



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, February 6, 2019 – 9:00 a.m.
Benjamin M. Racusin Council Chambers
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes** – Meeting of December 19, 2018
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**
- 9. New Business**
 - a. Public Hearing**
PPR-000011-2019: Application for a Public Project Review (PPR) from the Town of Hilton Head Island for improvements in the Shelter Cove area of US 278 Business (US 278). The improvements include expanding the roadway and adding two signalized crosswalks at the intersection of US 278 and Shelter Cove Lane near Hickory Tavern; expanding the roadway, and installing a new traffic signal and two signalized crosswalks at the intersection of US 278 and Shelter Cove Lane near the Beaufort County Sheriff’s Office; and building a new multi-use pathway along eastbound US 278 between these two improved intersections. *Presented by Jayme Lopko*
- 10. Commission Business**
- 11. Chairman’s Report**
- 12. Committee Report**
- 13. Staff Report**
 - a. Quarterly Report** – *Presented by Anne Cyran*
- 14. Adjournment**

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

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the December 19, 2018 – 3:00 p.m. Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Glenn Stanford, Todd Theodore, Judd Carstens, Caroline McVitty, Lavon Stevens, Michael Scanlon

Commissioners Excused: Leslie McGowan

Town Council Present: Tamara Becker, Bill Harkins, Tom Lennox, David Ames

Town Staff Present: Jeff Buckalew, Town Engineer; Charles Cousins, Assistant to the Town Manager; Shawn Colin, Director of Community Development; Carolyn Grant, Communications Director; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jennifer Ray, Planning & Special Projects Manager; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

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

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Freedom of Information Act Compliance

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

5. Approval of Agenda

The Planning Commission approved the agenda by general consent.

6. Approval of Minutes – Meeting of December 5, 2018

Commissioner Stanford moved to approve the minutes of the December 5, 2018 meeting as submitted. Vice Chairman Kristian seconded. The motion passed unanimously.

Mr. Charles Cousins then approached the Commission to announce recent changes to Town staff. Mr. Cousins transferred positions to Assistant to the Town Manager. Mr. Shawn Colin was promoted to Director of Community Development. The Commission congratulated Mr. Cousins and Mr. Colin.

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

8. Unfinished Business – None

9. New Business – None

10. Commission Business – None

11. Chairman's Report – None

12. Committee Report

a. LMO Committee/Electric Go Karts

Staff recommends the Planning Commission advise the LMO Committee regarding whether or not an amendment to allow electric go karts as an Outdoor Recreation use in the Waterfront Mixed Use (WMU) Zoning District should be pursued.

Vice Chairman Kristian presented opening remarks. After hearing from a number of citizens on both sides of the issue during their previous meeting, the LMO Committee felt it was best to bring this issue to a public forum to get additional comments.

Ms. Lewis presented information as described in the Commission's packet. Ms. Lewis noted that while the discussion has focused on the Broad Creek Marina site, this change would apply to all of the properties in the Waterfront Mixed Use (WMU) Zoning District. Staff presented two videos showing electric go karts. Ms. Lewis then presented the maps showing all of the areas zoned WMU on the Island.

The Commission discussed the information presented, including: the difficulty in making a decision based upon sound in a video; whether indoor go karts are currently in use; and the possibility of having a live demonstration of an electric go kart.

Mr. Nate Jones, a representative of Broad Creek Marina, presented information regarding electric go karts as provided in the Commission's packet and a video demonstrating that an electric go kart produced a decibel level of 52.3 at a distance of 25 feet from the track. Mr. Jones said the decibel level of the traffic on Marshland Road was 65 decibels at a distance of 25 feet. Mr. Jones indicated the nearest outdoor electric go kart track is located in Statesboro, Georgia. Mr. Jones noted that Staff's video showed a racing type go kart as opposed to the smaller, slower go karts they want to use.

The Commission discussed the information presented, including: the safety data on electric go karts; that the Statesboro track has no record of incidents in their 3 years of business; that insurance for electric go karts would cost far less than the insurance for Zipline Hilton Head; the footprint of the outdoor track would be approximately 1,000 linear feet or one acre; if this proposal is rejected, Mr. Freedman would consider building an indoor go kart track; that an indoor track is a by right use on this property; an indoor track is not preferred due to costs and impacts to the site's natural beauty; an indoor track would require at least 43,560 square feet and removal of many trees; the relationship of the outdoor electric go karts with Zipline Hilton Head and overall vision of development on this site; this change would apply to all property in the WMU Zoning District; this use does not fit into other WMU zoned properties; that noise may become a nuisance for surrounding residents; whether this use is the right fit for the community; the decibel levels permitted by the Town Municipal Code before and after 10:00 p.m.; the possibility of bringing an electric go kart to the Island for a demonstration; the Broad Creek Marina site appears to have less

impact than the other WMU areas; what the property owner's final product or goal is for the Broad Creek Marina site; if an electric go kart track is developed, all LMO requirements would need to be met including direct access to a minor arterial and maximum impervious coverage requirements; and that decibel levels are read from an adjacent property line.

Chairman Brown asked for public comments, and the following comments were received:

Chip Munday, Indigo Run General Manager, expressed concerns about noise, visibility, and the site turning into an amusement park over time.

Randy Tardy expressed support for this as an opportunity to attract families and younger individuals to the Island and specifically to the north end.

Donald Lucas, President of the 2019 Indigo Run Community Owners' Association, said every resident that has approached him about this issue is opposed to it. Mr. Lucas expressed concerns about noise from multiple go karts running all day long, karts bumping into each other, and crowds of people.

The Commission asked staff how many complaints the Town has received regarding Zipline Hilton Head and the surrounding area. Mr. Hulbert said there have been no noise complaints since Zipline Hilton Head opened.

Chairman Brown asked whether zipline was a by right use or if a change was made to the LMO to allow it. Staff stated it was not a by right use and the definition of Outdoor Recreation had to be changed to allow it.

The Commission asked whether anyone has discussed this concept with the Simmons family, the adjacent property owners. Mr. Jones said he spoke to Mr. Palmer Simmons the other day and he is aware that Mr. Freedman is going through this process. Mr. Jones stated they have a good working relationship with the Simmons family and always have. The Commission asked the minimum age to drive the electric go karts. Mr. Jones indicated a minimum age of 12 years old to drive. A child as young as 6 years old can sit in the seat next to an adult driver. Mr. Jones indicated they would like to purchase a maximum of 20 electric go karts and have 10 on the track at any given time.

The Commissioners made additional comments, including: one Commissioner stated he cannot support this concept; that go karts are a by right use as Indoor Recreation in the WMU Zoning District; that ambient noise already surrounds the community, so noise is not the issue, but whether this type of activity is wanted on the Island; that there are few activities on the Island for families; from an environmental standpoint the indoor use would be worse; an outdoor track could incorporate the landscape and serve as a sound shielding device; whether electric go karts could be allowed as a conditional use or Special Exception.

Chairman Brown asked Mr. Jones to ask Mr. Freedman to approach the LMO Committee

again with a comprehensive plan of the Broad Creek Marina area, including the end goal of the property, and a map or photographs of the layout of the property.

Staff indicated all regulations will need to be complied with should this use be allowed in the LMO. Staff cautioned that Mr. Freedman may show the Commission a plan, but it does not require him to go through with that plan.

13. Staff Report

a. Update on Circle to Circle Committee & Ad Hoc Committee Recommendations

Mr. Shawn Colin presented a comprehensive update of the initiatives, recommended by the Circle to Circle Committee and the Ad Hoc Committee as described in the Commission's packet.

The Commission and Mr. Colin had an in depth discussion of the initiatives and the outcomes to date. The Commission thanked Mr. Colin for his presentation.

Chairman Brown asked Commissioner Carstens and the Comprehensive Plan Committee to work with Staff to review and improve on the success of these recommendations.

Chairman Brown asked for public comments and the following were received:

Randy Tardy expressed appreciation for the improvements made at the intersection of New Orleans Road and Pope Avenue. Mr. Tardy expressed concern for U-turns being made at that intersection and suggested a No U-turn sign be installed there.

14. Adjournment

The meeting was adjourned at 4:35 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Alex Brown, Chairman



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court, Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT PUBLIC PROJECT REVIEW

Case #:	Project Name:	Public Hearing Date:
PPR-000011-2019	Improvements to the US 278 Corridor in the Shelter Cove Area	February 6, 2019

Project Location:	Applicant:
Properties around the intersections of Shelter Cove Lane and US 278 Business	Jeff Buckalew, Town Engineer Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928

Application Summary:

Application for a Public Project Review (PPR) from the Town of Hilton Head Island for improvements in the Shelter Cove area of US 278 Business (US 278). The improvements subject to this PPR are part of a project to improve safety and traffic flow in the Shelter Cove area. See Attachment A, Project Area.

The subject improvements include: expanding the paved roadway and adding two signalized crosswalks at the intersection of US 278 and Shelter Cove Lane near Hickory Tavern; expanding the paved roadway, and installing a new traffic signal and two signalized crosswalks at the intersection of US 278 and Shelter Cove Lane near the Beaufort County Sheriff's Office (BCSO); and building a new multi-use pathway along eastbound US 278 between these two improved intersections. See Attachment B, Subject Improvements.

Staff Recommendation:

Staff recommends that the Planning Commission find **this application to be consistent** with the Town's Comprehensive Plan for location, character and extent based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

After the redevelopment of the Shelter Cove Towne Centre and the construction of the WaterWalk residential developments, the residents of the Shelter Cove area expressed concerns about traffic safety in the area. In response to their concerns, the Town engaged a consultant in August 2018 to assess the existing conditions for motorists, bicyclists, and

pedestrians in the US 278 corridor near Shelter Cove and to develop recommendations for safety improvements.

The consultant identified alternative improvements for each of the six intersections in the area. The Town held a public meeting on December 11, 2018 to present the results of the study and the alternative improvements and to gather public input. On January 8, 2019, the Capital Improvement Program (CIP) Committee reviewed the proposed improvements and provided feedback.

Staff selected a list of improvements that will improve safety by increasing opportunities for motorists to make left turns onto westbound US 278 at signalized intersections; eliminating left turns onto westbound US 278 at unsignalized intersections; creating signalized pedestrian crosswalks at signalized intersections; and removing an unsignalized pedestrian crosswalk at an unsignalized intersection.

The proposed pathway along eastbound US 278 between Intersections 4 and 6, as shown on Attachment B, will connect two existing pathways along eastbound US 278 that terminate at unsignalized intersections. This new link in the pathway network, along with the new signalized crosswalks, will greatly improve pedestrian and bicyclist connectivity and safety in the Shelter Cove area.

The Town will host another public meeting once the PPR is approved and engineered plans are prepared. The Town anticipates that construction will begin in the fall of 2019.

Description of Project:

Roadway improvements that occur within an existing right-of-way do not require a PPR. The portions of the project that require a PPR are the proposed improvements to Intersections 4 and 6 and the new pathway, as shown in Attachment B.

At Intersection 4, the proposed improvements include widening the pavement on Shelter Cove Lane to create double left turn lanes; widening the pavement on westbound US 278 to improve the existing double left turn lanes; revising the timing of the existing traffic signal to intermittently stop traffic in both directions of US 278; adding stop lines on westbound US 278; installing signal-controlled crosswalks across US 278 and Shelter Cove Lane; and removing the acceleration lane, which is north of the intersection, from westbound US 278. The acceleration lane will be removed because vehicles driving westbound on US 278 will now stop at a signal when vehicles from Shelter Cove Lane turn left onto westbound US 278. This will remove the current conflicts between vehicles merging onto westbound US 278 from Shelter Cove Lane and vehicles on westbound US 278 turning left into the Plaza at Shelter Cove.

At Intersection 6, the proposed improvements include widening Shelter Cove Lane to create left and right turn lanes; installing a traffic signal on a mast arm; installing signal-controlled crosswalks across US 278 and Shelter Cove Lane; and removing the acceleration lane, which is north of the intersection, on westbound US 278. The acceleration lane will be removed because vehicles driving westbound on US 278 will now stop at a signal when vehicles from Shelter Cove Lane turn left onto westbound US 278.

A pathway is proposed along eastbound US 278 between Intersections 4 and 6. The 8 foot to 10 foot wide asphalt pathway will connect to existing pathways along eastbound US 278 that terminate at Intersections 4 and 6. Most of the pathway will be separated from the roadway by several feet; the width of the separation will vary based on nearby

improvements and trees. Short sections of the pathway will be separated from the roadway by a raised curb.

The design of this project will comply with applicable local, state, and federal standards and regulations. The project requires permits from the Town and State and the acquisition of pathway easements.

Location, Character, and Extent:

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, in determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character, and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law:

Findings of Fact:

1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on January 3, 2019, which is 34 calendar days prior to the February 6, 2019 meeting of the Planning Commission.
2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specially called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the February 6, 2019 Planning Commission meeting, which is a regularly scheduled meeting of the Commission.
3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the February 6, 2019 public hearing was published in the Island Packet on January 20, 2019, which is 17 calendar days before the hearing date.
4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the February 6, 2019 public hearing by first-class mail to such owner(s) of the land on January 22, 2019, which is 15 calendar days before the hearing date.

Conclusions of Law:

1. The application was submitted 34 calendar days prior to the meeting date, in compliance with LMO Appendix D-24.
2. The LMO Official scheduled the public hearing on the application for the February 6, 2019 Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2.

4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project 15 calendar days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law:

Findings of Fact:

The adopted Comprehensive Plan addresses the location, character and extent of this project in the Community Facilities and Transportation Elements.

Community Facilities Element

Implications for the Comprehensive Plan 6.3 – Transportation Network

- The Town should coordinate with the State and County to provide for a safe, efficient and well maintained regional transportation network.
- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Goal 6.3 – Transportation Network

- B. To have a safe, efficient and well-maintained regional and local roadway network.
- D. To have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

Implementation Strategy 6.3 – Transportation Network

- C. Continue to expand the Island’s pathway network.

Transportation Element

Implication for the Comprehensive Plan 9.1 – Road Network

- Continued coordination with South Carolina Department of Transportation (SCDOT) and Beaufort County to maintain the current capacity of William Hilton Parkway and other arterials by controlling access points and median crossing locations, improving intersections, adding deceleration lanes, optimizing the synchronized traffic lights with the mainland’s system and investigating other methods of traffic management and development control is recommended.

Implication for the Comprehensive Plan 9.2 – Traffic Volumes and Trends

- Future traffic volumes may exceed the capacity of the Town’s road network impacting both the efficiency and safety of the Island’s roads. Improvements to the road network that include safe and convenient access and interconnections to all areas of the Island that still protect community investments, neighborhoods and the natural environment should be considered.

Implications for the Comprehensive Plan 9.4 – Pathway Network

- Pathways do not currently serve all areas of the Island. The Town should continue to move forward with construction of pathways to connect these areas.
- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional

recreational opportunities and promote alternative means of transportation on the Island should be considered.

Goals 9.1 – Road Network

- A. To improve the road network by creating safe and convenient access and interconnections to all areas of the Island while protecting community investments, neighborhoods, and the natural environment.
- C. To provide intersection design standards and maintenance for public safety while considering the unique Island character, aesthetics, topography, vegetation, environmentally sensitive areas, and neighborhood cohesiveness.

Goal 9.4 – Multi-Use Pathways

- A. To expand the pathway network to provide pedestrians, bicyclists, and other users of non-motorized transit with a safe and efficient infrastructure to connect residential and tourist areas to schools, parks, commercial areas, and potential off-Island connections.

Implementation Strategies 9.1 – Road Network

- A. Continue to coordinate with SCDOT and Beaufort County to maintain the current capacity of William Hilton Parkway and other arterials by controlling access points and median crossing locations, improving intersections, adding deceleration lanes or extending existing deceleration lanes, optimizing the synchronized traffic lights and investigating other methods of traffic management and development control.
- E. Implement intersection signal improvement proposals (left turn signals, right turn signals, pedestrian signals and crosswalks, etc.) that have been endorsed by the South Carolina Department of Transportation.
- F. Continue to consider the use of standard intersection design, traffic circles or roundabouts, when developing road improvement projects.
- H. Continue to implement the use of mast arms at traffic signals and install light emitting diode (LED) traffic lights exclusively at all signalized intersections.

Implementation Strategies 9.4 – Multi-Use Pathways

- A. Expand the Island's Multi-Use Pathway System to connect all appropriate land uses such as parks, schools, open spaces, and beach access facilities on the Island along with residential and commercial destinations:
 - ii. Identify areas for sidewalk or multi-use pathway locations which have significant commercial, recreational, resort, entertainment or other intense public use but do not have adequate pedestrian or bicycle access.
- C. Continue to improve safety of the Island's Multi-use Pathway System by identifying conflicts and improvement opportunities:
 - iii. Coordinate with SCDOT and other agencies as well as private road owners to mark major intersection crossings with colored and textured pavement or painted crosswalks, and install pedestrian activated crosswalks where needed.

Conclusions of Law:

Staff concludes that the project **is compatible** with the adopted Comprehensive Plan as described in the Community Facilities and Transportation Elements **for the location** of this project as follows:

1. The proposed project will expand the Island's pathway network and improve pathway connections, consistent with the Community Facilities and Transportation Elements.
2. The proposed project will improve two intersections creating a safer, convenient access and interconnection within the Shelter Cove area, consistent with the Transportation Element.
3. The proposed project will connect two segments of pathway through a commercial and nearby residential area that currently do not have pedestrian or bicycle access, consistent with the Transportation Element.
4. The proposed project will provide colored and textured crosswalks at side street intersections and pedestrian activated crosswalks for crossing US 278 at the signalized intersections, consistent with the Transportation Element.

Staff concludes that the project **is compatible** with the adopted Comprehensive Plan as described in the Community Facilities and Transportation Elements **for the character** of this project as follows:

1. The proposed project will improve intersections to provide for safe and efficient roadway intersections, consistent with the Community Facilities and Transportation Elements.
2. The proposed project will improve pathway connections and promote alternative means of transportation, consistent with the Community Facilities and Transportation Elements.
3. The proposed project will improve the roadway network, making it safer and providing convenient access and interconnection to the Shelter Cove area while still protecting community investments and the natural environment, consistent with the Transportation Element.
4. The proposed project will use standard intersection design such as the use of mast arms and signalized pedestrian crossings that considers public safety and the unique Island character, consistent with the Transportation Element.
5. The proposed project will encourage safe and convenient pedestrian and bicycle activity and provide crosswalks on side streets with colored and textured surface to emphasize pedestrian safety, consistent with the Transportation Element.

Staff concludes that the project **is compatible** with the adopted Comprehensive Plan as described in the Community Facilities and Transportation Elements **for the extent** of this project as follows:

1. The proposed project will improve intersections to provide for safe and efficient roadway intersections, consistent with the Community Facilities and Transportation Elements.
2. The proposed project will expand the Island's pathway network, improve pathway connections, and promote alternative means of transportation, consistent with the Community Facilities and Transportation Elements.
3. The proposed project will improve the subject intersections by adding left turn lanes and signals to better manage traffic and provide safe and convenient access to the area, consistent with the Transportation Element.
4. In continuing coordination with SCDOT, the proposed project will provide intersection improvements that have been endorsed by SCDOT, consistent with the Transportation Element.

5. The proposed project will include the use of mast arms and LED traffic lights at signalized intersections, consistent with the Transportation Element.
6. The proposed project will provide a pedestrian connection along eastbound US 278 from Shelter Cove Towne Centre through Shelter Cove Plaza to the BCSO, consistent with the Transportation Element.
7. The proposed project will encourage safe and convenient pedestrian and bicycle activity by providing crosswalks with colored and textured surface on side streets to emphasize pedestrian safety and slow traffic, consistent with the Transportation Element.

LMO Official Determination:

The LMO Official determines this application **is compatible** with the Comprehensive Plan **for the location, character, and extent** as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion:

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission's role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

JL

Jayme Lopko, AICP
Senior Planner

1/25/2019

DATE

REVIEWED BY:

AC

Anne Cyran, AICP
Senior Planner / PC Coordinator

1/29/2019

DATE

REVIEWED BY:

TL

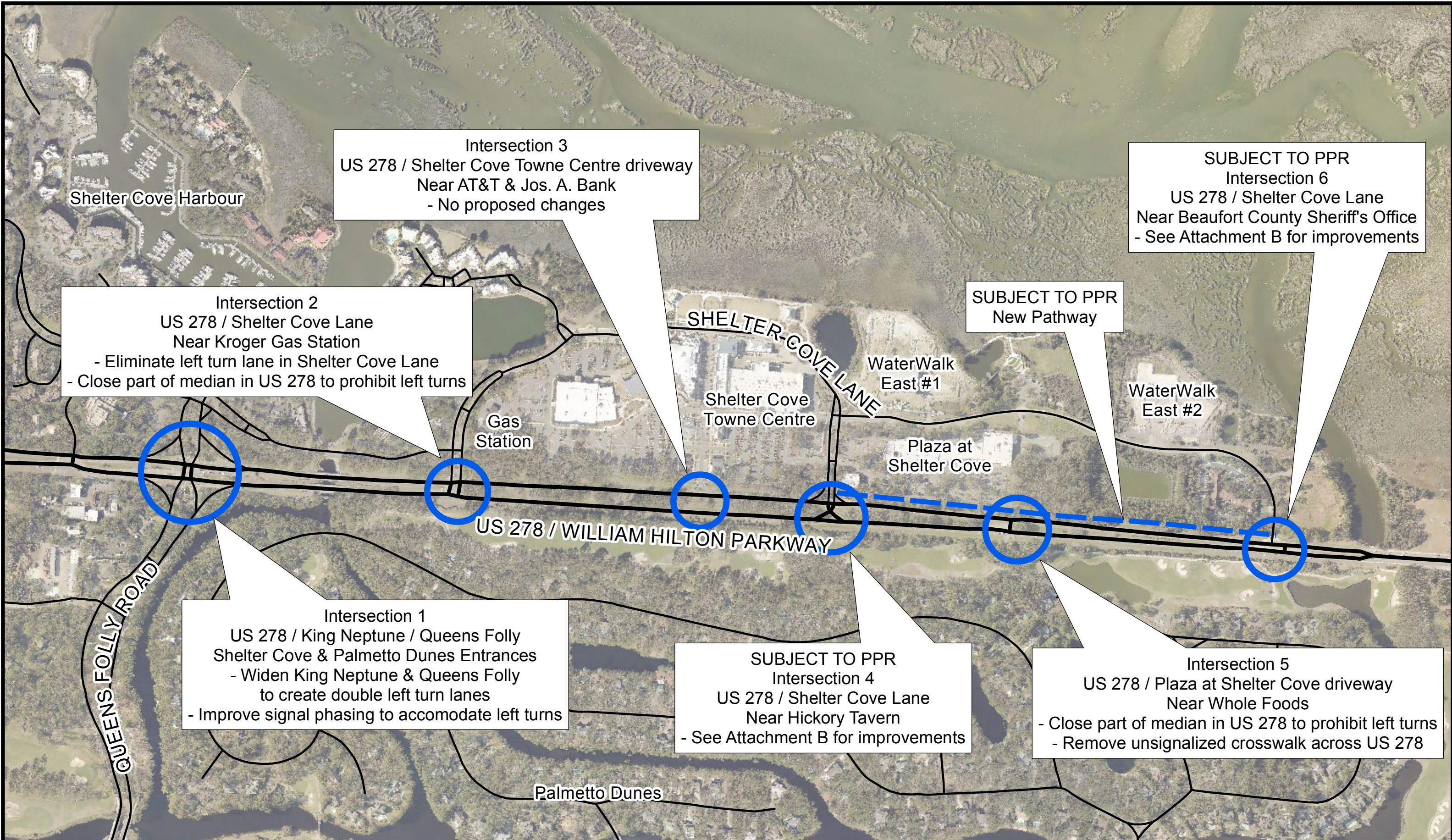
Teri B. Lewis, AICP
LMO Official

1/28/2019

DATE

ATTACHMENTS:

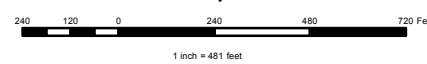
- A. Project Area
- B. Subject Improvements



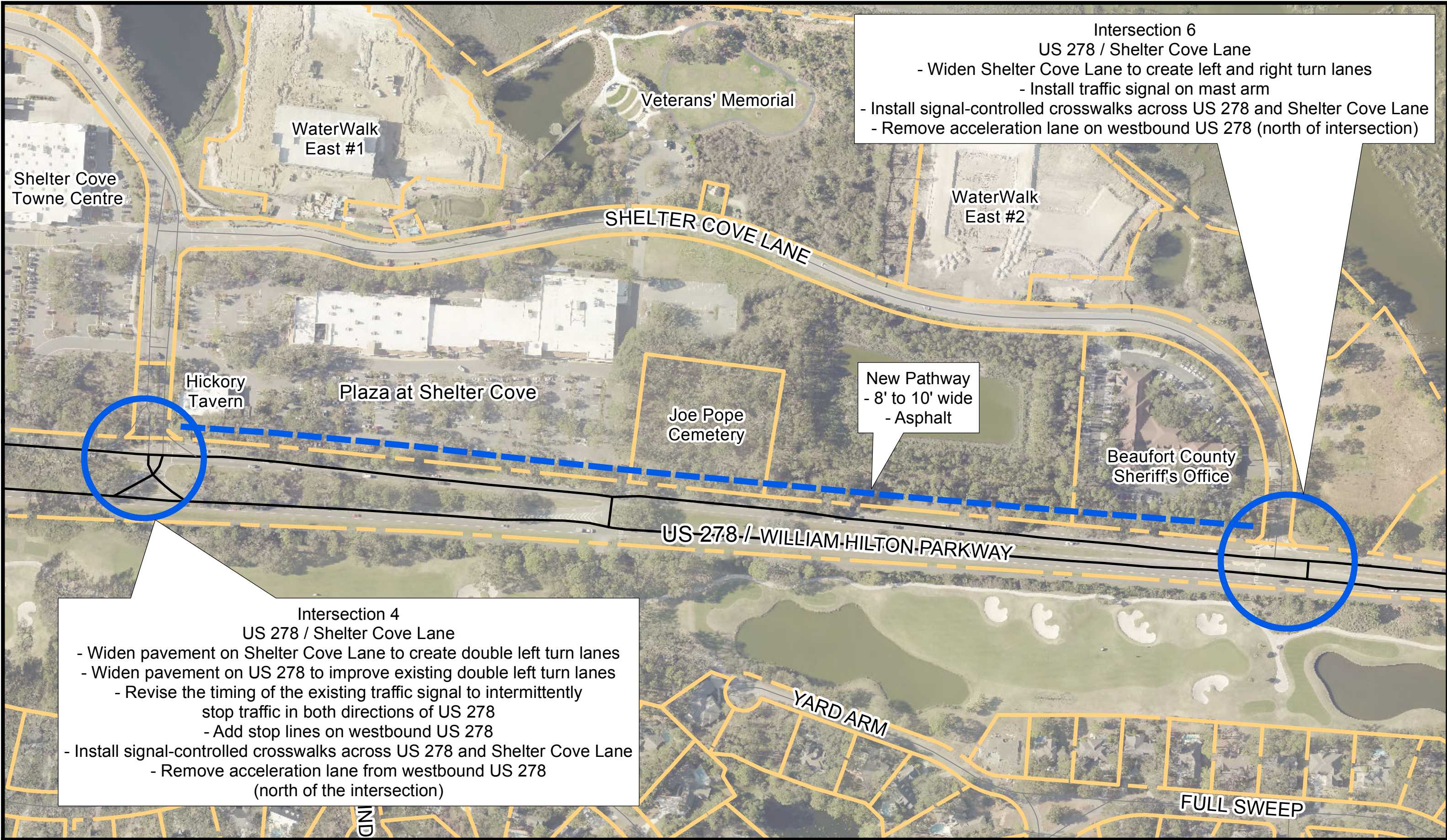
PPR-00011-2019, Improvements to the US 278 Corridor in the Shelter Cove Area

Staff Report, Attachment A - Project Area

January 2019



The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.



Intersection 6
 US 278 / Shelter Cove Lane

- Widen Shelter Cove Lane to create left and right turn lanes
- Install traffic signal on mast arm
- Install signal-controlled crosswalks across US 278 and Shelter Cove Lane
- Remove acceleration lane on westbound US 278 (north of intersection)

New Pathway
 - 8' to 10' wide
 - Asphalt

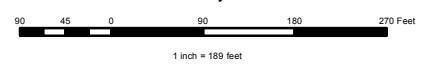
Intersection 4
 US 278 / Shelter Cove Lane

- Widen pavement on Shelter Cove Lane to create double left turn lanes
- Widen pavement on US 278 to improve existing double left turn lanes
 - Revise the timing of the existing traffic signal to intermittently stop traffic in both directions of US 278
 - Add stop lines on westbound US 278
- Install signal-controlled crosswalks across US 278 and Shelter Cove Lane
- Remove acceleration lane from westbound US 278 (north of the intersection)

PPR-00011-2019, Improvements to the US 278 Corridor in the Shelter Cove Area

Staff Report, Attachment B - Subject Improvements

January 2019



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PLANNING COMMISSION QUARTERLY REPORT

October – December, 2018

Applications & LMO Amendments

Appeals	Status
<p><u>APL-001515-2016:</u> Request from Chester C. Williams on behalf of Beachwalk Hotel & Condominiums Association, Inc. and Beachwalk Hilton Head, LLC. The appellant is appealing staff’s approval of Development Plan Review application DPR-001056-2016, dated July 28, 2016, for the proposed Spinnaker Welcome Center located at 30 Waterside Drive.</p> <p>*This application is included because staff recently became aware that the July – September, 2017 Report incorrectly stated that this application was withdrawn.</p>	<p>The Planning Commission has not yet heard this application.</p> <p>The application is pending a final resolution of the BZA appeal, which is in Circuit Court.</p>

LMO Amendments	Status
<p>RV Amendments Amendments to allow the temporary occupation of an RV on a single family lot while a house on that lot is being renovated.</p> <ul style="list-style-type: none"> • Section 16-4-102.B.1.c, Use-Specific Conditions for Principal Uses – Recreational Vehicle (RV) Parks. Revise to provide an exception to allow temporary residence in an RV with conditions. • Section 16-10-105, General Definitions – Recreational Vehicle. Remove a sentence prohibiting the use of an RV for residential or accommodation purposes except in an RV Park. 	<p>Public Hearing on December 5, 2018.</p> <p>Referred back to the LMO Committee for revisions by a vote of 8-0.</p>
<p>Electric Go-Karts Request by Roger Freedman to amend the LMO to allow electric go-karts as an Outdoor Recreation Use in the Waterfront Mixed Use (WMU) Zoning District.</p> <ul style="list-style-type: none"> • On October 3, the Commission received the request and referred the issue to the LMO Committee. • On October 30, the LMO Committee heard a presentation from staff, a presentation from Nate Jones with Broad Creek Marina, and public comments. After a discussion, the LMO Committee requested that the Commission discuss the issue at the next Commission meeting to allow more input. • On December 19, the Commission heard a presentation from staff, a presentation from Nate Jones, and public comments. After a discussion, the Commission asked Mr. Jones to return to the LMO Committee with a comprehensive plan of Broad Creek Marina. 	

Planning Commission Quarterly Report: October – December, 2018

Street Name Applications	Status
<p><u>STDV-002431-2018, Hammock Breeze Way</u> Application to name a new street Hammock Breeze Way. This street will serve Hammock Breeze, a new 39 lot subdivision.</p>	<p>December 5, 2018 Hammock Breeze Way was approved by a vote of 6-2.</p>
<p><u>STDV-002433-2018, Hammock Breeze Court</u> Application to name a new street Hammock Breeze Court. This street will serve Hammock Breeze, a new 39 lot subdivision.</p>	<p>December 5, 2018 Instead of Hammock Court, the name Talon Court was approved by a vote of 5-3.</p>

Subdivision Applications	Status
<p><u>SUB-002356-2018, Jonesville Road</u> Minor subdivision to create three, 0.2-acre lots from part of an 8.25-acre undeveloped parcel, R510 007 000 0082 0000.</p>	<p>Applied October 19, 2018 Under review</p>
<p><u>SUB-002481-2018, 26 Firethorn Lane</u> Minor subdivision of one undeveloped lot into two lots.</p>	<p>Applied October 25, 2018 Approved</p>
<p><u>SUB-002498-2018, 96 Gum Tree Road</u> Minor subdivision of one parcel bisected by Gum Tree Road into two parcels.</p>	<p>Applied October 29, 2018 Approved</p>
<p><u>SUB-002722-2018, 66 Mitchelville Road</u> Minor subdivision of one 11.18-acre undeveloped parcel into two parcels. The resultant 8.28-acre parcel will be developed as Hammock Breeze.</p>	<p>Applied November 28, 2018 Approved</p>
<p><u>SUB-002829-2018, 34 Baygall Road</u> Minor subdivision of a 0.98-acre parcel with four existing residences into two four parcels.</p>	<p>Applied December 12, 2018 Under review</p>

Committees & Task Force

LMO Committee	
<p>October 30, 2018</p>	<p>2018 General Amendments & Electric Go-Karts</p> <p>Teri Lewis, LMO Official, presented a list of proposed amendments to the LMO. The Committee discussed each amendment, received public comments, and provided direction for staff. Ms. Lewis stated staff will revise these amendments before bringing them to the Planning Commission.</p> <p>The Committee considered the request to amend the LMO to allow electric go-karts as an Outdoor Use in the Waterfront Mixed Use (WMU) Zoning District. The Committee heard a presentation from staff, a presentation from Nate Jones with Broad Creek Marina, and public comments. After a discussion, the LMO</p>

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	Committee requested that the Planning Commission discuss the issue at the next Commission meeting to allow more input.
December 11, 2018	<p>RV Amendments</p> <p>Met to discuss LMO amendments to allow the temporary occupation of an RV on a single family lot while a house on that lot is being renovated. Teri Lewis, LMO Official, presented the proposed changes. After a discussion, the Committee asked staff to revise the amendments and send the draft language to the Committee for review prior to another public hearing.</p>

Gullah-Geechee Land & Cultural Preservation Task Force	
October 1, 2018	<ul style="list-style-type: none"> • Reviewed a draft of proposed content for the Gullah Resource Center webpage. • Discussed a timeline to complete the Heirs' Property Identification. • Discussed the Walker Collaborative team's first visit. • Approved a motion to support the Town's Historic Neighborhoods Preservation Administrator position by a vote of 4-1.
October 15, 2018	Community Input Meeting at the Hilton Head PSD.
November 5, 2018	<ul style="list-style-type: none"> • Received an update on the Gullah Resource Center webpage, which will be live in 45 to 60 days. • Discussed whether the Historic Neighborhoods Preservation Administrator should maintain the Heirs' Property Identification list when it is complete. • Received an update on the Historic Neighborhoods Preservation Administrator. There are 49 applications. Two Task Force members will be included in the interviews with the top candidates.
November 14, 2018	Strategy Building Workshop at the Northridge Event Venue.
November 16, 2018	Phil Walker of the Walker Collaborative made a presentation on strategies outlined in the Strategy Building Workshop, and updated the Task Force on accomplishments, ongoing tasks, and the schedule moving forward. The Task Force and the public discussed a variety of related issues.
December 17, 2018	<ul style="list-style-type: none"> • Reviewed a draft of the Gullah Resource Center webpage. • Discussed whether they should pursue Heirs' Property Identification. • Discussed having educational opportunities and resources locally to address heirs' property issues. • Received an update on the Historic Neighborhoods Preservation Administrator position. Town staff narrowed the 49 candidates to seven. Chairman Lavon Stevens and Joyce Wright will be included in the

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	interviews with the top candidates.
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Staff Reports

Update on Affordable Housing Initiative

On October 3, Jennifer Ray, Planning & Special Projects Manager, presented information pertaining to the recent meeting of the Public Planning Committee (PPC) and the recently hired consultant, Lisa Sturtevant & Associates, a Virginia based company specializing in housing policy and planning.

On November 14, Jennifer Ray presented an update on the initiative. The Consultant is working on an assessment of workforce housing needs specific to the Island. A draft of her assessment will be available in the next few weeks. The Consultant and her team will be on the Island in the last week of November to conduct meetings with focus groups. The PPC will hold a special meeting with the Consultant on Thursday, November 29.

Update on Fire Hydrant Expansion Project

On December 5, Joheida Fister, Fire Marshal, presented an update on the joint Town of Hilton Head Island-Hilton Head Public Service District project to install fire hydrants in areas where homes are located more than 1,000 feet from a hydrant. The Town's Fiscal Year 2019 budget included \$50,000 to cost-share with the Hilton Head Public Service District to install eight new fire hydrants. The Town will continue work with the Hilton Head Public Service District to install hydrants for unserved addresses. Fire Rescue maintains a list of unserved addresses, which is updated as building permits or mobile home placement applications are submitted for those addresses.

Update on Fiscal Year 19 CIP

On November 14, Scott Liggett, Director of Public Projects and Facilities/Chief Engineer, presented a thorough review and update of the following categories of priority projects: pathways; roadway improvements; park development; existing facilities and infrastructure; new facilities; and beach maintenance.

Update on Gullah-Geechee Land & Cultural Preservation Task Force

On November 14, Jayme Lopko, Senior Planner and Staff Liaison to the Task Force, presented a summary of the Task Force's accomplishments in the last year, including identifying all of the Gullah properties on the Island and significantly reducing delinquent property taxes. The Town created a Historic Neighborhoods Preservation Administrator position to work specifically with the historic neighborhoods. The Town hired a consultant, The Walker Collaborative, to work on the Gullah-Geechee Culture Preservation Project. The Consultant visited the Island in September to gather information and receive community input on the preservation of the Gullah culture, heirs' property, and LMO issues. The Consultant is visiting the Island now to develop conceptual strategies to address these issues.

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Capital Improvement Projects

Pathways	Status
Along South Forest Beach (SFB) Drive from Coligny Circle to Tanglewood Drive	<ul style="list-style-type: none"> • Under construction. • Projected completion: April 2019.
Along Tanglewood Drive from SFB Drive to Cordillo Parkway	<ul style="list-style-type: none"> • Under construction. • Projected completion: April 2019.
Along eastbound US 278 between the US 278/Shelter Cove Lane intersection near Hickory Tavern and the US 278/Shelter Cove Lane intersection near Beaufort County Sheriff's Office	<ul style="list-style-type: none"> • Will be constructed as part of the US 278 Corridor Improvements in the Shelter Cove Lane area project. • Town staff will apply for a PPR in 2019.

Roadway Improvements	Status
US 278 Corridor Improvements in the Shelter Cove Area	<ul style="list-style-type: none"> • Public meeting held on December 11, 2018. • Town staff will apply for a PPR in 2019.
Accessibility and Safety Enhancements	Pursuing SCDOT permits to install prototype crosswalk safety improvements at the US 278/Yacht Cove intersection.
Nassau Street Stormwater & Resurfacing	<ul style="list-style-type: none"> • Under construction. • Projected completion: April 2019.
Nassau Street Improvements	<ul style="list-style-type: none"> • Under construction. • Projected completion: April 2019.
Pope Avenue & Lagoon Road Intersection Improvements	<ul style="list-style-type: none"> • Under construction. • Projected completion: May 2019.
Squire Pope Road & William Hilton Parkway Intersection Improvements	On hold as SCDOT's US 278 Corridor Redevelopment project moves forward.
Dirt Road Paving: Pine Field Road	Researching right-of-way donations.
Dirt Road Paving: Mitchelville Lane	Researching right-of-way donations.
Mast Arm Replacement at US 278/Pembroke Drive near Jarvis Creek Park	<ul style="list-style-type: none"> • IFB is pending. • Projected completion: June 2019.

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Park Development	Status
Island Recreation Center Expansion	<ul style="list-style-type: none"> • Complete. • Ribbon cutting ceremony: January 31, 2019.
Lowcountry Celebration Park (Coligny Area Redevelopment Initiative)	<ul style="list-style-type: none"> • Will open for bid in January 2019. • Projected start of construction: spring 2019. • Projected completion: Phase 1, July 2020.

Existing Facilities and Infrastructure	Status
Cordillo Tennis Courts Redevelopment	<ul style="list-style-type: none"> • Bids received in November. • Projected start of construction & project completion: spring 2019.
Kayak Launch at Rowing & Sailing Center at Squire Pope Community Park	<ul style="list-style-type: none"> • Built in November 2018.
Fire Station #2 (Sea Pines)	On hold.

New Facilities and Infrastructure	Status
F&R Computer Systems Upgrades	Ongoing.

Beach Management & Monitoring	Status
Physical and Biological Monitoring	Ongoing.