

REVISION: Removed New Business item originally 8a. Review and Recommendation on Historic Neighborhoods Preservation Overlay (HNP-O) District LMO Amendments



Town of Hilton Head Island
Public Planning Committee Special Meeting
Friday, October 23, 2020 – 3:00 p.m.
REVISED AGENDA

In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

- 1. Call to Order**
- 2. FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Approval of Minutes**
 - a. Regular Meeting of August 27, 2020
- 6. Citizen Comments**
- 7. Unfinished Business**
- 8. New Business**
 - a. Review and Recommendation on Dirt Road Paving LMO Amendments
- 9. Staff Reports**
- 10. Committee Business**
 - a. Review and Adoption of 2021 Meeting Schedule
- 11. Adjournment**

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close 2 hours before the meeting. All comments submitted through the portal will be provided to the Committee for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Committee Secretary at 843-341-4684 not later than 12:00 p.m. the day of the meeting.

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
August 27, 2020 at 10:00 a.m. Virtual Meeting
MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Glenn Stanford

Others Present from Town Council: Tom Lennox

Present from Town Staff: Shawn Colin, Director of Community Development; Josh Gruber, Assistant Town Manager; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Stephen Ryan, Staff Attorney; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 10:00 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. Roll Call – See as noted above.

4. Approval of Agenda

Chairman Ames asked for a motion to approve the agenda. Mr. Stanford moved to approve. Ms. Becker seconded. By way of roll call, the motion passed with a vote of 3-0-0.

5. Approval of Minutes

a. Regular Meeting February 27, 2020

Chairman Ames asked for a motion to approve the minutes of the February 27, 2020 regular meeting. Mr. Stanford moved to approve. Ms. Becker seconded. By way of roll way, the motion passed with a vote of 3-0-0.

6. Citizen Comments

Public comments concerning business items were to be submitted electronically via the Town's Open Town Hall portal. All comments were provided to the Committee for review and made part of the official records. Citizens were also provided the option to comment on business items during the meeting by phone. One member of the public signed up to comment on the Sea Turtle Protection Ordinance Revisions.

7. Unfinished Business

a. Review and recommendation on Workforce Housing LMO Amendments

Ms. Lopko presented the item. Staff recommends the Public Planning Committee review the proposed Workforce Housing (WFH) Land Management Ordinance (LMO) amendments and forward a recommendation of approval to Town Council.

Mr. Stanford moved to forward the proposed Workforce Housing (WFH) Land Management Ordinance (LMO) amendments to Town Council for consideration. Chairman Ames seconded. By way of roll call, the motion passed with a vote of 2-1-0. (Roll: Ames, Stanford – for the motion; Becker – against the motion.)

b. Review and recommendation on Sea Turtle Protection Ordinance Revisions

Ms. Cyran presented the item. Staff recommends the Public Planning Committee forward the proposed revisions to the Sea Turtle Protection Ordinance to Town Council with a recommendation of approval. Ms. Cyran presented a possible change to consider in regards to the sea turtle nests that are laid north of the jetty which is approximately Beach Marker 121 in the Port Royal area. The Sea Turtle Patrol relocates all nests that are North of this area as the area has been deemed unstable for sea turtle nests. The Committee may consider advising staff to forward the proposed recommendation with the addition that the proposed changes to the ordinance would not apply to structures north of Beach Marker 121.

Chairman Ames asked for public comments. Ms. Amber Kuehn presented statements in support of the revisions.

Chairman Ames asked Staff to provide suggestions on how to enhance enforcement of the ordinance for the Town Council's consideration. Chairman Ames also pointed out that engagement of the community is key to educating residents and visitors alike.

Ms. Becker moved to recommend the Public Planning Committee forward the proposed revisions to the Sea Turtle Protection Ordinance to Town Council with a recommendation of approval. Chairman Ames seconded. By way of roll call, the motion passed with a vote of 2-1-0. (Roll: Ames, Becker – for the motion; Stanford – against the motion.)

8. New Business – None

9. Staff Reports

a. Update on Parking Study

Mr. Gruber presented the update. Walker Consultants is conducting the parking study for the Town. The consultant is preparing a comprehensive parking plan for the majority of the Town parks and beach areas. During the first phase of their work, the consultant met with stakeholders and gathered public feedback through surveys. The consultant is now in the second phase finalizing recommendations and making plans to re-engage stakeholders in the next month or two for feedback on the proposed recommendations. The Consultants are also analyzing the feasibility of some type of parking structure at the Coligny Beach Parking Lot. Upon completion of this phase, the consultant will give a presentation to the full Town Council.

b. Update on 2020 Trolley Service

Ms. Cyran presented the update. Due to exposure to COVID-19, Palmetto Breeze is understaffed and has shifted its drivers to only the bus services. Currently, the trolley service is not running. Palmetto Breeze will provide an update soon on when the trolley service is planning to resume.

10. Committee Business

Ms. Becker shared an idea that was presented to her for individuals who need wheelchair access to the beaches. The Committee supported the idea as being consistent with the Our Plan, the Town's Comprehensive Plan. Islanders Beach Park would be an ideal location. The Committee endorsed the project and agreed to send it to the Town Manager to review and a public-private project. The Committee also discussed having a workshop about growth on the island, related tools and techniques to consider, along with short term rentals impacting residential neighborhoods.

11. Staff Updates – None

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

13. Adjournment

The meeting was adjourned at 11:57 a.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*
FROM: Teri Lewis, *AICP, Deputy Director of Community Development*
DATE: October 14, 2020
SUBJECT: Dirt Road Paving LMO Amendments

Recommendation: Staff recommends that the Public Planning Committee (PPC) review the proposed Dirt Road Paving Land Management Ordinance (LMO) Amendments and forward a recommendation of approval to Town Council.

On October 14, 2020, the Planning Commission voted unanimously to forward the proposed Dirt Road Paving LMO amendments to the Town Council for approval.

On September 23, 2020 the LMO Committee voted unanimously to forward the proposed Dirt Road Paving LMO Amendments to the Planning Commission for approval with the following suggestion:

- add a one-way right-of-way width requirement of 24'.

Summary: Approval of the proposed Dirt Road Paving amendments will create greater flexibility for properties that are located along a road that is proposed to be paved as part of the Town's Dirt Road Paving Program. Specific changes include:

- Add language to the RM-4, RM-6, RM-8, RM-12, MF, MV, NC, S and WMU zoning districts that states that parcels along a right-of-way (ROW) acquired as part of the Town's Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the establishment of the ROW;
- Add language that the adjacent street setback will be a minimum of 5' along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program;
- Add language that an adjacent street buffer will not be required along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program;
- Add a new section to establish the exceptions that will apply to all rights-of-way created as part of the Town's Dirt Road Paving Program; and
- Add language that allows the Town Engineer to accept a minimum ROW width of 30' for two-way traffic and 24' for one-way traffic for streets acquired under the Town's Dirt Road Paving Program where physical and property constraints exist.

Background: The Town has a program to accept donations of public road rights-of-way on qualifying private unpaved roads with a goal to provide publicly maintained infrastructure within these rights-of-way. The Town may approve different right-of-way design standards on these particular roads, including streets, pathways, and storm drainage, to achieve this goal. If the

donations of public road rights-of-way meet the Town's acceptance criterion, a public Town right-of-way will be recorded and the Town will maintain that right-of-way in perpetuity. The Town, in an effort to explain the impact of the paving of dirt roads, held several meetings with the residents that would be affected by the proposed changes. These meetings resulted in concerns being expressed related to the size of the right-of-way, setback and buffer requirements, and the impact on existing density. Staff drafted the attached amendments to address these concerns.

Attachment

A. Dirt Road Paving LMO Amendments

Attachment A

Proposed Dirt Road Paving Amendments

16-3: Zoning Districts

Section 16-3-104. Residential Base Zoning Districts

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

RM-4			
Low to Moderate Density Residential District			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER <i>NET ACRE</i>) ⁴		LOT COVERAGE	
Residential	4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)	Max. <i>Impervious Cover</i> for All <i>Development</i> Except <i>Single-Family</i> ²	35%
<i>Bed and Breakfast</i>	10 rooms		
Nonresidential	6,000 GFA	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
MAX. BUILDING HEIGHT			
All <i>Development</i>	35 ft ^{1,3}		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			
1. May be increased by up to ten percent on demonstration to the <i>Official</i> that:			
a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;			
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;			
c. The increase either (1) is required to compensate for some unusual aspect of the <i>site</i> or the proposed <i>development</i> , or (2) results in improved <i>site</i> conditions for a <i>development</i> with <i>nonconforming site features</i> ;			
d. The increase will not pose a danger to the public health or safety;			
e. Any adverse impacts directly attributable to the increase are mitigated; and			

f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
2. The maximum impervious cover for properties located within the HNP-O shall be 45%.
3. The maximum building height for properties located within the HNP-O shall be 45 ft.
4. Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

F. Moderate Density Residential (RM-6) District

RM-6 Moderate Density Residential District			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX DENSITY (PER <i>NET ACRE</i>) ³		LOT COVERAGE	
Residential	6 du (8 du if <i>lot</i> area is at least 5 acres)	Max. Impervious Cover for All Development Except Single-Family ²	35%
Nonresidential	6,000 GFA		
MAX. BUILDING HEIGHT		Min. Open Space for Major Residential Subdivisions	16%
All Development	45 ft ¹		

USE AND OTHER DEVELOPMENT STANDARDS
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable
1. May be increased by up to ten percent on demonstration to the Official that:
a. The increase is consistent with the character of development on surrounding land ;
b. Development resulting from the increase is consistent with the purpose and intent of the building height standards;
c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed development , or (2) results in improved site conditions for a development with nonconforming site features ;
d. The increase will not pose a danger to the public health or safety;
e. Any adverse impacts directly attributable to the increase are mitigated; and
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.

2. The maximum impervious cover for properties located within the HNP-O shall be 45%.
3. <u>Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.</u>

G. Moderate Density Residential District (RM-8) District

RM-8				
Moderate to High Density Residential District				
1. No Change				
2. No Change				
3. Development Form Standards				
MAX. DENSITY (PER <i>NET ACRE</i>) ³			LOT COVERAGE	
Residential	8 du		Max. <i>Impervious Cover</i> for All <i>Development</i> Except <i>Single-Family</i> ²	35%
Nonresidential	6,000 GFA		Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
MAX. BUILDING HEIGHT				
All <i>Development</i>	45 ft ¹			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable				
1. May be increased by up to ten percent on demonstration to the <i>Official</i> that:				
a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;				
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;				
c. The increase either (1) is required to compensate for some unusual aspect of the <i>site</i> or the proposed <i>development</i> , or (2) results in improved <i>site</i> conditions for a <i>development</i> with <i>nonconforming site features</i> ;				
d. The increase will not pose a danger to the public health or safety;				
e. Any adverse impacts directly attributable to the increase are mitigated; and				
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.				
2. The maximum <i>impervious cover</i> for properties located within the HNP-O shall be 45%.				
3. Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop				

to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

H. Moderate to High Density Residential District (RM-12) District

RM-12 Moderate to High Density Residential District			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER <i>NET ACRE</i>) ³		LOT COVERAGE	
Residential	12 du	Max. <i>Impervious Cover</i> for All <i>Development</i> Except <i>Single-Family</i> ²	35%
Nonresidential	6,000 GFA		
MAX. BUILDING HEIGHT		Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
All <i>Development</i>	45 ft ¹		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			
1. May be increased by up to ten percent on demonstration to the <i>Official</i> that:			
a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;			
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;			
c. The increase either (1) is required to compensate for some unusual aspect of the <i>site</i> or the proposed <i>development</i> , or (2) results in improved <i>site</i> conditions for a <i>development</i> with <i>nonconforming site features</i> ;			
d. The increase will not pose a danger to the public health or safety;			
e. Any adverse impacts directly attributable to the increase are mitigated; and			
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.			
2. The maximum <i>impervious cover</i> for properties located within the HNP-O shall be 45%.			
<u>3. Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.</u>			

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

G. Marshfront District (MF)

MF Marshfront District					
1. No Change					
2. No Change					
3. Development Form Standards					
MAX. DENSITY (PER <i>NET ACRE</i>) ²				LOT COVERAGE	
Residential ²	Along Major Arterials	8 du		Max. <i>Impervious Cover</i>	60%
	Along Other <i>Streets</i>	6 du (10 du if <i>lot</i> area is at least 3 acres)		Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	7,000 GFA				
MAX. BUILDING HEIGHT					
All <i>Development</i>	45 ft ¹				
USE AND OTHER DEVELOPMENT STANDARDS					
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.					
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable					
1. May be increased by up to ten percent on demonstration to the <i>Official</i> that:					
a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;					
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;					
c. The increase either (1) is required to compensate for some unusual aspect of the <i>site</i> or the proposed <i>development</i> , or (2) results in improved <i>site</i> conditions for a <i>development</i> with <i>nonconforming site features</i> ;					
d. The increase will not pose a danger to the public health or safety;					
e. Any adverse impacts directly attributable to the increase are mitigated; and					
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.					
2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.					
3. <u>Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.</u>					

I. Mitchelville (MV) District

MV Mitchelville District			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER <i>NET ACRE</i>) ³		LOT COVERAGE	
Residential ¹	12 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>Interval Occupancy</i>	12 du		
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
All <i>Development</i>	75 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.			
2. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be			

calculated based on Section 16-5-107.D.2.

3. Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

J. Neighborhood Commercial (NC)

NC Neighborhood Commercial District			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER <i>NET ACRE</i>) ⁴		LOT COVERAGE	
Residential ²	4 du	Max. <i>Impervious Cover</i>	45%
Nonresidential	3,000 GFA	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
MAX. BUILDING HEIGHT			
All <i>Development</i>	35 ft ^{1, 3}		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			
1. May be increased by up to ten percent on demonstration to the <i>Official</i> that:			
a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;			
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;			
c. The increase either (1) is required to compensate for some unusual aspect of the <i>site</i> or the proposed <i>development</i> , or (2) results in improved <i>site</i> conditions for a <i>development</i> with <i>nonconforming site features</i> ;			
d. The increase will not pose a danger to the public health or safety;			
e. Any adverse impacts directly attributable to the increase are mitigated; and			
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.			

2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.
3. The maximum building height for properties located within the HNP-O shall be 45 ft.
4. Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

N. Stoney (S) District

S Stoney District			
1. No Change			
2. No Change			
3. Development Form and Parameters			
MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS			
No Change			
MAX. DENSITY (PER <i>NET ACRE</i>) ⁴		LOT COVERAGE	
Residential ²	10 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	7,000 GFA		
MAX. BUILDING HEIGHT			
All <i>Development</i>	45 ft ¹		
USE AND OTHER DEVELOPMENT STANDARDS			

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable 1. May be increased by up to ten percent on demonstration to the <i>Official</i> that:
a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;
c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed <i>development</i> , or (2) results in improved site conditions for a <i>development</i> with <i>nonconforming site features</i> ;
d. The increase will not pose a danger to the public health or safety;
e. Any adverse impacts directly attributable to the increase are mitigated; and
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.
3. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.
4. <u>Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.</u>

O. Waterfront Mixed-Use (WMU) District

WMU Waterfront Mixed-Use District
1. No Change
2. No Change

3. Development Form Standards

MAX. DENSITY (PER <i>NET ACRE</i>) ^{1,5}		LOT COVERAGE	
Residential ³	16 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>Interval Occupancy</i>	16 du		
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT ^{2,3}			
All <i>Development</i>	75 ft		

USE AND OTHER DEVELOPMENT STANDARDS

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

TABLE NOTES:

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

1. For purposes of calculating new *density*, only 25% of total square footage devoted to boat dry storage facilities shall be counted.

2. Where a *parcel* in the WMU District adjoins a zoning district with a *height* limit lower than that in the WMU District, no part of a *building* on the WMU-zoned *parcel* shall exceed a *height* equal to the *height* limit in the adjoining district plus 1 foot, or major fraction thereof, for each foot of horizontal distance from the adjoining district.

3. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

4. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be

calculated based on Section 16-5-107.D.2.

5. Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

16:5: Development and Design Standards

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> ³	Structure > 24 in high	50 ft ^{3,4,5} /75°	40 ft ^{3,4,5} / 70°	20 ft ^{3,4,5} /60°
	Structure ≤ 24 in high	50 ft ^{3,4,5} /n/a	30 ft ^{3,4,5} /n/a	10 ft ^{3,4,5} /n/a
All Other <i>Uses</i>		50 ft ^{3,4,5} /75°	40 ft ^{3,4,5} /70°	20 ft ^{3,4,5} /60°

NOTES: in = inches ft = feet ° = degrees

1. No Change

2. No Change

3. The adjacent street setback shall be a minimum of five (5) feet on any parcel abutting a Town right of way acquired under the Town's Dirt Road Paving Program. See Section 16-5-105.D for additional details.

~~3.~~ 4. No Change

~~4.~~ 5. No Change

TABLE 16-5-103.D: ADJACENT STREET BUFFER REQUIREMENTS			
PROPOSED USE	ADJACENT STREET (BY CLASSIFICATION)		
	MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
All <i>uses</i> ²	E	B	A
<p>NOTES:</p> <p>1. Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.</p> <p><u>2. There shall be no adjacent street buffer required on any parcel abutting a Town right of way acquired under the Town's Dirt Road Paving Program. See Section 16-5-105.D for additional details.</u></p>			

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

A. – C. No Changes

NEW SECTION

D. Exceptions for Streets in the Town's Dirt Road Paving Program

The Town has a program to accept donations of public road rights of way on qualifying private unpaved roads with a goal to provide publicly maintained infrastructure within these rights of way. The Town may approve different right of way design standards on these particular roads, including streets, pathways, and storm drainage, to achieve this goal. If the donations of public road rights of way meet the Town's acceptance criterion, a public Town right of way will be recorded and the Town will maintain that right of way in perpetuity. The criterion are as follows:

- The road must serve more than five dwelling units, each with an individual address point; and
- Property owners must express interest in public road right of way assemblage (100% willing participation); and
- Land for the public road right of way must be donated to the Town; and

- Condemn land only as necessary due to unclear title issues; and
- Community volunteers may assist staff with facilitating right of way donations.

In an effort to encourage the right of way donations, the Town will provide relief to certain standards as described below:

1. Right of way width standards per Sec 16-5-105.D.1. shall apply, except the Town Engineer may accept a minimum right-of-way width of 30' for two-way traffic and a minimum right-of-way width of 24' for one-way traffic where physical and property constraints preclude the standard widths from reasonably being met.
2. End Treatments shall be constructed in accordance with Sec 16-5-105.H, except where the Town Engineer and Fire Marshal have deemed physical and property constraints preclude this from reasonably being met.
3. Adjacent street setbacks shall be five feet along properties abutting the new Town right of way.
4. Adjacent street buffers shall not apply to properties abutting the new Town right of way.
5. Each adjacent parcel abutting the Town right of way acquired under this program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way.

D. E. Design Standards by Street Type

TABLE 16-5-105.D.1: STREET STANDARDS ¹				
STREET TYPE	MAXIMUM AADT	MINIMUM PAVEMENT WIDTH ⁺²	MINIMUM SHOULDER WIDTH ^{2,3}	MINIMUM RIGHT-OF-WAY
Lane	50	20 ft	4 ft	30 ft
Cul-de-sac ^{3,4}	250	20 ft	4 ft	40 ft
	500	20 ft	8 ft	50 ft
Local Access	2,000	22 ft	8 ft	50 ft

Subcollector	4,000	24 ft	8 ft	60 ft
Collector	6,000	24 ft	10 ft	70 ft
Minor Arterial	25,000	24 ft	10 ft	70 ft
Major Arterial	50,000	24 ft	12 t	120

1. Right of way width standards shall apply, except the Town Engineer may accept a minimum right-of-way width of 30' right of way for two-way traffic and a minimum right-of-way width of 24' for one-way traffic for streets acquired under the Town's Dirt Road Paving Program where physical and property constraints preclude the standard widths from reasonably being met.

~~1-2.~~ One-way **streets** shall have a minimum clear pavement width of 14 feet.

~~2~~ 3. Shoulders shall be stable areas adjoining both sides of the **roadway** that are capable of supporting vehicles. They shall have a cross-slope no steeper than 12:1 (8.33%), and be clear of obstructions. If the required shoulder width is not desirable or attainable, raised curbing compliant with SCDOT standards may be substituted for the shoulder.

~~3~~ 4. A hammerhead may be used in place of a **cul-de-sac** if the maximum AADT are 250 trips or less.



DRAFT

The Town of Hilton Head Island
Public Planning Committee
2021 Meeting Schedule

Meetings are generally held on the **fourth** Thursday of each month at 3:00 p.m. in Benjamin M. Racusin Council Chambers, unless otherwise noted below. Meetings are subject to change with notice.

MEETING DATE	SUBMISSION DEADLINE
*January 21	January 7
February 25	February 11
March 25	March 11
April 22	April 8
May 27	May 13
June 24	June 10
July 22	July 8
August 26	August 12
September 23	September 9
October 28	October 14
**November 18	November 4
**December 16	December 2

*The meeting in January has been moved one week earlier because Town Council has tentatively selected the fourth week in January for their annual workshop.

**The meetings in November and December have been moved one week earlier due to the holidays.

The meeting Submission Deadline is two weeks before the meeting date.