



Town of Hilton Head Island
**COMMUNITY SERVICES AND PUBLIC
SAFETY COMMITTEE MEETING**
Monday, November 22, 2021, 9:00 AM
AGENDA

The Community Services & Public Safety Meeting will be conducted virtually and can be viewed on the [Town of Hilton Head Island Public Meetings Facebook Page](#) .

1. **Call to Order**
2. **FOIA Compliance** Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Roll Call**
4. **Approval of the Agenda**
5. **Approval of the Minutes**
 - a. Regular Meeting - October 25, 2021
6. **Appearance by Citizens** Citizens who wish to address the Committee may do so by contacting the Town Clerk at 843.341.4701, no later than 4:30 p.m., Friday, November 19, 2021. Citizens may also submit written comments via the [Town's Open Town Hall Portal](#). The portal will also close at 4:30 p.m., Friday, November 19, 2021. Comments submitted through the portal will be shared with the Committee and made part of the official record.
7. **Unfinished Business**
 - a. Discussion of the Sandalwood Food Pantry and Use of Town-Owned Property
8. **Adjournment**

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



Town of Hilton Head Island
**Community Services & Public Safety
Committee**

Monday, October 25, 2021, 9:00 a.m.
Meeting Minutes

Present from Town Council: Bill Harkins, *Chairman*; Tamara Becker, Tom Lennox, Glenn Stanford, *Council Members*

Present for Town Council: Councilman Alex Brown

Present from Town Staff: Marc Orlando, *Town Manager*; Jeff Buckalew, *Interim Director of infrastructure Services*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

Chairman Harkins called the meeting to order at 9:00 AM.

2. FOIA Compliance

Ms. Wiedmeyer confirmed compliance with FOIA.

3. Roll Call

Attendance was confirmed.

4. Approval of the Minutes

a. September 27, 2021

Mrs. Becker moved to approve. Mr. Lennox seconded. The minutes were approved by a vote of 4-0.

5. Appearance by Citizens

Edwina Dunlap, Ellen Whaley, and Sherri Bittner addressed the Committee on the Beach Master Planning and Facilities improvements. They referenced recommendations they had provided to the Mayor and Town Council for consideration.

Martin Lesch, Risa Prince, and Stella Anderson addressed the Committee on a recent decision by the Town Council to rescind the initial approval of the Office of Cultural Affairs Strategic Plan. In response to the statements made, Mrs. Becker responded.

6. New Business

a. Presentation of the Fire Rescue Six Month Update Report

Chief Tadlock addressed the members of the Committee providing a presentation of the last six months accomplishments. Members of his staff were also on the meeting to answer questions if necessary. Members of the Committee asked various questions as well as thanked Chief Tadlock and the members of Fire Rescue for what they do for our Island.

b. Discussion of Beach Master Planning and Facility Improvements

Mr. Harkins made some opening remarks before introducing Mr. Buckalew to address the Committee and make a presentation on the overall function and user experience of the Town beach parks. He reviewed the priorities for strategic planning for each of the beach parks. Mr. Gruber provided information concerning the Town's lawful ability to remove the meters from Islanders Beach Park; stating that DHEC has been contacted. Mr. Buckalew concluded his presentation by requesting the Committees direction.

After some brief discussion from the Committee members, Mr. Ames moved to dedicate and endorse Islanders Beach Park to a resident only park; to include a clear definition of residents, and support for lawfully removing the meters. Mrs. Becker seconded. By way of roll call, the motion carried by a vote of 4-0.

7. Adjournment

By way of unanimous vote, the meeting was adjourned at 11:04 AM

Submitted by: Krista M. Wiedmeyer, Town Clerk

Approved: _____



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Community Services & Public Safety Committee
VIA: Chris Yates, CBO, CFM, CGP, *Interim Community Development Director*
FROM: Anne Cyran, AICP, *Interim Comprehensive Planning Manager*
CC: Shawn Colin, AICP, *Senior Advisor to the Town Manager*
DATE: November 12, 2021
SUBJECT: Sandalwood Food Pantry

Recommendation

Staff recommends the Community Services & Public Safety Committee forward a recommendation to Town Council to support the exploration of a partnership with Sandalwood Community Food Pantry to build a permanent facility on Town-owned property.

Background

Former Town Manager Steve Riley received a request in late 2020 from Dr. Nanette Pierson, Director of the Sandalwood Food Pantry, asking the Town to consider providing property to the Pantry for the construction of a permanent facility.

In her request, Dr. Pierson said, "...We are caring for so many of the HHI families struggling right now with unemployment and food scarcity...Sandalwood Community Food Pantry is out of space, and we are ready to build. I have raised over \$300,000 to build our Resilient Pantry and only desire our beloved Town of HHI to bless us with this small and humble request for land."

The Pantry is a 501(c)(3), volunteer-based organization established in 2009 to serve hungry children in the Sandalwood Terrace development. The Pantry has expanded and relocated five times. It is currently located in the Queen Chapel AME Church on Beach City Road where it serves 950 clients. The Pantry seeks to relocate to a larger, permanent facility.

Dr. Pierson recently confirmed she has now raised \$425,000 for this project.

Town staff brought forward this partnership request to Town Council for consideration in a similar manner as was used for previous nonprofits seeking partnerships with the Town, such as the Hilton Head Island branch of the Beaufort County Library, Mitchelville, the Coastal Discovery Museum at Honey Horn, and others.

On March 22, 2021, this item was brought before the Committee to consider their support for such a partnership and to consider a specific site for the facility. The Committee made a

recommendation in support of exploring the partnership and in support of the staff-recommended site of the former Children's Center.

Since that time, additional information related to the former Children's Center property, particularly access and traffic flow, and the need for additional discussion by Town Council have been identified. It has been requested to come back to the Committee for additional consideration of these items or to identify additional information needed to make a determination on this request.

If Town Council supports exploring a partnership with The Pantry to build a facility on Town-owned property, staff will work to identify options for the facility and provide any additional information Town Council requests to make that decision.

Attachments

- A) Development Feasibility Report and Attachments: Former Children's Center Site
- B) Development Feasibility Report and Attachments: Former Beaufort County Transfer Station
- C) Original Recommendation Considered at the March 22, 2021 Community Services and Public Safety Committee.

Town of Hilton Head Island
Community Development Department

Development Feasibility Report: Former Children’s Center Site

Parcels	Address	Size (Gross Acres)	Zoning District(s)	Flood Zone(s)
R510 008 000 0087 0000 R510 008 000 087A 0000	145 Mathews Drive	0087: 1.06* 087A: 0.718*	PR, COR	Shaded X, AE

*May change based on results of title & survey work.

Considerations	Notes
Use of Property	The stated use of the properties in a property information file note is the Mathews Drive roundabout and open space.
Roundabout	Based on aerial photos, a portion of the roundabout is located on Parcel 0087.
Access	Vehicular access would be from the Mathews Drive roundabout or the drive aisle for the substation on the adjacent parcel, which is also owned by the Town. Access to the site should be investigated further with SCDOT. There is no pathway or crosswalk to access the property. There is a pathway across the street on Mathews Drive. A crosswalk across Mathews Drive to the south of the roundabout could offer pedestrian/bicycle access. An encroachment permit from SCDOT would be required for the crosswalk. Potential traffic volumes should be investigated further.
Wetlands	Parcel 087A is mostly covered with a freshwater wetland. See Attachment C, Boundary Survey 2009. Impacts of potential development on the adjacent wetlands should be discussed further.
Size	Not including the roundabout, the total upland on both parcels is about 1.13 acres.

Zoning Standards

Density	Parking	Max Building Height	Maximum Impervious Coverage
7,080 sf GFA* (6,000 sf/acre)	1 per 400 sf of GFA	45 feet	60%

*May change based on results of title & survey work. Based on the fact that approximately 1/6 of Parcel 087A is developable.

Setbacks/Setback Angle:

	Mathews Drive	Town-Owned Parcels	Palmetto Electric Parcel
Parcel 0087	40 ft/70 degrees	30 ft/60 degrees	N/A
Parcel 087A	N/A	N/A	20 ft/75 degrees

Adjacent Street Buffer:

	Mathews Drive
Parcel 0087	B (15’ or 25’)*

*As required by the Land Management Ordinance. Staff proposes requiring a Type E, Option 2 buffer, which is 35’.

Adjacent Use Buffers:

November 15, 2021

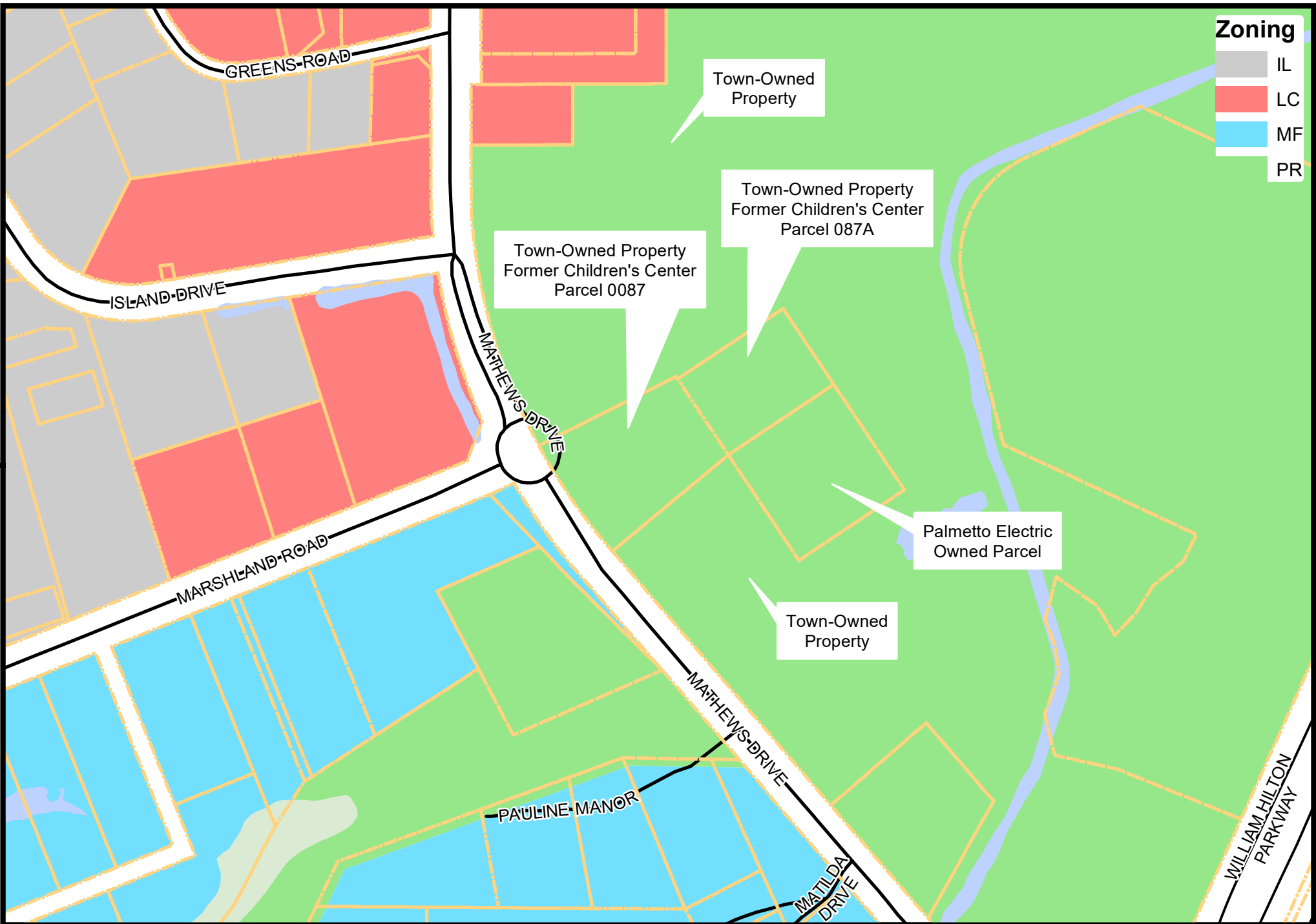
	Mathews Drive	Town-Owned Parcels	Palmetto Electric Parcel
Parcel 0087	B (15' or 25')	None	None
Parcel 087A	N/A	N/A	None

Freshwater Wetland Buffers:

	Pervious Paved Surfaces	Structures	Impervious Paved Surfaces
Average	35 feet	35 feet	40 feet
Minimum	10 feet	20 feet	20 feet

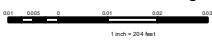
Attachments:

- A. Zoning Map
- B. Aerial Photo
- C. Boundary Survey 2009

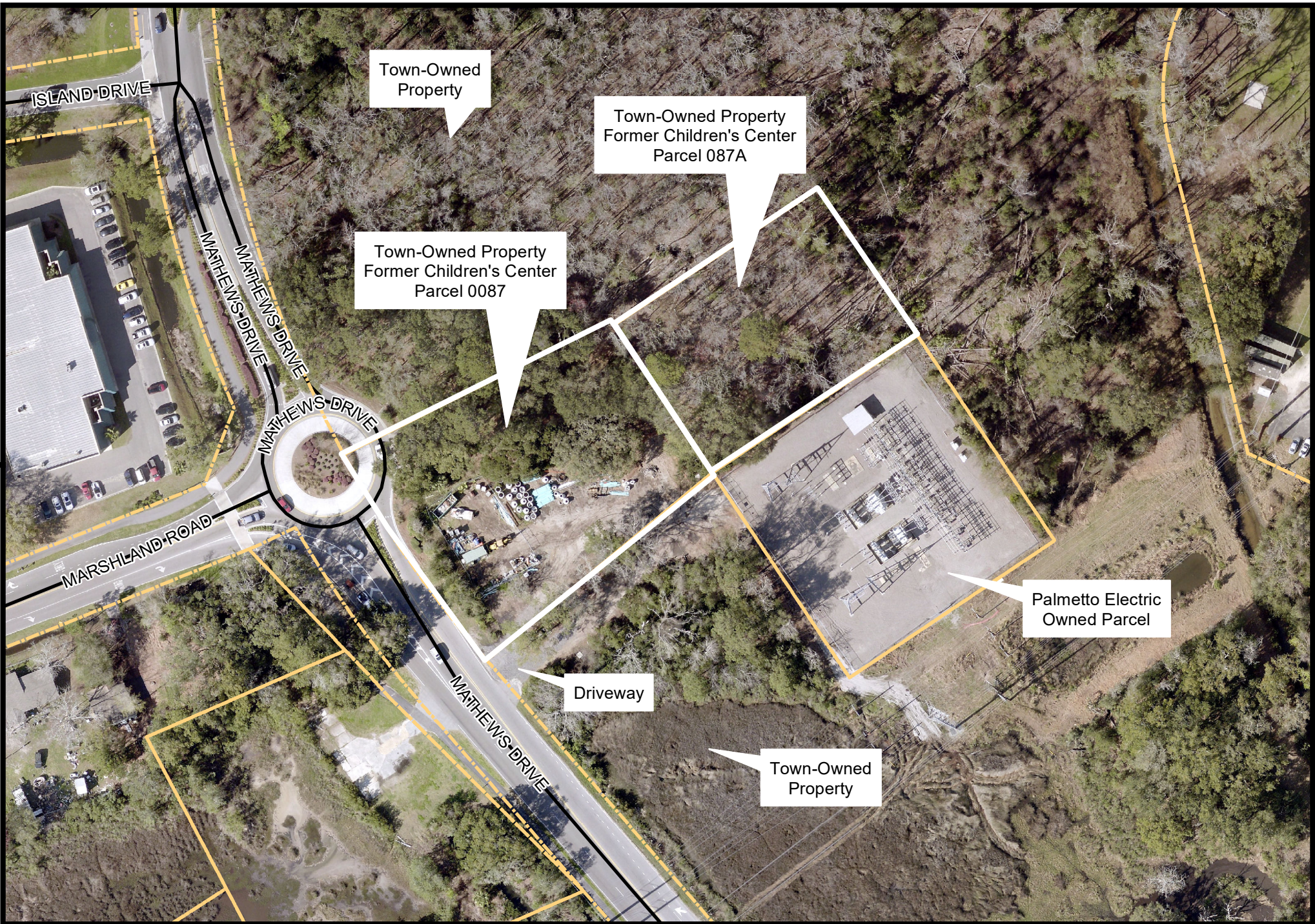


Development Feasibility Report: Former Children's Center

Attachment A: Zoning Map



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Town-Owned Property

Town-Owned Property Former Children's Center Parcel 087A

Town-Owned Property Former Children's Center Parcel 0087

Palmetto Electric Owned Parcel

Driveway

Town-Owned Property



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928
PHONE: 843.661.8800

Development Feasibility Report: Former Children's Center

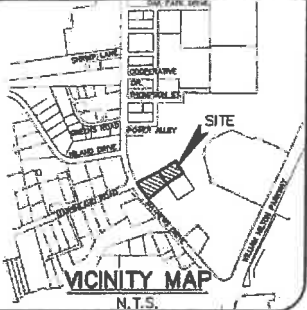
Attachment B: Aerial Photo



1 Inch = 100 Feet



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NOTES:

- 1). THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
- 2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
- 3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 5). USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
- 6). THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.

CURVE TABLE						LINE TABLE		
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	LINE	LENGTH	BEARING
C1	169.21	880.62	168.95	N34°25'11"W	11°00'35"	L1	37.23	N 39°55'29" W

SOME OR ALL AREAS ON THIS PLAN 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 CAN 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.

N/F THE TOWN OF HILTON HEAD ISLAND
510-008-000-0153-0000

N 135840.31
E 2092517.38

N/F THE TOWN OF HILTON HEAD ISLAND
510-008-000-0153-0000

PARCEL 87A
0.73 AC. (31,836 S.F. TOTAL)
(0.174 AC HIGH GROUND)

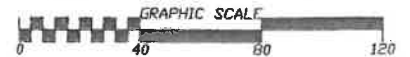
PARCEL 87
0.96 AC. (41,680 S.F.)
(IMPROVEMENTS NOT SHOWN)

N/F PALMETTO ELECTRIC COOP.
510-008-000-0094-0000

N/F THE TOWN OF HILTON HEAD ISLAND
510-008-000-0153-0000

BOUNDARY SURVEY OF:
PARCELS 87 & 87A, MATHEWS DRIVE,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: THE TOWN OF HILTON HEAD ISLAND

DATE: 3/23/09 SCALE: 1" = 40'



SIS Sea Island Land Survey, LLC.
4D Mathews Court,
Hilton Head Island,
SC 29926
Tel: (843) 681-3248
Fax: (843) 689-3871
E-mail: sis@sprynet.com
FILE No.: 0068372 DWG No.: 5-1363

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



NOT VALID UNLESS EMBOSSED

- SYMBOLS**
- CMF □ - 3" CONCRETE MONUMENT FOUND
 - IPSO ○ - 1/2" IRON PIN SET WITH CAP
 - ⊙ - ELECTRIC SERVICE
 - ⊠ - ELECTRIC TRANSFORMER
 - - TELEVISION SERVICE
 - - TELEPHONE SERVICE
 - - WATER METER
 - - VALVE BOX
 - ⊙ - FIRE HYDRANT

- REFERENCE PLATS**
- 1) A PLAT OF ADDITION TO PROPERTY OF HILTON HEAD PSD #1, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 4/19/72
RECORDED IN BOOK 20, PAGE 128
ROD. BEAUFORT COUNTY, SC
BY: FRED C. HACK S.C.R.L.S. # 1377
 - 2) A SURVEY FOR DAY CARE CENTER, A PORTION OF MATHEWS PLANTATION NO. 4, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 4/26/68
RECORDED IN DEED BOOK 153, PAGE 303
ROD. BEAUFORT COUNTY, SC
BY: FRED C. HACK S.C.R.L.S. # 1377

PROPERTY AREA = 1.69 AC. (73,516 S.F.) TOTAL
ADDRESS: # 145 MATHEWS DRIVE
DISTRICT: 510 , MAP: 8 , PARCELS: 87 & 87A

THIS PROPERTY LIES IN F.E.M.A. ZONE A7 - 14.0'
COMMUNITY NO. 450250, PANEL: 0009D, DATED: 9/29/86

Development Feasibility Report: Former Children's Center
Attachment C: Boundary Survey 2009

Town of Hilton Head Island
Community Development Department

Development Feasibility Report: **Former Beaufort County Transfer Station**

Parcel	Address	Size (Gross Acres)	Zoning District(s)	Flood Zone(s)
R510 007 000 0244 0000	8 Augusta Lane	1.56*	PR, COR	X

*May change based on results of title & survey work.

Considerations	Notes
Acquisition	The Town obtained this property in a land swap with Beaufort County. In exchange for this property, the Town conveyed a 1.03-acre parcel adjacent to the Beaufort County building near Port Royal to Beaufort County.
Use of Property	According to an article published at the time of the land swap, “The land being acquired by the Town is to be converted to open space, at the county’s expense, after the solid waste collection and recycling center is relocated.” The documents related to the land swap state the County “Shall undertake and complete all rehabilitation and remediation required to remove any environmental contamination...revealed by the environmental assessments.”
Access	Vehicular access to the property is from a shared driveway named Augusta Lane, which intersects with Nature’s Way. The driveway also provides access to the adjacent Hilton Head PSD and Palmetto Electric properties. It is not clear who owns the property on which the driveway is located. Additional research is needed about the access across that property. There is a possibility of building a second driveway through the Santee Cooper powerline easement to access the property from west. A pathway along Pembroke Drive can provide pedestrian and bicyclist access to the property.
Additional Parking	There is a possibility of building overflow parking in the Santee Cooper powerline easement.
Wetlands	The freshwater wetlands on the adjacent Town-owned property appear to be close to, if not on, the property. A survey and wetland determination are required to determine if the wetland or any required wetland buffers affect the site.
Size	The square portion of the parcel is approximately 1.25 acres.
Environmental Concerns	There were two Environmental Assessments of the site. The Phase I EA was to determine and identify any Recognized Environmental Conditions, meaning the presence or likely presence of Hazardous Substances or Petroleum Products. The Phase I EA detected surface soil contamination of petroleum products near the transfer station’s oil recovery station and the hydraulic trash compactor. When the transfer station ceased operations (2003), a Phase II EA report determined the groundwater near the oil recovery station and the trash compactor did not exceed DHEC standards for maximum contaminant levels. The consultant did note a slight presence of impacted soil at a depth of three inches below ground surface near the oil recovery station, but determined that further assessment was not warranted.

Zoning Standards

Density	Parking	Max Building Height	Maximum Impervious Coverage
9,360 sf* (6,000 sf/acre)	1 per 400 sf of GFA	35 feet	45%

*May change based on results of title & survey work.

Setbacks/Setback Angle

	PE, Parcel 218	Town-Owned Parcel	PSD, Parcel 1061	Unknown Owner Parcel
Subject Parcel	20 feet/75 degrees	30 ft/60 degrees	20 feet/75 degrees	20 feet/75 degrees

Adjacent Street Buffer

	None
Subject Parcel	N/A

Adjacent Use Buffers

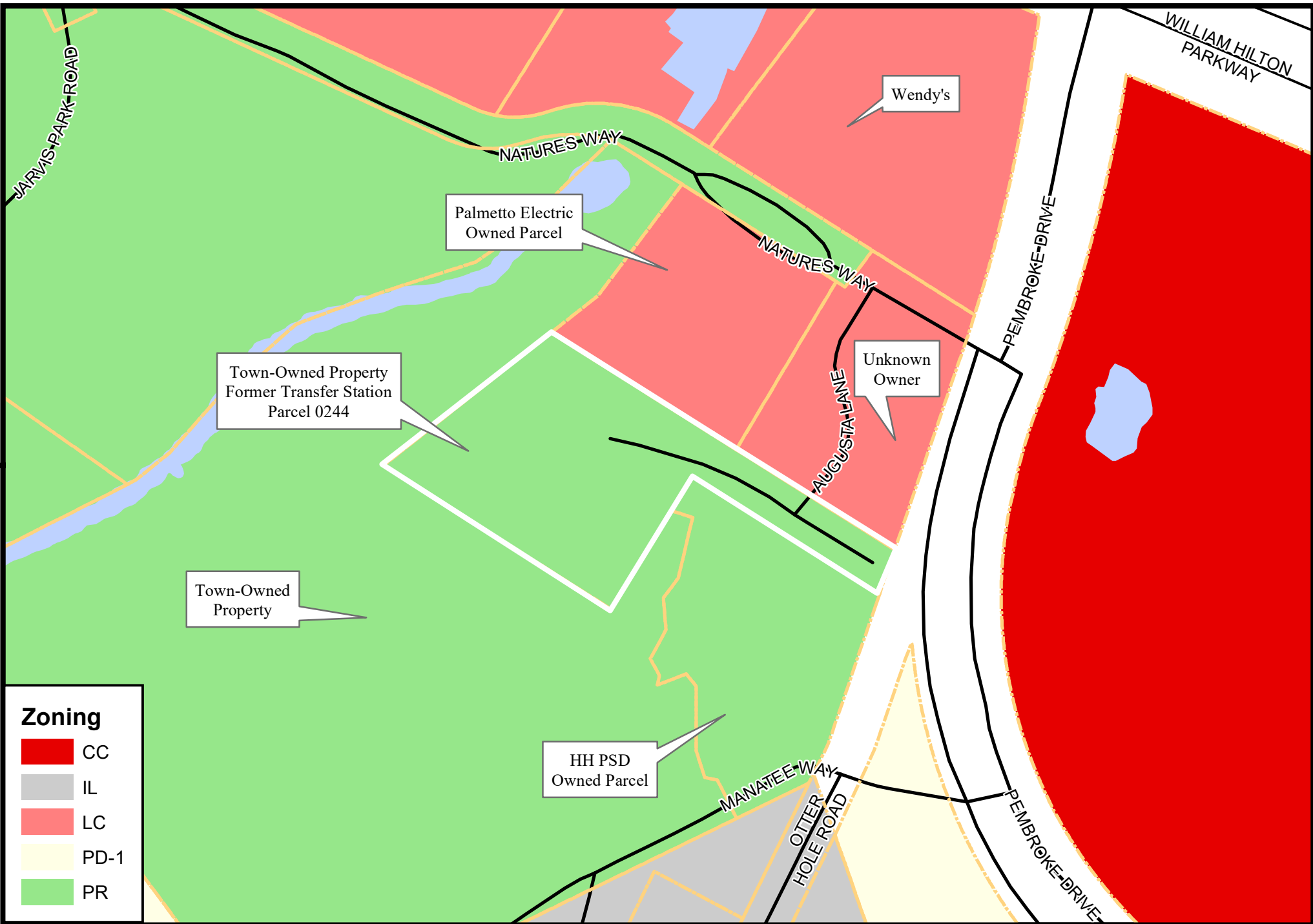
	PE, Parcel 218	Town-Owned Parcel	PSD, Parcel 1061	Unknown Owner Parcel
Subject Parcel	None	Type C (15' or 25')	None	None

Freshwater Wetland Buffers

	Pervious Paved Surfaces	Structures	Impervious Paved Surfaces
Average	35 feet	35 feet	40 feet
Minimum	10 feet	20 feet	20 feet

Attachments:

1. Zoning Map
2. Aerial Photo



- Zoning**
- CC
 - IL
 - LC
 - PD-1
 - PR

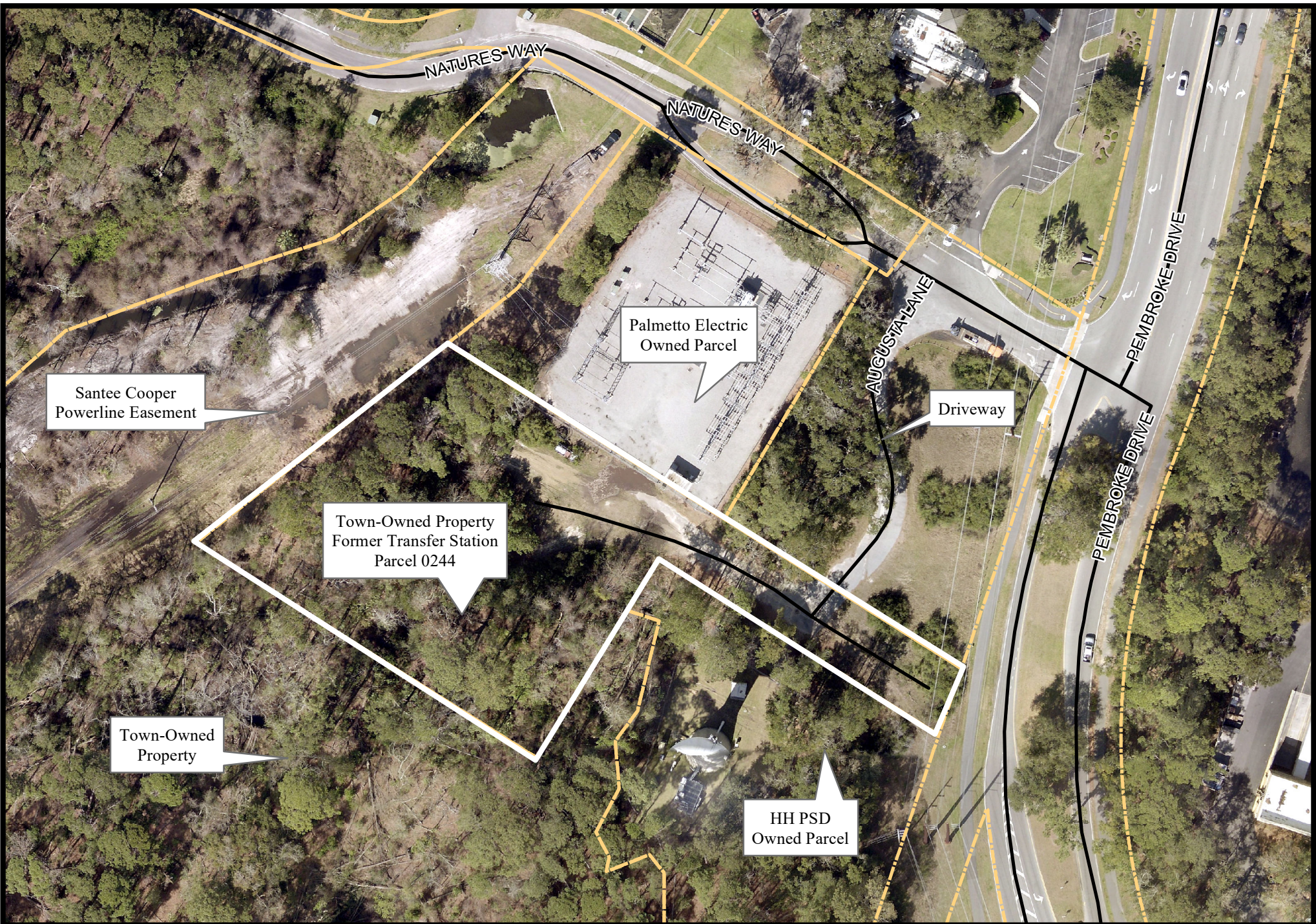
Development Feasibility Report: Former Transfer Station

Attachment A: Zoning Map



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Santee Cooper
Powerline Easement

Town-Owned Property
Former Transfer Station
Parcel 0244

Town-Owned
Property

Palmetto Electric
Owned Parcel

Driveway

HH PSD
Owned Parcel

Development Feasibility Report: Former Transfer Station

Attachment B: Aerial Photo





TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Community Services & Public Safety Committee
VIA: Jennifer Ray, *ASLA, Interim Community Development Director*
FROM: Anne Cyran, *AICP, Senior Planner*
CC: Shawn Colin, *AICP, Interim Deputy Town Manager*
DATE: March 11, 2021
SUBJECT: Sandalwood Community Food Pantry Lease

Recommendation

Staff recommends the Community Services and Public Safety Committee forward a recommendation to Town Council to authorize the Town Manager or his designee to execute a lease of Town-owned property to the Sandalwood Community Food Pantry (Pantry) to build a permanent facility.

The properties recommended for consideration include the former Beaufort County transfer station and the former Children's Center site. Staff recommends a condition for the Children's Center site: the Pantry will create a Type E, Option 2 buffer adjacent to Mathews Drive, a minor arterial street. This buffer is typically required for a major arterial street; it is wider and has more vegetation than a buffer for a minor arterial street. This condition is consistent with other Town land use agreements that required wider adjacent street buffers.

Staff does not recommend requiring a wider buffer for the former transfer station site. The property is set back 250 feet from Pembroke Drive and is screened by vegetation.

Summary

The approval of a lease agreement will allow the Pantry to build a permanent, resilient facility on the Island. The facility will be built to withstand damage from natural disasters so the Pantry can serve their clients at all times.

Development of the Pantry is consistent with Our Plan Inclusive Strategy 3.2, Connected Strategy 3.4, and Infrastructure Strategy 5.5.

Background

The Pantry is a 501(c)(3), volunteer-based organization committed to reducing hunger on Hilton Head Island by providing an efficient, cost effective centralized system for collecting, purchasing, and distributing nutritional food to those Island residents living below the federal poverty line. The pantry serves 950 clients, including young children, the unemployed, the working poor, the mentally challenged, the physically challenged, senior citizens, and the homeless.

Established in 2009 to serve hungry children in the Sandalwood Terrace development, the pantry has expanded and relocated five times. It is currently located in the Queen Chapel AME Church on Beach City Road, but it has again run out of space. Last year, the Pantry approached the Town to build a permanent facility on Town-owned property.

Staff examined all undeveloped Town-owned property in the mid and north Island areas, ruling out properties that are too small; covered in wetlands; designated for future uses; restricted by covenants; or located in areas that are incompatible with a Community Services use.

There are two undeveloped Town-owned properties that could meet the Pantry's needs: the former Children's Center site on Mathews Drive; and the former Beaufort County transfer station near Otter Hole. Both sites:

- are located in the Parks and Recreation (PR) Zoning District, which allows Community Service uses, such as the Sandalwood Pantry.
- are located within the Corridor Overlay (COR) Zoning District, which requires Design Review Board approval.
- are at least one acre in size, which is the minimum size needed for the facility.
- have access to minor arterial streets.
- have access to or are located near the pathway network.

The Pantry would prefer to use the former Children's Center site due to it having more building potential and better visibility.

Attachments

- A) Development Feasibility Report and Attachments: Former Children's Center Site
- B) Development Feasibility Report and Attachments: Former Beaufort County Transfer Station

Town of Hilton Head Island
Community Development Department

Development Feasibility Report: Former Children’s Center Site

Parcels	Address	Size (Gross Acres)	Zoning District(s)	Flood Zone(s)
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Considerations	Notes
Use of Property	The stated use of the properties in a property information file note is the Mathews Drive roundabout and open space.
Roundabout	Based on aerial photos, a portion of the roundabout is located on Parcel 0087.
Access	Vehicular access would be from the Mathews Drive roundabout or the drive aisle for the substation on the adjacent parcel, which is also owned by the Town. There is no pathway or crosswalk to access the property. There is a pathway across the street on Mathews Drive. A crosswalk across Mathews Drive to the south of the roundabout could offer pedestrian/bicycle access. An encroachment permit from SCDOT would be required for the crosswalk.
Wetlands	Parcel 087A is mostly covered with a freshwater wetland. See Attachment C, Boundary Survey 2009.
Size	Not including the roundabout, the total upland on both parcels is about 1.13 acres.

Zoning Standards

Density	Parking	Max Building Height	Maximum Impervious Coverage
7,080 sf GFA* (6,000 sf/acre)	1 per 400 sf of GFA	45 feet	60%

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Setbacks/Setback Angle:

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Adjacent Street Buffer:

	Mathews Drive
Parcel 0087	B (15’ or 25’)*

*As required by the Land Management Ordinance. Staff proposes to require a Type E, Option 2 buffer, which is 35’.

Adjacent Use Buffers:

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Parcel 087A	N/A	N/A	None

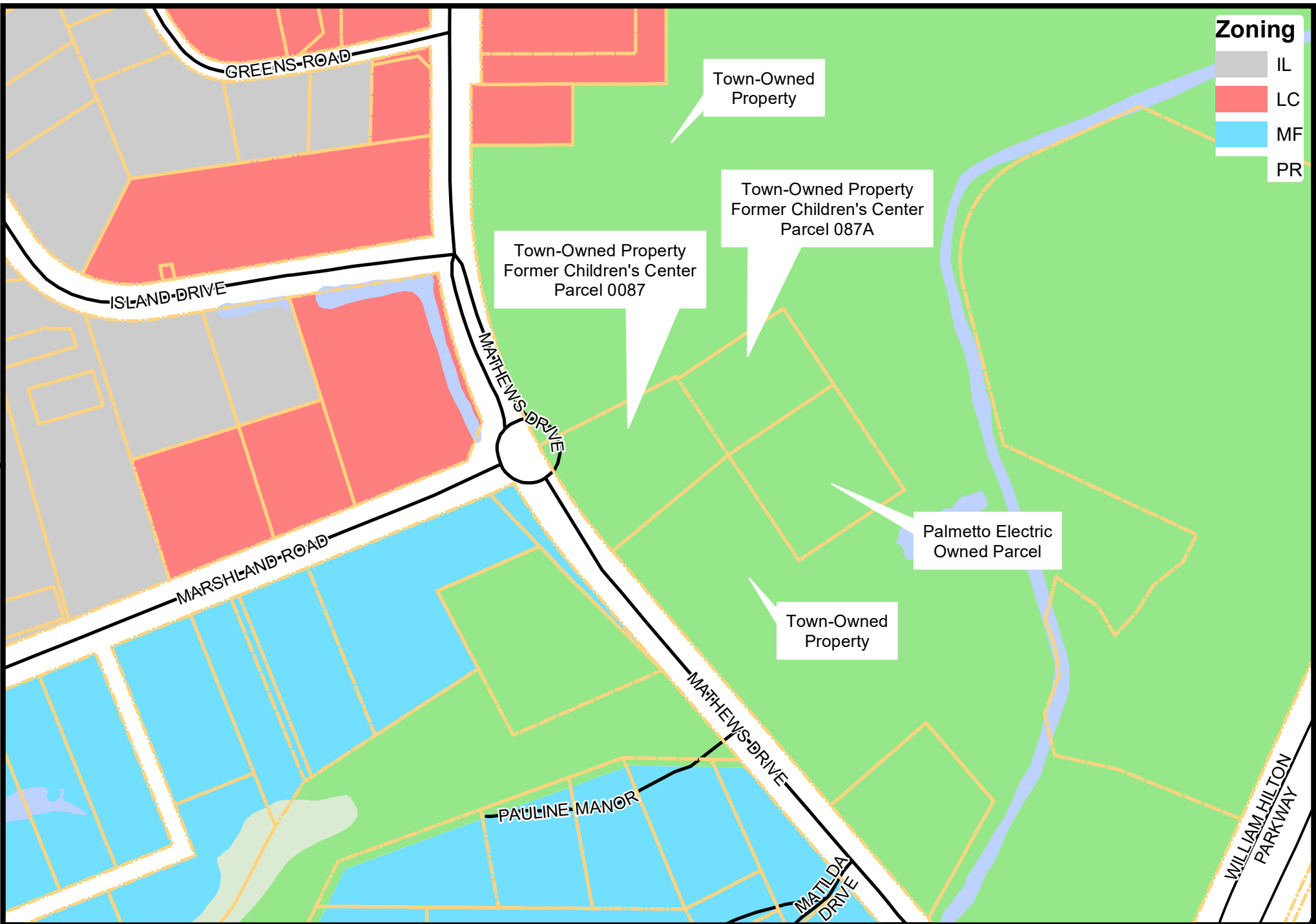
March 15, 2021

Freshwater Wetland Buffers:

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Attachments:

- A. Zoning Map
- B. Aerial Photo
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Development Feasibility Report: Former Children's Center

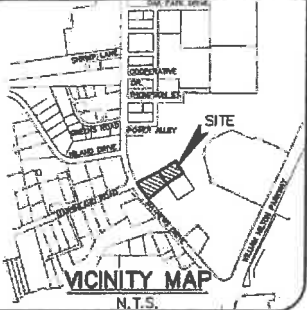
Attachment A: Zoning Map



TOWN OF HELTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HELTON HEAD ISLAND, S.C. 29928
 PHONE: 803.761.4400
 FAX: 803.761.4400
 WWW: WWW.HELTONHEADISLANDSC.COM



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NOTES:

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- 3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
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- 6). THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	169.21	880.62	168.95	N34°25'11"W	11°00'35"

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.23	N 39°55'29" W

SOME OR ALL AREAS ON THIS PLAN 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 CAN 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.

N/F THE TOWN OF HILTON HEAD ISLAND
510-008-000-0153-0000

N 135840.31
E 2092517.38

N/F THE TOWN OF HILTON HEAD ISLAND
510-008-000-0153-0000

PARCEL 87A
0.73 AC. (31,836 S.F. TOTAL)
(0.174 AC HIGH GROUND)

PARCEL 87
0.96 AC. (41,680 S.F.)
(IMPROVEMENTS NOT SHOWN)

N/F PALMETTO ELECTRIC COOP.
510-008-000-0094-0000

N/F THE TOWN OF HILTON HEAD ISLAND
510-008-000-0153-0000

BOUNDARY SURVEY OF:
PARCELS 87 & 87A, MATHEWS DRIVE,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: THE TOWN OF HILTON HEAD ISLAND



SIS Sea Island Land Survey, LLC.
4D Mathews Court,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sis@sprynet.com
FILE No.: 0068272
DWG No.: 5-1363

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



SYMBOLS

- CMF □ - 3" CONCRETE MONUMENT FOUND
- IPSO ○ - 1/2" IRON PIN SET WITH CAP
- ⊕ - ELECTRIC SERVICE
- ⊞ - ELECTRIC TRANSFORMER
- - TELEVISION SERVICE
- - TELEPHONE SERVICE
- - WATER METER
- - VALVE BOX
- ⊙ - FIRE HYDRANT

REFERENCE PLATS

- 1) A PLAT OF ADDITION TO PROPERTY OF HILTON HEAD PSD #1, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 4/19/72. RECORDED IN BOOK 20, PAGE 128. ROD. BEAUFORT COUNTY, SC. BY: FRED C. HACK S.C.R.L.S. # 1377
- 2) A SURVEY FOR DAY CARE CENTER, A PORTION OF MATHEWS PLANTATION NO. 4, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 4/26/68. RECORDED IN DEED BOOK 153, PAGE 303. ROD. BEAUFORT COUNTY, SC. BY: FRED C. HACK S.C.R.L.S. # 1377

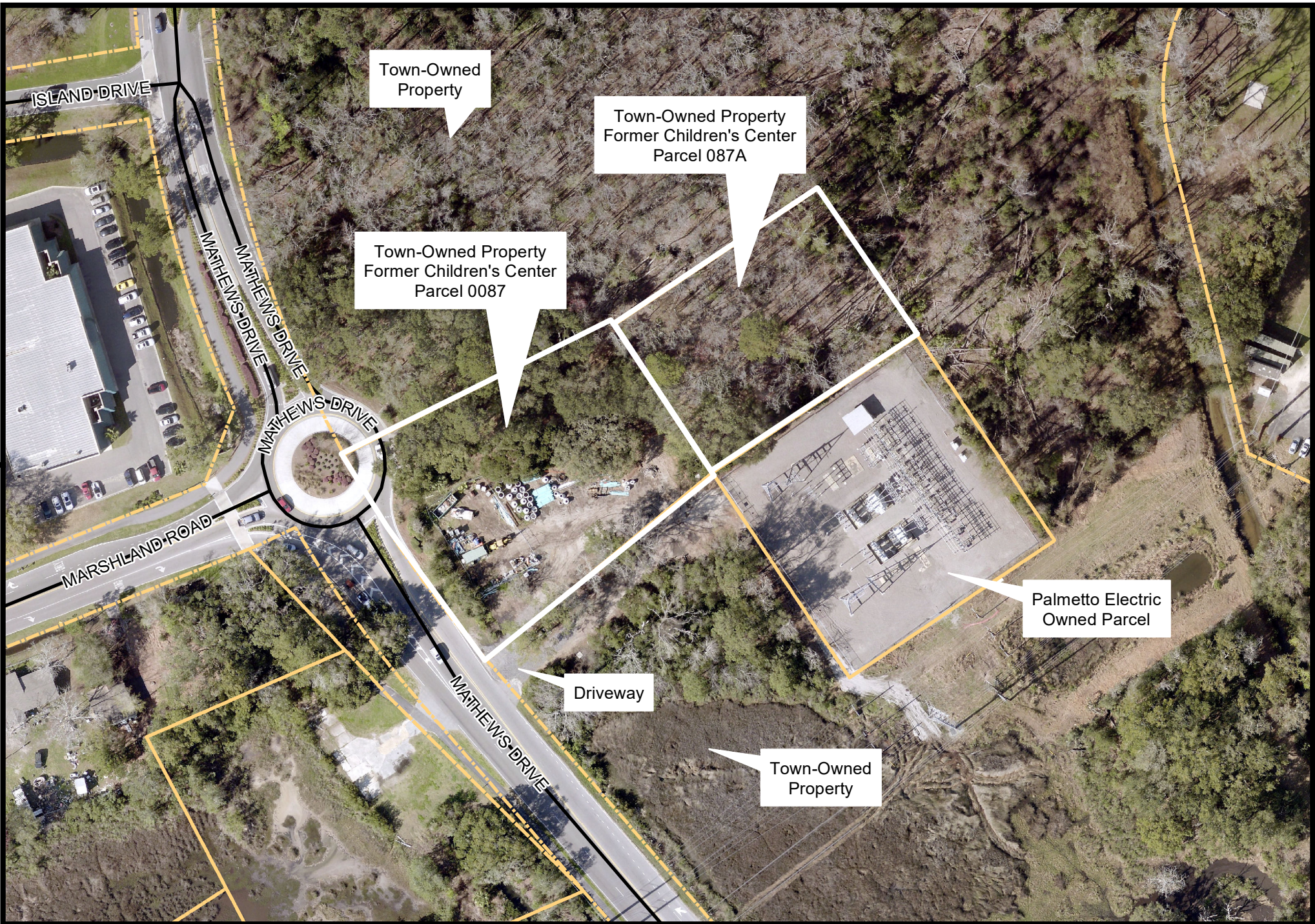
PROPERTY AREA = 1.69 AC. (73,516 S.F.) TOTAL
ADDRESS: # 145 MATHEWS DRIVE
DISTRICT: 510 , MAP: 8 , PARCELS: 87 & 87A

THIS PROPERTY LIES IN F.E.M.A. ZONE A7 - 14.0'
COMMUNITY NO. 450250, PANEL: 0009D, DATED: 9/29/86

Development Feasibility Report: Former Children's Center
Attachment C: Boundary Survey 2009

NOT VALID UNLESS EMBOSSED

COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. ONE SEA ISLAND WAY, OR



Town-Owned Property

Town-Owned Property Former Children's Center Parcel 087A

Town-Owned Property Former Children's Center Parcel 0087

Palmetto Electric Owned Parcel

Driveway

Town-Owned Property

ISLAND DRIVE

MATHEWS DRIVE

MATHEWS DRIVE

MARSHLAND ROAD

MATHEWS DRIVE



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928
PHONE: 843.661.8800

Development Feasibility Report: Former Children's Center

Attachment B: Aerial Photo



This information on this map has been compiled from a variety of sources and is to be used only as a guide. It is provided without any warranty of representation, accuracy or completeness of the data shown. The Town of Hilton Head Island makes no liability for the accuracy or content of this map or any other information derived from this map.

Town of Hilton Head Island
Community Development Department

Development Feasibility Report: Former Beaufort County Transfer Station

Parcel	Address	Size (Gross Acres)	Zoning District(s)	Flood Zone(s)
R510 007 000 0244 0000	8 Augusta Lane	1.56*	PR, COR	X

*May change based on results of title & survey work.

Considerations	Notes
Acquisition	The Town obtained this property in a land swap with Beaufort County. In exchange for this property, the Town conveyed a 1.03-acre parcel adjacent to the Beaufort County building near Port Royal to Beaufort County.
Use of Property	According to an article published at the time of the land swap, “The land being acquired by the Town is to be converted to open space, at the county’s expense, after the solid waste collection and recycling center is relocated.” The documents related to the land swap state the County “Shall undertake and complete all rehabilitation and remediation required to remove any environmental contamination...revealed by the environmental assessments.”
Access	Vehicular access to the property is from a shared driveway named Augusta Lane, which intersects with Nature’s Way. The driveway also provides access to the adjacent Hilton Head PSD and Palmetto Electric properties. It is not clear who owns the property on which the driveway is located. Additional research is needed about the access across that property. There is a possibility of building a second driveway through the Santee Cooper powerline easement to access the property from west. A pathway along Pembroke Drive can provide pedestrian and bicyclist access to the property.
Additional Parking	There is a possibility of building overflow parking in the Santee Cooper powerline easement.
Wetlands	The freshwater wetlands on the adjacent Town-owned property appear to be close to, if not on, the property. A survey and wetland determination are required to determine if the wetland or any required wetland buffers affect the site.
Size	The square portion of the parcel is approximately 1.25 acres.
Environmental Concerns	There were two Environmental Assessments of the site. The Phase I EA was to determine and identify any Recognized Environmental Conditions, meaning the presence or likely presence of Hazardous Substances or Petroleum Products. The Phase I EA detected surface soil contamination of petroleum products near the transfer station’s oil recovery station and the hydraulic trash compactor. When the transfer station ceased operations (2003), a Phase II EA report determined the groundwater near the oil recovery station and the trash compactor did not exceed DHEC standards for maximum contaminant levels. The consultant did note a slight presence of impacted soil at a depth of three inches below ground surface near the oil recovery station, but determined that further assessment was not warranted.

Zoning Standards

Density	Parking	Max Building Height	Maximum Impervious Coverage
9,360 sf* (6,000 sf/acre)	1 per 400 sf of GFA	35 feet	45%

*May change based on results of title & survey work.

Setbacks/Setback Angle

	PE, Parcel 218	Town-Owned Parcel	PSD, Parcel 1061	Unknown Owner Parcel
Subject Parcel	20 feet/75 degrees	30 ft/60 degrees	20 feet/75 degrees	20 feet/75 degrees

Adjacent Street Buffer

	None
Subject Parcel	N/A

Adjacent Use Buffers

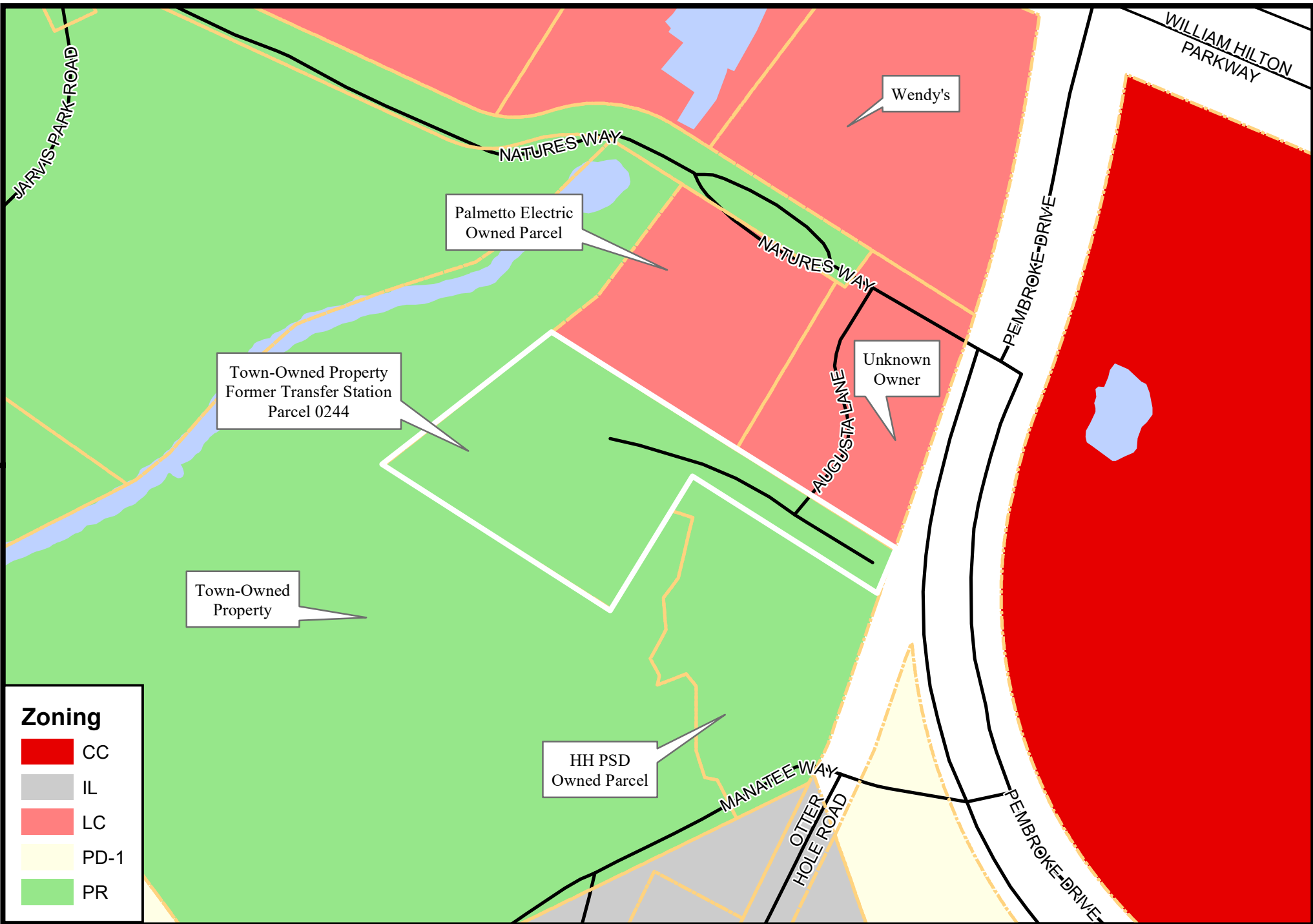
	PE, Parcel 218	Town-Owned Parcel	PSD, Parcel 1061	Unknown Owner Parcel
Subject Parcel	None	Type C (15' or 25')	None	None

Freshwater Wetland Buffers

	Pervious Paved Surfaces	Structures	Impervious Paved Surfaces
Average	35 feet	35 feet	40 feet
Minimum	10 feet	20 feet	20 feet

Attachments:

1. Zoning Map
2. Aerial Photo



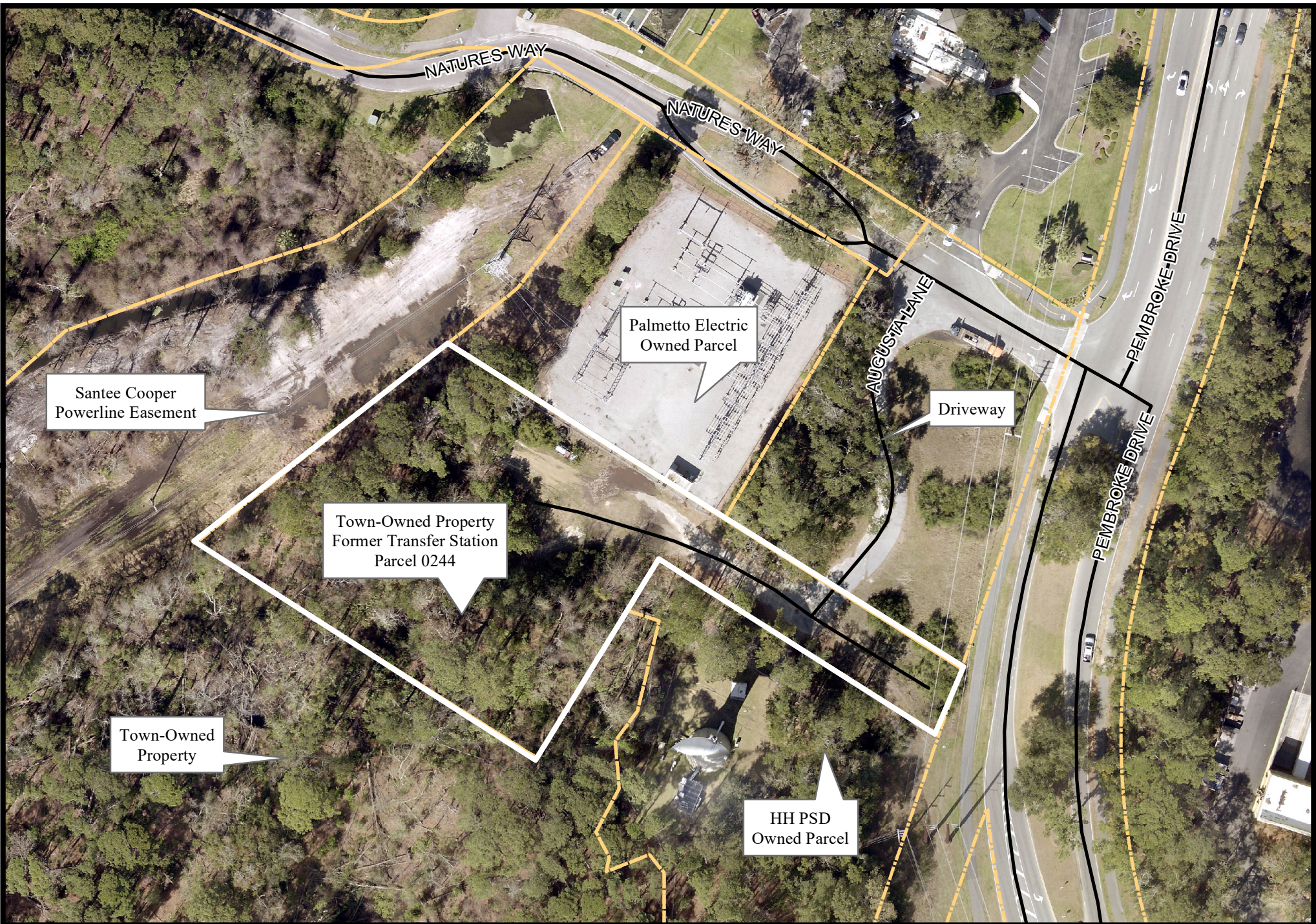
Zoning

- CC
- IL
- LC
- PD-1
- PR

Development Feasibility Report: Former Transfer Station

Attachment A: Zoning Map





Santee Cooper
Powerline Easement

Palmetto Electric
Owned Parcel

Driveway

Town-Owned Property
Former Transfer Station
Parcel 0244

Town-Owned
Property

HH PSD
Owned Parcel

Development Feasibility Report: Former Transfer Station

Attachment B: Aerial Photo



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