



The Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, April 6, 2011
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 March 16, 2011
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**
None
9. **New Business**

Public Hearing

a) **STRNM110001:** Vehicular Access Easement Name Request – Benjamin Stewart has applied to name a vehicular access easement located near 109 William Hilton Parkway. Properties affected by this application are Parcels 61 and 61C on Beaufort County Tax Map 7. The proposed easement name is Betty P. Lane. *Presented by: David Cooler*

Public Hearing

b) **ZMA110001:** Perry Wood of Wood + Partners on behalf of Mr. Robert T. Kolb has requested to amend the Official Zoning Map by amending the Spanish Wells Master Plan and its associated text to bring two parcels totaling 5.82 acres into the Spanish Wells Planned Unit Development . This request would change the zoning designation of the two properties from RM-4, Low Density Residential to PD-1, Planned Development Mixed Use District as part of the Spanish Wells Master Plan with assigned uses of single family residential, multi-family residential and interval occupancy. The properties are located as 738 and 740 Spanish Wells Road and are further identified on Beaufort County Tax Map10 as Parcels 23A and 23B. *Presented by: Shea Farrar*

Public Hearing

c) **Town Impact Fees:** Review of the Town's Impact Fee Ordinance, Section 16-5-1815 of the Town's Land Management Ordinance requires the Planning Commission to review the Ordinance in conjunction with the adoption of the Town's Comprehensive Plan to determine if revisions to the existing ordinance are warranted. *Presented by: Shea Farrar*

d) Confirmation of Fiscal Year (CY) 2012 Proposed Priority Projects

Presented by: Scott Liggett

e) LMO Amendments: The Town of Hilton Head Island is proposing to amend Chapter 4 of the Land Management Ordinance (LMO) to revise the following sections: **Section 16-4-1204:** This will allow recreation uses in the Water Front Mixed Use (WMU) District to be permitted with conditions. This will allow outdoor recreation uses in the Central Forest Beach (CFB) and Resort Development (RD) Districts to be permitted with conditions instead of by special exception. **Section 16-4-1343:** This will revise the title of this section to be Outdoor Recreation/Entertainment. This will remove the condition that outdoor entertainment and recreation sites shall not exceed 4 acres. This will add a condition that, with the exception of watercraft, outdoor recreation uses shall not include motorized structures or equipment. This will allow outdoor recreation uses to be located on sites without direct access to minor arterial roads. These changes may affect your rights as an owner of land. *This item has been withdrawn from review.*

- 10. Commission Business**
- 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
2 **THE TOWN OF HILTON HEAD ISLAND**

3 **Planning Commission**

4 **Minutes of the Wednesday, March 16, 2011 Meeting** **DRAFT**
5 **3:00p.m. – Benjamin M. Racusin Council Chambers**

6
7
8 Commissioners Present: Acting Chairman Loretta Warden, Tom Crews, Jack Docherty,
9 Terence Ennis, Terry Leary, Tom Lennox, Gail Quick, and Charles Young

10
11 Commissioners Absent: Chairman Al Vadnais

12
13 Town Council Present: Bill Ferguson

14
15 Town Staff Present: Nicole Dixon, Senior Planner
16 Darrin Shoemaker, Traffic and Transportation Engineer
17 Jayme Lopko, Senior Planner & Planning Commission Coordinator
18 Teri Lewis, LMO Official
19 Charles Cousins, Community Development Department Manager
20 Jill Foster, Community Development Department Deputy Manager
21 Kathleen Carlin, Secretary & Administrative Assistant
22

23
24
25 **1. CALL TO ORDER**

26 Chairman Warden called the meeting to order at 3:00p.m.
27

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

29
30 **3. ROLL CALL**

31
32 **4. FREEDOM OF INFORMATION ACT**

33 Public notification of this meeting has been published, posted and mailed in compliance with
34 the Freedom of Information Act and the Town of Hilton Head Island requirements.
35

36 **5. APPROVAL OF THE AGENDA**

37 The agenda was **approved** as presented by general consent.
38

39 **6. APPROVAL OF THE MINUTES**

40 The minutes of the February 16, 2011 meeting were **approved** as presented by general
41 consent.
42

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

44 Chester C. Williams, Esq., stated, for the record, that he did not request that the Planning
45 Commission schedule a special meeting on March 29, 2011 to hear Application for Appeal
46 APL 100006. Chairman Warden thanked Mr. Williams for the information.
47
48

1 **8. UNFINISHED BUSINESS**

2 **Public Hearing**

3 **ZMA100007:** The Town of Hilton Head Island has received a request from Ernest
4 Marchetti, on behalf of Karen Watson, proposing to amend the Official Zoning Map by
5 changing the zoning designation of two properties located at # 2 and # 4 Marina Side Drive
6 from the OL (Office Institutional Low Density) Zoning district to the CC (Commercial
7 Center) Zoning District. The properties are further identified on Beaufort County Tax Map
8 11, Parcels 161 and 166.

9
10 Chairman Warden opened the public hearing for this application and requested that the staff
11 make their presentation.

12
13 Ms. Nicole Dixon made the presentation on behalf of staff. The staff recommended that the
14 Planning Commission find this application to be inconsistent with the Town's
15 Comprehensive Plan and does not serve to carry out the purposes of the LMO, based on
16 those Findings of Facts and Conclusions of Law as determined by the LMO Official.

17
18 The applicant, Mr. Ernest Marchetti, on behalf of Ms. Karen Watson, is proposing to amend
19 the Official Zoning Map by changing the zoning designation of two properties located at
20 # 2 and # 4 Marina Side Drive from the OL (Office Institutional Low Density) Zoning
21 District to the CC (Commercial Center) Zoning District. There is a Verizon Wireless
22 business on one of the lots proposed to be rezoned. The other lot proposed to be rezoned is
23 currently undeveloped.

24
25 The applicant states in the narrative that the proposed application to rezone the subject
26 properties from OL to the CC zoning district is more in character with the existing
27 commercial uses in the surrounding area. The applicant feels that the requested CC zoning is
28 in conformance with the objectives of the Comprehensive Plan, to have commercial property
29 situated where it serves the Island residents and guests in a safe and efficient manner and to
30 The area surrounding the properties subject to the rezoning contains a mix of uses: a motel to
31 the south, a self-storage facility to the west, Christ Lutheran Church and a gas
32 station/convenience store across William Hilton Parkway to the east, and a restaurant and
33 miniature golf business to the north.

34
35 Ms. Dixon presented an overhead review of the zoning map and vicinity map. Ms. Dixon
36 presented a basic review of the Findings of Fact and Conclusions of Law. The existing
37 zoning district was established to minimize travel impacts on the existing street system. The
38 OL Zoning District was established to encourage better compatibility in and among the land
39 uses on the Island, and to provide a balance of the land use types within that vicinity.

40
41 The staff believes that rezoning these two properties from the OL Zoning District to the CC
42 Zoning District could generate more traffic and could overtax the existing infrastructure. The
43 staff finds there is a need to continue to provide a mix of land uses. The staff does not
44 believe that the OL Zoning District should be decreased when there is already an adequate
45 supply of commercial zoned properties on the Island.

46
47 Ms. Dixon stated that both of the parcels are currently conforming to the OL Zoning District.
48 There are areas that are designated for high intense commercial development (such as Pope
49 Avenue/Coligny and the Mathews Drive area.) The following uses will no longer be

1 permitted on the subject properties if this rezoning is approved: Linear Park and Agriculture.
2 With the exception of the two uses listed above that will no longer be permitted, all other
3 uses that are currently permitted in the OL district, whether it is by right, with conditions or
4 by special exception, will still be permitted on the subject properties if this rezoning is
5 approved.
6

7 Ms. Dixon stated that there is a Verizon Wireless business on one of the lots proposed to be
8 rezoned. The other lot proposed to be rezoned is currently undeveloped. The area
9 surrounding the properties subject to the rezoning contains a mix of uses: a motel to the
10 south, a self-storage facility to the west, Christ Lutheran Church and a gas
11 station/convenience store across William Hilton Parkway to the east, and a restaurant and
12 miniature golf business to the north.
13

14 The applicant states that the proposed application to rezone the subject properties from OL to
15 the CC zoning district is more in character with the existing commercial uses in the
16 surrounding area. The applicant feels that the requested CC zoning is in conformance with
17 the objectives of the Comprehensive Plan, to have commercial property situated where it
18 serves the Island residents and guests in a safe and efficient manner and to focus future
19 development on infill development. The applicant also believes that by rezoning the
20 properties to allow for retail possibilities, the marketability of the properties will increase.
21 Ms. Dixon presented the Findings of Fact and Conclusions of Law.
22

23 The Planning Commission and the staff discussed the issue of conforming uses and the
24 number of nonconforming uses in the area. The Planning Commission and the staff also
25 discussed the entrance to Marina Side Drive (off Wm. Hilton Parkway). For clarification,
26 Ms. Dixon stated there are some uses in the vicinity that are currently non-conforming (i.e.
27 the hotel and self-storage facility), that are not currently permitted in the OL zoning district.
28 This completed the staff's presentation. Following staff's presentation, Chairman Warden
29 requested that the applicant make his presentation.
30

31 Mr. Ernest Marchetti presented statements in support of the application. The applicant
32 discussed the zoning of district and stated that there are 15 properties that are currently non-
33 conforming. The applicant expressed concern with the current office vacancy level on the
34 Island. The Planning Commission and the applicant discussed conforming and non-
35 conforming uses. At the completion of the applicant's presentation, Chairman Warden
36 requested comments from the public.
37

38 Chester C. Williams, Esq., presented statements regarding the conforming and non-
39 conforming uses in this zoning district. At the completion of public comments, Chairman
40 Warden stated that the public hearing for this application is closed.
41

42 Ms. Teri Lewis followed with statements regarding the function of the OL District and the
43 fact that there have been issues with the uses allowed there. The Planning Commission and
44 Ms. Lewis briefly discussed the issue of re-zoning and the current need to address (rewrite)
45 certain sections of the LMO. The Planning Commission briefly discussed the marketability
46 of the zoning district, the density, and traffic in this area. They agreed with the need to
47 rewrite certain sections of the LMO. Chairman Warden stated that she does not believe that
48 traffic will be an issue on William Hilton Parkway (as a result of possibly approving this

1 request for rezoning.) As part of the discussion, Chairman Warden inquired about the
2 ownership and responsibility of Marina Side Drive.
3

4 Mr. Darrin Shoemaker presented statements on behalf of the Engineering Department
5 regarding the ownership and responsibility of Marina Side Drive and Yacht Cove. Following
6 final discussion by the Planning Commission on this application, Chairman Warden
7 requested that a motion be made.
8

9 Commissioner Lennox made a **motion to approve** Zoning Map Amendment ZMA100007,
10 and the applicant's request to change the zoning of the two properties located at # 2 and # 4
11 Marina Side Drive from the OL (Office Institutional Low Density) Zoning District to the CC
12 (Commercial Center) Zoning District. Commissioner Leary **seconded** the motion and the
13 motion **passed** with a vote of 8-0-0.
14

15 **9. NEW BUSINESS**

16 None
17

18 **10. COMMISSION BUSINESS**

19 None
20

21 **11. CHAIRMAN'S REPORT**

22 None
23

24 **12. COMMITTEE REPORTS**

25 1. LMO Committee – Commissioner Quick, LMO Committee Chairperson, reported that
26 the LMO Committee will meet this evening at 6:00pm to discuss and hear public comments
27 on the proposed LMO amendments to the Outdoor Recreation Water-Oriented Mixed Use
District.

28 2. CIP Committee - Commissioner Lennox, CIP Committee Chairman, reported that the
29 CIP Committee will meet on Monday, March 21st at 2:00pm. Commissioner Lennox
30 presented comments regarding the agenda.
31

32 **13. STAFF REPORTS**

33 1. Mr. Darrin Shoemaker presented the Annual Traffic Report to the Planning Commission.
34 The Planning Commission thanked Mr. Shoemaker for his very thorough presentation.
35 Chairman Warden requested comments from the public on the Annual Traffic Report and
36 none were received. Following final comments by the Planning Commission, Chairman
37 Warden requested that a motion on the Planning Commission's acceptance of the Annual
38 Traffic Report be made.

39 Commissioner Docherty made a **motion to accept** the Annual Traffic Report as presented
40 today by the staff. Commissioner Quick **seconded** the motion and the motion **passed** with a
41 vote of 8-0-0.
42
43

- 1 2. Mrs. Jayme Lopko presented the Quarterly Report to the Planning Commission.
2 3. Mr. Charles Cousins presented an update of the LMO Rewrite Committee. The first
3 meeting of the LMO Rewrite Committee is scheduled on Friday, April 8, 2011 at 3:00pm in
4 Council Chambers.
5 4. Ms. Jill Foster invited the Planning Commission to join the staff in Conference Room # 4
6 immediately following today's meeting for a basic review of the new Application
7 Development Review process.
8

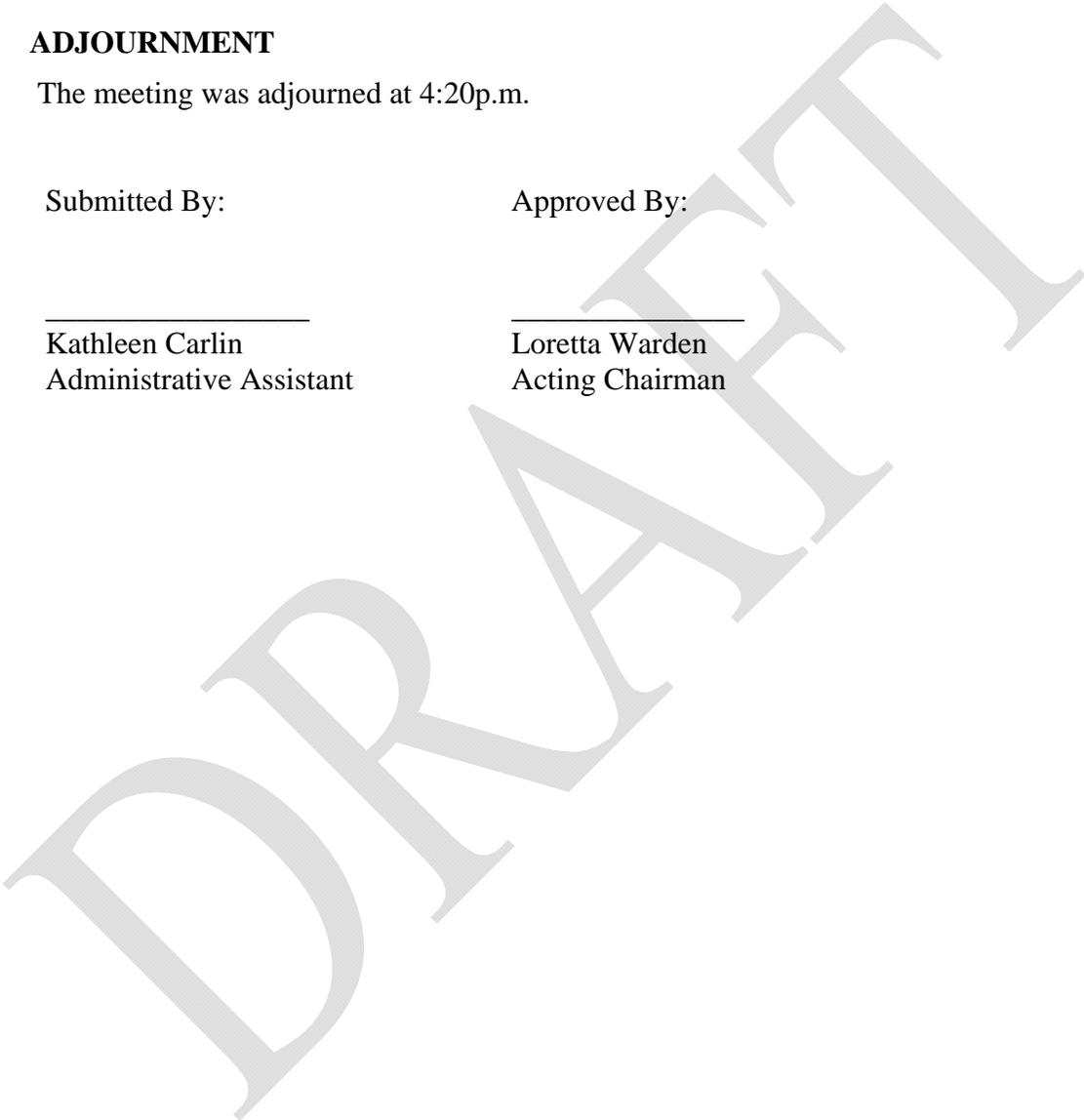
9 **14. ADJOURNMENT**

10 The meeting was adjourned at 4:20p.m.
11

12
13 Submitted By:
14
15
16 _____
17 Kathleen Carlin
18 Administrative Assistant
19

 Approved By:

 Loretta Warden
 Acting Chairman





**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT
DEPARTMENT**

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

**STAFF REPORT
NEW VEHICULAR ACCESS EASEMENT NAME
APPLICATION**

Case #:	Name of Project or Development:	Public Hearing Date:
STRNM11001	Stewart Property-Betty P Lane	April 6, 2011

Parcel Data or Location:	Applicant/Agent
R511 007 000 0061 0000 R511 007 000 061C 0000	Benjamin Stewart 109 William Hilton Parkway Hilton Head Island, SC 29926

Application Summary:

Request to name an access easement – Benjamin Stewart has proposed to name an access easement off of William Hilton Parkway. Properties affected by this application are parcels 61 and 61C on Beaufort County Tax Map 7. The proposed street name is Betty P Lane.

Staff Recommendation:

Staff recommends the Planning Commission approve the Betty P Lane Vehicular Access Easement Name Application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.

Background:

The current access easement provides access to 7 addresses. Most of these mobile homes are using the same address with a unit number. It would be beneficial for each home to have a unique address.

Mr. Benjamin Stewart aka “Capt Ben” was born and raised on Hilton Head Island. He was fisherman by trade and the name of his shrimp boat was the Betty P. He was one of the few with a shrimp boat in the 1950’s. Capt Ben stated that is how he was able to support his family and help out his friends. He has raised his children and several grandchildren on Hilton Head. The family would be very proud to honor him with an easement name.

Summary of Facts and Conclusions of Law:

Findings of Facts:

- Notice of the Vehicular Access Easement Naming Application was published in the Island Packet on February 24, 2011 as set forth in LMO Section 16-3-110 & 111.
- Notice of the Vehicular Access Easement Naming application was posted and mailed as set forth in LMO Section 16-3-110 & 111.
- A public hearing will be held on April 6, 2011 as set forth in LMO Section 16-3-1104A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1101B.

Conclusions of Law:

The New Vehicular Access Easement Name Application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO Section 16-3-110 & 111 and 16-3-1104A.

As set forth in LMO Section 16-3-1105, Criteria for New or Modified Street and Vehicular Access Easement Names, requires that the Planning Commission, for final action, review proposed street names. This section also sets forth the criteria for this review as indicated below.

Summary of Facts and Conclusions of Law:

Criteria A: No new street, vehicular access easement or development project name, or proposed modified name of an existing street, vehicular access easement or development, except phases of the same development project, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street, vehicular access easement or development name, in spite of the use of prefixes or suffixes.

Town Staff, Fire & Rescue Dispatch and Beaufort County Dispatch have reviewed the proposed Betty P Lane and have found that it does not duplicate street, vehicular access easement or development names.

Criteria B: It is desirable to use names which are simple, logical, easy to read and pronounce and which are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Betty P Lane meets the requirements of this criterion.

Criteria C: It is desirable to use names which have some association with Hilton Head Island and specifically with the immediate location of the road or place, such as reference to local history or physiographic features.

The name Betty P Lane represents the livelihood of a local fisherman who was born and raised on Hilton Head.

Criteria D: Use of a common theme is recommended for names of streets which are associated with one another, such as those within a residential development.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

Criteria E: Intersecting streets or vehicular access easements shall not have the same or similar name.

Staff, Fire & Rescue Dispatch, and Beaufort County dispatch have determined that Betty P Lane meets the requirements of this criterion

Criteria F: Streets or vehicular access easements which continue through an intersection should generally bear the same name, except where the road crosses a major arterial or where existing address points on a street require that the roadway be given a different name.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

Criteria G: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and be so named. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and different names assigned.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

Criteria H: The proposed name of the development should in all respects emphasize the project's distinctive name rather than the name of the company or corporation that owns the development. This will reduce confusion on the location of separate developments owned by the same company or corporation.

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

I. New or modified street names should generally use Drive, Lane, Place, Road, Street or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions:

- 1. Alley--A street providing access to the rear of lots or buildings, usually as a secondary means of access to a property.*
- 2. Avenue--A street that is continuous.*
- 3. Boulevard--A street with a landscaped median dividing the roadway.*
- 4. Circle--A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
- 5. Court--A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
- 6. Extension--A section of street forming an additional length.*
- 7. Parkway--A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

This list is not intended to limit the use of other appropriate suffixes.

Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

J. The suffixes Manor, Trace and Common shall typically be used to name vehicular access easements.

Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application. Manor, Trace, or Common is typically used on vehicular access easements of 5 units or less. This application is for an existing nonconforming access easement of 7 units, so the above suffixes were not considered.

K. Existing roads that become broken by natural barriers, intervening land uses, or development that cause the existing road to become two separate roads, and are not likely to be reconnected in the future, shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.

Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.

PREPARED BY:

SB

Suzanne Brown
Addressing Technician

March 23, 2011

DATE

REVIEWED BY:

DC

David Cooler
Administrative Battalion Chief

March 23, 2011

DATE

REVIEWED BY:

JL

Jayme Lopko, *Planning Commission*
Coordinator
Senior Planner

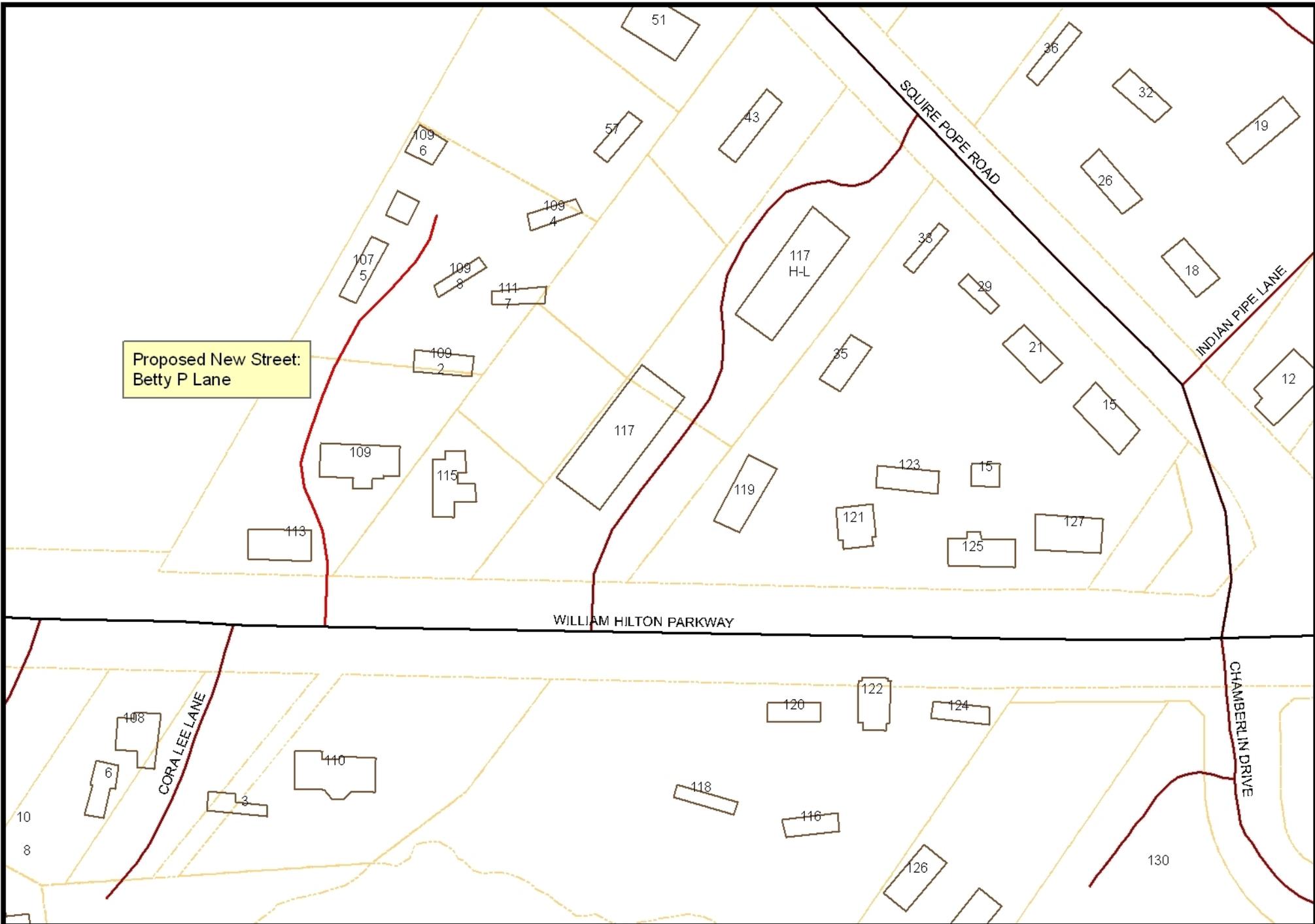
March 23, 2011

DATE

ATTACHMENTS:

- A) Area Vicinity Map
- B) Vicinity Map
- C) Aerial Map
- D) Applicant's Materials

Proposed New Street:
Betty P Lane



WILLIAM HILTON PARKWAY

SQUIRE POPE ROAD

INDIAN PIPE LANE

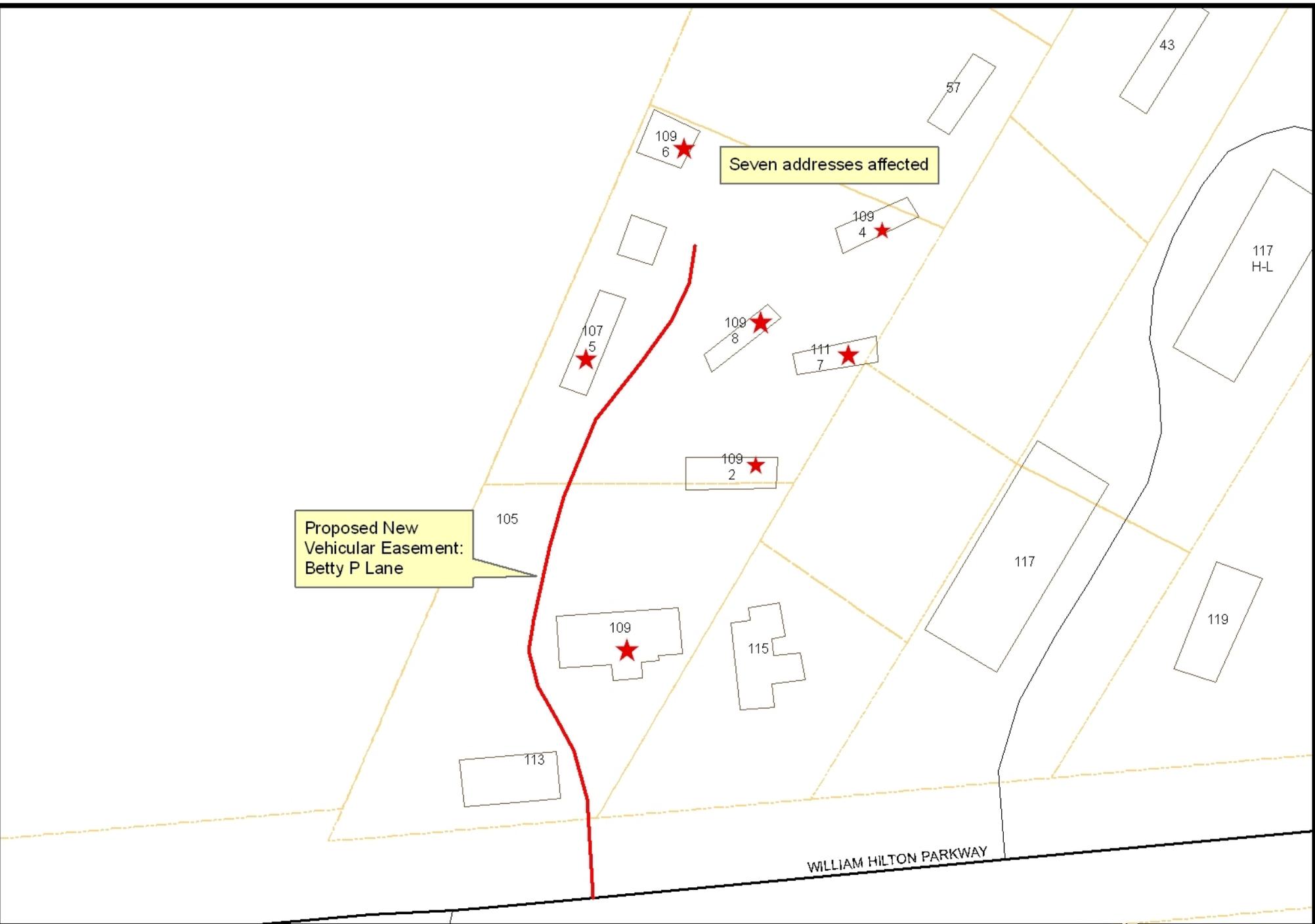
CHAMBERLIN DRIVE

CORA LEE LANE

Town of Hilton Head Island
Street Naming for Betty P Lane
February 2011



The information on this map has been compiled from a variety of sources. It is intended to be used as a guide. It is possible that any errors or omissions may occur. The Town of Hilton Head Island is not responsible for any errors or omissions. The Town of Hilton Head Island is not responsible for any errors or omissions. The Town of Hilton Head Island is not responsible for any errors or omissions.



Seven addresses affected

Proposed New Vehicular Easement: Betty P Lane



Town of Hilton Head Island
 Proposed Betty P Lane
 March 2011



The information on this map has been compiled from records of previous maps. It is intended to be used as a guide. It is possible that the information on this map is not the most current information available. The Town of Hilton Head Island is not responsible for any errors or omissions on this map. It is the user's responsibility to verify the information on this map.



Proposed New Street:
Betty P Lane

Town of Hilton Head Island
Street Naming for Betty P Lane
February 2011



The information on this map has been compiled from a variety of sources. It is intended to be used as a guide. It is possible that the information on this map is not current or that the information on this map is not accurate. The Town of Hilton Head Island is not responsible for any errors or omissions on this map. The Town of Hilton Head Island is not responsible for any errors or omissions on this map. The Town of Hilton Head Island is not responsible for any errors or omissions on this map.

TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
STREET NAME
SUPPLEMENTAL APPLICATION FORM

THIS FORM MUST BE ACCOMPANIED BY A MASTER APPLICATION
AND A SUBDIVISION OR DEVELOPMENT PLAN REVIEW APPLICATION FORM.

Please TYPE or PRINT legibly

PROPOSED STREET NAMES (list in order of preference)

- | | |
|----------------------------------|------------------------|
| 1. <u>Capt. Ben Drive</u> | 4. <u>Betty P Lane</u> |
| 2. <u>Ben Stewart Drive</u> | 5. _____ |
| 3. <u>Benjamin Stewart Drive</u> | 6. _____ |

*A minimum of 3 different names must be submitted or the application will not be accepted.

THE FOLLOWING ITEMS MUST BE ATTACHED IN ORDER FOR THIS APPLICATION TO BE COMPLETE.

- MASTER APPLICATION
- WRITTEN NARRATIVE THAT STATES WHY EACH NAME WAS CHOSEN AND HOW THE NAME MEETS THE CRITERIA OF THE LMO, WITH PARTICULAR EMPHASIS ON CRITERION C & D. THE NAME SHOULD HAVE SOME RELEVANCE TO SOUTH CAROLINA, THE LOWCOUNTRY, HILTON HEAD ISLAND OR THE GENERAL AREA OF THE PROPOSED STREET LOCATION.
- ONE SITE PLAN INDICATING THE LOCATION OF THE PROPOSED STREET(S) (This plan should include a vicinity map and should be no larger than 11" x 17".)

CRITERIA

Sec. 16-3-1105. Criteria for New or Modified Street and Vehicular Access Easement Names

- A. No new street, vehicular access easement or development project name, or proposed modified name of an existing street, vehicular access easement or development, except phases of the same development project, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street, vehicular access easement or development name, in spite of the use of prefixes or suffixes.
- B. It is desirable to use names which are simple, logical, easy to read and pronounce, and which are clear and brief. Use of frivolous or complicated words, or unconventional spellings in names shall not be approved.
- C. It is desirable to use names which have some association with Hilton Head Island and specifically with the immediate location of the road or place, such as reference to local history or physiographic features.

D. Use of a common theme is recommended for names of streets which are associated with one another, such as those within a residential development.

E. Intersecting streets or vehicular access easements shall not have the same or similar name.

F. Streets or vehicular access easements which continue through an intersection should generally bear the same name, except where the road crosses a major arterial or where existing address points on a street require that the roadway be given a different name.

G. A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and be so named. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and different names assigned.

H. The proposed name of the development should in all respects emphasize the project's distinctive name rather than the name of the company or corporation that owns the development. This will reduce confusion on the location of separate developments owned by the same company or corporation.

I. New or modified street names should generally use Drive, Lane, Place, Road, Street or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions:

1. Alley--A street providing access to the rear of lots or buildings, usually as a secondary means of access to a property.
2. Avenue--A street that is continuous.
3. Boulevard--A street with a landscaped median dividing the roadway.
4. Circle--A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.
5. Court--A street terminating in a cul-de-sac, not longer than 1,000 feet in length.
6. Extension--A section of street forming an additional length.
7. Parkway--A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.

This list is not intended to limit the use of other appropriate suffixes.

J. The suffixes Manor, Trace and Common shall typically be used to name vehicular access easements.

K. Existing roads that become broken by natural barriers, intervening land uses, or development that cause the existing road to become two separate roads, and are not likely to be reconnected in the future, shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.

(continued on back)

FOR OFFICIAL USE ONLY	
DATE RECEIVED: <u>2-10-11</u>	TIME: <u>1:30pm</u>
ACCEPTED BY: <u>Suzanne B</u>	MASTER TRACKING NUMBER: <u>STRNM 11001</u>

List of Residents Names given letter of "Street Names Request Application for Betty P Lane"

<u>PLACE</u>	<u>Resident's Name</u>	<u>Signature</u>
Trailer #2	Marcos Hernandez	<u>Marcos Hernandez</u>
Trailer #4	Gabriel Romero Tinoco	<u>Gabriel Romero Tinoco</u>
Trailer #5	Aidee Ovando	<u>Aidee Ovando</u>
Place #6	George Moormon	<u>George Moormon</u>
Trailer #7	Macedonio Q. Azua	<u>Macedonio Quintana</u>
Trailer#8	VACANT	



**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT
DEPARTMENT**

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

**STAFF REPORT
ZONING MAP AMENDMENT**

Case #	Name of Project	Public Hearing Date
ZMA110001	Arnold Palmer Residence Club	April 6, 2011

Parcel Data or Location	Applicant
<u>Affected Parcels</u> R510 010 000 023A R510 010 000 023B <u>Existing Zoning District</u> RM-4, Low Density Residential <u>Proposed Zoning District</u> PD-1, Planned Development Mixed Use as part of the Spanish Wells Master Plan Land Uses: Single Family, Multifamily and Interval Occupancy Density: 11 units	Perry Wood, Wood + Partners on behalf of Robert T. and Laura Kolb 740 Spanish Wells Road Hilton Head Island, SC 29926

Application Summary

Perry Wood of Wood +Partners on behalf of Mr. Robert T. Kolb has requested to amend the Official Zoning Map by amending the Spanish Wells Master Plan and its associated text to bring two parcels totaling 5.82 acres into the Spanish Wells Planned Unit Development. This request would change the zoning designation of the two properties from RM-4, Low Density Residential to PD-1, Planned Development Mixed Use District as part of the Spanish Wells Master Plan with assigned uses of single family residential, multifamily residential and interval occupancy. The properties are located at 738 and 740 Spanish Wells Road and are further identified on Beaufort County Tax Map 10 as Parcels 23A and 23B.

Staff Recommendation

Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the Land Management Ordinance (LMO), based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background

Laura and Robert Kolb are proposing to redevelop two properties off of Spanish Wells Road located between Spanish Wells Club and Spanish Pointe. The subject properties are currently developed with a single family home and zoned RM-4, Low Density Residential. Under the current zoning, up to 23 residential units could be permitted on the property; however the Kolb's are proposing to develop 11 interval occupancy units instead. Interval occupancy is not a permitted use in the RM-4 District; this makes a zoning map amendment necessary for this use.

The adjacent zoning district is PD-1, Planned Development Mixed Use District as part of the Spanish Wells Master Plan. Interval Occupancy is permitted within this district if specified on the associated master plan, so the Kolb's are proposing to amend the Spanish Wells Master Plan to include the subject properties with assigned land uses of single family, multifamily and interval occupancy. The assigned density would be 11 units, which is 12 units less than the RM-4 District currently allows.

Summary of Facts and Conclusions of Law

Findings of Facts

- Notice of the Application was published in the Island Packet on February 24, 2011 as set forth in LMO (Land Management Ordinance) Sections 16-3-110 and 16-3-111.
- Notice of the Application was posted and mailed as set forth in LMO Sections 16-3-110 and 16-3-111.
- A public hearing will be held on April 6, 2011 as set forth in LMO 16-3-1504A.
- The Planning Commission has authority to render their decision reached here in LMO Section 16-3-1504.

Conclusion of Law

- The application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111, 16-3-1502 and 16-3-1504.

As set forth in Section 16-3-1505, Zoning Map Amendment Review Criteria, Planning Staff has based its recommendation on analysis of the following criteria:

Summary of Facts and Conclusions of Law

Criteria 1: Consistency (or lack thereof) with the Comprehensive Plan (LMO Section 16-3-1505.A)

Findings of Fact

The Comprehensive Plan addresses this application in the following areas:

Housing Element

An Implication for Housing Type and Tenure

Although an increase in the total number of housing units contributes to the economic tax base from the Town, it is important that both the quantity as well as

quality of the housing stock is maintained to sustain current and future populations and overall property values. As the amount of available land declines for new development, it will be very important to maintain a high quality housing stock of residential properties. In addition, the availability of various housing types is important for the housing market viability to accommodate the diverse needs of the Island's population.

An Implication for Housing Type and Tenure

The ownership structure for interval occupancy units, with multiple owners having a stake in individual units, presents a challenge in cooperative efforts to redevelop the properties and keep them current with changing trends, desires and market demands. Incentives to encourage these types of communities to tackle their own individual challenges should be considered in order for the Town to remove barriers to redevelopment that may be particular to timeshare developments. Additional issues include cooperation with property management agencies and archaic covenants for condos and timeshare developments.

Land Use Element:

An Implication for Zoning Changes

Future land use decisions and requests for zoning changes will be determined using the background information contained in this plan as well as the future land use map, currently represented by the Town's Official Zoning Map.

An Implication for Planned Unit Developments

The location of each concentration of land use category and type is important to consider when determining infrastructure and other service needs, while also ensuring a high standard of quality of life. The location of the land uses within the PUDs as well as outside the PUDs has a direct relationship to the regulations or policies that we adopt as a Town depending on where they are applicable.

An Implication for Short Term Rental/Interval Occupancy Units or Timeshares

The location of permitted timeshares or interval occupancy units is important because it has a direct relationship on the transportation network and infrastructure of our Island. It is also important to analyze the impact that timeshares have on our economy and establishing a balance with our natural resources and preservation of our character.

Goal 8.1 – Existing Land Use

- A. The goal is to have an appropriate mix of land uses to meet the needs of the existing and future populations.

Goal 8.4 – Existing Zoning Allocation

- A. An appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town's high quality of life and should be considered when amending the Town's Official Zoning Map.

Goal 8.5 – Land Use Per Capita

- A. The goal is to have an appropriate mix and availability of land uses to meet the needs of existing and future populations.

Goal 8.7 – Short Term Rental/Interval Occupancy Units or Timeshares

- A. Consider flexibility to upgrade and maintain inventory of Short Term Rental/Interval Occupancy Units or Timeshares to allow for redevelopment to meet market demands and eliminate functional obsolescence.

- B. Direct Short Term Rental/Interval Occupancy Units or Timeshares to areas that have adequate infrastructure in place to meet service demands.

Goal 8.10 – Zoning Changes

- A. The goal is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island.

Implementation Strategy 8.10 – Zoning Changes

- B. Consider focusing higher intensity land uses in areas with available sewer connections.

Economic Development Element:

Section 7.5 – Potential Risks for Future Economy with Comprehensive Plan Implications

“Flexibility” (where reasonable people may disagree but must find a solution) in the application of historic regulation and ordinance was called for to improve existing nonconformities and future redevelopment.

Conclusions of Law:

- Staff concludes that this application is consistent with the Comprehensive Plan, as set forth in LMO Section 16-3-1505.A.
- This rezoning would help to diversify the housing stock in the area.
- This rezoning would provide an appropriate mix of land uses to meet the needs of the population and improve the quality of life on the Island.
- This rezoning would provide the flexibility needed to allow the applicants more options for the redevelopment of their properties.
- This rezoning would focus the higher intensity land uses in an area where sewer connections are available to serve such uses.

Summary of Facts and Conclusion of Law:

Criteria 2: Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood (LMO Section 16-3-1505.B)

Findings of Fact:

- The present zoning in this area includes PD-1 and RM-4.
- The subject property is adjacent to the golf course maintenance area of Spanish Wells, open space and two undeveloped residential lots.
- The neighborhood is primarily residential in character with varying densities, with the exception of the Spanish Wells Golf Course and Clubhouse.

Conclusion of Law:

- Staff concludes the properties subject to the proposed rezoning are compatible with their present zoning, the conforming uses of nearby property and with the character of the neighborhood as set forth in LMO Section 16-3-1505.B. The neighborhood surrounding these properties contains a mix of housing and recreational amenities that are compatible with the proposed uses.

Summary of Facts and Conclusion of Law:

Criteria 3: Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment (LMO Section 16-3-1505.C)

Findings of Fact:

- The purpose of the Planned Development Mixed Use District is to “recognize the existence within the Town of certain unique mixed use Planned Unit Developments (PUDs) which are greater than 250 acres in size. Generally, these PUDs have served to establish the special character of Hilton Head Island as a quality resort and residential community and it is the intent in establishing this District to allow the continuation of well-planned development within these areas.”
- The land use assigned to these properties as a result of this rezoning would be single family, multifamily and interval occupancy.
- The density assigned to the property would be 11 units, 12 less than could be permitted under the existing district, RM-4.
- This zoning change would result in as much as a 47% reduction in the potential daily trips generated by the redevelopment of the property.

Conclusion of Law:

- Staff concludes that the affected properties are suitable for the uses that would be permitted by the proposed rezoning as set forth in LMO Section 16-3-1505.C. The subject property will be developed at a lower density than what the existing zoning allows and generate less traffic.

Summary of Facts and Conclusion of Law:

Criteria 4: Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505.D)

Findings of Fact:

- LMO Section 16-4-206 states the purpose of the RM-4 Zoning District is to “protect and preserve the unique character of the Native Islander areas and neighborhoods at densities up to four dwelling units per net acre. This district is used to encourage a variety of residential opportunities.”
- The property is currently developed with a single family residence.

Conclusion of Law:

- Staff concludes that the affected properties are suitable for the uses permitted by the RM-4 District as set forth in LMO Section 16-3-1505.D. The property is currently developed as single family, which is a suitable development in the RM-4 District.

Summary of Facts and Conclusion of Law:

Criteria 5: Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505.E):

Finding of Fact:

- The zoning change will limit the uses approved for the property to single family, multifamily and interval occupancy with less assigned density than is currently permitted.
- The zoning change will allow the property to be developed with interval occupancy.

Conclusion of Law:

- Staff concludes that the proposed application could increase the marketability of the properties as set forth in LMO Section 16-3-1505.E. Changing the zoning from RM-4 to PD-1 will reduce the potential uses that could be developed on the property and it will also decrease the density assigned to the property; however, one additional use will be permitted on the property

Summary of Facts and Conclusion of Law:

Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use (LMO Section 16-3-1505.F):

Findings of Fact:

- The property is currently on septic; however sewer services are available to the property and would be required for the proposed redevelopment.
- There is adequate room on the site to develop the necessary stormwater facilities.

Conclusion of Law:

- Staff concludes that the properties have adequate water, sewer and stormwater facilities as set forth in LMO Section 16-3-1505.F.

LMO Official Determination

Determination: Staff determines that this application is consistent with the Comprehensive Plan and does serve to carry out the purposes of the LMO as based on the Findings of Fact and Conclusions of Law detailed in this report.

Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.

PREPARED BY:

SF

Shea Farrar
Senior Planner

March 23, 2011

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

March 23, 2011

DATE

REVIEWED BY:

JL

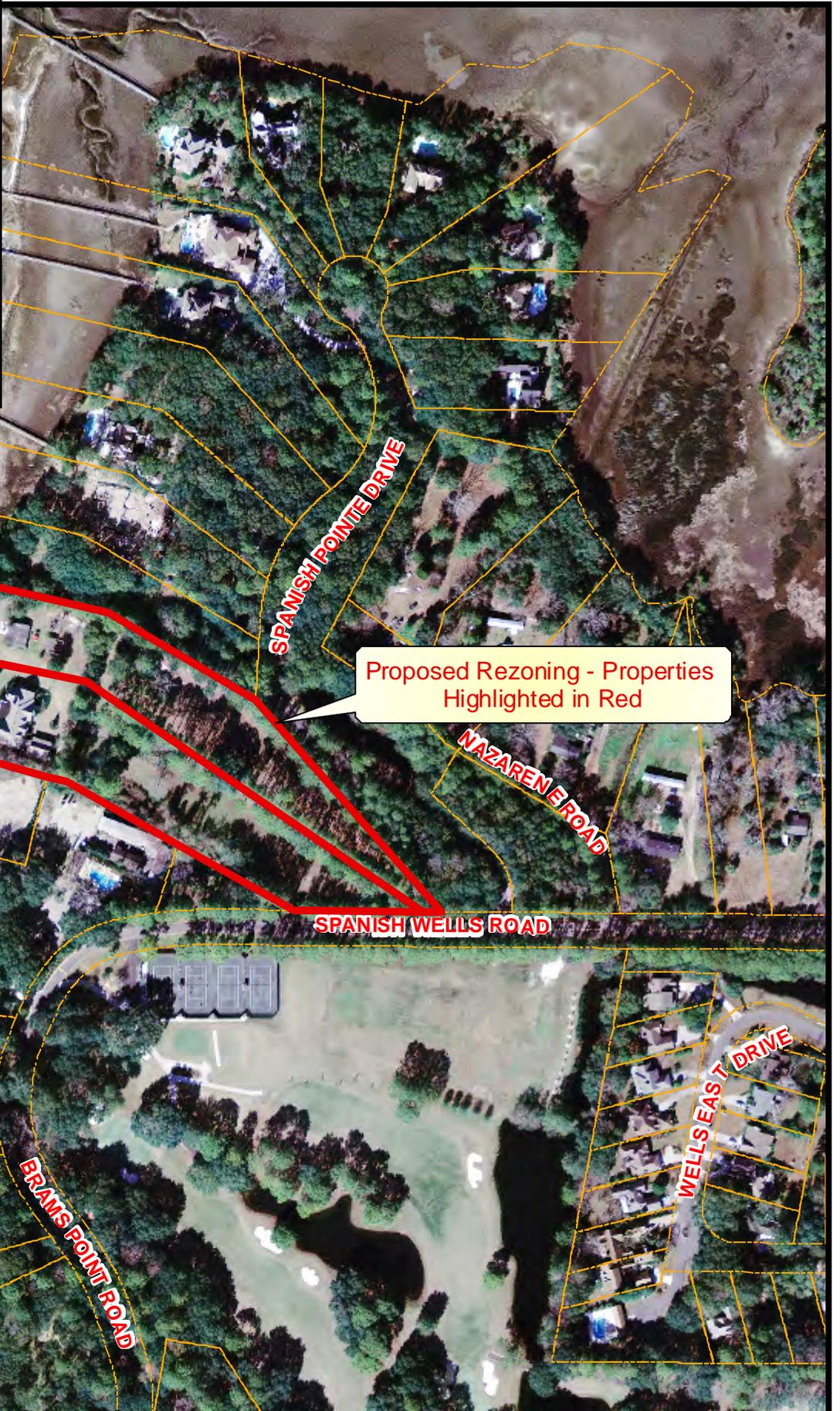
Jayne Lopko, AICP
*Senior Planner & Planning Commission Board
Coordinator*

March 24, 2011

DATE

ATTACHMENTS:

- A) Vicinity Map
- B) Zoning Map
- C) Applicant's Materials



Proposed Rezoning - Properties Highlighted in Red


TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-6000

Town of Hilton Head Island
ATTACHMENT A
Vicinity Map

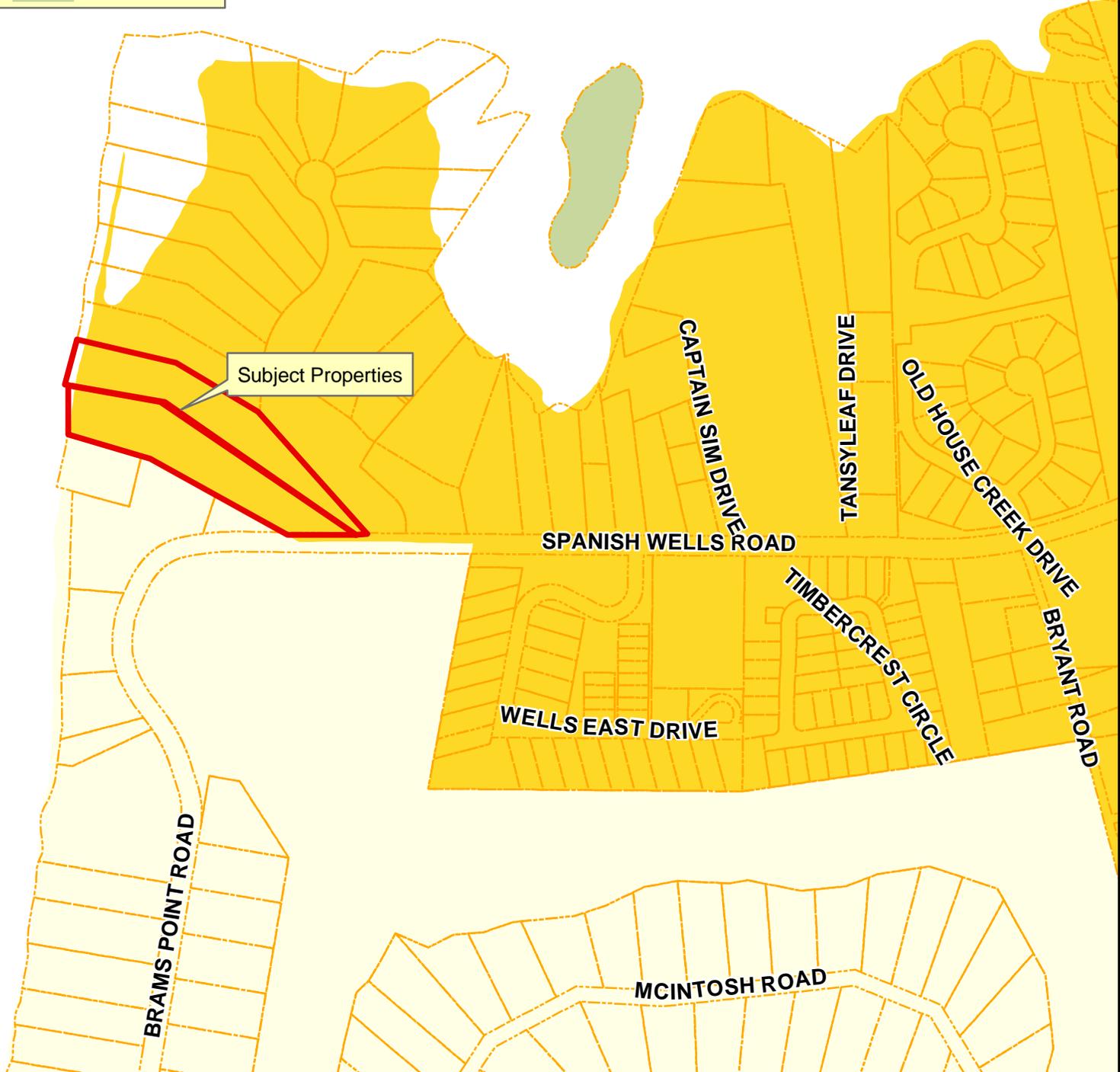


This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

Zoning Districts

- PD-1
- RS-2
- RM-4
- CON

Subject Properties





February 18, 2011

Mr. Charles Cousins
Director Community Development
One Town Center Court
Hilton Head Island, SC 29928

Re: Application for Zoning Map Amendment of the Spanish Wells PD-1 as it Relates to 5.82 Acres Owned by Applicant Robert Kolb

Via: Hand Delivery

Dear Mr. Cousins:

The attached and the following narratives address the Zoning Map Amendment Submittal Requirements:

I. Attached:

- A. Complete and signed application form.
- B. Filing Fee, \$500.00 Check.
- C. Affidavit of Ownership and Hold Harmless Form.
- D. Sample (provided by Town) Notice of Public Hearing Letter to Property Owners within 350'.
- E. List of property owners within 350'(provided by Town).
- F. Spanish Wells Covenants.
- G. Boundary, Tree and As-Built Survey Sealed by Registered land Surveyor. 11x17 reproducible copy.
- H. Conceptual Master Plan for 5.82 acre Arnold Palmer Residence Club dated February 18, 2011. 11x17 reproducible copy.
- I. Letter of endorsement from the Spanish Wells Club.
- J. Letter soliciting comments from the Spanish Wells POA.
- K. Letter from PSD.

II. Zoning Map Amendment Request:

- A. Amend the Spanish Wells PD-1 to include an adjacent 5.82 acre property owned by the applicant (Kolb Property).
- B. As it Relates to the Kolb Property:
 - 1. Shall be excluded from the Spanish Wells Residential Covenants.
 - 2. Limited to eleven (11) Residential Units.
 - 3. Interval occupancy Fractionals allowed.
 - 4. Amenities may include pools, decks, cabanas, outdoor fireplaces and pits, tot lot, putting green, boat dock with covered shelter.
 - 5. Gated entrance off Spanish Wells Road.
 - 6. Temporary Sales Office in existing residence.



7. Development project will be phased. Final Phase will include demolition of existing residence to be replaced with four (4) new residences.

III. Narrative Addressing How Request Meets Criteria of LMO Section 16.3.1505 Review Criteria:

A. Consistency (or lack thereof) with the Comprehensive Plan:

1. Chapter 2 Cultural Resources

a. Section 2.3 Community Character:

"G. The following components should be used to protect Island Character:

- i. Preserve significant existing site features, trees and vegetation.*
- ii. Treat the landscape as a major element of the project.*
- iii. Provide landscaping of a scope and size that is in proportion to the scale of the development.*
- iv. Design and maintain landscaping in its natural shape and size.*
- v. Design structures appropriate for their use and neighborhood.*
- vi. Promote pedestrian scale circulation.*
- vii. Demonstrate the fundamental principles of good architectural design.*
- viii. Design structures with subtle visual impact and utilize natural colors, materials, textures and colors.*
- ix. Provide lighting that is adequate for safety and enhances the site.*
- x. Coordinate and harmonize the design of structures, parking and site amenities.*
- xi. Provide continuity of design on all facades of the building.*
- xii. Conceal visually undesirable utilities and equipment."*

These standards shall be inherent in the design and implementation of the proposed project for the property.

2. Chapter 3 Natural Resources

- a. Tree preservation/air quality: specimen trees shall be preserved and to the greatest extent possible other existing trees will be preserved.
- b. Low Impact Development (LID) techniques/water quality: LID Technology will be used to the greatest extent possible to filter stormwater and minimize discharge.

3. Chapter 7 Economic Development

a. Introduction

"Sensitive (re) development dominates the thinking (versus development in earlier stages) with calls for the exercise of "Flexibility and applying "good judgment" in controls often on an case by case basis in order to preserve the essential "character" of the Island."

"The central issue now is how to sustain the economic system as the Town transitions from a successful growth phase to relative maturity while preserving the natural settings, fragile ecology, amenities and infrastructure that will continue to attract and retain retirees, visitors and new residents."

- (1) Benefit to Spanish Wells Club: Each of the residence of the project will be members of the Spanish Wells Club. The project will pay the Club initiation fees and each resident will pay per month dues to the club. The project will contribute dollars toward a renovation of the clubhouse and additional dollars toward new furnishings, fixtures and equipment.
- (2) Benefit to Town of Hilton Head: It is anticipated that a high percentage of residence will eventually purchase second or permanent homes on Hilton Head thus increasing sales absorption and volume. The proposed amendment will reduce by right density by 12 dwelling units and will be residential in scale and



character to its surroundings and context. New Low Impact Development will infuse economic gain to the Island with little additional infrastructure. Brings eleven new families per month to the Island to shop, eat, spend and invest in the economy of the Island.

4. Chapter 8 Land Use

a. Section 8.7 Short Term Rental/Interval Occupancy Units or Timeshares

"Interval occupancy unites, or timeshares, create different traffic patterns than other uses that may seem similar, such as multi-family development or other resort accommodations. This is due to the nature of their operation and function."

"Based on 2007 data, there are 3,537 interval occupancy units Island-wide. Interval occupancy units are permitted within three zoning districts: WMU (Water Front Mixed Use), CFB (Central Forest Beach District) and RD (Resort Development). To maintain sustainable levels of traffic, it is important that the very specific land use of interval occupancy units is considered in the Town's policy decisions. This specific use is included in the existing land use classification of multi-family residential or hotel/motel."

"Implications for the Comprehensive Plan"

"The location of permitted timeshares or interval occupancy units is important because it has a direct relationship on the transportation network and infrastructure of our Island. It is also important to analyze the impact that timeshares have on our economy and establishing a balance with our natural resources and preservation of our character."

- (1) The proposed amendment limits the project to eleven residential units which generates (when considered as "time shares") 8.5 PM peak hour trips (per Darrin Shoemaker, Town Traffic Engineer 02.09.11). The Towns' threshold for a traffic study for an interval occupancy project is 50 peak hour trips.
- (2) The above excerpt from the Comprehensive Plan seems to be mostly about traffic. Traffic considerations are important but most important is the consideration of the significant economic engine that interval occupancy produces that helps drive the success of the Hilton Head.

B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

1. Kolb Property is presently zoned RM-4. Allows for Single Family and/or Multifamily Residential at 4 dwelling units per acre. Property is 5.82 acres therefore 23 total units are by right based on the current zoning. The proposed amendment is requesting 11 residential dwelling units which equals a greater than 50% reduction in units allowed and density allowed from the existing zoning. Units decreased, density decreased, traffic generation decreased and footprint impact on the land and infrastructure decreased.
2. Primary adjacent properties are Spanish Wells and Spanish Point both built out at approximately one half unit per acre.
3. The Kolb Property is immediately adjacent to the first lot in the small neighborhood of Spanish Point to the north and to the Maintenance Facility and Club Properties of Spanish Wells to the South. Also to the south is a one acre lot privately owned and part of Spanish Wells.
4. Proposed uses based on the proposed amendment will be residential in character and scale with all adjacent properties. Scale, mass, height and architectural character will be compatible with adjacent Spanish Pointe and the Spanish Wells Community.
5. See attached letter from the Spanish Wells Club.



C. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:

1. The maximum of eleven (11) residential units proposed in the amendment will include:
 - a. Residential scaled architectural footprints
 - b. Low impact development
 - c. Abundant open space/garden environment
 - d. Waterfront views and access/existing boat dock
 - e. Small amenity feature/outdoor living space
 - f. Preservation of significant trees
2. Currently zoned as RM-4, 23 residential units are allowed as opposed to 11 proposed which is significantly less impact to the property. A reduction of 12 residential dwelling units.
3. The proposed amendment is not only suitable for the property but is far more compatible with the property.
4. The proposed amendment includes Interval Occupancy Fractionals:
 - a. At any given peak time a maximum of only 11 families would occupy the property.
 - b. LMO 16.4.1228 Interval Occupancy Standards:
 - (1) "The site shall have direct access to a major or minor arterial." Spanish Wells is a minor arterial.
 - (2) "If the project will generate more than 50 peak hour trips, must submit a traffic study." The project will generate 8.5 pm peak hour trips (per Darrin Shoemaker, Town Traffic Engineer) which is 41.5 trips below the Town's threshold for requiring a traffic study.
5. A Conceptual Master Plan for the Arnold Palmer Residence Club was submitted to the Town on October 1, 2010 for a Pre-DPR Application Review. Review meeting was held on October 11, 2010. Staff offered 6 pages of productive comments, questions and directives none of which posed insurmountable hurdles to planning and design of the project.
6. The project based on the proposed amendment has less density, generates less traffic and has a lighter footprint and lower impact than what likely would occur under its current zoning designation of RM-4.
7. See attached letter from Spanish Wells Club for endorsement of the suitability of the property for the PD-1 Amendment.

D. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:

1. Property is well suited for the uses permitted in RM-4 including single family and multifamily residential.
2. Per the LMO, special exception uses for RM-4 are "Bed and Breakfast" and "Inn" clearly suggesting that short term accommodations may be appropriate for this zoning district and this specific waterfront property.
3. With the exception of including Interval Occupancy in the proposed amendment, the attached Concept Master Plan would be "by right" under the current zoning.

E. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendments:

1. The property (5.82 acres) was originally purchased in 1989 by the Applicant for future development.
2. A cottage existed on the property when purchased and has since been renovated.
3. The existing home was built in 1995 and is the residence of the Applicant.
4. Not until 2007 was the property considered to be sold or planned to be re-developed.



5. Numerous concept plans were developed intended to attract co-developers and investment partners.
 6. Overall market conditions, financial resources and end user demand grew weaker and weaker through the course of the recession. It was apparent by 2009 there was no market for fee simple, whole ownership in any form of the housing product allowed by the RM-4 zoning district.
 7. In 2010, the focus turned to what has become the new alternative to second home ownership, small scale, high end, luxury Private Residential Clubs, particularly those with strong International brand recognition.
 8. By the Town's LMO definition, this product would be considered an Interval Occupancy therefore not allowed in the current RM-4 zoning district.
- F. Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use:
1. Currently the property is using a septic system for sewer disposal. Applicant will fund an extension of existing PSD sewer system to the property from the Timber Crest neighborhood off Spanish Wells Road eliminating existing septic system on property. The existing system is adequate to accommodate proposed uses.
 2. Potable water is currently provided to the property by PSD and is adequate to accommodate proposed uses.
 3. See attached Letter from PSD.
 4. Stormwater management (facilities) will be accommodated by yet to be designed LID and BMP practices and will conform to Town of Hilton Head requirements. A creative design approach will not only be functional but aesthetically pleasing.

Mr. Cousins, please let me know at your earliest convenience if additional information is needed. I will be happy to meet at any time with you and or the planning staff to review this application.

Sincerely,
Wood+Partners Inc.

A handwritten signature in black ink, appearing to read "Perry L. Wood".

Perry L. Wood, FASLA
Agent for the Applicant Mr. Robert Kolb

Cc: Mr. Robert Kolb

PLW/II



February 14, 2011

Charles Cousins, Director
Community Planning and Development
One Town Center Court
Hilton Head Island, SC 29928

Dear Mr. Cousins:

The Board of Directors of the Spanish Wells Club has reviewed the plans for the proposed Arnold Palmer Residence Club on the property adjacent to the club property.

The Board was unanimous in its approval and endorsement of the plans. Each member of the Residence Club will become a non-resident member of the Spanish Wells Club, which will have a very positive impact on the financial viability of the club.

Thank you for your consideration of the plans for the Arnold Palmer Residence Club.

Sincerely,

Clyde Johnston, President
Spanish Wells Club



Hilton Head #1 Public Service District

Letter of Service Inquiry*

*Note: This service inquiry is for single residential homes or modifications to existing commercial structures. Any multi-family developments, subdivisions, or new commercial structures must be reviewed via procedures outlined on our website at www.hhpsd.com under "Development Procedures".

Type of Construction Residential Commercial *for 11 homes*

Location (State subdivision name, lot #, mailing address, tax map #, etc.) Map must be attached.
740 Spanish Wells Rd.
Hilton Head, SC 29926

Applicant

Name: Robert Kolb

Business: _____

Address: 740 Spanish Wells Rd
Hilton Head, SC 29926

STAFF USE ONLY

Water Service Available YES NO YES W/CONDITIONS

Sewer Service Available YES NO YES W/CONDITIONS

The following information is needed to process this inquiry:

SEWER WILL REQUIRE EXTENSION TO NEAREST GRAVITY
SYSTEM @ TIMBERCREST SUBDIVISION.

The following CONDITIONS are placed on service to this property:

Signed: Charles E. Thies Date: 2/16/11
Construction Manager

Memorandum

To: Charles Cousins, Director TOHH Community Development
From: Perry L. Wood, Agent for Applicant Robert Kolb *PLW*
Date: Friday, February 18, 2010
Subject: Detail on Arnold Palmer Residence Club

Most all know that Arnold Palmer "The King of Golf" won the inaugural Heritage Golf Tournament in 1969. The man, the champion and the event put Sea Pines as well as Hilton Head as a whole on the map as an international Golf/Resort destination.

After a long absence the Arnold Palmer brand is being brought back to Hilton Head with the Arnold Palmer Residence Club.

Over the past year, Robert Kolb (the Applicant) has have worked to develop a business plan involving resort real estate that is compelling despite (or even because of) the current difficult economic environment.

Every indication is that the resort real estate category of "fractional interests" continues to prosper and will in all likelihood increases in popularity in the years ahead. Mr. Kolb has developed and sold fractional interests in real estate for many years including The Owners Club projects on Hilton Head Island, Barton Creek Resort in Austin, Texas, The Homestead in Virginia and Puerto Vallarta, Mexico.

In today's economic environment, the 77,000,000 Baby Boomers are unlikely to purchase whole ownership vacation homes in the \$1,000,000 to \$4,000,000 price range at the rate they did in the early 2000's. However, they desire to continue to travel to attractive resort destinations.

The average owner of a traditional second home visits his second home 3.2 times per year and stays 7.5 days per visit. Although actually using their second home less than 30 days per year, they pay for real estate taxes, maintenance, utilities and other carrying costs 365 days per year. "Fractional Interest" is an organized method for multiple owners to share the use and costs associated with a second home.

The Arnold Palmer Residence Club, located on the Calibogue Sound off Spanish Wells Road, will be an eleven residence enclave on 5.82 acres. As proposed, each residence will be a 1/13th (28 days) interval occupancy fractional.

The residences will be used by members and shareholders of Arnold Palmer Residence Clubs of Hilton Head, LLC. However deed and title of ownership will be in the name of Arnold Palmer Residence Clubs of Hilton Head, LLC.

Each member at Arnold Palmer Residence Club will be a member of the adjacent Spanish Wells Golf Club featuring a nine hole golf course, six tennis courts, and a waterfront clubhouse. The Arnold Palmer Residence Club will contribute significant dollars toward a renovation of the existing clubhouse.

End memorandum



Conceptual Master Plan

FOR:



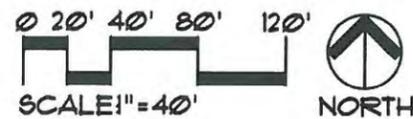
RESIDENCE CLUBS

Hilton Head Island - South Carolina
February 18, 2011

Prepared by:

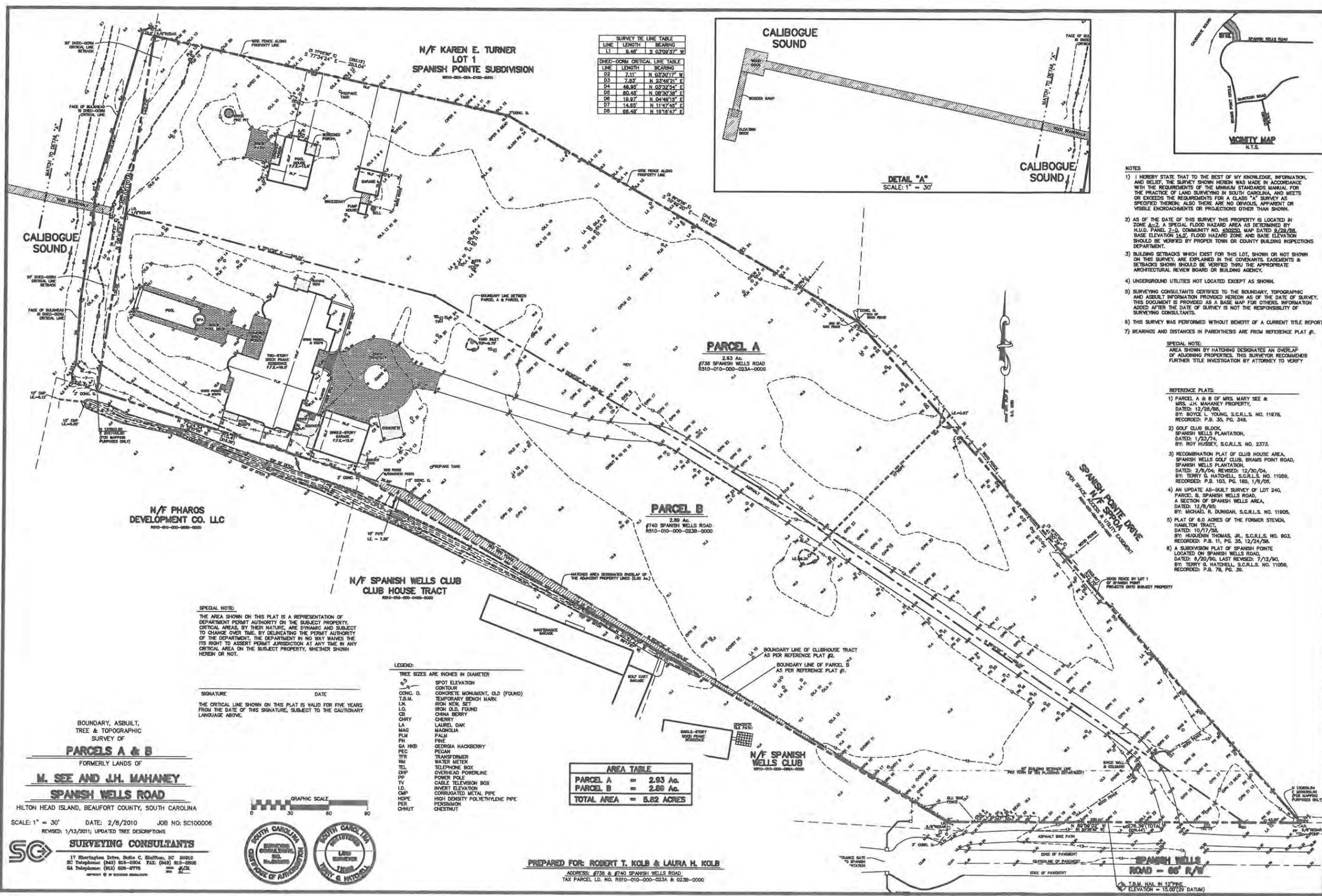


PO Box 23949 • Hilton Head Island, SC 29925
843.681.6618 • Fax 843.681.7066 • www.woodandpartners.com



Note: Plan is conceptual and subject to change.

- NEW ENTRANCE
- UTILIZE EXISTING PINE ALLEE
- SPLIT BOULEVARD
- NEW WALLS AND FENCING
- SPECIALTY PAVING

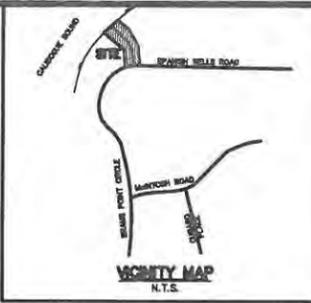
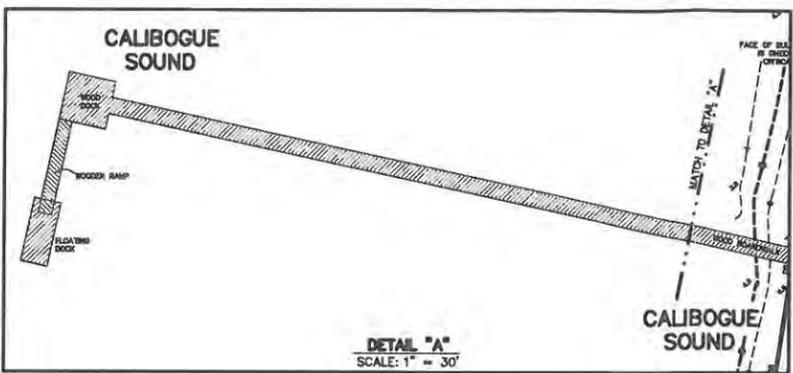


SURVEY TABLE

LINE	LENGTH	BEARING
L1	8.48'	S 02°06'57" W

DNHC-CORM CRITICAL LINE TABLE

LINE	LENGTH	BEARING
D2	7.11'	N 03°30'17" E
D3	7.83'	N 23°42'21" E
D4	48.95'	N 03°32'54" E
D5	80.48'	N 08°30'38" E
D6	19.97'	N 04°48'18" E
D7	14.83'	N 11°47'48" E
D8	88.49'	N 10°16'57" E



- NOTES**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 7-D, COMMUNITY NO. 450250, MAP DATED 8/28/86, BASE ELEVATION 14.0, FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
 - BEARINGS AND DISTANCES IN PARENTHESES ARE FROM REFERENCE PLAT #1.

SPECIAL NOTE:
AREA SHOWN BY HATCHING DESIGNATES AN OVERLAP OF ADJOINING PROPERTIES. THIS SURVEYOR RECOMMENDS FURTHER TITLE INVESTIGATION BY ATTORNEY TO VERIFY

- REFERENCE PLATS:**
- PARCEL A & B OF MRS. MARY SEE & MRS. J.H. MAHANEY PROPERTY, DATED: 12/28/86, BY: BOYCE L. YOUNG, S.C.R.L.S. NO. 11878, RECORDED: P.B. 35, PG. 348.
 - GOLF CLUB BLOCK, SPANISH WELLS PLANTATION, DATED: 1/23/74, BY: ROY HUSSEY, S.C.R.L.S. NO. 2373.
 - RECOMBINATION PLAT OF CLUB HOUSE AREA, SPANISH WELLS GOLF CLUB, BRAMS POINT ROAD, SPANISH WELLS PLANTATION, DATED: 2/5/04, REVISED: 12/30/04, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 103, PG. 185, 1/8/05.
 - AN UPDATE AS-BUILT SURVEY OF LOT 240, PARCEL B, SPANISH WELLS ROAD, A SECTION OF SPANISH WELLS AREA, DATED: 12/8/85, BY: MICHAEL R. DUNIGAN, S.C.R.L.S. NO. 11905, DATED: 10/17/86.
 - PLAT OF 6.0 ACRES OF THE FORMER STEVEN, HAMILTON TRACT, DATED: 10/17/86, BY: HUGHEN THOMAS, JR., S.C.R.L.S. NO. 803, RECORDED: P.B. 11, PG. 35, 12/24/86.
 - A SUBDIVISION PLAT OF SPANISH PONTE LOCATED ON SPANISH WELLS ROAD, DATED: 8/20/80, LAST REVISED: 7/12/90, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 78, PG. 35.

SPECIAL NOTE:
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF THE AREA PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNATURE _____ DATE _____
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

- LEGEND:**
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONC. D. CONCRETE MONUMENT, OLD (FOUND)
 - T.B.M. TEMPORARY BENCH MARK
 - L.I. IRON NEW, SET
 - I.O. IRON OLD, FOUND
 - C.B. CHINA BERRY
 - CHRY CHERRY
 - LA LAUREL OAK
 - MAD MADONIA
 - PLM PALM
 - PN PINE
 - GA HGE GEORGIA HACKBERRY
 - PEC PECAN
 - TFR TRANSFORMER
 - WM WATER METER
 - TEL TELEPHONE BOX
 - OWP OVERHEAD POWERLINE
 - PP POWER POLE
 - TV CABLE TELEVISION BOX
 - I.D. INVERT ELEVATION
 - CMP CORRUGATED METAL PIPE
 - HOPE HIGH DENSITY POLYETHYLENE PIPE
 - PER PERSIMMON
 - CRNUT CHESTNUT

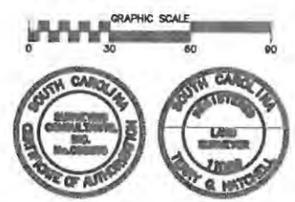
AREA TABLE

PARCEL A	= 2.93 Ac.
PARCEL B	= 2.89 Ac.
TOTAL AREA	= 5.82 ACRES

BOUNDARY, ASBLUT, TREE & TOPOGRAPHIC SURVEY OF
PARCELS A & B
FORMERLY LANDS OF
M. SEE AND J.H. MAHANEY
SPANISH WELLS ROAD

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 30' DATE: 2/8/2010 JOB NO: SC100006
REVISED: 1/13/2011; UPDATED TREE DESCRIPTIONS

SG SURVEYING CONSULTANTS
17 Sheraton Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 818-8904 FAX: (843) 818-8906
GA Telephone: (615) 636-7776



PREPARED FOR: **ROBERT T. KOLB & LAURA H. KOLB**
ADDRESS: 6736 & 6740 SPANISH WELLS ROAD
TAX PARCEL I.D. NO. R510-010-000-023A & 023B-0000

T.B.M. HAS IN 12" PIPE
ELEVATION = 15.00(29 DATUM)

March 24, 2011

To the Planning Commission:

I am writing to request a postponement of the rezoning hearing regarding Mr. Robert Kolb scheduled for April 6, 2011 for the following reasons:

1) LACK OF PROPER NOTIFICATION

Incredible as it may sound neither the membership of the Spanish Wells Golf Club (SWGC) nor the property owners living within the Spanish Wells residential community (SWPOA) have been officially notified of this major change in land use of a property that immediately abuts both organizations. The SWGC and the SWPOA are separate legal and membership organizations with some but small overlap. You initially received a letter from the SWGC that both the golf club and SWPOA unanimously supported this rezoning proposal. This is not true. The board of the golf club, without notifying its members, sent you a letter stating membership support from both organizations. The membership was not involved. In addition, a letter was presumably sent to Mr. Sonny Huntley, President of the SWPOA, on February 18, 2011 informing him of this rezoning request. Mr. Huntley has failed to communicate this critical information to the property owners living within Spanish Wells Plantation. The few people who have learned about this by word of mouth are almost unanimously against this rezoning request. The letter sent to you by Mr. Johnson of the SWGC stating that the SWPOA were in favor is false and required when brought to the light of day a subsequent retraction on his part.

Therefore, there has been no opportunity, especially for the property owners with in Spanish Wells Plantation, because of these inadvertent or deliberate errors in communication for the membership of both organizations to properly discuss and react in an informed way to this important rezoning request. A delay in the zoning hearing seems in the interest of fairness and in the interest of the Commission obtaining an accurate assessment of the position of the adjacent property owners.

2) Assessment of Staff position

It appears that many owners of property in Spanish Wells Plantation, both golf club members and non-golf club members are against this proposal but the sampling has been limited because of the lack of notification. Therefore, the

degree of opposition remains to be determined. They are against it because a time share-tourist oriented utilization of property located between two very high-end residential communities (Spanish Pointe and Spanish Wells) is very incompatible with the current use of surrounding properties. Most of us built very expensive homes in this location to escape the tourist atmosphere. Now the staff of the zoning commission wishes to destroy this residential area and drive many from it to off-island communities. This seems short-sighted and a potential erosion of the tax base.

Therefore, a postponement of this rezoning hearing is warranted to allow adequate notification to be provided to both the MEMBERS of the SWGC and especially the OWNERS of the Spanish Wells residential community. Only by a postponement will an accurate representation of the views of these members and owners be obtained. I'm sure the zoning commission wishes this to be a fair process with accurate consensus input. This is not possible now because of the lack of notification. Thank you for your consideration.

James Cerilli, MD
12 Brams Point Rd
Spanish Wells



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO:	Planning Commission
VIA:	Charles Cousins, <i>AICP, Community Development Director</i>
VIA:	Shawn Colin, <i>AICP, Manager of Comprehensive Planning</i>
FROM:	Shea Farrar, <i>Senior Planner</i>
DATE	March 23, 2011
SUBJECT:	Town Transportation Impact Fee Review

Recommendation:

Staff recommends that the Planning Commission determine that no modifications should be made to the Town's Transportation Impact Fees or associated ordinance at this time.

Summary:

The Town currently charges Transportation Impact Fees to new development in order to offset the cost of transportation improvements associated with new growth. As required by the Town's Land Management Ordinance (LMO), the Planning Commission should conduct a review of the fees that is tied to the update of the Town's Comprehensive Plan. In May of this past year, Town Council adopted a new comprehensive plan. As a result, staff reviewed the pros and cons of updating the fees and believes an update is not warranted at this time. It is important to note that this recommendation does not prohibit an update at anytime in the future.

Background:

Impact fees are one-time costs required to be paid by new developments to cover the proportionate share of the capital costs for major public facilities that will be needed to serve those developments. The Town first adopted transportation impact fees in 1989. The ordinance and fee schedule was updated in 1996. In 2001, the State passed legislation regulating impact fees which grandfathered the Town's existing ordinance as long as no changes are made. Any change requires that the ordinance be brought into compliance with State law.

The existing impact fee ordinance (LMO Section 16-5-1815) requires that the Planning Commission conduct a review of the Town's Transportation Impact fees when the Comprehensive Plan is updated. Staff has reviewed the Comprehensive Plan as well as the Transportation Impact Fee Ordinance and has made a recommendation not to make changes in the ordinance at this time for the following reasons:

- The update could possibly result in a fee increase which may be a disincentive for some new projects as well as redevelopments, especially during this challenging economy. The newly adopted Comprehensive Plan seeks to promote more flexibility for development to encourage continued investment in properties within the Town.

- An updated Ordinance may further shift the costs of the impact fees to undeveloped or underdeveloped areas, which at this point, are located primarily on the north end of the Island.
- If the ordinance is changed, it must be brought into compliance with State Law. Currently the Town's ordinance is grandfathered and allows for the funding of pathway construction. A change in the Ordinance would require shifting future pathway funding to other funding sources.
- The process for updating the fee is mandated by State Law and is a highly staff intensive and costly process, often requiring the services of specialized consultants.

MEMORANDUM

TO: Planning Commission
FROM: Thomas W. Lennox, Chairman, Planning Commission CIP Committee
SUBJECT: Proposed Capital Improvement Program (CIP) FY 2012-2021
DATE: March 22, 2011
CC: Town Council, Parks & Recreation Commission

Recommendation: That the Planning Commission endorse and accept the attached “Fiscal Year 2012 – Proposed Priority Projects”, and the proposed “Capital Improvement Program (CIP) Fiscal Years 2012-2021”; and further, that it recommend to Town Council that those Fiscal Year 2012 Proposed Priority Projects be incorporated in the 2012 Consolidated Municipal Budget.

Summary: In accordance with State law, the Planning Commission reviews the Proposed CIP for recommendation to Town Council. The CIP encompasses pathways, drainage improvements, roadway improvements, park development, new and existing facilities improvements and beach maintenance. Planning Commission Chairman Vadnais has directed that the proposed CIP be an agenda item where it is to be reviewed and discussed at the Commission’s April 6, 2011 meeting. The proposed CIP is therefore enclosed for your review, comment and approval.

Background: The CIP is funded in the Town’s next fiscal year Consolidated Municipal Budget and forecast for the nine subsequent and following years (2012 – 2021), and Town Council will conduct a series of budget workshops in May of this year to discuss, in detail, the recommended projects. The Planning Commission’s action on the CIP will be provided to Council and be considered in its deliberations. Also attached are a CIP Overview of funding sources and draft minutes of the Planning Commission’s CIP Committee meeting.

Director of Public Projects & Facilities, Scott Liggett will be available at our 6 April meeting to brief and answer questions.

TOWN OF HILTON HEAD ISLAND PLANNING COMMISSION-CIP COMMITTEE

Date: March 21, 2011

Time: 2:00 P.M.

Members Present: Tom Lennox, Chairman, Tom Crews, Gail Quick, Al Vadnais, Ex-Officio

Members Absent: Charles Young, III

Staff Present: Scott Liggett, Brian Hulbert, Julian Walls, Ed Boring, Jeff Buckalew, Jennifer Lyle, Jayme Lopko, Shawn Colin

Others Present: Frank Babel, *Squeaky Wheels Cycling Advocacy Group*, Loretta Warden, *Planning Commission*

Media Present: None

I. FOIA 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.

II. New Business

1. Overview of Proposed Refinements in Planning Commissions Capital Improvements Program (CIP) Review and Recommendation Process

Scott Liggett advised that confirmation of priority projects for the upcoming year is arguably the most critical of all our tasks today. With respect to the first item, I am sure the Committee will recall the notion of some process improvements and refinements that were first discussed last fall whereby we would primarily engage the Committee and Planning Commission to deal with CIP items in order to garnish a recommendation for TC largely shifted to the fall such that staff can then primarily engage Town Council with the budget discussions in the spring. Mr. Liggett stated it was his expectation to continue to support the Committee with quarterly meetings. Mr. Lennox asked Scott to memorialize this and get some dates on the calendar for the quarterly updates and what will be covered during the quarterly updates.

2. Confirmation of Fiscal Year (FY) 2012 Proposed Priority Projects

Mr. Liggett proceeded to review the 2012 Proposed Priority Projects and advised the Committee that there are two additions which are the result of modifications to the staff recommendation, both of them in the big scheme of things relatively minor. One has to do with some minor amount of funding devoted to what we are calling the Public Art Program, the foundations for the purchased art that Town Council has expressed an interest in purchasing this fall. The other, given the response we've gotten from Town Council and their Committee some additional surveillance cameras. At this point the locations are unspecified, but to provide Town Council with that opportunity should they so direct. Gail Quick motioned to approve the list of 2012 Proposed Priority

Projects. Tom Crews seconded. The motion passed unanimously. Al Vadnais stated for the record he strongly urges that the Rowing and Sailing Center be pushed up in time.

3. Town Council's Policy Agenda 2011

Mr. Liggett proceeded to review Town Council's Policy Agenda for 2011. After a brief overview of the six listed High Priority Projects, Mr. Liggett stated the challenge for Town Council is how they go about prioritizing the projects. Al Vadnais asked Mr. Liggett if it would be helpful to get a recommendation from the Planning Commission. After a brief discussion, Mr. Lennox asked whether there was a recommendation from the Committee to move the processing of prioritizing these to the Planning Commission. Mr. Vadnais stated at least as a subject of discussion.

4. Overview of Out-years' Projects

Mr. Liggett advised there is obvious linkage to that whole prioritization discussion and the out years projects and stated he was not looking for any type of action from the Committee or the Commission in the short term, but was just doing some table setting for when we are able to reconvene sometime in June after we have concluded the budget process with Town Council and are able pick this back up particularly with the Committee as we look through the out years. Each of the project categories has its merits. One of the things that have confused things over the years is how one goes about making a determination whether one particular pathway is more important or less important than one particular drainage project vs. a roadway project, etc. I am fully prepared and would like to cover some ground with the Committee between now and when we get together in sharing the current ranking mechanism with you all to garnish some input, understand what if anything else you might want us to consider.

Mr. Liggett also advised the Committee that Jeff Buckalew and Shawn Colin have been talking about in concept about the notion of creating what amounts to a CIP Project Book with detailed information on each individual project.

5. Status Report – Key FY11 Projects

One of the other improvements I am hoping to make in the process Mr. Liggett stated are discussions with the Committee and in turn with the Commission regarding upcoming public projects. I was hoping to use this Committee to provide some updates during the quarterly meetings. Mr. Liggett then proceeded to review some projects that are currently ongoing.

III. Adjournment:

There being no further business, the meeting was adjourned at 3:15 p.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant

Capital Improvements Program Overview for FY 2012 – 2021

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 2011 which included input from the public and the Town's Boards, Commissions and Committees. Other source documents include: The 2010 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 may incorporate as many as 22 different funding sources (Below figures updated as of 16 March 2011):

- 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 \$740,000;

- 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 County operated Utility assesses and collects approximately \$3.5 million in fees from properties within the limits of the Town. The Town provides 5% of the derived fee (\$175,000) to the Utility to help support administrative overhead costs. The Utility returns the entire \$3.5 million of fees (minus the administrative overhead) that the Town uses for drainage infrastructure improvements and maintenance plus debt service associated with \$13.75 million in debt originally issued in 2002. The 2002 Stormwater Utility Bond issue was refinanced in 2010 saving the Town \$2.87 million over the remaining 16 year life of the Bonds.
- 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 bond rating remains the highest of any municipality in the State. We are rated by Moody's at AAA; 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. Examples include the Revenue Bond for Island wide drainage projects mentioned above and the \$10 million Revenue Bond for Public Safety projects. Debt service will be paid with Storm Water Utility Fees and Hospitality Tax respectively.
- Grants most notably this year include \$1,000,000 from the South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (OCRM) for beach renourishment. We also compete for a variety of grants from SC Department of Parks, Recreation and Tourism and SCDOT for pathways, Coastal Access Grants, Land Water Conservation Fund (LWCF) from DHEC / OCRM and FEMA grants
- 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 and the debt service related thereto;
- 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 \$12,000 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 \$15 million during the fiscal year: Approximately \$742,000 from next fiscal year taxes; about \$130,000 from Traffic Impact Fees; about \$4.0 million from Hospitality Tax Fees; About \$2.6 million from SWU Fees and Bonds; approximately \$3.9 million is recommended for Tax Increment Financing funding; \$270,000 from Sunday Liquor Sales permits; about \$500,000 from Beach Fees; \$12,000 from Leases.

In the Pathways category, there are 16 projects programmed during the next ten years. Of those 16 projects, 6 are recommended for funding of \$660,000 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, there are 70 prioritized projects meant primarily to address rehabilitation and maintenance associated with systems for which the Town is responsible in addition to 4 stormwater pump stations. Additionally, there is \$200K allocated for the Arrow Road Area project, plus 7 other system upgrades projects. In total, projects are proposed for funding of about \$2.6 million during the next fiscal year.

In the category of Roadway Improvements there are 28 projects or sub projects programmed during the next ten years, 17 of them are recommended for funding of about \$3.3 million during the next fiscal year and 13 involve construction or repairs.

In the category of Parks Development, 12 projects or sub projects are programmed during the next ten years, 9 projects are recommended for funding of about \$1,000,000 during the next fiscal year.

In the Existing Facility & Infrastructure category, there are 8 projects or sub projects programmed during the next ten years, 8 are recommended for funding of about \$3.9 million during the next fiscal year and 7 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 26 projects or sub projects programmed during the next ten years. 11 projects are recommended for funding of about \$3,000,000 during the next fiscal year, and 5 projects involve conventional construction.

In the Beach Maintenance category, we are refurbishing dunes, repairing beach access points while studying and monitoring the beach. A total of about \$500,000 is proposed to be allocated for the above projects, studies, monitoring.

In total, there are 98 projects or sub-projects programmed over the next ten years, plus hundreds of drainage maintenance projects. Of those 98 projects, 54 will be funded and managed during the next fiscal year. 32 of these projects involve construction or repairs.

The 10 year projection for the CIP will require about \$108 million to implement. Approximately \$15 million is proposed for funding next fiscal year projects.

Of the 54 projects programmed for this year, staff will manage all but 4 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, approximately 5% of the CIP Budget is derived from ad valorem property taxes.

Revised: 16 March 2011

CAPITAL IMPROVEMENTS PROGRAM
 FY 2012 FUNDING SUMMARY
 (Proposed_post workshop_post committee)

FY 12 - Post Workshop		ACCEL	In Bid or Obligated	SLIDE or CNAP?	NEW	CHANGE				
		THOUSANDS OF DOLLARS								
	FY	IMPACT	PRIOR YEAR	2011 FISCAL	BEACH	SWU	HOSP	TIF	OTHER	
	2012	FEES	FUNDING	YEAR TAXES	FEE	FEE	TAX		FUNDS	
A PATHWAYS		Impact Fees, TIF & Taxes								
		Traffic								
1	PATHWAY REHABILITATION	180		Recurring	55		125			
2	US 278-B - Gardner Drive to Mathews Drive	300		80				300		
3	US 278-B - Wexford Circle to Fresh Market Shoppes	20	10				10			
4	LEG O' MUTTON ROAD	55	27				28			
5	PEMBROKE DRIVE	55	27				28			
6	GARDNER DRIVE	50	25				25			
	TOTAL PATHWAYS	660	89	80	55	0	216	300	0	
B DRAINAGE IMPROVEMENTS		SWU Bond								
1	STORMWATER PUMP STATION MAINTENANCE	140		Recurring		140				
2	DRAINAGE SYSTEM REHABILITATION, MAINTENANCE, MONITORING, CREDITS, EDUCATION & NPDES II COMPLIANCE	1,163		Recurring		1,163				
3	SYSTEM UPGRADES / NEW PROJECTS / PROFESSIONAL SERVICES	1,103		Recurring					1,103	SWU Bond
4	ARROW ROAD AREA	200							200	SWU Bond
	TOTAL DRAINAGE IMPROVEMENTS	2,606	0			1,303			1,303	
C ROADWAY IMPROVEMENTS		Traffic								
1	MAINLAND TRANSPORTATION IMPROVEMENTS	600		500 IGA obligation			600			
2	MATHEWS DRIVE / MARSHLAND ROAD ROUNDABOUT	1,150		40				1,150		
3	MATHEWS DRIVE / CHAPLIN AREA CONNECTIVITY (TIF)	500		110				500		
4	US 278 GATEWAY IMPROVEMENTS AT WINDMILL HARBOUR	300		200			300			
5	LEAMINGTON/FRESH MARKET SHOPPES/US 278 (Hosp Tax or Bond?)	FY11		230						
6	PEDESTRIAN CROSSWALKS & REFUGES (TIF funded in District)	220		Recurring	40		180			
7	TRAFFIC SIGNAL MAST ARMS (TIF Funded in District)	250		Recurring			250			
8	F&R EMERGENCY ACCESS POINTS	110		Recurring			110			
9	PRIVATE (DIRT) ROADS ACQUISITION	25		Recurring	25					
10	DIRECTIONAL / NEIGHBORHOOD SIGNAGE	100		Recurring			100			
11	INTERSECTION / CROSSWALK / PATHWAY LIGHTING (TIF Funded in District)	TBD								
12	STONEY SECONDARY ROAD (SOUTH)	40	40	50						
	TOTAL ROADWAY IMPROVEMENTS	3,295	40	630	65	0	1,540	1,650	0	

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(post workshop_post committee)

FY- 12 Post Workshop		ACCEL	In Bid or Obligated	SLIDE or CNAP?	New	Change	
PROJECT		FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017-2021
A PATHWAYS							
1	PATHWAY REHABILITATION	180	185	195	200	210	1050
2	US 278-B (Gardner Drive to Mathews Drive) (TIF)						
	a. design	obligated					
	b. r/w acquisition	obligated					
	c. legal	obligated					
	d. construction	300					
3	US 278-B (Wexford Circle to Fresh Market Shoppes) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design	IN-HOUSE					
	b. r/w acquisition	TBD					
	c. legal	20					
	d. construction		660				
4	LEG O' MUTTON (Segment installed from Marshland Rd to Victoria Square) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design	50					
	b. legal	5					
	c. construction		560				
5	PEMBROKE DRIVE (Bundle with Gardner) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design	50					
	b. legal	5					
	c. construction			480			
6	GARDNER DRIVE (Bundle with Pembroke) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design	30					
	b. r/w acquisition	TBD					
	c. legal	20					
	d. construction			330			
7	US 278 (Stoney Area from the ends of existing sidewalks to Jenkins Island) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design			30			
	b. r/w acquisition			TBD			
	c. legal			10			
	d. construction				300		
8	JONESVILLE ROAD (1/2 Traffic Impact Fees and Property Tax)						
	a. design				80		
	b. legal				20		
	c. construction					760	
9	US 278-B (Fresh Market Shoppes to Shelter Cove / Chaplin) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design				130		
	b. r/w acquisition				TBD		
	c. legal				30		
	d. construction					1320	
10	US 278-B (Gardner Drive to Jarvis Park / Honey Horn) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design				100		
	b. r/w acquisition				TBD		
	c. legal				20		
	d. construction					930	
11	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					55	
	b. legal					10	
	c. construction						550
12	SINGLETON BEACH ROAD (Segment installed from US 278 to Chaplin Community Park) (1/2 Traffic Impact Fees and Hosp Tax/Beach Fee?)						
	a. design					30	
	b. r/w acquisition					TBD	
	c. legal					10	
	d. construction						300
13	US 278 (Squire Pope Road to near Welcome Center) (Sidewalks exist on both sides of US 278 east of the Welcome Center) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design					60	
	b. legal					20	
	c. environmental					30	
	d. construction						600
14	US 278 (JENKINS ISLAND TO BRIDGE) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design						40
	b. legal						20
	c. environmental						30
	d. construction						400

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(post workshop_post committee)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
15 US 278-B (Shelter Cove / Chaplin to Mathews North) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
a. design						120
b. r/w acquisition						
c. legal						30
d. construction						1170
16 US 278-B (Jarvis Park / Honey Horn to Graves Bridge) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
a. design						170
b. r/w acquisition						
c. legal						50
d. construction						1690
	660	1,405	1,045	880	3,435	2,990
B DRAINAGE IMPROVEMENTS						
1 STORMWATER PUMP STATION MAINTENANCE (SWU Fee)						
a. General Pump Maintenance	100	100	100	100	100	400
b. Buildings, grounds and utilities maintenance	40	44	45	46	47	198
2 DRAINAGE SYSTEM REHABILITATION, MAINTENANCE, MONITORING, CREDITS, EDUCATION AND NPDES II COMPLIANCE (SWU Fee)	753	790	771	661	645	3,330
a. Sea Pines	50	50	50	50	50	300
b. Shipyard	50	75	75	75	75	300
c. Hilton Head Plantation	75	75	75	75	75	300
d. Port Royal	75	75	75	75	75	300
e. Indigo Run	50	50	50	50	50	300
f. Palmetto Hall	50	50	50	50	50	300
g. Wexford	60	50	50	50	50	300
h. Palmetto Dunes	TBD	75	75	75	75	300
3 SYSTEM UPGRADES / NEW PROJECTS / PROFESSIONAL SERVICES (SWU Bond)	335	295	606	606	303	303
a. Hilton Head Plantation - Control Structures, Dredging and Culverts	200	200	100			
b. Port Royal - Canal Dredging	100	100	100			
c. Shipyard - Dredging and Culverts	150	75	75			
d. Palmetto Hall - Weir and Inlets	85					
e. Bay Pines / Point Comfort Outfall	200					
f. Wexford Pump Station Generator Permanent Mount	33					
4 ARROW ROAD AREA (SWU Bond)						
a. concept, survey and design	100					
b. r/w acquisition	30					
c. legal	20					
d. environmental	50					
e. construction		500				
TOTAL DRAINAGE IMPROVEMENTS	2,606	2,604	2,297	1,913	1,595	6,631
C ROADWAY IMPROVEMENTS						
1 MAINLAND TRANSPORTATION IMPROVEMENT PROJECTS (Hosp Tax: Not to exceed \$2.5 million for Council approved projects)	600					
2 MATHEWS DRIVE/MARSHLAND ROAD ROUNDABOUT (TIF)						
a. concept, survey and design	obligated					
b. r/w acquisition	TBD					
c. legal	20					
d. environmental	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	obligated					
b. r/w acquisition	TBD					
c. legal	obligated					
d. environmental	obligated					
e. construction	500					
4 US 278 GATEWAY IMPROVEMENTS AT WINDMILL HARBOUR						
a. concept, survey and design	obligated					
b. r/w acquisition	25					
c. legal	25					
d. environmental	250	250				
e. project management		150				
f. construction			2000			
5 LEAMINGTON/FRESH MARKET SHOPPES/US 278 B (Hosp Tax or Bond?)						
a. concept, survey and design	obligated					
b. r/w acquisition	TBD					
c. legal	obligated					
d. environmental	obligated					
e. project management	obligated					
f. construction		1,125				

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(post workshop_post committee)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
6 PEDESTRIAN CROSSWALKS & REFUGES						
a. US 278 & Central Ave. (Tie to WHP Resurf./Festival Center Median Closure) (Property Tax)	40					
b. US 278 & Chamber Drive (Tie to WHP Resurfacing)	60					
c. US 278 & Yacht Cove Drive (Tie to WHP Resurfacing)	60					
d. US 278 & Regency Drive (Tie to WHP Resurfacing)	60					
7 TRAFFIC SIGNAL MAST ARMS (TIF Funded in District)						
a. Mall Blvd / US 278 Replacement	100					
b. Palmetto Dunes / US 278 Replacement	150					
c. Leamington/Fresh Market Shoppes/US 278 (Hosp Tax Bond) (Tie to Intersection Improvement)		125				
d. Pembroke Drive / US 278 Replacement		100				
e. Gum Tree Road / US 278 Replacement			150			
f. Spanish Wells / US 278 Replacement (TIF)			150			
8 F&R EMERGENCY ACCESS POINTS (Hospitality Tax)						
a. Spanish Wells at Muddy Creek Road	100					
b. Palmetto Dunes at Swing About		100				
c. TBD			100			
i. Gate Controllers	10	10				50
9 PRIVATE (DIRT) ROADS ACQUISITION	25	TBD	TBD	TBD	TBD	TBD
10 DIRECTIONAL / NEIGHBORHOOD SIGNAGE including street signs	100	100	50	50	50	TBD
11 INTERSECTION / CROSSWALK / PATHWAY LIGHTING (TIF Funded in District)	TBD	TBD	TBD	TBD	TBD	TBD
12 STONEY SECONDARY ROAD (SOUTH) (Spanish Wells spur to Kirby Lane)						
a. concept, survey and design	obligated					
b. r/w acquisition	TBD					
c. legal	30					
d. environmental	10					
e. driveway improvements at Adrianna Lane	obligated					
e. construction		600				
13 ROADWAY SAFETY IMPROVEMENTS						
a. US 278 Median Turn Lane at Yacht Cove Drive (Traffic Impact Fees)		50				
b. US 278 / Jenkins Rd Right Turn Lane (Traffic Impact Fees)		50				
14 SUMMIT DRIVE REALIGNMENT AND REFURBISHMENT (Hosp Tax \$165k and County/FAA Contribution \$165k) \$50k obligated in FY09 - survey/design		400				
15 LEMOYNE ROAD RECONSTRUCTION AND EXTENSION (Traffic Impact Fees)						
a. design		50				
b. legal		25				
c. construction			800			
16 FIFTH STREET EXTENSION construction complete by Jan 1, 2015 per Indenture Deed (TIF)						
a. concept, survey and design		200				
b. legal		50				
c. environmental		50				
d. project management			120			
e. construction			1,200			
TOTAL ROADWAY IMPROVEMENTS	3,295	3,435	4,570	50	50	50

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(post workshop_post committee)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
D PARK DEVELOPMENT						
1 PARKS UPGRADES	125	200	200	200	200	1,000
a. Island Recreation Association Park and Equipment Upgrades / Replacements	173	TBD	TBD	TBD	TBD	TBD
b. Crossings Park - Rowley Field Complex Upgrades	75					
c. Public Art Program - foundations for purchased items	15					
2 RECREATION CENTER ENHANCEMENTS						
a. Feasibility Study / Preparation of a Business Plan	obligated					
b. Masterplan	obligated					
c. design	200					
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 II) (TIF)						
a. design	200					
b. construction			1,500			
5 ROWING & SAILING CENTER (TIF)						
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 (Hosp. Tax, Parks Impact Fees?)						
a. design		25				
b. construction				500		
TOTAL PARK DEVELOPMENT	1,008	1,025	3,200	1,700	200	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 (Hosp Tax)	295	300	113	1,092	203	7,601
b. Town Vehicles (Ad Valorem Taxes)	60	114	143	152	126	321
c. Island Rec Assn Utility Vehicle (FY Taxes)			26			TBD
4 FIRE STATION # 6 REPLACEMENT (Palmetto Dunes) (Hospitality Tax)						
a. design	obligated					
b. construction	2,750					
5 FIRE STATION # 2 REPLACEMENT (Sea Pines) (Hospitality Tax)						
a. design	obligated					
b. construction		2,500				
6 FACILITIES SURVEILLANCE CAMERAS (Hospitality Tax)	100					
7 TOWN HALL OFFICE SPACE RECONFIGURATION (Hospitality Tax)	150					
TOTAL EXISTING FACILITIES & INFRASTRUCTURE	3,897	3,456	824	1,786	871	10,632

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2012- 2021
CIP FY 12
(post workshop_post committee)

PROJECT	FY	FY	FY	FY	FY	FY
	2012	2013	2014	2015	2016	2017- 2021
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)	obligated					
d. Marshland Rd (Broad Creek headwaters) (Pump Station on Town Property?) (TIF)	obligated					
e. Barker Field Area Project including Mitchellville Beach Park Connection	600					
f. SCDOT Parcel on Spanish Wells Rd	600					
g. Fish Haul Park - Beach City Rd	31					
h. Jarvis Creek Park (SWU Fee?)		33				
i. Islanders Beach Park (Beach Fee ?)		33				
j. Aranda Tract (coordinate with park project) (TIF)			35			
k. Indigo Run Hotel Site (coordinate with Park project)				100		
l. Jenkins Island (coordinate with Park project)					100	
2 DISPATCH CENTER EQUIPMENT UPGRADE (Hospitality Tax)	5	5	20	5	5	77
3 Fire/ Medical Systems and Equipment Replacement						
a. Mobile Repeater	20					
b. Monitoring Equipment	20					
c. AED Biphasic		25				
d. AED Administrative Vehicles Addition - 14 units		45				
e. SCBA Compressor Replacement			40			
f. SCBA Replacement			365			400
g. Life Pack 12 Replacement				360		
h. Turn Out Gear / PPE						300
i. Thermal Infrared Camera Replacement						250
j. Rescue Tools Replacement						80
4 PUBLIC SAFETY SYSTEMS EQUIPMENT UPGRADE	50	135	135	50	90	380
5 MOBILE COMPUTING AVL UPGRADE	20	90				120
6 F&R COMPUTER SYSTEMS (Hospitality Tax) - CAD Updates	75		25		28	65
7 COLIGNY / POPE AVE INITIATIVE AREA IMPROVEMENTS with COMMUNITY PARK						
a. design	250					
b. land acquisition	TBD					
c. Nassau Street Extension		500				
d. Lagoon Road Improvements	145		825			
e. Intersection Improvements - Pope Ave. / Cordillo Pkwy	100					
f. Crosswalks / Refuges - Pope Ave. / Woodhaven, Cordillo, Lagoon		150				
c. construction			2,670			
8 DUNNAGAN'S ALLEY / ARROW RD INITIATIVE AREA IMPROVEMENTS (TIF)						
a. study & design	obligated					
b. land acquisition	TBD					
c. Intersection improvements at Arrow Road and Target Road	500					
d. pathway relocation	250					
e. on street parking	200					
f. landscaping	100					
9 PUBLIC SAFETY WAN/VPN				215		
10 LAW ENFORCEMENT CENTER (Hospitality Tax & County Funding?) (Pending Council's Decision)						
a. design						500
b. construction						5,000
TOTAL NEW FACILITIES & INFRASTRUCTURE	2,966	1,016	4,115	730	223	7,172
G BEACH MAINTENANCE						
1 BEACH MANAGEMENT & MONITORING (Beach Fee)	345	500	500	500	500	2,500
2 BEACH PARKS / ACCESS REHABILITATION (Beach Fee)	75	75	75	75	75	375
3 DUNES REFURBISHMENT MAINTENANCE (Beach Fee)	25	25	25	25	25	125
4 BEACH RENOURISHMENT (Beach Fee)					17,000	
TOTAL BEACH MAINTENANCE	445	600	600	600	17,600	3,000
A PATHWAYS	660	1,405	1,045	880	3,435	2,990
B DRAINAGE IMPROVEMENTS	2,606	2,604	2,297	1,913	1,595	6,631
C ROADWAY IMPROVEMENTS	3,295	3,435	4,570	50	50	50
D PARK DEVELOPMENT	1,008	1,025	3,200	1,700	200	1,000
E EXISTING FACILITIES & INFRASTRUCTURE	3,897	3,456	824	1,786	871	10,632
F NEW FACILITIES & INFRASTRUCTURE	2,966	1,016	4,115	730	223	7,172
G BEACH MAINTENANCE	445	600	600	600	17,600	3,000
TOTALS (THOUSAND OF DOLLARS)	14,877	13,541	16,651	7,659	23,974	31,475

0800 March 24, 2011

Fiscal Year 2012 – Proposed Priority Projects

A. Pathways

- Pathway Rehabilitation
- US 278 – B (William Hilton Parkway) Gardner Drive to Mathews Drive
- US 278 – B (William Hilton Parkway) Wexford Circle to Fresh Market Shops
- Leg O’Mutton Road
- Pembroke Drive
- Gardner Drive

B. Drainage Improvements

- Stormwater Pump Station Maintenance
 - General Pump Maintenance
 - Buildings, grounds and utilities maintenance
- Drainage System Rehabilitation, Maintenance, Monitoring, Credits, Education and NPDES Compliance
 - Sea Pines
 - Shipyard
 - Hilton Head Plantation
 - Port Royal
 - Indigo Run
 - Palmetto Hall
 - Wexford
 - Palmetto Dunes
- System Upgrades, New Projects and Professional Services
 - Hilton Head Plantation - Control Structures, Dredging and Culverts
 - Port Royal - Canal Dredging
 - Shipyard - Dredging and Culverts
 - Palmetto Hall - Weir and Inlets
 - Bay Pines / Point Comfort Outfall
 - Wexford Pump Station Generator Permanent Mount
- Arrow Road Area

C. Roadway Improvements

- Mainland Transportation Improvement (previous obligation by Town Council)
- Mathews Drive / Marshland Road Roundabout
- Mathews Drive / Chaplin Area Connectivity
- US 278 Gateway Improvements at Windmill Harbour
- Pedestrian Crosswalks / Refuges
 - William Hilton Parkway @ Chamber Drive
 - William Hilton Parkway @ Yacht Cove Drive
 - William Hilton Parkway @ Regency Drive
 - William Hilton Parkway @ Central Avenue
- Traffic Signal Mast Arms
 - William Hilton Parkway @ Mall Boulevard
 - William Hilton Parkway @ Queens Folly / King Neptune
- Fire Rescue Emergency Access Points
 - Spanish Wells @ Muddy Creek Road
- Private (Dirt) Roads Acquisition
- Directional / Neighborhood Signage (new post-mounted street signs)
- Intersection / Pathway Lighting
- Stoney Secondary Road – south

D. Park Development

- Town Parks Upgrades
 - Island Recreation Association Annual Park and Equipment Upgrades
 - Crossings Park
 - Public Art Program – foundations for purchased items
- Island Recreation Center Enhancements
- Rock's / Remy's Tract Park
- Chaplin Linear Park with Boardwalk
- Rowing and Sailing Center
- Yacht Cove Community Park

E. Existing Facilities & Infrastructure

- Rehabilitation and Renovation of Fixed Capital Assets
- Clean-up, safety and demolition on Town Property -
Unsafe structures ordinance demolition
- Apparatus and Vehicle Replacement
- Fire Station #6 (Palmetto Dunes) Replacement
- Facilities Surveillance Cameras
- Town Hall Office Space Reconfigurations

F. New Facilities

- Sewer Service Projects
 - Barker Field Area
 - SCDOT Parcel on Spanish Wells Road (pump station site?)
 - Fish Haul Park
- Dispatch Center Equipment Upgrade
- Fire / Medical Systems and Equipment Replacement
- Public Safety Systems Equipment Upgrade
- Mobile Computing AVL Upgrade
- F&R Computer Systems - CAD Updates
- Coligny Area Improvements - Phase II
 - Design of area-wide Park, Drainage and Roadway improvements
 - Pope Avenue @ Cordillo Parkway Intersection Improvements (Coordinate with Coligny Area Improvements - Phase II)
- Dunnagan's Alley / Arrow Road Initiative Area Improvements
 - Intersection Improvements at Arrow Road / Target Road
 - Pathway Relocation
 - On-street Parking
 - Landscaping

G. Beach Maintenance

- Beach Management and Monitoring
- Beach Parks Access Rehabilitation
- Dune Refurbishment / Maintenance