



Town of Hilton Head Island
Board of Zoning Appeals Meeting
Monday, May 22, 2023 – 2:30 p.m.
AGENDA

The Board of Zoning Appeals meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers.

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. Swearing in Ceremony of new Board Members Michael Sackheim and Steve DeSimone
Performed by Joshua Gruber, Deputy Town Manager

5. Welcome and Introduction to Board Procedures

6. Approval of Agenda

7. Approval of Minutes

a. October 24, 2022 Meeting

b. November 28, 2022 Meeting

8. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Friday, May 19, 2023. Comments submitted through the portal will be provided to the Board of Zoning Appeals and made part of the official record.

9. Unfinished Business – None

10. New Business

a. Public Hearing

VAR-000944-2023 – Request from Johnathan Roberts of Roberts Civil Engineering, on behalf of Beach House Resort Owner LLC, for a variance from LMO Section 16-3-106.L, Coastal Protection Area District to allow an Event Pavilion to encroach within the Critical Storm Protection and Dune Accretion Area. The property is known as the Beach House of Hilton Head Island and is located at 1 S. Forest Beach, with a parcel number of R553 018 000 003A 0000.

11. Board Business

12. Staff Reports

a. Status of Appeals to Circuit Court

b. Status of LMO Amendments

c. Continuing Education

13. 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
Board of Zoning Appeals Meeting

October 24, 2022, at 2:30 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chair Patsy Brison, Peter Kristian, Kay Bayless, David Fingerhut, Robert Johnson

Absent from the Board: Anna Ponder, Charles Walczak

Present from Town Council: Glenn Stanford

Present from Town Staff: Nicole Dixon, Development Review Program Manager; Chris Yates, Development Services Manager; Shea Farrar, Senior Planner; Michael Connolly, Senior Planner; Yazmin Winston Black, Community Development Coordinator; Karen Knox, Senior Administrative Assistant; Brian Glover, Administrative Assistant

Other's Present:

1. Call to Order

Chair Brison called the meeting to order at 2:30 p.m.

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

As noted above.

Mr. Fingerhut arrived shortly after the start of the meeting.

4. Welcome and Introduction to Board Procedures

Chair Brison welcomed all in attendance and explained the Board's procedures for conducting the meeting.

5. Approval of Agenda

Chair Brison asked for a motion to approve the agenda as presented. Mr. Kristian moved to approve. Ms. Bayless seconded. By way of roll call, the motion passed with a vote of 5-0-0.

6. Approval of Minutes

a. September 26, 2022, Meeting

Chair Brison asked for a motion to approve the minutes of the September 26, 2022, meeting. Ms. Bayless moved to approve. Mr. Johnson seconded. By way of roll call, the motion passed with a vote of 4-0-1. Mr. Fingerhut abstained as he was not yet present at the meeting.

7. Appearance by Citizens

No citizens spoke and no comments were received to the Town Hall Portal.

8. Unfinished Business

None

9. New Business

a. Public Hearing

VAR-002402-2022 – Request from Patricia Bourgoin for a Variance from LMO Section 16-5-102.D, Adjacent Use Setbacks and LMO Section 16-5-103.E, Adjacent Use Buffers, to allow a pool to encroach into the setback and buffer. The property is located at 1 Hammock Breeze Way, with a parcel number of R510 005 000 0435 0000. *Presented by Shea Farrar*

Ms. Farrar provided staff's presentation as included in the packet. Staff found the application to be inconsistent with the LMO. Staff recommended denial. The Board asked about the purpose of setbacks and the amount of the setback occupied by the pool. The Board also asked about the comparison of the subject lot to the others in the subdivision.

The applicant provided a presentation also included in the packet. The Board asked about pools in the community, the plat condition when purchased, and if the applicant was told they could build a pool when purchasing. Additionally, the Board asked about the comparison of the subject lot to other lots in the subdivision.

The applicants offered emails into evidence. Chair Brison asked the public if any of the people included in the emails were present. One person was in attendance. Chair Brison asked if there were any objections to the emails being added to the record. Hearing none, the emails were added to the record.

Staff did not provide a rebuttal.

Chair Brison asked for public comment on the subject. Susanne Wheatly, neighbor of the applicant, spoke about the lots in the subdivision. She stated that during purchasing many of the buyers were told in writing they could build pools. Additionally, she stated the developer is working to reduce the setbacks in the subdivision. Last, she spoke about other subdivisions built with different setback requirements.

Following all the presentations, Chair Brison asked if there were any objections to including all evidence provided into the record. Hearing none, all evidence was included, the public meeting was close, and the Board moved to discussion. The Board voiced various concerns they had with the application.

The applicant withdrew their application.

b. Public Hearing

VAR-002405-2022 – Request from Julia and Fred Rummans for a Variance from LMO Section 16-5-102.D, Adjacent Use Setbacks, to allow a proposed deck, pool, and stairs to encroach within the setback. The property is located at 33 Corine Lane, with a parcel number of R510 012 000 0561 0000 – *Presented by Michael Connolly*

The applicant informed staff that they would like to change their application. There was discussion about the required public notice. Staff found that because the applicant was reducing their requests, the revised application was contained within the public notice.

The Board asked staff if the presentation would include updated information for the revised application. Staff stated that the presentation did not include updated information for the revisions. The Board discussed how the issue could be handled. Mr. Kristian moved that the item be moved to the November meeting with revised information and without further

advertisement or notice. Mr. Johnson seconded the motion. The motion was approved with a vote of 5-0-0.

10. Board Business

Chair Brison requested that an attorney is present at all future meetings. The board agreed with the chair. Mr. Gruber explained that it is standard practice for an attorney to be present.

11. Staff Reports

a. Status of Appeals to Circuit Court

Curtis Coltrane was not in attendance to report on the item.

b. Status of LMO Amendments

There were no updates on the status of the amendments. Ms. Dixon confirmed that the suggestions by the board were included in the amendments.

c. Waiver Summary Report

Ms. Dixon proved an overview of the included report. She stated that the removal of waivers would have cause five additional requests to come before the board over the last 2 years.

Ms. Dixon answered several questions from the board.

12. Adjournment

Mr. Kristian moved to adjourn. Mr. Johnson seconded. Motion approved with a vote of 5-0-0. The meeting adjourned at 3:48 p.m.

Submitted by: Brian Glover, Administrative Assistant

Approved: [DATE]



Town of Hilton Head Island
Board of Zoning Appeals Meeting

November 28, 2022, at 2:30 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chair Anna Ponder, Peter Kristian, Kay Bayless, David Fingerhut, Robert Johnson, Charles Walczak

Present from Town Council: Glenn Stanford, Tamara Becker

Present from Town Staff: Shawn Colin, Assistant Town Manager Community Development; Nicole Dixon, Development Review Program Manager; Chris Yates, Development Services Manager; Michael Connolly, Senior Planner; Karen Knox, Senior Administrative Assistant; Brian Glover, Administrative Assistant

Other's Present: Curtis Coltrane, Esquire

1. Call to Order

Chair Ponder called the meeting to order at 2:30 p.m.

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

As noted above.

4. Welcome and Introduction to Board Procedures

Chair Ponder welcomed all in attendance and explained the Board's procedures for conducting the meeting.

5. Approval of Agenda

Chair Ponder advised the Board that VAR-002641-2022 has been withdrawn. The item was withdrawn because it did not fall under BZA jurisdiction. Ms. Dixon provided additional details on the withdrawal. Mr. Kristian moved to approve the agenda as amended. Mr. Johnson seconded. By way of roll call, the motion passed with a vote of 6-0-0.

6. Approval of Minutes

a. October 24, 2022, Meeting

Chair Ponder asked for a motion to approve the minutes of the October 24, 2022, meeting. Ms. Bayless moved to approve. Mr. Kristian seconded. By way of roll call, the motion passed with a vote of 6-0-0.

7. Appearance by Citizens

No citizens spoke. Comments received to the Open Town Hall Portal were distributed to the Board and will be made part of the official record.

8. Unfinished Business

None

9. New Business

a. Public Hearing

VAR-002628-2022 – Request from Willie Young for a Variance from LMO Sections 16-5-102, Setback Standards, and 16-5-103, Buffer Standards, to allow three existing manufactured homes to remain in the adjacent street and adjacent use setbacks and buffers to be able to subdivide the property. The property is addressed as 5, 7 and 9 Palm Tree Place with a parcel number of R510 004 000 0418 0000. - *Presented by Nicole Dixon*

Ms. Dixon provided staff's presentation as included in the packet.

b. Public Hearing – This item was withdrawn.

VAR-002641-2022 – Request from Jay Nelson of May River Custom Homes, on behalf of Dawn and Craig Lamb, for a variance from LMO Section 16-5-102.D Adjacent Use Setback Requirements, to allow a proposed utility room, HVAC and garage to encroach within the setback. The property is located at 9 Mossy Oaks Lane, with a parcel number of R510 012 000 0487 0000. – *Presented by Michael Connolly*

This item was withdrawn from the agenda.

10. Board Business

a. Election of new Chair and Vice Chair.

Mr. Walczak nominated Mr. Fingerhut as Chairman. Ms. Bayless seconded. Mr. Fingerhut was elected with a vote of 5-0-0.

Dr. Ponder nominated Ms. Bayless as Vice-Chair. Mr. Johnson seconded. Ms. Bayless was elected with a vote of 5-0-0.

11. Staff Reports

a. Status of VAR-00245-2022 (33 Corine Lane)

The applicant has worked with staff to redesign their project so that it fits within the requirements of the LMO. They no longer require a variance and have withdrawn their application.

b. Status of Appeals to Circuit Court

None

c. Status of LMO Amendments

12. Adjournment

Being no further business, the meeting was adjourned at 3:12 p.m.

Submitted by: Brian Glover, Administrative Assistant

Approved: [DATE]

DRAFT



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908
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STAFF REPORT VARIANCE

Case #:	Public Hearing Date:
VAR-000944-2023	May 22, 2023

Parcel Data:	Applicant and Owner:
<p>Parcel#: R553 018 000 003A 0000 Address: 1 S. Forest Beach Drive Parcel size: 4.624 acres Zoning: RD (Resort Development District) Overlay: Corridor Overlay District, Coastal Protection Area Overlay District</p>	<p style="text-align: center;">Applicant: Johnathan Roberts of Roberts Civil Engineering 6001 Chatham Center Drive, Suite 150 Savannah, GA 31405</p> <hr style="border: 0.5px solid black;"/> <p style="text-align: center;">Owner: Beach House Resort Owner LLC 444 Madison Ave. #14 New York, NY 10022</p>

Application Summary:
<p>Request for a variance from the Land Management Ordinance (LMO) Section 16-3-106.L, Coastal Protection Area District to allow an event pavilion to encroach within the Critical Storm Protection and Dune Accretion Area. The property is known as the Beach House Hilton Head.</p>

Staff Recommendations:
<p>Staff recommends the Board of Zoning Appeals find the request to be inconsistent with the Town’s Our Plan and does not serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO official and enclosed herein. Staff recommends that the Board of Zoning Appeals <i>deny the application.</i></p>

Background:

The subject property, known as the Beach House Hilton Head, is a hotel and is classified under “Resort Accommodations” per Section 16-10-103.D.2. It is located on the island’s south end, adjacent to Ocean One Villas and close to Coligny Circle. Access is provided via S. Forest Beach Drive. (See Exhibit A.) The property is located in the Resort Development (RD) District and resides within the Corridor Overlay, the Coastal Protection Area Overlay District (CPA-O District), the Transition Area Overlay (TA-O) District, and the Critical Storm Protection and Dune Accretion Area. (See Exhibit B.)

The LMO lists activities and uses permitted in the TA-O in Section 16-3-106.M.3.a, which “may include any uses that do not require enclosed space to operate. These activities and uses include, but are not limited to, swimming pools, boardwalks, fire pits, decks, required drainage improvements, and necessary utilities.”

The LMO defines the purpose of the CPA-O District in Section 16-3-106.L.1.

- a. The purpose of the Coastal Protection Area Overlay (CPA-O) District, in conjunction with the Transition Area Overlay (TA-O) District, is to eliminate the potential for seaward migration of the built environment along the Island’s beachfront to the greatest extent possible. This environmentally sensitive area:
 - i. Protects life and property by serving as a storm barrier;
 - ii. Provides an important basis for a tourism industry that generates annual tourism industry revenue;
 - iii. Provides habitat for numerous species of plants and animals that are important to the natural functioning of the beach and dune system, or that are threatened or endangered; and
 - iv. Provides beach and dune system vegetation that is unique and extremely important to the vitality and preservation of the barrier island environment.
- b. All new development and changes to existing development in the district are subject to the regulations of this section.
- c. The Town’s standards and regulations pertaining to development activity within the CPA-O district are intended to complement those of the State of South Carolina.
- d. Where State law and Town provisions regulate development under this subsection, the more restrictive standard shall govern, to the extent allowed by State law. In the event of a conflict between the provisions of this section and applicable State law, State law governs.

The Beach House has accessory structures on site, including a pool, tiki bar, and event area. The applicant currently uses a 40 x 60-foot temporary tent to host events. The construction of the temporary tent requires the applicant to secure Town approval via a permit each time the tent is raised.

In the past two years, from May 4, 2021, to May 4, 2023, the applicant applied for 24 permits to set up a temporary tent in the TA-O and CPA-O districts; all of the permit requests were approved. The application fee for each permit is \$50. Section 16-4-104.D.9 of the LMO outlines the use of Temporary Tents and reads:

- a. “Temporary tents may be utilized on any property for no more than four days per week.
- b. Tents used in connection with an approved Open Air Sales Permit may be used for the duration of the permit. Tents may be erected two days before the start of the open air sale and shall be removed within two days of the conclusion of the sale.
- c. Temporary tents located on hotel property and used for a convention may be utilized on that property for no more than 14 consecutive days. The location must be approved by the Official for compliance with the buffer standards and for adequate parking.
- d. Temporary tents approved in connection with a Special Event Permit or located at parks may be utilized for the duration of the permit and are exempt from the time restrictions of this section.”

Section 16-3-106.L.3, a, reads, “All development is prohibited in the CPA-O District except the following permitted uses and activities: Boarded pathways as perpendicular to the beach as practical and not larger than six feet in width and their associated wooden deck not larger than 144 square feet (must comply with Sec. 16-6-103, Beach and Dune Protection); Beach renourishment; Emergency vehicular beach access; and Permitted beach maintenance activities such as sand fencing, re-vegetation with native plant material and erosion control.”

The applicant is seeking a variance from the Town to construct a permanent pavilion in place of the temporary tent (a non-enclosed space). The proposed pavilion is 35 x 53 feet in size, with 713 square feet encroaching in the CPA-O District. (See page 5 of 9 in Exhibit C.) The proposed encroachment does not appear to cross the South Carolina Department of Health and Environmental Control’s (SC DHEC) Ocean & Coastal Resource Management (OCRM) setback line. (See Exhibit C).

In April of 2022, the applicant submitted a Pre Application, PAPP-001177-2022, which did not show a pavilion in the currently proposed location. In May of 2023, the applicant submitted a two-phased-Major Development Plan review, DPR-000742-2023.

The narrative for DPR-000742-2023 reads, “The scope of work for Phase 1 consists of a new stage structure, expanded Tiki Bar and wood deck, new swimming pool, spa and deck, new pool cabana structures, service stations and pool furnishings, new kitchen and restroom building that is structurally connected to the face of the hotel, new restroom and pool equipment room, new resort

planting and irrigation, a new dune walkover path, new lighting that is Sea Turtle Protection and code compliant, and interior renovation of 3 ADA compliant guest rooms.

The scope of work for phase 2 consists of a new event pavilion. Note that the position and location of the event pavilion requires a City Variance. (See Exhibit D.)”

On March 7, 2023, the Town amended its LMO to allow property owners the ability via the variance procedure to seek and obtain relief from all sections of the LMO (other than for use, height and density). Prior to March 7, 2023, the applicant could not seek this specific relief through the variance procedure.

The Federal Emergency Management Agency (FEMA) offers flood insurance discounts to communities through the Community Rating System (CRS). The Town currently is a Class 5 CRS community, which affords all citizens within Town limits a 25 percent discount on their flood insurance premium. The Town receives credit for the mapping of the CPA-O district, having special regulations governing development in this area, preserving the undeveloped area as open space and restricting building in the CPA-O.

Applicant’s Grounds for Variance, Summary of Facts and Conclusions of Law:

Grounds for Variance:

According to the applicant’s narrative, “This proposed structure does not extend beyond the DHEC-OCRM Setback line or the City’s Side Setback. This open-air structure is designed to meet the architectural character of the Town of Hilton Head Island Design Guidelines. It is intended to replace the temporary event tent currently located in the same location within the existing fenced area.

The property depends on this Event Space for the operation of the hotel and the area between the Hilton Head Island Setback and parking lot would restrict the property’s ability to operate successfully.”

Summary of Fact:

- The applicant seeks a variance as set forth in LMO Section 16-2-103.S.

Conclusion of Law:

- The applicant may seek a variance as set forth in LMO Section 16-2-103.S.

Summary of Facts and Conclusions of Law:

Summary of Facts:

- The Variance Application was submitted on April 21, 2023 as set forth in LMO Section 16-2-102.C and Appendix D-23.
- Notice of the Application was published in the Island Packet on April 30, 2023 as set forth

in LMO Section 16-2-102.E.2.

- Notice of the Application was posted on April 28, 2023 as set forth in LMO Section 16-2-102.E.2.
- Notice of Application was mailed on May 5, 2023 as set forth in LMO Section 16-2-102.E.2.
- The Board has authority to render the decision reached here under LMO Section 16-2-102.G.

Conclusions of Law:

- The application is in compliance with the submittal requirements established in LMO Section 16-2-102.C.
- The application and notice requirements comply with the legal requirements established in LMO Section 16-2-102.E.2.

As provided in LMO Section 16-2-103.S.4, Variance Review Standards, a variance may be granted in an individual case of unnecessary hardship if the Board determines and expresses in writing all of the following findings of fact.

Summary of Facts and Conclusions of Law:

Criteria 1: There are extraordinary and exceptional conditions pertaining to the particular piece of property (LMO Section 16-2-103.S.4.a.i.01):

Findings of Fact:

- The property is of average size and shape of nearby hotels.
- The property is developed with a hotel, swimming pool, tiki bar, and event area.
- Nearby properties are zoned similarly. The CPA-O District and Transition Area (TAO) affect all properties adjacent to the beach in the RD District.
- The property at 1 S. Forest Beach has a smaller TA-O area than four nearby large-scale tourist locations, but is similar in size to two other large-scale tourist locations. The TAO, allows activities and uses including non-enclosed spaces such as tents and pavilions.
- The applicant successfully secures temporary tent permits on an as needed basis from the Town.
- The applicant demonstrates an alternative solution showing a smaller pavilion in their application on page 6 of 9.

Conclusion of Law:

- This application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.01 because there are no extraordinary or exceptional conditions that apply to this property.
- The applicant secures temporary tent permits on an as needed basis from the Town.
- Nearby parcels could also request temporary tent permits.
- The applicant provides an alternative solution showing a smaller pavilion in their application on page 6 of 9.

Summary of Facts and Conclusions of Law:

Criteria 2: These conditions do not generally apply to other properties in the vicinity (LMO Section 16-2-103.S.4.a.i.02):

Findings of Fact:

- The property at 1 S. Forest Beach has a smaller TA-O area than four nearby large-scale tourist locations, but is similar in size to two other large-scale tourist locations.
- The RD District has other large-scale tourist locations which do not encroach into the CPA-O District. (See Exhibit B.) The following measurements were taken by drawing a line from the most seaward part of the existing development to the beach front:
 - 51 S. Forest Beach, Marriott's Grand Ocean, is approximately 56 feet from the CPA-O District.
 - 41 S. Forest Beach, Hilton Grand Vacation Club Ocean Oak Resort Hilton Head, is approximately 79 feet from the CPA-O District.
 - 11 S. Ocean One Villas is approximately 109 feet from the CPA-O District.
 - 4 N. Forest Beach, Breakers Vacation Rentals, is approximately 83 feet from the CPA-O District.
 - 10 N. Forest Beach, The Sea Crest Report crosses the CPA-O District by approximately 23 feet.
 - The applicant currently encroaches in the CPA-O District by approximately 17 feet.

Conclusion of Law:

- This application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.02 because there are no extraordinary and exceptional conditions that apply to the subject property that do not also generally apply to other properties in the vicinity.
- All conditions and district requirements apply to the nearby large-scale tourist locations.

Summary of Facts and Conclusions of Law:

Criteria 3: Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property (LMO Section 16-2-103.S.4.a.i.03):

Findings of Fact:

- The property continues to be utilized as a Hotel.
- The applicant currently has a hotel, swimming pool, tiki hut, and event area on site.
- The applicant is actively proposing further development of the parcel, DPR-000742-2023.
- In the past two years, from May 4, 2021, to May 4, 2023, the applicant applied for 24 permits to set up a temporary tent in the CPA-O District; all of the permit requests were approved.

- The applicant’s variance application shows an alternative option for the pavilion that does not encroach into the CPA-O District (See page 6 of 9 in Exhibit C.)

Conclusions of Law:

- This application does not meet the criteria set forth in LMO Section 16-2-103.S.4.a.i.03 because no extraordinary conditions exist that pertain to the property, and the utilization of the property is not restricted.
- The property is fully developed with a hotel, swimming pool, tiki bar, and event area.
- The applicant provides an alternative solution showing a smaller pavilion in their application on page 6 of 9.
- The applicant is actively proposing further development of the parcel, DPR-000742-2023.
- In the past two years, from May 4, 2021, to May 4, 2023, the applicant applied for 24 permits to set up a temporary tent in the CPA-O District; all of the permit requests were approved.

Summary of Facts and Conclusions of Law:

Criteria 4: The authorization of the Variance will not be of substantial detriment to adjacent property or the public good, and the character of the zoning district where the property is located will not be harmed by the granting of the Variance (LMO Section 16-2-103.S.4.a.i.04):

Findings of Fact:

- Encroachment into the CPA-O District will cause the Town to lose credits as part of the CRS, which may reduce the 25 percent flood insurance discount available to all residents within the Town.
- Section 16-3-106.L.1.a, reads “The purpose of the Coastal Protection Area Overlay (CPA-O) District, in conjunction with the Transition Area Overlay (TA-O) District, is to eliminate the potential for seaward migration of the built environment along the Island's beachfront to the greatest extent possible...”

Conclusions of Law:

- This application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.04 because the variance could cause substantial detriment to the public good as it may reduce the 25 percent flood insurance discount available to all residents within the Town.
- The application is in direct conflict with the purpose of the TA-O and CPA-O districts.

LMO Official Determination:

Based on the above Findings of Facts and Conclusions of Law, the LMO Official determines

LMO Official Determination:

Based on the above Findings of Facts and Conclusions of Law, the LMO Official determines that the request for a variance allowing the proposed event pavilion should be denied.

BZA Determination and Motion:

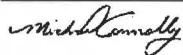
The “powers” of the BZA over variances are defined by the South Carolina Code, Section 6-29-800, and in exercising the power, the BZA may grant a variance “in an individual case of unnecessary hardship if the board makes and explains in writing ...” their decisions based on certain findings or “may remand a matter to an administrative official, upon motion by a party or the board’s own motion, if the board determines the record is insufficient for review.”

This State law is implemented by the Hilton Head Island Land Management Ordinance, Chapter 2, Article 103 and the Rules of Procedure for the BZA.

A written Notice of Action is prepared for each decision made by the BZA based on findings of fact and conclusions of law.

The BZA can either Approve the application, Disapprove the application, or Approve with Modifications. Findings of Fact and Conclusions of Law must be stated in the motion.

PREPARED BY



Michael Connolly
Senior Planner

May 9, 2023

DATE

REVIEWED BY:



Brian Eber
Development Services Manager

May 12, 2023

DATE

REVIEWED BY:



Shawn Colin, AICP,

MAY 15, 2023

DATE



ATTACHMENTS:

- A) Location Map
- B) CPA-O District Overlay of Subject Property and Nearby Parcels
- C) Proposed Site Plan
- D) DPR-000742-2023 Proposed Project Narrative

Exhibit A - Location Map
VAR-000944-2023



Legend

-  1 South Forest Beach Drive
-  Roadways

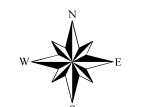
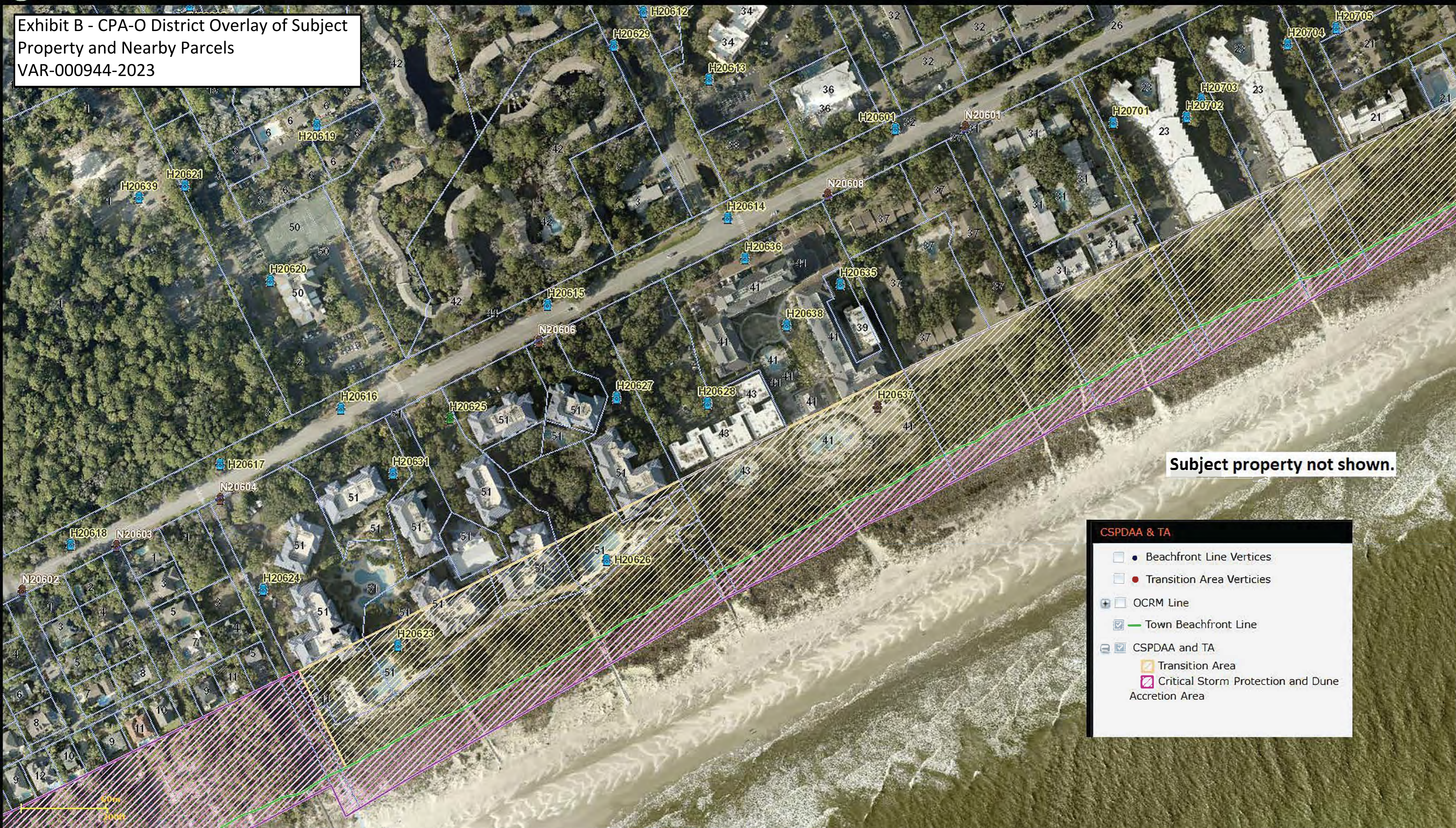


Exhibit B - CPA-O District Overlay of Subject Property and Nearby Parcels
VAR-000944-2023

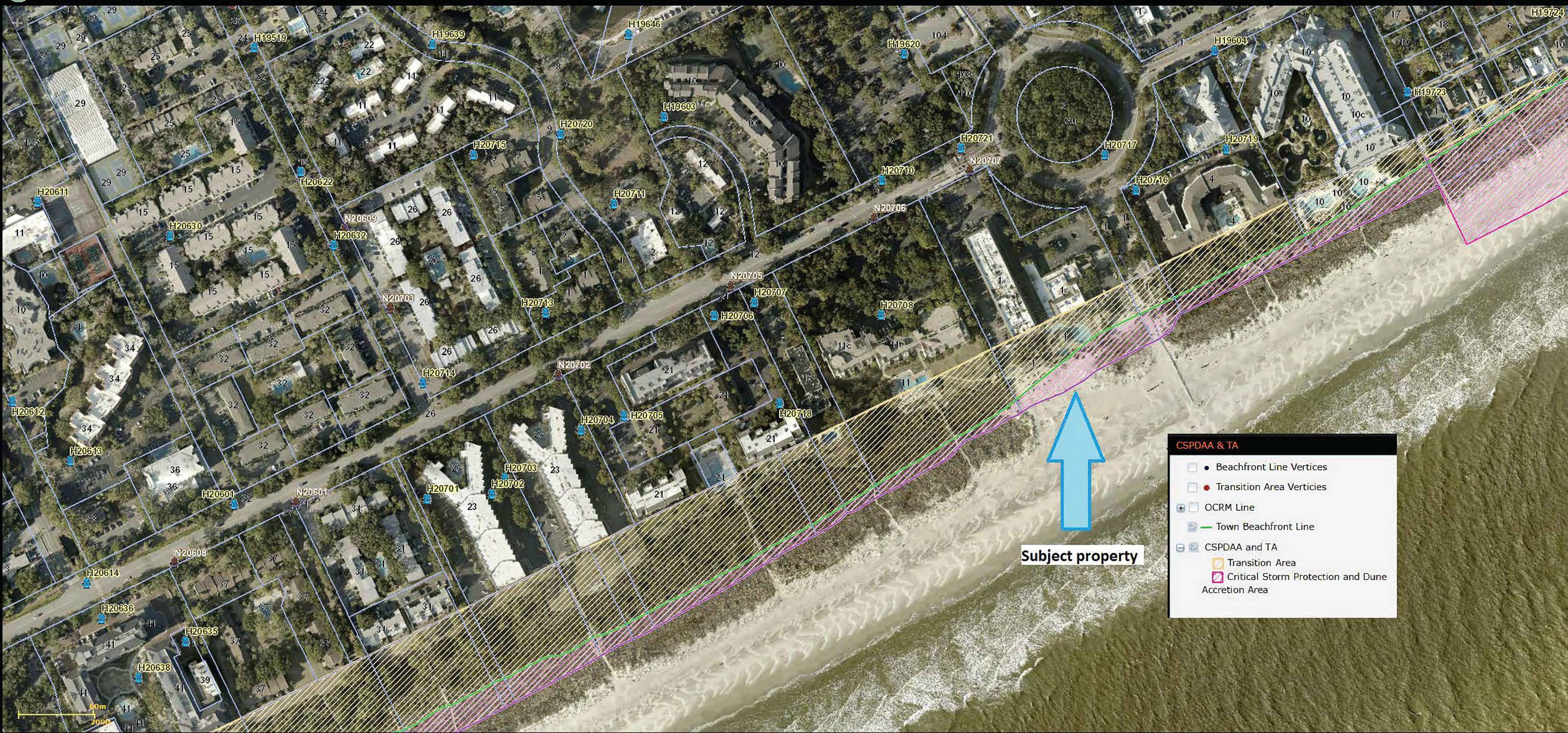


Subject property not shown.

CSPDAA & TA

- Beachfront Line Vertices
- Transition Area Verticies
- OCRM Line
- Town Beachfront Line
- CSPDAA and TA
 - Transition Area
 - Critical Storm Protection and Dune Accretion Area

50m
200ft

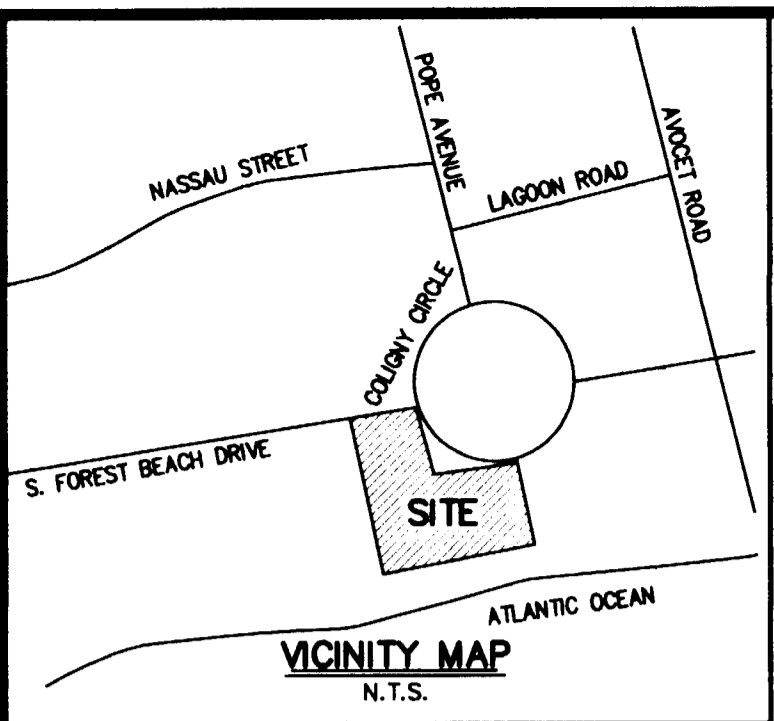


CSPDAA & TA

- Beachfront Line Vertices
- Transition Area Vertices
- OCRM Line
- Town Beachfront Line
- CSPDAA and TA
 - Transition Area
 - Critical Storm Protection and Dune Accretion Area

Subject property

60m
200ft



ROOF EL. = 59.4'

5th FLOOR EL. = 45.9'

4th FLOOR EL. = 37.4'

3rd FLOOR EL. = 28.9'

2nd FLOOR EL. = 20.4'

1st FLOOR EL. = 11.9'

1 STORY BUILDING

ROOF EL. = 39.7'

2nd FLOOR EL. = 24.6'

LOBBY EL. = 12.2'

2 STORY BUILDING

ROOF EL. = 26.8'

1st FLOOR EL. = 12.5'

POOLSIDE RESTROOM BUILDING

ROOF EL. = 29.0'

1st FLOOR EL. = 13.2'

TIKI HUT BAR

VERTICAL LOCATIONS

ELEVATIONS SHOWN ARE BASED ON NGVD 1929 VERTICAL DATUM

- REFERENCE PLATS:
- 1) AN ALTA/ACSM LAND TITLE SURVEY OF THE HOLIDAY INN OCEANFRONT, A SECTION OF BLOCK 66 & STRAND BLOCK 68, FOREST BEACH, DATED: 3/1/2011, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059,
 - 2) AN ALTA/ACSM LAND TITLE SURVEY OF THE HOLIDAY INN, BLOCK 69 AND STRAND BLOCK 68, A SECTION OF FOREST BEACH, DATED: 11/01/94, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 38 PG. 183,
 - 3) ASBUILT BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF PARCELS I, II, III, IV, 17.970 ACRES, POPE AVENUE, COLIGNY CIRCLE & SOUTH FOREST BEACH DRIVE, A SECTION OF FOREST BEACH AREA, DATED: 1/18/2007; REVISED: 7/31/2007, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059,
 - 4) PLAT OF STRAND BLOCK 6, BLOCKS 6 AND 7 FOREST BEACH SUBDIVISION, HILTON HEAD ISLAND, DATED: 7/14/1969, BY: J.J. HUTTON, S.C.R.L.S. NO. 1650, RECORDED: P.B. 17 PG. 97, 7/16/69,
 - 5) AN ASBUILT PLAT OF HOLIDAY INN, HILTON HEAD ISLAND, DATED: 12/10/1973, BY: W.B. GILBERT & ASSOCIATES, S.C.R.L.S., RECORDED: P.B. 21 PG. 86,
 - 6) EASEMENT EXHIBIT SHOWING 0.006 AC. DRAINAGE EASEMENT #1, 0.005 AC. DRAINAGE EASEMENT #2 & 0.048 AC. DRAINAGE EASEMENT #3 WITHIN PARCELS 2 & PARCEL IV, PROPERTY OF TOWN OF HILTON HEAD, DATED: 04/09/2009; REVISED: 06/03/2009, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11079, RECORDED: P.B. 129 PG. 9, 10/14/2009,
 - 7) AN ALTA/ACSM LAND TITLE SURVEY FOR SERVO-HOLIDAY INN, HOLIDAY INN OCEANFRONT, HILTON HEAD, SC, #1 SOUTH FOREST BEACH DRIVE, HILTON HEAD, SC, DATED: 10/15/2005, LAST REVISED: 11/3/2005, BY: R. SCOTT BARRETT, S.C.R.L.S. NO. 23203,
 - 8) APPENDIX A MAP 7, TOWN OF HILTON HEAD ISLAND TRANSITION AREA AND CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA FROM CASSINA LANE TO COLIGNY CIRCLE, DATED: 12/11/2008, BY: THE TOWN OF HILTON HEAD ISLAND.

SOURCE OF TITLE DEEDS
*RECORD BOOK AT PAGE

- NOTES
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 9/28/88. BASE ELEVATION IS SHOWN ON SURVEY. THE TOWN CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA IS FROM THE 1999 DHEC-OCRM BEACH ACT BASELINE TO THE SEAWARD PROPERTY LINE AS SHOWN ON SURVEY.
 - 3) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
 - 5) PER THE TOWN OF HILTON HEAD ISLAND LMO, THE TOWN TRANSITION AREA IS FROM THE LANDWARD TRANSITION LINE TO THE 1999 DHEC-OCRM BEACH ACT BASELINE AS SHOWN ON SURVEY. THE TOWN CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA IS FROM THE 1999 DHEC-OCRM BEACH ACT BASELINE TO THE SEAWARD PROPERTY LINE AS SHOWN ON SURVEY.

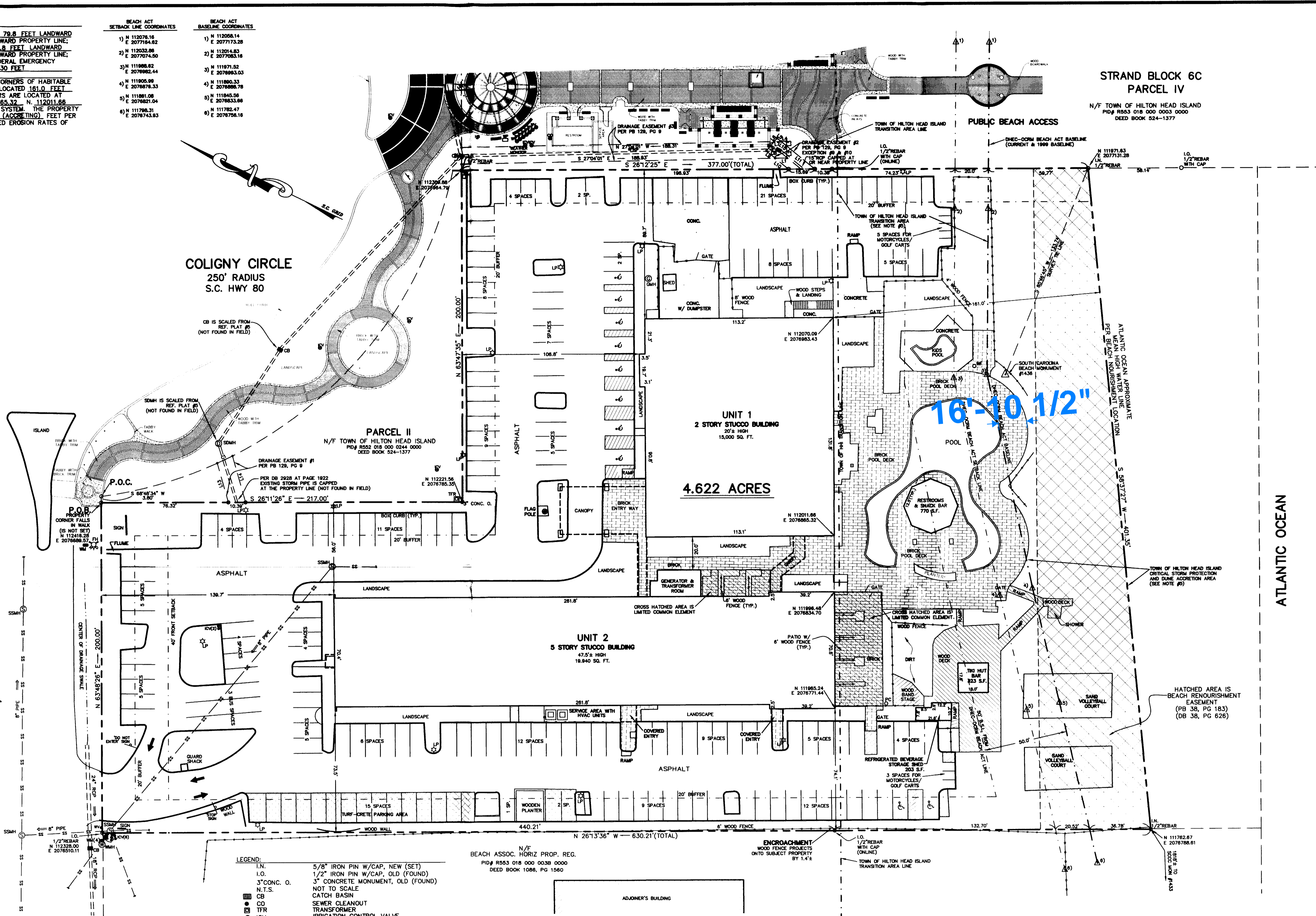
BEACH ACT DISCLOSURE STATEMENT:

THE SETBACK LINE IS 0 FEET (OR FROM 79.8 FEET LANDWARD TO 57.3 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE; THE BASE LINE IS 4 FEET (OR FROM 59.8 FEET LANDWARD TO 36.8 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE; THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 30 FEET FROM THE SEAWARD PROPERTY LINE.

IN RELATION TO THE PROPERTY, THE SEAWARD CORNERS OF HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY, ARE LOCATED 161.0 FEET MINIMUM FROM THE SEAWARD LINE, WHICH CORNERS ARE LOCATED AT E. 2076983.43 N. 112070.09 AND E. 2076983.32 N. 112011.66 UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE OF 3.71 TO 3.90 (AVERAGE) FEET PER YEAR ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA COASTAL COUNCIL.

- BEACH ACT NOTES:
- 1) SOUTH CAROLINA COASTAL COUNCIL SETBACK LINE & BASELINE SHOWN HAVE BEEN SET BASED ON THE MOST RECENT DATA AVAILABLE AS OF 1/05/2012. DATA IS BASED ON S.C. COASTAL COUNCIL POINTS 1433 & 1438
 - 2) THESE LINES ARE SUBJECT TO REVISION PERIODICALLY AS PROVIDED UNDER THE SOUTH CAROLINA BEACH PROTECTION ACT OF 1968.
 - 3) MEASUREMENTS & DISTANCES IN PARENTHESES ARE FROM REFERENCE PLAT, OTHERS NOT IN PARENTHESES ARE BASED ON S.C. GRID COORDINATES.

BEACH ACT SETBACK LINE COORDINATES	BEACH ACT BASELINE COORDINATES
1) N 112078.16 E 2077184.82	1) N 112068.14 E 2077173.28
2) N 112032.86 E 2077074.50	2) N 112014.83 E 2077063.18
3) N 111868.62 E 2076982.44	3) N 111871.52 E 2076983.03
4) N 111905.99 E 2076878.33	4) N 111866.33 E 2076888.78
5) N 111881.08 E 2076821.04	5) N 111863.34 E 2076833.06
6) N 111798.31 E 2076743.83	6) N 111782.47 E 2076756.16



This plat does not constitute development pursuant to the Town of Hilton Head Island, SC Land Management Ordinance Section:

16-1-106(1) 16-1-106(2) 16-1-106(4) 16-1-106(8)

Certified by: *Scott Barrett*
Title: *Senior Planner* Date: *2-27-13*

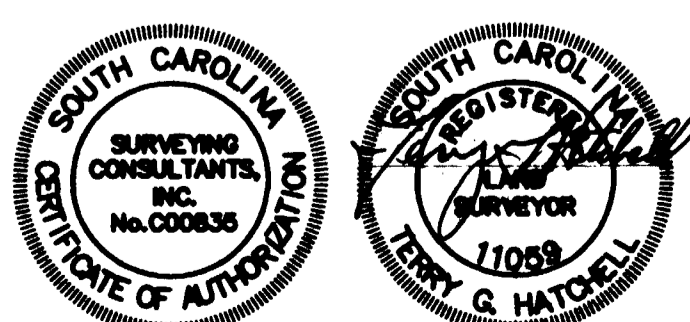
Disclaimer:
The Town of Hilton Head Island makes an expressed declaration of policy that the public regulation of land is entirely separate from and independent of private restrictions. This approval in no way restricts or limits the authority of the Town of Hilton Head Island to enforce any restrictive covenants, private easements or deed restrictions.

- LEGEND:
- I.N. 5/8" IRON PIN W/CAP, NEW (SET)
 - I.O. 1/2" IRON PIN W/CAP, OLD (FOUND)
 - N.T.S. NOT TO SCALE
 - 3" CONC. O. 3" CONCRETE MONUMENT, OLD (FOUND)
 - CB CATCH BASIN
 - CO SEWER CLEANOUT
 - TRF TRANSFORMER
 - ICV IRRIGATION CONTROL VALVE
 - LP LAMP POST
 - TEL TELEPHONE BOX
 - WM WATER METER
 - WP WATER PUMP (FOR FOUNTAIN)
 - WV WATER VALVE
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - GMH GREASE TRAP MANHOLE
 - B.S.L. BUILDING SETBACK LINE
 - WF WATER FOUNTAIN
 - PC PROPANE CAP
 - FH FIRE HYDRANT
 - RCP REINFORCED CONCRETE PIPE
 - WOOD DECK HATCHING
 - NO PARKING AREA HATCHING
 - BRICK HATCHING
 - CONCRETE HATCHING
 - LIMITED COMMON ELEMENT HATCHING

TOWN OF HILTON HEAD ISLAND LMO SECTION 16-5-1402 DISCLOSURE STATEMENT

Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

PREPARED FOR: AGRE NV HH PROPERTY OWNER LLC
ADDRESS: #1 SOUTH FOREST BEACH ROAD
TAX PARCEL I.D. NO. R553-018-000-003A-0000

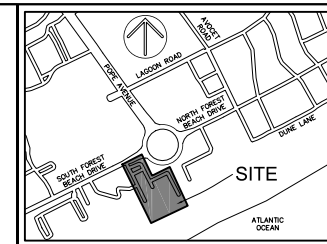


ASBUILT SURVEY
OF THE
THE BEACH HOUSE
HORIZONTAL PROPERTY REGIME
A SECTION OF
FOREST BEACH
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 2/26/2013 JOB NO: SC88062F

SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 888-2776

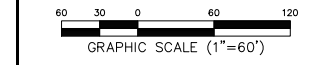
ATLANTIC OCEAN



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND, LINE & CURVE TABLES, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
 - THIS PARCEL APPEARS TO LIE IN MULTIPLE FLOOD ZONES: X (0.2% CHANCE), AE (ELEVATION FT., 10' DEPTH 1'), AND VE (ELEVATION 12'). DUAL COMMUNITIES 450225 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450250 (TOWN OF HILTON HEAD ISLAND) MAP NUMBER 450204445.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACKS AND BUFFERS ARE PER REFERENCE #4, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAVD 83).
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF MAY 17, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE, 811 UTILITY PROTECTION CENTER.

- REFERENCES
- PLAT BOOK 136 PAGE 75
 - PLAT BOOK 129 PAGE 9
 - PLAT BOOK 145 PAGE 1
 - AN ALTA/NPS LAND TITLE SURVEY OF THE BEACH HOUSE, A HOLDING IN RESORT #17 SOUTH FOREST BEACH, A SECTION OF FOREST BEACH, TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DATE: 10/25/2021. DATE: 02/28/2022 (REVISED). BY: TERRY G. HATCHELL, S.C.J.L.S. No. 11059



PREPARED FOR:
ROBERT'S CIVIL ENGINEERING, LLC.
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
#1 SOUTH FOREST BEACH DRIVE
TAX PARCEL No. R553 018 000 003A 0000
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

COVER SHEET

ATLAS SURVEYING, INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

Exhibit C - Proposed Site Plans VAR-000944-2023

LINE	BEARING	DISTANCE
L1	N48°08'32"E	252.10
L2	S48°08'32"W	29.09
L3	N1°22'42"E	10.41
L4	N13°23'54"E	6.84
L5	S75°36'06"W	7.91
L6	S75°36'06"W	2.89
L7	S13°23'54"W	3.18
L8	S13°23'54"W	4.15
L9	S13°23'54"W	22.03
L10	N27°03'20"W	188.99
L11	N63°02'47"E	10.00
L12	S72°03'20"E	188.96
L13	S72°03'20"E	4.10
L14	S72°03'20"E	4.10
L15	S62°46'40"W	2.89
L16	S62°46'40"W	7.91
L17	N27°03'20"W	6.84
L18	S62°46'40"W	105.26
L19	S62°46'40"W	32.42
L20	S62°46'40"W	24.53
L21	S62°46'40"W	10.09
L22	S72°03'20"E	1.90
L23	S72°03'20"E	0.51
L24	S72°03'20"E	0.51
L25	S71°07'16"W	0.78
L26	S62°46'40"W	1.07
L27	S62°46'40"W	1.07
L28	S62°46'40"W	73.41
L29	S62°46'40"W	0.79
L30	S62°46'40"W	48.25
L31	S62°46'40"W	0.98
L32	S62°46'40"W	1.43
L33	S62°46'40"W	76.35
L34	S55°04'57"W	26.53
L35	S55°04'57"W	23.47
L36	S55°04'57"W	23.47
L37	S55°04'57"W	74.55
L38	S55°04'57"W	23.47
L39	S55°04'57"W	23.47
L40	S55°04'57"W	23.47
L41	S55°04'57"W	48.08
L42	S55°04'57"W	76.35
L43	S55°04'57"W	22.87
L44	S55°04'57"W	22.87
L45	S55°04'57"W	79.13

LINE	BEARING	DISTANCE
C1	228.771	10.15
C2	43.324	4.23
C3	14.00	27.11

SURVEY DATA

TOTAL AREA: 4.624 ACRES
 ERROR OF PLAT CLOSURE: 1 IN 207,348
 ERROR OF FIELD CLOSURE: 1 IN 241,845
 ANGULAR ERROR: 1.3" PER ANGLE POINT
 ADJUSTED BY: NO ADJUSTMENT
 EQUIPMENT USED: TOPCON PS ROBOTIC TOTAL STATION
 FIELD WORK COMPLETED ON: 03-15-2023

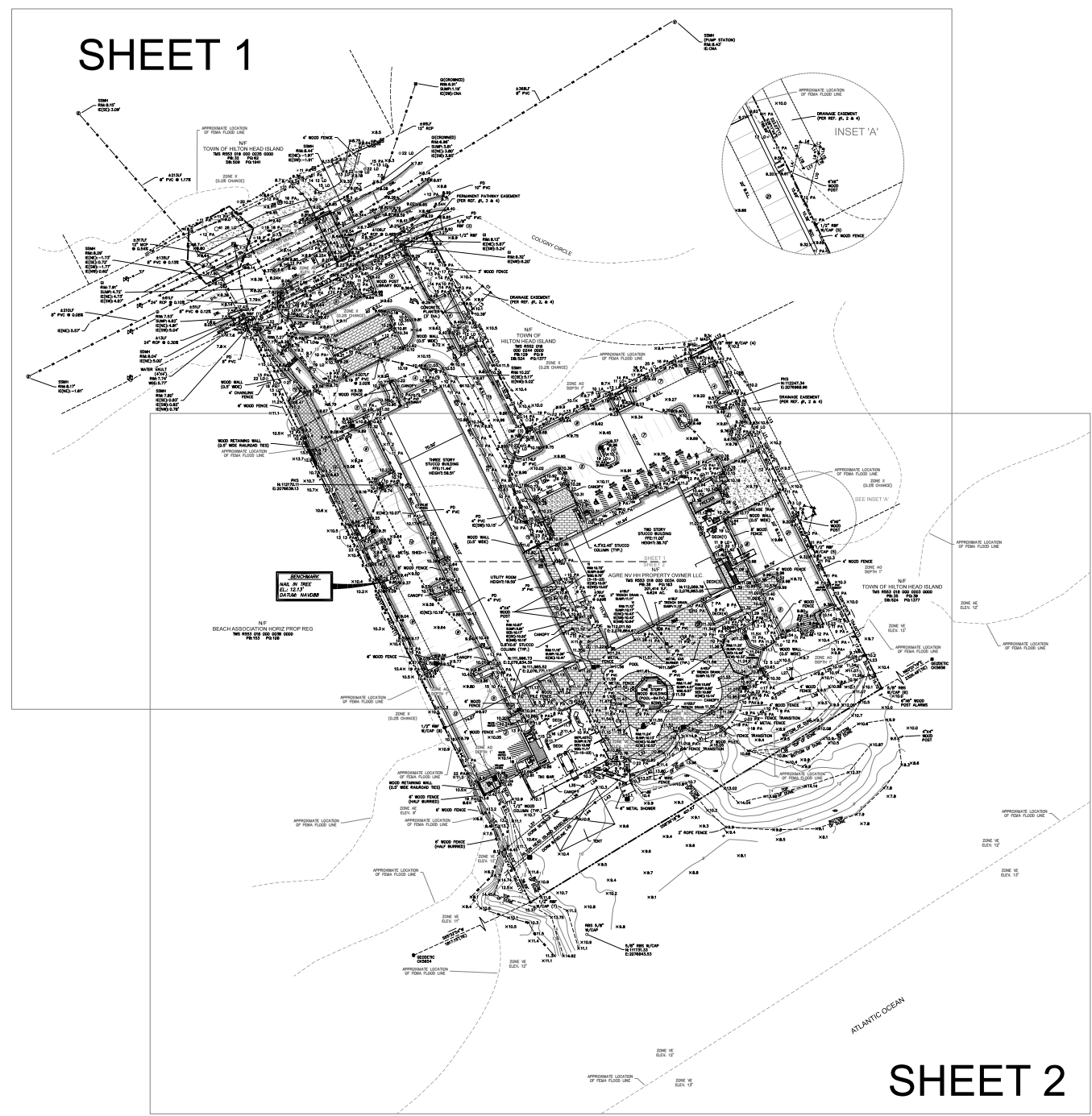
STRUCTURE	LOT CORNERS STATE PLANE COORDINATES
DECK-1: FFE:14.18'	1. N:112,328.09 E:2,076,510.25
DECK-2: FFE:12.19'	2. N:112,416.33 E:2,076,685.63
DECK-3: FFE:23.74'	3. N:112,221.79 E:2,076,785.33
DECK-4: FFE:12.65'	4. N:112,309.99 E:2,076,964.94
TW BAR: FFE:11.85' ELEV:27.72'	5. N:112,109.83 E:2,077,063.41
POOL-BATH: FFE:11.41' ELEV:29.55'	6. N:111,971.65 E:2,077,131.40
METAL SHED-1: FFE:11.10'	7. N:111,762.76 E:2,076,788.44
	8. N:111,933.24 E:2,076,704.51

BEACH MANAGEMENT ACT DISCLOSURE STATEMENT

THE SETBACK LINE IS 36.05 LANDWARD FEET TO 57.11 LANDWARD FEET, FROM THE SEAWARD PROPERTY LINE. THE BASE LINE IS 15.75 LANDWARD FEET TO 36.59 LANDWARD FEET FROM THE SEAWARD PROPERTY LINE. THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 53.54 LANDWARD FEET TO 110.58 LANDWARD FEET IN RELATION TO THE PROPERTY. THE SEAWARD CORNERS OF THE HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY ARE LOCATED 182.87 LANDWARD TO 176.61 LANDWARD FEET FROM THE LINE, WHICH CORNERS ARE LOCATED N119°05'52", E207°77'17" AND N119°06'73", E207°84'39" UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE OF 3.62 FEET PER YEAR, ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT.

TOWN OF HILTON HEAD ISLAND LMO SECTION 16.5-112.B DISCLOSURE STATEMENT

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - PKS ○ PK NAIL SET
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET W/CAP
 - AC AIR CONDITIONING UNIT
 - BFP BACK FLOW PREVENTER
 - BOLL BOLLARD
 - CJ BOX CABLE JUNCTION BOX
 - COMM COMMUNICATIONS MANHOLE
 - CP CONTROL PANEL
 - EOE ELECTRIC OUTLET
 - ESTB ELECTRIC STUBOUT
 - FDC FIRE DEPARTMENT CONNECTION
 - FHYR FIRE HYDRANT
 - FIBR FIBER OPTIC BOX
 - FLPD FLAG POLE
 - GRATE GRATE INLET
 - GLND GROUND LIGHT
 - GTAS GAS TANK
 - GVAS GAS VALVE
 - HPND HANDICAP PARKING
 - ICV IRRIGATION CONTROL VALVE
 - LPO LIGHT POLE
 - SDM STORM DRAIN MANHOLE
 - SPOT SPOT ELEVATION
 - SGN SIGN
 - SPRG SPRIGOT
 - SSCO SANITARY SEWER CLEAN OUT
 - SSM SANITARY SEWER MANHOLE
 - SSB SANITARY SIGNAL BOX
 - SSP TRAFFIC SIGNAL POLE
 - SSJ TELEPHONE JUNCTION BOX
 - SSB TELEPHONE BOX
 - SSTR TRANSFORMER-ELECTRIC
 - SSUF UNDERGROUND FIBER OPTICS MARKER
 - SSWM WATER METER
 - SSWH WATER MANHOLE
 - SSWV WATER VALVE
 - SSP POST
 - SSYI YARD INLET
 - SSTRC TRASH CAN
 - SSNPS NUMBER OF PARKING SPACES
 - HOL HOLL
 - LA LAUREL OAK
 - LO LIVE OAK
 - MAG MAGNOLA
 - P PINE
 - PA PALMETTO
 - BOC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - CMP CORRUGATED METAL PIPE
 - ONA COULD NOT ACCESS/ACQUIRE
 - FFE FINISHED FLOOR ELEVATION
 - IE INVERT ELEVATION
 - PD PIPE DIRECTION
 - PVC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - OCRM OCEAN & COASTAL RESOURCE MANAGEMENT
 - DWS DETECTABLE WARNING SURFACE
 - WSE WATER SURFACE ELEVATION
 - DYL DOUBLE YELLOW LINE (SOLID)
 - SBA STOP BAR
 - SBL SINGLE BLUE LINE (SOLID)
 - SDWL SINGLE DASHED WHITE LINE
 - SWL SINGLE WHITE LINE (SOLID)
 - SYL SINGLE YELLOW LINE (SOLID)
 - CONTOUR LINE
 - BTM BOTTOM OF BANK
 - FNC FENCE LINE
 - HANR HANDRAIL
 - TOP TOP OF BANK
 - TRC TREE CANOPY
 - UDL UNDERGROUND DRAINAGE LINE
 - UEL UNDERGROUND ELECTRIC LINE
 - UFL UNDERGROUND FIBER OPTICS LINE
 - UGL UNDERGROUND GAS LINE
 - USL UNDERGROUND SEWER LINE
 - UTL UNDERGROUND TELEPHONE
 - UTV UNDERGROUND TV LINE
 - UWL UNDERGROUND WATER LINE
 - BRK BRICK
 - CON CONCRETE
 - DWS DETECTABLE WARNING SURFACE
 - EDG EDGE OF PAVEMENT
 - EPV EDGE OF PAVEMENT (PERVIOUS)
 - GRAV GRAVEL

SHEET 2

NOTE:
FOR REFERENCE ONLY.

Beach House

HILTON HEAD ISLAND
project logo

PARTIAL SITE SURVEY PLAN

sheet title

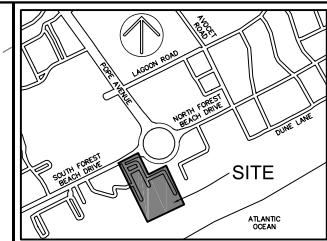
project no. 212041 date 02/17/2023

checked by: Checker
drawn by: Author

component

sheet no.

X.01



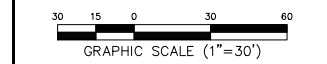
NOTES

- FULL LEGEND, LINE & CURVE TABLES, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
- THIS PARCEL APPEARS TO LIE IN MULTIPLE FLOOD ZONES: X (0.2% CHANCE), AE (ELEVATION 9'), AD (DEPTH 1'), AND VE (ELEVATION 12'). DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450026 (TOWN OF HILTON HEAD ISLAND) MAP NUMBER 460120446.
- CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
- VERTICAL DATUM IS NAVD83.
- BUILDING SETBACKS AND BUFFERS ARE PER REFERENCE #4, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- HORIZONTAL DATUM IS GREAT CAROLINA STATE PLANE GRID (NAD 83).
- THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES, ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF MAY 17, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

REFERENCES

- PLAT BOOK: 136 PAGE: 75
- PLAT BOOK: 129 PAGE: 9
- PLAT BOOK: 145 PAGE: 1
- AN ALTA/NPS LAND TITLE SURVEY OF THE BEACH HOUSE, A HOLIDAY INN RESORT, AT # SOUTH FOREST BEACH, A SECTION OF FOREST BEACH, TOWN OF HILTON HEAD ISLAND.

DATE: 10/25/2021
DATE: 02/28/2022 (REVISED)
BY: TERRY C. HATFIELD, S.C.R.L.S. No. 11059

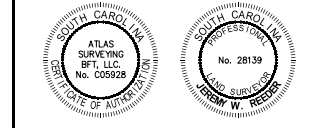


PREPARED FOR:
ROBERTS CIVIL ENGINEERING, LLC.
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
#1 SOUTH FOREST BEACH DRIVE
TAX PARCEL No. R553 018 000 003A 0000
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLB
FIELD CHECK: JWB
DRAWN BY: JWB
DATE: 03-21-2023
SCALE: AS SHOWN
PROJECT No.: BFT-22206
FILE: BFT-22206 AT1.DWG

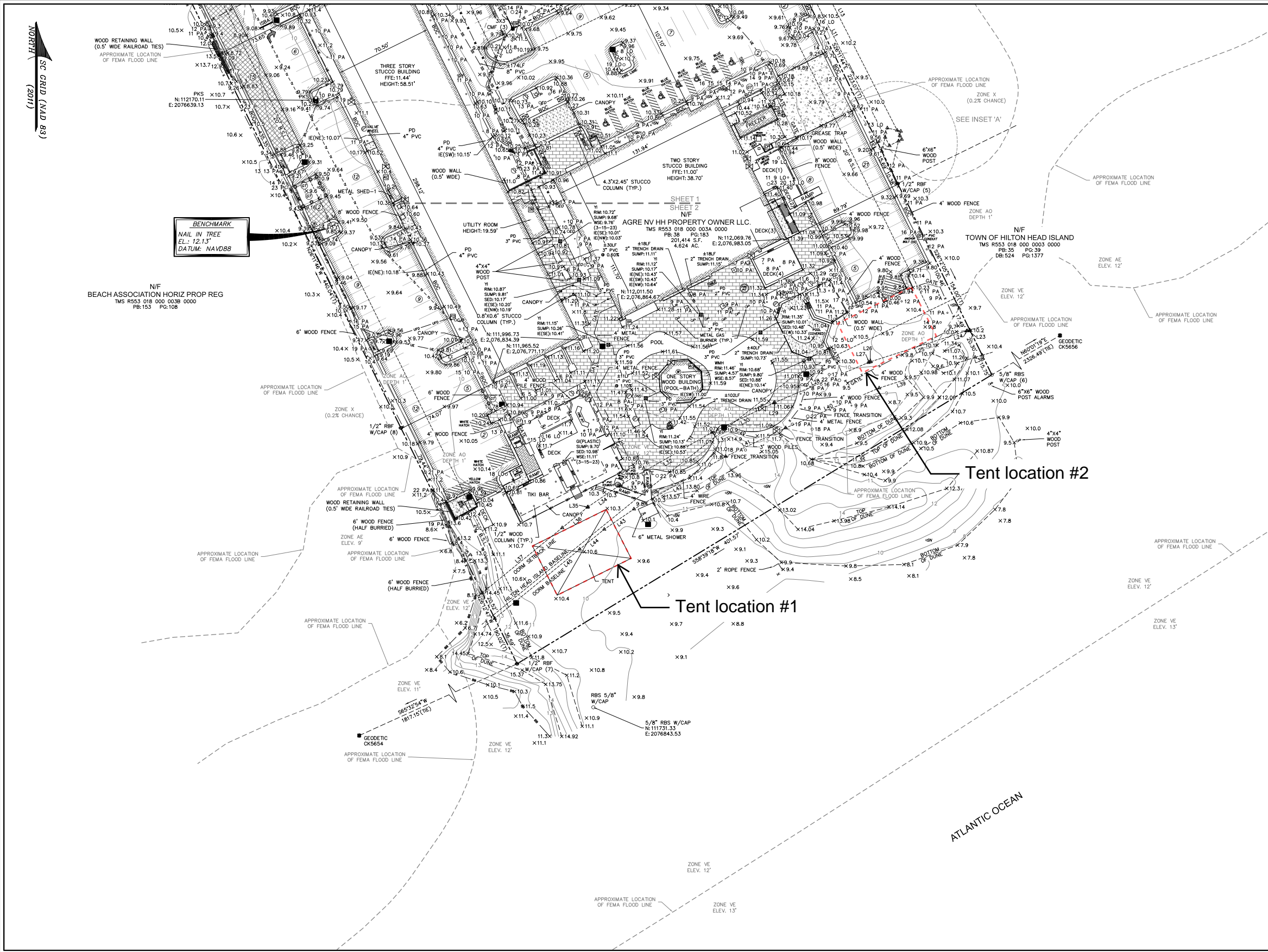
SHEET 2 OF 2

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



**NOTE:
FOR REFERENCE ONLY.**

Beach House

HILTON HEAD ISLAND
project logo

SITE PLAN

sheet title

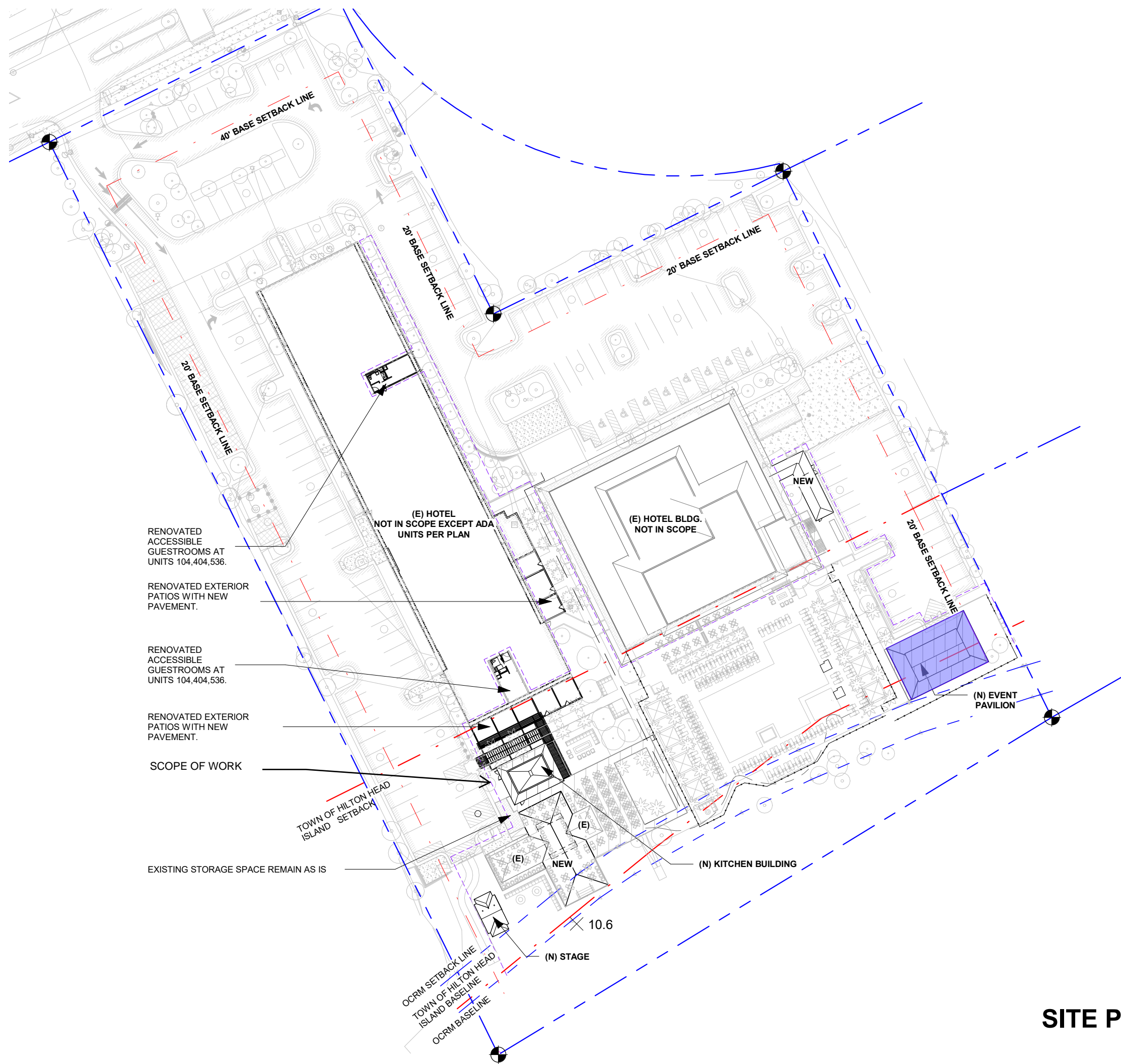
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checked by: Checker
drawn by: Author

component

sheet no.

X.02



RENOVATED ACCESSIBLE GUESTROOMS AT UNITS 104,404,536.

RENOVATED EXTERIOR PATIOS WITH NEW PAVEMENT.

RENOVATED ACCESSIBLE GUESTROOMS AT UNITS 104,404,536.

RENOVATED EXTERIOR PATIOS WITH NEW PAVEMENT.

SCOPE OF WORK

TOWN OF HILTON HEAD ISLAND SETBACK

EXISTING STORAGE SPACE REMAIN AS IS

(N) STAGE

(N) KITCHEN BUILDING

(N) EVENT PAVILION

(E) HOTEL BLDG. NOT IN SCOPE

(E) HOTEL NOT IN SCOPE EXCEPT ADA UNITS PER PLAN

NEW

(E) NEW

(E)

10.6

Beach House

HILTON HEAD ISLAND
project logo

LEVEL 1 - OVERALL PLAN

sheet title

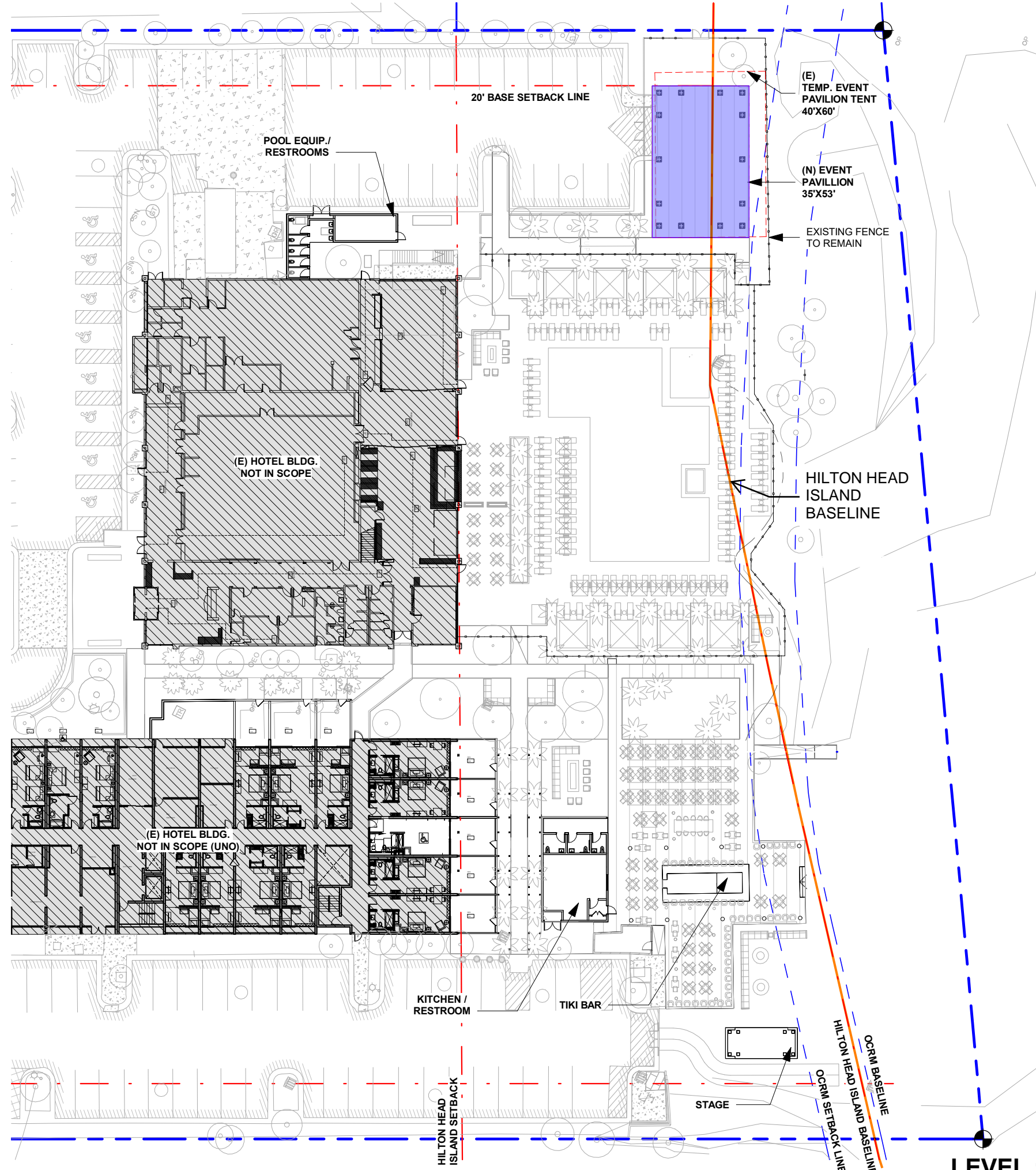
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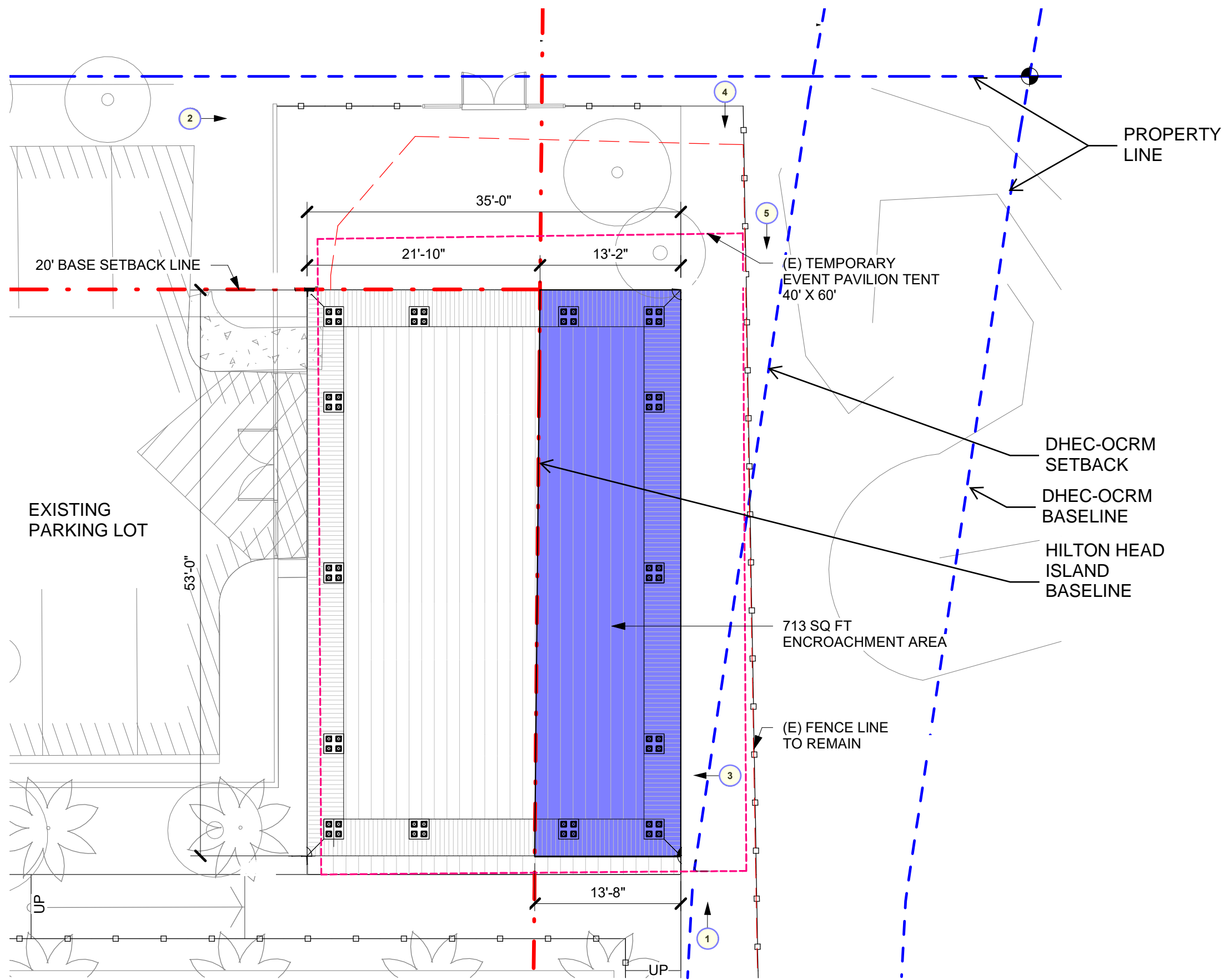


LEVEL 1 - OVERALL PLAN

1" = 40'-0"

1

4/19/2023 6:06:39 PM
The original size of this drawing is 11"x17"
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X
SEE PHOTO EXHIBIT

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strategy planning architecture landscape interiors

watg.com

consultant

stamp | approval

key plan

no. date issue
issues | revisions

Beach House

HILTON HEAD ISLAND
project logo

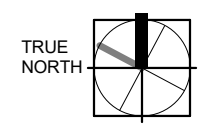
ENLARGED FLOOR PLAN

sheet title

project no. 212041 date 04/18/2023

checked by: Checker
drawn by: Author

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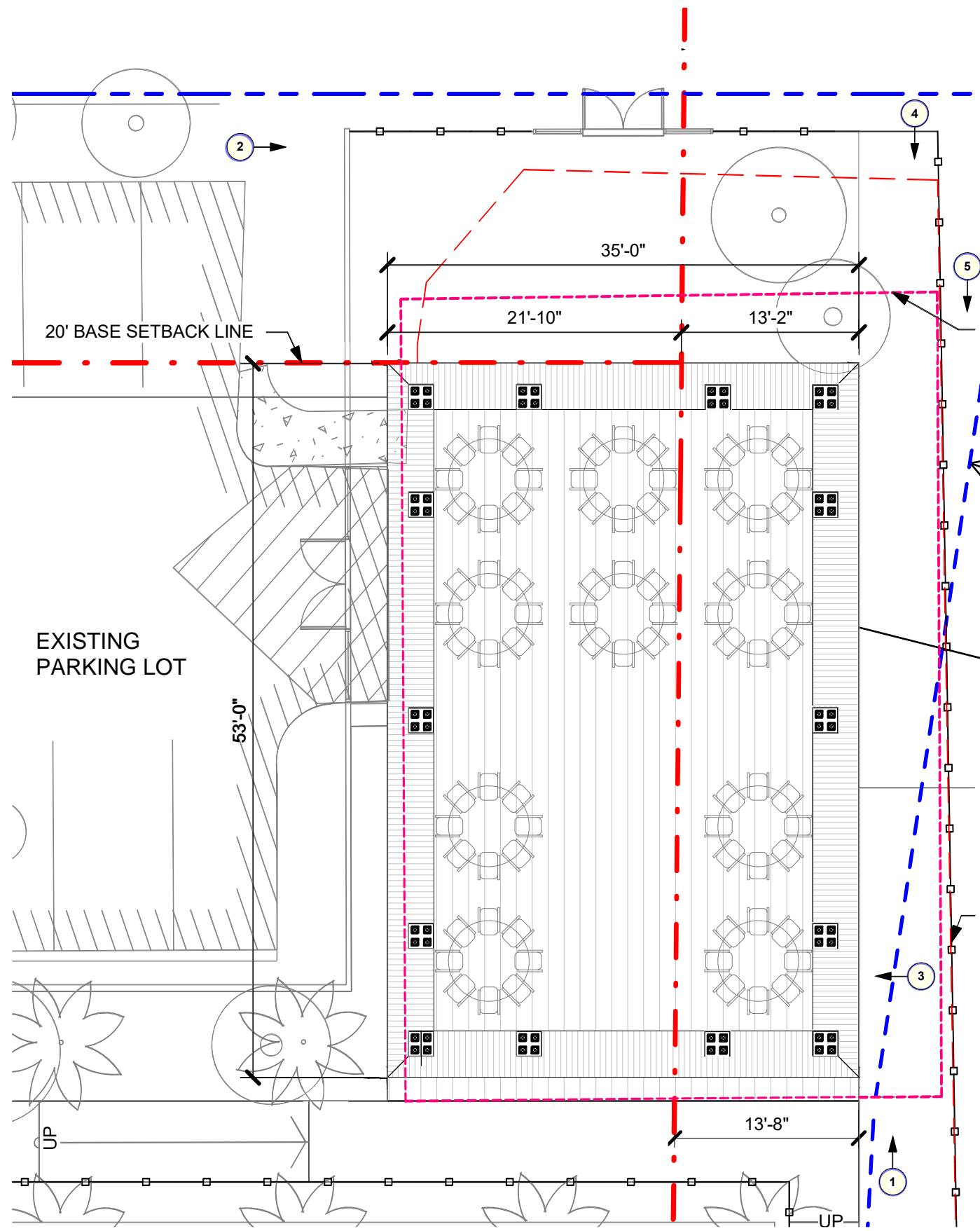


EVENT PAVILION - FLOOR PLAN

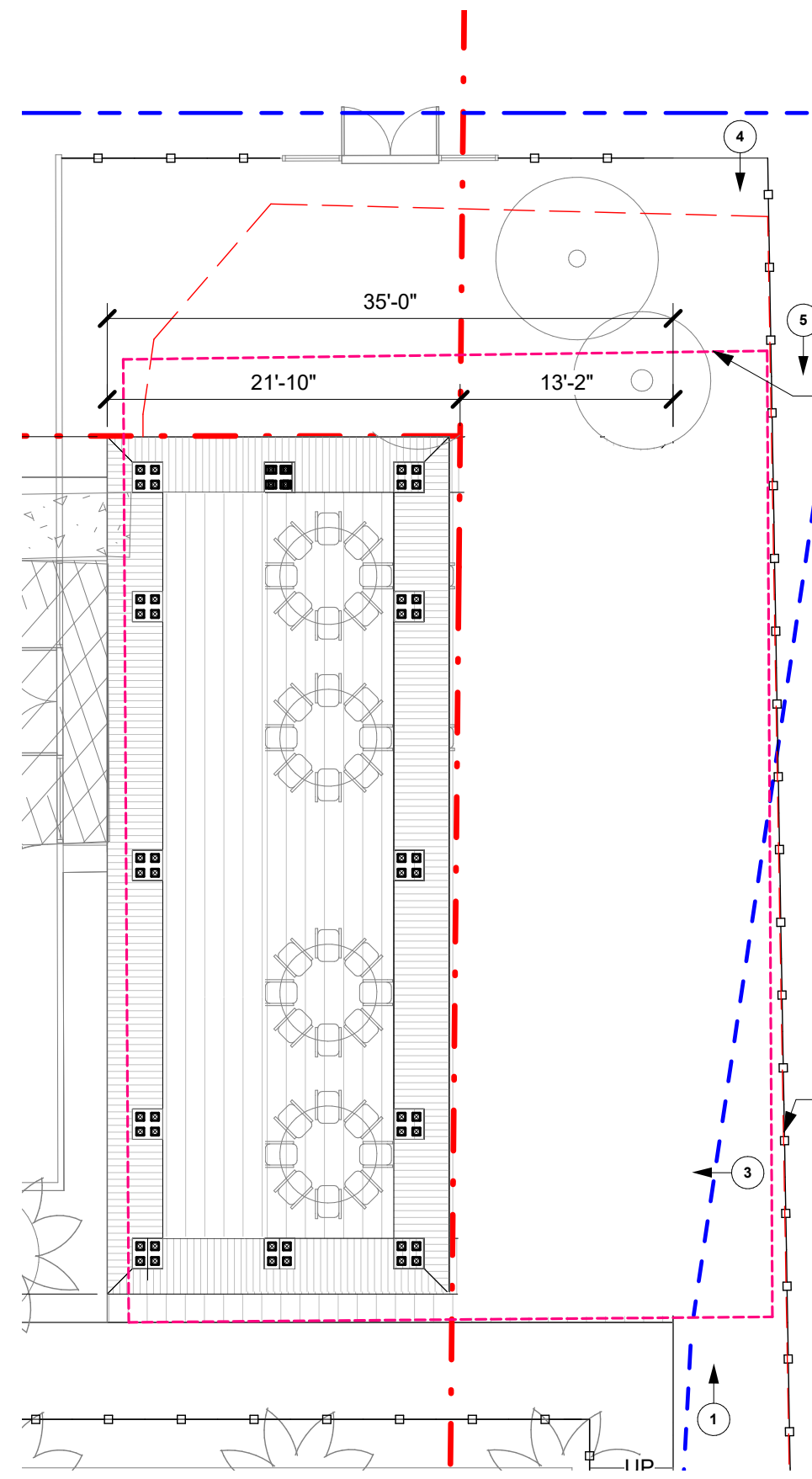
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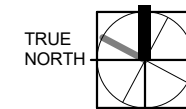
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PROPOSED PAVILION SEATING



REDUCED PAVILION SEATING



consultant

stamp | approval

key plan

no.	date	issue
issues	revisions	

Beach House

HILTON HEAD ISLAND

project logo

RENDERING

sheet title

project no.212041	date	04/18/2023
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checked by:	Checker
drawn by:	Author

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sheet no.







Exhibit D - DPR-000742-2023 Proposed Project Narrative
VAR-000944-2023



RE: Hilton Head Beach House
Project Narrative

THE HILTON HEAD BEACH HOUSE property is a beach front property located at 1 S. Forest Beach Drive on Hilton Head Island, SC. The Hilton Head Beach House is planning a renovation of the existing pool, Tiki bar, and event area. The two buildings on this property are not in scope for this project. The limit of work for the renovation is generally from the facade of the existing hotel and extends to the DHEC-ORCM setback and baseline as well as the Town of Hilton Head Setback and Baseline. In addition, the relocation of the restroom, pool equipment room and grill to a location within the Town of HHI setback and baseline to a location no closer to the ocean and is structurally connected to the existing facade of the hotel building. The stage will be relocated to the beach side of the Tiki Bar. Improvements include a refresh and update to the spaces, materials and finishes, and overall quality.

The project will be completed in two phases. The scope of work for Phase 1 consists of a new stage structure, expanded Tiki Bar and wood deck, new swimming pool, spa and deck, new pool cabana structures, service stations and pool furnishings, new kitchen and restroom building that is structurally connected to the face of the hotel, new restroom and pool equipment room, new resort planting and irrigation, a new dune walkover path, new lighting that is Sea Turtle Protection and code compliant, and interior renovation of 3 ADA compliant guest rooms.

The scope of work for phase 2 consists of a new event pavilion. Note that the position and location of the event pavilion requires a City Variance.

The proposed project area consists of 42,155 square feet. The total impervious area is 26,257 square feet and the total pervious area is 15,898 square feet.

Per the US Fish and Wildlife Service, there are no critical habitats at this location.