checklist

Detailed design standards for all stormwater management systems required by this section can be found in the ~~Engineering~~ Stormwater Plan Review Checklist maintained by the Town Engineer.