



**The Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, November 3, 2010
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 mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes - Regular Planning Commission Meeting of October 6, 2010**
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business – Public Hearings**
 - a) PPR100002**
Application for public Project Review from the Town of Hilton Head Island to construct a multi-use pathway in the Mathews Drive Tax Increment Financing (TIF) District. The pathway will run along the south side of William Hilton Parkway between Mathews Drive and Gardner Drive. *Presented by: Anne Cyran*
 - b) PPR100003**
Application for Public Project Review from the Town of Hilton Head Island to construct a multi-use pathway in the Pope/Palmetto Area Tax Increment Financing (TIF) District. Beginning at Arrow Road, the pathway will run along south side of Dunnagan's Alley, cross Dunnagan's Alley, then continue on the north side of Palmetto Bay Road to Target Road. *Presented by: Anne Cyran*
 - c) ZMA090003**
Ms. Louanne C. LaRoche has requested to amend the Official Zoning Map by amending the Sea Pines Master Plan to add a Single-Family Residential use to a property that currently allows uses of Institutional and Recreational. The property is referred to as Parcel 'A' Cordillo Parkway and further identified on Beaufort County Tax Map 18 as parcel 218.
The review of this application is postponed to November 17, 2010.
- 9. New Business - Public Hearing**
 - a) Street Name Request**
Sea Pines Plantation has applied to modify the name of the portion of Greenwood Drive that is accessed from Willow Oak Road. Properties affected by this application are addressed 251-275 Greenwood Drive. The proposed street name is Spruce Wood Lane.
This application has been withdrawn.

10. Commission Business

Town Council Goals

The Planning Commission will develop a list of recommendations that will be forwarded to Town Council to consider at their annual retreat included will be the 2011 Targets for Action.

Presented by: Shea Farrar

11. Chairman's Report

12. Committee Reports

13. Staff Reports

14. Adjournment

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

1 **THE TOWN OF HILTON HEAD ISLAND**
2 **Planning Commission**
3 **Minutes of the Wednesday, October 6, 2010 Meeting** **DRAFT**
4 **9:00a.m. – Benjamin M. Racusin Council Chambers**
5
6

7 Commissioners Present: Chairman Al Vadnais, Vice Chairman Loretta Warden, Tom Crews,
8 Terence Ennis, Therese Leary, Tom Lennox and Gail Quick
9
10 Commissioners Absent: Jack Docherty and Charles Young, Excused
11
12 Town Council Present: Bill Ferguson
13
14 Town Staff Present: Nicole Dixon, Senior Planner
15 Jayme Lopko, Senior Planner & Planning Commission Coordinator
16 Scott Liggett, Director Public Projects & Facilities/Chief Engineer
17 Charles Cousins, Community Development Department Director
18 Jill Foster, Community Development Department Deputy Director
19 Kathleen Carlin, Administrative Assistant

20
21
22 **1. CALL TO ORDER**

23 Chairman Vadnais called the meeting to order at 9:00a.m.
24

25 **2. PLEDGE OF ALLEGIANCE TO THE FLAG**

26
27 **3. ROLL CALL**

28
29 **4. FREEDOM OF INFORMATION ACT**

30 Public notification of this meeting has been published, posted and mailed in compliance with the
31 Freedom of Information Act and the Town of Hilton Head Island requirements.
32

33 **5. APPROVAL OF THE AGENDA**

34 The agenda was **approved** as presented by general consent.
35

36 **6. APPROVAL OF THE MINUTES**

37 The minutes of the September 15, 2010 meeting were **approved** as amended by general consent.
38

39 **7. APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA**

40 None
41

42 **8. UNFINISHED BUSINESS**

43 None
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1 **9. NEW BUSINESS**

2 **Public Hearing**

3 **PPR100001**

4 Application for Public Project Review from the Town of Hilton Head Island for restoration and
5 stabilization to the Port Royal shoreline. These improvements will include restoring an area of
6 eroding beach with sand fill from an offshore borrow site and stabilizing the area with a low
7 crested groin to reduce future sand loss. The project area is located between the Westin Resort
8 and the northeast tip of the Island and is approximately 5,400 linear feet of Atlantic Ocean
9 shoreline.

10
11 Ms. Nicole Dixon made the presentation on behalf of staff. The staff recommended that the
12 Planning Commission find the application to be compatible with the Town's Comprehensive
13 Plan for location, character, and extent based on the Findings of Facts and Conclusions of Law as
14 determined by the LMO Official.

15
16 The Town of Hilton Head Island has long recognized that its beaches are a vital asset to residents
17 and the Island's economy. Beginning in 1990, the Town embarked on an ambitious beach
18 renourishment program. In an effort to maintain the Island's beaches in the best possible
19 condition, the Town utilizes beach renourishment as part of its long-term strategy.

20
21 Town Council has approved funding the Port Royal Sound Shoreline Renourishment project for
22 \$12.5 million from the beach preservation fee, a 2% tax on short-term rental accommodations, in
23 the Town's fiscal year 2011 budget. The proposed project is required due to the erosion along
24 this specific area of shoreline. Since about 1999, portions of the proposed project shoreline have
25 experienced recession rates varying from 60 to 130 feet per year.

26
27 The Town has held numerous public meetings starting in 2006 with various Town boards and
28 committees, adjacent property owners of the project area and the community at large, and the
29 Port Royal Property Owners Association and their Beach Committee to discuss the proposed
30 project, its funding and any project implications. The Town has received several letters and
31 phone calls all in support of the proposed renourishment project.

32
33 The project area is located between Barnacle Road (just north of the Westin Resort) and the
34 northeast tip of the Island (near the Port Royal Beach Club) and is approximately 5,400 linear
35 feet of Atlantic Ocean shoreline. The Town is planning on beginning the project in January 2011
36 and is expecting it to take approximately nine months to complete. Approximately 1 million
37 cubic yards of beach quality sand fill will be dredged from an offshore borrow site located on the
38 eastern side of the Port Royal Sound. After completing a sand search investigation, the Town
39 finds the proposed sand source is highly suitable for use as beach fill material on the north end of
40 the Island. The sand will be pumped from the borrow area to the fill site through a submerged
41 pipeline.

42
43 Considering the extremely high rate of erosion at this location, sand fill alone cannot
44 successfully address the ongoing shoreline retreat problem and provide sufficient protection to
45 upland development. The proposed low crested groin is intended to reduce the shoreline erosion
46 rate following the sand fill placement, maintain a more consistent shoreline along the Port Royal
47 Sound shoreline, and allow for continued alongshore sand transport from the Atlantic Ocean
48 shoreline to the Port Royal Sound shoreline.

1 The project site is located along a section of shoreline that is designated as Critical Habitat for
2 wintering piping plover. The project is intended to stabilize and maintain the critical habitat
3 area. The Town also intends to minimize potential project-related effects to nesting sea turtles in
4 the area by ensuring the fill component of the project is completed by May, which is the
5 beginning of the nesting window of the turtles. The Town will access the beach from an upland
6 location which will minimize the area of disturbance.

7
8 Ms. Dixon presented a visual overview of the project as well as a discussion of the Findings of
9 Fact and the Conclusions of Law. Mr. Scott Liggett provided several photographs and
10 statements regarding the history of the Town's Beach Management Program. Following the
11 staff's presentation and discussion by the Planning Commission, Chairman Vadnais requested
12 comments from the public.

13
14 Citizens, Mr. Chuck McIntire, presented comments in support of the application. Mr. Charles
15 Gorman asked a couple of questions about the application and offered overall support for the
16 application. Mrs. Mary Amonitti presented comments for discussion. At the completion of
17 public comments, Chairman Vadnais stated that the public hearing for this public project
18 application is closed. Following final comments by the Planning Commission, Chairman
19 Vadnais requested that a motion be made.

20
21 Commissioner Ennis made a **motion** that the Planning Commission finds Public Project
22 Application PPR100001 to be compatible with the Town's Comprehensive Plan for location,
23 character, and extent based on the Findings of Facts and Conclusions of Law as determined by
24 the LMO Official and as presented in the staff's report. Commissioner Quick **seconded** the
25 motion and the motion **passed** with a vote of 7-0-0.

26
27 **10. COMMISSION BUSINESS**

28 The Planning Commission's Schedule of Meetings for 2011 was **approved** by general consent.

29
30 **11. CHAIRMAN'S REPORTS**

31 Chairman Vadnais provided an update on the status of the staff's proposed Community
32 Standards Appearance Code (reviewed by the Planning Commission on September 15, 2010).
33 This item is now scheduled for review by Town Council. The review by Town Council will
34 include the Planning Commission's recommendation that the proposed Community Standards
35 Appearance Code be made broader. The Planning Commission discussed the issue.

36
37 Commissioner Crews presented statements in support of having a review board for this kind of
38 review rather than placing a single person in charge.

39
40 Chester C. Williams, Esq., presented statements in regard to the Community Standards
41 Appearance Code and the International Property Maintenance Code.

42
43 **12. COMMITTEE REPORTS**

44 Chairman Vadnais requested that the staff provide an update of upcoming Planning Commission
45 meetings (including all subcommittee meetings) for October - November 2010. Mrs. Jayme
46 Lopko, Mr. Shawn Colin, and Mr. Scott Liggett reviewed the upcoming meetings with the
47 Planning Commission. The regular Planning Commission meeting on Wednesday, October 20,
48 2010 at 3:00p.m.is canceled.

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13. STAFF REPORTS

Mr. Scott Liggett presented an update on the status of several CIP projects. Mr. Charles Cousins presented statements in regard to the Mall at Shelter Cove.

14. ADJOURNMENT

The meeting was adjourned at 10:25a.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Al Vadnais
Chairman

DRAFT



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

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STAFF REPORT PUBLIC PROJECT REVIEW

| Case # | Name of Project or Development | Public Hearing Date |
|-----------|--------------------------------|---------------------|
| PPR100002 | William Hilton Parkway Pathway | November 3, 2010 |

| Parcel Data or Location | Applicant |
|--|--|
| Along the South Side of William Hilton Parkway between Gardner Drive and Mathews Drive | Bryan McIlwee Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928 |

Application Summary

The purpose of this project is to improve pedestrian connectivity along William Hilton Parkway by providing a new multi-use pathway along the south side of William Hilton Parkway from Gardner Drive to Mathews Drive.

Staff Recommendation

Staff recommends the Planning Commission find this application to be compatible 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

The need for pathway links in key areas along William Hilton Parkway is listed as a Moderate Priority goal on Town Council's 2010 Policy Agenda. The project was scheduled for 2014 in the CIP budget, but funding for construction was made available for this winter. Town staff anticipates that construction will begin in January and end by May 2011.

In considering the design of the pathways, Town engineers observed existing pedestrian and bicycle traffic and studied vehicular traffic data. Staff solicited input from adjacent property owners. Palmetto Electric and the Hilton Head Public Service District have reviewed the plans and provided comments.

Description of Project

A pathway will be constructed along the south side of William Hilton Parkway between Gardner Drive and Mathews Drive. A new crosswalk will cross William Hilton Parkway at the intersection of Gardner Drive, connecting the proposed pathway with the existing pathways on William Hilton Parkway and Beach City Road. The crosswalk will be the same as those at Coligny Circle, with stamped asphalt between white stripes with slight ramps and tactile warning surfaces on either end. The areas where the pathway crosses non-named curb cuts (such as entrances to commercial properties) will be striped.

Landscaping will be installed between the pathway and the road to provide a visual separation. The project will include as many environmentally-sensitive elements as possible, including filtering storm water runoff using existing vegetated swales and wetland buffers.

Location, Character, and Extent

LMO Section 16-3-1201. Applicability and Purpose

*The Planning Commission shall review any new street, structure, utility, square, park, or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, and make a determination of compatibility with the Comprehensive Plan for **location, character and extent.***

Summary of Facts and Conclusions of Law

Findings of Fact:

- Notice of the Public Project Application was published in the Island Packet on August 29, 2010 as set forth in LMO 16-3-110 and 16-3-111.
- Notice of the Public Project Application was posted and mailed on September 20, 2010 as set forth in LMO 16-3-110 and 16-3-111.
- A public hearing will be held on October 20, 2010 as set forth in LMO 16-3-1204A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1204.

Conclusion of Law:

- The Public Project application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1204A.

Summary of Facts and Conclusions of Law, for the LOCATION, CHARACTER and EXTENT of the project

Findings of Fact:

The adopted Comprehensive Plan addresses the project in the following areas:

➤ **Community Facilities Element**

Goal:

- 6.3(D): The goal is 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 (C): Continue to expand the Island's pathway network.

➤ **Transportation Element**

Goal:

- 9.4 (A): The goal is 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 Strategy:

- 9.4 (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.

➤ **Recreation Element**

Goal:

- 10.4 (A): Continue improving and expanding the existing network of multi-use pathways throughout the Island enabling residents and visitors to access recreational areas, shopping centers, schools and businesses by non-motorized forms of transportation.

Implementation Strategy:

- 10.4 (A): Continually make improvements to the existing pathway system and provide new pathway links.

Conclusions of Law:

➤ For the **Location** of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element and Recreation Element for the location of this project.
- The proposed pathway would connect several large residential developments with adjacent commercial properties and provide an additional link between the north and south sides of William Hilton Parkway.

➤ For the **Character** of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element and Recreation Element for the character of this project.
- The pathway will be a multi-use travel way similar to the existing pathway on the south side of William Hilton Parkway. The pathway is planned to minimize disturbance to existing natural resources. The landscaping around the finished pathway will enhance the aesthetic character of the area.

- For the **Extent** of the project:
 - Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element and Recreation Element for the extent of this project.
 - The proposed pathway will add approximately 3,000 linear feet of an 8 foot wide pathway to the existing pathway system, providing an important link between commercial and residential land uses. The pathway will improve pedestrians' safety by providing formal link between residential and commercial uses.

Summary of Facts and Conclusions of Law:

Finding of Fact:

- Town Council's 2010 Policy Agenda lists the need for pathway links in key areas along William Hilton Parkway as a Moderate Priority goal.

Conclusion of Law:

- Staff concludes that this application is consistent with Town Council's stated goals.

Summary of Facts and Conclusions of Law:

Finding of Fact:

- The Town's adopted Capital Improvement Program (CIP) lists this project as being scheduled for fiscal year 2014, but funding has been provided for this fiscal year.

Conclusion of Law:

- Staff concludes that the adopted CIP supports this application because the project is in the Town's budget for fiscal year 2011.

LMO Official Determination

Determination: Staff determines that 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

The Planning Commission's role is to determine if the application is compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

AC

Anne Cyran
Senior Planner

October 19, 2010

DATE

REVIEWED BY:

JL

Jayme Lopko, AICP
Senior Planner

October 19, 2010

DATE

REVIEWED BY:

TBL

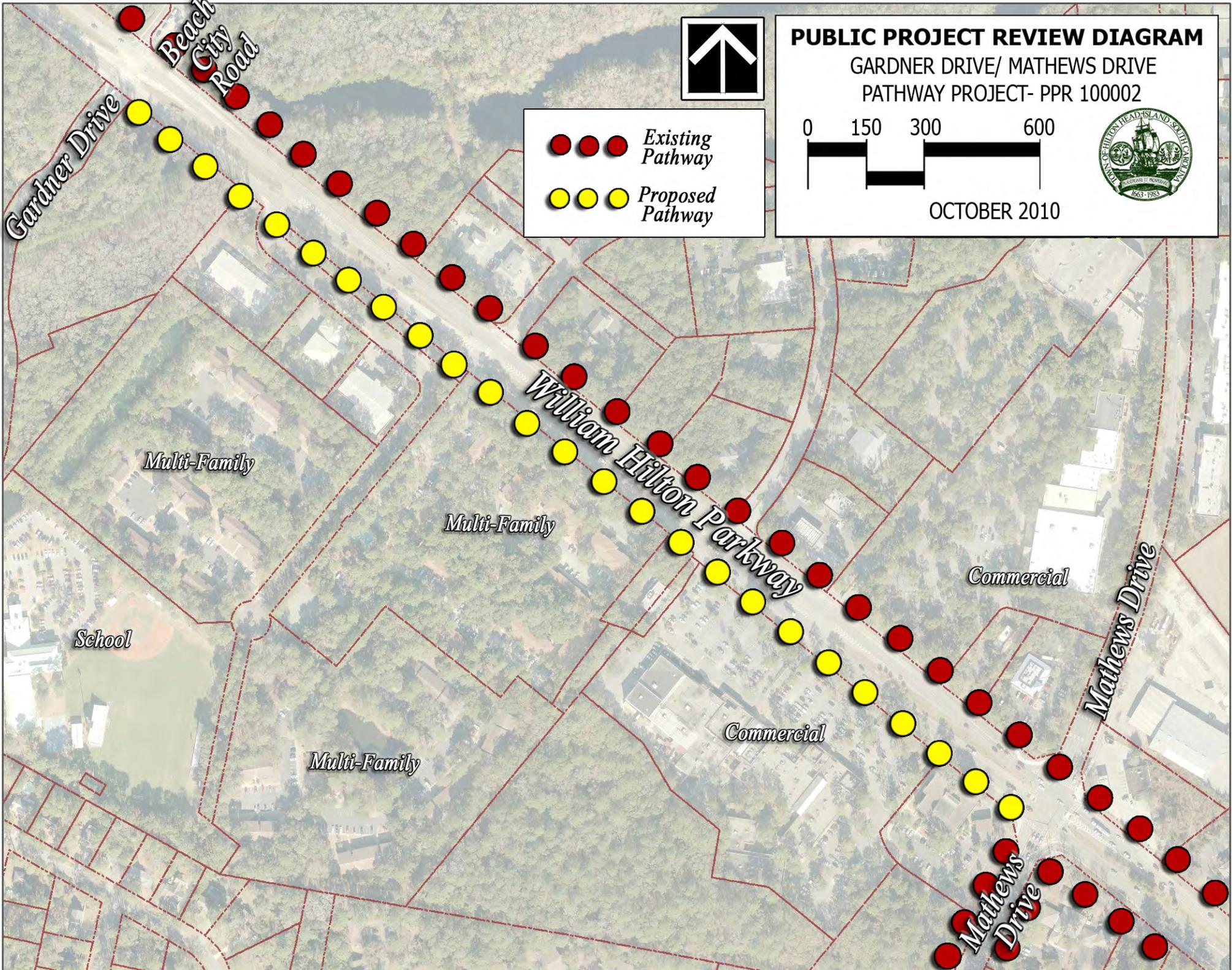
Teri B. Lewis, AICP
LMO Official

October 19, 2010

DATE

ATTACHMENTS:

A) Vicinity Map



PUBLIC PROJECT REVIEW DIAGRAM
GARDNER DRIVE/ MATHES DRIVE
PATHWAY PROJECT- PPR 100002

0 150 300 600

OCTOBER 2010



Existing Pathway

Proposed Pathway

Gardner Drive

Beach City Road

William Hilton Parkway

School

Multi-Family

Multi-Family

Commercial

Commercial

Multi-Family

Mathews Drive

Mathews Drive



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

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STAFF REPORT PUBLIC PROJECT REVIEW

| Case # | Name of Project or Development | Public Hearing Date |
|-----------|--------------------------------|---------------------|
| PPR100003 | Dunnagan's Alley Pathway | November 3, 2010 |

| Parcel Data or Location | Applicant |
|--|--|
| Along the South Side of Dunnagan's Alley between Arrow Rd and Palmetto Bay Rd & Along the North Side of Palmetto Bay Rd between Dunnagan's Alley and Target Rd | Bryan McIlwee Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928 |

Application Summary

The purpose of this project is to improve pedestrian connectivity in the Dunnagan's Commercial Walking District by providing a continuous multi-use pathway along the south side of Dunnagan's Alley from Arrow Road to Palmetto Bay Road and along Palmetto Bay Road between Dunnagan's Alley and Target Road.

Staff Recommendation

Staff recommends the Planning Commission find this application to be compatible 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

The need for an additional pathway in the Dunnagan's Commercial Walking District was stated in the *Bridge to the Beach Redevelopment Advisory Report* (adopted May 7, 2002). Funding for construction of the pathway is currently available, and town staff anticipates that construction will begin in November and end by February 2011.

In considering the design of the pathways, Town engineers observed existing pedestrian and bicycle traffic and studied vehicular traffic data. Staff received input at a public meeting for adjoining property owners on September 23rd. Palmetto Electric and the South Island Public Service District have reviewed the plans and provided comments.

Description of Project

A pathway will be constructed along the south side of Dunnagan's Alley from Arrow Road to Palmetto Bay Road and the north side of Palmetto Bay Road between Dunnagan's Alley and Target Road. A new crosswalk will cross Dunnagan's Alley at the intersection of Palmetto Bay Road. The crosswalk will be the same as those at Coligny Circle, with stamped asphalt between white stripes with slight ramps and tactile warning surfaces on either end. The areas where the pathway crosses non-named curb cuts (such as entrances to commercial properties) will be striped.

Landscaping will be installed between the pathway and the road to provide visual separation. The project will include as many environmentally-sensitive elements as possible, including filtering storm water runoff using existing vegetated swales.

Location, Character, and Extent

LMO Section 16-3-1201. Applicability and Purpose

*The Planning Commission shall review any new street, structure, utility, square, park, or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, and make a determination of compatibility with the Comprehensive Plan for **location, character and extent.***

Summary of Facts and Conclusions of Law

Findings of Fact:

- Notice of the Public Project Application was published in the Island Packet on August 29, 2010 as set forth in LMO 16-3-110 and 16-3-111.
- Notice of the Public Project Application was posted and mailed on September 20, 2010 as set forth in LMO 16-3-110 and 16-3-111.
- A public hearing will be held on October 20, 2010 as set forth in LMO 16-3-1204A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1204.

Conclusion of Law:

- The Public Project application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1204A.

Summary of Facts and Conclusions of Law, for the LOCATION, CHARACTER and EXTENT of the project

Findings of Fact:

The adopted Comprehensive Plan addresses the project in the following areas:

➤ **Community Facilities Element**

Goal:

- 6.3(D): The goal is 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 (C): Continue to expand the Island’s pathway network.

➤ **Transportation Element**

Goal:

- 9.4 (A): The goal is 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 Strategy:

- 9.4 (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.

➤ **Recreation Element**

Goal:

- 10.4 (A): Continue improving and expanding the existing network of multi-use pathways throughout the Island enabling residents and visitors to access recreational areas, shopping centers, schools and businesses by non-motorized forms of transportation.

Implementation Strategy:

- 10.4 (A): Continually make improvements to the existing pathway system and provide new pathway links.

➤ **Priority Investment Element**

10-Year Capital Improvements Plan:

- 11.2: The Dunnagan’s Alley Pathway is listed as a project in the Town’s CIP.

Conclusions of Law:

➤ For the **Location** of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element, Recreation Element and Priority Investment Element for the location of this project.
- The proposed pathway will provide a new pathway link in an area with existing pathways, better connecting commercial uses in the Dunnagan’s Alley area.

➤ For the **Character** of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element, Recreation Element and Priority Investment Element for the character of this project.
- The pathway will be a multi-use travel way similar to recently built Town

pathways. The pathway is planned to minimize disturbance to existing natural resources. The landscaping around the finished pathway will enhance the aesthetic character of the Dunnagan's Alley area and blend in with the existing pathway landscaping on Palmetto Bay Road.

➤ For the **Extent** of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element, Recreation Element and Priority Investment Element for the extent of this project.
- The proposed pathway will add approximately 1,500 linear feet of an 8 foot wide pathway to the existing pathway system, closing an existing gap in pedestrian travel ways in the Dunnagan's Alley area. The pathway will improve pedestrians' safety by providing a formal link between commercial uses.

Summary of Facts and Conclusions of Law

Findings of Fact:

The *Bridge to the Beach Redevelopment Advisory Report* addresses the projects in the following areas:

- The second Bridge to the Beach Vision Statement is to, "Create More and Safer Pedestrian and Bicycle Facilities (that logically connect land uses and create pedestrian-friendly areas throughout)." (*Bridge to the Beach Redevelopment Advisory Report*, pg iii)
- Circulation Objective 1.1 is to, "Create multi-use pathways and sidewalks between the Ocean and Broad Creek and between businesses, residences, institutions, open space and recreation areas." (*Bridge to the Beach Redevelopment Advisory Report*, pg 17)
- Circulation Objective 1.7 is to, "Develop pedestrian crossings at every intersection." (*Bridge to the Beach Redevelopment Advisory Report*, pg 18)
- Streetscape Objective 2.1 states, "Multi-use pathways and sidewalks should have unique landscaping, signage, lighting, paving, pedestrian amenities (benches, bike racks, receptacles, and rest areas) and other infrastructure." (*Bridge to the Beach Redevelopment Advisory Report*, pg 25)
- Streetscape Objective 4.2 states, "Road crossings should have special landscaping, signage, street lighting elements, handicapped-friendly surfaces, and other design techniques that emphasize pedestrian movement. Crosswalks should be painted or constructed of unit pavers, with textured surfaces to emphasize pedestrian safety and to slow traffic." (*Bridge to the Beach Redevelopment Advisory Report*, pg 26)

Conclusions of Law:

The *Bridge to the Beach Redevelopment Advisory Report* supports this application as described in the Vision Statements, Circulation Objectives and Street Objectives as set forth in LMO Section 16-3-1204(B). The project will meet the second Vision

Statement by the construction of a multi-use pathway for pedestrians and bicyclists that connect frequently-visited areas of the island. Similarly, the proposed pathway will meet Circulation Objective 1.1 by creating a pathway to further connect Broad Creek and the ocean and provide new connections between commercial areas. The project will meet Circulation Objective 1.7 by striping a pedestrian walk across Dunnagan's Alley at the intersection of Palmetto Bay Road. The proposed landscaping between the pathway and the street will satisfy Streetscape Objective 2.1. The proposed crosswalk will meet Streetscape Objective 4.2.

Summary of Facts and Conclusions of Law

Findings of Fact:

The *Redevelopment Strategies Workbook – Bridge to the Beach II* addresses this project in the following areas:

- The description of Proposed Project 1 is to, “Provide pedestrian access on the north side of Palmetto Bay Road from Arrow Road to Dunnagan's Alley, designing the sidewalk/pathway to minimize impacts on wetlands and other natural resources, provide for storm water drainage in ways that do not degrade water quality, and include landscaping to enhance the aesthetics of the area.” (*Redevelopment Strategies Workbook – Bridge to the Beach II*, pg 3)
- The description of Proposed Project 5 is to, “Provide pedestrian access on both sides of Dunnagan's Alley from Arrow Road to Palmetto Bay Road, including a crosswalk on Arrow Road to connect to the existing sidewalk, and install landscaping to enhance the aesthetics of the area and create a walkable environment. Install a landscaped buffer around the electrical sub-station on Dunnagan's Alley in order to improve the aesthetics of the area.” (*Redevelopment Strategies Workbook – Bridge to the Beach II*, pg 3)

Conclusions of Law:

The *Redevelopment Strategies Workbook – Bridge to the Beach II* supports this application as set forth in LMO Section 16-3-1204(B). The project will satisfy all elements of Proposed Project 1 by providing a multi-use pathway along the north side of Palmetto Bay Road from Target Road to Dunnagan's Alley. The design of the pathway may include boardwalks, if necessary, to minimize the impact of the project on wetland areas. The project is being designed to filter runoff through vegetation as much as possible to improve water quality. The area between the pathway and the road will be landscaped to provide a visual separation between the pathway and the road and to enhance the vegetated buffer between adjacent properties and the road.

The project will satisfy two elements of Proposed Project 5 by providing a multi-use pathway on the south side of Dunnagan's Alley from Arrow Road to Palmetto Bay Road. In addition, the area between the pathway and the road will be landscaped. The previously approved Arrow Road/Dunnagan's Alley traffic circle will provide the crosswalk across Arrow Road to connect to the existing pathway. A separate project will provide a visual buffer between the electrical sub-station and Dunnagan's Alley.

Summary of Facts and Conclusions of Law:

Finding of Fact:

- The Town’s adopted Capital Improvement Program (CIP) lists this project as being scheduled for fiscal year 2011.

Conclusion of Law:

- Staff concludes that the adopted CIP supports this application because the project is in the Town’s fiscal year 2011 budget.

LMO Official Determination

Determination: Staff determines that 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

The Planning Commission’s role is to determine if the application is compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

AC

Anne Cyran
Senior Planner

October 19, 2010

DATE

REVIEWED BY:

JL

Jayme Lopko, AICP
Senior Planner

October 19, 2010

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

October 19, 2010

DATE

ATTACHMENTS:

A) Vicinity Map

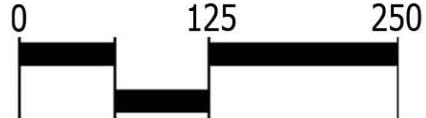
Connection with Existing Palmetto Bay Road and Target Road Pathways



PUBLIC PROJECT REVIEW DIAGRAM

DUNNAGANS ALLEY

PATHWAY PROJECT- PPR 100003



OCTOBER 2010

| | |
|--|------------------|
| | Existing Pathway |
| | Proposed Pathway |

Palmetto Bay Road

Arrow Road

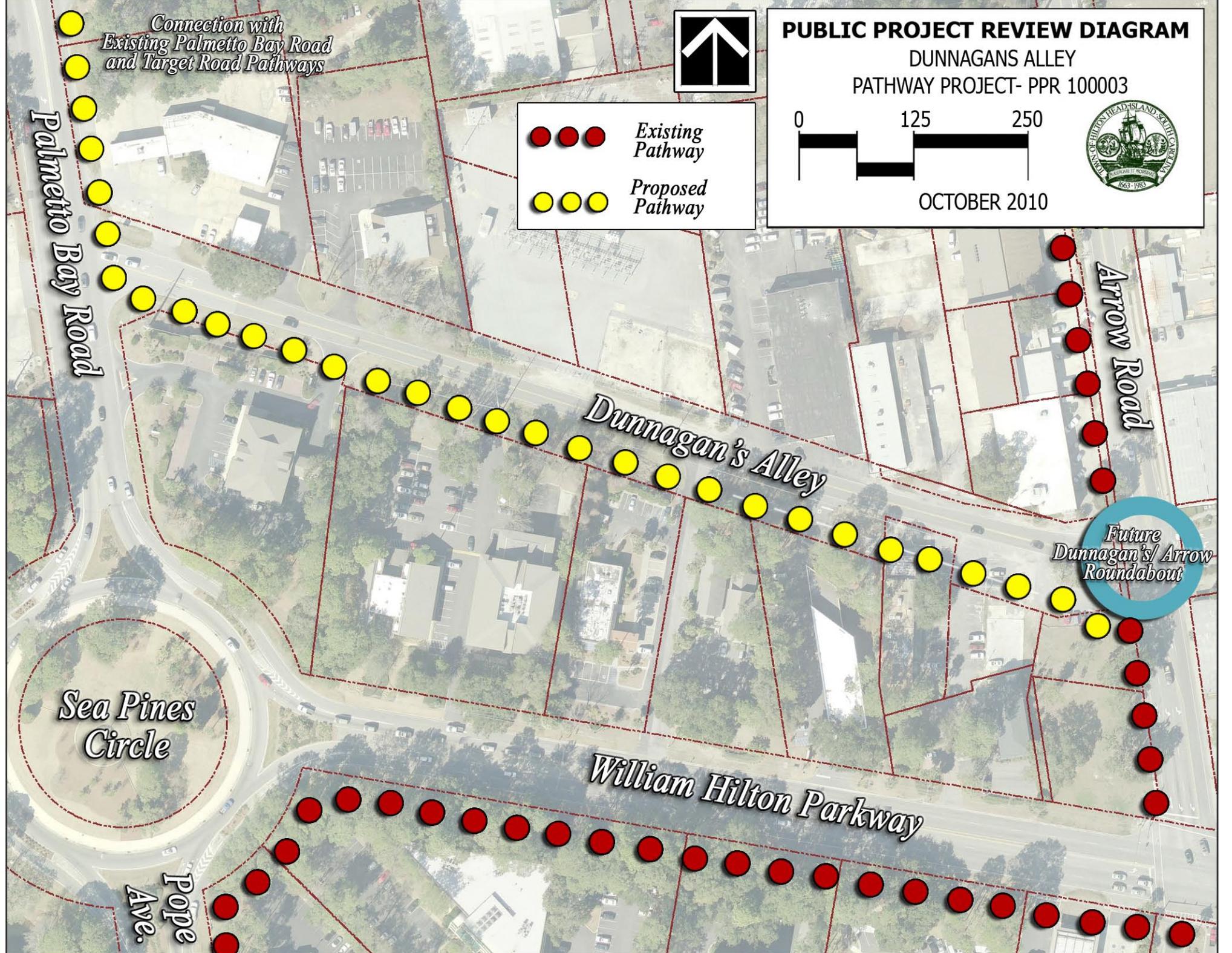
Dunnagan's Alley

*Future
Dunnagan's/ Arrow
Roundabout*

*Sea Pines
Circle*

William Hilton Parkway

*Pope
Ave.*



Memo

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| To: | Planning Commission |
| VIA: | Shawn Colin, AICP, Comprehensive Planning Manager |
| FROM: | Shea Farrar, Senior Planner |
| Date: | October 19, 2010 |
| Re: | Town Council 2011 Targets for Action Recommendations |

Staff Recommendation

Staff requests the Planning Commission review “Attachment A - Comprehensive Plan Committee Recommended 2011 Targets for Action” and approve a final list of recommendations to forward to Town Council for inclusion in their 2011 Targets for Action.

Summary

Town Council holds an annual retreat for planning the next calendar year’s work efforts or “Targets for Action”. Town Councils’ retreat is scheduled for December 9th, 10th and 11th this year. Each year the Planning Commission submits a list of priorities to Town Council, in advance of the retreat, for their consideration when planning these goals. The Comprehensive Plan Committee has forwarded the recommendations included in “Attachment A” for consideration by the Planning Commission. Upon review and acceptance by the Planning Commission, a final list of recommendations will be forwarded to Town Council to consider including in the 2011 Targets for Action.

Background

On September 13, 2010, the CPC met and developed the process for review and recommendation to the Planning Commission regarding Town Council’s 2011 Targets for Action. On September 27, 2010 the CPC met to review staff’s recommendations for Town Council’s 2011 Targets for Action and developed a preliminary list of recommendations originating from the Town’s Comprehensive Plan and its appendices as well as recommendations from the Mayor’s Task Force advisory report. Following this meeting, staff met with CPC Chairman, Mr. Tom Crews and CPC member, Mr. Terry Ennis, to conduct a meeting through which converging themes from the 2010 Comprehensive Plan and Task Force planning efforts were identified. These themes were then combined with the preliminary recommendations from the CPC at the September 27th meeting. On October 11, 2010 the CPC made final recommendations to forward to the Planning Commission for consideration during their November 3rd meeting. Upon review and acceptance by the Planning Commission, a final list of recommendations will be forwarded to Town Council to consider including in the 2011 Targets for Action.

Attachment "A"

Comprehensive Plan Committee Recommended 2011 Targets for Action

A. Develop and formalize an economic development strategy to regenerate the local economy:

The strategy for calendar year 2011 should focus on:

- Enhancing access to technology infrastructure to include latest generation, Island wide, high speed broad band capability, as it has become an essential basic infrastructure requirement of the Island's resort, residential and business community. Work now with local providers to install highest possible speed wired fiber network as well as wireless networks and expand Wi-Fi hotspots to all town parks.
- Establishing public private partnerships and exploring economic incentives, such as tax incentives for commercial redevelopment.
- Helping ensure the long term viability of the Heritage golf tournament. The tournament is iconic for the Island and inseparable from the economic vitality of the Town, Region and State.
- Considering expansion of the Land Acquisition program to advance economic development initiatives.
- Developing a Town centered position to ensure a viable, local, reliable, airport capability and potential new market development.
- Encouraging/developing Town and education partnerships (USCB, TCL etc) to generate the skills to enable a knowledge based economy that Hilton Head Island is (and has) to become to hedge its reliance on tourism.

The Town should establish an official economic development program that fosters a spirit of cooperation between the public and private sector to promote, advocate and facilitate development of business opportunities. This could involve the establishment of a Town economic development entity or an integrated approach with existing economic development groups.

B. Develop and formalize a redevelopment strategy:

Efforts in 2011 should include:

- Focusing the Planning Commission on redevelopment.
- Targeting redevelopment areas in the TIF district.
- Coordinating public and private involvement.
- Creating a pedestrian friendly entertainment, beach access, shopping, dining and festival center at Coligny. Coligny area planning should create a cohesive vision for the public and private sectors and promote public/private partnerships.
- Promote the redevelopment of Shelter Cove as an arts and culture destination that is designed to take advantage of Broad Creek frontage and provide for public gathering areas linked to Shelter Cove Park. Shelter Cove area planning should create a cohesive vision for the public and private sectors and promote public/private partnerships.
- Determine the necessary modifications to ordinances, policies and procedures needed to accommodate the goals and objectives of the redevelopment program. Begin by performing a process flow analysis for the LMO. Examine the development review process for a new request thru completion, including timeframes. Highlight needs for rewrites or changes that better integrate the needs of the development community. Consider the opportunities that alternative zoning techniques may offer.

The Town should outline a program for redevelopment that includes targeting investment within the current TIF (Tax Increment Finance) Districts, but also consider expansion of priority areas beyond the TIF Districts as they are due to expire at the end of 2014. The program should include clear objectives for redevelopment and communicate public commitments, incentives, priorities and revitalization options available to property owners, business owners and investors who may then choose to reinvest in these areas.

C. Reinforce the Island's legacy of environmental stewardship:

Efforts in 2011 should focus on:

- Pursuing a designation from the Audubon International Society as a "Sustainable Community".
- Island-wide recycling.

The Town should establish a comprehensive strategy for environmental initiatives to help reinforce the Island's position as a leader in environmental stewardship and educate both residents and visitors on why these efforts make the Island so unique. Continuing to evaluate and institute environmental protection options, policies and practices will help strengthen the Island's position as a leader in environmental stewardship, enhance long term economic and environmental quality and attract "green" and eco-tourism oriented businesses and travelers to the Island. This could involve establishing a "Sustainability Advisory Committee" or an integrated approach to reviewing and instituting environmental protection practices within the community. Seek community involvement in initiatives on a small scale, which can help increase community support and participation with larger community efforts.

D. Position Hilton Head Island as an arts, cultural and historic destination:

Efforts in 2011 should focus on:

- Taking advantage of the Island's rich history, arts and culture to help boost the local economy and solidify our position as a destination for these experiences.
- Targeting Shelter Cove as an arts and culture destination through redevelopment that takes advantage of Broad Creek frontage and provides for public gathering areas linked to Shelter Cove Park.
- Supporting intellectual and cultural learning for all ages.
- Supporting the Arts Center, the Coastal Discovery Museum, and the Gullah Museum concept, Mitchellville Museum, Cancer Survivor's Park, Public Art Expo, etc.

The Town should continue to pursue advancement and expansion of arts, historic and cultural programs and experiences on the Island though acknowledging the rich and significant history of the Island, investing in the growing arts community and increasing the exposure of the Island's many assets.

E. Reinforce and promote our heritage and what makes Hilton Head Island unique: (beach, pathways, recreation, golf, tennis, road, air, and water access, environmental stewardship, Heritage golf tournament and other special events.)

Efforts in 2011 should focus on:

- Evaluating marketing dollars and how they are used. Create a marketing plan that includes attracting not only visitors to the Island, but includes retirees, young professionals and other business interests.
- Creating a hospitality culture: Everyone should be an ambassador for the Island. Develop a vigorous public information program targeting each constituency: the business community, residents, and visitors, that describes the opportunities offered by the Town of Hilton Head Island which make the Island a good place to work, live and visit. (This action becomes more important as the Town achieves its future goals--the community needs to know about them.)
- Prioritizing beach renourishment projects.
- Determining how the Town will be involved in dredging projects and the appropriate level of funding for the community.
- Retaining the Heritage golf tournament.
- Advocating for key regional transportation improvements needed to improve access to Hilton Head Island, such as the widening of I-95.
- Consider the actions needed from the airport master plan.

The Town should continue to strengthen its core values and build on the heritage that makes the Island such a unique place to live and visit and work. The extraordinary natural beauty found along the Island's waterways and beaches, the diversity of wildlife, development that blends with nature and abundant recreational amenities are the foundation upon which a very active and caring citizenry has been built.

F. Continue to develop new and unique experiences for Island residents and visitors:

Efforts in 2011 should focus on:

- Finding innovative solutions to obtainable housing. Consider addressing housing issues through a systemic approach that integrates other elements such as economic development, transportation and land use. Explore the opportunities of alternative approaches to traditional zoning.
- Developing housing and service options that meet the needs of a diverse residential population and documenting current public and private services and identifying future needs for residents "aging in place".
- Using redevelopment as a tool for increasing obtainable housing units in number and in quality.
- Partnering with higher education institutions in the area to expand opportunities for lifelong learning with emphasis on those subjects that relate to the unique character of the Island, such as culinary arts and ecology courses.
- Achieving a "Bicycle Friendly Community" Designation.
- Developing the Rowing and Sailing Center.

Hilton Head Island should continue to reinforce its position as a Town that offers exceptional community health and wellness, outstanding recreational facilities and programs, unmatched environmental sensitivity, and planning and design focused on developing unique experiences and sense of discovery.