

**TOWN OF HILTON HEAD ISLAND
THE PLANNING COMMISSION
Regular Meeting**

Al Vadnais, *Chairman*
Loretta Warden, *Vice Chairman*
Tom Crews
Jack Docherty
Terence Ennis
Therese Leary
Thomas Lennox
Gail Quick
David White



AGENDA

**Wednesday, April 7, 2010
9:00am – Benjamin M. Racusin Council Chambers**

I CALL TO ORDER

II PLEDGE OF ALLEGIANCE TO THE FLAG

III ROLL CALL

IV 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.

V USE OF THE CELLULAR TELEPHONE

Please turn off all cellular phones so as not to disturb the meeting. Use of the cellular phone is allowed in the hallway located immediately outside of Council Chambers.

VI APPROVAL OF AGENDA

VII APPROVAL OF MINUTES – February 3, 2010 and February 17, 2010

VIII APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA

IX UNFINISHED BUSINESS

None

X NEW BUSINESS

PUBLIC HEARING

**Proposed 2010 General Amendments to the Land Management Ordinance
LMO Amendments**

The Town of Hilton Head Island is proposing to amend Chapters 4, 5 and 6 of the Land Management Ordinance (LMO) to revise the following articles and sections, including: **Sections 16-4-1205, 16-4-New Section, 16-4-New Section, and 16-4-1405: 16-4-1205.**

This reduces the separation requirement between auto sales facilities and between auto sales facilities and residential uses. 16-4-New Section. This creates standards and

separation requirements for auto repair facilities to limit nuisances to surrounding properties. 16-4-New Section This will allow vendors associated with a special event on a site of 50 acres or more, to occupy a recreational vehicle overnight. 16-4-1405. This will allow vendors associated with open air sales to occupy a recreational vehicle overnight. **Section 16-5-New Section:** 16-5-New Section. This will allow on-street parking for a public use. **Section 16-6-305:** 16-6-305. This will allow selective pruning and removal of non-native invasive vegetation in dune systems in order to provide more views to the beach. *Presented by: Nicole Dixon*

Draft Capital Improvement Program FY 2011

Presented by: Scott Liggett

XI COMMISSION BUSINESS

XII CHAIRMAN'S REPORT

XIII COMMITTEE REPORTS

XIV STAFF REPORTS

Quarterly Report *Presented by: Jayme Lopko*

XV 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

Community Development Department

TO: Planning Commission
VIA: Teri Lewis, AICP, *LMO Official*
FROM: Nicole Dixon, *Planner*
DATE: March 24, 2010
SUBJECT: Proposed 2010 General LMO Amendments

Staff presented the proposed 2010 General LMO Amendments to the LMO Committee at a public meeting held March 3rd. The proposed set of amendments, which include changes to Chapters 4, 5 and 6, are attached for your review.

In an effort to keep the review of the proposed amendments simple, the LMO Committee decided to make a motion and vote on each section individually. The motions were as follows:

- A motion was made to recommend that changes to Section 16-4-1205, Auto Sales, be returned back to staff with a request for additional information as to the rationale behind making the changes. The motion passed with a vote of 3-0-0.
- A second motion was made to forward Section 16-4-1405, Open Air Sales and new Section 16-4-XX, Special Events, to the full Planning Commission with a recommendation of approval. The motion passed with a vote of 3-0-0.
- A third motion was made to forward new Section 16-5-12XX, On-Street Parking, to the full Planning Commission with a recommendation of approval. The motion passed with a vote of 3-0-0.
- A fourth motion was made to forward Section 16-6-305, Dune Protection Standards, to the full Planning Commission with the LMO Committee's recommended changes to the language. The motion passed with a vote of 3-0-0.

At the LMO Committee meeting, there was significant discussion about the proposed amendment to change the distance separation requirement for auto sales from 1500 feet to 500 feet, particularly the separation requirement adjacent to residential use. The committee was concerned with the noise generated from the auto sales use (the loud speakers used outside), as well as the large areas of parked cars for sale. The committee expressed concern that there wasn't a logical reason for making the change and recommended the distance remain at 1500 feet.

The LMO Committee also expressed concern with pruning dune vegetation and removing trees within dunes solely for the purpose of opening up views of the beach. The Committee stated that if this change is approved it would need to be a restricted practice, that balance would be required to ensure the proper management of the environment, and that the Natural Resource Administrator should review and approve all plans for requested pruning of dune vegetation. The Committee suggested removing the last two sentences in the proposed amendment to Section 16-6-305:

2. No dune shall be leveled, breached, altered or undermined in any way by development or other human-caused activity such as boat storage, nor shall dune vegetation be disturbed or destroyed, with the exception of construction of boardwalks or similar beach access which have minimal effect on the natural features of the dune. If removal or disturbance of dune vegetation cannot be avoided, replacement vegetation shall be planted. For purposes of providing views to the beach in areas where the view has been materially impaired, the Administrator may approve selective pruning, in accordance with accepted International Society of Arboriculture practices. The Administrator may allow removal of non-native invasive vegetation in the dune systems, including but not limited to, Chinese Tallow or Beach Vitex. The Administrator may approve the removal of trees below 6 inches in diameter, with the exception of Live Oaks, or grant a tree removal permit for trees of protected size if determined by the Administrator it is needed to create a view corridor. All trees removed must be cut flush with existing grade and leave the root system intact.

Please contact me at 341-4686 or nicoled@hiltonheadislandsc.gov if you have any questions.

Staff Explanation: *In order to be more flexible for redevelopment and development opportunities, and to be more business friendly so that auto sales uses don't have to locate off island, staff recommends reducing the separation requirement between auto sales facilities and between auto sales facilities and residential uses from 1,500 feet to 500 feet. Staff is recommending a 500 foot separation between auto sales facilities because the separation requirements between other like uses – liquor stores, nightclubs and bars, tattoo facilities – is already established as 500 feet. After doing research, staff has determined there are no parcels within the Town that would allow an auto sales use using the existing 1500 foot separation requirement, along with the other standards that are currently provided in the LMO for auto sales use. If the separation is reduced to 500 feet, there would be 75 parcels that would allow the location of an auto sales use. In an effort to be consistent with other sections in the LMO, staff is also proposing to add language stating how the distance shall be measured.*

Sec. 16-4-1205. Auto Sales

Auto sales are permitted subject to the following standards.

- A. No auto sales site shall exceed 7 acres in size.
- B. The site shall have direct access to a major or minor arterial, as defined in Sec. 16-5-503.
- C. The site is not located within ~~1,500~~ 500 feet of an existing residential use.
- D. The site is not located within ~~1,500~~ 500 feet of an existing auto sales site.
- E. These distances shall be measured from the nearest property line of the affected use to the nearest property line of the proposed facility.

Staff Explanation: *In order to accommodate the needs of some vendors who wish to stay overnight for certain special events or open air sales, staff is proposing the following language.*

Sec. 16-4-14XX (New Section). Special Events

Vendors associated with a Special Event approved by the Town, where the event will occur on a site of 50 acres or more, may occupy a recreational vehicle overnight subject to approval by the Administrator.

Sec. 16-4-1405. Open Air Sales

Temporary open air sales of Christmas trees and pumpkins are permitted in certain districts according to the Use Table (Sec. 16-4-1104), provided that the sales activity does not last

longer than 30 days and all other applicable codes, including sanitation and electrical codes, are met. The vendor, subject to approval by the Administrator, may utilize a recreational vehicle for living on the property for the duration of the permit.

Staff Explanation: *In order to assist with redevelopment efforts, staff proposes to allow the Town to install public parking for public use. This would not be allowed to satisfy any off-street parking requirements for private development, however, would be used as a tool to encourage redevelopment in certain areas.*

Sec. 16-5-12XX (New Section). On-Street Parking

The Town of Hilton Head Island may install public parking on non-arterial streets where deemed appropriate.

Staff Explanation: *In order for the Administrator to have more flexibility with allowing tree removal, removal of non-native vegetation and providing more views to the beach, as requested by Town Council, staff is proposing the language below. There is similar language already in the LMO that allows for some pruning of vegetation for views of wetlands.*

Sec. 16-6-305. Dune Protection Standards

A. For purposes of protecting, stabilizing and restoring dunes and dune systems on Hilton Head Island, the following standards shall apply:

1. no change.
2. No dune shall be leveled, breached, altered or undermined in any way by development or other human-caused activity such as boat storage, nor shall dune vegetation be disturbed or destroyed, with the exception of construction of boardwalks or similar beach access which have minimal effect on the natural features of the dune. If removal or disturbance of dune vegetation cannot be avoided, replacement vegetation shall be planted. For purposes of providing views to the beach in areas where the view has been materially impaired, the Administrator may approve selective pruning, in accordance with accepted International Society of Arboriculture practices. The Administrator may allow removal of non-native invasive vegetation in the dune systems, including but not limited to, Chinese Tallow or Beach Vitex. The Administrator may approve the removal of trees below 6 inches in diameter, with the exception of Live Oaks, or grant a tree removal permit for trees of protected size if determined by the Administrator it is needed to create a view corridor. All trees removed must be cut flush with existing grade and leave the root system intact.

Capital Improvements Program Overview for FY 2011 – 2020

In accordance with State law, the proposed Capital Improvements Program (CIP) for Fiscal Year (FY) 2011 was developed by staff for review and recommendation to the full Planning Commission (PC) via the PC's CIP Committee. Pathways and parks section was also reviewed by the Parks & Recreation Commission. Planning Commission annually recommends the proposed CIP to Town Council for deliberations during their Budget Workshop.

The CIP is a ten-year program of which one year is funded for implementation. The nine subsequent years are programmed with estimates of funding requirements. Some of the programmed estimates for projects in the out years are listed as To Be Determined (TBD). The CIP is based on a variety of sources. Sources are Town Council's Policy and Management Agendas 2010 which included input from the public and the Town's Boards, Commissions and Committees. Other source documents include: The 2004 Comprehensive Plan which incorporates the Initiative Area Plans; the Transportation Plan which includes pathways and roads; the Town-Wide Drainage Plan; the Fire & Rescue Master Plan, and the Recreation Element; the adopted Countywide All Hazard Mitigation Plan, the Comprehensive Emergency Management Plan which is being improved as a part of the Disaster Recovery Commission's work program; the Beach Access Plan, the Beach Maintenance Monitoring reports; the Broad Creek Management Plan, and a Space Needs Study of all Town facilities and properties to include Town Hall, all parks, Fire & Rescue stations and town wide infrastructure.

Previously, Council directed that we "minimize reliance on property tax, while expanding alternative revenue sources." The CIP continues to be an excellent example of that approach. It consistently reduces reliance on ad valorem property taxes and shares the costs of infrastructure requirements with the beneficiaries. The proposed CIP Budget incorporates 16 different funding sources (Below figures updated as of 1 March 2010):

- Traffic Impact Fees that are derived from development and applied to roads, pathways and additional traffic signals. Pathways may be funded up to fifty percent with Traffic Impact Fees. Traffic Impact Fees generate approximately \$181,000 per year. In previous years, we exhausted the accumulated monies in our Traffic Impact Fee account. Thus, we have done Interfund borrowing that will be repaid with interest as we continue to garner future traffic impact fees through build out;
- Parks Impact Fees that were enacted Countywide to provide funding for emerging park needs. Park Impact Fees generate about \$50,000 per year;
- Interfund Borrowing, which is an interim financing technique that allows borrowing from another Town fund. Borrowed funds will be repaid with interest as designated revenues are received;
- Fund Balance (Prior Year Funding), which are unobligated and obligated monies that are rolled over from previously approved but incomplete projects;
- New Fiscal Year Taxes are ad valorem property taxes, collected during the next fiscal year. The amount dedicated to the CIP has been held steady at .85 of a mil which generates approximately \$703,000;

- Sunday Liquor Sales Permit Fees that are derived from the sale of permits to sell alcohol on Sunday. These fees are a rebate from the State and generate approximately \$270,000;
- Storm Water Utility (SWU) Fees that are derived from the Storm Water Utility. The Utility collects approximately \$2.7 million from the Town. The Town provides 5% (\$135,000) to the Utility for administrative overhead. The Utility returns the entire \$2.7 million of fees (minus the administrative overhead) that the Town uses for drainage infrastructure maintenance and debt service of a \$17 million SWU Revenue Bond. In order to support the accumulated and growing PUD infrastructure an FY11 rate increase is necessary;
- County Contributions such as their bond issue for CIP projects.
- General Obligation (GO) Bonds are issued and secured by the full faith and credit (taxing powers) of the Town. The Town actively pursues the highest achievable rating. The Town's rating was recently (26 February 2009) reaffirmed by Moody's at Aa1; by Standard & Poors' at AA+, and by Fitch at AA. Consequently, the Town does not require Municipal Bond Insurance which translates to significant savings for taxpayers, especially during the current economic down turn.
- Revenue Bonds are supported by fees or special assessments, and differ from General Obligation Bonds in that they do not pledge the full faith and credit of the Town. Likewise, they do not count against the Town's debt limit cap of 8% of assessed value. Sufficient rates must be maintained to support the bond debt service requirements. Council authorized issuance of a \$17 million Revenue Bond for Island wide drainage projects and \$10 million Revenue Bond for Public Safety projects. Debt service will be paid with Storm Water Utility Fees and Hospitality Tax respectively.
- Grants such as the previous \$200,000 SCDOT Transportation Enhancement Program Grant for the Palmetto Bay Road Pathway. Coastal Access Grants and Land Water Conservation Fund (LWCF) from DHEC / OCRM and FEMA grants are also competed for at the State level but include Federal funds;
- Accommodation Tax (ATAX) grants that are derived from a State mandated two-percent tax on short-term rentals, hotels and motel accommodations. After the State applies a "Robin Hood" provision, they return approximately \$3.1 million per year to the Town;
- Beach Fees are derived from an additional two-percent Local Accommodations Tax levied by Town Council. This source provides approximately \$4.4 million each year that is dedicated to beach renourishment and related monitoring, dune refurbishment, maintenance and operations, and new beach parks and beach access facilities;
- Hospitality Tax which is a two- percent tax on the sale of prepared meals and beverages, sold in establishments with or without licenses for on-premise consumption of alcoholic beverages, beer or wine. This source generates approximately \$5.2 million annually. Some of which is used to pay debt service on a \$10 million bond for public safety projects;

- Tax Increment Financing (TIF) which are funds derived from increased assessed value above the baseline assessment when the TIF District was established. These funds may be used for public projects within the District. Currently TIF generates approximately \$5 million annually that will increase with assessed value over time.
- Lease Fund is derived from lease payments on Town owned property. As the Town has acquired properties, some have existing leases that the Town chooses to honor until their expiration. Approximately \$69,000 derived from leases has been assigned to a separate fund to pay for maintenance and clean up of Town property.

Implementation of the FY2011 CIP will require about \$24 million during the fiscal year: Approximately \$703,000 from next fiscal year taxes; about \$80,000 from Traffic Impact Fees; about \$2.5 million from Hospitality Tax Fees; About \$2.0 million from SWU Fees; approximately \$4.5 million is recommended for Tax Increment Financing funding; \$270,000 from Sunday Liquor Sales permits; about \$13,000,000 from Beach Fees; \$69,000 from Leases.

In the Pathways category, there are 14 projects programmed during the next ten years. Of those 14 projects, 3 are recommended for funding of about \$600,000 during the next fiscal year. Funded projects may involve land acquisition, legal work, design, concept and survey, and/or construction. 2 projects proposed in the next fiscal year involve construction or repairs.

In the Drainage Improvements category, include 11 project lines meant primarily to address rehabilitation and maintenance associated with systems for which the Town is responsible. Rehabilitation, maintenance, monitoring, etc. projects are proposed for funding of about \$2 million during the next fiscal year.

In the category of Roadway Improvements there are 55 projects or sub projects programmed during the next ten years, 22 of them are recommended for funding of about \$3.7 million during the next fiscal year and 15 involve construction or repairs.

In the category of Parks Development, 10 projects or sub projects are programmed during the next ten years, 4 projects are recommended for funding of about \$400,000 during the next fiscal year.

In the Existing Facility & Infrastructure category, there are 8 projects or sub projects programmed during the next ten years, 6 are recommended for funding of about \$3.8 million during the next fiscal year and 5 of the projects involve construction or repairs along with programmed upgrades of Town vehicles and Fire & Rescue apparatus. We continue to refine our ten year capital expense projections for "Rehabilitation and Renovation of Existing Capital Assets" using appropriate funding sources for major maintenance of Town owned buildings and property.

In the New Facilities & Infrastructure category, there are 28 projects or sub projects programmed during the next ten years. 11 projects are recommended for funding of about \$675,000 during the next fiscal year, and 5 projects involve conventional construction.

In the Beach Maintenance category, following the 2006 beach renourishment, we are refurbishing dunes, repairing groins and beach access points while studying and monitoring the beach. The Port Royal Fill Project is a noteworthy project recommended for funding in FY11. A total of about \$13,000,000 is proposed to be allocated for the above projects, studies, monitoring.

In total, there are 131 projects or sub-projects programmed over the next ten years. Of those 131 projects, 61 will be funded and managed during the next fiscal year. 35 of these projects involve construction or repairs.

The 10 year projection for the CIP will require about \$121 million to implement. Approximately \$24 million is proposed for funding next fiscal year projects.

Of the 61 projects programmed for this year, staff will manage all but 6 of them at no additional cost to the taxpayers. Finally, counting collected but unobligated taxes that are included in the fund balance rollover and new fiscal year taxes, only 3% of the CIP Budget is derived from ad valorem property taxes.

Revised: 24 March 2010

CAPITAL IMPROVEMENTS PROGRAM
 FY 2011 FUNDING SUMMARY
 (Proposed_postPC Committee_March 2010)

FY 11 - DRAFT		ACCEL	In Bid or Obligated	SLIDE or CNAP?	NEW	CHANGE				3/23/2010
		THOUSANDS OF DOLLARS								
	FY	IMPACT	PRIOR YEAR	2011 FISCAL	BEACH	SWU	HOSP	TIF	OTHER	
	2011	FEES	FUNDING	YEAR TAXES	FEE	FEE	TAX		FUNDS	
A PATHWAYS		Traffic								Impact Fees, TIF & Taxes
1	PATHWAY REHABILITATION	175	Recurring	175						
2	US 278 (Gardner Drive to Mathews Drive) (up to 1/2 Traffic Impact Fees, Hosp Tax, TIF)	80	40					40		
3	DUNNAGAN'S ALLEY (TIF)	325		60					325	
TOTAL PATHWAYS		580	40	60	175	0	0	0	365	0
B DRAINAGE IMPROVEMENTS										SWU Fees
1	STORMWATER PUMP STATION MAINTENANCE	75	Recurring			75				
	DRAINAGE SYSTEM REHABILITATION, MAINTENANCE, MONITORING, CREDITS, EDUCATION & NPDES II COMPLIANCE	1,276	Recurring			1,276				
2	PROFESSIONAL SERVICES / NEW PROJECTS	500	198			500				
3	ARROW ROAD (including Powerline Burial) (SWU Fee)	170				170				
TOTAL DRAINAGE IMPROVEMENTS		2,021	0	198	0	0	2,021	0	0	0
C ROADWAY IMPROVEMENTS		Traffic								TIF, Hosp Tax
1	MAINLAND TRANSPORTATION IMPROVEMENTS	500	500 IGA obligation				500			
2	MATHEWS DRIVE / MARSHLAND ROAD ROUNDABOUT	0	40							
3	MATHEWS DRIVE / CHAPLIN AREA CONNECTIVITY (TIF)	610						610		
4	ARROW RD/ DUNNAGAN'S ALLEY ROUNDABOUT	880	64					880		
5	US 278 GATEWAY IMPROVEMENTS AT WINDMILL HARBOR	200	new				200			
6	LEAMINGTON/FRESH MARKET SHOPPES/US 278 (Hosp Tax or Bond?)	230					230			
7	PEDESTRIAN CROSSWALKS & REFUGES (TIF funded in District)	90		90						
8	TRAFFIC SIGNAL MAST ARMS (TIF Funded in District)	200	Recurring				100	100		
9	ROADWAY SAFETY IMPROVEMENTS	100	Recurring				100			
10	NASSAU ST EXTENSION (Tie to Coligny/Pope Ave Initiative Area Improvements) (TIF)	100						100		
11	INTERSECTION IMPROVEMENTS (TIF Funded in District)	90	Recurring				90			
12	F&R EMERGENCY ACCESS POINTS	110	Recurring				110			
13	PRIVATE (DIRT) ROADS ACQUISITION	25	Recurring	25						
14	DIRECTIONAL / NEIGHBORHOOD SIGNAGE	100	Recurring					100		
15	HONEY HORN ENTRANCE IMPROVEMENTS (including pathway connection)	125	50					125		
16	INTERSECTION / CROSSWALK / PATHWAY LIGHTING (TIF Funded in District)	TBD								
17	STONEY SECONDARY ROAD (SOUTH) (TIF)	50	30					50		
18	SUMMIT DRIVE REALIGNMENT AND REFURBISHMENT	0	38							
19	ROADWAYS & MEDIAN IMPROVEMENTS (Phased) (TIF Funded in District)	300						300		
TOTAL ROADWAY IMPROVEMENTS		3,710	0	222	115	0	0	1,330	2,265	0

CAPITAL IMPROVEMENTS PROGRAM
 FY 2011 FUNDING SUMMARY
 (Proposed_postPC Committee_March 2010)

	FY	IMPACT	PRIOR YEAR	2011 FISCAL	BEACH	SWU	HOSP	TIF	OTHER	
	2011	FEES	FUNDING	YEAR TAXES	FEE	FEE	TAX			FUNDS
D PARK DEVELOPMENT		Parks								Park Impact Fees, Sunday Liquor Permit Fees, Beach Fees & other funding sources
1 PARKS UPGRADES	312		recurring	42			100			270 Sunday Liquor Permit Fees (\$270k)
3 ISLAND RECREATION CENTER ENHANCEMENTS	100		95				100			
2 ROCK'S/REMY'S TRACT PARK (TIF)	0		50							In house design
TOTAL PARK DEVELOPMENT	412	0	145	42	0	0	200	0	270	
E EXISTING FACILITIES & INFRASTRUCTURE		Traffic								Hospitality Tax, Lease Acct & other sources
1 REHABILITATION & RENOVATION of FIXED CAPITAL ASSETS	251		Recurring	251						
2 CLEAN UP, SAFETY & MAINTENANCE OF TOWN PROPERTY & DEMOLITION OF UNSAFE STRUCTURES	291		Recurring	222					69	Lease Account
3 APPARATUS & VEHICLES REPLACEMENT / REFURBISHMENT	555		Recurring	23	46		486			
4 FIRE STATION # 1 REPLACEMENT & DEMO (Shipyard)	2,750		741					1,375	1,375	Hosp. Tax Bond (new)
5 FIRE STATION # 6 REPLACEMENT (Palmetto Dunes) (Hospitality Tax)	0		275							
6 FIRE STATION # 2 REPLACEMENT (Sea Pines) (Hospitality Tax)	275						275			
TOTAL EXISTING FACILITIES & INFRASTRUCTURE	3,847	0	1,016	496	46	0	761	1,375	1,444	
F NEW FACILITIES & INFRASTRUCTURE										Hospitality Tax, TIF
1 SEWER SERVICES PROJECTS (Some Timing: TBD) (TIF Funding in District & SWU Fee)	158		800					158		
2 DISPATCH CENTER EQUIPMENT UPGRADE	50		Recurring				50			
3 FIRE/ MEDICAL SYSTEMS and EQUIPMENT REPLACEMENT	80		Recurring				80			
4 PUBLIC SAFETY SYSTEMS EQUIPMENT UPGRADE	30		Recurring				30			
5 MOBILE COMPUTING AVL UPGRADE	30		Recurring				30			
6 F&R COMPUTER SYSTEMS (Hospitality Tax) - CAD Updates	70		Recurring				70			
7 COLIGNY / POPE AVE INITIATIVE AREA IMPROVEMENTS with COMMUNITY PARK	100		100					100		
8 DUNNAGAN'S ALLEY / ARROW RD INITIATIVE AREA IMPROVEMENTS (Tie to Powerline Burials) (TIF)	100		30					100		
9 SITE INFRASTRUCTURE - EMERGENCY TOWN HALL at FIRE RESCUE TRAINING CTR.	50		new						50	Fund balance - FY09
TOTAL NEW FACILITIES & INFRASTRUCTURE	668	0	130	0	0	0	260	358	50	
G BEACH MAINTENANCE										Beach Fees
1 BEACH MANAGEMENT & MONITORING	325		Recurring		325					
2 BEACH PARKS / ACCESS REHABILITATION	75		Recurring		75					
3 DUNES REFURBISHMENT MAINTENANCE	25		Recurring		25					
4 PORT ROYAL FILL PROJECT	12,500		550		12,000					
TOTAL BEACH MAINTENANCE	12,925	0	550	0	12,425	0	0	0	0	
TOTALS (THOUSAND OF DOLLARS)	24,163	40		828	12,471	2,021	2,551	4,363	1,814	
Revised: 0900, 23 March 2010				703						

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2011-2020
CIP FY 11
(Proposed_postPC Committee_March 2010)

PROJECT	FY- 11 DRAFT		3-23-10		ACCEL	In Bid or Obligated	SLIDE or CNAF?	New	Change	
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016-2020				
A PATHWAYS										
1 PATHWAY REHABILITATION	175	180	185	195	200					1050
2 US 278-B (Gardner Drive to Mathews Drive) (up to 1/2 Traffic Impact Fees, Hosp Tax, TIF)										
a. design		50								
b. r/w acquisition		20								
c. legal		10								
d. construction			150							
3 DUNNAGAN'S ALLEY - Coordinate with Arrow Road Dunnagans Alley Roundabout (TIF)										
a. design			obligated							
b. r/w acquisition			obligated							
c. legal			obligated							
d. construction			325							
4 US 278 (Wexford Circle to Fresh Market Shoppes) (Include Powerline Burial) (up to 1/2 Traffic Impact Fees, Hosp Tax, TIF)										
a. design										
b. r/w acquisition				IN-HOUSE						
c. legal				TBD						
d. construction				20						350
5 LEG O' MUTTON (Bundle with Pembroke and Leg O'Mutton) (Segment installed from Marshland Rd to Victoria Square) (1/2 Traffic Impact Fees and Hosp Tax)										
a. design										
b. legal				25						
c. construction				5						200
6 PEMBROKE DRIVE (Bundle with Gardner and Leg O'Mutton) (1/2 Traffic Impact Fees and Hosp Tax)										
a. design				50						
b. legal				5						
c. construction										350
7 GARDNER DRIVE (Bundle with Pembroke and Leg O'Mutton) (1/2 Traffic Impact Fees and Hosp Tax)										
a. design				30						
b. r/w acquisition				TBD						
c. legal				20						
d. construction										200
8 ARCHER ROAD (Traffic Impact Fees; TIF if available)										
a. design				10						
b. r/w acquisition				TBD						
c. legal				20						50
d. construction										
9 SINGLETON BEACH ROAD (Segment installed from US 278 to Chaplin Community Park) (1/2 Traffic Impact Fees and Hosp Tax/Beach Fee?)										
a. design										15
b. r/w acquisition										TBD
c. legal										10
d. construction										200
10 JONESVILLE ROAD (1/2 Traffic Impact Fees and Property Tax)										
a. design										50
b. legal										20
c. construction										350
11 SOUTH SIDE OF US 278 (Phased) (1/2 Traffic Impact Fees and Hosp Tax)										
a. design										150
b. r/w acquisition										TBD
c. legal										75
d. construction (Phased)										1550
12 US 278 (GUM TREE ROAD TO SQUIRE POPE ROAD) (Sidewalk installed with Cross Island Parkway) (1/2 Traffic Impact Fees and Hosp Tax)										
a. design										25
b. legal										25
c. construction										250
13 US 278 (SQUIRE POPE ROAD TO JENKINS ISLAND) (Sidewalks exist on both sides of US 278 just past Museum) (1/2 Traffic Impact Fees and Hosp Tax)										
a. design										35
b. legal										50
c. environmental										50
d. construction										250
14 US 278 (JENKINS ISLAND TO BRIDGE) (1/2 Traffic Impact Fees and Hosp Tax)										
a. design										40
b. legal										10
c. environmental										TBD
d. construction										250
TOTAL PATHWAYS	580	515	1,135	420	470					4160
B DRAINAGE IMPROVEMENTS										
1 STORMWATER PUMP STATION MAINTENANCE										
a. General Pump Maintenance	50	51	52	53	54					285
b. Buildings, grounds and utilities maintenance	25	25	25	25	30					150
2 DRAINAGE SYSTEM REHABILITATION, MAINTENANCE, MONITORING, CREDITS, EDUCATION AND NPDES II COMPLIANCE (SWU Fee)	662	992	1,039	917	1,330					6,670
a. Sea Pines	100	100	150	50	100					500
b. Shipyard	70	70	147	175	125					1000
c. Hilton Head Plantation	65	210	210	110	150					750
d. Port Royal	315	185	110	160	150					750
e. Indigo Run	37	60	50	50	50					250
f. Palmetto Hall	27	107	50	50	50					750
g. Wexford		50	50	50	50					250
h. Palmetto Dunes		TBD	TBD	TBD	TBD					TBD
3 PROFESSIONAL SERVICES/NEW PROJECTS	500	640	290	290	290					1450
4 ARROW ROAD AREA										
a. concept, survey and design		100								
b. r/w acquisition		TBD								
c. legal		20								
d. environmental		50								
e. construction				500						
TOTAL DRAINAGE IMPROVEMENTS	2,021	2,490	2,673	1,930	2,379					12,805

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2011-2020
CIP FY 11
(Proposed_postPC Committee_March 2010)

PROJECT	FY	FY	FY	FY	FY	FY
	2011	2012	2013	2014	2015	2016-2020
C ROADWAY IMPROVEMENTS						
1 MAINLAND TRANSPORTATION IMPROVEMENT PROJECTS (Hosp Tax: Not to exceed \$2.5 million for Council approved projects)	500	600				
2 MATHEWS DRIVE/MARSHLAND ROAD ROUNDABOUT (Pending relocation of Children's Center) (TIF)						
a. concept, survey and design		obligated				
b. r/w acquisition		TBD				
c. legal		obligated	20			
d. environmental		obligated	30			
e. project management			100			
f. construction			1,000			
3 MATHEWS DRIVE / CHAPLIN AREA CONNECTIVITY (Inter-Parcel Connectivity on East side of Mathews Drive South) (TIF)						
a. concept, survey and design		50				
b. r/w acquisition		TBD				
c. legal		30				
d. environmental		30				
e. construction		500				
4 ARROW RD/ DUNNAGAN'S ALLEY ROUNDABOUT (coordinate with Arrow Rd / Dunnagan's Alley Initiative Area Improvements) (TIF)						
a. concept, survey and design (\$80k obligated in FY 09)		obligated				
b. r/w acquisition		TBD				
c. legal		obligated				
d. environmental		30				
e. project management		100				
f. construction		750				
5 US 278 GATEWAY IMPROVEMENTS AT WINDMILL HARBOR						
a. concept, survey and design	200					
b. r/w acquisition		25				
c. legal		25				
d. environmental		250	250			
e. project management			150			
f. construction				2000		
6 LEAMINGTON/FRESH MARKET SHOPPES/US 278 B (Hosp Tax or Bond?)						
a. concept, survey and design	50					
b. r/w acquisition		TBD				
c. legal		30				
d. environmental		50				
e. project management		100				
f. construction			1,125			
7 PEDESTRIAN CROSSWALKS & REFUGES (TIF funded in District)						
a. US 278 & Wexford Village Intersection (Tie to WHP Resurfacing) (Property Tax)	40					
b. US 278 & Shipyard Intersection (Tie to WHP Resurfacing) (Property Tax)	50					
c. US 278 & Chamber Drive (Tie to WHP Resurfacing) (Property Tax)			60			
d. US 278 & Yacht Cove Drive (Tie to WHP Resurfacing) (Property Tax)			60			
e. US 278 & Regency Drive (Tie to WHP Resurfacing) (Property Tax)			60			
f. US 278 & Central Ave. (Tie to WHP Resurf./Festival Center Median Closure) (Property Tax)			40			
g. Pope Ave & Woodhaven (Tie to Pope Ave Initiative Area Improvements) (TIF)				50		
h. Pope Ave & Cordillo Rd (Tie to Pope Ave Initiative Area Improvements) (TIF)				50		
i. Pope Ave & Lagoon (Tie to Pope Ave Initiative Area Improvements) (TIF)				50		
8 TRAFFIC SIGNAL MAST ARMS (TIF Funded in District)						
a. Coggins Point Road / US 278 Replacement (Hosp Tax)	100					
b. Dillon Road / US 278 Replacement (TIF)	100					
c. Leamington/Fresh Market Shoppes/US 278 (Hosp Tax Bond) (Tie to Intersection Improvement)			125			
d. Mall Blvd / US 278 Replacement			100			
e. Palmetto Dunes / US 278 Replacement			150			
f. Pembroke Drive / US 278 Replacement				100		
g. Gum Tree Road / US 278 Replacement				150		
h. Spanish Wells / US 278 Replacement (TIF)				150		
9 ROADWAY SAFETY IMPROVEMENTS						
a. Festival Centre Partial Median Closure (Approved by Council) (Hosp Tax)	100					
b. Palmetto Bay Rd / Dunnagan's Alley Median Closure (TIF) (Pending Council Approval)		50				
c. Pope Ave / Coligny Plaza Median Closure (Tie to Pope Ave Initiative Area Improvements) (TIF) (Pending Council Approval)			50			
d. US 278 Median Turn Lane at Yacht Cove Drive (Traffic Impact Fees)				50		
e. US 278 / Jenkins Rd Right Turn Lane (Traffic Impact Fees)				50		
10 NASSAU ST EXTENSION (Coordinate with Coligny/Pope Ave Initiative Area Improvements) (TIF)	100	500				
11 INTERSECTION IMPROVEMENTS (TIF Funded in District)						
a. Hospital Center Blvd / Main St	90					
b. Pope Ave / Cordillo Parkway (Tie to Pope Ave Initiative Area Improvements) (TIF)		100				
12 F&R EMERGENCY ACCESS POINTS (Hospitality Tax)						
a. Wexford at Haig Point	60					
b. Hilton Head Plantation at Lamotte Drive	40					
c. Spanish Wells at Muddy Creek Road			100			
d. Palmetto Dunes at Swing About				100		
e. Port Royal at Grasslawn Avenue				60		
f. Hilton Head Plantation at Mitchieville Lane					175	
g. Shipyard at Lagoon Road						175
h. Port Royal at Dillon Road						50
i. Palmetto Hall at Fish Haul Road						50
j. Wexford at Arrow Road						50
k. Gate Controllers	10	10	10	10		
13 PRIVATE (DIRT) ROADS ACQUISITION	25	TBD	TBD	TBD	TBD	TBD
14 DIRECTIONAL / NEIGHBORHOOD SIGNAGE (TIF Funded in District) including street signs	100	100	50	50	50	TBD
15 HONEY HORN ENTRANCE IMPROVEMENTS (including pathway connection)						
a. concept, survey and design		obligated				
b. construction		125				
16 INTERSECTION / CROSSWALK / PATHWAY LIGHTING (TIF Funded in District)	TBD	TBD	TBD	TBD	TBD	TBD
17 STONEY SECONDARY ROAD (SOUTH) (Spanish Wells spur to Kirby Lane) (TIF)						
a. concept, survey and design		obligated				
b. r/w acquisition		TBD				
c. legal		30				
d. environmental		10				
e. driveway improvements at Adrianna Lane	50					
f. construction			600			

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PROJECT	FY	FY	FY	FY	FY	FY
	2011	2012	2013	2014	2015	2016-2020
18 SUMMIT DRIVE REALIGNMENT AND REFURBISHMENT (Hosp Tax \$165k and County/FAA Contribution \$165k) \$50k obligated in FY09 - survey/design		330				
19 ROADWAYS & MEDIAN IMPROVEMENTS (Phased) (TIF Funded in District)						
a. Palmetto Bay Rd (TIF)	300					
b. US 278 Chaplin Area (TIF)		700				
c. South Forest Beach Rd (TIF)			700			
d. US 278 Stoney Area (TIF)			550			
20 SOUTH FOREST BEACH DR. IMPROVEMENTS (Include Pathway) (Traffic Impact Fees; TIF if available)						
a. concept, survey and design			150			
b. r/w acquisition			TBD			
c. legal			20			
d. environmental			100			
e. project management				150		
f. construction				1,500		
21 LEMOYNE ROAD RECONSTRUCTION AND EXTENSION (Traffic Impact Fees)						
a. design			50			
b. legal			25			
c. construction				800		
22 FIFTH STREET EXTENSION (Traffic Impact Fees & Hosp Tax) construction complete by Jan 1, 2015 per Indenture Deed						
a. concept, survey and design			200			
b. legal			50			
c. environmental			50			
d. project management				120		
e. construction				1,200		
23 LAGOON RD IMPROVEMENTS (Traffic Impact Fees; TIF if available)						
a. concept, survey and design					75	
b. r/w acquisition					TBD	
c. legal					20	
d. environmental					50	
e. project management						75
f. construction						750
TOTAL ROADWAY IMPROVEMENTS	3,710	1,380	2,715	4,005	370	975
D PARK DEVELOPMENT						
1 PARKS UPGRADES	175	200	200	200	200	1,000
a. Island Recreation Association Park and Equipment Upgrades / Replacements	137	TBD	TBD	TBD	TBD	TBD
2 RECREATION CENTER ENHANCEMENTS						
a. Feasibility Study / Preparation of a Business Plan			obligated			
b. Masterplan			obligated			
c. design		100	TBD			
c. construction				TBD	TBD	
3 ROCK'S/REMY'S TRACT PARK (TIF)						
a. Survey, analysis (coordinate with Dunnagan's Initiative Area work)			obligated			
b. Design (in-house)			in-house			
c. construction			20			
4 CHAPLIN LINEAR PARK with BOARDWALK (Connects to Shelter Cove Park Phase)						
a. design		100				
b. construction				900		
5 ROWING & SAILING CENTER						
a. design		150				
b. construction				1,500		
6 YACHT COVE COMMUNITY PARK (Parks Impact Fees)						
a. design (in-house)		50				
b. construction					1,000	
7 COLLIER BEACH PARK (Beach Fee)			400			
8 CHAPLIN COMMUNITY PARK BOARDWALK to COLLIER BEACH PARK (Beach Fee)			400			
9 FORD SHELL RING PARK (Parks Impact Fees; TIF if available)						
a. design			25			
b. construction					500	
TOTAL PARK DEVELOPMENT	412	520	1,025	2,600	1,700	1,000
E EXISTING FACILITIES & INFRASTRUCTURE						
1 REHABILITATION & RENOVATION of EXISTING CAPITAL ASSETS (FY Taxes)	251	251	251	251	251	1,255
2 CLEAN UP, SAFETY & DEMOLITION ON TOWN PROPERTY & UNSAFE STRUCTURES ORDINANCE DEMOLITION (Lease Account & FY Taxes)	291	291	291	291	291	1,455
3 APPARATUS & VEHICLES REPLACEMENT/REFURBISHMENT (FY Taxes, Hosp Tax, Beach Fee & PECI Franchise Fee)						
a. F&R Apparatus & Vehicles (Block refurbishment FY 2010) (Hosp Tax)	486	325	300	113	1,092	6,579
b. Town Vehicles (Ad Valorem Taxes, Hosp Tax, SWU Fee)	69	60	114	143	152	321
c. Island Rec Assn Utility Vehicle (FY Taxes)				26		TBD
4 FIRE STATION # 1 REPLACEMENT & DEMO (Shipyard) (Hospitality Tax; TIF if available)	2,750					
5 FIRE STATION # 6 REPLACEMENT (Palmetto Dunes) (Hospitality Tax)						
a. design		obligated				
b. construction			2,750			
6 FIRE STATION # 2 REPLACEMENT (Sea Pines) (Hospitality Tax)						
a. design		275				
b. construction			2,500			
7 TOWN HALL RENOVATIONS (Hospitality Tax)			150	TBD		
TOTAL EXISTING FACILITIES & INFRASTRUCTURE	3,847	3,827	3,456	824	1,786	9,610

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2011-2020
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PROJECT	FY	FY	FY	FY	FY	FY
	2011	2012	2013	2014	2015	2016-2020
F NEW FACILITIES & INFRASTRUCTURE						
1 SEWER SERVICES PROJECTS (Some Timing: TBD) (TIF Funding in District & SWU Fee)						
a. Old Schoolhouse - William Hilton Parkway (TIF)		obligated				
b. Chaplin South (TIF)		obligated				
c. Ford Shell Ring (TIF)		95				
d. Marshland Rd (Broad Creek headwaters) (Pump Station on Town Property?) (TIF)		63				
e. Barker Field Area Project			541			
f. SCDOT Parcel on Spanish Wells Rd (Location for Pump Station?) (SWU Fee)			TBD			
g. Fish Haul Park - Beach City Rd (Beach Fee)			155			
h. Jarvis Creek Park (SWU Fee?)				25		
i. Islanders Beach Park /Beach Fee			33			
j. Aranda Tract (coordinate with park project) (TIF)				100		
k. Indigo Run Hotel Site (coordinate with Park project)					33	
l. Jenkins Island (coordinate with Park project) (SWU Fee)						100
2 DISPATCH CENTER EQUIPMENT UPGRADE (Hospitality Tax)		50	50	50	50	250
3 Fire/ Medical Systems and Equipment Replacement						
a. AED monophasic		43				
b. SCBA Compressor Replacemen		37		40		
c. AED Biphasic			25			
d. SCBA Replacemen				365	400	
e. Life Pack 12 Replacemen					360	
f. Turn Out Gear / PPE						300
g. Thermal Infrared Camera Replacemen						250
h. Rescue Tools Replacemen						80
4 PUBLIC SAFETY SYSTEMS EQUIPMENT UPGRADE		30	50	100		360
5 MOBILE COMPUTING AVL UPGRADE		30	75			
6 F&R COMPUTER SYSTEMS (Hospitality Tax) - CAD Updates		70				
7 COLIGNY / POPE AVE INITIATIVE AREA IMPROVEMENTS with COMMUNITY PARK						
a. desigr		100				
b. land acqisitor		TBD				
c. constructor			TBD	TBD		
8 DUNNAGAN'S ALLEY / ARROW RD INITIATIVE AREA IMPROVEMENTS (TIF)						
a. study & desigr		100				
b. land acqisitor		TBD				
c. Intersection improvements at Arrow Road and Target Ro			1,000			
d. pathway relocation			250			
e. on street parkin			200			
f. landscaping			150			
9 SITE INFRASTRUCTURE - EMERGENCY TOWN HALL at FIRE RESCUE TRAINING CTR.		50				
10 PUBLIC SAFETY WAN/VPN			250			
11 LAW ENFORCEMENT CENTER (Hospitality Tax & County Funding?) (Pending Council's Decision)						
a. desigr						500
b. construction						5,000
TOTAL NEW FACILITIES & INFRASTRUCTURE	668	2,471	383	655	843	6,840
G BEACH MAINTENANCE						
1 BEACH MANAGEMENT & MONITORING (Beach Fee)		325	341	358	375	1,875
2 BEACH PARKS / ACCESS REHABILITATION (Beach Fee)		50	50	50	50	250
a. enhanced beach access for disabled		25	25	25	25	125
3 DUNES REFURBISHMENT MAINTENANCE (Beach Fee)		25	25	25	25	125
4 PORT ROYAL FILL PROJECT						
a. Consulting services		500				
b. Construction Management/Observation		500				
c. Construction		11,500				
5 BEACH RENOURISHMENT (Beach Fee)						17,000
TOTAL BEACH MAINTENANCE	12,925	441	458	475	475	19,375
A PATHWAYS	580	515	1,135	420	470	4160
B DRAINAGE IMPROVEMENTS	2,021	2,490	2,673	1,930	2,379	12,805
C ROADWAY IMPROVEMENTS	3,710	1,380	2,715	4,005	370	975
D PARK DEVELOPMENT	412	520	1,025	2,600	1,700	1,000
E EXISTING FACILITIES & INFRASTRUCTURE	3,847	3,827	3,456	824	1,786	9,610
F NEW FACILITIES & INFRASTRUCTURE	668	2,471	383	655	843	6,840
G BEACH MAINTENANCE	12,925	441	458	475	475	19,375
TOTALS (THOUSAND OF DOLLARS)	24,163	11,644	11,845	10,909	8,023	54,765
Revised: 0900, 23 March 2010						

PLANNING COMMISSION PROJECT UPDATE
1st Quarter 2010

Previously Reviewed Applications or Documents:

<i>Land Management Ordinance Amendments:</i>	<i>Status:</i>
Airport Tree Amendments	<ul style="list-style-type: none"> • PC public hearing: February 3, 2010 • Revised TC 1st reading: March 2, 2010 • TC 2nd reading: March 16, 2010
2010 General Amendments	<ul style="list-style-type: none"> • LMO Committee: March 3, 2010 • PC public hearing: April 7, 2010 • P&DS: April 28, 2010 • TC 1st reading: • TC 2nd reading:

<i>Zoning Map Amendments:</i>	<i>Status:</i>
ZMA090005 The Town of Hilton Head Island is proposing to amend the Official Zoning Map for a portion of the IL, Light Industrial zoning district by changing the zoning designation of several properties located along Beach City Road and Mathews Drive and further identified on Beaufort County Tax Map 4, Parcels 318, 319A, 319, 320, 317, 25, 336, 348, 347, 346, 345, 343, 344, and 359; Tax Map 5, Parcel 15; and Tax Map 8, Parcels 281, 280, 1A, 238, 1, 1B, 172, 171, 173, 174, 175, 176, 190, 121, 115 and 120. This portion of the IL district will be rezoned to OCIL, Office/Light Commercial/ Light Industrial Zoning District with different design standards and permitted uses than the IL district. If you own property being rezoned your rights will be affected.	<ul style="list-style-type: none"> • PC public hearing: February 17, 2010 • P&DS: April 28, 2010 • TC 1st reading: • TC 2nd reading:
ZMA100001 Bret Pruehs of McNair Law Firm on behalf of 701 Associates, LLC to amend the Official Zoning Map by amending the Sea Pines Master Plan and its associated text to add liquor store as an additional permitted use at 70 Lighthouse Road, commonly referred to as Sea Pines Center. The parcels are further identified as Parcels 1191, 1197, and 174B on Beaufort County Tax Map #17.	<ul style="list-style-type: none"> • PC public hearing: February 17, 2010 • P&DS: February 24, 2010 • TC 1st reading: March 16, 2010 • TC 2nd reading: April 6, 2010

<i>Public Project Review:</i>	<i>Status</i>
None	NA

PLANNING COMMISSION PROJECT UPDATE
1st Quarter 2010

<i>Street Names:</i>	<i>Status:</i>
None	NA

<i>Comprehensive Plan:</i>	<i>Status:</i>
Comprehensive Plan Update	<ul style="list-style-type: none"> • Implementation Strategy Drafts were completed for all elements, and presented to the Comp Plan Committee: • Implementation Strategy Drafts for all elements were presented to the Planning Commission • An Introduction and Vision Booklet was drafted and approved by the Planning Commission to provide a summary of the Comp Plan and entry into the larger plan. • The “Charting the Island’s Future – 2030” webpage was updated to reflect meeting schedules, progress reports for current elements and overall progress on the Comprehensive Plan. • The final draft of the 2010 Comprehensive Plan was reviewed by the Comp Plan Committee and forwarded to the Planning Commission for consideration. • The final draft copy of the 2010 Comprehensive Plan was developed as a searchable, user-friendly online tool and was posted on the “Charting the Island’s Future – 2030” webpage. • The Planning Commission reviewed the final draft of the 2010 Comprehensive Plan, conducted a public hearing and adopted a resolution recommending the Comprehensive Plan be forwarded to Town Council for adoption.

Hot Issues for the Town:

Mathews Drive Connectivity	<ul style="list-style-type: none"> • Town Council directed staff to first deal with Code Enforcement issues (parking, dumpsters, etc) – Dumpster issues have been resolved, staff is still working on some parking issues. • This project is still on hold. It is proposed for the 2011 CIP.
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PLANNING COMMISSION PROJECT UPDATE

1st Quarter 2010

Pop Up Issues:

Public Guide to Development and Permitting	<ul style="list-style-type: none"> • Staff is drafting a guidebook. • Anticipate release in late 2010.
Southern Beaufort County Regional Plan	<ul style="list-style-type: none"> • Staff has formed working groups with Beaufort and Jasper Counties along with Bluffton to work through the implementation strategies outlined in the plan and provide updates to the Implementation Committee. • Implementation Committee will meet on an as-needed basis.

Ongoing Capital Improvement Projects:

Pathways	Status
New Orleans Pathways	<ul style="list-style-type: none"> • Under construction. • Target completion date of April 29, 2010.
Lagoon and Avocet Road Pathways	<ul style="list-style-type: none"> • Under construction. • Target completion date of May 5, 2010.
Drainage Improvements	
Squire Pope Road Drainage Project	<ul style="list-style-type: none"> • Design complete. • Easement plats have been approved and stamped by Town Staff. • Contract awarded and construction should begin in April 2010.
Roadway Improvements	
William Hilton Parkway Acceleration Lane at Coggins Point Road	<ul style="list-style-type: none"> • Under construction. • Target completion date of May 31, 2010.
Burkes Beach Road Turn Lane at US 278	<ul style="list-style-type: none"> • Under construction. • Target completion date of May 31, 2010
Jarvis Park Road Right Turn Lane	<ul style="list-style-type: none"> • Under construction. • Target completion date of June 2010.
Intersection Improvements: <ul style="list-style-type: none"> ◆ Beach City Road/ US278 ◆ Mast Arm Replacement 	<ul style="list-style-type: none"> • Under construction. • Target completion date of May 31, 2010. • Mast arm contract awarded and will begin once road improvements complete.
Mathews Drive North	<ul style="list-style-type: none"> • Design underway-95% complete. • Expedited Development Plan Review has been submitted and is under review. • Waiting for SCDOT and OCRM permits and right-of-way acquisition.
Dunnagans Alley Roundabout & Pathway	<ul style="list-style-type: none"> • Design underway-98% complete. • Expedited Development Plan Review has been submitted for review.

PLANNING COMMISSION PROJECT UPDATE
1st Quarter 2010

Port Royal Miller Pond Dredging	<ul style="list-style-type: none"> • An Expedited Development Plan Review has been submitted for review. • Waiting for US Army Corp permit.
Summit Drive Realignment	<ul style="list-style-type: none"> • Design complete. • Expedited Development Plan Review has been submitted for review.
Overhead Mounted Street Name Sign Installations / Replacements	<ul style="list-style-type: none"> • 12 signs ordered for south end of Island to be mounted prior to Heritage. • Remaining signs for middle and north end of Island to be ordered once current order arrives.
Ground Mounted Street Name Sign Installations / Replacements	<ul style="list-style-type: none"> • SCDOT required certification that signs will meet breakaway standards. • Town hired engineering lab to conduct tests.
Honey Horn Access Improvements	Project team met 3-10-10 to begin discussions.
Park Development	
None	NA
Existing Facilities and Infrastructure	
Fire Station #5	<ul style="list-style-type: none"> • Under construction. • Target completion date of April 2010.
Fire Station #1	<ul style="list-style-type: none"> • Development Plan Review approved. • Project is out to bid.
(Not CIP funded but included for update.) Power line burial Marshland Road Power line burial Sea Pines Deer Island Ph. 6 Power line burial Sea Pines South Beach Lane Power line burial Point Comfort Road Power line burial Point Comfort/Sea Olive Power line burial Port Royal Power line burial Folly Field Power line burial Haig Point Embarkation Power line burial Baynard Cove Road Power line burial Namon Road Project Power line burial Automobile Place Power line burial Arrow Road	40% Complete 90% Complete 100% Complete 100% Complete 100% Complete 100% Complete 100% Complete 100% Complete 100% Complete 100% Complete Start 4/15/2010 Start 4/1/2010 Start 5/1/2010
New Facilities and Infrastructure	
Greens Shell Sewer Project	Project complete.
Dispatch/F&R Computer Systems Upgrades	Ongoing.
Beach Maintenance	
Dune Refurbishment	Ongoing.
Groin Maintenance	<ul style="list-style-type: none"> • Under construction. • Target completion date of April 2010